



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 11: Rezoning

Planning & Zoning Committee • September 2, 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>	Hill, James C
<u>Petitioner(s):</u>	Hill, James C; Hill, Adam
<u>Property Location:</u>	Located in Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 4, Town 12 North, Range 10 East
<u>Town:</u>	Wyocena
<u>Parcel(s) Affected:</u>	157, 158
<u>Site Address:</u>	W6310 County Highway P

James Hill, owner, requests the Planning and Zoning Committee review and recommend approval of rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 157 is zoned A-1 Agriculture and is 39 acres in size. Parcel 158 is zoned A-1 Agriculture and is partially cultivated, partially wetland, and there is a single-family home and accessory structure on site. All existing structures are located outside of the mapped wetland on the property. The wetland areas are listed as prime farmland, where drained. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There is no floodplain present. The site is accessed off of County Highway P and also has frontage on Breneman Road. 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, Woodland and Wetland	A-1 Agriculture and R-1 Single-Family Residence
East	Single-Family Residence and Wetland	<i>Village of Pardeeville</i>
South	Single-Family Residence, Woodland and Wetland	A-1 Agriculture and R-1 Single-Family Residence
West	Woodland and Wetland	A-1 Agriculture

Analysis:

The property owner is proposing to create a 1.7-acre lot around the existing structures that will be rezoned to the RR-1 Rural Residence district. To maintain the minimum required density of one home per 35 acres, the owner will restrict the northwesternmost 33.3 acres of parcel 157. The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM). Because the property fronts on a County Highway, a highway easement or dedication will be required with this CSM. This proposal is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 1.7-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 33.3 acres. This proposal appears to follow 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.

