



Public Hearing Item 8: Rezoning

Planning & Zoning Committee • October 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>	Bourbon Ridge Development LLC, c/o Blake Young
<u>Petitioner(s):</u>	Bourbon Ridge Development LLC, c/o Blake Young
<u>Property Location:</u>	Located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 35, Town 11 North, Range 8 East
<u>Town:</u>	Dekorra
<u>Parcel(s) Affected:</u>	1725.05
<u>Site Address:</u>	Smith Road

Blake Young of Bourbon Ridge Development LLC, owner, requests 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 1725.05 30.31 acres in size. The land is primarily woodland and fronts on Smith Road. The parcel is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is listed as Lot 5 of the Bourbon Ridge Plat. There are no wetlands or floodplain present. There is a small area of prime farmland in the southeastern corner of parcel 1725.05, approximately 3 acres in size. 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	A-1 Agriculture
East	Single-Family Residence and Woodland	R-1 Single-Family Residence and A-1 Agriculture with A-4 Agricultural Overlay
South	Woodland, Single-Family Residence and Open Space	A-1 Agriculture
West	Woodland	A-1 Agriculture

Analysis:

The applicants are proposing to create a 3-acre lot from parcel 1725.05. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for construction of a new home. To maintain a density of one home per 35 acres, the remaining 27.31 acres of parcel 1725.05 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. In 2023 the property owner restricted 5 acres of what was then parcel 1725.15 in order to prepare and account for this request. This parcel is now listed as 1725.17 and was sold by the property owner shortly after the 2023 rezone. There is an agricultural structure on the property that was permitted in 2023 shortly after the previously mentioned rezone and sale. A copy of the 2023 report and map is included with this report for clarity. When accounting for the minimum required density, the restricted 5

acres on parcel 1725.17 along with the proposed 27.31 restriction and 3.0-acre residential lot, a total density of 35.31 acres will be maintained with the proposed home. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a home on a 3.0-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to an additional 27.31 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Dekorra Town Board met on August 13, 2026 and recommended approval of the rezoning.

