



Public Hearing Item 2: Plan Amendment

Planning & Zoning Committee • May 7, 2024

<u>Existing Future Land Use Designation(s):</u>	Agricultural or Open Space and Recreational
<u>Proposed Future Land Use Designation(s):</u>	Multiple Family Residential and Recreational
<u>Property Owner(s):</u>	Crystal Lake Park LLC c/o Steve Bodenschatz
<u>Petitioner:</u>	Crystal Lake Park LLC c/o Steve Bodenschatz
<u>Property Location:</u>	Located in the Southwest Quarter of the Southwest Quarter of Section 35, Town 10 North, Range 7 East
<u>Town:</u>	West Point
<u>Parcel(s) Affected:</u>	502.A
<u>Site Address:</u>	N554 Schoepp Road; N586 Schoepp Road

Background:

Steve Bodenschatz of Crystal Lake Park, LLC, owner, requests the Planning and Zoning Committee review and approve a petition to amend the Future Land Use map of the Columbia County Comprehensive Plan 2030 from Agricultural or Open Space and Recreational to Multiple Family Residential and Recreational land use designations. Parcel 502.A is 27.78 acres in size. Approximately 20 acres of the property is below Crystal Lake. The property is split zoned AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park, with all lands below Crystal Lake zoned AO-1, and all remaining land zoned R-3 Manufactured/Mobile Home Park. The property is planned for Recreational and Agricultural or Open Space land use on the Columbia County Future Land Use map. The Future Land Use map follows suit of the zoning map, with lands below Crystal Lake planned for Agricultural or Open Space, and all remaining lands planned for Recreational land use. Floodplain is present along the shoreland sites. There is no wetland present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Future Land Use	Farmland Preservation	Zoning
North	Agriculture and Open Space	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture
East	Open Water and Campground/Mobile Home Park	Agricultural or Open Space, Recreational, Commercial	Developed/Infill Area	AO-1 Agricultural or Open Space
South	Open Water	Dane County	Dane County	Dane County
West	Agriculture and Single-Family Residence	Agricultural or Open Space	Farmland Preservation Area	A-1 Agriculture

Analysis:

The property owner is proposing to align the future land use and zoning on the property with the current use of Schoepp's Cottonwood Resort, a mobile home community and campground. The owner would also like to add RV/campground sites. A Conditional Use Permit is also being requested at this time for the rearranged/expanded Campground, and further information in this regard can be viewed on the Conditional Use Permit Staff Report. Because the Zoning Code does not allow for split zoning on a lot, the property owner is proposing to create 2 lots. The first lot (Lot 1 of the proposed Certified Survey Map) will be 13.55 acres in size and will be rezoned to the RC-1 Recreation district to allow for the lawful continuation and expansion of the campground portion of Schoepp's Cottonwood Resort. The second lot (Lot 2 of the proposed Certified Survey Map) will be 13.86 acres in size and will be zoned R-3 Manufactured/Mobile Home Park to allow for the lawful continuation of the manufactured/mobile home portion of Schoepp's Cottonwood Resort. A Plan Amendment is being requested for the property, so that the preferred future land use boundaries coincide with the proposed zoning. Proposed Lot 1 will be planned Recreational on the Future Land Use map, while proposed Lot 2 will be planned for Multiple Family Residential land use.

Additional details on the request can be found in the rezoning and conditional use reports associated with this proposal. Development constraints, plan standards, and objectives in relation to the proposed amendment follows. Staff comments are italicized.

