



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 • September 1, 2026

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	C-1 Light Commercial
<u>Property Owner(s):</u>	Krueger, Raymond F; Krueger, Rebecca E
<u>Petitioner(s):</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

The Town of Fort Winnebago, applicant, and Raymond F and Rebecca E Krueger, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to C-1 Light Commercial. Parcel 461.2 is 12 acres in size and is currently under cultivation. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. 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	Zoning
North	Agriculture and Woodland	A-1 Agriculture
East	Agriculture and Woodland	A-1 Agriculture
South	Agriculture and Single-Family Residence	A-1 Agriculture
West	Agriculture and Single-Family Residence	A-1 Agriculture

Analysis:

The owner and applicant are proposing to create a 1-acre lot on the property. This parcel will be rezoned to the C-1 district and sold to the Town of Fort Winnebago. The Town is proposing to develop a new town hall on this 1-acre site. A town hall is a permitted use within the C-1 Light Commercial zoning district. The parcel is currently planned for Agricultural or Open Space on the Future Land Use map. The Town and owner are also requesting a Plan Amendment to the Institutional land use, which includes lands that have facilities or institutions that are open to the public in some capacity and generally consist of government facilities and other institutions. This proposal will require a Certified Survey Map (CSM).

If approved, this rezoning will allow for a new town hall to be constructed on site. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if amended.

Town Board Action:

The Fort Winnebago Town Board met on July 6, 2026 and recommended approval of the rezoning.

Documents:

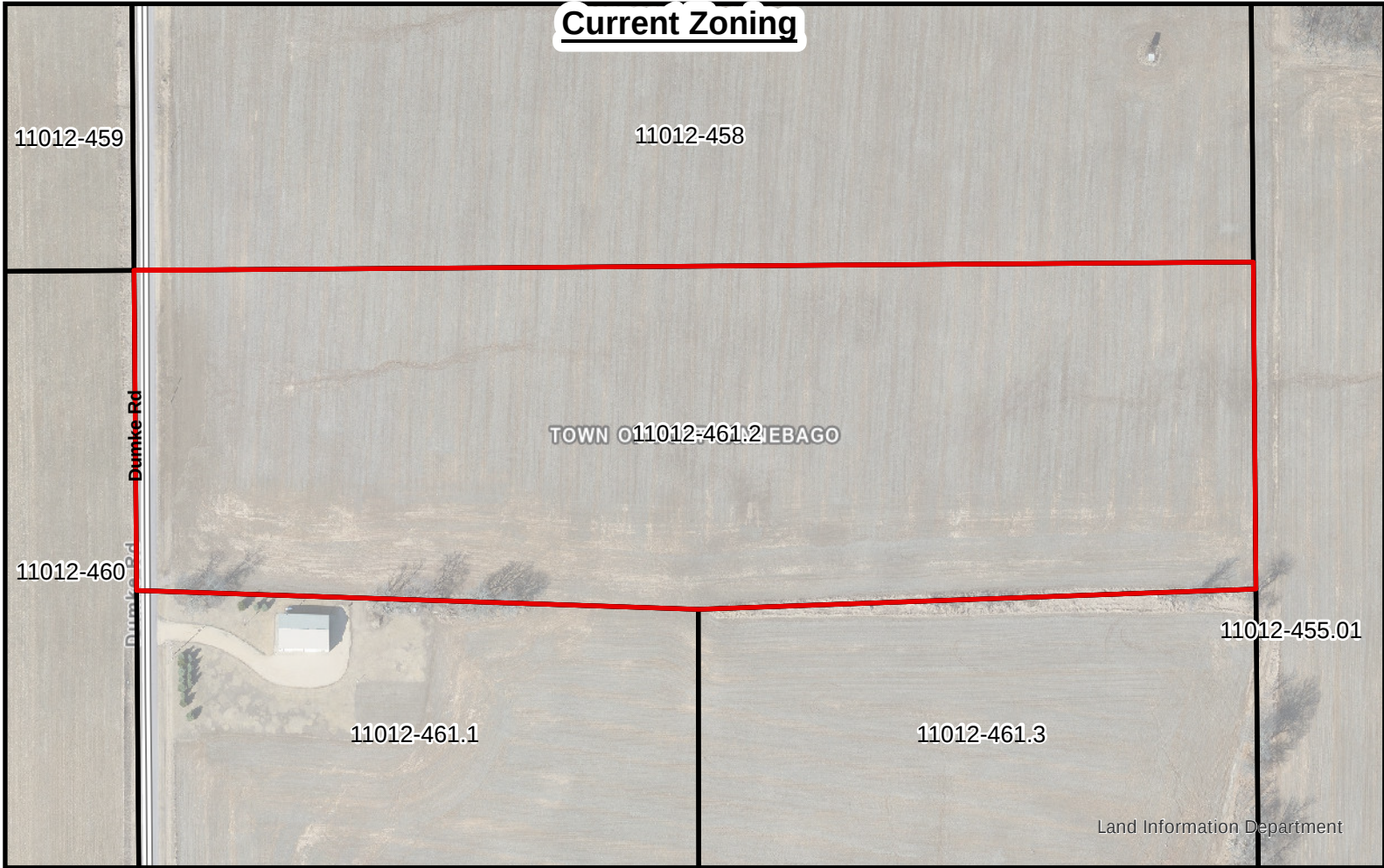
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Town Board Minutes

