



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 13: 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>	Petersheim, Christy G; Petersheim, Ruth N
<u>Petitioner(s):</u>	Petersheim, Christy G; Petersheim, Ruth N
<u>Property Location:</u>	Located in Southwest Quarter of the Northeast Quarter and Government Lot 15 of Section 2, Town 12 North, Range 10 East
<u>Town:</u>	Wyocena
<u>Parcel(s) Affected:</u>	63, 76, 78.B
<u>Site Address:</u>	W5500 County Highway P

Christy G and Ruth N Petersheim, owners, request 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. Parcels 63 and 76 are both 40 acres in size and parcel 78.B is 12.92 acres. All land is zoned A-1 Agriculture and is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. The land is vacant and under cultivation. There are no wetlands or floodplain on the property. There is prime farmland, per NRCS, on parcels 76 and 63, and most of the property is listed as potentially highly erodible. 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, Woodland and Agriculture	A-2 General Agriculture and A-1 Agriculture with A-4 Agricultural Overlay
East	Agriculture and Single-Family Residence	A-1 Agriculture and A-2 General Agriculture
South	Single-Family Residence and Wetland	A-1 Agriculture and R-1 Single-Family Residence
West	Woodland and Single-Family Residence	A-1 Agriculture, A-2 General Agriculture, and R-1 Single-Family Residence

Analysis:

The property owners are proposing to create a 2.5-acre lot on parcels 78.B and 76 that will be rezoned to the RR-1 Rural Residence zoning district to allow for the construction of a single-family home. The proposed lot will be a flag lot and a driveway permit and Emergency Response Number have already been issued for this access point. To maintain the minimum required density of one home per 35 acres, the owner will restrict the easternmost 32.5 acres of parcels 63 and 76. This proposal will require a Certified Survey Map (CSM), and a county highway easement or dedication will be required. The proposal is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a new single-family residence on a 2.5-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 32.5 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.

