



# COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street  
Portage, WI 53901

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

Planning & Zoning Committee • July 1, 2025

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<b><u>Property Owner(s):</u></b>	Wipperfurth, Ray M
<b><u>Petitioner(s):</u></b>	Wipperfurth, Ray M
<b><u>Property Location:</u></b>	Located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 10, Town 11 North, Range 9 East
<b><u>Town:</u></b>	Dekorra
<b><u>Parcel(s) Affected:</u></b>	158
<b><u>Site Address:</u></b>	Oshaukuta Road/Hutchinson Road

Ray M Wipperfurth, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 158 is 88.02 acres in size and fronts on both Oshaukuta and Hutchinson Roads. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Rocky Run flows through the northern side of the property, and it is a mixture of cropland and woodland. Wetlands and floodplain are located on the northern side of the property, along Rocky Run. There are approximately 16.25 acres of prime farmland throughout the property. Land use and zoning of adjacent properties are shown in the table below.

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

Direction	General Land Use	Zoning
North	Woodland, Wetland, Single-Family Residence	A-1 Agriculture, I-2 General Industrial, A-1 Agriculture with A-4 Agricultural Overlay
East	Wetland, Open Space, Single-Family Residence	A-1 Agriculture
South	Woodland, Wetland, Single-Family Residence	A-1 Agriculture
West	Railroad, Wetland, Single-Family Residence	A-1 Agriculture

### **Analysis:**

The property owner is proposing to create a 3.41-acre flag lot and rezone it to the RR-1 Rural Residence district to allow for the construction of a single-family home. This lot is proposed to be a flag lot to meet minimum road frontage requirements within the Columbia County Subdivision Ordinance and will front on Hutchinson Road. The property owner is also requesting a driveway length exception per Section 12.140.05(1)d of the Columbia County Zoning Code as the driveway will exceed 1,000 feet.

To maintain a density of one home per 35 acres, 31.59 acres of the property 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).

If approved, this rezoning will allow for a new home to be built on a 3.41-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 31.59 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

**Town Board Action:**

The Dekorra Town Board met on May 13, 2025, and recommended approval of the rezoning.