Development Constraints:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public Road Access | <i>Local Corridor: Schoepp Road</i> |
| <input checked="" type="checkbox"/> Site Access Meets Spacing Recommendations | <i>Access existing.</i> |
| <input checked="" type="checkbox"/> Site Access has Adequate Vision Clearance | <i>Access existing.</i> |
| <input checked="" type="checkbox"/> Site Access is Adequate for Fire and Rescue Vehicles | <i>Access existing.</i> |
| <input checked="" type="checkbox"/> Near an Airport Facility | <i>Crystal Lake Airport: 4,000 feet</i> |
| <input type="checkbox"/> Public Sewer or Water Available | |
| <input checked="" type="checkbox"/> Prime Agricultural Soils | <i>Prime farmland where drained</i> |
| <input type="checkbox"/> Enrolled in Farmland Preservation Program | |
| <input type="checkbox"/> Soil Conservation Plan for Site | |
| <input type="checkbox"/> Enrolled in Conservation Program(s) | |
| <input checked="" type="checkbox"/> Environmental Corridor: | <i>Approximate Area: 2.6 ac</i> |
| <input type="checkbox"/> Wetlands | |
| <input checked="" type="checkbox"/> Floodplains | <i>Approximate Area: 3.5 ac</i> |
| <input checked="" type="checkbox"/> Woodlands | <i>Approximate Area: 2 ac</i> |
| <input checked="" type="checkbox"/> Shoreland (35' buffer) | <i>Approximate Area: 1.1 ac</i> |
| <input type="checkbox"/> Steep Slopes (> 12%) | |
| <input type="checkbox"/> Shallow Soils (< 60" to bedrock) | |
| <input checked="" type="checkbox"/> Archeological Site | <i>Archaeological sites on property, additional guidance from Wisconsin Historical Society required.</i> |
| <input type="checkbox"/> Historic Structure/Place | |

Plan Standards and Objectives:

8.4.3 Multi-Family Residential

Multi-Family Residential land uses in Columbia County accounted for approximately 294 acres or 0.06 percent of the unincorporated land area of the County in 2005. The multi-family residential land uses that exist in the unincorporated area of the County mainly consist of planned condominium developments and mobile home parks. Many, but not all,

multi-family residential land uses in the unincorporated areas of the County are located within areas where sewer service is available. Overall, the amount of multi-family residential land use in the unincorporated areas of the County is relatively low. One acre out of every 1,661 total acres in the unincorporated areas of the County were devoted to Multi-Family Residential use in 2005.

During the land use inventory conducted as part of this planning process, lands assigned to the Multi-Family Residential land use category were identified as having the following characteristics:

- The Multi-Family Residential land use category includes lands that contain two or more residences. This category includes duplexes, condominiums, mobile home parks, group homes, assisted living facilities and apartment complexes. In most cases the entire parcel that contained the multi-family land use was included in Multi-Family land use category for area determination purposes.

8.4.8 Recreational Areas

Recreational Area land uses in Columbia County accounted for approximately 27,756 acres or 5.68 percent of the unincorporated land area of the County in 2005. Recreational Area land uses in the County generally consist of parks and other public recreation areas. Recreational Area land uses are the second most common land uses in the unincorporated areas of the County. Only the Agriculture or Other Open Space land use category contains more area than the Recreational Area land use category. As a result of being a common land use type, the amount of Recreational Area land use in the unincorporated areas of the County is relatively high. One acre out of every 18 total acres in the unincorporated areas of the County were devoted to Recreational Area use in 2005.

During the land use inventory conducted as part of this planning process, lands assigned to the Recreational Area land use category were identified as having the following characteristics:

- The Recreational Areas lands use category contains lands open to the public in some capacity for use in recreational activities. These areas include parks, boat landings, public hunting grounds, animal refuges, sportsman clubs, golf courses. In most cases, the entire parcel containing the recreational land use was included in the Recreational Areas land use classification for area determination purposes.

Element # 2 - Housing

Housing Vision

Residences set in attractive, safe, and appropriate environments for all County residents.

Goal 1: Provide for planned and orderly housing development.

Objective 14: Enforce County Zoning and Subdivision Ordinances in a manner consistent with the County Comprehensive Plan.

Goal 2: A cooperative approach involving the towns, county, state and private entities to meet current and future housing needs.

Objective 2: Seek input of appropriate governmental entities and property owners in areas affected by housing development plans. *The Town of West Point has received notice of this request and has reviewed and provided feedback on the rezoning associated with it. Neighbors within 300' of the property have also been noticed.*

Goal 3: A full range of housing opportunities available for Columbia County's current and future residents.

