



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 2: Rezoning

Planning & Zoning Committee • July 1, 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>	Kessenich, Daniel B; Kessenich, Pamela I
<u>Petitioner(s):</u>	Kessenich, Daniel B; Kessenich, Pamela I; Abbe, Timothy
<u>Property Location:</u>	Located in the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter of Section 21, Town 10 North, Range 10 East
<u>Town:</u>	Leeds
<u>Parcel(s) Affected:</u>	388.02, 389, 390
<u>Site Address:</u>	W6175 Kampen Road

Daniel B Kessenich and Pamela I Kessenich, owners, and Timothy Abbe, applicant request 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 388.02 is 13.49 acres in size, parcel 389 is 41 acres, and parcel 390 is 41 acres in size for a combined total acreage of 95.49. All parcels are in cultivation; however, parcel 388.02 has an existing single-family home and several agricultural structures on site, along Kampen Road. All parcels are zoned A-1 Agriculture and are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on site. The land is enrolled in the Farmland Preservation Tax Program, and the majority of the property is considered to be prime farmland. Soils within the proposed building site are listed as potentially highly erodible lands per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

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

Analysis:

The property owners and applicant are proposing to create a 2.23-acre lot west of the existing home at W6175. The lot will consist of 0.70-acre of parcel 388.02 and 1.53 acre of parcel 389. There is an existing 60'x80' shed on the 0.70-acre portion of parcel 388.02 that will be included in the new lot. The lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of a new home and will front on Kampen Road. To maintain a density of one home per 35 acres for the new residential site and one home per 13.49 acres for the

existing home on parcel 388.02, the southernmost 40 acres of parcel 390 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). Because there is an existing accessory structure on the proposed RR-1 lot, a permit for the new home will be required to be filed with the Planning and Zoning Department before the CSM can be approved for recording at the end of this process. The request is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for a new building site while maintaining the required density of one home per 35 acres through the application of the A-4 district to 40 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Leeds Town Board met on April 14, 2025, and recommended approval of the rezoning.

