



Public Hearing Item 11: 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>	Manske, Todd G; Knudtson-Manske, Robyn D
<u>Petitioner(s):</u>	Manske, Todd G; Knudtson-Manske, Robyn D
<u>Property Location:</u>	Located in the Southwest Quarter of the Southeast Quarter of Section 30, Town 12 North, Range 9 East
<u>Town:</u>	Caledonia
<u>Parcel(s) Affected:</u>	1160
<u>Site Address:</u>	County Highway U

Background:

Todd G Manske and Robyn D Knudtson-Manske, 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 to A-4 Agricultural Overlay. Parcel 1160 is 40 acres in size. The land is both cropland and woodland and fronts on County Highway U. The parcel is 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. There are approximately 2.5 acres of prime farmland in the southwest corner of 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	Single-Family Residence, Woodland, and Agriculture	A-2 General Agriculture and A-1 Agriculture
East	Single-Family Residence, Woodland, and Agriculture	A-1 Agriculture
South	Single-Family Residence and Agriculture	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
West	Single-Family Residence and Agriculture	A-1 Agriculture

Analysis:

The owner is proposing to create a 2.12-acre flag lot from parcel 1160. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for construction of a new home. To maintain a density of one home per 35 acres, the remaining 37.45 acres 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). A highway easement will be completed with this CSM because the land fronts a county highway. This request is in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for the construction of a home on a 2.12-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 37.45 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.