Objective 1: Promote an adequate supply of appropriate housing for all who work in Columbia County. *The proposed amendment and associated rezoning will legitimize an existing mobile-home park, providing additional securities to current and future tenants of the mobile home park.*

Objective 2: Promote all types of residential development including multi-family, affordable housing, elderly housing, and group living quarters in proportion to the demand for such housing, in appropriate areas, and subject to development standards.

Element # 3 - Transportation

Transportation Vision

A safe, efficient, and well-planned transportation system that incorporates and encourages multiple modes of travel.

Goal 1: An appropriate set of standards for all roads and highways.

Objective 7: Require new development to have safe access to a paved public road. *The mobile home park has access to Schoepp Road. This road has historically been subject to flooding; however, the Town has recently undergone efforts to elevate the road and reduce flooding potential.*

Element # 5 - Agricultural, Natural, and Cultural Resources

Agricultural, Natural, and Cultural Resources Vision

Columbia County's agricultural, natural, and cultural resources are regarded as irreplaceable resources to be protected for future generations.

Goal 2: Maintain, preserve, and enhance Columbia County's natural resources, scenic views, and unique natural features.

Objective 4: Identify environmental corridors consisting of a buffer along water bodies, FEMA Floodplains, WDNR mapped wetlands, publicly owned lands and parks, slopes over 12 percent, shallow soils, and adjacent woodlots. *The presence of these items has been identified above.*

Objective 7: Consider the impacts of development on the habitat of rare, threatened, or endangered species or natural communities.

Objective 15: Protect the integrity of the designated State Natural Areas in the County. *The amendment area is not designated as a State Natural Area.*

Goal 3: Preservation of the County's historic and cultural resources.

Objective 1: Require a site evaluation by a State approved archaeologist for development proposals on or near a known archaeological or burial site. *An evaluation will need to be completed as part of the Conditional Use Permit due to the potential presence of archaeological sites on the property (see CUP Condition #4)*

Element # 6 – Economic Development

Economic Development Vision

- Economic prosperity through properly located commerce, industry, agriculture, and tourism economic activity areas while mitigating the impacts of incompatible land uses and the degradation of residential areas and the natural environment.

Goal 2: Recognize agriculture and tourism as important economic resources and support the preservation and enhancement of these resources.

Objective 3: Foster tourism that promotes the natural resource base and the unique historical heritage of Columbia County. *Patrons of campgrounds typically have inherent interest in exploring the area's natural resource base.*

Objective 5: Capitalize on the County's recreational resources (lakes, rivers, trails, etc.) for siting of appropriate retail and service businesses that do not conflict with resource protection. *The campground, bar and restaurant are located on Crystal Lake. Patrons of the campground are able to recreate on the water.*

Element # 8 - Land Use

Land Use Vision

- Well-balanced and orderly development in both urban and rural areas of the County that minimizes potential conflicts between residential, commercial, industrial, and agricultural land uses and finds balance among economic development, the preservation of agriculture, the protection of natural and cultural resources, and the recognition of private property rights.

Goal 2: Provide tools for managing and coordinating development consistent with the goals and objectives of the Comprehensive Plan while ensuring a balance between private property rights and the best interests of the community as a whole.

Objective 7: New development should be consistent with town, village, and city plans, where applicable. *The Town of West Point has received notice of the Plan Amendment, Rezoning and Conditional Use Permit.*

Town Board Action:

The Town of West Point has received notice of the amendment. The Town Board met on March 14, 2024 and approved the rezoning associated with this request.

Recommendation:

Staff recommends approval of the amendment to the Columbia County Comprehensive Plan 2030 as follows: to amend 13.86 acres, more or less, of the Future Land Use map from Agricultural or Open Space and Recreational to Multiple Family Residential, and to amend 13.55 acres, more or less, of the Future Land Use Map from Agricultural or Open Space and Recreational to Recreational, effective upon recording of the Certified Survey Map.