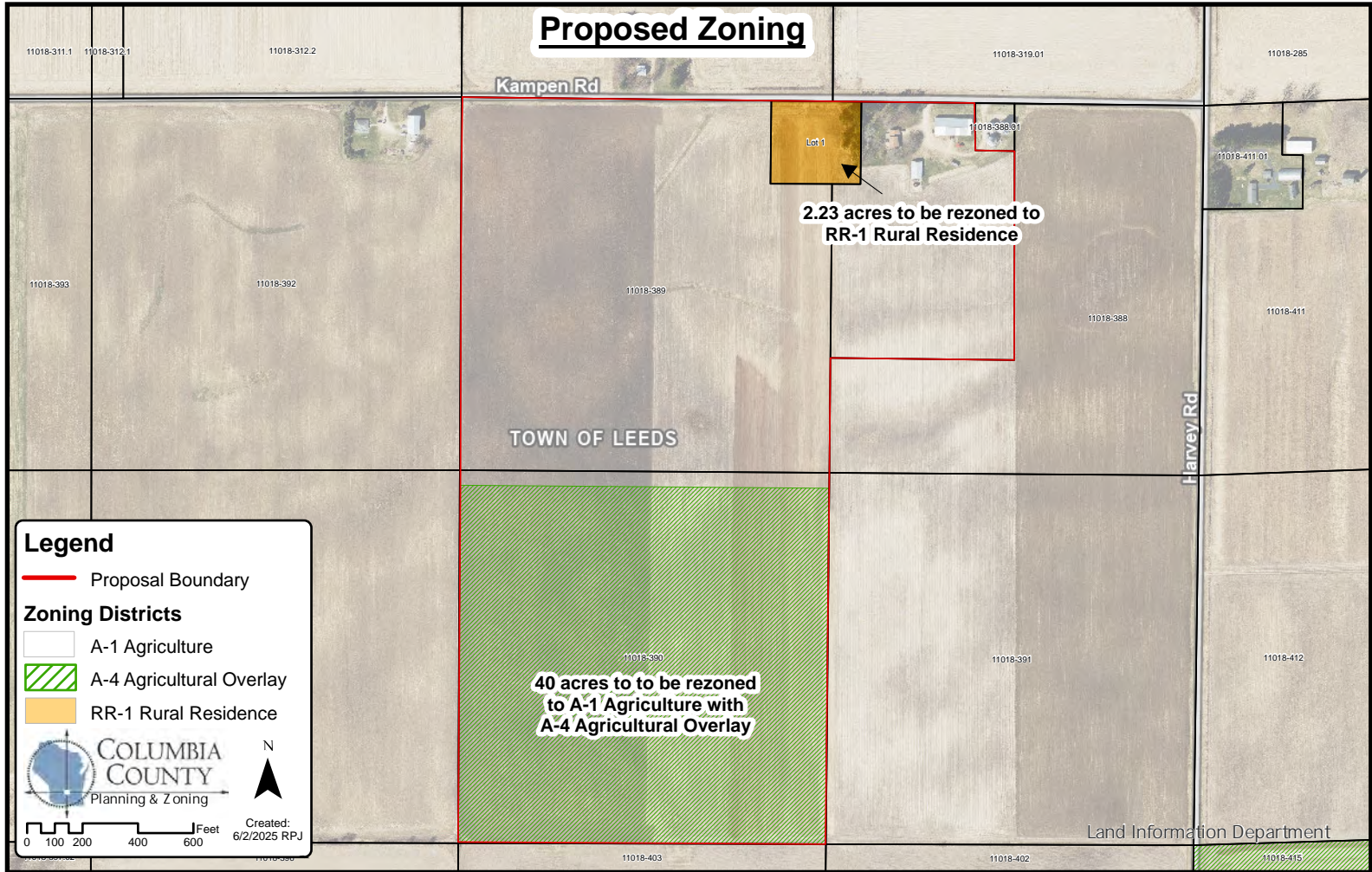
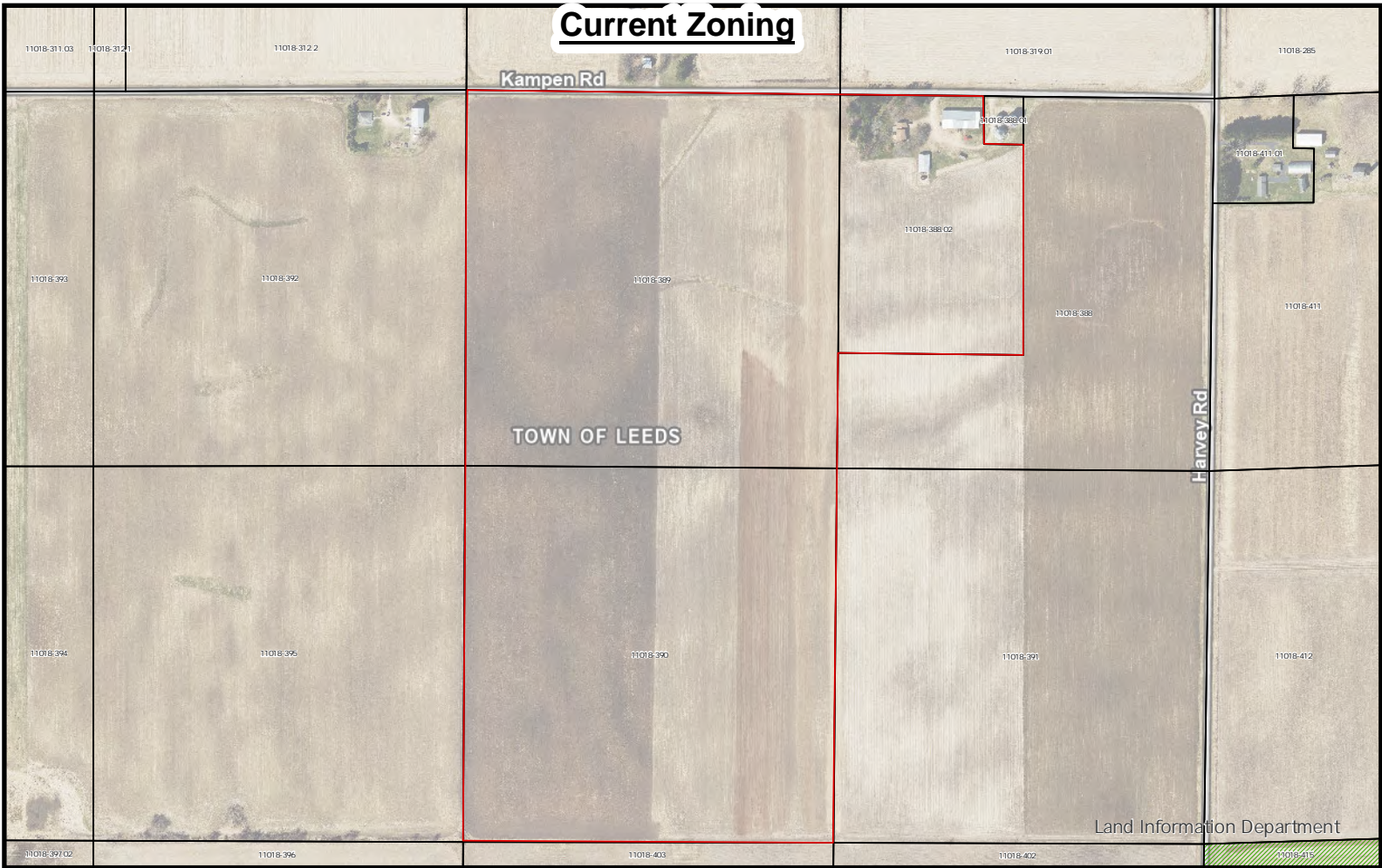
Documents:

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

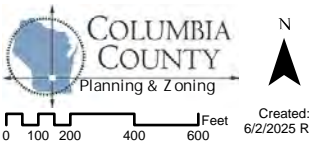
1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Rezoning Legal Description
5. Town Board Minutes

Recommendation:

Staff recommends approval of the rezoning of 2.23 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 40 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



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.