



Public Hearing Item 9: Rezoning

Planning & Zoning Committee • April 1, 2025

<u>Current Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Krylov, Kirill A; Krylov, Laura M
<u>Petitioner(s):</u>	Krylov, Kirill A; Krylov, Laura M
<u>Property Location:</u>	Located in the Southwest Quarter of the Southwest Quarter of Section 29 Town 11 North, Range 8 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	401.01, 401.02
<u>Site Address:</u>	Koepp Road

Background:

Kirill A and Laura M Krylov, owners, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from RR-1 Rural Residence to A-1 Agriculture with A-4 Agricultural Overlay and from A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence. Parcel 401.01 is 5 acres in size and is listed as Lot 1 of Certified Survey Map No. 5868. It is vacant woodland. Parcel 401.02 is 24.52 acres and is listed as Lot 2 of Certified Survey Map No. 5868. It is zoned A-1 Agriculture with A-4 Agricultural Overlay. There is an existing agricultural structure on the property, and the rest of the land is wooded. A septic system was installed in 2022 to service the agricultural structure. It will be due for maintenance later this year. Both parcels are planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. These parcels were created in 2017 from parcel 401, when it underwent a rezone in 2017. The original parcel, 401, qualified for the A-2 General Agriculture district; however, instead of rezoning the entire parcel to A-2, the property was instead split into two lots, creating a 5-acre RR-1 lot and restricting the remaining 24.52 acres owned by the Krylovs with A-4. This is an allowable alternate approach to A-2 within the zoning ordinance. The property fronts on Koepp Road. There are wetlands and floodplain in the southwestern corner 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	Woodland	A-1 Agriculture
East	Single-Family Residence	R-1 Single-Family Residence
South	Lake Wisconsin	-
West	Wetland and Woodland	A-1 Agriculture

Proposal:

The property owners are proposing to reconfigure the existing RR-1 lot so that it also encompasses the agricultural structure. The owners are proposing to add living quarters to the existing agricultural structure. The living quarters will need to meet the minimum single-family home requirements under Section 12.125.10, as well as sanitary sizing requirements. A statement of no occupancy was filed with the Register of Deeds with the approval of the septic system servicing the agricultural structure, so this will need to be amended with permit review for the new living quarters.

To maintain the existing density of one home per 29.52 acres, an equal swap will occur. 0.68-acre around the existing agricultural structure will be added to the RR-1 lot, while 0.68-acre in the northwestern corner of the existing RR-1 lot will be rezoned and added to the larger 24.52-acre lot and rezoned to A-1 with A-4. The septic system will remain on the lot zoned A-1 with A-4, so a sanitary easement will be required with the Certified Survey Map (CSM). This proposal is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for a single-family residence to be located on a reconfigured RR-1 lot, while maintaining the existing approved density of one home per 29.52 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Caledonia Town Board met February 10, 2025 and recommended approval of the rezoning.

