



COLUMBIA COUNTY

Planning and Zoning Department

PHONE: 608-742-9660
E-MAIL: planning.zoning@columbiacountywi.gov
WEBSITE: www.co.columbia.wi.us

112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 1: Plan Amendment

Planning & Zoning Committee • September 1, 2026

<u>Existing Future Land Use Designation(s):</u>	Agricultural or Open Space
<u>Proposed Future Land Use Designation(s):</u>	Institutional
<u>Existing Farmland Preservation Designation(s):</u>	Farmland Preservation Area
<u>Proposed Farmland Preservation Designation(s):</u>	Developed/Infill Area
<u>Property Owner(s):</u>	Krueger, Raymond F; Krueger, Rebecca E
<u>Petitioner:</u>	Town of Fort Winnebago
<u>Property Location:</u>	Located in the Southeast Quarter of the Northwest Quarter of Section 23, Town 13 North, Range 9 East
<u>Town:</u>	Fort Winnebago
<u>Parcel(s) Affected:</u>	461.2
<u>Site Address:</u>	Dumke Road

Background:

The Town of Fort Winnebago, applicant, and Raymond F and Rebecca E Krueger, owners, request the Planning and Zoning Committee review and approve a petition to amend the Future Land Use map of the Columbia County Comprehensive Plan 2046 from Agricultural or Open Space to Institutional future land use and to amend the Farmland Preservation Map from Farmland Preservation Area to Developed/Infill Area. The amendment area is approximately 1 acre in size. Parcel 461.2 is 12 acres in size and is currently under cultivation. There are no wetlands or floodplain present. The property is listed as prime farmland by NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Future Land Use	Farmland Preservation	Zoning
North	Agriculture and Woodland	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture
East	Agriculture and Woodland	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture
South	Agriculture and Single-Family Residence	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture
West	Agriculture and Single-Family Residence	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture

Analysis:

The Town of Fort Winnebago is proposing to purchase 1-acre of the subject property from Raymond and Rebecca Krueger. The Town would like to construct a new town hall on the property. To allow for the new municipal building, a plan amendment and rezone must first take place, as municipal service, town hall, or community centers are only permitted within the C-1 Light Commercial or C-2 General Commercial zoning districts. The proposed amendment will reclassify the proposed 1-acre lot to the Institutional planned land use category. The

land is currently designated as Farmland Preservation Area on the Farmland Preservation Plan Map, so this map will also require an amendment to Developed/Infill Area.

When reviewing a rezone, the rezone should be consistent with the preferred land use designation on the Future Land Use map. In order to maintain consistency between the Future Land Use map and the Zoning map, amendments need to be done to both. The owners and applicant are also requesting a rezone of the amendment area to the C-1 Light Commercial district. These amendments will allow for the Future Land Use and Zoning maps to remain consistent with one another.

Development constraints, plan standards, and objectives in relation to the proposed amendment follows. Staff comments are italicized.

Development Constraints:

- | | |
|--|--|
| ☒ Public Road Access | <i>Dumke Road</i> |
| ☒ Site Access Meets Spacing Recommendations | <i>A new driveway permit has been issued for this use.</i> |
| ☒ Site Access has Adequate Vision Clearance | <i>A new driveway permit has been issued for this use.</i> |
| ☒ Site Access is Adequate for Fire and Rescue Vehicles | <i>A new driveway permit has been issued for this use.</i> |
| ☐ Near an Airport Facility | |
| ☐ Public Sewer or Water Available | |
| ☒ Prime Agricultural Soils | |
| ☐ Enrolled in Farmland Preservation Program | |
| ☐ Soil Conservation Plan for Site | |
| ☐ Enrolled in Conservation Program(s) | |
| ☐ Environmental Corridor: | |
| ☐ Wetlands | |
| ☐ Floodplains | |
| ☐ Woodlands | |
| ☐ Shoreland (35' buffer) | |
| ☐ Steep Slopes (> 12%) | |
| ☐ Shallow Soils (< 60" to bedrock) | |
| ☐ Archeological Site | |
| ☐ Historic Structure/Place | |

