



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • February 3, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Budiak Rentals LLC c/o James and Kim Budiak

Petitioner(s): Budiak Rentals LLC c/o James and Kim Budiak

Property Location: Located in the West Half of the fractional Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 7 Town 11 North, Range 8 East

Town: Caledonia

Parcel(s) Affected: 122, 123

Site Address: N4698 Durwards Glen Road

Background

James and Kim Budiak of Budiak Rentals LLC, owner, 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 122 is 20 acres in size and is wooded. Parcel 123 is 63.44 acres in size, is primarily wooded, and there is an existing single-family residence and several accessory structures on the southern side of the property along Moran Drive. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The septic system serving the residence on the property was installed prior to 1973 and is current on maintenance requirements. There are no wetlands or floodplain present. The property is not enrolled in the Farmland Preservation Tax Program, and the property is not listed as prime farmland. The soils on the property are listed as highly erodible or potentially highly erodible per NRCS. 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	Woodland	A-1 Agriculture
South	Woodland and Single-Family Residence	A-1 Agriculture
West	Woodland	Sauk County

Analysis:

The property owners are proposing to create a 2-acre lot around the existing structures that will front on Moran Drive. The proposed lot will be rezoned to the RR-1 Rural Residence district. To maintain a density of one home per 35 acres for the existing home, 33 acres of parcels 122 and 123 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 split off onto a smaller 2-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 33 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

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

Documents:

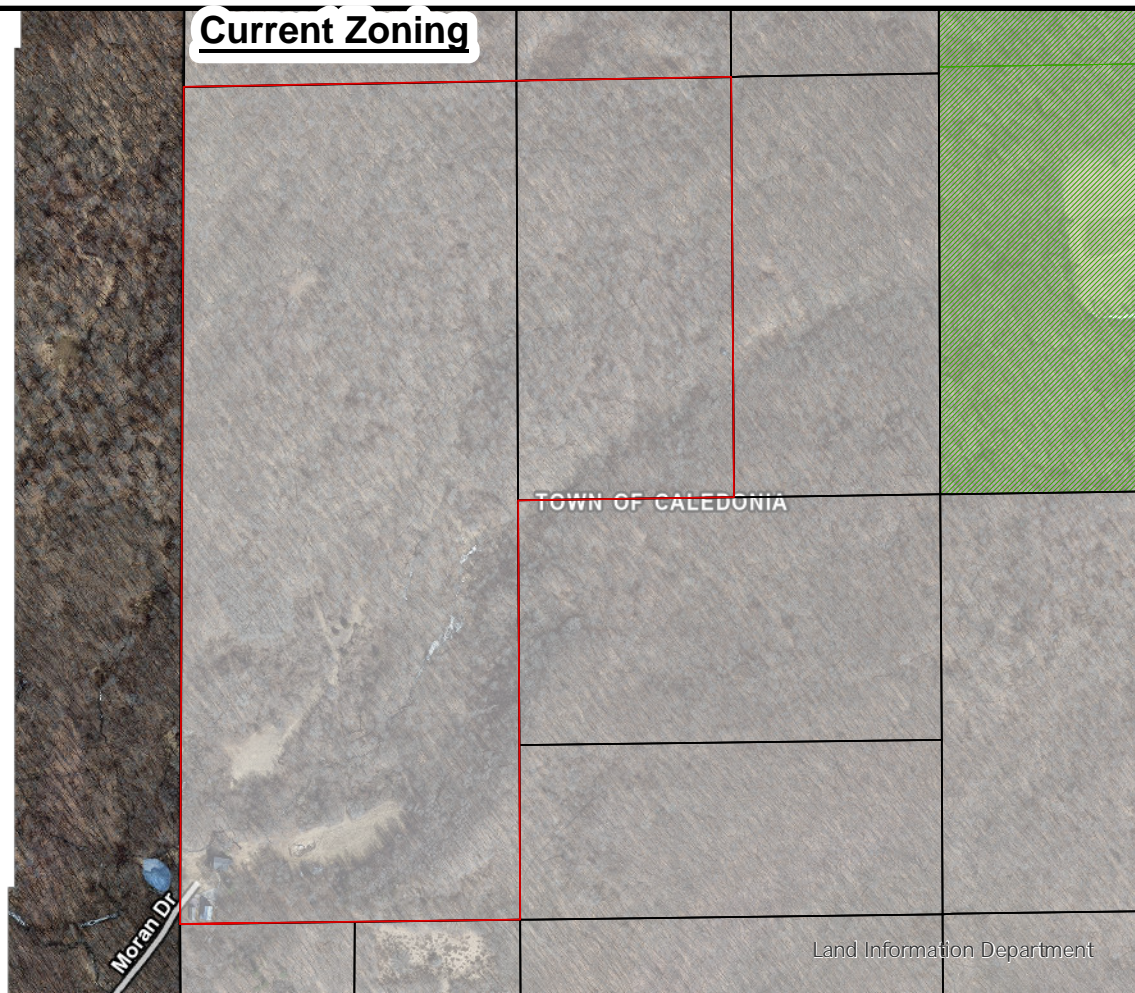
The following documents are on file with the Planning and Zoning Department:

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

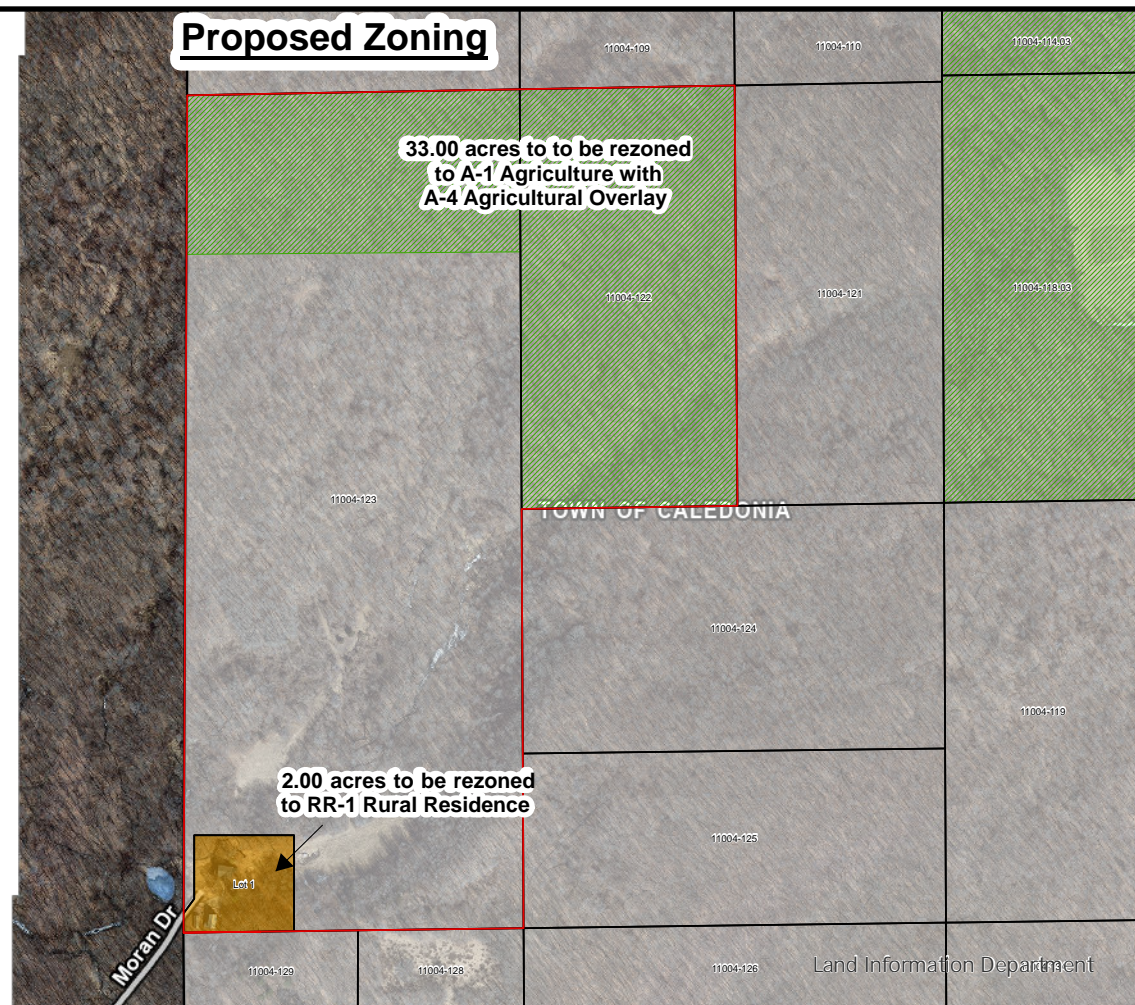
Recommendation:

Staff recommends approval of rezoning 2 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 33 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



0 100 200 400 600 Feet
Created: 10/7/2025 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.