



# COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street  
Portage, WI 53901

## **Public Hearing Item 12: Rezoning**

Planning & Zoning Committee • September 2, 2025

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture and R-1 Single-Family Residence
<b><u>Proposed Zoning District(s):</u></b>	RR-1 Rural Residence
<b><u>Property Owner(s):</u></b>	Hill, James C; Hinkley, Michael; Hinkley, Stacy L
<b><u>Petitioner(s):</u></b>	Hill, James C; Hinkley, Michael; Hinkley, Stacy L
<b><u>Property Location:</u></b>	Located in the Southwest Quarter of the Northwest Quarter of Section 4, Town 12 North, Range 10 East
<b><u>Town:</u></b>	Wyocena
<b><u>Parcel(s) Affected:</u></b>	157, 157.01
<b><u>Site Address:</u></b>	W6450 Breneman Road

James Hill and Michael and Stacy Hinkley, owners, request the Planning and Zoning Committee review and recommend approval of rezoning of the aforementioned lands from A-1 Agriculture and R-1 Single-Family Residence to RR-1 Rural Residence. Parcel 157.01 is zoned R-1 Single Family Residence and is 1 acre in size. Parcel 157 is zoned A-1 Agriculture and is 39 acres in size. There is an existing residence on parcel 157.01 and parcel 157 is mostly woodland and wetland. The wetland areas are also 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. Wetlands are present on parcel 157, and a wetland delineation was recently completed. No floodplain is present. The site is accessed off of 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	Agriculture and Wetland	A-1 Agriculture
South	Single-Family Residence, Woodland and Wetland	A-1 Agriculture and R-1 Single-Family Residence
West	Woodland and Wetland	A-1 Agriculture and A-2 General Agriculture

### **Analysis:**

The property owner is proposing to add 1.2 acres from parcel 157 to parcel 157.01. This will increase the lot size from 1 acre to 2.2 acres. There is currently a concrete pad straddling the south property line of parcel 157.01 and 157. The owners of parcel 157.01 would like to construct a shed at this location and must acquire additional lands to allow the structure to meet the appropriate setback requirements. Although parcel 157.01 is zoned R-1 Single-Family Residence, the Columbia County Future Land Use map identified this area as Agricultural or Open Space. Minimum lot size of the R-1 Single Family Residence district is one acre; therefore, a potential rezone of the 1.2 acres to R-1 to allow for the combination would also allow a future split to create two one-acre R-1 lots. To prevent this, and to ensure the proposed rezone is in line with the planned

Agricultural or Open Space land use vision, it is preferable the new 2.2-acre lot be rezoned to the RR-1 Rural Residence district to prevent the lot from being further divisible. This request will require a Certified Survey Map.

If approved, this rezoning will align the zoning on the property with the preferred future land use category and will allow the property owners to construct a shed 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.

**Documents:**

The following documents are on file with the Planning and Zoning Department:

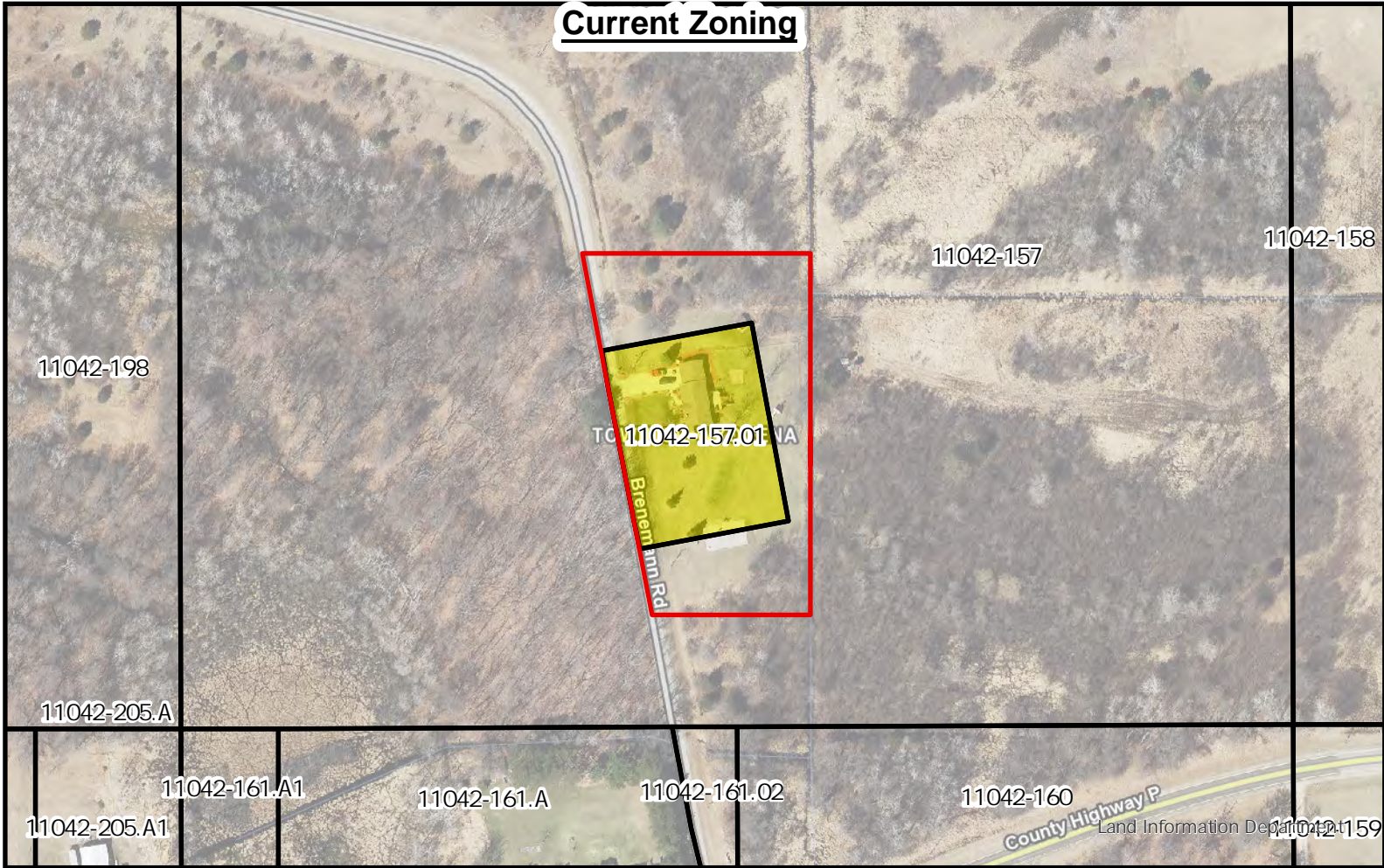
1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Action Report
4. Preliminary Certified Survey Map
5. Legal Description

