



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Access Variance: Johnson

Planning & Zoning Committee • October 7, 2025

Property Owner(s):

Mark J Johnson & Barbara K Johnson Rev Trust

Property Location:

Located in the Northeast Quarter of the Southeast Quarter of Section 33,
Town 11 North, Range 8 East

Town:

Dekorra

Parcel(s) Affected:

954

Site Address:

W10938 Willow Ave

Background:

Mark Johnson of the Mark J Johnson & Barbara K Johnson Rev Trust, 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 954 is 0.54-acre in size and fronts on Willow Ave. The property is zoned C-2 General Commercial and planned for Single-Family Residential land use on the Columbia County Future Land Use map. The site is already developed with a single-family residence and accessory structure. There are no wetlands on the property, and floodway runs along the southwest property line near the water's edge of Lake Wisconsin. The owner is proposing to raze the home on the property and combine the lands with parcel 945 to the north to create a new 0.86-acre lot. The existing home on parcel 945 would remain as the only home on the new lot, and a new accessory structure would be constructed on the new lot, with a larger potential building envelope. The existing parcel only touches the Willow Ave right-of-way on a single point. This combination 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 owner believes the the limited access along Willow Ave provides a unique property limitation. A new easement document will be recorded with the Certified Survey Map to provide access to the newly combined lot, shown as Lot 1 of the attached preliminary Certified Survey Map.

Town Board Action:

The Dekorra Town Board recommended approval of the access variance request with the associated rezoning request on September 9, 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.