



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 7: Rezoning

Planning & Zoning Committee • January 6, 2026

Current Zoning District(s):

RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay

Proposed Zoning District(s):

RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s):

Bourbon Ridge Development, LLC; c/o Blake Young

Petitioner(s):

Bourbon Ridge Development, LLC; c/o Blake Young

Property Location:

Located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 34 Town 11 North, Range 8 East

Town:

Dekorra

Parcel(s) Affected:

1725.01, 1725.02, 1725.03

Site Address:

N2996 Stein Road

Background

Blake Young of Bourbon Ridge Development, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from RR-1 Rural Residence to A-1 Agriculture, RR-1 Rural Residence to A-1 Agriculture with A-4 Agricultural Overlay, A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, and from A-1 Agriculture to RR-1 Rural Residence. Parcel 1725.01 is 35 acres in size and is zoned A-1 Agriculture. Parcel 1725.02 is 5 acres in size and is zoned RR-1 Rural Residence. Parcel 1725.03 is 30.3 acres and is zoned A-1 Agriculture with A-4 Agricultural Overlay. All parcels are vacant and wooded and are planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use Map. They are listed as Lots 1 through 3 on the Bourbon Ridge Plat, recorded and created in November 2022. There are no wetland or floodplain present. Soils are considered to be highly erodible or potentially highly erodible per NRCS. There is a small portion of prime farmland in the center of the amendment area; however, none of the land is under cultivation. Steep slopes are present around the proposed building site; however, the driveway and building site are located outside of this area. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

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

Analysis:

The property owner is proposing to reconfigure the existing lot lines in order to locate the proposed residence to a more preferable location. All acreages will remain the same. 5 acres will be zoned RR-1 Rural Residence, 30.3 acres will be zoned A-1 Agriculture with A-4 Agricultural Overlay, and 35 acres will be zoned A-1 Agriculture to account for the required acreage for a potential future RR-1 building site. Because the proposed

acreage will not change, a density of one home per 35 acres will continue to be maintained for the RR-1 building site, with a total density of 35.3 acres between the RR-1 and A-4 zoning. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the reconfiguration of three existing lots while maintaining the existing zoning on the reconfigured lots, including maintaining a density of one home per 35 acres for the RR-1 lot with the continued application of the A-4 district. This proposal appears to follow the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Dekorra Town Board met on December 9, 2025, and recommended approval of the rezoning.

Documents:

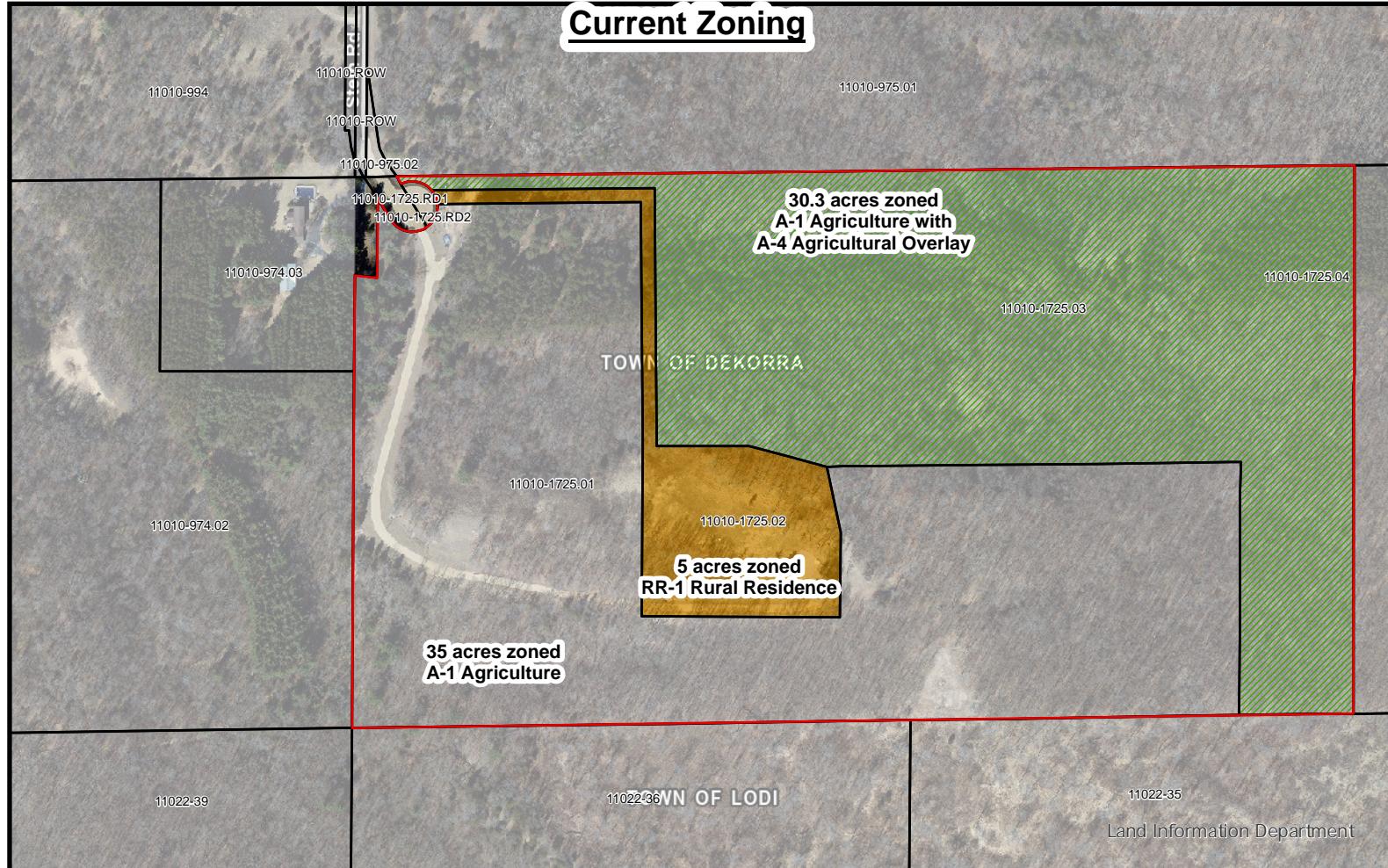
The following documents are on file with the Planning and Zoning Department:

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

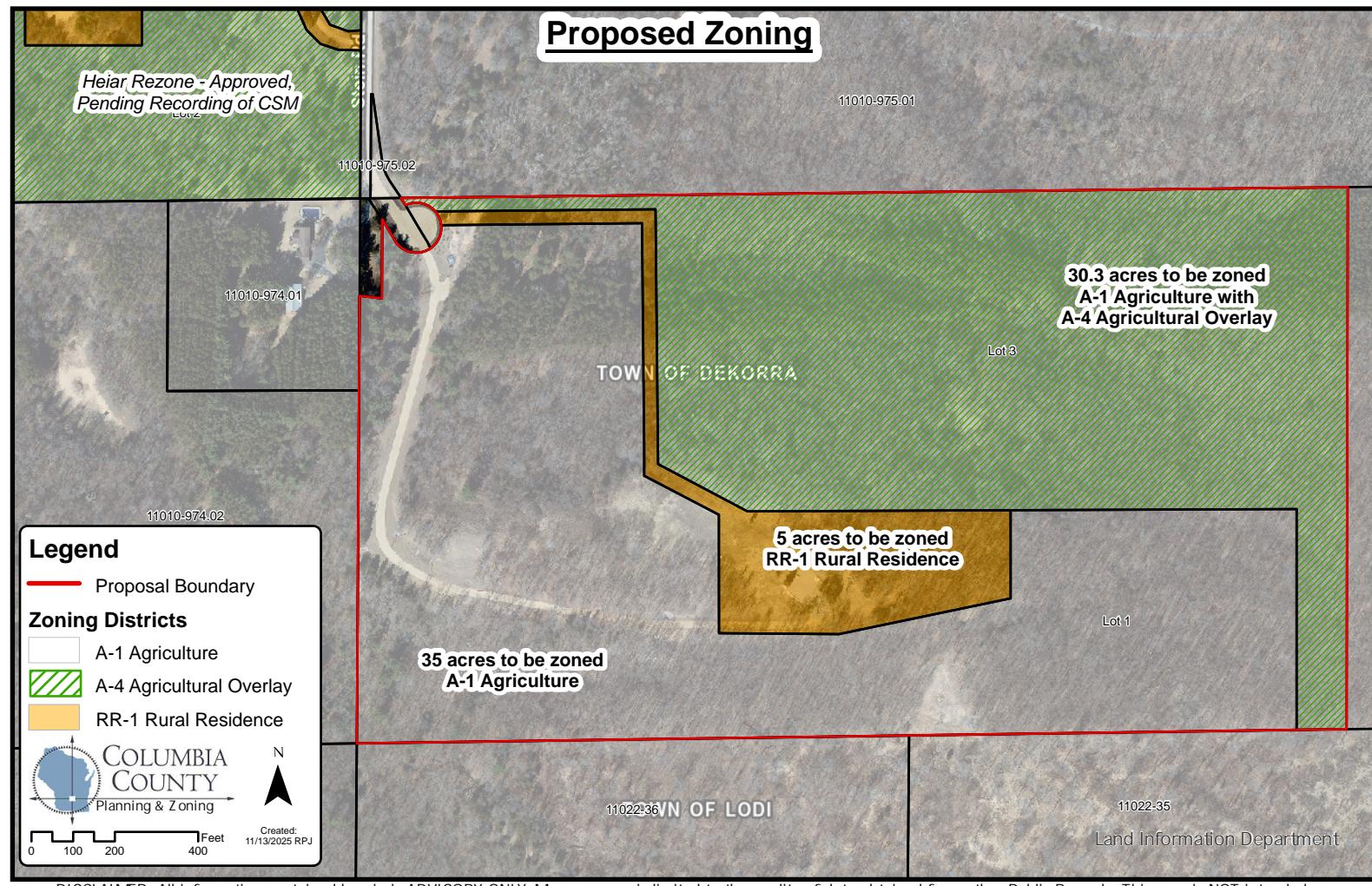
Recommendation:

Staff recommends approval of rezoning 1.6 acres, more or less, from RR-1 Rural Residence to A-1 Agriculture, 0.63 acres, more or less, from RR-1 Rural Residence to A-1 Agriculture with A-4 Agricultural Overlay, 1.3 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, and 2.23 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, all effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.