



COLUMBIA COUNTY

Planning and Zoning Department

PHONE: 608-742-9660
E-MAIL: planning.zoning@columbiacountywi.gov
WEBSITE: www.co.columbia.wi.us

112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 6: Rezoning

Planning & Zoning Committee • June 3, 2025

Current Zoning District(s): A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay

Proposed Zoning District(s): A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Berg, Randy C; Berg, Susan

Petitioner(s): Berg, Randy C; Berg, Susan

Property Location: Located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 34, Town 13 North, Range 10 East

Town: Marcellon

Parcel(s) Affected: 508.03, 632.01

Site Address: W5919 State Highway 33

Background:

Randy C and Susan Berg, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay. Parcel 508.03 is 17.39 acres in size and parcel 632.01 is 65.65 acres. Parcel 508.03 is zoned A-1 Agriculture and parcel 632.01 is zoned A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay. The land is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property fronts on State Highway 33. There are approximately 13.5 acres of prime farmland on the property in the southwestern corner of the property. There are no steep slopes, wetlands, or floodplain on 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 and Cell Tower	A-1 Agriculture
East	Single-Family Residence	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
South	Agriculture	A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture	C-1 Light Commercial

Proposal:

The property owners are proposing to reconfigure the lot lines between parcels 508.03 and 632.01. 1.22 acres on the west side, and 1.16 acres on the east side of parcel 508.03 will be added to parcel 632.01, while an equal 2.38 acres will be added to 508.03 from 632.01. Lands to be added to 632.01 will gain the A-4 Agricultural Overlay restriction, while lands to be added to 508.03 will have the A-4 restriction removed. This equal area swap of both lot and restriction area will ensure that the density for the existing homes on parcels 508.03 and 508.06 will be maintained, which the existing restriction is tied to. This proposal will require a Certified Survey Map (CSM). If approved, this rezoning will allow for an equal swap of land to revise the lot lines around the home on parcel 508.03, while maintaining the required densities through the application of the A-4 district. This

proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Marcellon Town Board met April 15, 2025 and recommended approval of the rezoning.