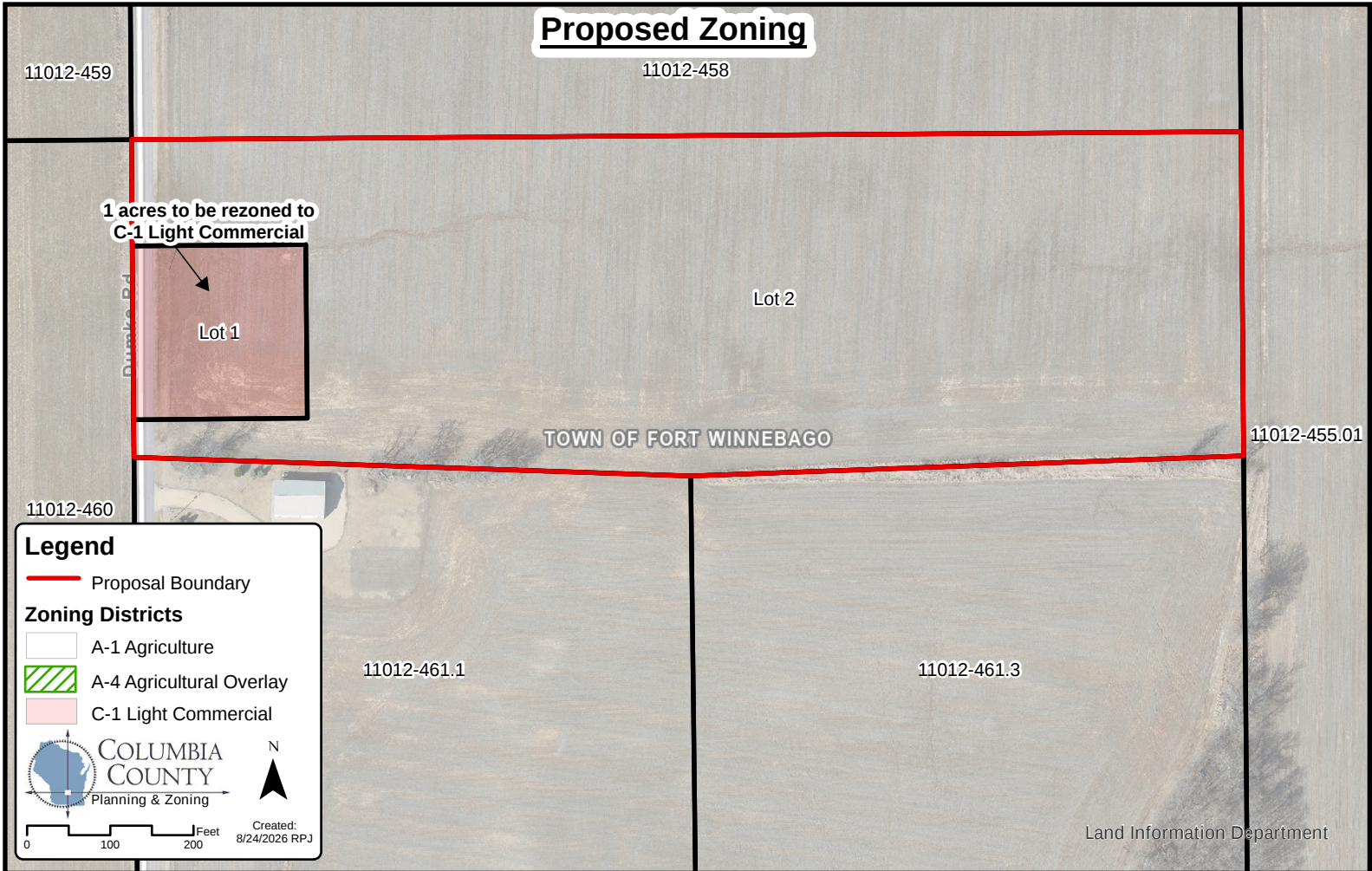
Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 1 acre, more or less, from A-1 Agriculture to C-1 Light Commercial, effective upon recording of the Certified Survey Map.

Current Zoning

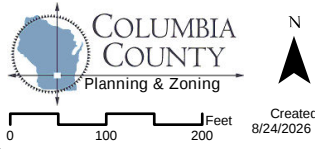


Proposed Zoning



Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-4 Agricultural Overlay
- C-1 Light Commercial



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.