



Public Hearing Item 5: Rezoning

Planning & Zoning Committee • October 6, 2026

<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>	Bush, Mary Ann
<u>Petitioner(s):</u>	Bush, Mary Ann
<u>Property Location:</u>	Located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 9, Town 13 North, Range 10 East
<u>Town:</u>	Marcellon
<u>Parcel(s) Affected:</u>	157.02
<u>Site Address:</u>	Turner Road

Mary Ann Bush, owner, requests the Planning and Zoning Committee review and recommend approval of the 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 157.02 is listed as Lot 2 of Certified Survey Map No. 6641 and is 40.32 acres in size. The land is primarily under cultivation, with woodlands in the south-central area of parcel 157.02. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on the property. The land is enrolled in the Farmland Preservation Program and there are approximately 26 acres of prime farmland on the property. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Agriculture, Single-Family Residence and Woodland	A-1 Agriculture and A-2 General Agriculture
East	Agriculture and Woodland	A-1 Agriculture
South	Agriculture and Woodland	A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture and Woodland	A-1 Agriculture

Analysis:

The property owner is proposing to create a 5-acre flag lot on the east side of the property that will be rezoned to the RR-1 Rural Residence district. The lot will have frontage on Turner Road. To maintain a density of one home per 35 acres, the southern 30 acres of parcel 157.02 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. This proposal will require a Certified Survey Map (CSM) and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a home on a 5-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Marcellon Town Board met on August 10, 2026 and recommended approval of the rezoning.