**Documents:**

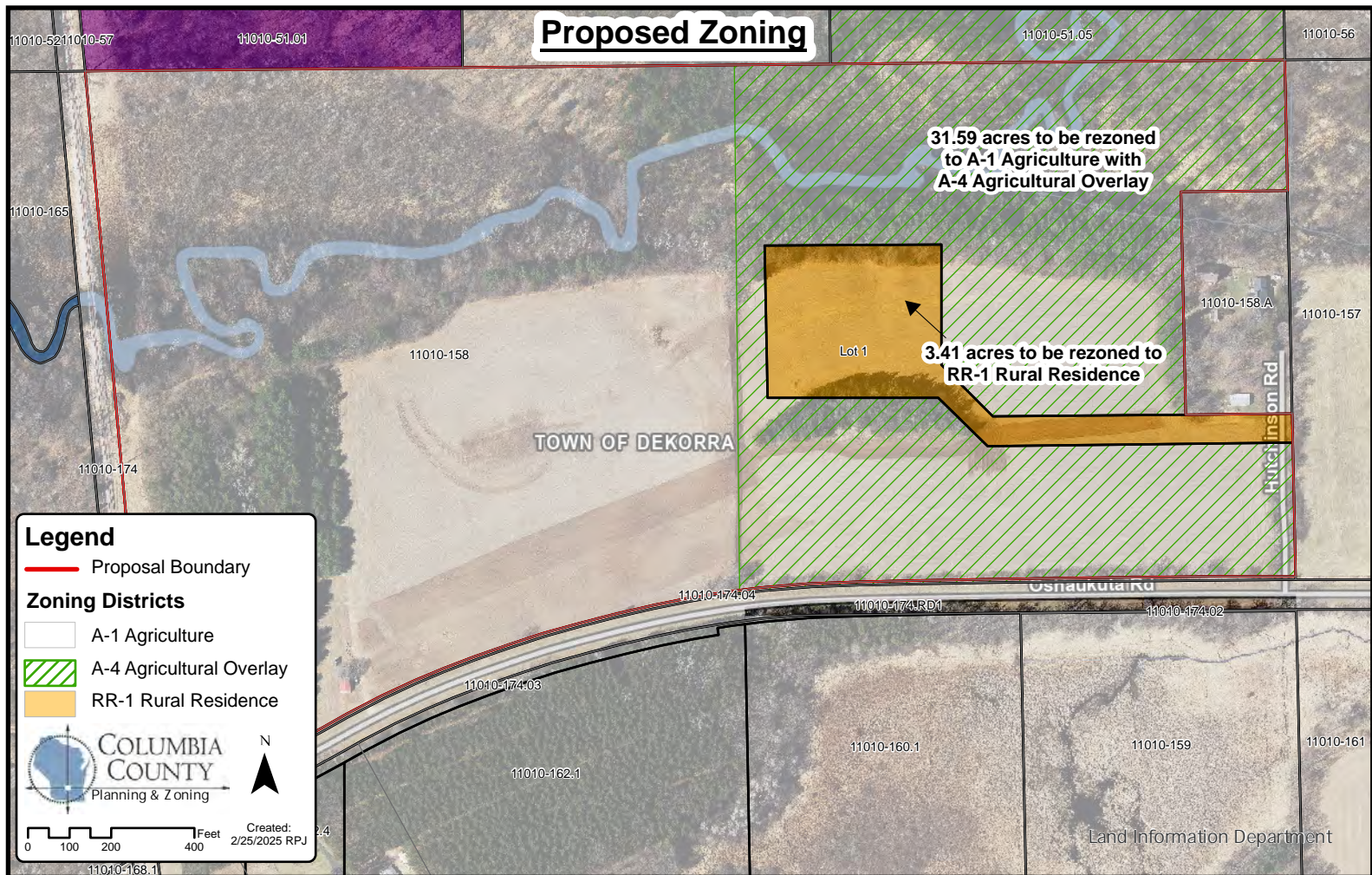
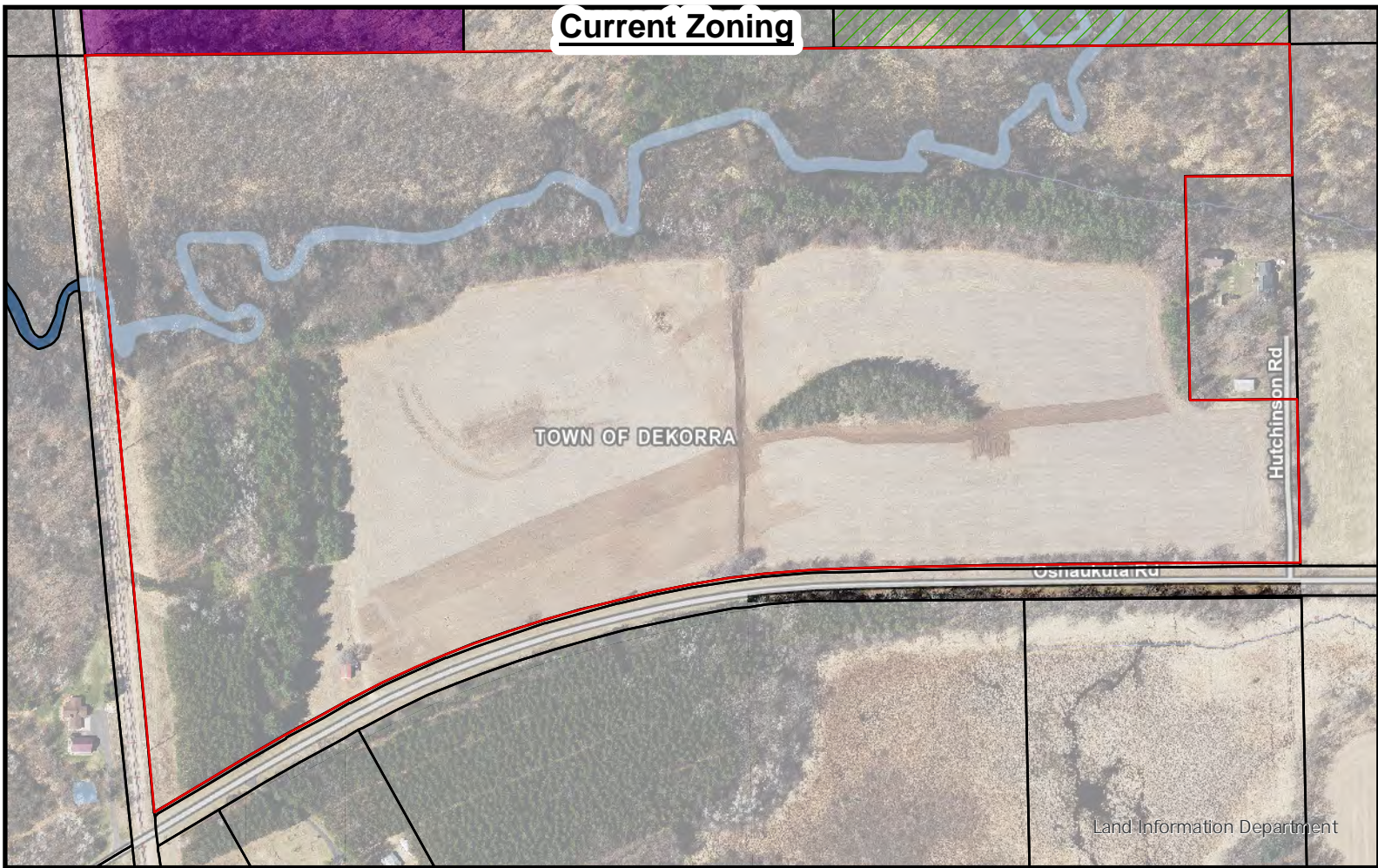
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Town Board Minutes

**Recommendation:**

Staff recommends approval of the rezoning of 3.41 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 31.59 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.





### Legend

— Proposal Boundary

### Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

■ RR-1 Rural Residence



0 100 200 400 Feet  
Created: 2/25/2025 RPJ

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