COLUMBIA COUNTY
Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 2: Rezoning

Planning & Zoning Committee • November 3, 2026

Current Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Proposed Zoning District(s): RR-1 Rural Residence

Property Owner(s): Kehl, John; Kehl, Marianne

Petitioner(s): Kehl, John; Kehl, Marianne

Property Location: Located in the Southwest Quarter of the Northwest Quarter of Section 36, Town 10 North, Range 12 East

Town: Columbus

Parcel(s) Affected: 625.02, 625.03

Site Address: N303 State Highway 89

John and Marianne Kehl, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence. Parcel 625.02 is 65.24 acres in size and parcel 625.03 is 3 acres. Parcel 625.03 is zoned RR-1 Rural Residence and parcel 625.02 is zoned A-1 Agriculture with A-4 Agricultural Overlay. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. 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:

Parcel 625.03 was created earlier in 2026 after a rezone was approved in January 2026 to rezone it to the RR-1 Rural Residence district. The property owners are now proposing to increase the lot size from 3 acres to 5 acres. The new 5-acre lot will be rezoned to RR-1 Rural Residence district and will continue to allow for the construction of a new single-family residence. The proposed 5-acre lot will front on State Highway 89.

The land that is proposed to be rezoned to the RR-1 district is already restricted with the A-4 Agriculture Overlay district to ensure the minimum density of one home per 35 acres is being met for this RR-1 lot. Because the overlay already accounts for this specific home, no additional restriction is required, as the land will still be tied to the future home on this lot. 30 acres of A-4 Agricultural Overlay restriction will remain associated with this proposal. Section 12.125.05 of the Columbia County Zoning Ordinance prohibits the RR-1 Rural Residence lot from being further divided into two or more lots. A Certified Survey Map will need to be completed as part of this request. This proposal remains in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for an existing RR-1 lot to be increased in size by 2 acres, while maintaining the required density of one home per 35 acres through the existing application of the A-4 district to 30 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Columbus Town Board met on September 14, 2026 and recommended approval of the rezoning.

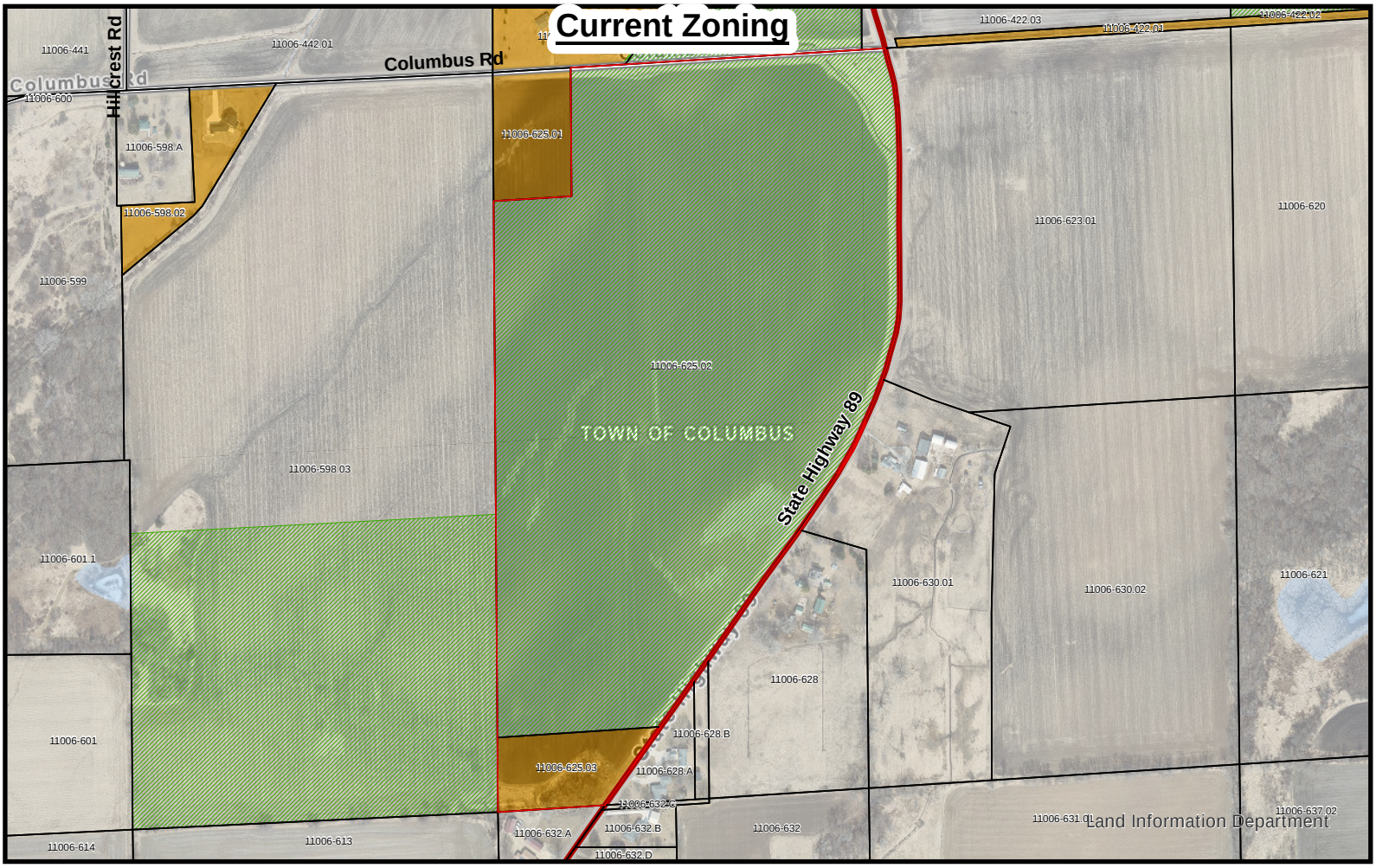
Documents:

