COLUMBIA COUNTY
Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 1: Rezoning

Planning & Zoning Committee • November 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):	Thompson, Douglas J; Thompson, Victoria L
Petitioner(s):	Thompson, Douglas J; Thompson, Victoria L
Property Location:	Located in the Northeast Quarter of the Northeast Quarter of Section 34 and the Southeast Quarter of the Southeast Quarter of Section 27, all in Town 12 North, Range 8 East
Town:	Caledonia
Parcel(s) Affected:	838, 948
Site Address:	N5614 Beich Road, N5711 Beich Road

Douglas J and Victoria L Thompson, 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 838 is 40.47 acres in size and is listed as Lot 2 of Certified Survey Map No. 3113. Parcel 948 is 38.3 acres and is listed as Lot 1 of Certified Survey Map No. 3113. The land is primarily woodland and Beich Road runs through the property. There is an existing single-family residence and accessory structure on parcel 948. The septic system on the property was installed prior to 1971 and is current on maintenance requirements. Both parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. Only a small portion of the property in the northwest and southeast corners are listed as prime farmland or prime farmland, where drained. Steep slopes are present throughout the property; however, the proposed building site is located outside of this area. 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, and Agriculture	A-1 Agriculture
East	Woodland	A-1 Agriculture
South	Woodland	A-1 Agriculture
West	Single-Family Residence and Woodland	A-1 Agriculture and A-1 Agriculture with A-4 Agricultural Overlay

Analysis:

The owners are proposing to create a 7-acre lot around the existing home at N5614 Beich Road that will remain zoned A-1 Agriculture. A second 5-acre lot to the north and west will also be created. This 5-acre lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of another home. To maintain a density of one home per 35 acres for both the existing home and the new home, the remaining 26.3 acres of parcel 948 and all 40.46 acres of parcel 838 will be restricted from further residential development by rezoning to A-1

Agriculture with A-4 Agricultural Overlay. This equates to a total acreage of 78.76 acres, including the two residential sites.

This proposal will require a Certified Survey Map (CSM). This request is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a home on a 5-acre lot and allow for an existing home to be located on a smaller 7-acre lot, all while maintaining the required density of one home per 35 acres through the application of the A-4 district to 66.76 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 on July 13, 2026 and recommended approval of the rezoning.

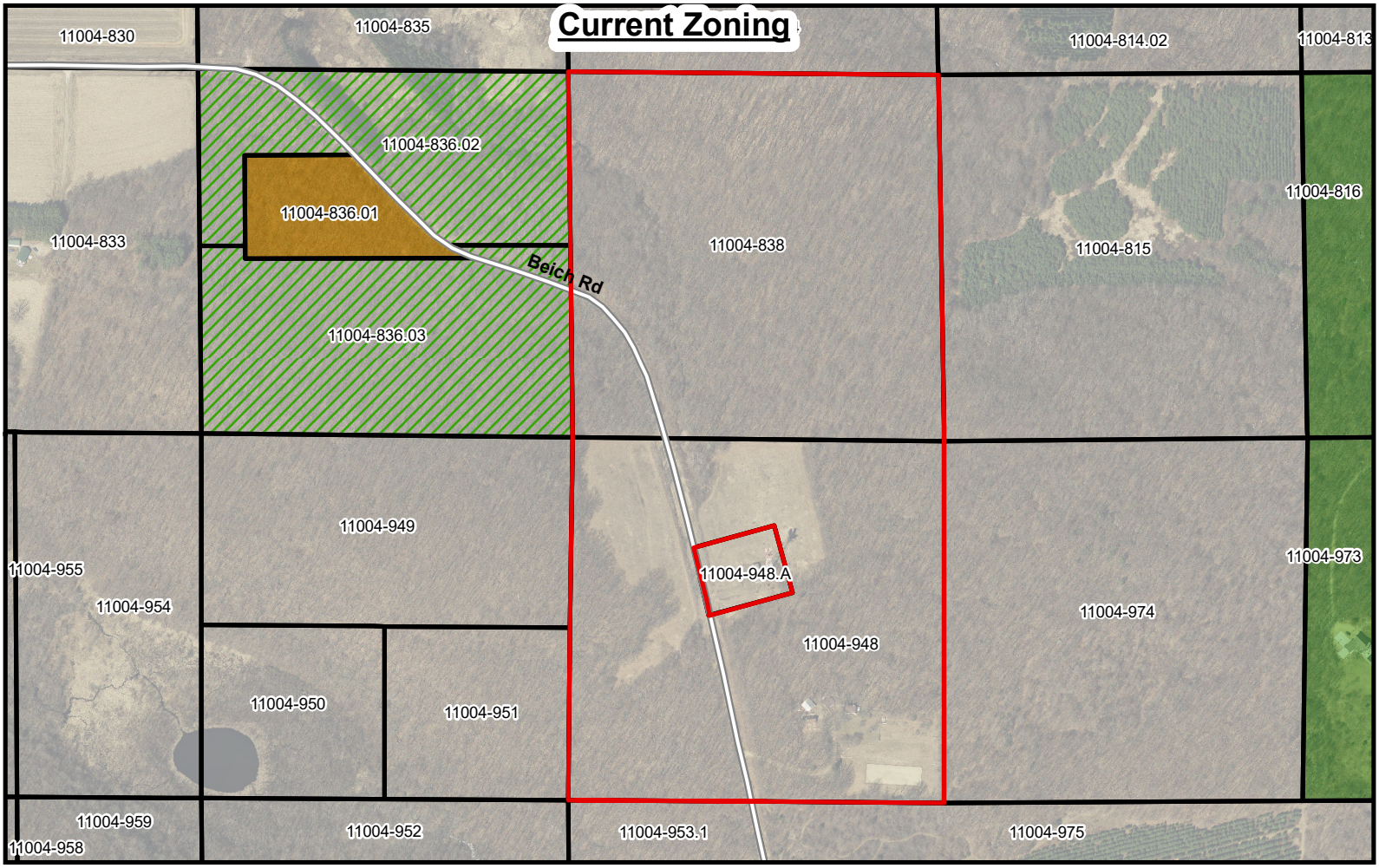
Documents:

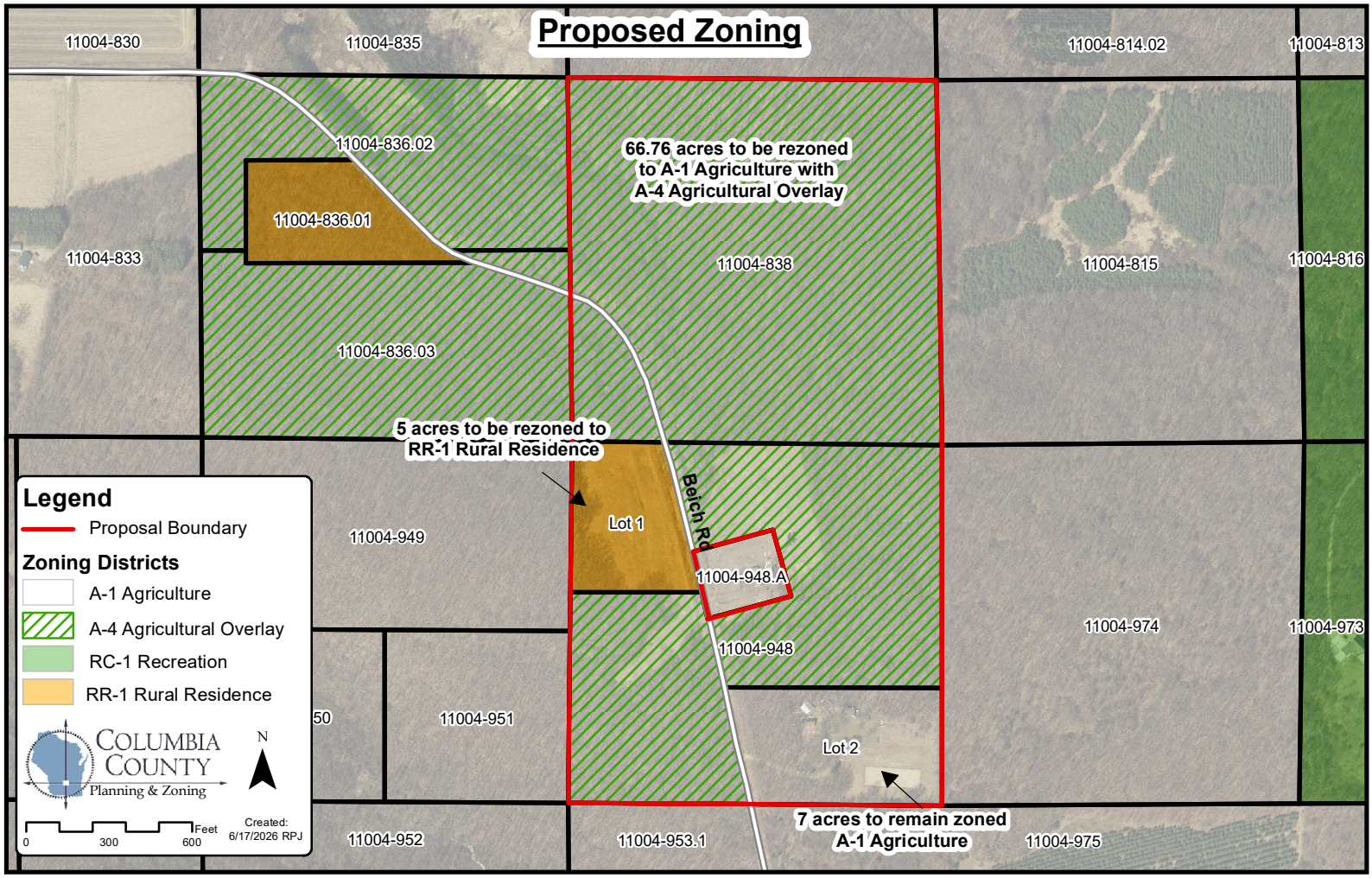
The following documents are on file with the Planning and Zoning Department:

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 66.76 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.





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