



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 7: Rezoning

Planning & Zoning Committee • June 3, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Jerome, Judith M
<u>Petitioner(s):</u>	Jerome, Judith M
<u>Property Location:</u>	Located in the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter, the Southeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, of Section 14, Town 13 North, Range 10 East
<u>Town:</u>	Marcellon
<u>Parcel(s) Affected:</u>	254.B, 255.01, 258, 259.02
<u>Site Address:</u>	W5570 Military Road

Background:

Judith M Jerome, owner, requests 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 RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay. Parcel 254.B is 36.5 acres, parcel 255.01 is 78 acres, parcel 258 is 40 acres and parcel 259.02 is 38 acres in size, for a combined total of 192.5 acres. There is an existing residence on parcel 255.01, and it is zoned A-1 Agriculture with A-4 Agricultural Overlay on the northern half. The rest of the parcels are all zoned A-1 Agriculture, without restriction. The septic system on the property, servicing the home at W5570, was installed prior to 1972 and is current on maintenance requirements. The land is mostly under cultivation, with pockets of woodland throughout. All land is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map, and fronts on Military, McElroy, and Dolgner Roads. There are no wetlands or floodplain on the property. Prime farmland runs throughout the property, and some of the lands are classified as potentially highly erodible 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, Woodland, and Single-Family Residence	A-1 Agriculture and RR-1 Rural Residence
East	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture and RR-1 Rural Residence
South	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture, A-1 Agriculture with A-4 Agricultural Overlay, and RR-1 Rural Residence
West	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture

Proposal:

The property owner is proposing several splits on the property. The first is to split off 4.7 acres around the existing residence and agricultural structures on parcel 255.01. This land will remain zoned A-1 Agriculture.

0.34 acre of this new lot is currently zoned A-1 Agriculture with A-4 Agricultural Overlay as restriction for the adjacent RR-1 parcel, 252.01. This portion of the 4.7-acre lot will be rezoned to remove the restriction and will be added instead to the total proposed restriction. The separation of a pre-existing residence is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. Next, 0.37 acres of parcel 259.02 will be split off, sold, and combined with parcel 259.01 via Certified Survey Map. This is being proposed to correct an accessory structure encroachment from parcel 259.01 onto 259.02. Because parcel 259.01 is zoned RR-1, the 0.37 acres will need to be rezoned to RR-1 to allow for the lawful combination of lands. Lastly, two new RR-1 lots, being 2 and 2.3 acres in size, will be created on parcels 254.B and 255.01. The first new RR-1 lot will front on McElroy Road, while the second new RR-1 lot will front on the south right-of-way line of Military Road. The attached summary maps will assist with understanding each new lot and its respective rezone.

To maintain a density of one home per 35 acres for the two new residential site and the existing homestead, a total of 145.3 acres across parcels 254.B, 255.01, 258, and 259.02 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 the construction of two new single-family residences, each on their own RR-1 lot, the separation of a pre-existing residence, and the enlargement of an existing RR-1 lot, all while maintaining the required density of one home per 35 acres through the application of the A-4 district to 145.3 acres. 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:

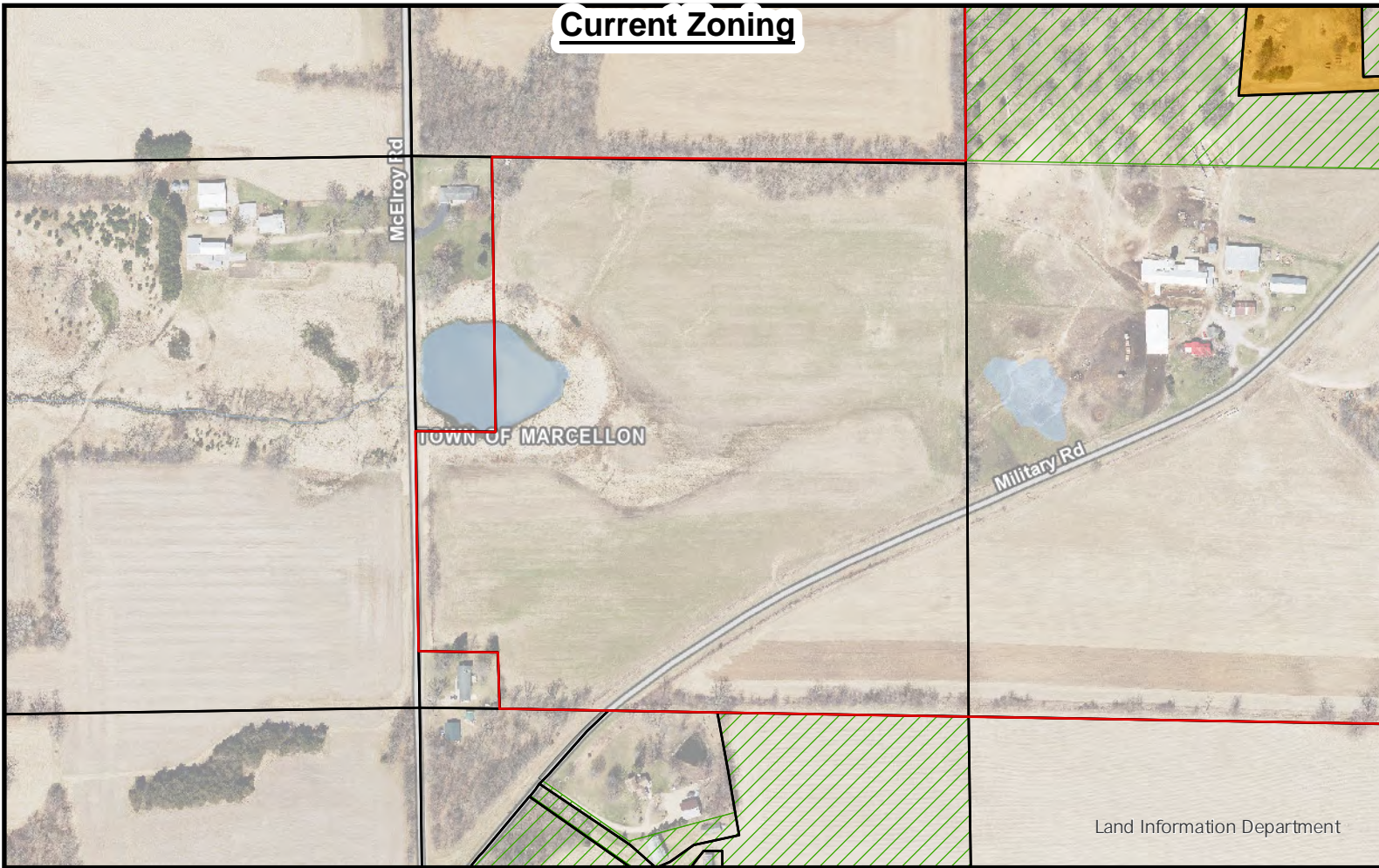
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Maps
4. Rezoning Legal Description
5. Town Board Action Report