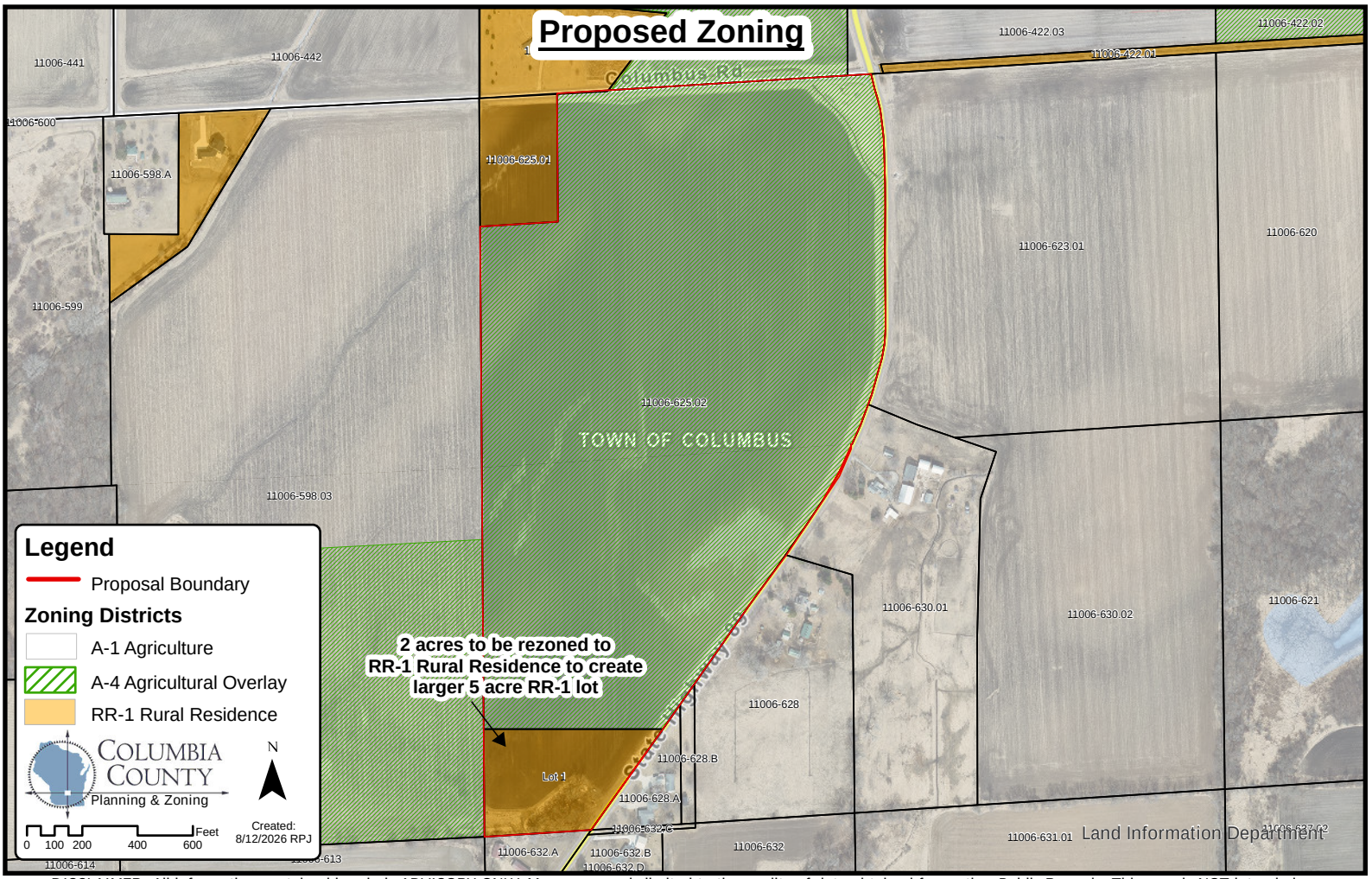
The following documents are on file with the Planning and Zoning Department:

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

Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 2 acres, more or less, from A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.





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