Plan Standards and Objectives:

8.6.6 Institutional/Public

DESCRIPTION: The Institutional/Public future land use category represents locations where institutional and public types of land use and development are encouraged. The Institutional/Public future land use category includes lands that have facilities or institutions that are open to the public in some capacity and/or provide a public or semi-public service. These include uses such as churches, fire stations, police stations, libraries, town halls, hospitals, clinics, cemeteries, public and private schools, colleges and universities, municipal wells, water towers, wastewater treatment facilities, etc.

Element # 3 - Transportation

Transportation Vision

- A safe, efficient, and well-planned transportation system that incorporates and encourages multiple modes of travel.

Goal 2: An appropriate set of standards for all roads and highways.

- Objective 7: Require new development to have safe access to a paved public road. *The town hall will have access to Dumke Road. A driveway permit has already issued for the proposed use.*

Element # 5 - Agricultural, Natural, and Cultural Resources

Agricultural, Natural, and Cultural Resources Vision

- Columbia County's agricultural, natural, and cultural resources are regarded as irreplaceable resources to be protected for future generations.

Goal 1: Preserve the most productive agricultural areas of the County.

- Objective 5: Limit non-farm development on prime agricultural soils. *The amendment area would be developing one-acre of prime farmland.*
- Objective 9: Encourage efforts to slow and reduce the fragmentation of agricultural lands. *The amendment would develop one-acre of agricultural lands. The proposal is as small as the ordinance permits for lands on private on-site waste treatment systems, and is also clustered near Dumke Road.*

Goal 2: Maintain, preserve, and enhance Columbia County's natural resources, scenic views, and unique natural features.

- Objective 15: Protect the integrity of the designated State Natural Areas in the County. *The amendment area is not designated as a State Natural Area.*

Element # 6 – Economic Development

Economic Development Vision

- Economic prosperity through properly located commerce, industry, agriculture, and tourism economic activity areas while mitigating the impacts of incompatible land uses and the degradation of residential areas and the natural environment.

Goal 1: An improved and diversified economy.

- Objective 1: Assist existing businesses and industry to improve their efficiency and ability to stay competitive. *The proposed Plan Amendment will allow for the development of a new municipal building.*
- Objective 3: Encourage new business formation. *The proposed Plan Amendment will allow the Town to meet the need for a new, accessible town hall to serve their constituents.*

Element # 8 - Land Use

Land Use Vision

- Well-balanced and orderly development in both urban and rural areas of the County that minimizes potential conflicts between residential, commercial, industrial, and agricultural land uses and finds balance among economic development, the preservation of agriculture, the protection of natural and cultural resources, and the recognition of private property rights.

Goal 2: Provide tools for managing and coordinating development consistent with the goals and objectives of the Comprehensive Plan while ensuring a balance between private property rights and the best interests of the community as a whole.

Objective 7: New development should be consistent with town, village, and city plans, where applicable. *The Town of Fort Winnebago has received notice of the Plan Amendment and Rezoning.*

Town Board Action:

