



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Access Variance: Pennington/Adams

Planning & Zoning Committee • April 1, 2025

Property Owner(s):

Adams, Stephanie; Pennington, Jenelle

Property Location:

Located in the Northeast Quarter of the Southeast Quarter of Section 11 and the Northwest Quarter of the Southwest Quarter of Section 12, all in Town 13 North, Range 10 East

Town:

Marcellon

Parcel(s) Affected:

197, 203.A, 204.01, 218

Site Address:

N9391 Kiefer Road; N9399 Kiefer Road

Background:

Stephanie Adams and Jenelle Pennington, owners, request the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 197 is 20 acres in size, parcel 204.01 is 77 acres, parcel 203.A is 3 acres in size, and parcel 218 is 20 acres in size, for a total of 120 acres. The owners are proposing to enlarge an agricultural lot around a pre-existing home and accessory structures, as well as create a new RR-1 lot to west of the existing home. The proposed RR-1 lot will meet road frontage requirements and will be a flag lot. A third lot will be created from the remaining land. This lot will remain zoned A-1 Agriculture and will remain farmed. Due to the limited road frontage along Kiefer Road, and the placement of the existing and proposed structures, this lot will not have road frontage, and an access variance is being requested. Subsection 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance requires every lot or parcel to abut a public road; however, it also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, “when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land.” The property owner believes that a limitation is present due to the location of the existing structures, and the limited frontage along Kiefer Road to allow all three lots to have the appropriate frontage. Access will be provided through the existing 40-foot-wide easement that runs along the south property line of Lot 3 and is noted in Document No. 980432. This easement runs along an existing asphalt drive that is used to access the neighboring farmland and non-metallic mine to the west.

Town Board Action:

The Marcellon Town Board recommended approval of the access variance request with the associated rezoning request on February 9, 2025.

Recommendation:

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lot 3 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, “A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on April 1, 2025, to waive road frontage requirements for Lot 3 with access being provided by other instrument.” The access variance shall become effective upon recording of the Certified Survey Map.