



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 1: Rezoning

Planning & Zoning Committee • January 6, 2026

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Kehl, John D; Kehl, Marianne S
<u>Petitioner(s):</u>	Kehl, John D; Kehl, Marianne S
<u>Property Location:</u>	Located in the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter of Section 36 Town 10 North, Range 12 East
<u>Town:</u>	Columbus
<u>Parcel(s) Affected:</u>	624, 625, 626, 627
<u>Site Address:</u>	Columbus Road, State Highway 89

Background

John D and Marianne S Kehl, 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 624 is 3 acres, parcel 625 is 40 acres, parcel 626 is 24.5 acres and parcel 627 is 0.25 acres in size. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map and is enrolled in the Farmland Preservation Program. The property is considered to be prime farmland or prime farmland, where drained. There are no wetlands or floodplain present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture & Single-Family Residence	A-1 Agriculture with A-4 Overlay & RR-1 Rural Residence
East	Agriculture & Single-Family Residence	A-1 Agriculture
South	Agriculture & Single-Family Residence	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owners went through the rezoning process in 2021; however, the CSM was never recorded to effectuate the rezone. Because more than 12 months have lapsed since County Board approval, the owners are proposing the same rezoning request that was previously approved. They are proposing to create two 3-acres lots that will be rezoned to RR-1 Rural Residence to allow for the construction of two new single-family residences. One of the proposed 3-acre lots will front on Columbus Road, and the other will front on State Highway 89. In order to maintain a density of one home per 35 acres for each of the new residential sites, 64 acres of parcels 624, 625 and 626 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will need to be completed as part of this request. This proposal is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of two new single-family homes on their own respective 3-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 64 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Columbus Town Board met on November 10, 2025, and recommended approval of the rezoning.

Documents:

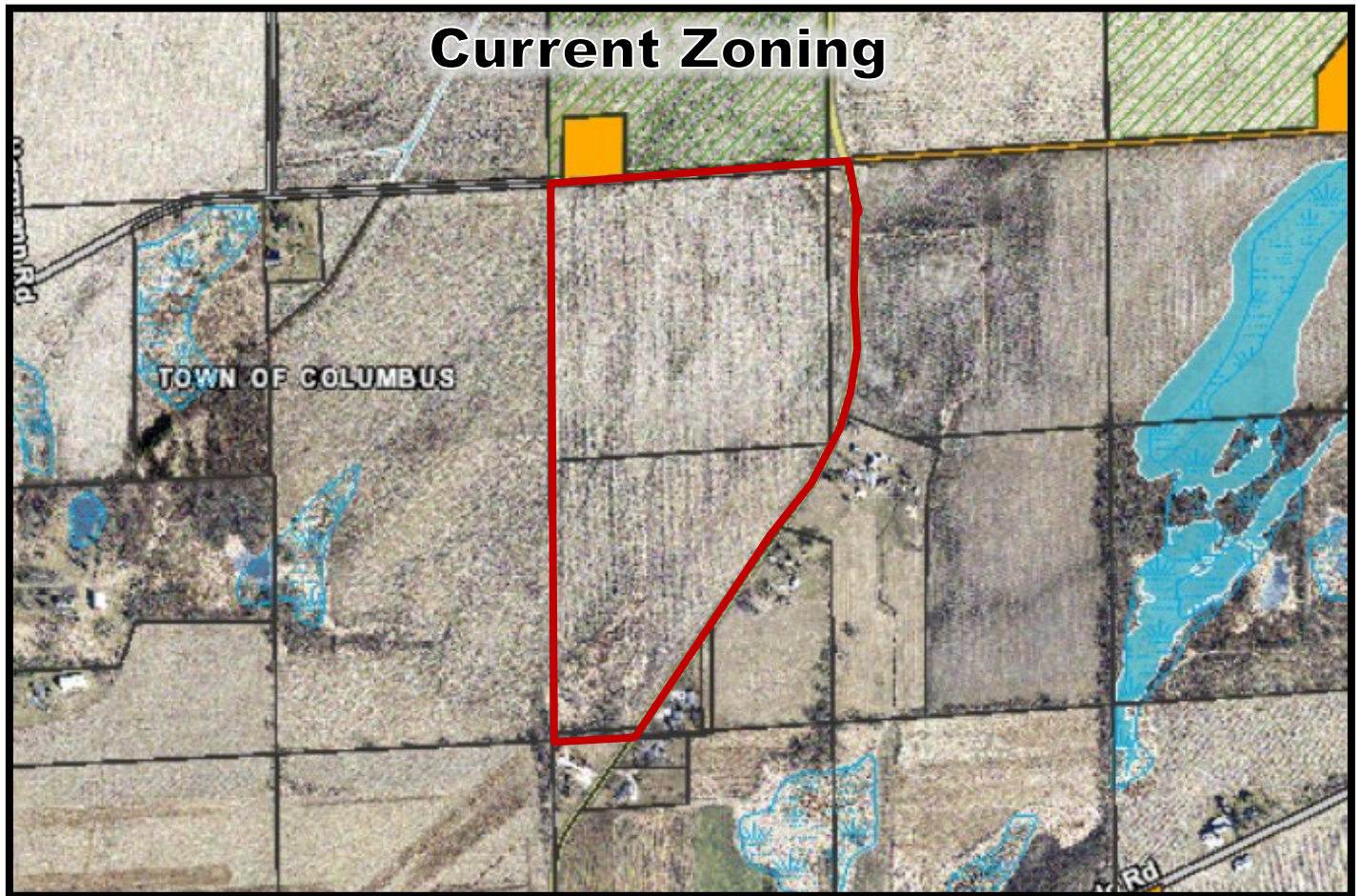
The following documents are on file with the Planning and Zoning Department:

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

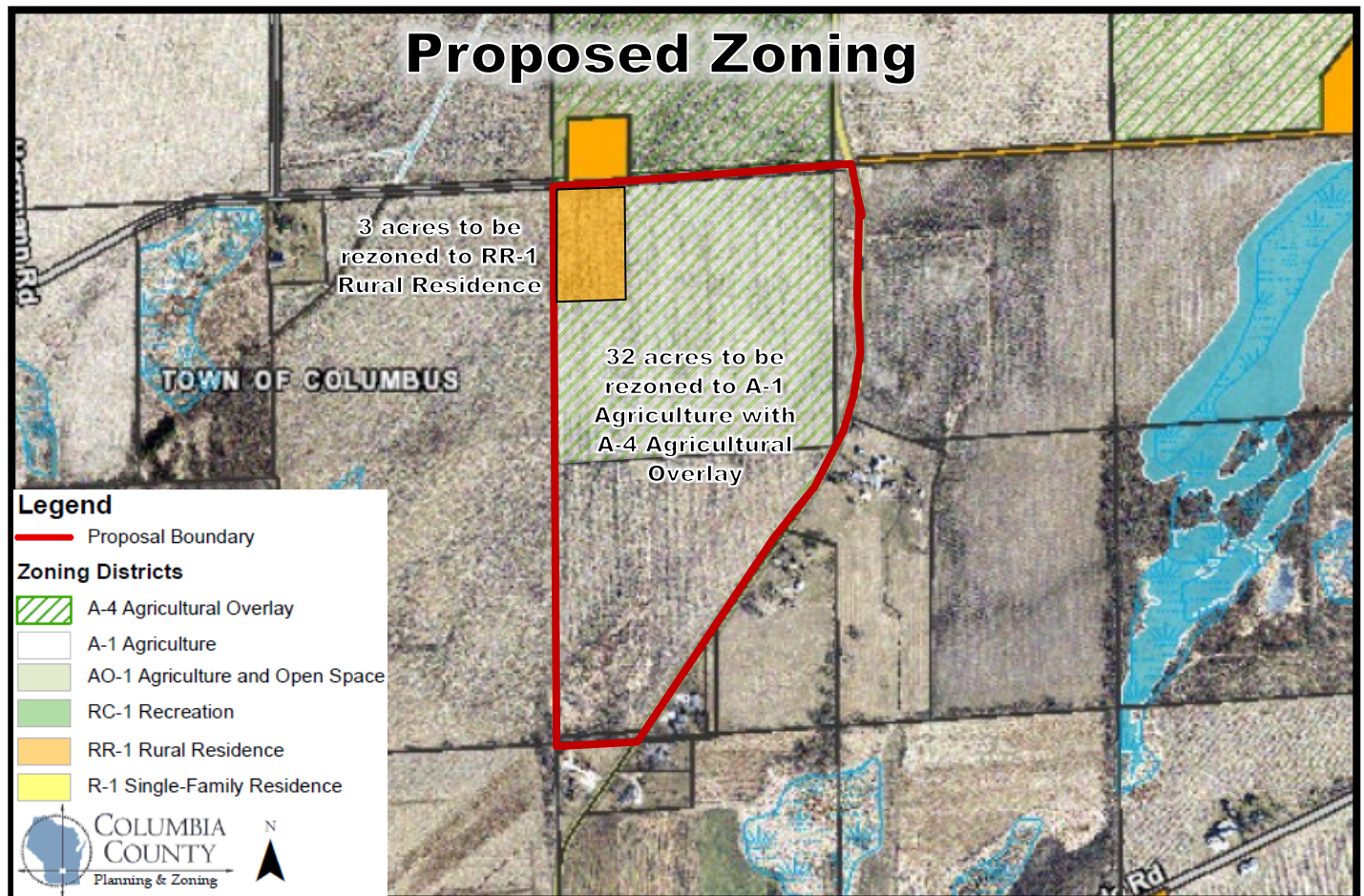
Recommendation:

Staff recommends approval of rezoning 6 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 64 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.