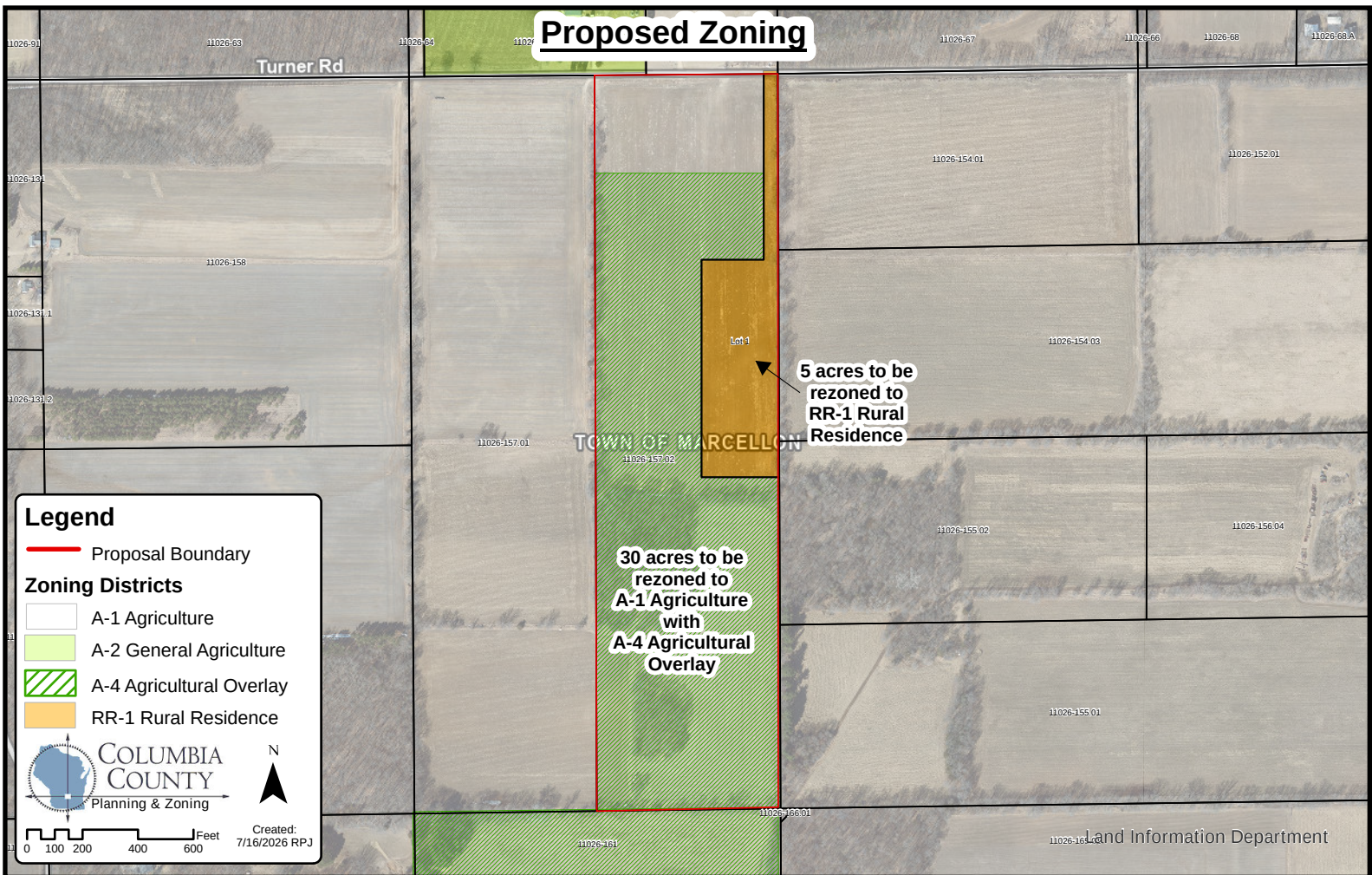
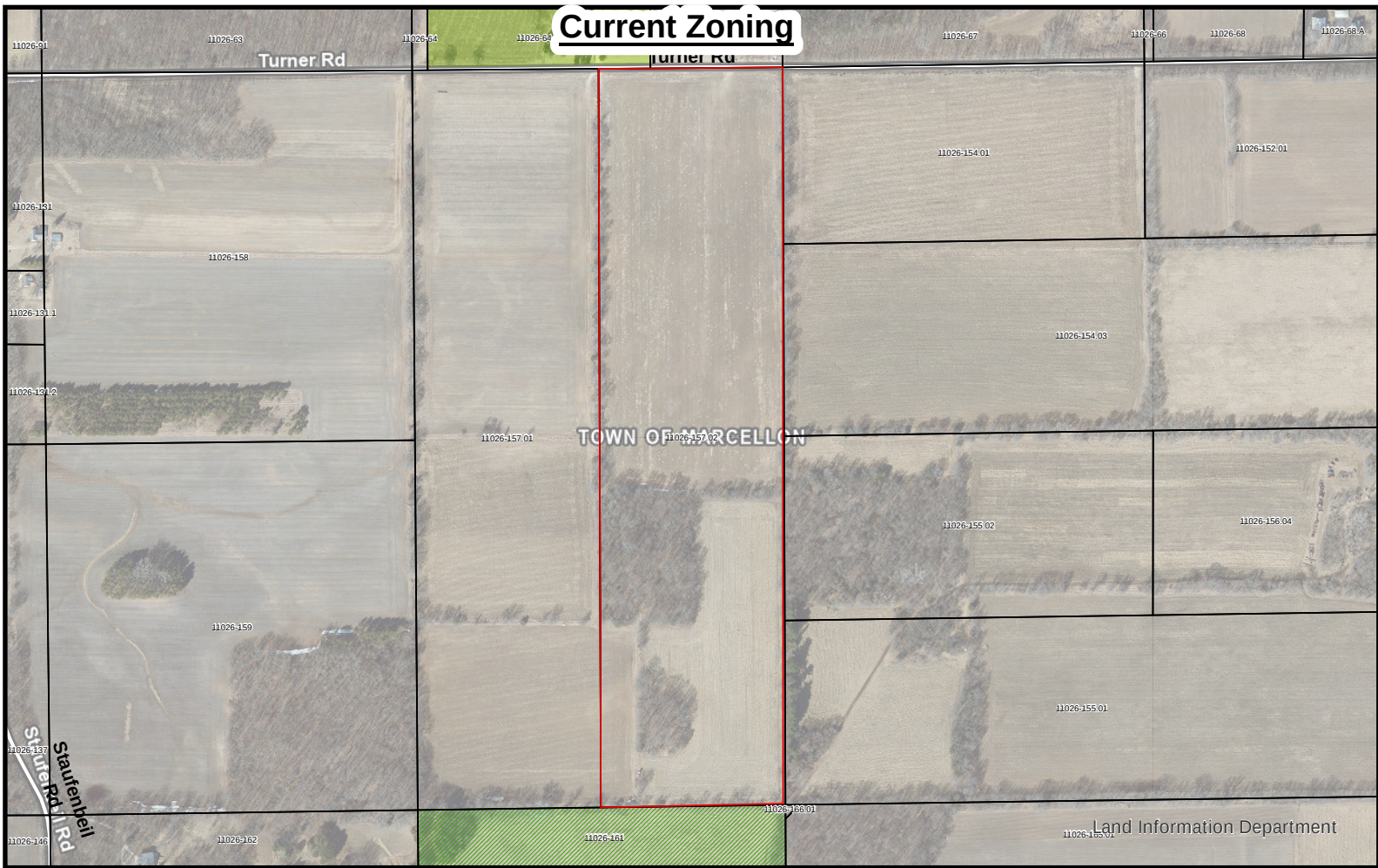
Documents:

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

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

Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30 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.



Legend

- Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-2 General Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence

COLUMBIA COUNTY

Planning & Zoning

N

0 100 200 400 600 Feet

Created: 7/16/2026 RPJ

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.