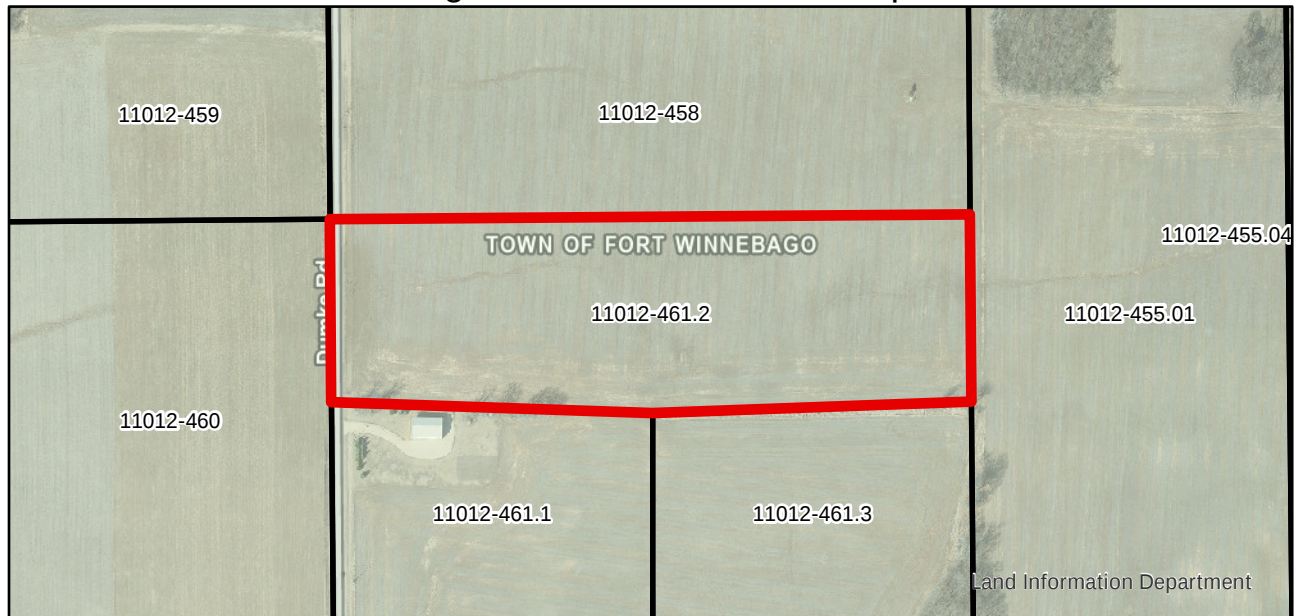
The Town of Fort Winnebago has received notice of the amendment. The Town Board has reviewed and recommended approval of the rezoning request on July 6, 2026.

Recommendation:

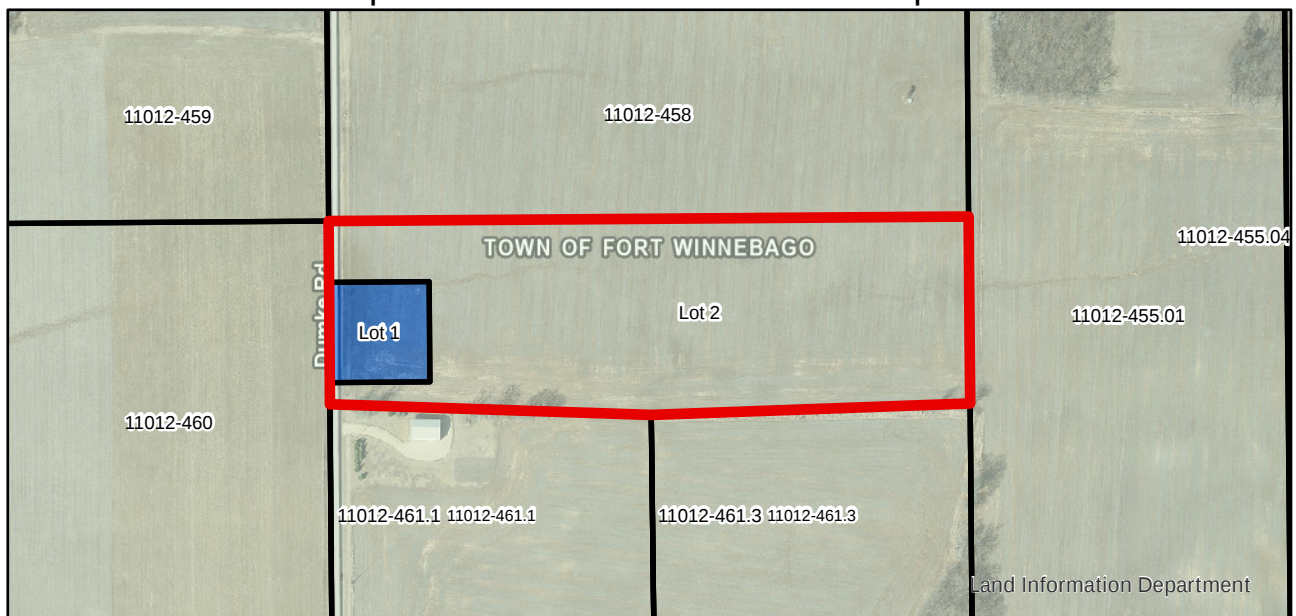
Staff recommends approval of the amendments to Columbia County Comprehensive Plan 2046 as follows: to amend 1 acre, more or less, of the Future Land Use map from Agricultural or Open Space to Institutional/Public and to amend the same area on the Farmland Preservation Plan Map from Farmland Preservation Area to Developed/Infill Area, all effective upon approval of the rezoning and recording of the Certified Survey Map.

