



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 3: Rezoning

Planning & Zoning Committee • January 7, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Jensen, Ryan L; Jensen, Amanda L
<u>Petitioner(s):</u>	Jensen, Ryan L; Jensen, Amanda L
<u>Property Location:</u>	Located in the Northeast Quarter of the Northwest Quarter of Section 32, Town 10 North, Range 7 East
<u>Town:</u>	West Point
<u>Parcel(s) Affected:</u>	438
<u>Site Address:</u>	W13959 State Highway 60

Background:

Ryan L and Amanda L Jensen, 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 438 is listed as 37.48 acres; however, per the legal descriptions received from the surveyor, it appears the parcel is closer to 36.97 acres in size. The land is currently vacant. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence and Agriculture	A-1 Agriculture
East	Agriculture	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Proposal:

The property owners are proposing to create a 5-acre lot that will be rezoned to RR-1 Rural Residence to allow for the construction of a new single-family home. The proposed 5-acre lot fronts on State Highway 60. A driveway permit and Emergency Response Number have already been obtained for the new home. To maintain a density of one home per 35 acres for the new residence, the remaining 31.97 acres of parcel 438 will be restricted with the A-4 Agricultural Overlay district. A Certified Survey Map will be completed as part of this request. This proposal is in accordance with Section 12.125.05(1-4).

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 31.97 acres. This request appears to follow both the Columbia County Zoning Code and the Comprehensive Plan.

Town Board Action:

The West Point Town Board met November 14, 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 31.97 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.

