



Public Hearing Item 5: Rezoning

Planning & Zoning Committee • September 1, 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>	Josiah N & Sarah E Wynn Joint Rev Trust Dated 3/6/2018
<u>Petitioner(s):</u>	Josiah Wynn of the Josiah N & Sarah E Wynn Joint Rev Trust Dated 3/6/2018
<u>Property Location:</u>	Located in the Southeast Quarter of the Southeast Quarter of Section 32 and the Southeast Quarter of the Southwest Quarter of Section 34, all in Town 13 North, Range 10 East
<u>Town:</u>	Marcellon
<u>Parcel(s) Affected:</u>	598.03, 637
<u>Site Address:</u>	W5950 Haynes Road
<u>Background:</u>	

Josiah Wynn of the Josiah N & Sarah E Wynn Joint Rev Trust Dated 3/6/2018, 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 to A-4 Agricultural Overlay. Parcel 637 is 40 acres in size and parcel 598.03 is 37.01 acres per land records. The land is primarily under cultivation, with woodlands in the northwestern and northeastern corners of parcel 637. There is an existing home and several agricultural structures on parcel 637, with access off Haynes Road. Both properties are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There is no floodplain on the property, and there are approximately 1.3 acres of wetland present in the northwestern corner of parcel 598.03. There are approximately 10 acres of prime farmland on parcel 637 and soils throughout both parcels are listed as highly erodible or potentially highly erodible per NRCS. The septic system serving the home on parcel 637 was installed in 2009 and is current on maintenance requirements. 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 and Woodland	A-1 Agriculture
East	Agriculture, Woodland, and Single-Family Residence	A-1 Agriculture
South	Agriculture, Woodland and Campground	A-1 Agriculture and RC-1 Recreation
West	Agriculture, Woodland and Single-Family Residence	A-1 Agriculture

Analysis:

The owner is proposing to create a 2.68-acre lot around the existing residence and detached garage that will be rezoned to the RR-1 Rural Residence district. The rest of the agricultural structures on the property will be located on a second lot that will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres all 36.94

acres, as surveyed of parcel 598.03 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). 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. This request is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for an existing home to be located on a smaller 2.68-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 36.94 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 July 20, 2026, and recommended approval of the rezoning.

Documents:

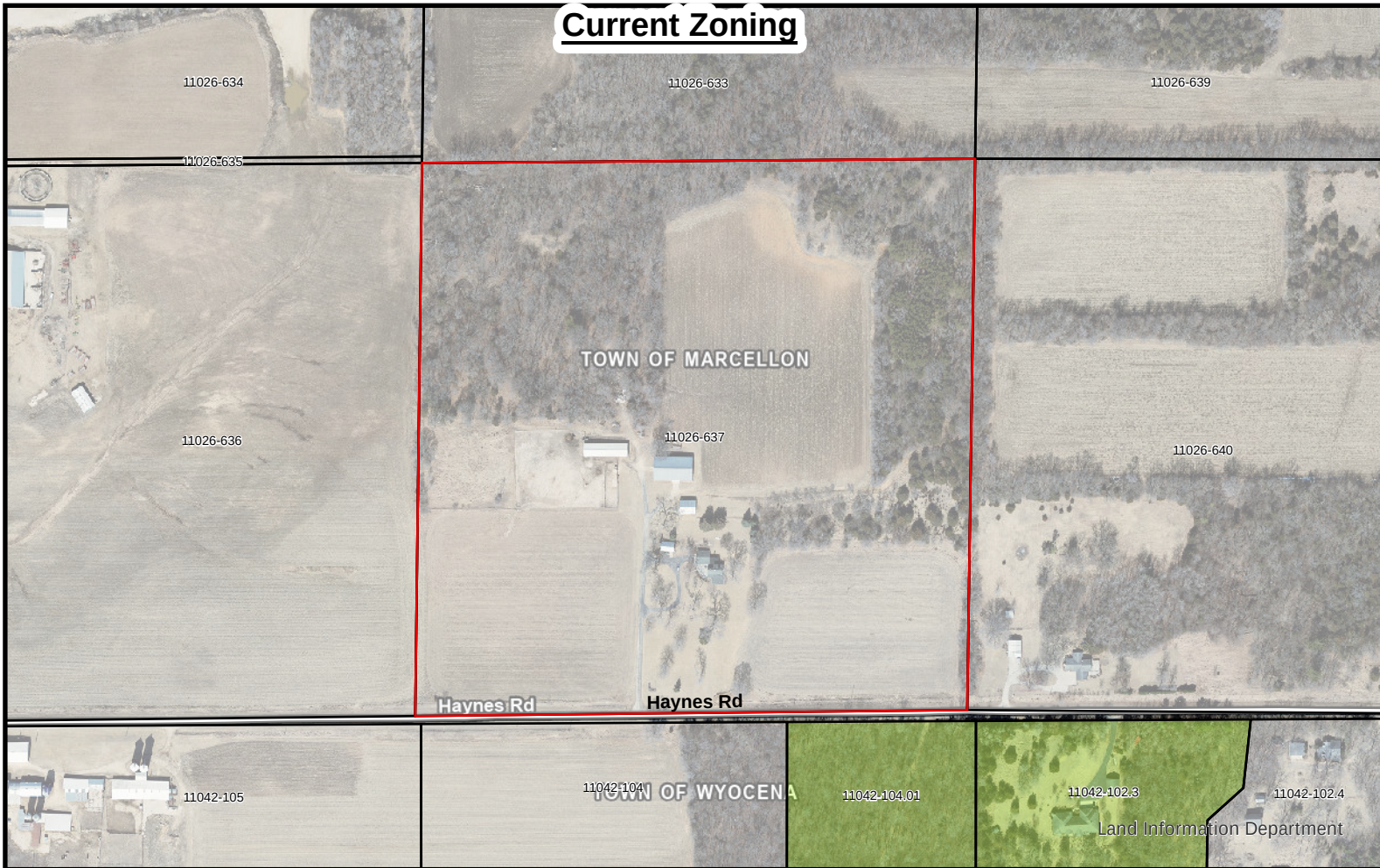
The following documents are on file with the Planning and Zoning Department:

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

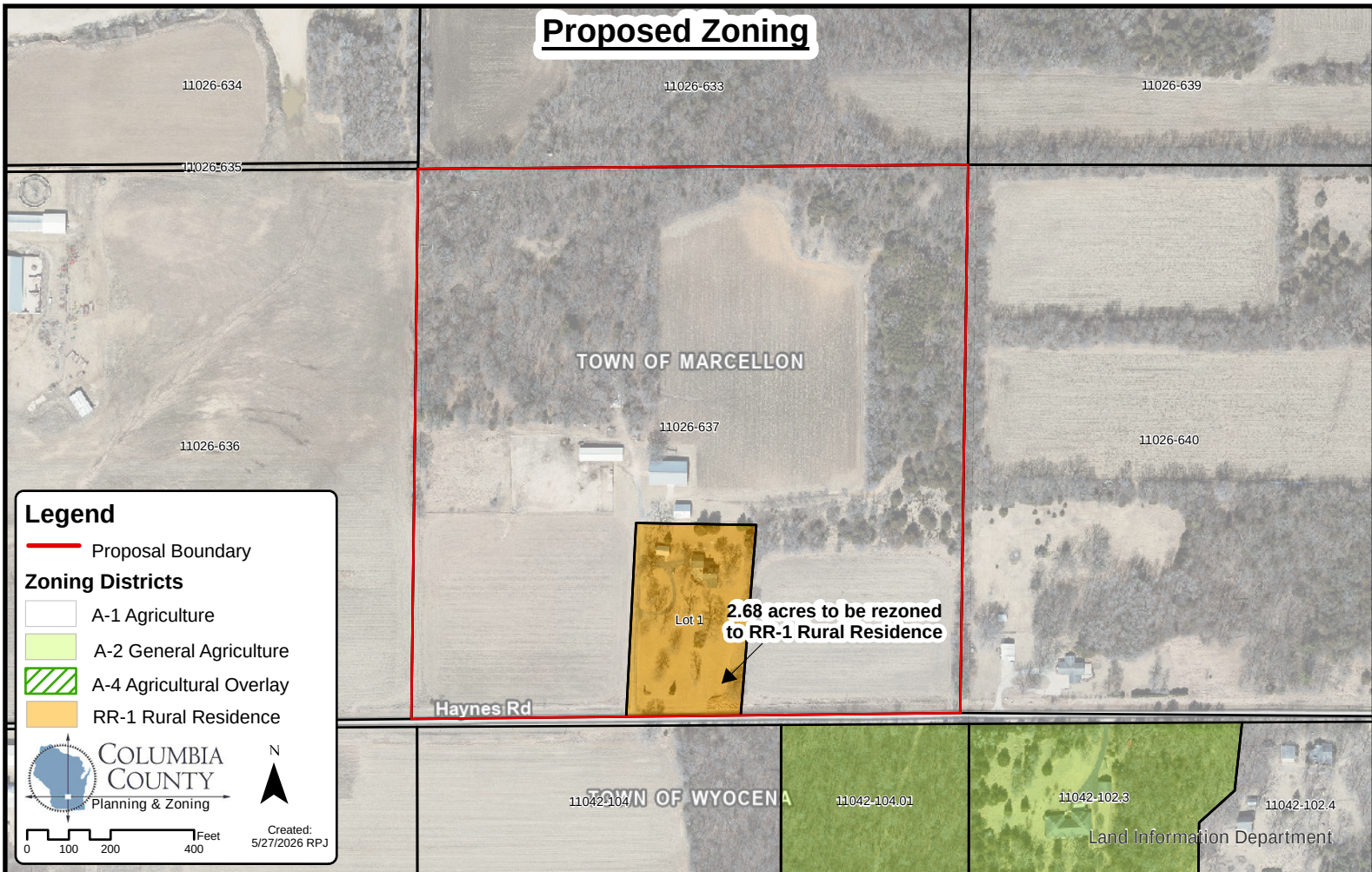
Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 2.68 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 36.94 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