Plan Amendment: Krueger/Town of Fort Winnebago

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Krueger, Raymond F; Krueger, Rebecca E;
Town of Fort Winnebago

Description of Property: SE-NW, Section 23, T13N, R9E
Town of Fort Winnebago, Parcel: 461.2

Site Addresses: Dumke Road

Hearing Date: September 1, 2026

Reason for Proposed Amendment:

The property owner is proposing to sell 1 acre to the Town of Fort Winnebago in order to construct a new Town Hall.

Future Land Use

-  Agricultural or Open Space
-  City/Village
-  Commercial
-  Industrial
-  Institutional/Public
-  Multiple-Family Residential
-  Recreational
-  Single-Family Residential
-  Transportation
-  Proposed Plan Amendment Area

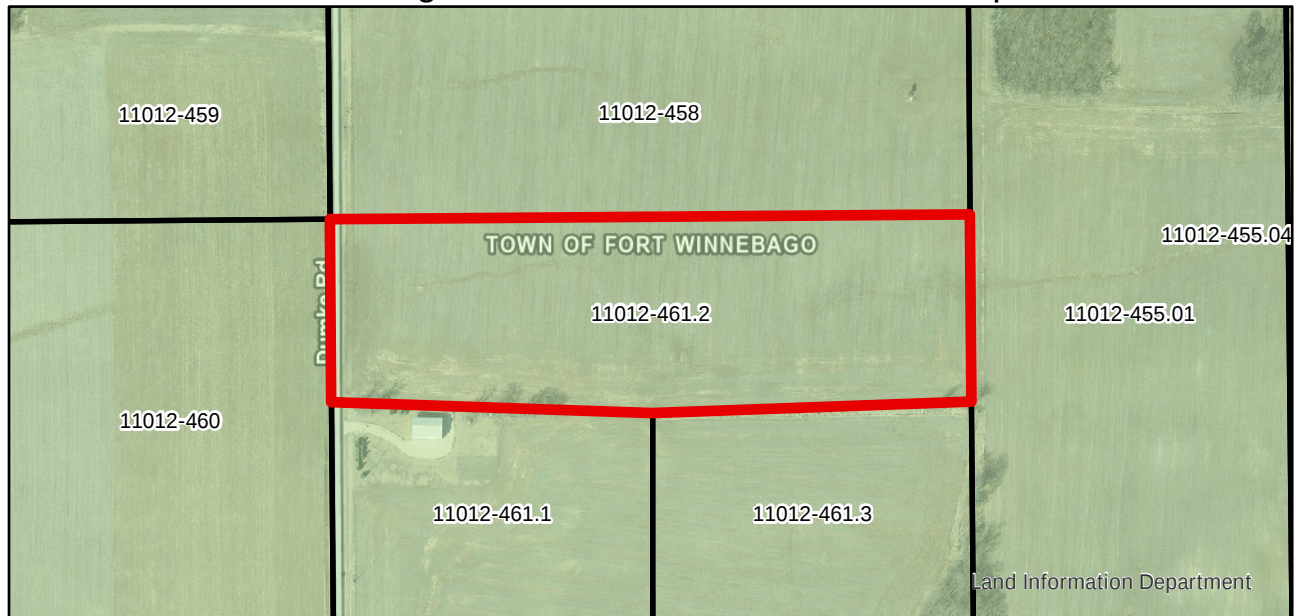
DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible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

