



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Access Variance: Gee

Planning & Zoning Committee • October 7, 2025

Property Owner(s):

Gee, Mae

Property Location:

Located in the Northwest Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 18, Town 13 North, Range 10 East

Town:

Marcellon

Parcel(s) Affected:

324.B, 325.A, 328, 329.A

Site Address:

N8872 County Highway EE

Background:

Mae Gee, owner, requests the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 324.B is 9.82 acres in size, parcel 325.A is 0.4-acre, parcel 328 is 19.82 acres, and parcel 329.A is 17 acres in size. All parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Future Land Use map. There is an existing shed on parcel 328. A mobile home was previously located on parcel 328, and a single-family residence was previously located between parcels 328 and 329.A. Both of these structures have since been removed. Wetlands are present along the southern portion of the property, and no floodplain is present. There are approximately 17 acres of prime farmland on the property. The property owner is proposing to create a 2.7-acre lot between parcels 328 and 329.A. This new lot will be rezoned to RR-1 Rural Residence to allow for the construction of a new home. A home was previously on site in this location and burned down approximately 12 years ago. The previous home straddled the property line between parcels 328 and 329.A. Replacing the home in the same location allows the owner and applicant to utilize the existing driveway and prevents disruption of the lands under cultivation; however, because the location of the previous home is greater than 1,000 feet from County Highway EE, the owner and applicant are requesting both a waiver of access and a driveway length exception with this proposal. The proposed home site is located outside of this area. The area proposed for redevelopment is listed as highly erodible per NRCS. Slopes in this area are between 15 and 20 percent, and proper erosion control methods should be utilized during construction. This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, "when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land." The new RR-1 lot will not meet road frontage requirements under the Columbia County Land Division Ordinance, because the property owner is working within the confines of the previous development site. The owner believes this existing development provides a unique limitation in terms of home replacement. The land will be accessed via easement, as shown on the preliminary Certified Survey Map.

Town Board Action:

The Marcellon Town Board recommended approval of the access variance request with the associated rezoning request on September 8, 2025.

Recommendation:

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lot 1 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, "A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on October 7, 2025, to waive road frontage requirements for Lot 1 with access being provided via other instrument." The access variance shall become effective upon recording of the Certified Survey Map.