



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 10: Rezoning

Planning & Zoning Committee • September 2, 2025

<u>Current Zoning District(s):</u>	R-1 Single-Family Residence and A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture
<u>Property Owner(s):</u>	Adam's Acres LLC; c/o Adam Russell
<u>Petitioner(s):</u>	Russell, Adam
<u>Property Location:</u>	Located in Northwest Quarter of the Southwest Quarter of Section 4, Town 12 North, Range 10 East
<u>Town:</u>	Wyocena
<u>Parcel(s) Affected:</u>	161.F
<u>Site Address:</u>	W6451 County Highway P

Adam Russell of Adam's Acres, LLC, owner, requests the Planning and Zoning Committee review and recommend approval of rezoning of the aforementioned lands from R-1 Single-Family Residence to A-1 Agriculture. Parcel 161.F is zoned R-1 Single Family Residence and is 1 acre in size. Parcel 161 is zoned A-1 Agriculture and is 7.64 acres in size. Both properties are vacant woodland and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetlands are present throughout both parcels. There is no floodplain present. The site is accessed off of County Highway P. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Single-Family Residence & Wetland	A-1 Agriculture and R-1 Single-Family Residence
East	Woodland & Wetland	A-1 Agriculture
South	Woodland & Wetland	A-1 Agriculture and A-2 General Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to combine parcels 161 and 161.F via Certified Survey Map. While parcel 161.F is zoned R-1 Single-Family Residence, the wetlands on the property prohibit a residential structure from being constructed. The owner intends to construct an agricultural storage structure/greenhouse on the property on parcel 161. This parcel has minimal road frontage and the driveway that is utilized to access 161 lies on both 161.F and 161. To ensure cleaner development, and keep future building expectations accurate, the owner would like to combine the lots. To prevent split zoning on the property, parcel 161.F will be rezoned to A-1 Agriculture. Development of any future agricultural structure(s) will still require wetland setback compliance, including potential delineations, which would be determined and enforced at the time of zoning permit application.

If approved, this rezoning will align the zoning on the property with the preferred future land use category and will ensure future use expectations are in line with the limitations of the wetlands on the property. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Wyocena Town Board met on July 17, 2025, and recommended approval of the rezoning and attachment.