0 50 100 200 300 400 Feet

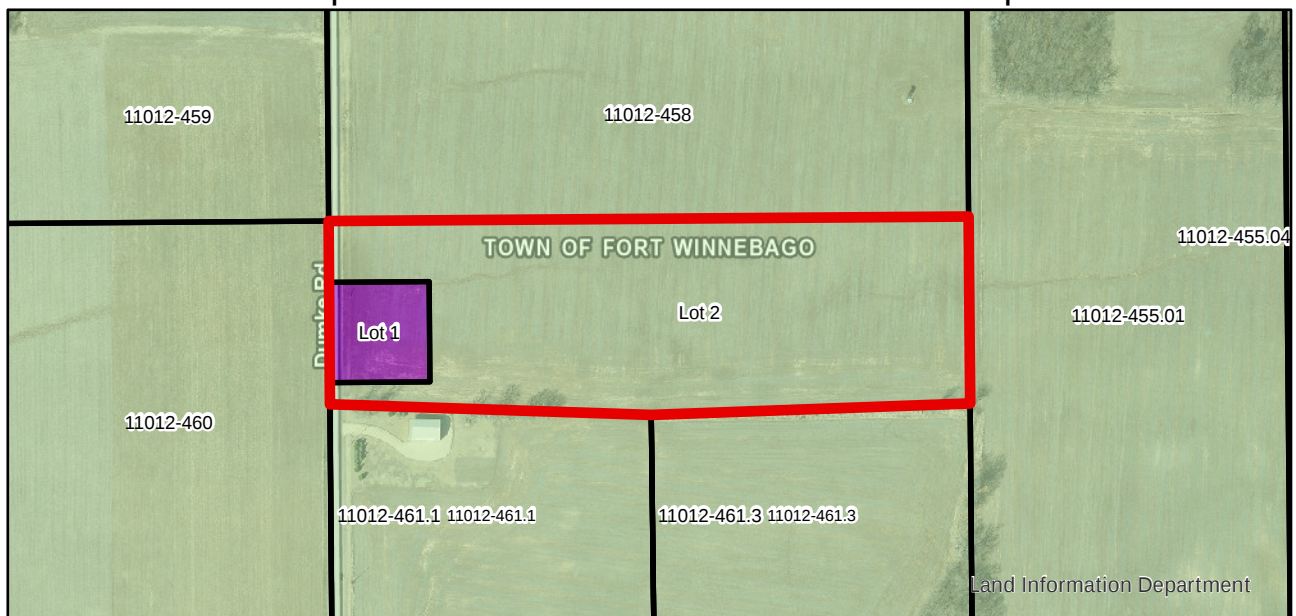


Plan Amendment: Krueger/Town of Fort Winnebago

Existing Farmland Preservation Map:



Proposed Farmland Preservation Map:



Petitioners/Owners: Krueger, Raymond F; Krueger, Rebecca E;
Town of Fort Winnebago

Description of Property: SE-NW, Section 23, T13N, R9E
Town of Fort Winnebago, Parcel: 461.2

Site Addresses: Dumke Road

Hearing Date: September 1, 2026

Reason for Proposed Amendment:

The property owner is proposing to sell 1 acre to the Town of Fort Winnebago in order to construct a new Town Hall.

Farmland Preservation

-  FP Farmland Preservation
-  DI Developed/Infill
-  UT Urban Transition
-  MUNI City or Village
-  Proposed Plan Amendment Area

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.

0 50 100 200 300 400 Feet

