



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 5: Rezoning

Planning & Zoning Committee • August 4, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Janisch, Kenneth; Janisch, Victoria

Petitioner(s): Janisch, Kenneth; Janisch, Victoria

Property Location: Located in the Southeast Quarter of the Northeast Quarter of Section 19 and the Southwest Quarter of the Northwest Quarter of Section 20, all in Town 13 North, Range 9 East

Town: Fort Winnebago

Parcel(s) Affected: 383, 407.01

Site Address: Carroll Road

Background

Kenneth and Victoria Janisch, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 383 is 22 acres in size and parcel 407.01 is 60.97 acres. The land is primarily cropland with woodland in the northeastern and southern corners of the property. The property fronts on both Carroll Road and County Highway CX. There are no wetlands or floodplain present. There is a small area of prime farmland in the northwestern corner of parcel 383, and along the southern end of parcel 407.01, along Carroll Road. Soils on the property are listed as highly erodible or potentially highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence, Woodland, and Agriculture	A-1 Agriculture
East	Single-Family Residence and Agriculture	A-1 Agriculture
South	Woodland, Single-Family Residence and Agriculture	A-1 Agriculture
West	Single-Family Residence, Agriculture and Woodland	A-1 Agriculture

Analysis:

Proposal:

The applicants are proposing to create a 2.37-acre lot from parcel 407.01. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for construction of a new home. To maintain a density of one home per 35 acres, the westernmost 32.63 acres of parcels 383 and 407.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay.

This proposal will require a Certified Survey Map (CSM). A portion of parcel 383 fronts on County Highway CX, so a highway dedication or easement will be required with this CSM. This request is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a home on a 2.37-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 32.63 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on June 1, 2026, and recommended approval of the rezoning.