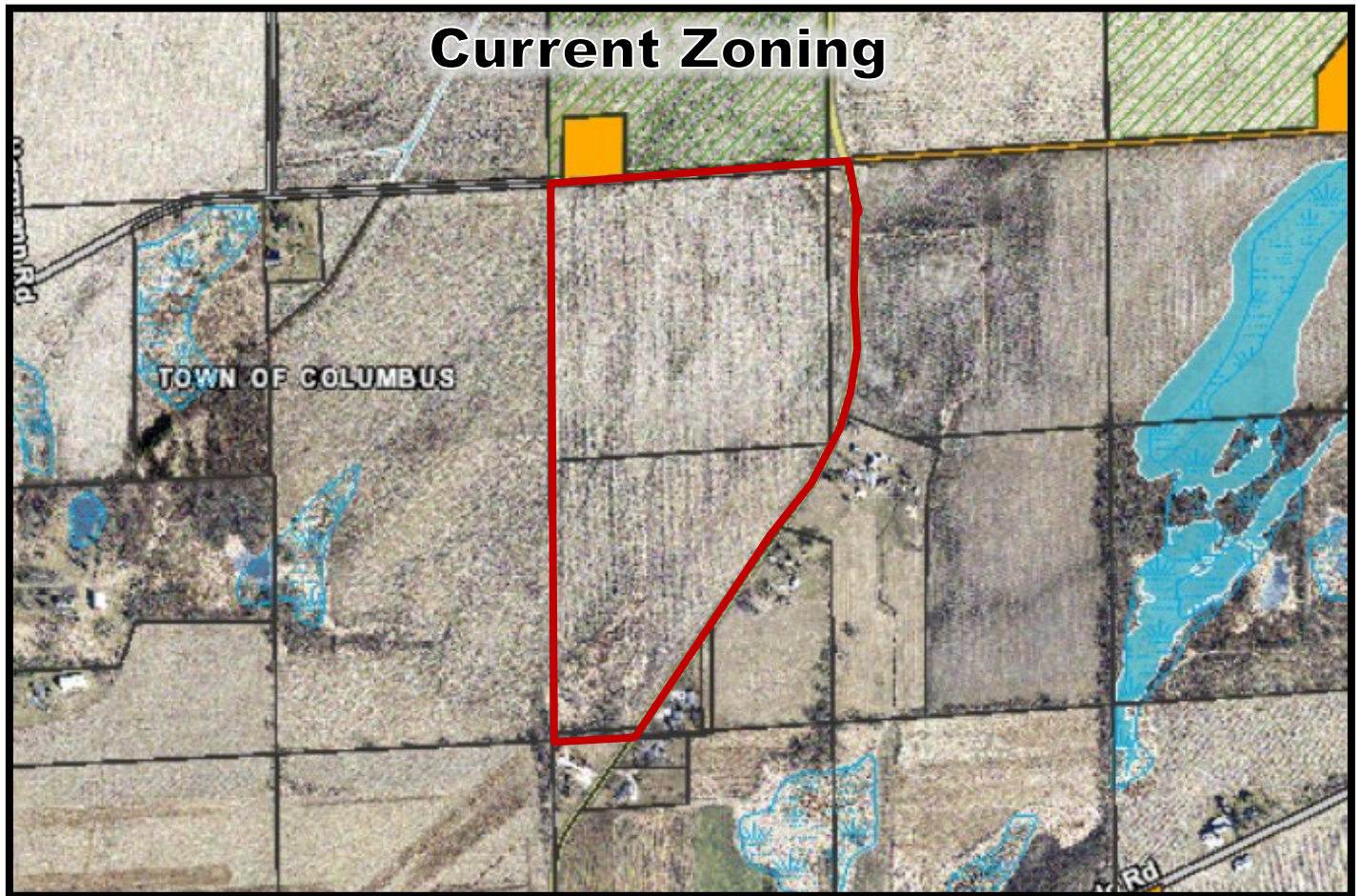
Current Zoning



Proposed Zoning



Current Zoning



Proposed Zoning

