



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Access Variance: Cable

Planning & Zoning Committee • February 4, 2025

Property Owner(s):

Cable, Logan N; Cable, Mariah L

Property Location:

Located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 28, Town 12 North, Range 10 East

Town:

Wyocena

Parcel(s) Affected:

664.01

Site Address:

State Highway 22

Background:

Logan N and Mariah L Cable, owners, requests 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 664.01 is 50.75 acres in size. The property is a mixture of woodland and cropland. It does not front on a public road and is instead accessed via an existing easement in the southwest corner of the property. There is an existing driveway running along the north property line that is shared by utilities on parcels 113.13 and 113.09. The owners are proposing to create a new RR-1 lot in the northeast corner of the property. Because the existing parcel does not have road frontage, the owners are proposing to draft a new easement along the existing utility access road that can also be used by the new home. The owners are also requesting a driveway exception with this request to place the home along a driveway that is 1,875 feet long. 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 utilities. The closest utility runs closer to the west property line versus Highway 22. The owner also requests seclusion as they wish to create a hobby farm. It should be noted that residential access from Highway 22 will need to be approved by the Department of Transportation, and a new easement will need to be recorded that permits access from the existing utility road. This separate recordable ingress/egress agreement must be recorded concurrently with the CSM.

Town Board Action:

The Wyocena Town Board recommended approval of the access variance request with the associated rezoning request on December 19, 2024.

Recommendation:

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lot 1 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 February 4, 2025, to waive road frontage requirements for Lot with access being provided by other instrument.” The access variance shall become effective upon DOT review, easement execution, and recording of the Certified Survey Map.