



Public Hearing Item 7: Conditional Use Permit

Planning & Zoning Committee • October 6, 2026

<u>Proposed Use:</u>	Agritainment and Agricultural Accessory Sales
<u>Applicable Section(s):</u>	12.105.02; Table 12.015.02(1); 12.125.08; 12.155.02(2)
<u>Zoning District(s):</u>	A-1 Agriculture
<u>Property Owner(s):</u>	Doherty, Trevor B; Doherty, April L
<u>Applicant(s):</u>	Doherty, Trevor B; Doherty, April L
<u>Property Location:</u>	Located in the Southeast Quarter of the Northeast Quarter of Section 26, and the Southwest Quarter of the Northwest Quarter of Section 25, all in Town 11 North, Range 9 East
<u>Town:</u>	Dekorra
<u>Parcel(s) Affected:</u>	391
<u>Site Address:</u>	W7612 County Highway CS

Background:

Trevor and April Doherty, owners, request the Planning and Zoning Committee review and approve a Conditional Use Permit Renewal for Agritainment and Agricultural Accessory Sales on the aforementioned property. Parcel 391 is 41.64 acres in size and is listed as Lot 2 of Certified Survey Map No. 2206. There is an existing single-family residence as well as several agricultural accessory structures on site. The septic system on the property was installed in 1996 and is current on maintenance requirements. The property is currently zoned A-1 Agriculture and is planned for continued Agricultural or Open Space use on the County's Future Land Use map. The western 6.60 acres are also restricted with the A-4 Agricultural Overlay district, leaving 35.04 unrestricted acres with the existing home and agricultural buildings. There are no mapped wetlands or floodplain on the subject parcel. There are approximately 5.5 acres of prime farmland on the eastern side of the property. Land use and zoning of adjacent properties is below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture and Single-Family Residence	A-1 Agriculture
East	Woodland, Agriculture, and Single-Family Residence	A-1 Agriculture
South	Woodland, Agriculture, and Agriculture Business	A-1 Agriculture with A-4 Agricultural Overlay and RR-1 Rural Residence
West	Woodland and Recreation	<i>Village of Poynette</i>

Analysis:

The owners are proposing to establish an agritainment/agritourism facility, Doherty's Family Farm Market, on their farm on County Highway CS. Agritainment or Agritourism is defined in the Columbia County Zoning Ordinance as "activities conducted on an operating farm, as defined in Wis. 65 Stats. § 91.01(13) and § 71.613(1)(d) and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation. This use includes farm tours, hayrides, corn mazes, classes relating to agricultural products or skills, picnic and party facilities offered in conjunction with the above, and similar uses".

The property owners raise cattle, pigs, chicken, and turkeys. They partner with an offsite butcher for slaughtering and processing, and then bring the home-grown beef, chicken, pork and turkey back to the site for sale. Doherty's Family Farm Market is licensed through the Department of Agriculture, Trade, and Consumer Protection (DATCP) through June 30, 2027 as a retail facility. They also host "On the Farm" events, which include a variety of options such as picnic/party facilities, hands-on educational opportunities, and "Farm to Table" dining experiences to promote agriculture and agritourism in the county. Standard market hours are Saturdays from 10:00 am until 12:00 pm and Tuesdays from 5:00 pm to 7:00 pm. "On the Farm" events are held during a similar window, Saturdays from 9:00 am to 1:00 pm and Tuesdays from 4:00 pm to 8:00 pm. "Farm to Table" events occur on a pop-up basis on Saturday and Sunday evenings throughout the year, with no single event going past 9:00 pm. Condition #2 allows for expanded daily hours of operation, accounting for the current earliest and latest timeframes by offering daily hours from 8:00 am to 9:00 pm. This will allow for additional events or expanded market hours in the future. Additional agricultural products such as milk, eggs, butter, etc. are sold in the market. Doherty's Family Farm Market LLC is owned and operated by the property owners, and they are the sole employees of the business. The use must be developed in compliance with Section 12.125.08(7) of the Columbia County Zoning Ordinance. This section is included by reference under Recommended Conclusions of Law Item 6.

The business utilizes two existing agricultural buildings. The first building, highlighted in yellow on the included site plan, is used for agricultural sales that are an integral part of, and incidental to, the operating farm. The second building is used for events. Currently only half of the building is used for this purpose and can be seen highlighted in green on the included site plan. Ample off-street parking is provided adjacent to these structures, and the owner plans to expand the existing parking areas.

Town Board Action:

The Dekorra Town Board met on September 8, 2026 and recommended approval of the Conditional Use Permit with conditions.

Standards for Review:

The proposed use complies with the General Criteria of Section 12.150.07(4) of the Columbia County Zoning Ordinance. See Attachment A for more details.

Recommendation:

Staff recommends approval of the Conditional Use Permit for Agritainment and Agricultural Accessory Sales, subject to the adoption of the following recommended Findings, Conclusions, and Conditions.