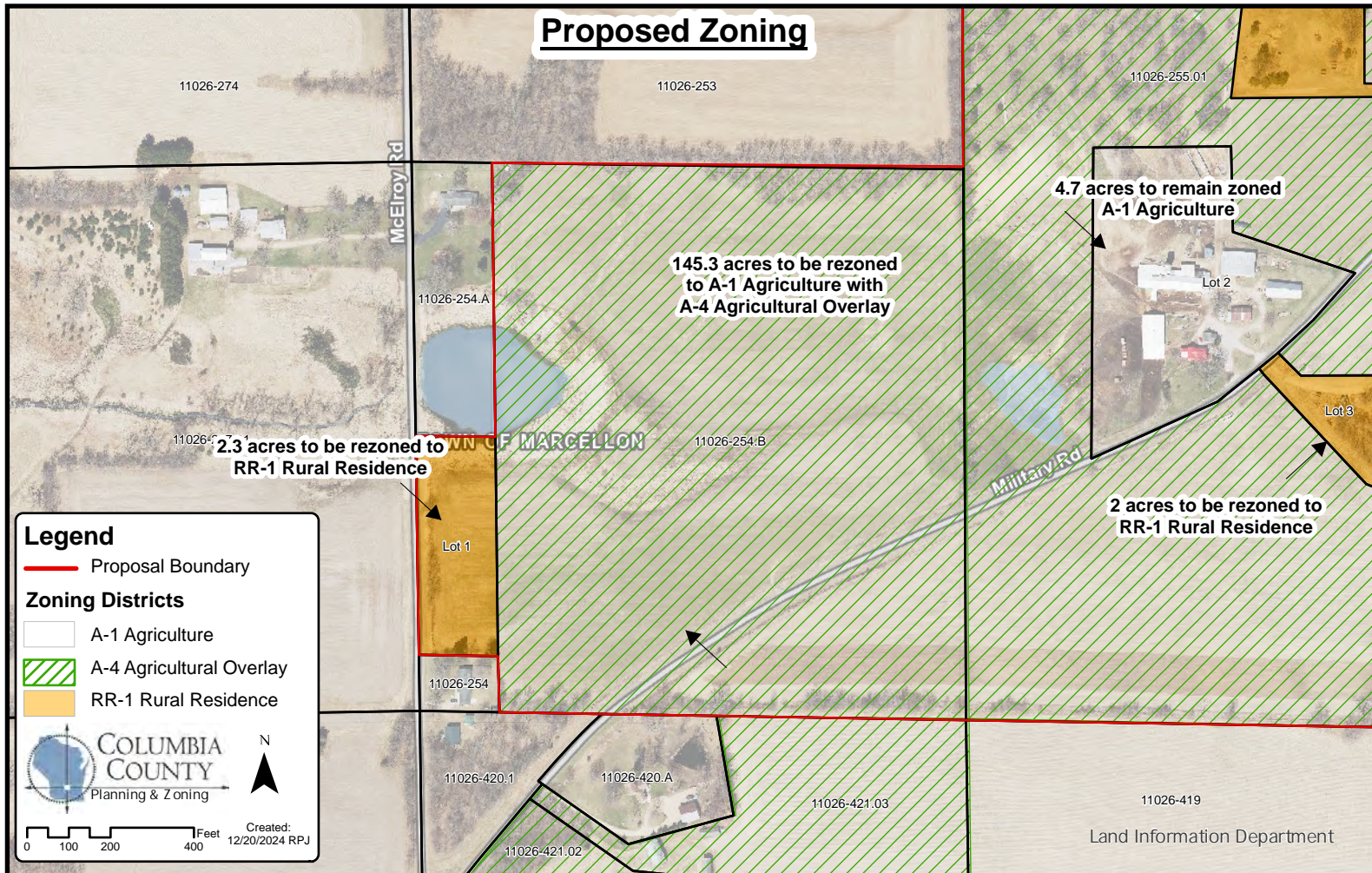
Recommendation:

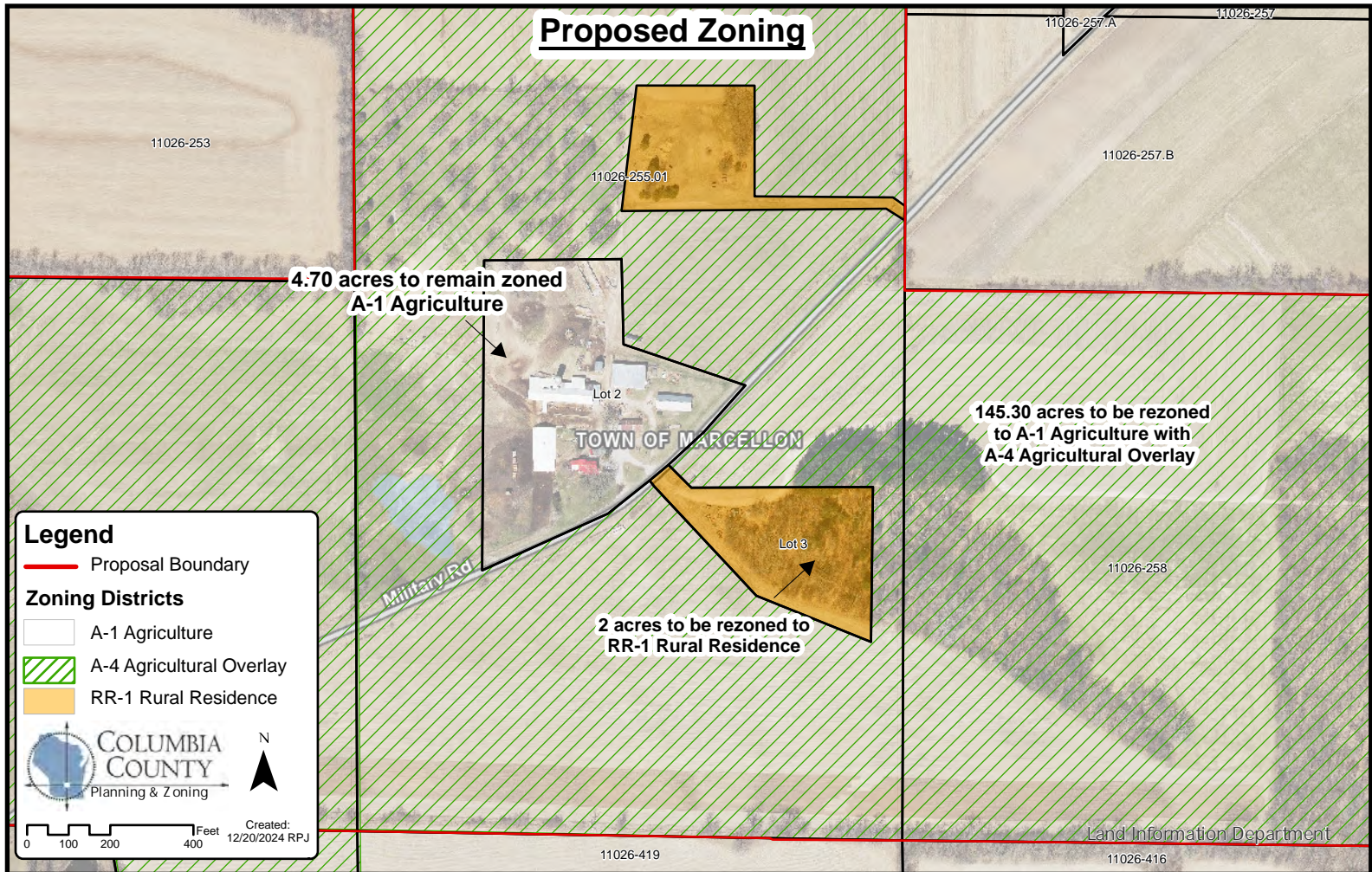
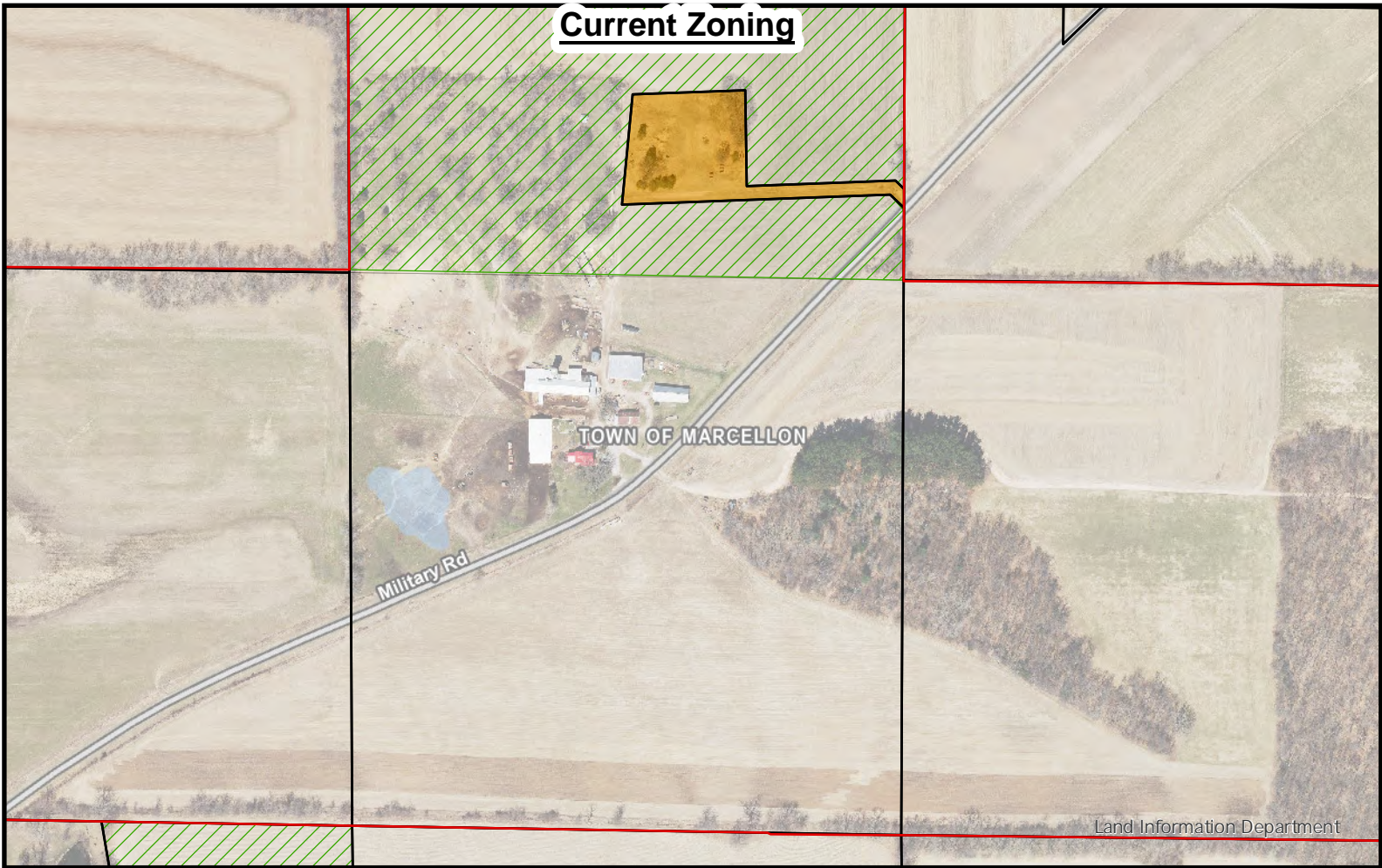
Staff recommends approval of the rezoning of 4.67 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, 0.34 acre, more or less, from A-1 Agriculture with A-4 Agricultural Overlay to A-1 Agriculture, and 145.3 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all effective upon recording of the Certified Survey Map.

