



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 3: Rezoning

Planning & Zoning Committee • September 1, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Schwenke, Nancy

Petitioner(s): Schwenke, Nancy; Kamrath, Tyler

Property Location: Located in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 17, Town 13 North, Range 9 East

Town: Fort Winnebago

Parcel(s) Affected: 336.1

Site Address: N9165 Currie Road

Background

Nancy Schwenke, 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 to A-4 Agricultural Overlay. Parcel 336.1 is 35 acres in size. The land is primarily a mixture of woodland and cropland. The property fronts on both Carroll Road and Currie Road and there is an existing driveway off of Currie Road that serves the residence on the property. The parcel is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. The septic system serving the residence was installed in 2004 and is current on maintenance requirements. There are approximately 9.25 acres of prime farmland in the northwest corner of the property. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence, Woodland, and Agriculture	A-1 Agriculture
East	Single-Family Residence, Woodland, and Agriculture	A-1 Agriculture
South	Woodland and Single-Family Residence	A-1 Agriculture
West	Agriculture and Woodland	A-1 Agriculture

Analysis:

The property owner and applicant are proposing to create a 1.35-acre lot around the existing home and driveway. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for the future sale of the home. To maintain a density of one home per 35 acres for the existing home, the remaining 33.65 acres of parcel 336.1 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay.

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 an existing home to be located on a smaller 1.35-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 33.65 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on June 1, 2026, and recommended approval of the rezoning.

