



## **Public Hearing Item 1: Rezoning**

Planning & Zoning Committee • February 4, 2025

- Current Zoning District(s):** A-1 Agriculture
- Proposed Zoning District(s):** RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
- Property Owner(s):** Cable, Logan N; Cable, Mariah L
- Petitioner(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, 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 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 property is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on site. Prime farmland is located in the center of the lot, and highly erodible/potentially highly erodible lands are located to the north and south of the prime farmland. Steep slopes are present on the very southern end of the property. Land use and zoning of adjacent properties are shown in the table below.

### **Adjacent Land Uses and Zoning**

<b>Direction</b>	<b>General Land Use</b>	<b>Zoning</b>
<b>North</b>	Woodland and Utility	Village of Wyocena
<b>East</b>	Woodland and Agriculture	A-1 Agriculture
<b>South</b>	Woodland and Single-Family Residence	A-1 Agriculture
<b>West</b>	Single-Family Residence	A-2 General Agriculture, RR-1 Rural Residence, and R-1 Single-Family Residence

### **Proposal:**

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 Wisconsin Power and Light easement to the north. The property is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on site. Prime farmland is located in the center of the lot, and highly erodible/potentially highly erodible lands are located to the north and south of the prime farmland. Steep slopes are present on the very southern end of the property. To maintain a density of one home per 35 acres for the new residential site, the northern 30 acres of the parcel will be restricted from further residential

development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4). The applicants are also requesting an access variance and driveway length exception, as to be reviewed during the business portion of the meeting.

If approved, this rezoning will allow for the construction of a new single-family residence on a 5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 acres. This request will follow both the Columbia County Zoning Code and the Comprehensive Plan if all requests are approved.

**Town Board Action:**

The Wyocena Town Board met December 19, 2024 and recommended approval of the rezoning.