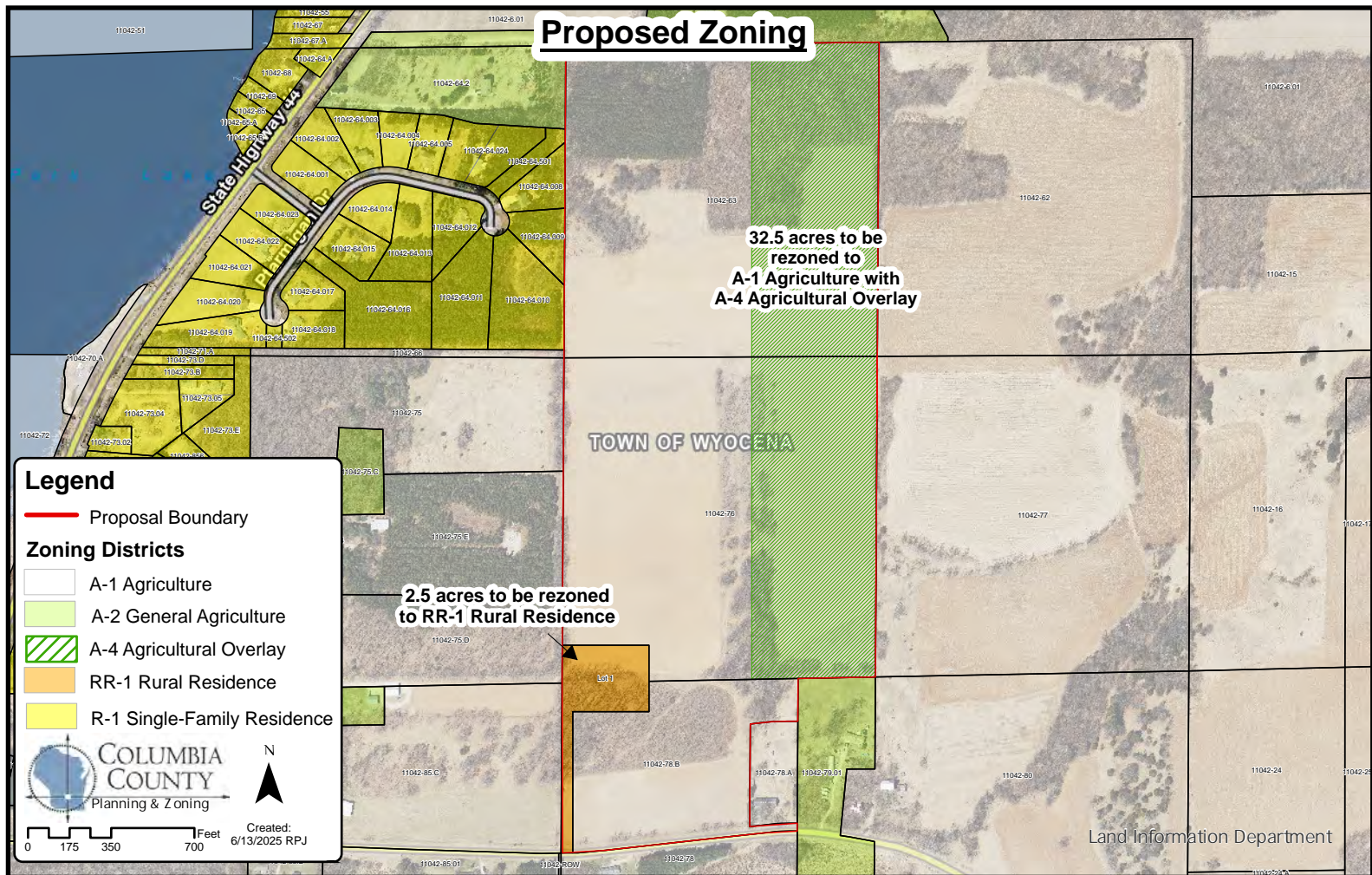
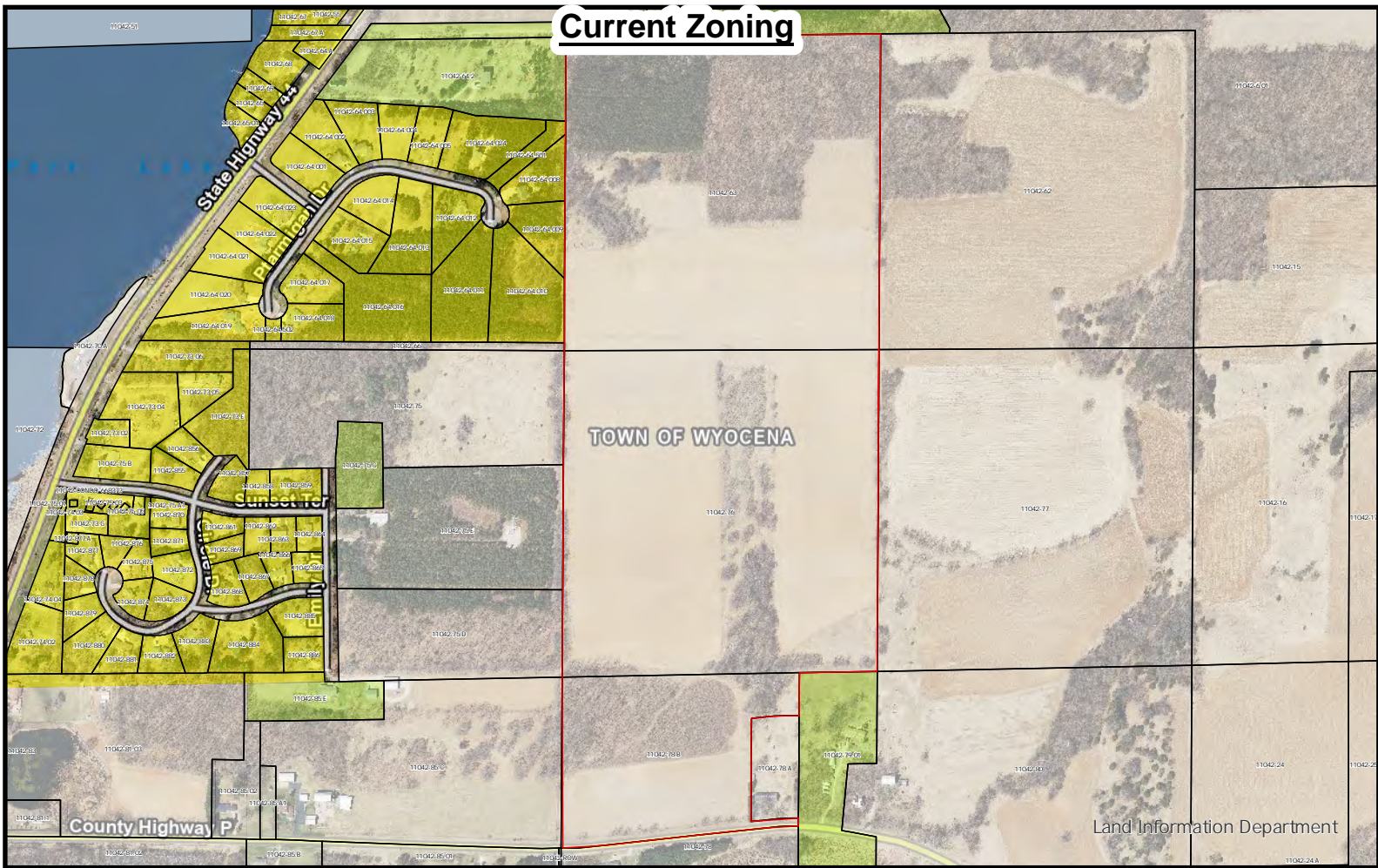
Documents:

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 2.5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.5 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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