Recommended Findings of Fact:

1. Upon review of the guidelines in Section 12.150.07(4) of the Columbia County Zoning Ordinance, and with the explanation of the criteria in Attachment A of the Staff Report, the Committee finds the following:
 - a. Trevor B and April L Doherty are the owners of the subject property.
 - b. Trevor B and April L Doherty are the applicants for a Conditional Use Permit.
 - c. Trevor B and April L Doherty are the owners and operators of Doherty's Family Farm Market LLC on the subject property.
 - d. Trevor B and April L Doherty are requesting a Conditional Use Permit for Agritainment and Agricultural Accessory Sales in the A-1 Agriculture zoning district.
 - e. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
 - f. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
 - g. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
 - h. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
 - i. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.

- j. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

Recommended Conclusions of Law:

1. The subject property is located in the Town of Dekorra and is zoned A-1 Agriculture. The District uses are listed in Table 12.105.02(1).
2. Trevor B and April L Doherty are the petitioners for a Conditional Use Permit. The petition followed the procedures of Section 12.150.07(3) of the Columbia County Zoning Code.
3. The petitioners are proposing to operate an agritainment/agritourism facility, with agricultural accessory sales on site, which is allowed as a Conditional Use under Table 12.105.02(1).
4. The Dekorra Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 12.150.07 of the Columbia County Zoning Code.
5. The Columbia County Planning and Zoning Committee has the authority under Sections 12.150.03(2)(b) and 12.150.07 of the Columbia County Zoning Code to conduct public hearings, review, and decide on requests for Conditional Use Permits.
6. The standards of Section 12.125.08(7) of the Columbia County Zoning Code as noted below are applicable:
 7. Within the A-1 district, such uses shall also:
 - (a) Be conducted by the owner or operator of the farm;
 - (b) Employ not more than four persons total;
 - (c) Not impair the current or future agricultural use of the farm or of other farmland that is within the A-1 district, legally protected from nonagricultural development, or both.

Recommended Conditions for the Decision:

1. This Conditional Use Permit is associated with an operating farm, as defined in Wis. Stats. § 91.01(13) and § 71.613(1)(d). This Conditional Use Permit is an integral part of, and incidental to, the operation farm and shall remain in effect as long the operating farm produces a farm income. The County reserves the right to request said income verification.
2. Hours of operation shall be limited to 8:00 am to 9:00 pm daily.
3. Overnight lodging or camping shall be prohibited.
4. Customer parking shall remain on-site. There shall be no parking on County Highway CS.
5. All allowable events shall be centrally focused on agriculture or activities related to sustaining the operating farm.
6. All lighting shall be oriented so that the lighting elements (or transparent shield) are not visible from an adjacent property or right-of-way. The use of shielded luminaries and careful placement of fixtures is encouraged to facilitate compliance with this requirement.
7. The site shall be developed in accordance with the approved site plan. Any amendments to the site plan shall be reviewed and approved by the Planning and Zoning Department, with significant changes being referred to the Town and Planning and Zoning Committee for action.
8. The owner shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
9. The Planning and Zoning Department shall have the right of inspection for the purpose of determining compliance with this permit during normal working hours or upon reasonable notice outside of normal hours.
10. If the Planning and Zoning Committee finds that the review criteria of Subsection 12.150.07(4) of the Columbia County Zoning Code, or the conditions stipulated in the Committee Decision, are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.
11. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of Dekorra and Trevor and April Doherty are hereby incorporated by reference as part of this Conditional

Use Permit, however, the County is not responsible for enforcing said agreement(s) or condition(s), unless an individual point of the agreement(s) or condition(s) is specifically included as a condition of approval. Any additional Town agreement(s) or condition(s) are listed below. In the event that the Town submits a finding of noncompliance with any of the item(s) listed below, for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to the review the Conditional Use Permit.

Section 12.150.07(4): Criteria for review of all Conditional Uses

Re: Public Hearing Item 7: Doherty CUP

**Staff comments are italicized after each review item.*

Review Criteria. In reviewing the conditional use permit the Planning and Zoning Committee shall use the following as guides for making a decision.

- (1) The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands. *The proposed use is compatible with adjacent land uses and does not endanger the public health, safety, or general welfare of the occupants of surrounding lands.*
- (2) The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area. *The use is consistent with agricultural uses and supports the existing operating farm.*
- (3) The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover. *Erosion potential is limited. All development is existing.*
- (4) The prevention and control of water pollution including sedimentation, and the potential impacts on floodplain and wetlands. *The site should not present problems for water pollution. There are no floodplains or wetlands in the area.*
- (5) The site has adequate utilities, including if necessary acceptable disposal systems. *A private on-site waste treatment system is present for the single-family residence on site, and it is current on maintenance requirements. There are no utilities or disposal systems required for the proposed use.*
- (6) Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow. *Ingress and egress to the site is from an existing driveway located on County Highway CS. The level of activity should not create congestion on the county highway.*
- (7) The Conditional Use shall conform with the standards of the applicable district(s) in which it is located. *The proposed use is consistent with agricultural uses of the Columbia County Zoning Ordinance and will be conducted in accordance with the approved conditions.*



Site Plan



market building

parking

events building (half of building)