**Recommendation:**

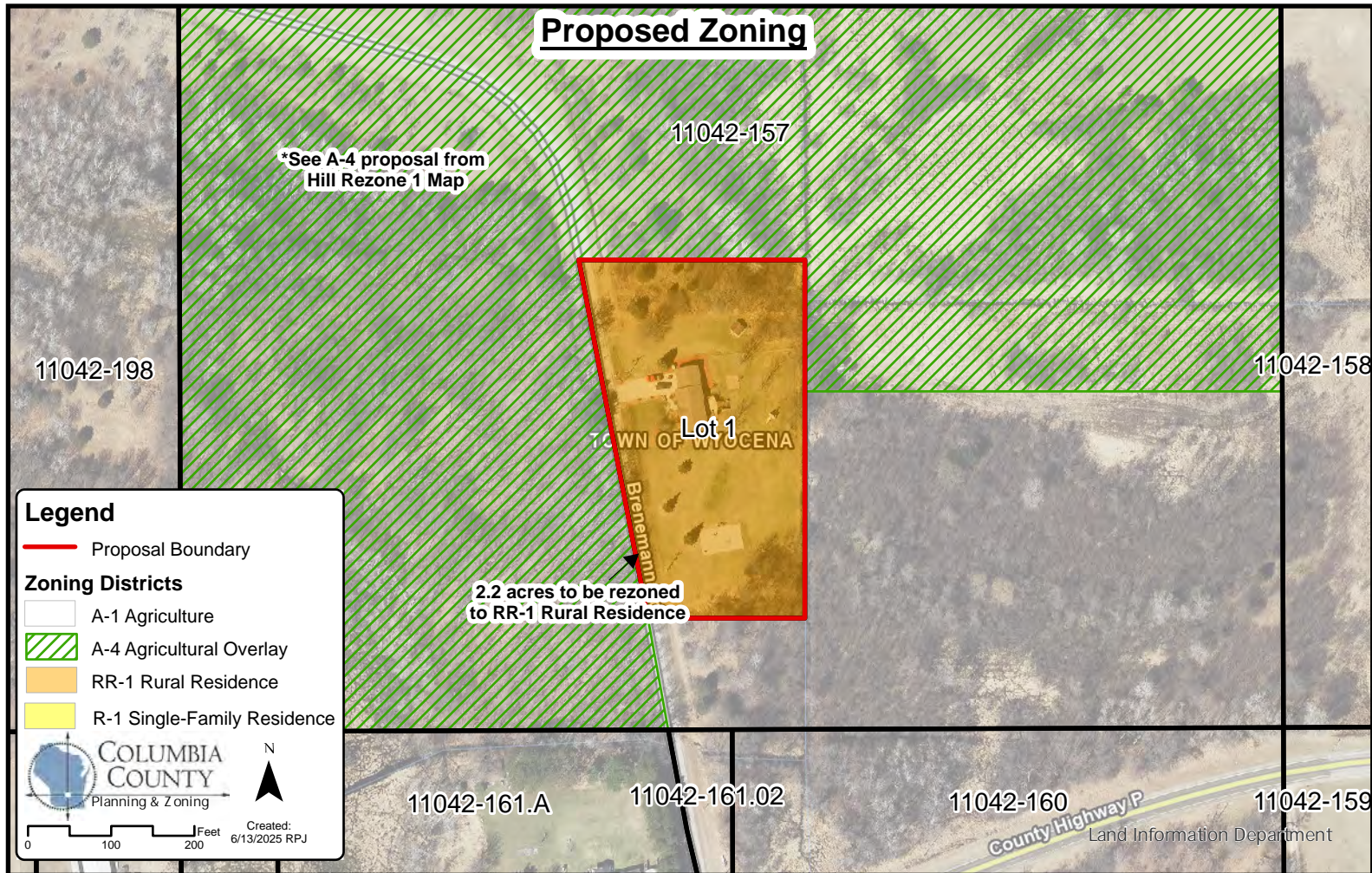
Staff recommends approval of the rezoning of 2.2 acres, more or less, from A-1 Agriculture and R-1 Single-Family Residence to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.



## Current Zoning

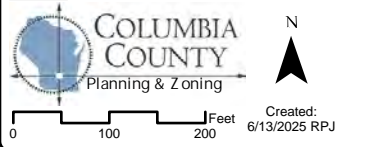


## Proposed Zoning



### Legend

- Proposal Boundary
- Zoning Districts**
- A-1 Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence
- R-1 Single-Family Residence



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.