



Public Hearing Item 3: Rezoning Planning & Zoning Committee • March 3, 2026

- Current Zoning District(s):** A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and A-2 General Agriculture
- Proposed Zoning District(s):** A-3 Agriculture Business, RR-1 Rural Residence, AO-1 Agriculture and Open Space with A-4 Agricultural Overlay, and A-1 Agriculture with A-4 Agricultural Overlay
- Property Owner(s):** Doherty, Sean O; Doherty, Shane O; Doherty, Trevor B; Doherty, April L
- Petitioner(s):** Doherty, Sean O; Doherty, Shane O; Doherty, Trevor B; Doherty, April L
- Property Location:** Located in the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 26 and the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 25, all in Town 11 North, Range 9 East
- Town:** Dekorra
- Parcel(s) Affected:** 388.01, 388.02, 405.02, 391
- Site Address:** W7704 County Highway CS - Q

Background

Sean, Shane, Trevor, and April Doherty, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture, A-2 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence, A-3 Agriculture Business, AO-1 Agriculture with A-4 Agricultural Overlay and A-1 Agriculture with A-4 Agricultural Overlay. Parcel 388.01 is 10 acres in size. There is an existing single-family home on site, and it is zoned A-2 General Agriculture. Parcel 388.02 is 36.76 acres in size, zoned A-1 Agriculture, and a portion of the land is being used as a contractor’s shop. Parcel 405.02 is 38.89 acres, zoned A-1 Agriculture with A-4 Agricultural Overlay and is primarily wooded, with a small portion of lands being used for a contractor’s shop. Parcel 391 is 41.64 acres, zoned A-1 Agriculture, and there is an existing single-family residence and several agricultural structures on site. Parcels 388.01 and 388.02 are planned for Single-Family Residential land use, parcel 405.02 is planned for Recreational land use, and parcel 391 is planned for Agricultural or Open Space land use on the Columbia County Future Land Use Map. There are no wetlands or floodplain present. Prime farmland runs through the center of the property, and these same lands are listed as 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	Agriculture and Single-Family Residence	A-1 Agriculture
East	Open Space	A-1 Agriculture
South	Open Space and Single-Family Residence	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
West	Single-Family Residence and <i>Golf Course (Village of Poynette)</i>	RR-1 Rural Residence and Village of Poynette

Analysis:

The property owners sought a Rezone, Plan Amendment, and Conditional Use Permit in 2018. The requests were reviewed at all public hearings, including County Board approval; however, the requests were never finalized as the Certified Survey Map was not recorded within the 12-month timeframe. The property owners are now proposing generally the same request with a few adjustments. The property owners operate a Contractor’s Shop on the property and are proposing to split off lands around said shop totaling 13.74 acres in size. This proposed lot is slightly larger than the original 2018 request, as the originally approved lot was 10.26 acres in size. The 13.74-acre lot will now include a portion of parcel 405.02 (3.48 acres) and be rezoned to the A-3 Agriculture Business district. A Conditional Use Permit is also being requested for the continuation of the business, which will be reviewed separately following this request. Parcel 405.02 is already restricted with the A-4 Agricultural Overlay district per a 2007 rezone which resulted in the 5.0-acre residential lot that is now known as parcel 405.04. Because the restriction is 38.89 acres, plus the 5.0-acre residential lot for a total of 43.89 acres, this home is factored as having a density greater than the minimum standard.

The owners are proposing to create two RR-1 Rural Residential lots that will be 1.5 and 3.0 acres in size. The first RR-1 Rural Residence lot (Lot 1 of the Preliminary Certified Survey Map) will be created in the northeastern corner of parcel 388.02 and will front on County Highway CS. This lot location is revised from the original 2018 request. The original 2018 proposal placed the 3-acre RR-1 lot to the west of the contractor shop’s lot and would have also required a waiver of access. The current proposal will allow the proposed home site to meet all dimensional and frontage requirements. The second 1.5-acre lot (Lot 3 of the Preliminary Certified Survey Map) will be created around the existing home on the property and will not have road frontage. This home is currently on a 10-acre lot zoned A-2 General Agriculture. This proposed lot remains unchanged from the 2018 request. The current density of one home on 10 acres must be maintained with this division. The proposed 1.5-acre lot will be accessed via a proposed 33’ wide access easement that will serve both the RR-1 lot and the A-3 Agriculture Business lot to the north and west of the home site.

