



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 4: Rezoning

Planning & Zoning Committee • April 1, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence & A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Adams, Stephanie; Pennington, Jenelle
<u>Petitioner(s):</u>	Adams, Stephanie; Pennington, Jenelle
<u>Property Location:</u>	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
<u>Town:</u>	Marcellon
<u>Parcel(s) Affected:</u>	197, 203.A, 204.01, 218
<u>Site Address:</u>	N9391 Kiefer Road; N9399 Kiefer Road

Background:

Stephanie Adams and Jenelle Pennington, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. 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 septic system on the property is current on maintenance requirements. 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 on the property. There are approximately 38 acres of prime farmland on the property. All existing structures as well as the proposed home site are located outside of said prime farmland. 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 Single-Family Residence	A-1 Agriculture
East	Agriculture, Woodland, and Wetland	A-1 Agriculture
South	Agriculture and Woodland	A-1 Agriculture
West	Woodland and Non-metallic Mine	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay

Proposal:

The property owner is proposing to add 5.67 acres around the existing residence at N9399 Kiefer Road from parcels 204.01 and 218 to create an 8.67-acre lot. This lot will remain zoned A-1 Agriculture. A second 3-acre flag lot will be created to the west of the 8.67-acre lot and will be rezoned to the RR-1 Rural Residence district. The lot is proposed to be a flag lot to meet minimum road frontage requirements within the Columbia County Subdivision Ordinance and will have 33 feet of road frontage along Kiefer Road. 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. Access will be provided through the existing 40-

foot-wide easement that runs along the south property line of Lot 3. This easement runs along an existing asphalt drive that is used to access the neighboring farmland and non-metallic mine to the west. To maintain a density of one home per 35 acres for the new residential site, the western 32 acres of parcels 197 and 204.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. No restriction will be required for the 8.67-acre lot, as the existing density of one home on 3 acres will be increased to one home on 8.67 acres. The separation of a pre-existing residence is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for an existing residence to be located on a larger lot and allow for the construction of a new home on a 3-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 32 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Marcellon Town Board met February 9, 2025 and recommended approval of the rezoning.

Documents:

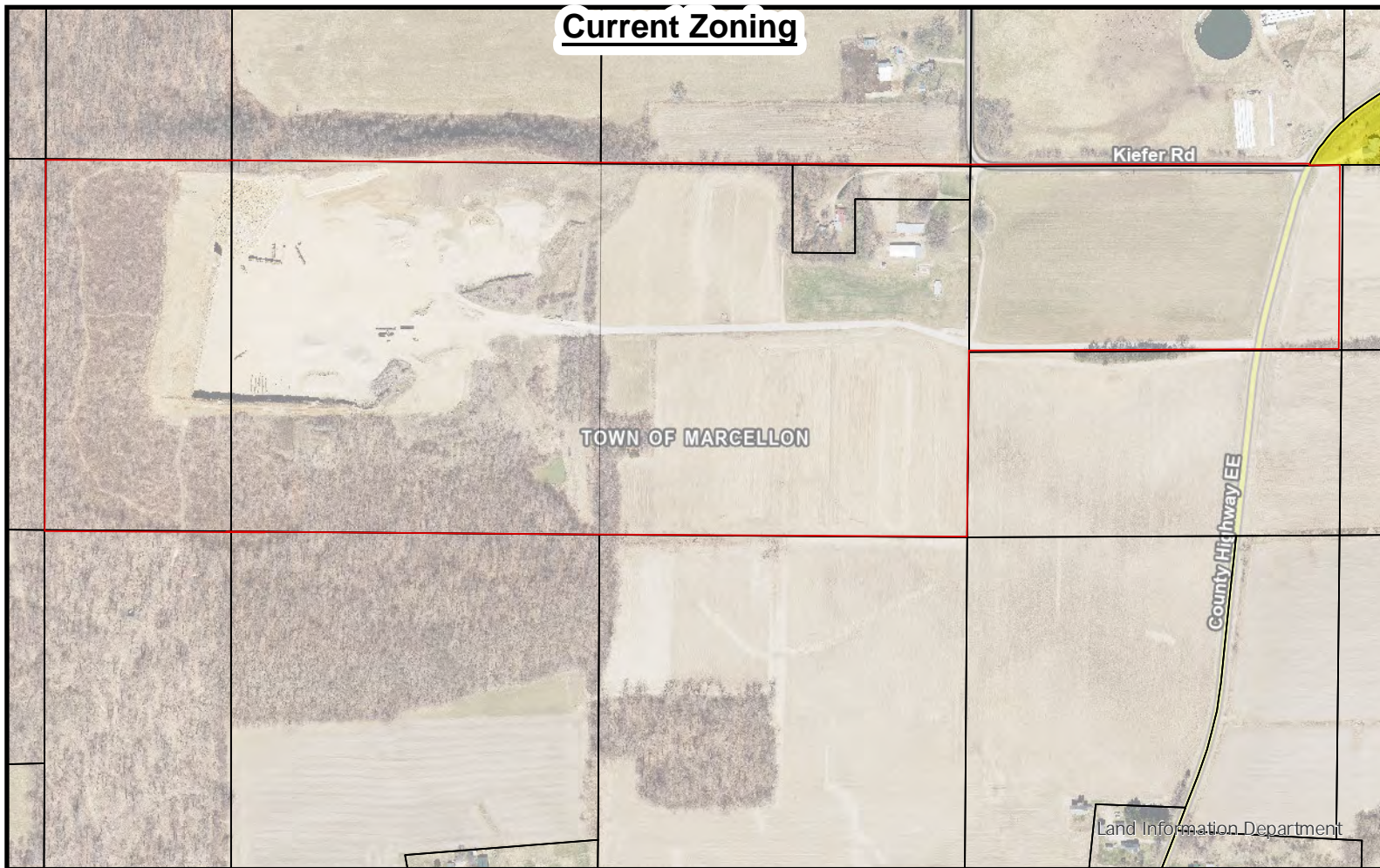
The following documents are on file with the Planning and Zoning Department:

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

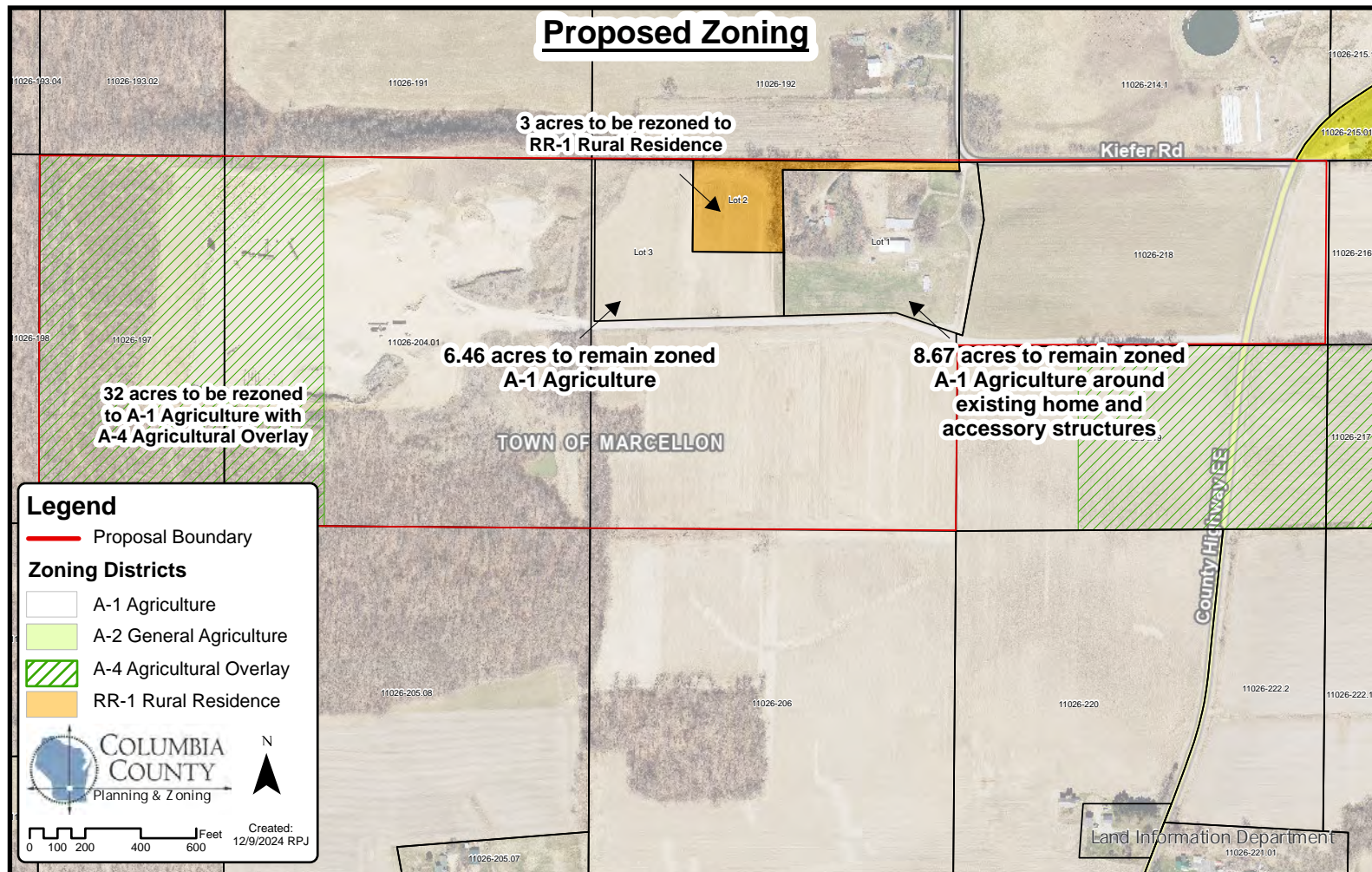
Recommendation:

Staff recommends approval of the rezoning of 3.0 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.0 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



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