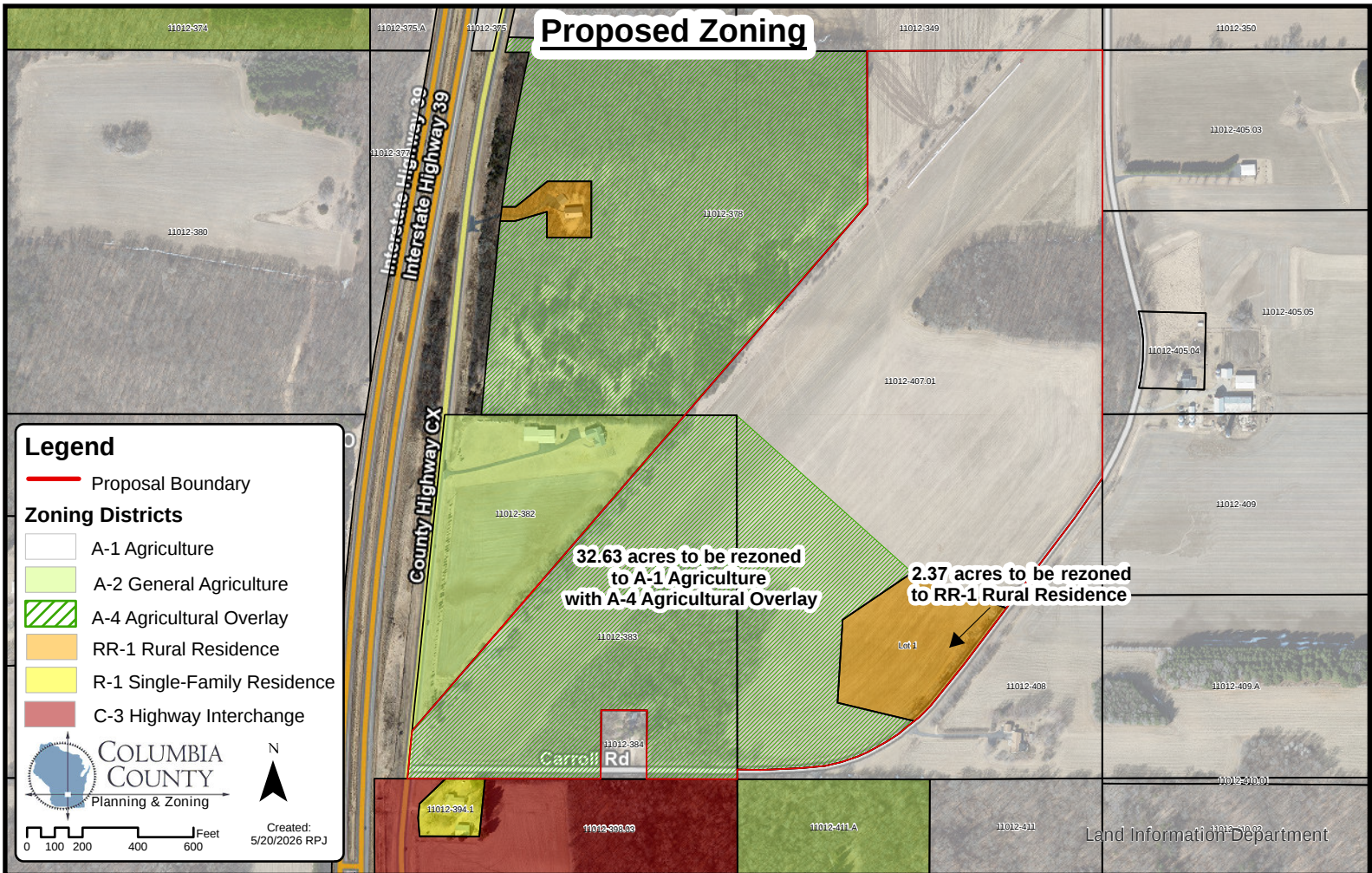
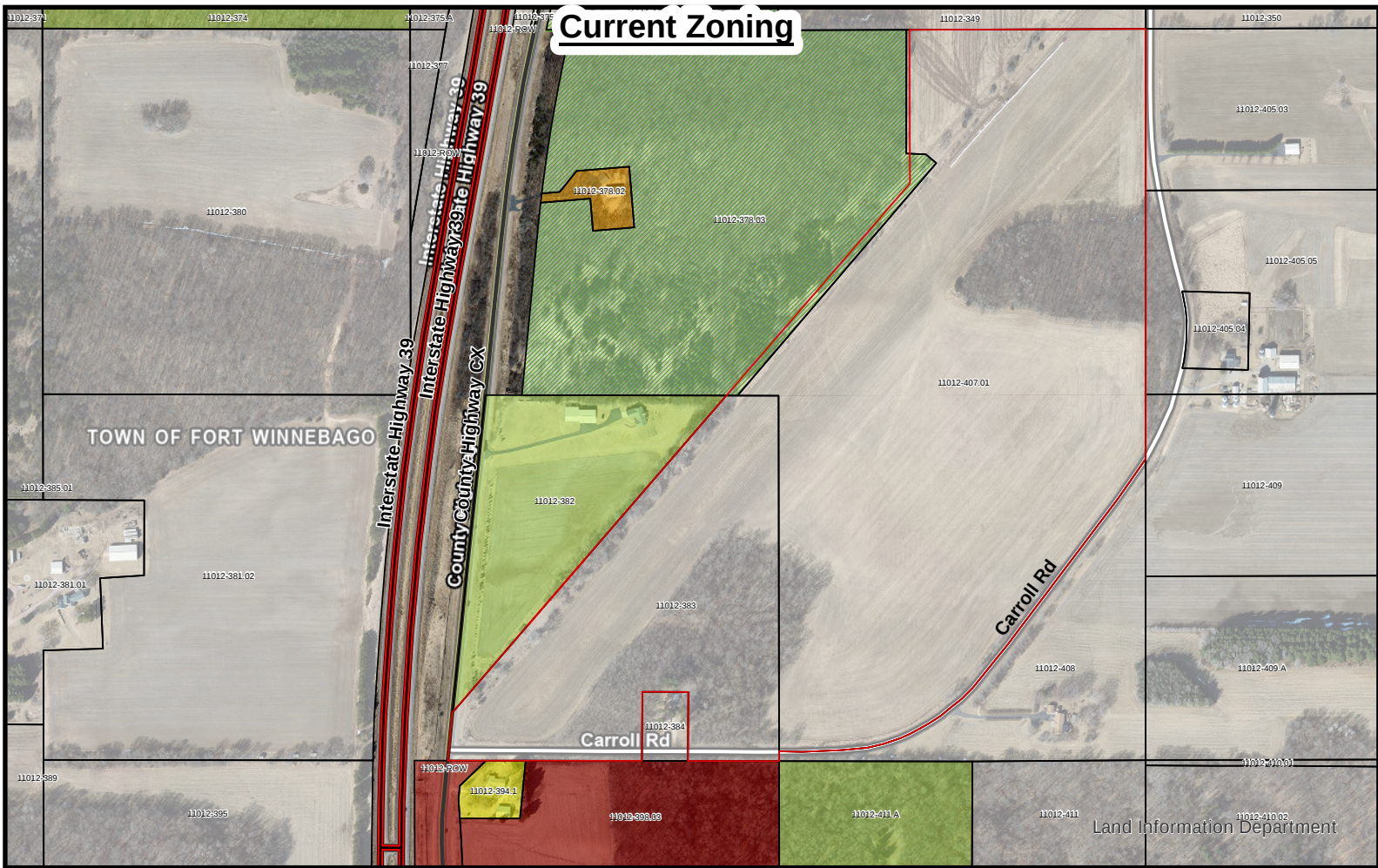
Documents:

The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Action Report

Recommendation:

Staff recommends approval of rezoning 2.37 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.63 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



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