



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Access Variance: Thistle

Planning & Zoning Committee • November 3, 2026

Property Owner(s): Roger L & Marian H Thistle Living Trust Dated 5/31/1996

Property Location: Located in Government Lot 3 and the Southeast Quarter of the Southwest Quarter of Section 10, Town 10 North, Range 7 East

Town: West Point

Parcel(s) Affected: 22.03

Site Address: N2142 Lake Drive

Background:

Marian Thistle of the Roger L & Marian H Thistle Living Trust Dated 5/31/1996, owner, requests the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 22.03 is 8.26 acres in size and is zoned R-1 Single-Family Residence. It is listed as Lot 1 of Certified Survey Map No. 6337, and there is an existing single-family residence and accessory structure on the property. The parcel is planned continued Single-Family Residential land use on the Columbia County Future Land Use map. There is no wetland or floodplain on the property. The property owner is proposing to divide the property into four lots. The first draft of the CSM (see Attachment B) allowed all lots to meet road frontage requirements by providing 33' of frontage on either East Lake Drive or Lake Drive. Upon Town review of the CSM, it was requested that access be revised for Lot 2, removing a narrow strip that ran along Lot 1 to East Lake Drive. The updated proposal (see Attachment A) removes road access for Lot 2, thus requiring a waiver of access. The proposed lot will be accessed via 66' wide shared access and utility easement across proposed Lots 3 and 4. This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, "when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land." The owner believes that the requested revision from the Town constitutes a unique limitation of how the property must be divided.

Town Board Action:

The West Point Town Board met on October 8, 2026, and recommended approval of the request.

Recommendation:

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lot 2 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, "A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on November 3, 2026, to waive road frontage requirements for Lot 2 with access being provided via other instrument." The access variance shall become effective upon recording of the Certified Survey Map.