



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Access Variance: Bachmann

Planning & Zoning Committee • December 2, 2025

Property Owner(s):

Bachmann, Frederick N; Bachmann, Kiya J

Property Location:

Located in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 12, Town 10 North, Range 8 East

Town:

Lodi

Parcel(s) Affected:

364.02

Site Address:

Thunder Hills Road

Background:

Frederick N and Kiya J Bachmann, 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 364.02 is 35.04 acres in size and is primarily wooded. The land is zoned A-1 Agriculture and is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. The property does not front on a public road but is accessed via easement from Thunder Hills Road. There are no wetlands or floodplain on the property. The property owner is proposing to create a 5-acre lot on the property. This new lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home. Because the existing parcel does not front on a public road, the new RR-1 lot will be accessed via the existing easement from Thunder Hills Road. Additionally, the existing driveway easement route is greater than 1,000 feet from Thunder Hills Road, so the owners are requesting both a waiver of access and a driveway length exception with this proposal. The easement already serves three other home sites, two in the Town of Arlington, and one in the Town of Lodi. This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section 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.” Because the existing lot does not front on a public road, the proposed RR-1 lot cannot meet road frontage requirements. The owners believe a unique limitation is present due to the existing lack of frontage. The land will be accessed via easement, as shown on the preliminary Certified Survey Map. If this request is approved, a fourth home will be served by the existing driveway easement.

Town Board Action:

The Lodi Town Board met on October 14, 2025, and recommended approval of the request.

Recommendation:

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lots 1 and 2 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 December 2, 2025, to waive road frontage requirements for Lots 1 and 2 with access being provided via other instrument.” The access variance shall become effective upon recording of the Certified Survey Map.