To maintain a density of one home per 35 acres in the Town of Dekorra for the new home and the home on parcel 405.04 along with a density of one home per 10 acres for the existing home on parcel 388.01, the owners will restrict 65.59 acres of parcels 388.02 and 405.02. This land will also be rezoned to AO-1 Agriculture and Open Space to better align with the Future Land Use designations of Recreational and Single-Family Residential on the parcels. The westernmost 6.6 acres of parcel 391 will also be restricted with the A-4 district for a total restriction of 72.19 acres. 35 acres will remain unrestricted for the existing home on parcel 391, and the base zoning will remain A-1 Agriculture. This equates to the following density calculation:

Residential Parcel	Minimum Required Density	Proposed Residential Acreage	Proposed Overlay Acreage	Density Proposed
405.04	35	5.0	31.69	36.69
Lot 1 of Preliminary CSM	35	3.0	32	35
Lot 3 of Preliminary CSM	10.0	1.5	8.5	10

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:

1. The separation of an existing single-family residence onto a 1.5-acre lot while maintaining the existing density of one home on 10 acres;
2. The creation of a new home on a 3.0-acre lot while maintaining the required density of one home per 35 acres;
3. The reduction of density of an existing home site from one home per 43.89 acres to one home per 36.69 acres; and
4. The creation of a new agricultural business lot to allow for the lawful continuation of an existing contractor’s shop.

This request appears to follow the Columbia County Zoning Code. Because the lands are deemed as a transitional area for the Village of Poynette, the Columbia County Comprehensive Plan is not being amended. The application

of the AO-1 Agriculture and Open Space district to Lot 4 will also provide closer concurrence with transitional nature of the area, as this district is intended to be used in Urban Transition areas in lieu of the A-1 Agriculture district.

Town Board Action:

The Dekorra Town Board met on January 22, 2026, and recommended approval of the rezoning.

Documents:

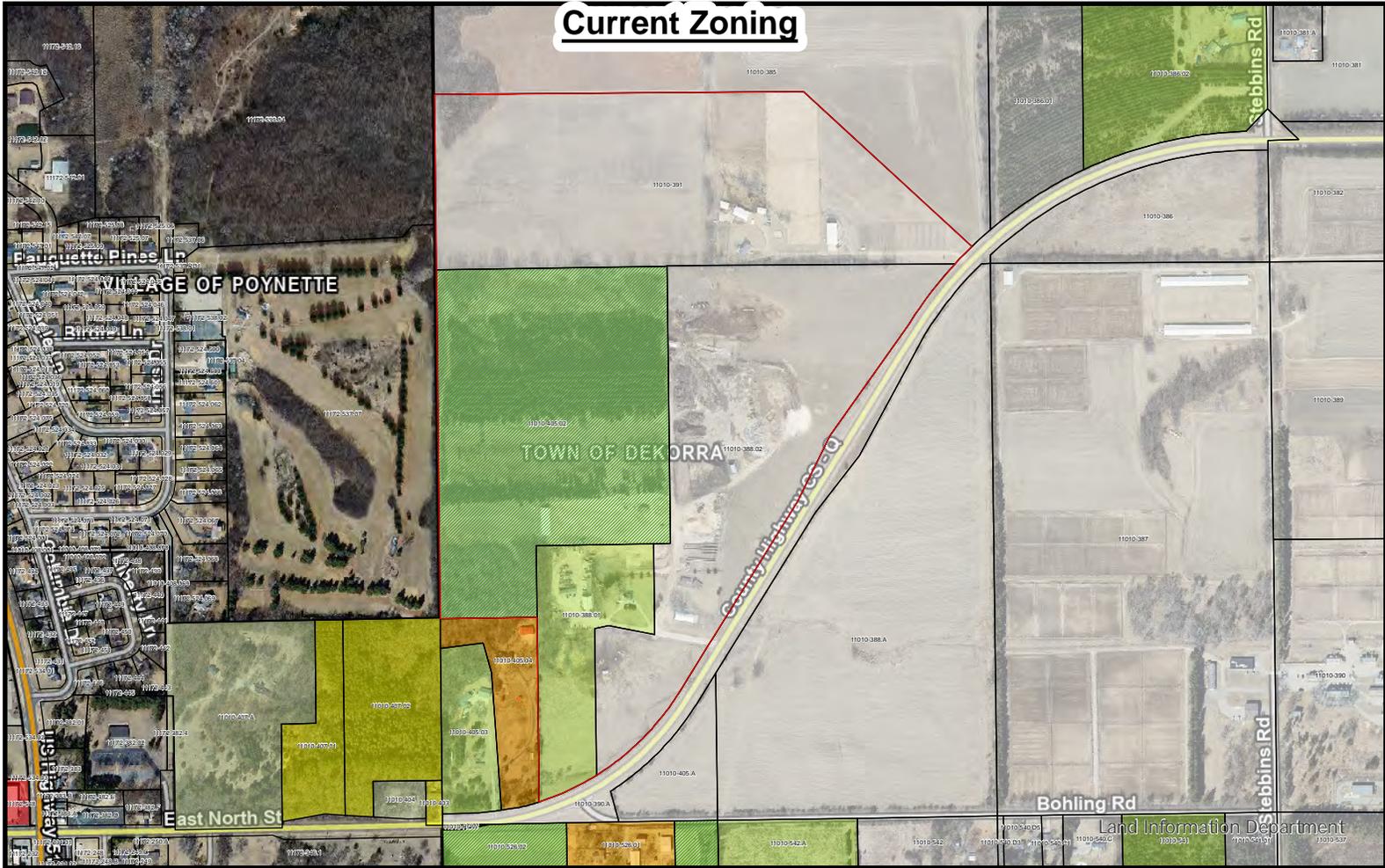
The following documents are on file with the Planning and Zoning Department:

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

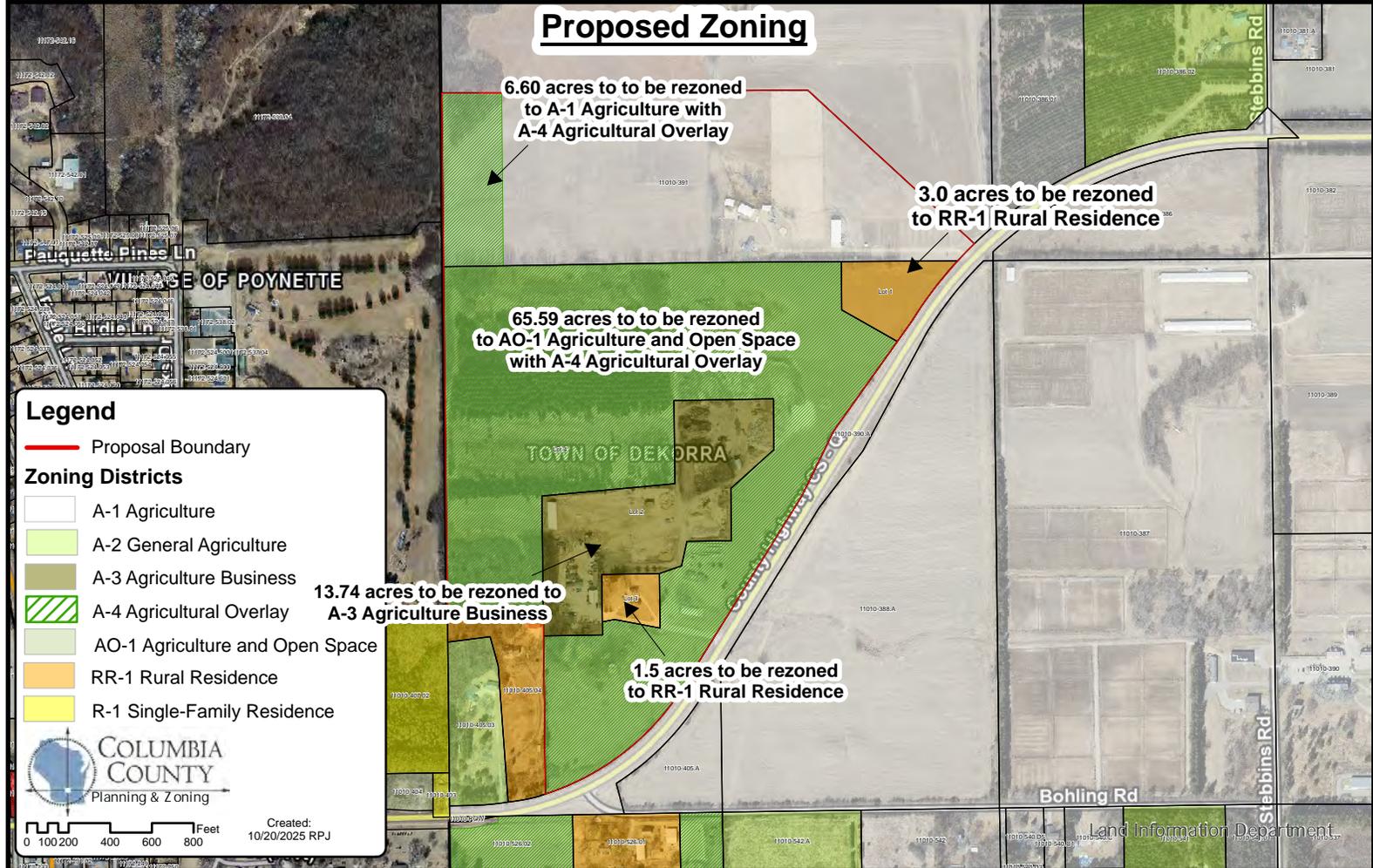
Recommendation:

Staff recommends approval of rezoning 3 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, 13.74 acres, more or less, from A-1 Agriculture, A-2 General Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay to A-3 Agriculture Business, 1.5 acres, more or less, from A-2 General Agriculture to RR-1 Rural Residence, 65.59 acres, more or less, from A-2 General Agriculture, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay, and 6.60 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



Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-2 General Agriculture
- A-3 Agriculture Business
- A-4 Agricultural Overlay
- AO-1 Agriculture and Open Space
- RR-1 Rural Residence
- R-1 Single-Family Residence



0 100 200 400 600 800 Feet
Created: 10/20/2025 RPJ

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