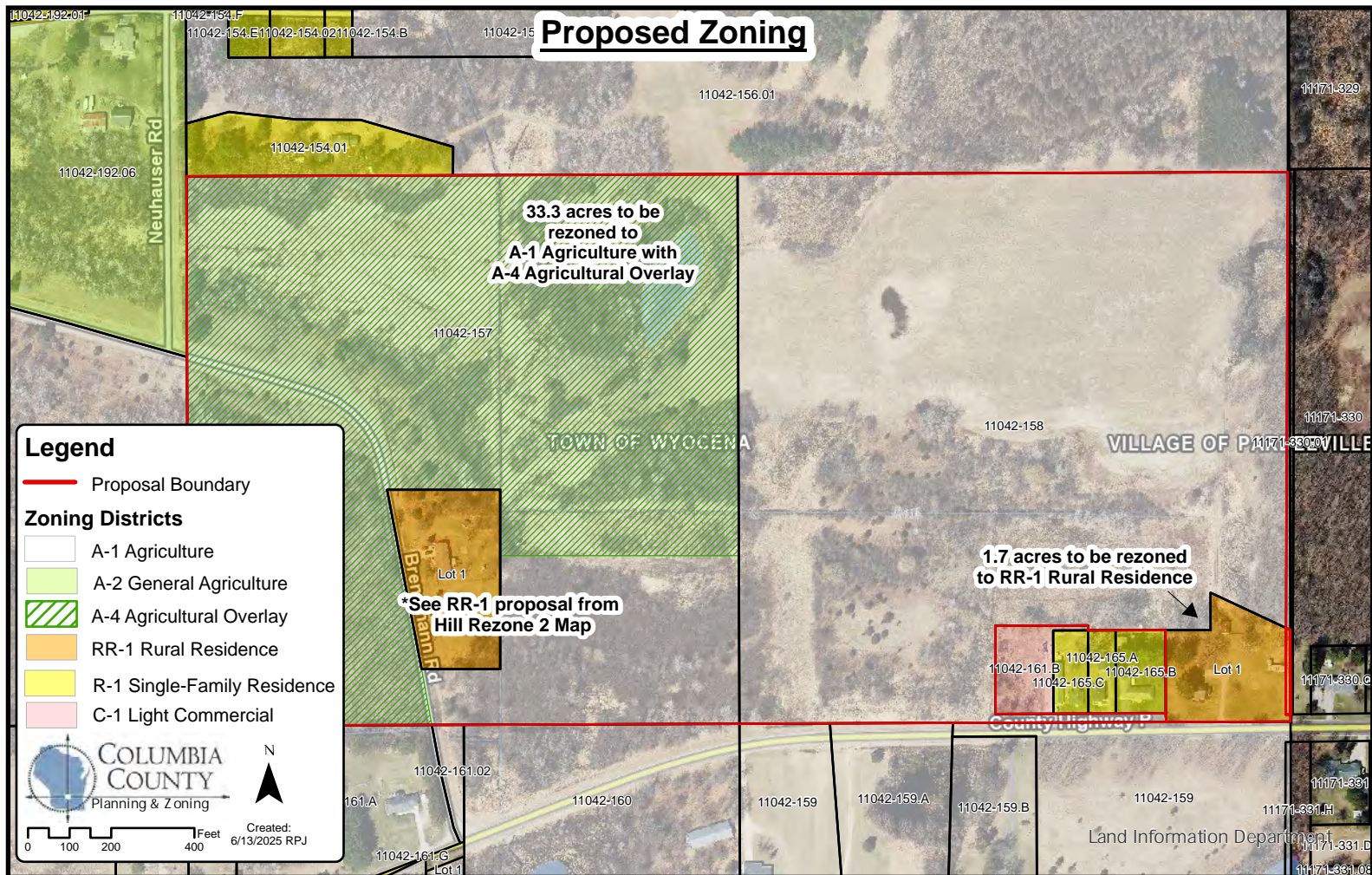
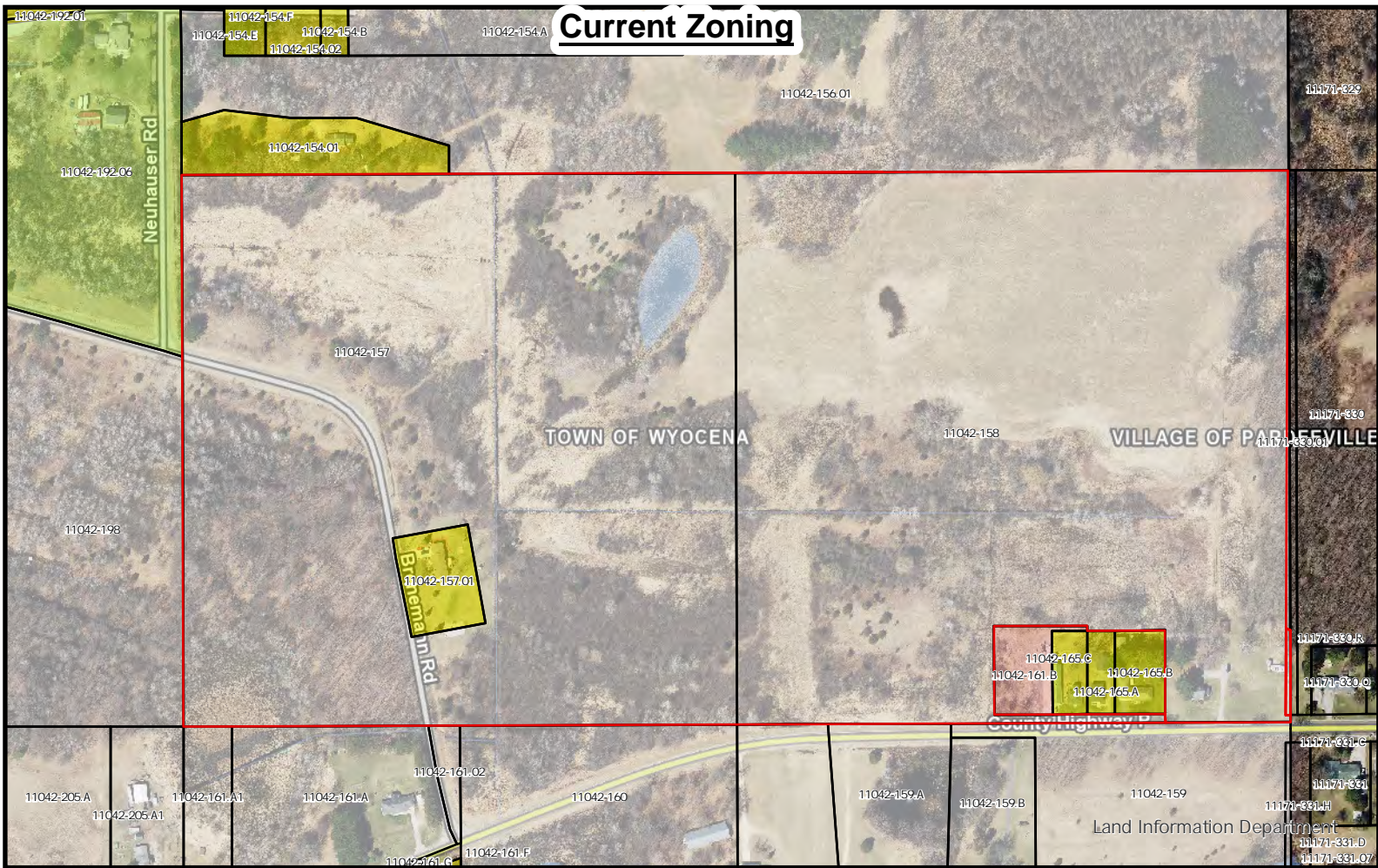
Documents:

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 1.7 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 33.3 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.



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