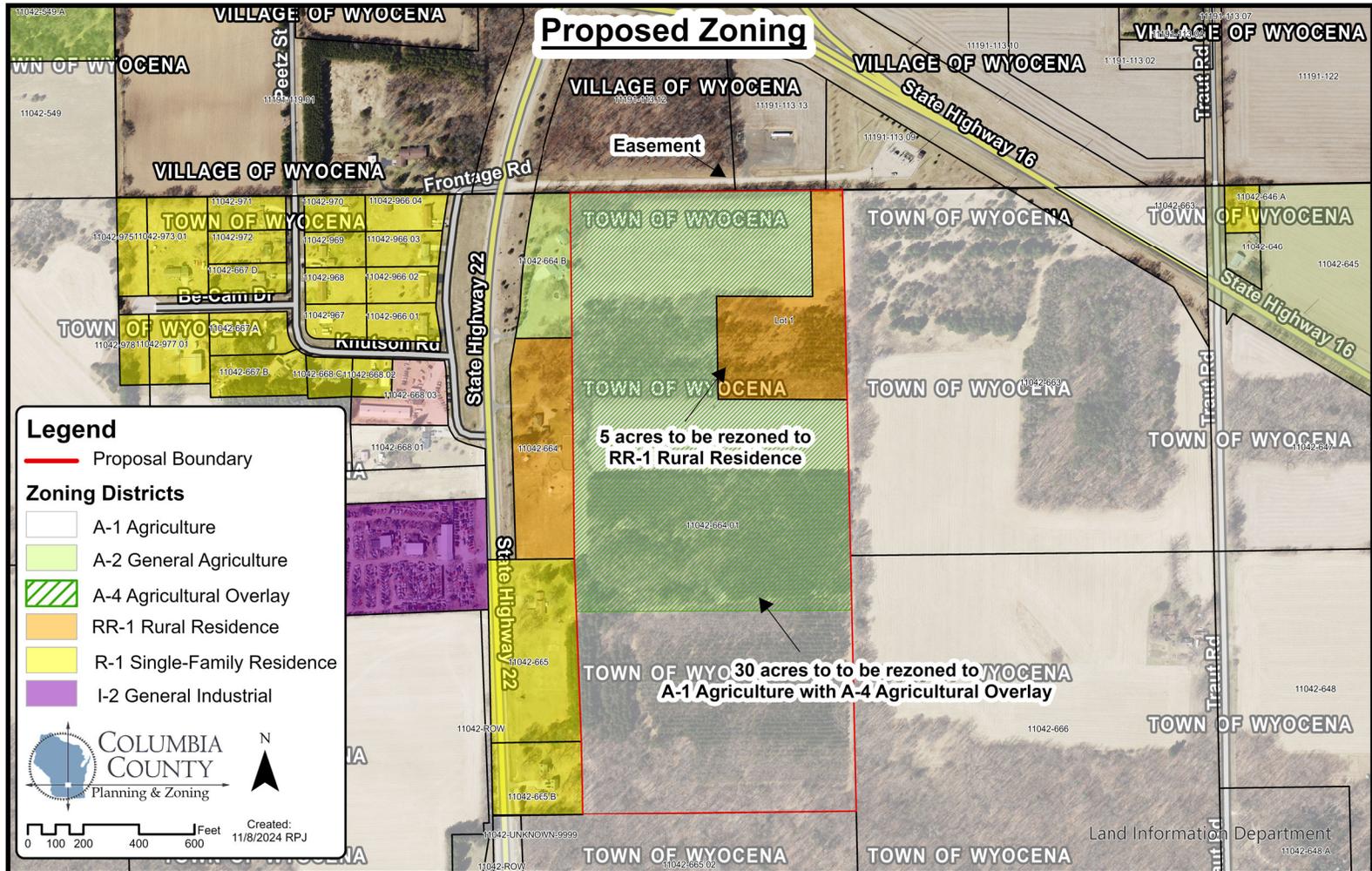
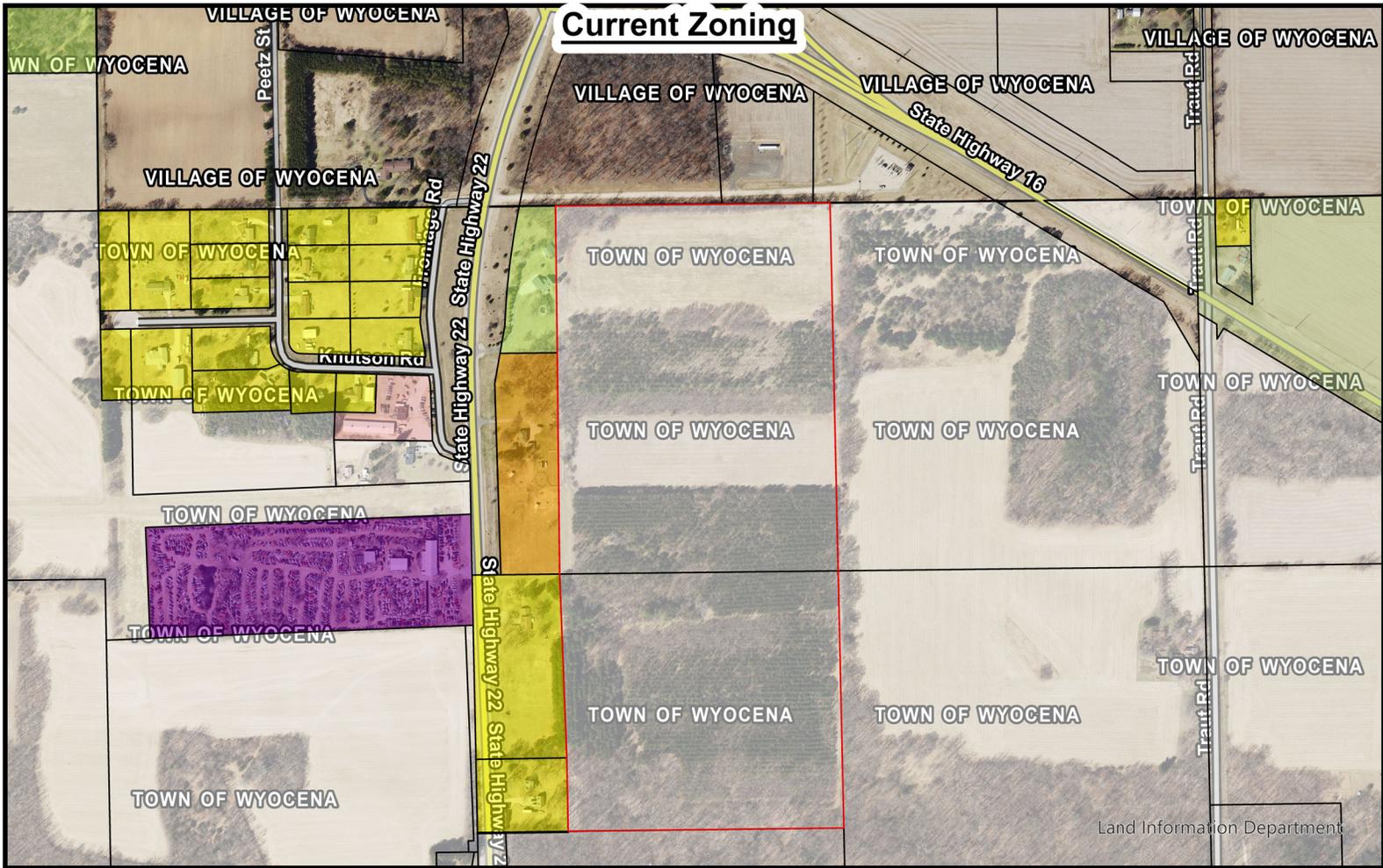
**Documents:**

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 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.



**Legend**

- Proposal Boundary

**Zoning Districts**

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence
- R-1 Single-Family Residence
- I-2 General Industrial

**COLUMBIA COUNTY**  
Planning & Zoning

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