



Public Hearing Item 4: Rezoning

Planning & Zoning Committee • October 7, 2025

<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>	Koepp 1 LLC, c/o Robert Crothers
<u>Petitioner(s):</u>	Koepp 1 LLC, c/o Robert Crothers
<u>Property Location:</u>	Located in the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Southwest Quarter and Government Lot 2 of Section 32, Town 12 North, Range 9 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	1184.A
<u>Site Address:</u>	W9141 Thunderbird Dr

Robert Crothers of Koepp 1 LLC, 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 1184.A is 44.62 acres in size, is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property listed as Lot 1 of Certified Survey Map No. 2623 and is primarily under cultivation. There is an existing residence on the property that is accessed from Thunderbird Drive. The septic system on the property was installed in 1997 and is current on maintenance requirements. There are approximately 25 acres of prime farmland, or prime farmland where drained. The existing development is located outside of this area. The center 32.3 acres are considered to be potentially highly erodible per NRCS. Floodplain is present along the eastern property line, and no wetlands are present. 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 Single-Family Residence	A-1 Agriculture
East	Wetland and Wisconsin River	A-1 Agriculture
South	Single-Family Residence and Wetland	A-1 Agriculture
West	Woodland, Single-Family Residence, and Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to create a 4-acre lot around the existing home that will be rezoned to the RR-1 Rural Residence district. To maintain the minimum required density of one home per 35 acres in the Town of Caledonia, the owner will restrict the remaining 40.62 acres of parcel 1184.A. The separation of a pre-existing residence in the A-1 district is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 4-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 40.62 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Caledonia Town Board met on September 8, 2025, and recommended approval of the rezoning.

Documents:

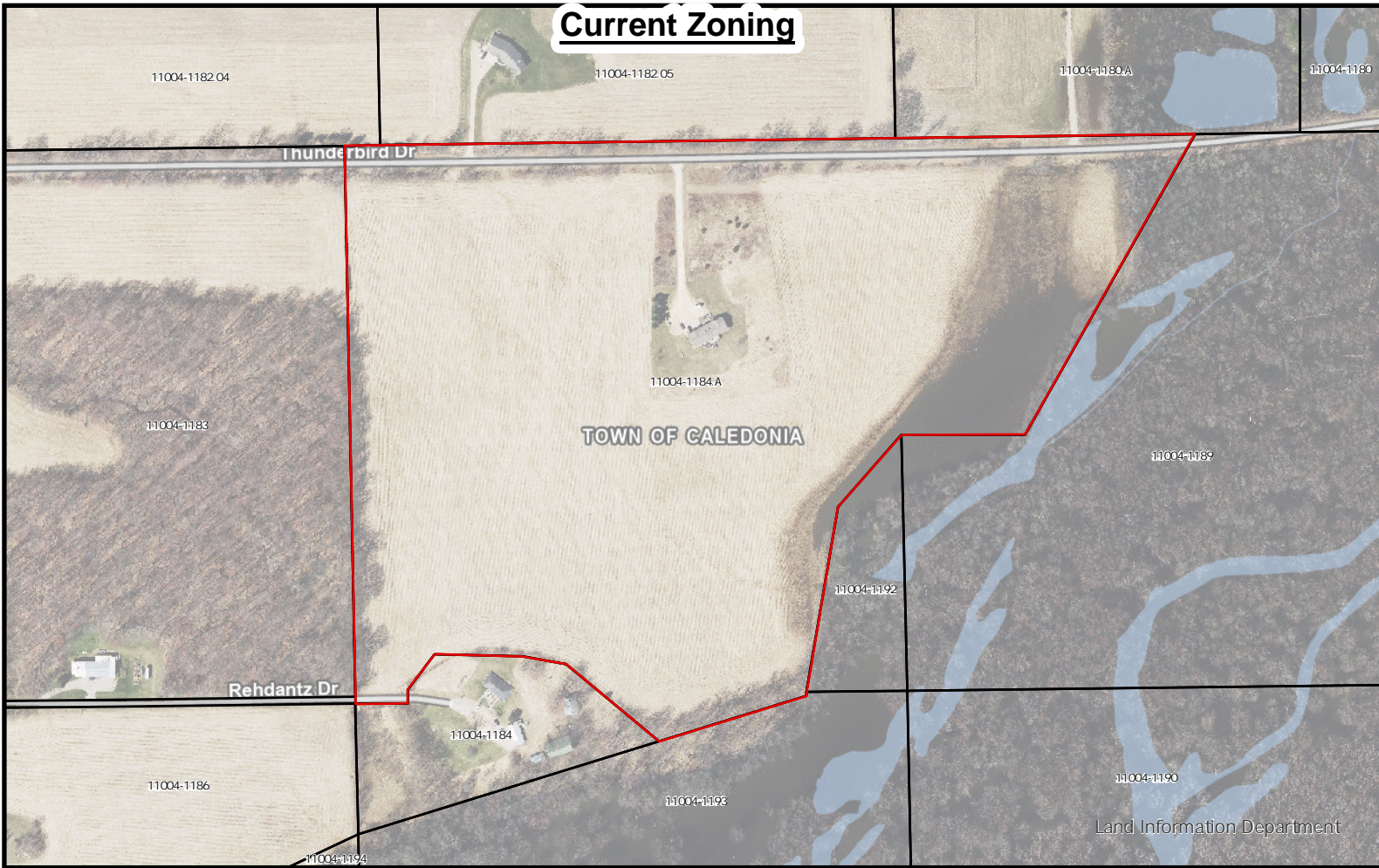
The following documents are on file with the Planning and Zoning Department:

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

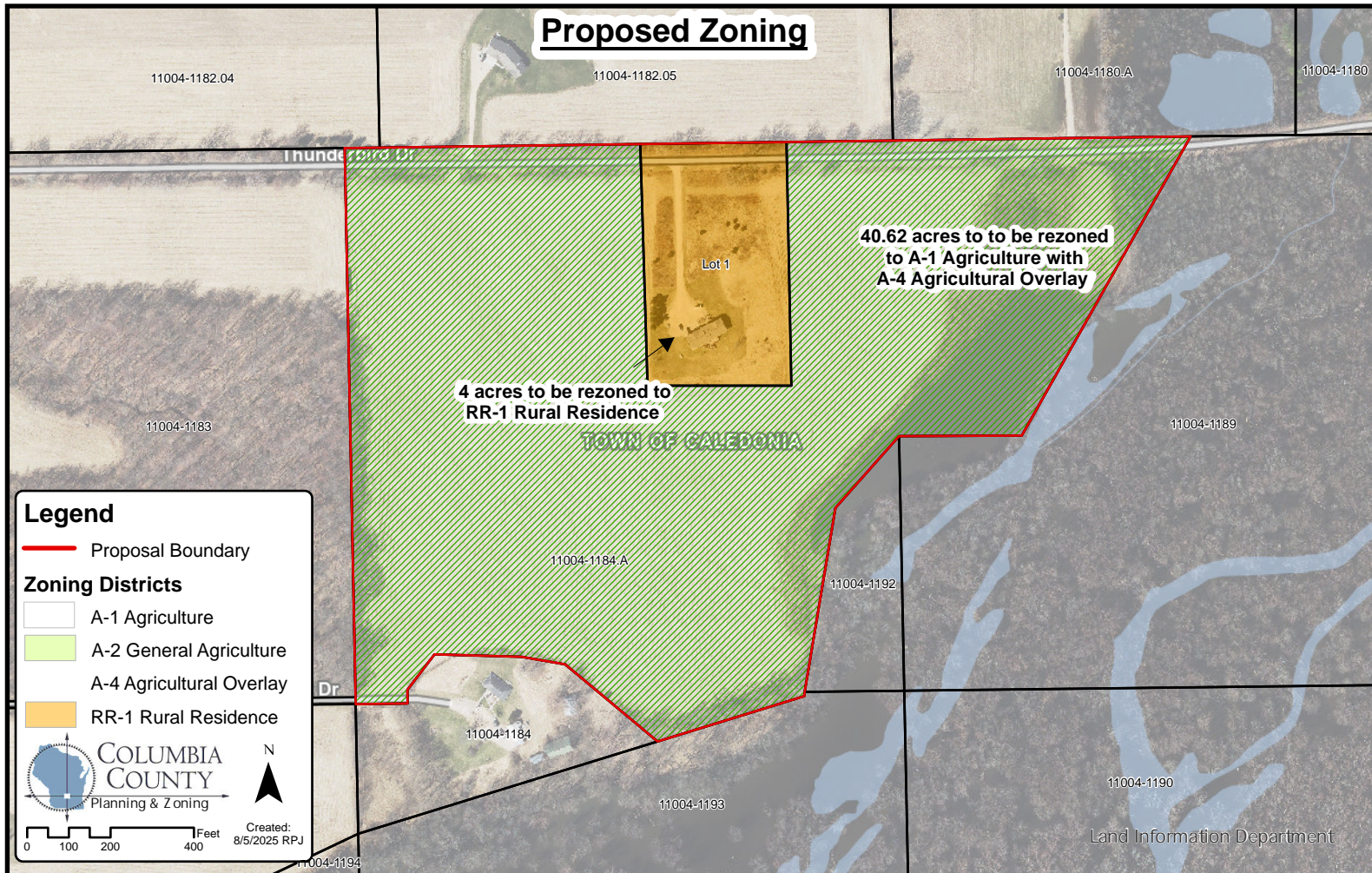
Recommendation:

Staff recommends approval of the rezoning of 4 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 40.62 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



Created:
8/5/2025 RPJ

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