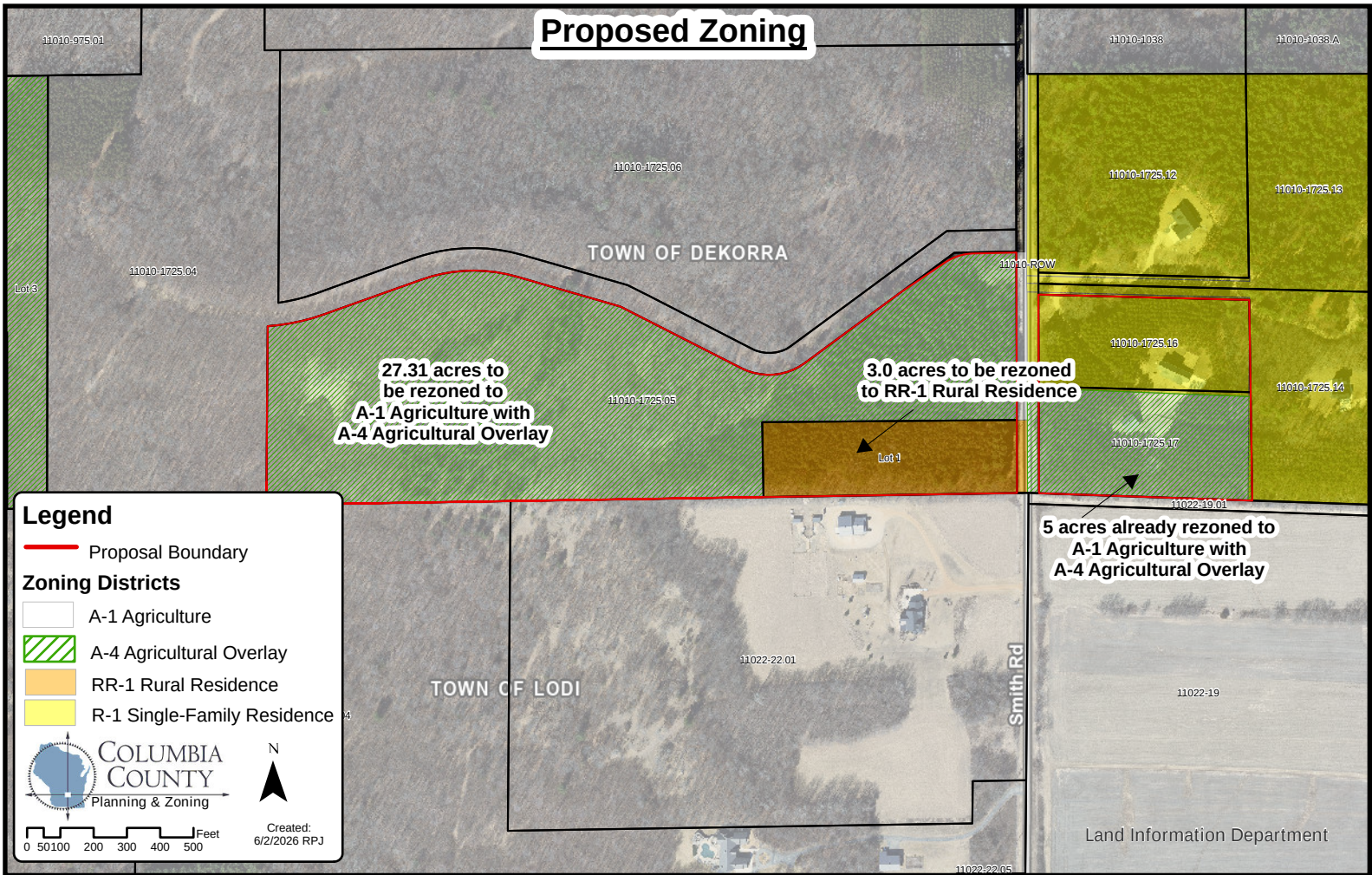
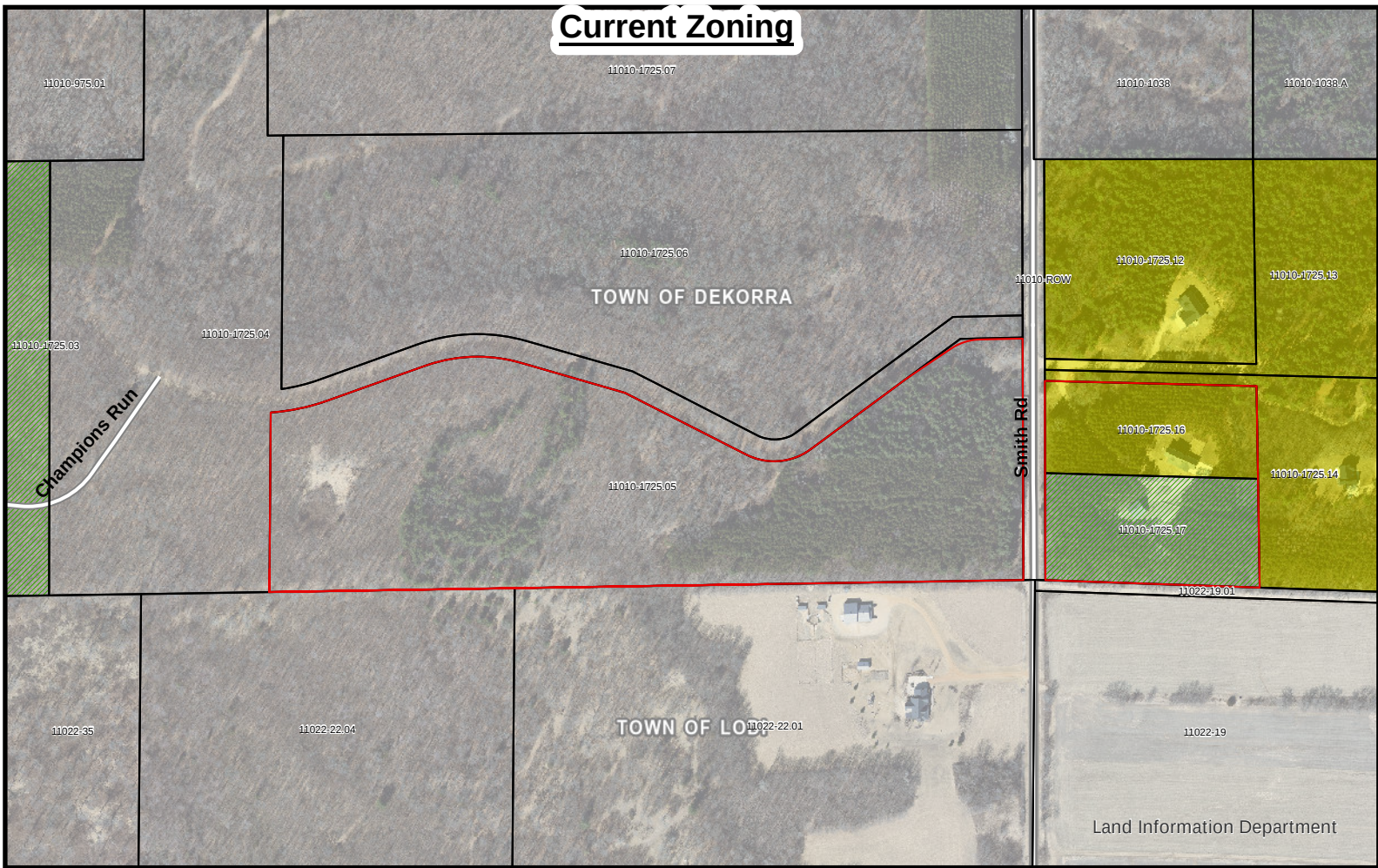
Documents:

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 3 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 27.31 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.



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.



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
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Public Hearing Item 1: Rezoning

Planning & Zoning Committee • July 11, 2023

<u>Current Zoning District(s):</u>	R-1 Single-Family Residence
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Bourbon Ridge Development, LLC; c/o Blake Young
<u>Petitioner(s):</u>	Bourbon Ridge Development, LLC; c/o Blake Young
<u>Property Location:</u>	Located in the Southwest Quarter of the Southeast Quarter of Section 35, Town 11 North, Range 8 East
<u>Town:</u>	Dekorra
<u>Parcel(s) Affected:</u>	1725.15
<u>Site Address:</u>	Smith Road

Background:

Blake Young of Bourbon Ridge Development, LLC, owner, requests the Planning & Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from R-1 Single-Family Residence to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 1725.15 is known as Lot 15 of Bourbon Ridge Plat. It is 9.01 acres in size and the Future Land Use Map was recently amended to the Agricultural or Open Space category allow for this request. The property is vacant, and no wetlands or floodplain are 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	Woodland	R-1 Single-Family Residence
East	Woodland	R-1 Single-Family Residence
South	Woodland	R-1 Single-Family Residence
West	Woodland	A-1 Agriculture

Analysis:

The property owner is proposing to correct a density issue with Lot 5. Bourbon Ridge currently consists of 15 lots. When the original plat was created, Lot 5 was left 4.69 acres short of the required 35 acres for a building site. To remedy this situation, the property owner is proposing to divide Lot 15 and rezone 5 acres to A-1 Agriculture with A-4 Agricultural Overlay to account for the acreage Lot 5 was deficient on. This rezoning will allow for a potential building site on Lot 5 by allowing it to meet the density requirement of one home per 35 acres within the A-1 Agriculture zoning district, as required within the Columbia County Zoning Code. While this rezoning will provide a route for Lot 5 to acquire the acreage necessary for a building site, any future development of this lot will require additional rezoning. A new single-family residence is only permitted via rezoning to the RR-1 Rural Residence and A-1 Agriculture with A-1 Agricultural Overlay districts. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, as amended.

Town Board Action:

The Dekorra Town Board met June 13, 2023 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 CSM
4. Rezoning Legal Description
5. Town Board Action Report

Recommendation:

Staff recommends approval of the rezoning of 5 acres, more or less, from R-1 Single Family Residence to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.

