



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 • November 4, 2025

<u>Current Zoning District(s):</u>	R-1 Single-Family Residence
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence
<u>Property Owner(s):</u>	Allan R & Kimberley S Schroeder Liv Trt Dtd 10/17/2014, c/o Allan & Kimberley Schroeder
<u>Petitioner(s):</u>	Allan R & Kimberley S Schroeder Liv Trt Dtd 10/17/2014, c/o Allan & Kimberley Schroeder
<u>Property Location:</u>	Located in the Southwest Quarter of the Northeast Quarter of Section 30, Town 10 North, Range 11 East
<u>Town:</u>	Hampden
<u>Parcel(s) Affected:</u>	584.01
<u>Site Address:</u>	N713 County Highway DM

Allan and Kimberley Schroeder of the Allan R & Kimberley S Schroeder Living Trust, owner, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from R-1 Single-Family Residence to RR-1 Rural Residence. Parcel 584.01 is 2.07 acres in size and is listed as Lot 1 of Certified Survey Map No. 3734. It is zoned R-1 Single-Family Residence and is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There is an existing residence on the property that is accessed from County Highway DM. The property is listed as prime farmland and are considered to be potentially highly erodible per NRCS. There are no wetlands or floodplain present. 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	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
East	Agriculture	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
South	Single-Family Residence and Agriculture	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay

Analysis:

The property owner is proposing to rezone the existing 2.07-acre lot to the RR-1 Rural Residence district in order to construct an accessory structure larger in footprint than the single-family residence. The existing property was rezoned to the R-1 Single-Family Residence district in 2002, in accordance with ordinance requirements in place at the time, (Title 16, Chapter 1). As part of this 2002 rezone, parcel 584.02, also known as the “remainder parcel” was restricted from further residential development with a Restrictive Covenant, recorded as Document 656161,

to maintain a density of one home per 40 acres in the Town of Hampden. The A-4 district was placed on this parcel during the 2012 Comprehensive Revision to add a visual cue to the presence of said restriction.

The existing R-1 Single-Family Residence district requires the footprint of an accessory structure to be smaller than that of the house, with additional limitations on maximum building coverage (20% or 8,712 square feet, whichever is greater). The property owners are proposing to construct a 64-foot by 48-foot shed, approximately 500 square feet larger than the existing home. In order to permit construction of this building, the owners are requesting a rezone to the RR-1 district, which follows current policies for rural home sites in accordance with Section 12.125.05.

If approved, this rezoning will allow for an accessory structure larger in footprint than the existing home to be constructed on the existing property. This rezone will also allow for additional agricultural/open space uses, such as the keeping of farm animals on small parcels, in accordance with RR-1 Rural Residence district allowances. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Hampden Town Board met on September 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. Certified Survey Map No. 3734
4. Town Board Action Report

Recommendation:

Staff recommends approval of the rezoning of 2.07 acres, more or less, from R-1 Single-Family Residence to RR-1 Rural Residence.

CERTIFICATE OF COUNTY REGISTER OF DEEDSReceived for record this 27 day of March, 2002, at 8:00 o'clock A.m. & recorded in Volume 25 of Certified Survey Maps of Columbia County, Page 102

DOCUMENT NO. _____

Columbia County Register of Deeds

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 3734**GENERAL LOCATION**

BEING PART OF THE SW1/4 OF THE NE1/4, SECTION 30 T.10 N, R.11 E, TOWN OF HAMPDEN, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 90,000 SQ. FT. 2.07 ACRES TAX PARCEL NO. 584



BASIS OF BEARING: IS THE EAST LINE OF THE NE1/4, WHICH BEARS S01°49'05"E AND IS GRID NORTH WISCONSIN SOUTH ZONE.

SCALE: 1" = 100'

LEGEND

- 3/4" X 24" IRON ROD SET (WT=1.5 LBS/L.F.)
- △ P.K. NAIL SET
- ⊙ COLUMBIA CO. MON. FND.

NOTE: HIGHWAY SETBACK LINE FROM EXISTING CTH "DM" IS 42 FEET FROM R/W OR 75 FEET FROM APPARENT CENTERLINE WHICHEVER IS GREATER.

NOTE: LOT 1 OF THIS C.S.M. SHALL BE RESTRICTED FROM ANY FURTHER DIVISION.



2-3-02
LANDS BY OWNER

LOT 1
90,000 SQ. FT.
2.07 ACRES

PROPOSED
HOUSE
LOCATION

BUILDING SETBACK LINE

CTH "DM"

APPROVED HIGHWAY
ACCESS LOCATION

APPROX. E/W 1/4 LINE

1641.59'
S88°19'40"W

WP&L TRANSMISSION LINE &
APPROX. 40' LINE
OHE
SW - NE
SE - NE
OHE

NE COR.
SEC. 30

E. LINE NE1/4

E1/4 COR.
SEC. 30

As prepared by:

GROTHMAN & ASSOCIATES, S.C.
LAND SURVEYORS

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PO BOX 373 PORTAGE, WI 53901

OWNER

RICHARD & MARILYN SCHROEDER
JOINT REVOCABLE TRUST
N673 HWY "DM"
RIO, WI. 53532

PROJ: 1201-916 DWG: 1201916

CLIENT

ALAN & KIM SCHROEDER
N874 HWY "C"
DEFOREST, WI. 53532

DRAFTED BY: M. MESSER
CHECKED BY: J.R.G.

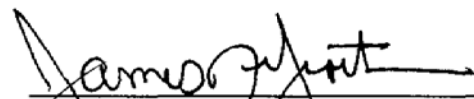
SHEET 1 OF 2
FILE NO. 1201-916

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that by the order of **Alan and Kim Schroeder**, I have surveyed, monumented, mapped, and divided a part of the Southwest Quarter of the Northeast Quarter of Section 30, Town 10 North, Range 11 East, Town of Hampden, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 30;
 thence South $88^{\circ}19'40''$ West, 1,641.59 feet;
 thence North 99.33 feet to a point in the center line of County Trunk Highway DM and the point of beginning;
 thence North $39^{\circ}50'22''$ West, 300.00 feet;
 thence North $50^{\circ}09'38''$ East, 300.00 feet;
 thence South $39^{\circ}50'22''$ East, 300.00 feet to a point in the center line of County Trunk Highway DM;
 thence South $50^{\circ}09'38''$ West along said center line of County Trunk Highway DM, 300.00 feet to the point of beginning.
 Containing 90,000 square feet, (2.07 acres), more or less.
 And being subject to County Trunk Highway DM right-of-way along the southeasterly 33 feet thereof and servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Title 16 - Chapter 2 of the Columbia County Subdivision Ordinances to the best of my knowledge and belief.


JAMES R. GROTHMAN
 Registered Land Surveyor, No. 1321
 Dated: February 13, 2002
 File No.: 1201-916

