



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 7: Rezoning

Planning & Zoning Committee • April 1, 2025

Current Zoning District(s): AO-1 Agriculture and Open Space

Proposed Zoning District(s): AO-1 Agriculture and Open Space and A-4 Agricultural Overlay

Property Owner(s): Bauer, Kim R; Bauer, Pamela L

Petitioner(s): Bauer, Kim R; Bauer, Pamela L

Property Location: Located in the Northeast Quarter of the Northwest Quarter of Section 27
Town 12 North, Range 10 East

Town: Wyocena

Parcel(s) Affected: 644.01

Site Address: N5618 Old Highway 16

Background:

Kim R and Pamela L Bauer, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from AO-1 Agriculture and Open Space to AO-1 Agriculture with A-4 Agricultural Overlay. Parcel 644.01 is approximately 27.32 acres in size and is planned for Industrial land use on the Future Land Use map. The land is already developed with a residence and several agricultural structures on-site. Most of property is under cultivation. The property has frontage on Old Highway 16. There are no wetlands or floodplain present. The septic system was installed in 1985 and is current on maintenance requirements. Slopes greater than 20% are located within the wooded area along the southern property line. 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 and Woodland | A-1 Agriculture |
| South | Woodland and Single-Family Residence | A-1 Agriculture and AO-1 Agriculture and Open Space |
| West | Agriculture | A-1 Agriculture and AO-1 Agriculture and Open Space |

Proposal:

The property owners are proposing to split the existing residence onto a smaller 3.58-acre lot. The owners already split the previous parcel, 644, along Old Highway 16 in October 2024. To maintain a density of one home per 35 acres in the AO-1 Agriculture and Open Space district, 10.42 acres to the south and west of Old Highway 16 were restricted from further residential development by rezoning to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay at that time. This recent rezone left the house on the current 27.32-acre lot. Now, the owner will restrict an additional 21 acres of parcel 644.01 to maintain the minimum density requirement. The additional 21 acres, combined with the existing 10.42 restricted acreage and the proposed 3.58-acre lot, equate to the minimum required density of 35 acres. A Certified Survey Map will accompany this request. The separation of a

pre-existing residence in the AO-1 Agriculture and Open Space zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for separation of an existing single-family residence onto a 3.58-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 21 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Wyocena Town Board met February 25, 2025 and recommended approval of the rezoning.

Documents:

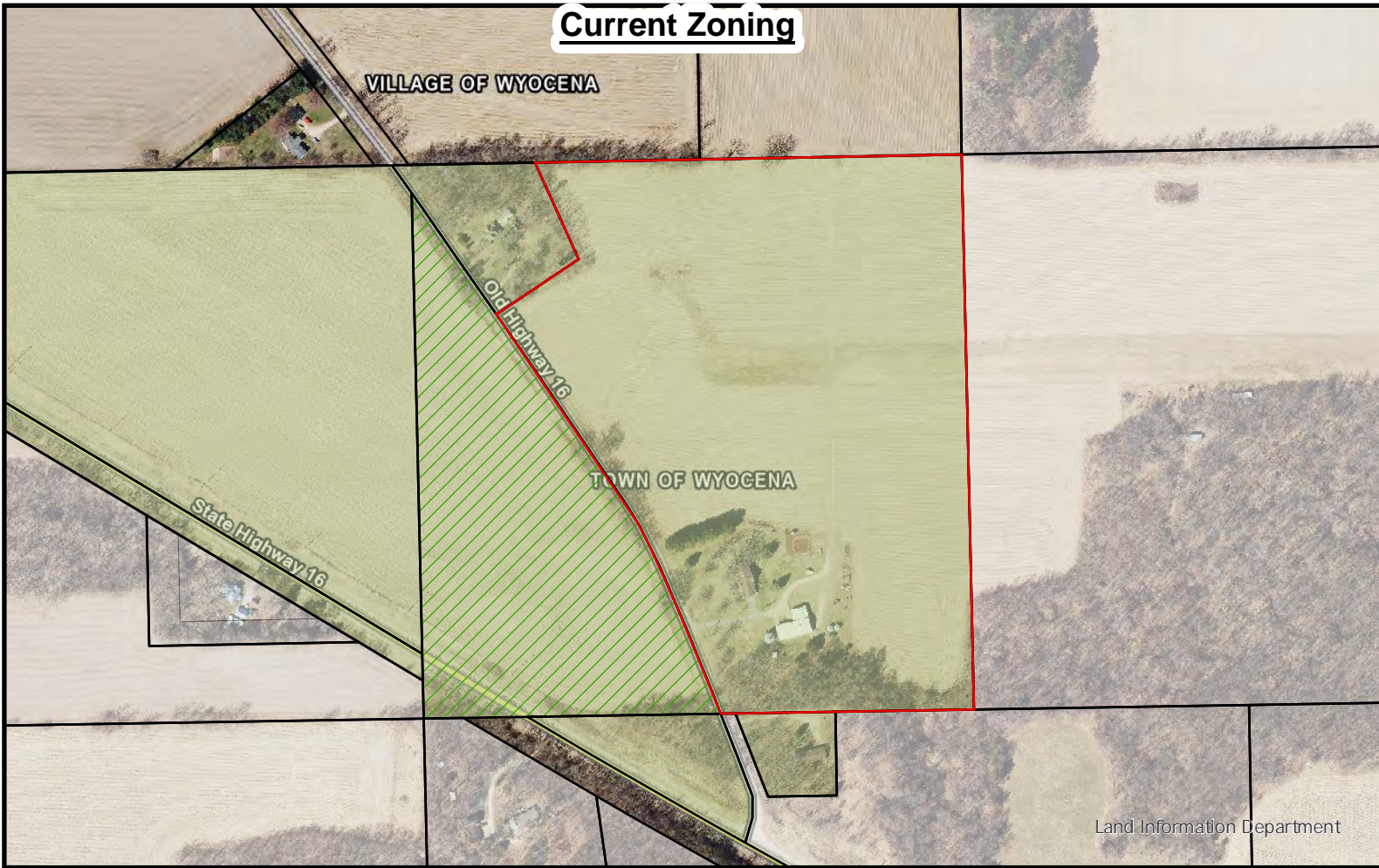
The following documents are on file with the Planning and Zoning Department:

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

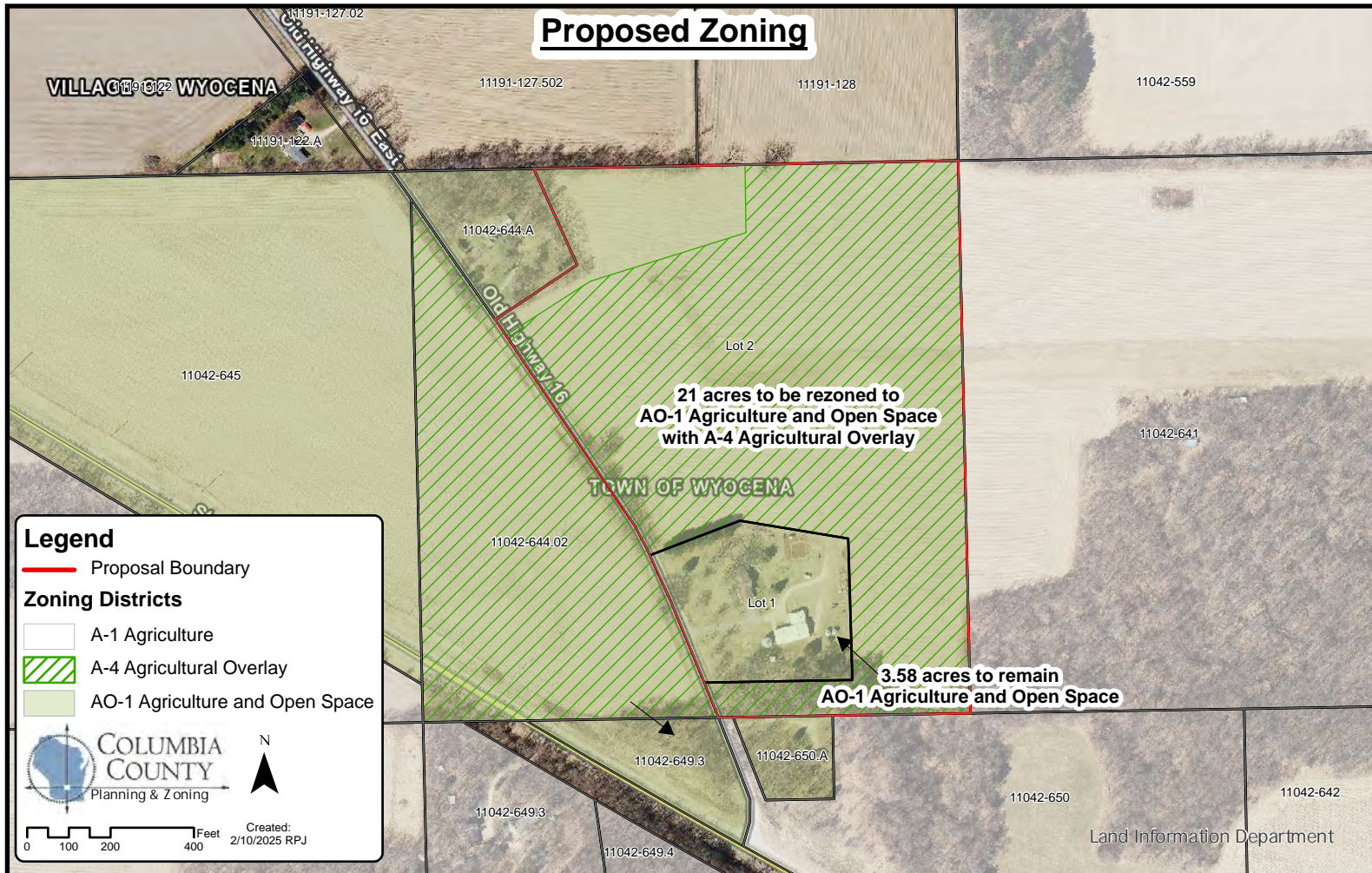
Recommendation:

Staff recommends approval of the rezoning of 21.00 acres, more or less, from AO-1 Agriculture and Open Space to AO-1 Agriculture and Open Space with A-4 Agricultural Overlay effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



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