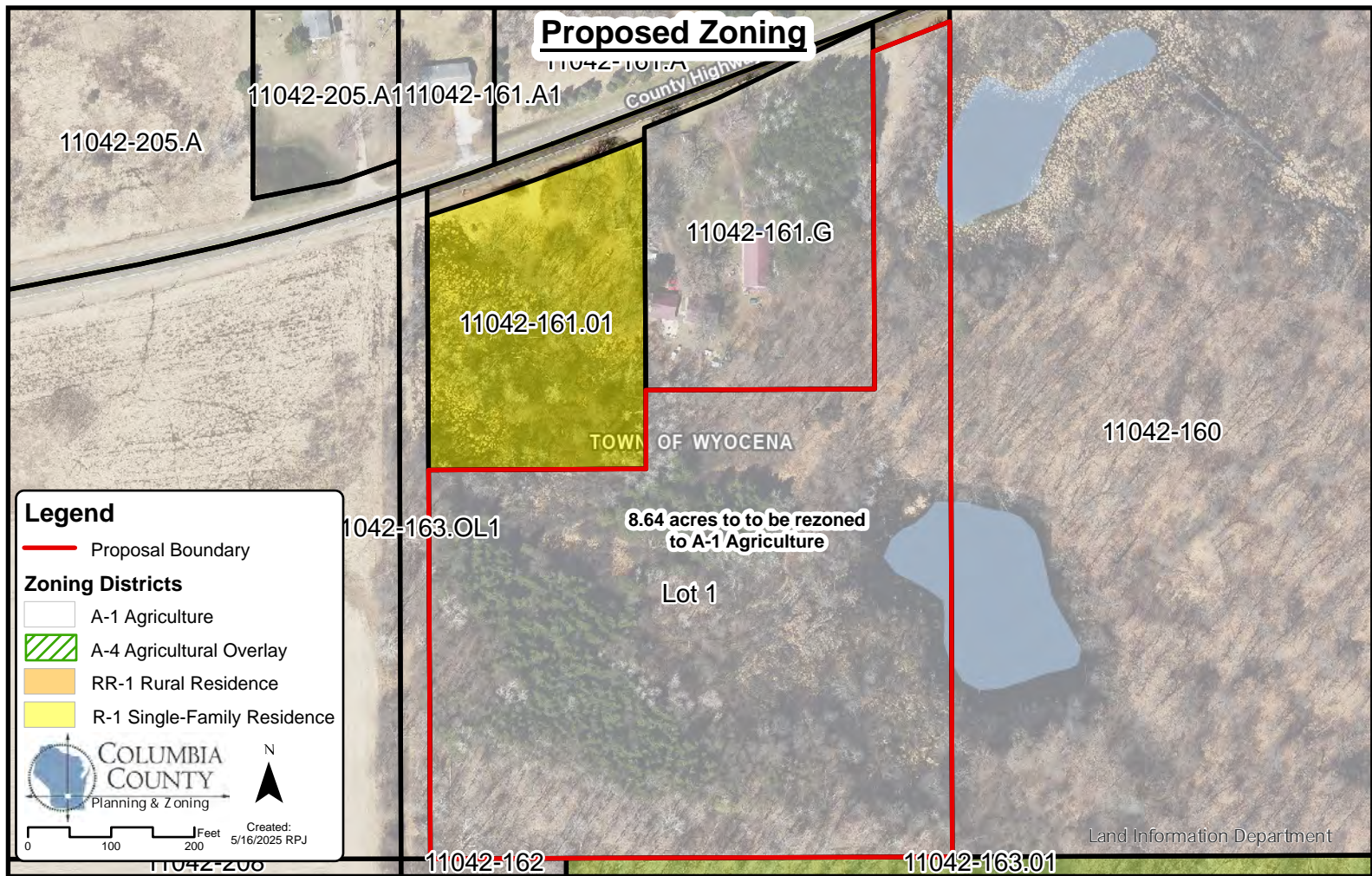
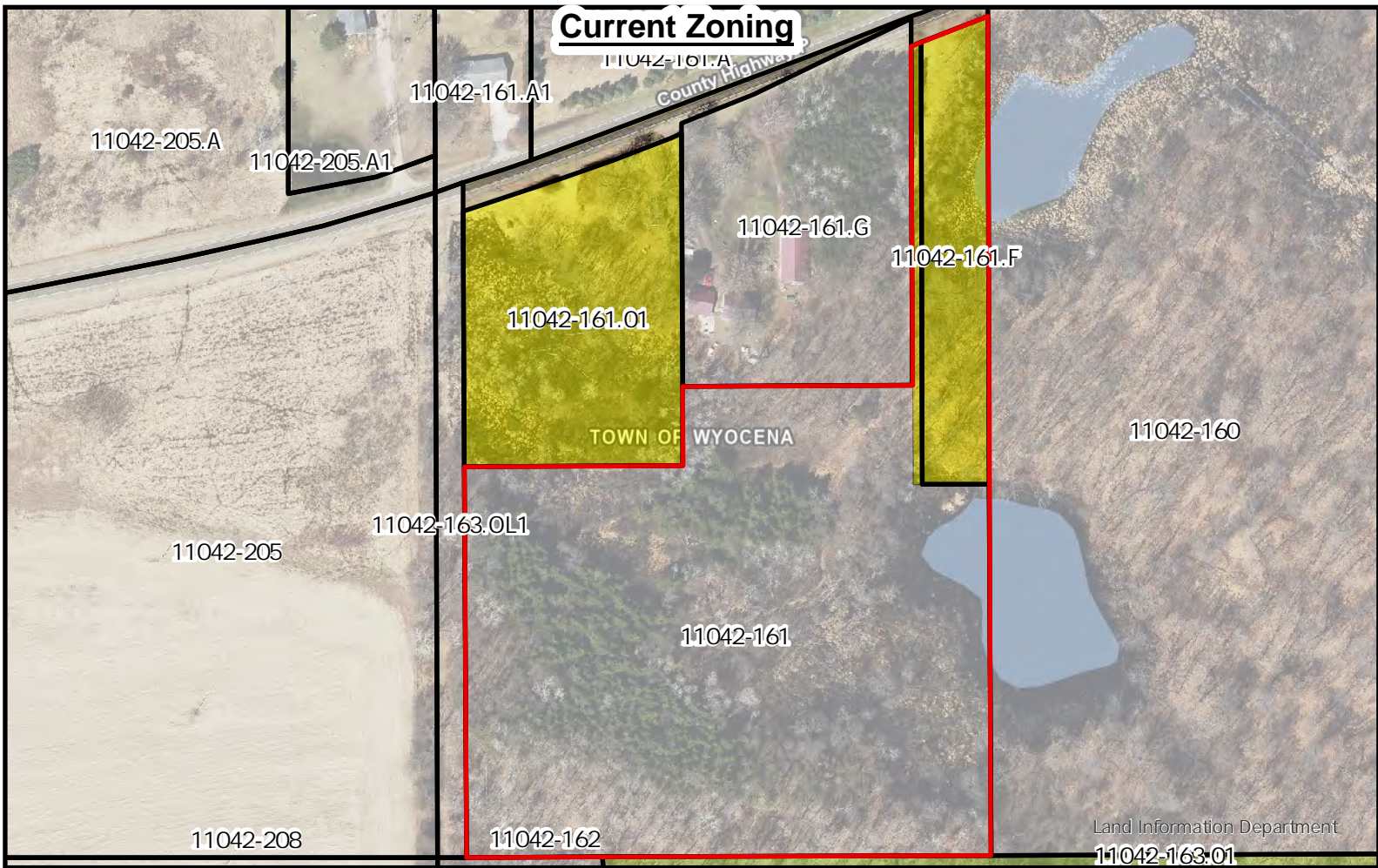
Documents:

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. Legal Description

Recommendation:

Staff recommends approval of the rezoning of 8.64 acres, more or less, from R-1 Single-Family Residence and A-1 Agriculture to A-1 Agriculture, effective upon recording of the Certified Survey Map.



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.