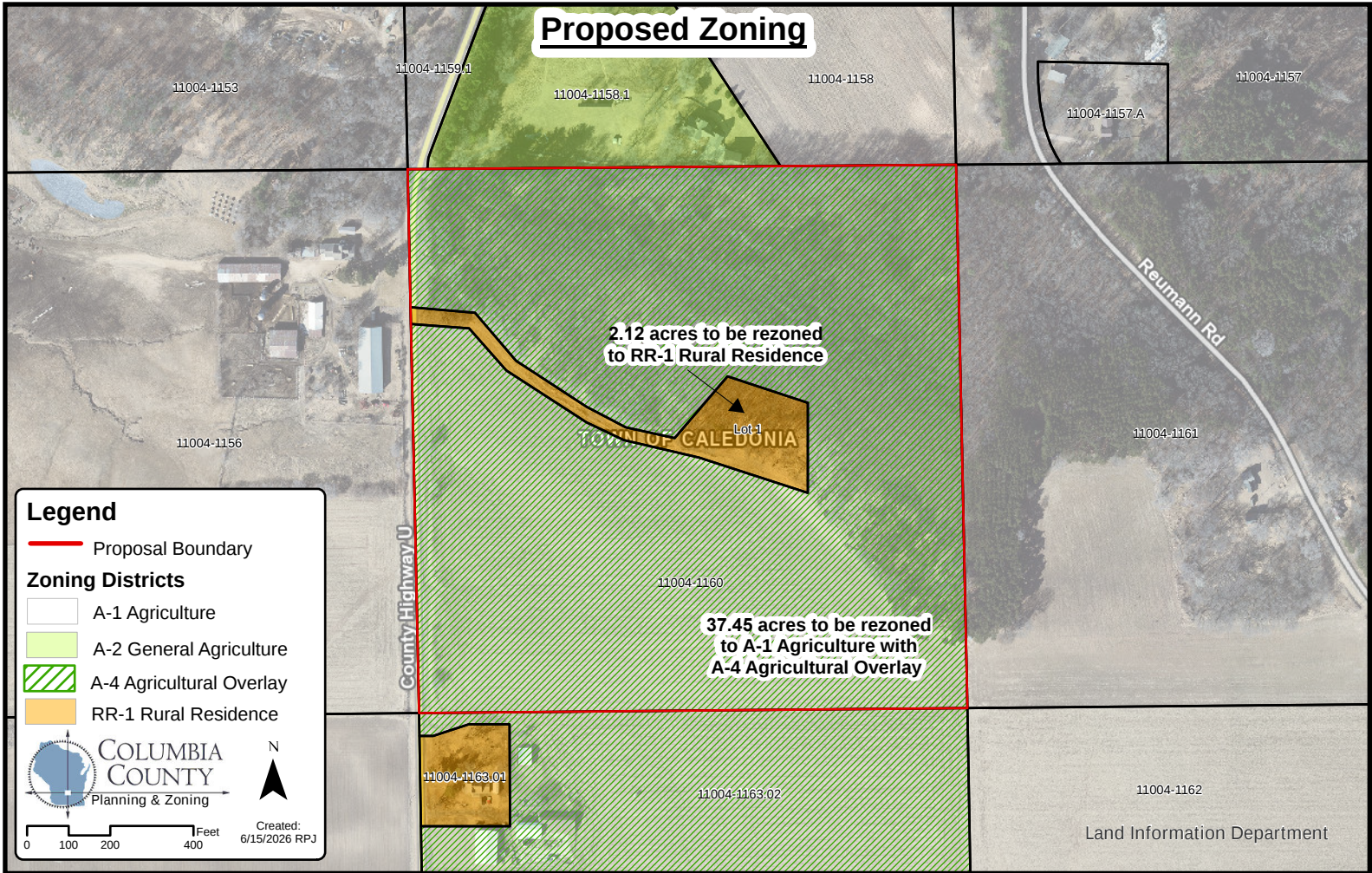
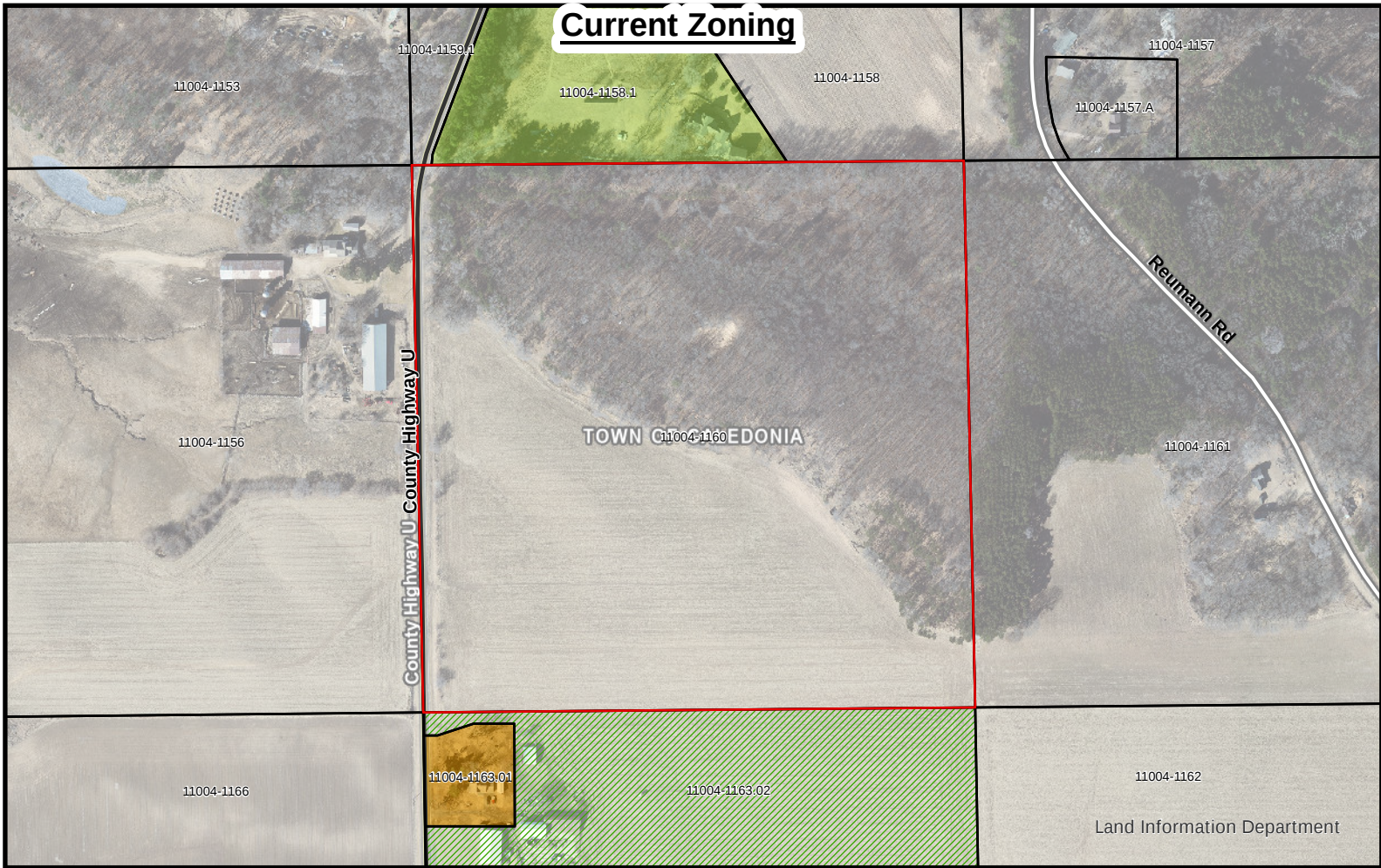
Documents:

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

1. Rezoning Preapplication
2. Rezoning Petition
3. 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 2.12 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence, and 37.45 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.



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: 6/15/2026 RPJ

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