



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 9: Rezoning

Planning & Zoning Committee • October 7, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Gee, Mae
<u>Petitioner(s):</u>	Gee, Mae
<u>Property Location:</u>	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
<u>Town:</u>	Marcellon
<u>Parcel(s) Affected:</u>	324.B, 325.A, 328, 329.A
<u>Site Address:</u>	N8872 County Highway EE

Mae Gee, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agricultural to A-1 with A-4 Agricultural Overlay. 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 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. 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 and Single-Family Residence	A-1 Agriculture and C-2 General Commercial
East	Wetland and Open Space	A-1 Agriculture
South	Wetland, Agriculture and Single-Family Residence	A-1 Agriculture
West	Wetland and Agriculture	A-1 Agriculture

Analysis:

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. To maintain the minimum required density of one home per 35 acres, the remaining 47.7 acres of parcels 324.B, 325.A, 328, and 329.A will be restricted from further residential development with the application of the A-4 Agricultural Overlay district. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a new single-family residence on a 2.7-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to a total of 47.7 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Marcellon Town Board met on September 8, 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. Town Board Action Report
4. Preliminary Certified Survey Map
5. Rezoning Legal Description

Recommendation:

Staff recommends approval of the rezoning of 2.7 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 47.7 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.