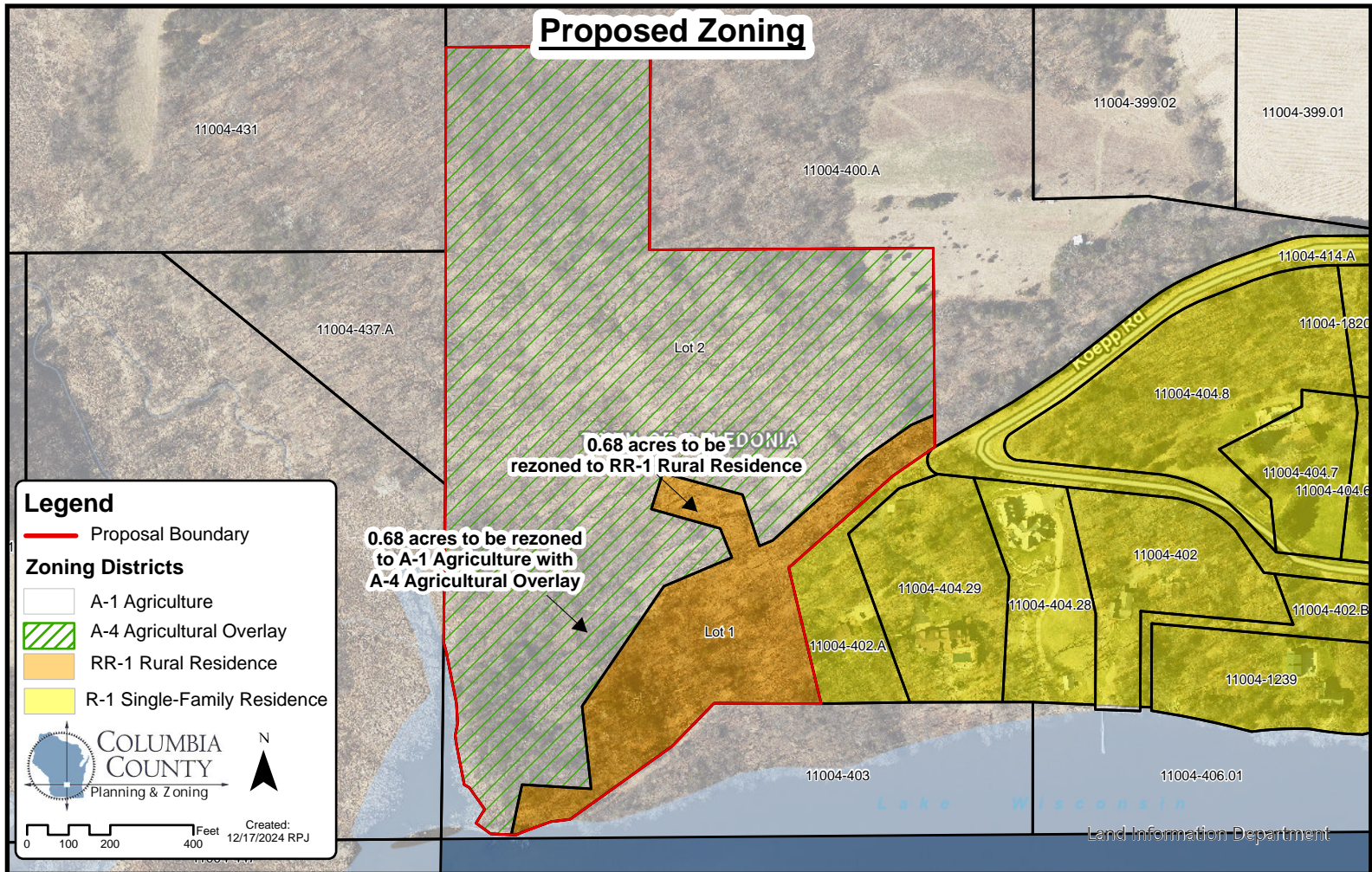
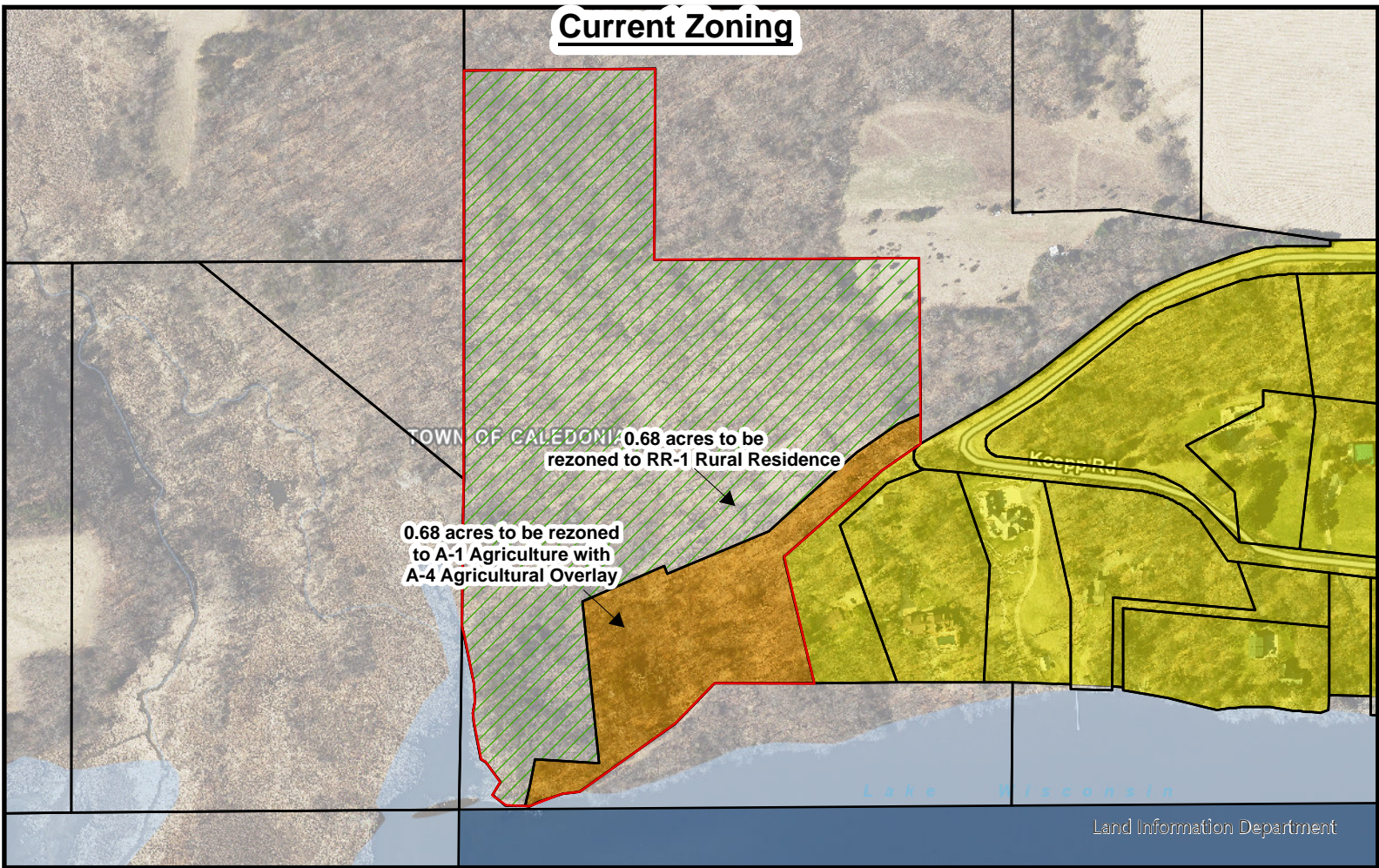
Documents:

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

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

Recommendation:

Staff recommends approval of the rezoning of 0.68 acres, more or less, from RR-1 Rural Residence to A-1 Agriculture with A-4 Agricultural Overlay and 0.68 acres, more or less, from A-1 Agriculture with A-4 Agricultural Overlay to RR-1 Rural Residence, effective upon recording of the Certified Survey Map.



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