Current Zoning



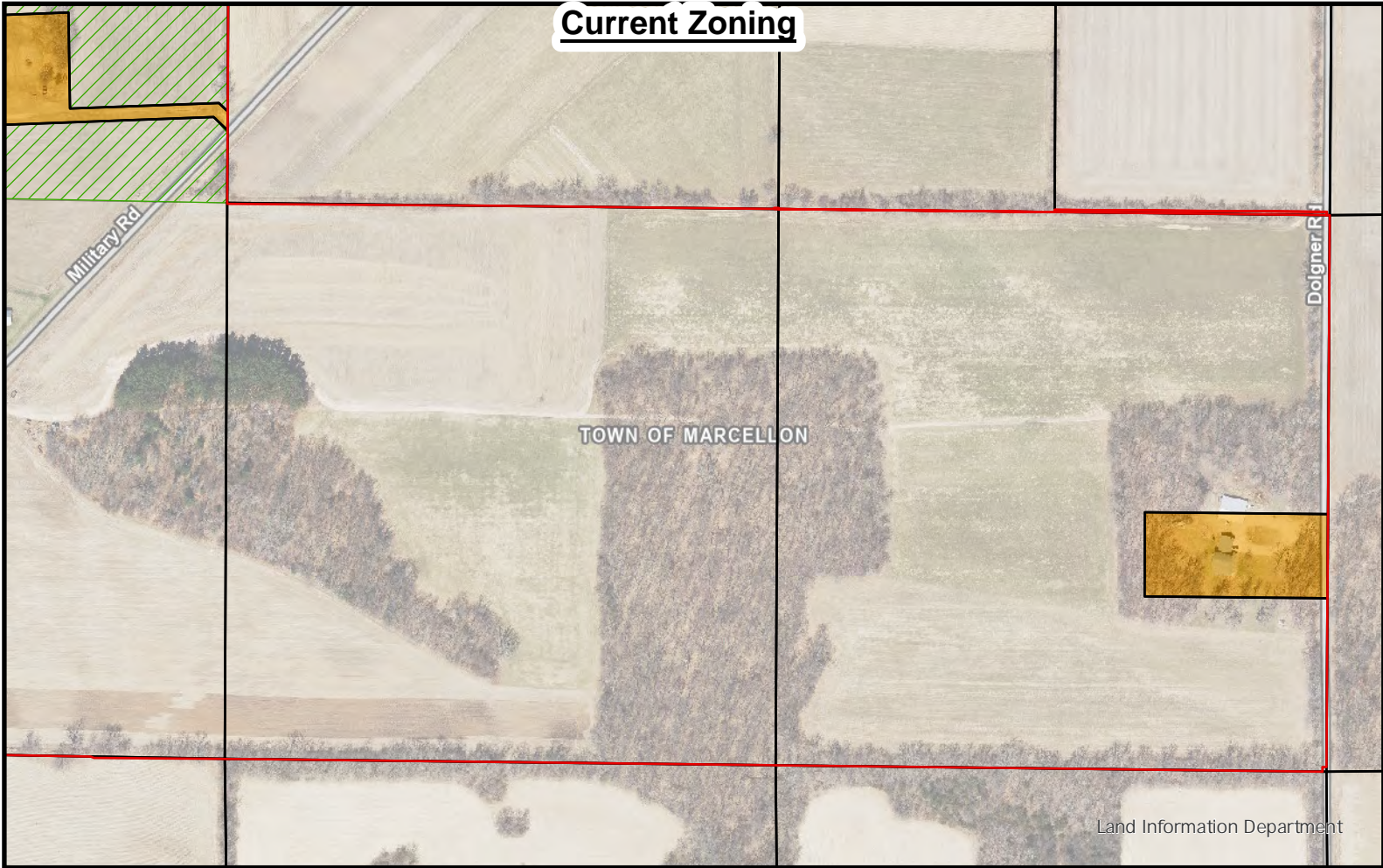
Proposed Zoning



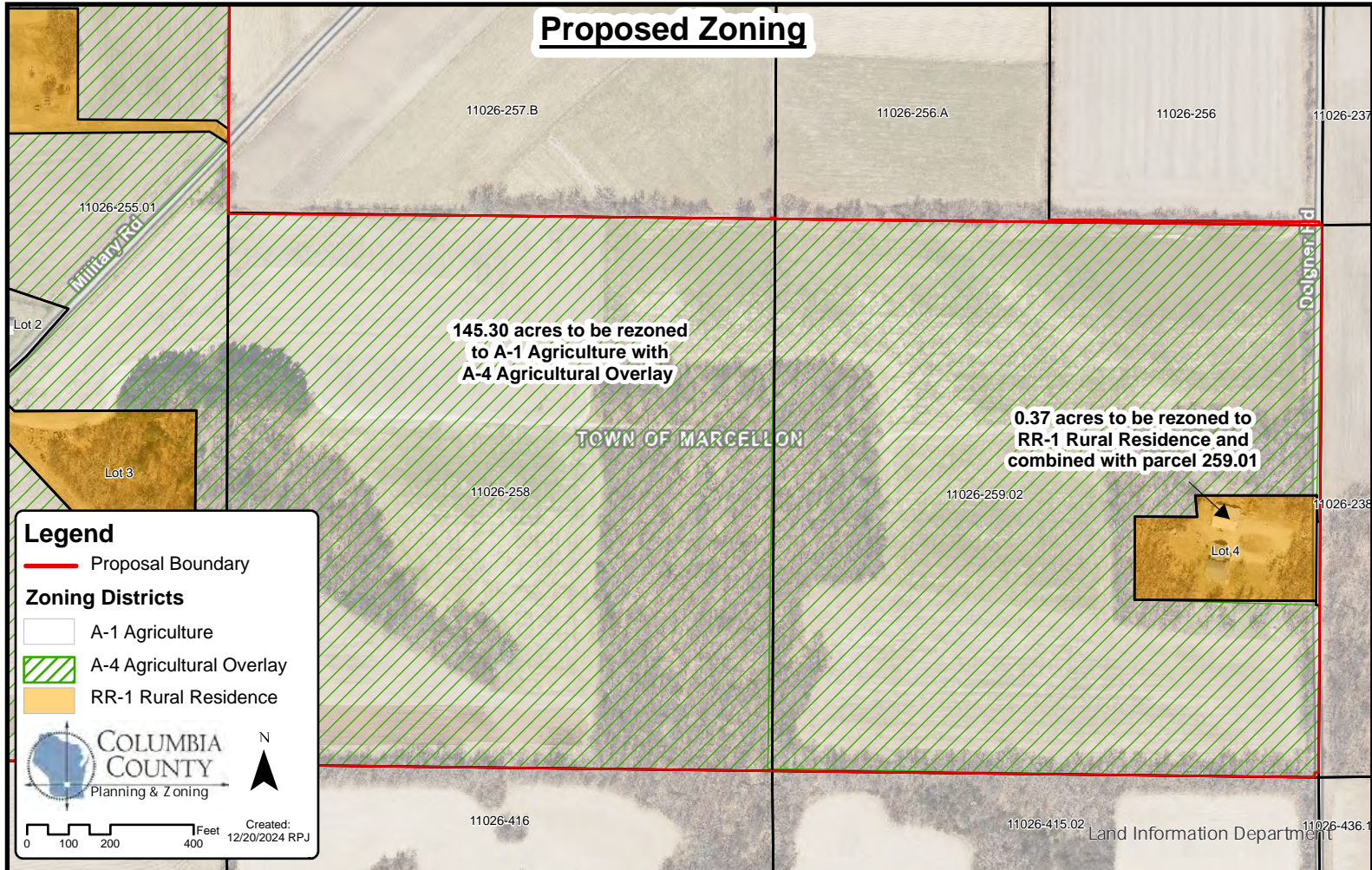


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Current Zoning



Proposed Zoning



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