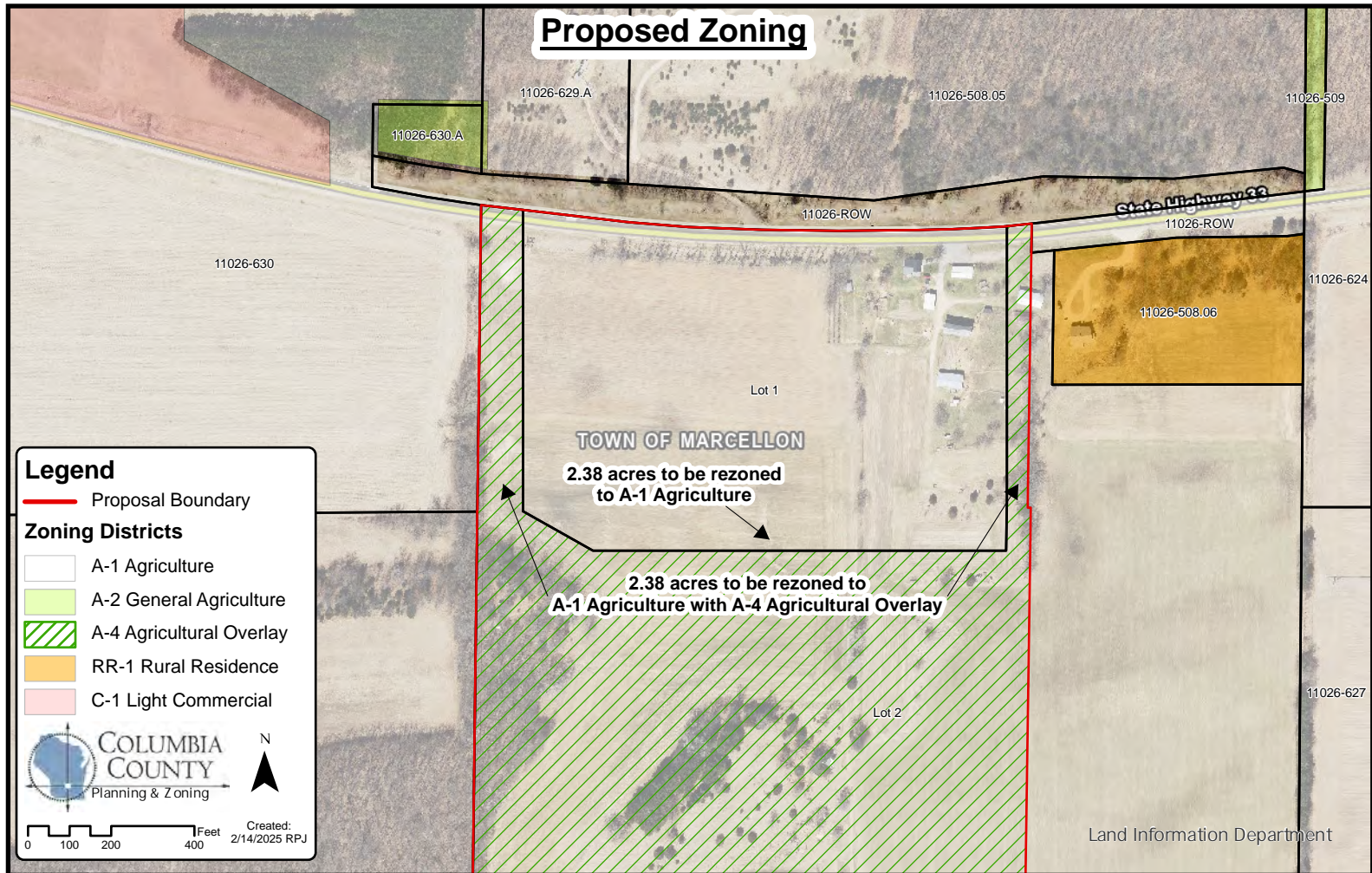
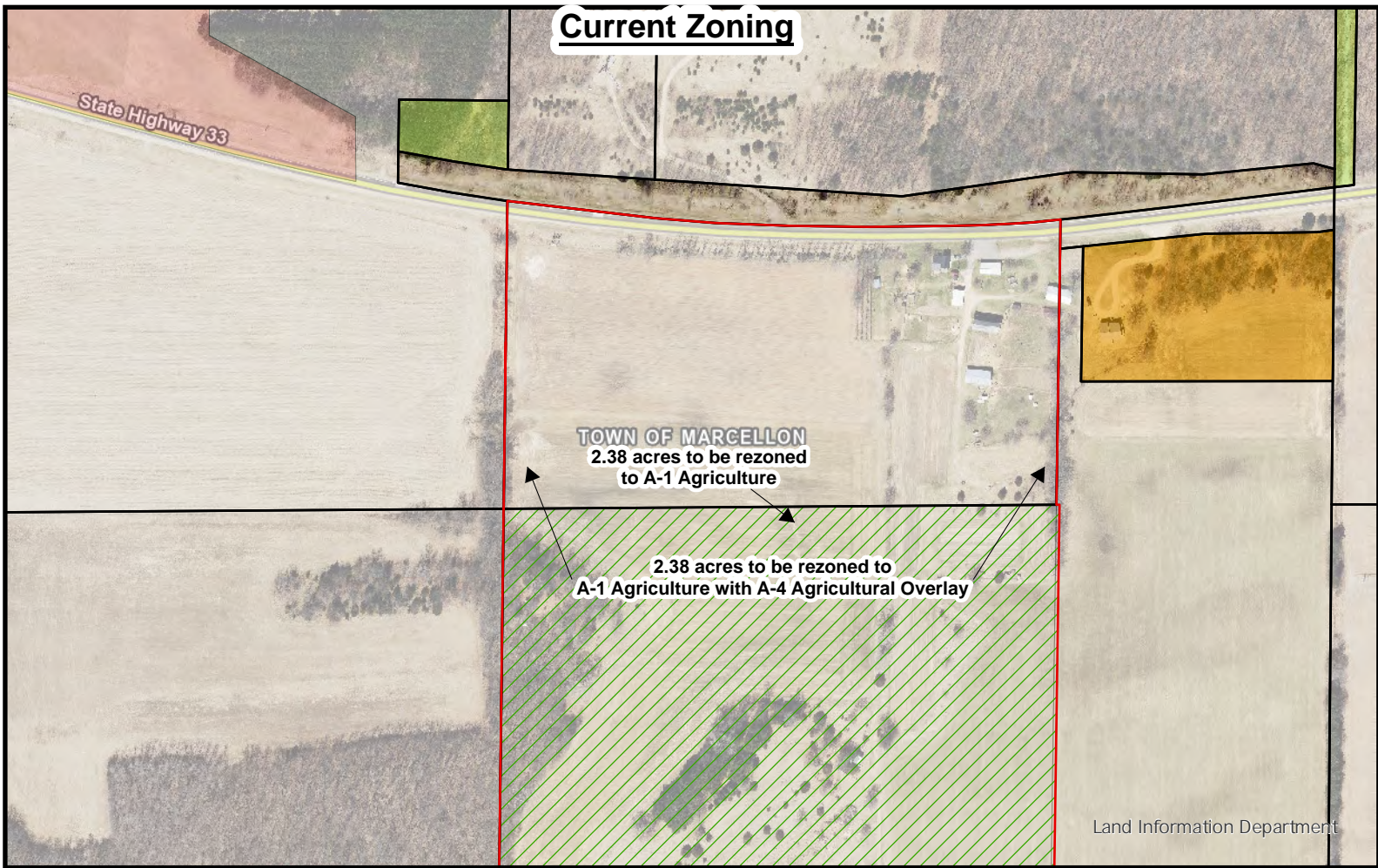
Documents:

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 Action Report

Recommendation:

Staff recommends approval of the rezoning of 2.38 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, and 2.38 acres, more or less, from A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture, all effective upon recording of the Certified Survey Map.



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.