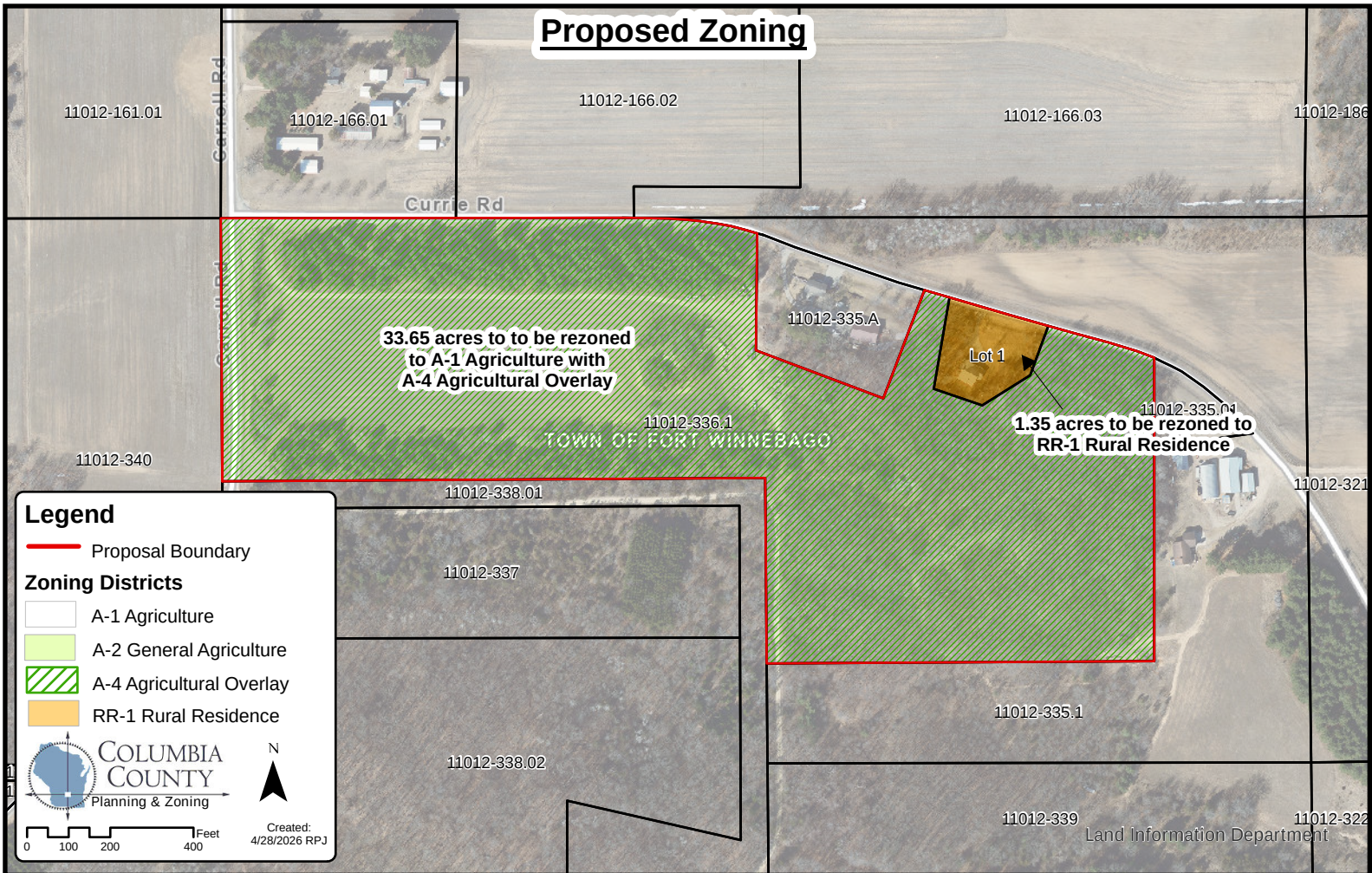
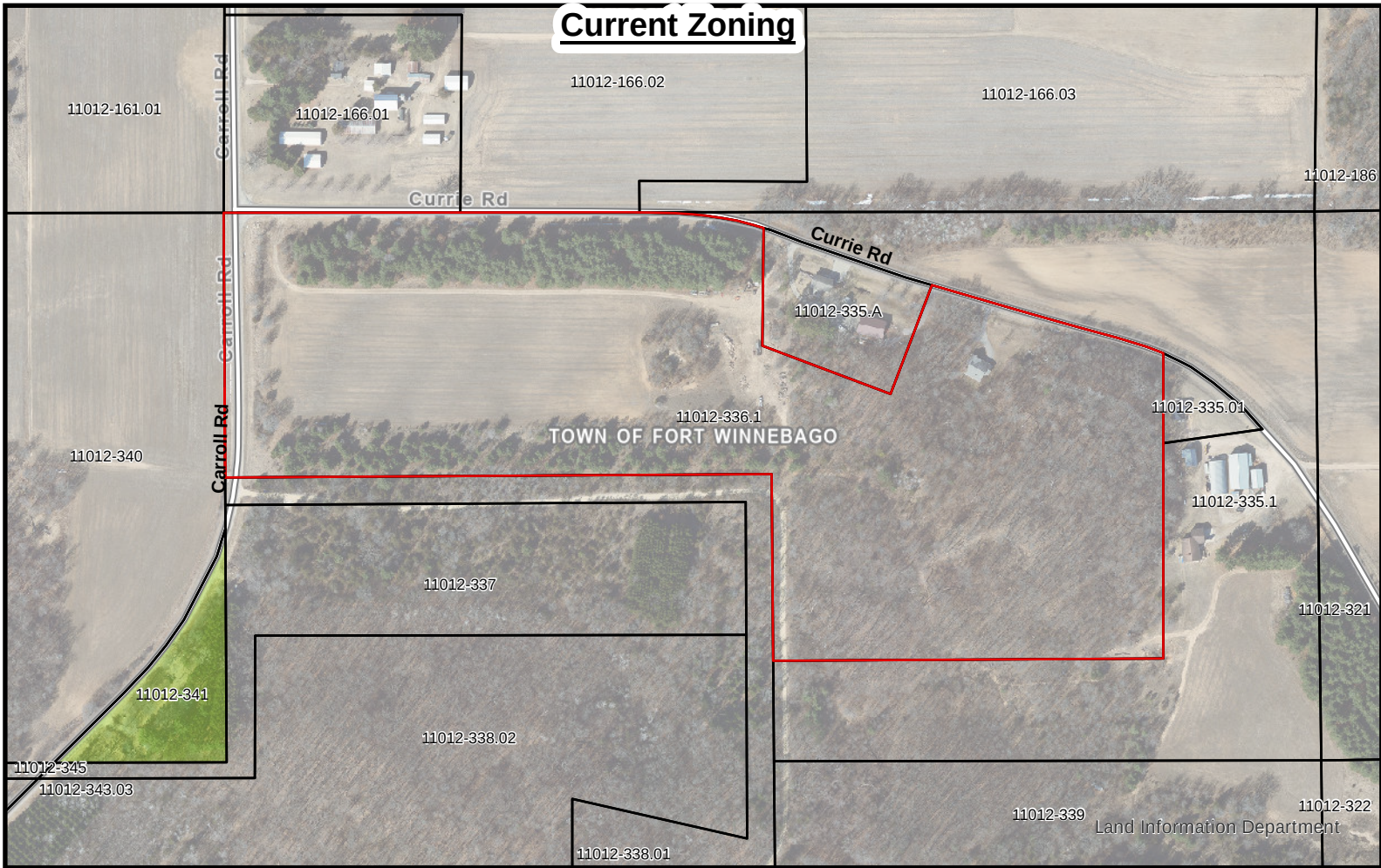
Documents:

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

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

Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 1.35 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 33.65 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,



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