



Public Hearing Item 8: Rezoning

Planning & Zoning Committee • October 7, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Wilcox, John R; Wilcox, Susan A
<u>Petitioner(s):</u>	Wilcox, John R; Wilcox, Susan A
<u>Property Location:</u>	Located in Government Lots 4 and 5 of Section 3, Town 13 North, Range 9 East
<u>Town:</u>	Fort Winnebago
<u>Parcel(s) Affected:</u>	46, 47
<u>Site Address:</u>	N9746 Fox River Road

John and Susan Wilcox, owners, request the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agricultural Overlay. Parcel 46 is 28 acres in size and parcel 47 is 22 acres. There is an existing residence and several accessory structures on parcel 46, and both parcels are zoned A-1 Agriculture. The septic system on the property servicing the home at N9746 was installed prior to 1972 and is current on maintenance requirements. The land is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map, and fronts on Fox River Road and County Highway CM. The entire property is mapped floodplain, including both floodway and flood fringe. Wetlands are present in areas outside of development cultivated areas. The properties are not considered to be prime farmland or highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Woodland, Wetland, Fox River	A-1 Agriculture
East	Woodland and Wetland	A-1 Agriculture
South	Woodland and Wetland	A-1 Agriculture
West	Wetland, Open Space, Fox River	A-1 Agriculture

Analysis:

The property owners are proposing to split off 8 acres around the existing residence and accessory structures on parcel 46. This land will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres, 27 acres of the property east of Fox River Road will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request, and a county highway easement or dedication will be required with this request since the land fronts on County Highway CM. The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for separation of an existing single-family residence onto an 8-acre lot, while maintaining the existing density of one home per 35 acres through the application of the A-4 district to 35.47 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Fort Winnebago Town Board met on May 5, 2025, and recommended approval of the rezoning.

