



# COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street  
Portage, WI 53901

## **Access Variance: Clemens**

Planning & Zoning Committee • July 1, 2025

### **Property Owner(s):**

Clemens, Brandon; Clemens, Monica

### **Property Location:**

Located in the Southeast Quarter of the Northeast Quarter of Section 34  
Town 11 North, Range 8 East

### **Town:**

Dekorra

### **Parcel(s) Affected:**

960

### **Site Address:**

W10588 County Highway V

### **Background:**

Brandon and Monica Clemens, 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 960 is 2.13 acres in size, is listed as Lot 1 of Certified Survey Map No. 887, and is zoned R-1 Single-Family Residence. The property fronts on County Highway V. There were previously three residential structures on site. As a singular lot, two of these habitable structures were considered to be nonconforming uses. The property owner is proposing to divide the land into two one-acre lots to allow for two legal dwellings on site. The primary home that the owner intends to keep is on Lot 1 (totaling 1.0 acre) is approximately 33 feet from the east property line, and 10 feet from the west property line. Due to the layout of the primary home near County Highway V, a flag lot meeting the minimum required frontage of 33 feet cannot be created while also meeting the minimum required side yard setback of 10 feet to the east property line. There is an existing driveway on the west side of the property that it utilized by two neighboring homes, and the owner intends to use this for access to Lot 2 (totaling 1.13 acre). This lot 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.” The owner believes that the layout of the existing home, along with limited frontage on County Highway V and the presence of the existing driveway serving parcels 960.1 and 966 meet the unique property limitation requirements as noted above. Access will be provided through the existing driveway on the west side of the property. A separate recordable document outlining the access easement will be required with the recording of the Certified Survey Map.

### **Town Board Action:**

The Dekorra Town Board recommended approval of the access variance request with the associated rezoning request on May 22, 2025.

### **Recommendation:**

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