



Public Hearing Item 6: 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>	Jurgerson, John; Jurgerson Living Trust Dated 7/2/2025, c/o Jerome Jurgerson
<u>Petitioner(s):</u>	Jurgerson, John; Jurgerson Living Trust Dated 7/2/2025, c/o Jerome Jurgerson
<u>Property Location:</u>	Located in the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 25, Town 12 North, Range 10 East
<u>Town:</u>	Wyocena
<u>Parcel(s) Affected:</u>	599, 600
<u>Site Address:</u>	Waters Road

John Jurgerson and Jerome Jurgerson of the Jurgerson Living Trust, owners, request 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 599 is 40 acres in size and there is an existing single-family home and several accessory structures on site. Parcel 600 is also 40 acres in size and remains undeveloped. The property is primarily a mixture of cropland and woodland. The parcels front Waters Road to the north. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Floodplain is present along the eastern side of parcel 600, along the south branch of Duck Creek. There is no prime farmland on the property. Lands in the center of parcel 599 is listed as potentially highly erodible per NRCS. This area is well outside of the area proposed for development. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

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

Analysis:

The owners are proposing to create a 5-acre lot that straddles the lot line between parcels 599 and 600. The lot will front Waters Road. This proposed lot will be rezoned to the RR-1 Rural Residence district to allow for construction of a new home. To maintain a density of one home per 35 acres, the remaining 37.39 acres of parcel 600 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural

Overlay. The existing home on parcel 599 will remain on unrestricted A-1 lands totaling over 35 acres, so no restriction is required for this residence. 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 a home to be constructed 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 37.39 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 August 20, 2026 and recommended approval of the rezoning.

Documents:

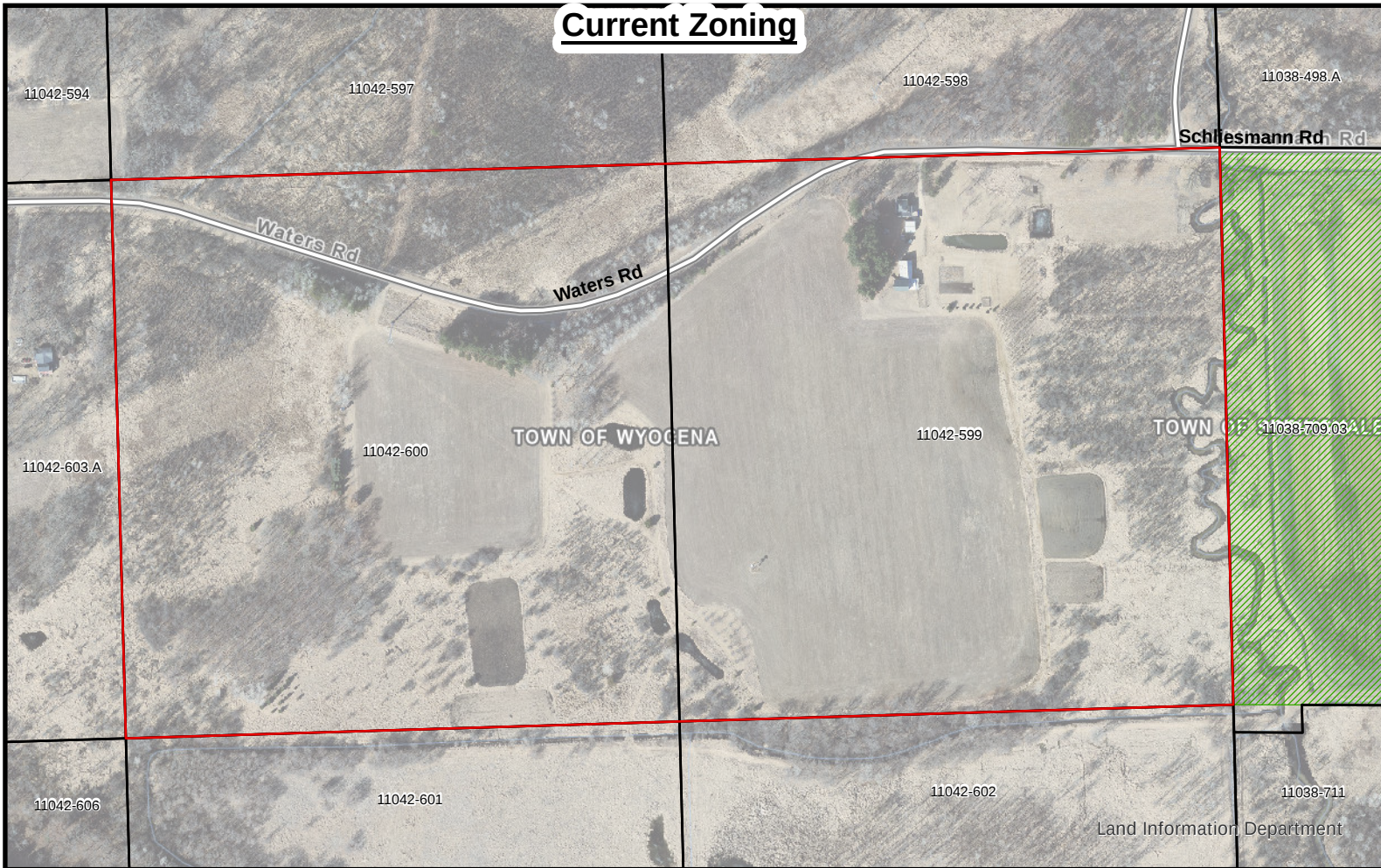
The following documents are on file with the Planning and Zoning Department:

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

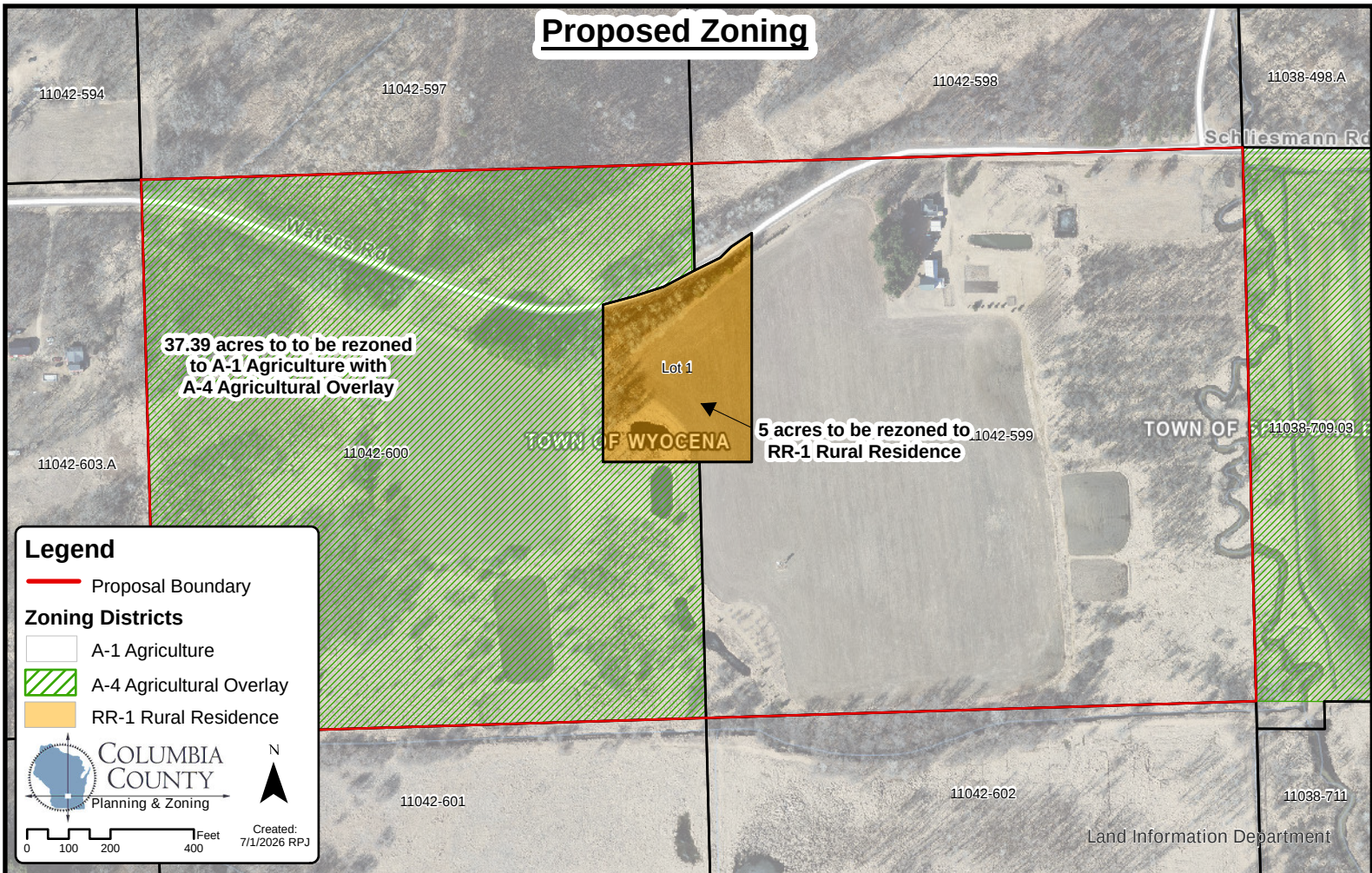
Recommendation:

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 37.39 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.

Current Zoning



Proposed Zoning



Legend

— Proposal Boundary

Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

▨ RR-1 Rural Residence



0 100 200 400 Feet

Created:
7/1/2026 RPJ

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