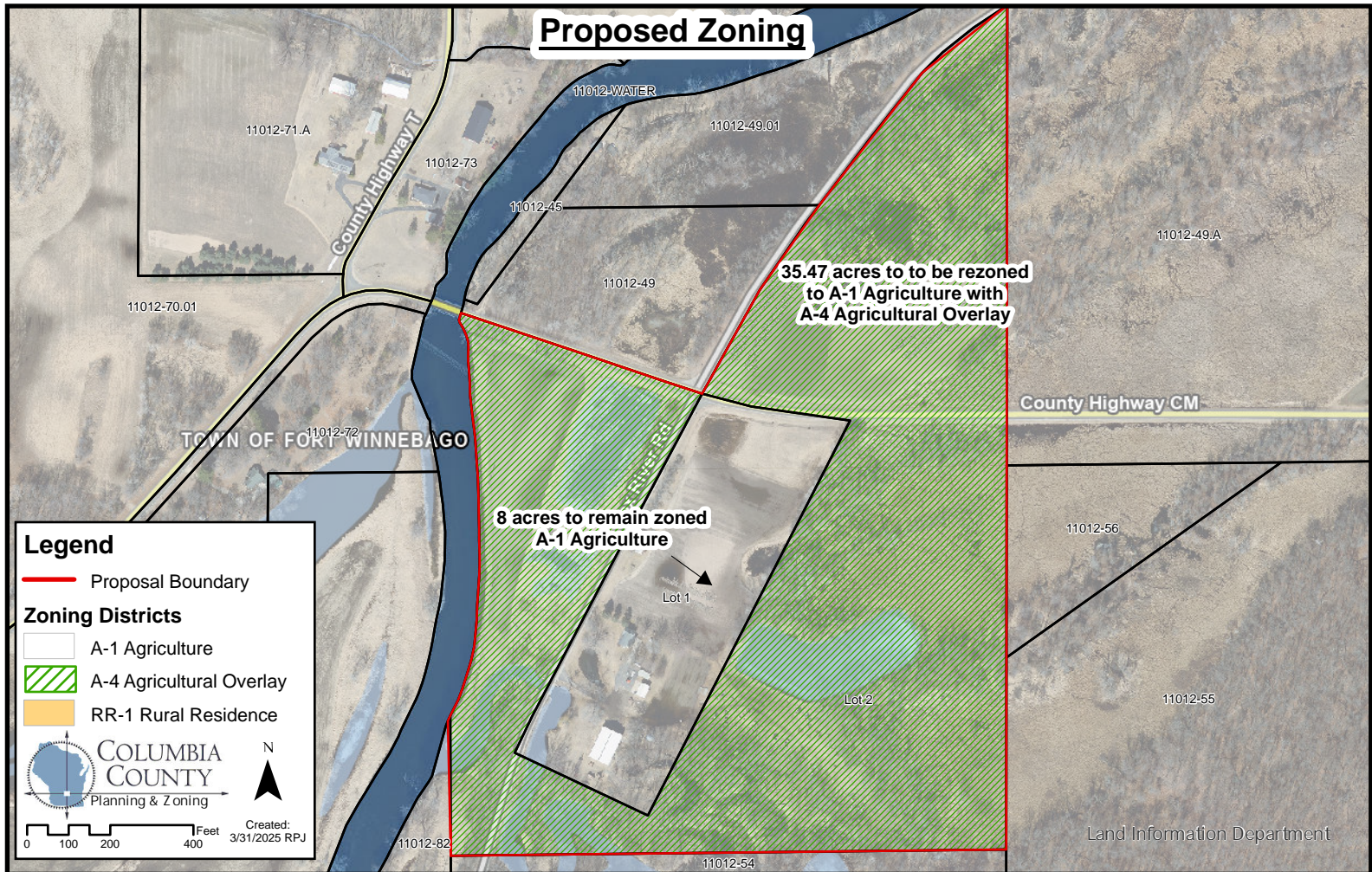
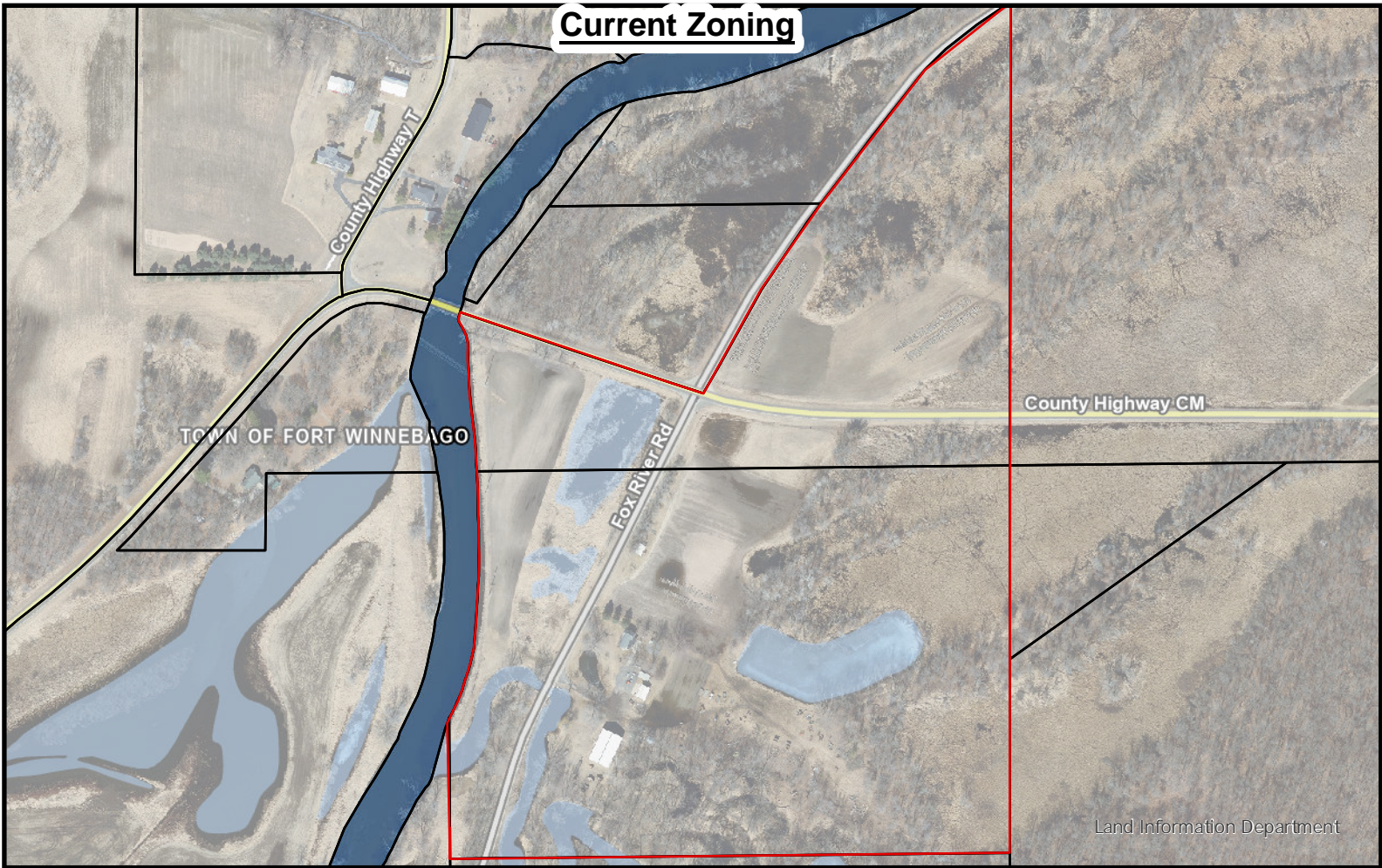
Documents:

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. Rezoning Legal Description

Recommendation:

Staff recommends approval of the rezoning of 35.47 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, effective upon recording of the Certified Survey Map.



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