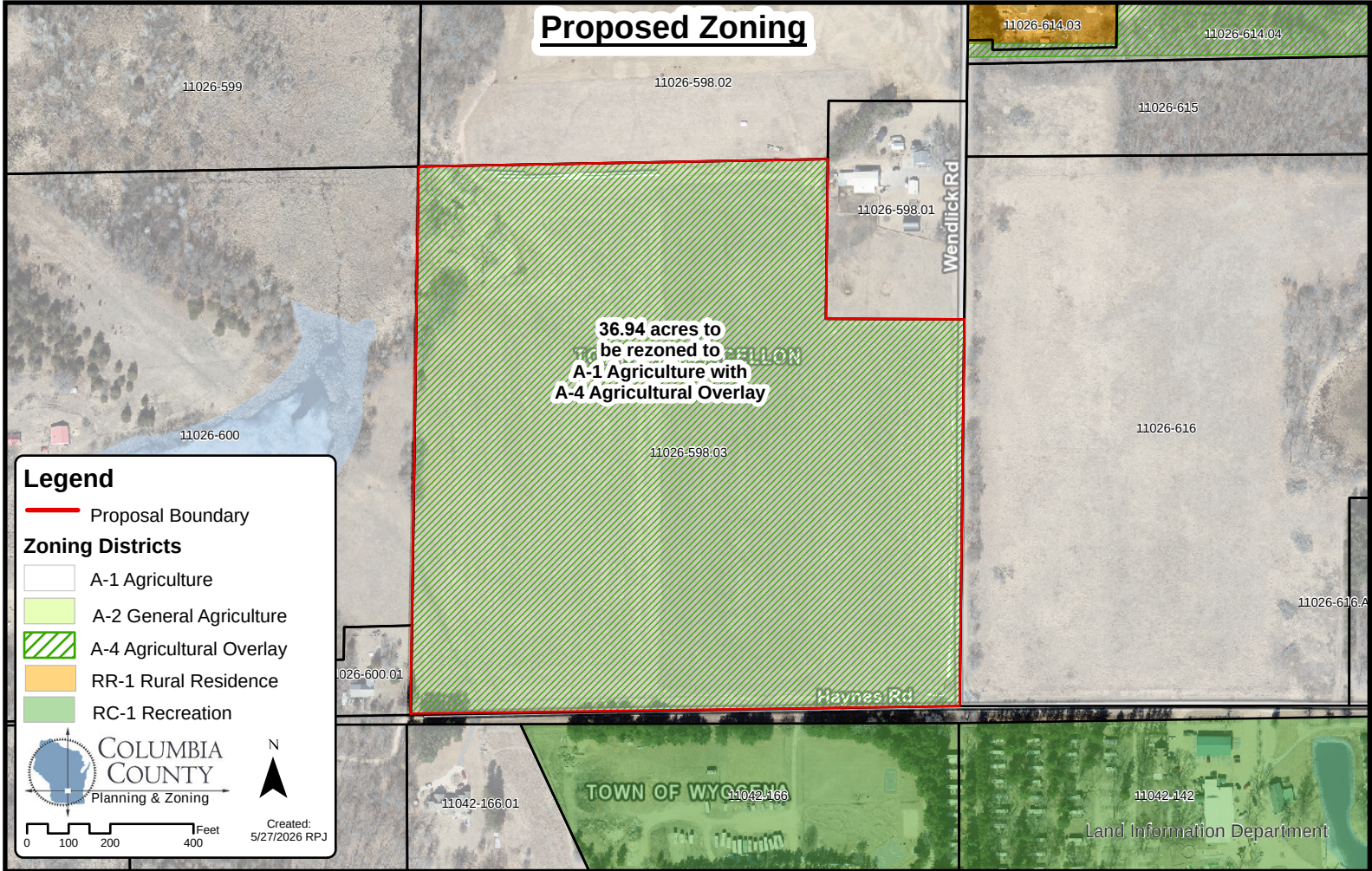
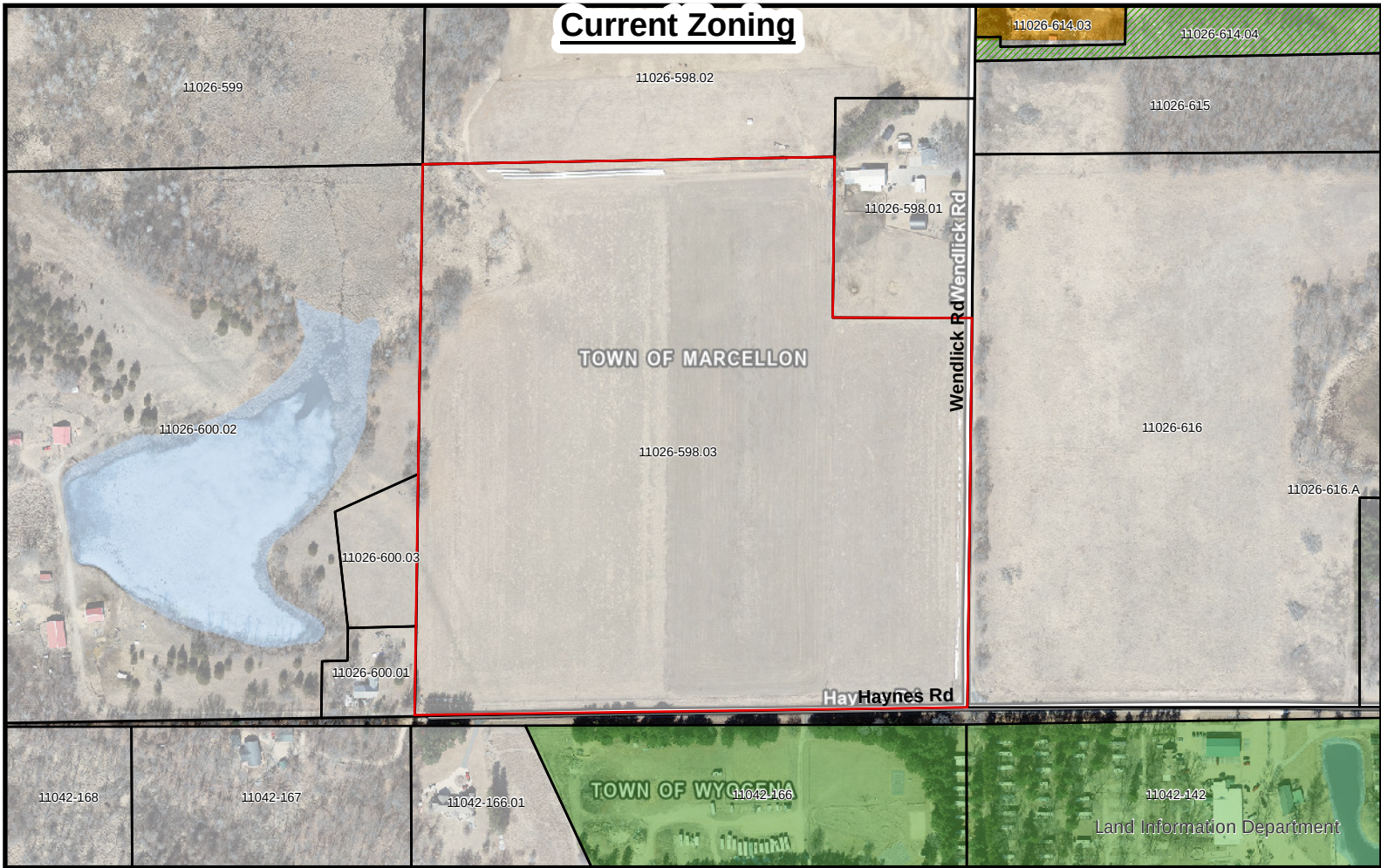
Zoning Districts

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



0 100 200 400 Feet
Created: 5/27/2026 RPJ

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Legend

— Proposal Boundary

Zoning Districts

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



0 100 200 400 Feet

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