Notice of Public Hearing

Notice is hereby given that the Columbia County Planning and Zoning Committee will conduct a Public Hearing at the Columbia County Administration Building - Meeting Room 115 (112 E Edgewater Street, Portage, WI), commencing at 3:00 P.M on Tuesday, **the 7th day of May, 2024** to hear public comments and concerns related to proposed amendments to the Columbia County Comprehensive Plan 2030. The purpose of the Public Hearing is to consider the potential amendment(s) to the Comprehensive Plan's Future Land Use Map listed below.

Town of West Point – Future Land Use Map: Recreational and Agricultural or Open Space to Multiple-Family Residential and Recreational; Crystal Lake Park, LLC c/o Steve Bodenschatz, Petitioner, Lodi, WI: Parcel 502.A, N554 Schoepp Road and N586 Schoepp Road.

For more information on the amendments to the Comprehensive Plan contact Renee Pulver-Johnson at the Columbia County Planning and Zoning Department by phone at: (608)742-9660 or by email at: renee.johnson@columbiacountywi.gov.

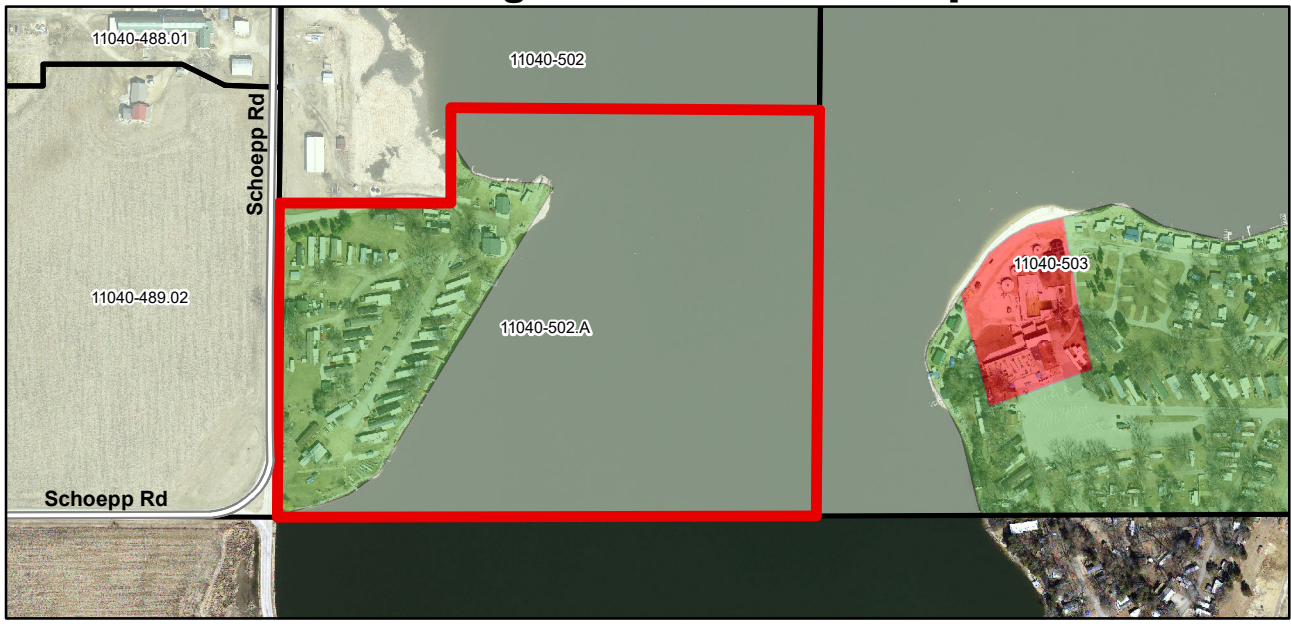
Copies of the amendments to the Columbia County Comprehensive Plan 2030 can be viewed prior to the public hearing at the following locations:

- ◆ Columbia County Planning and Zoning Department
Administration Building
112 E. Edgewater Street,
Portage WI, 53901
- ◆ Columbus Public Library
223 W. James Street
Columbus, WI 53925
- ◆ Lodi Woman's Club Public Library
130 Lodi Street
Lodi, WI 53555
- ◆ Portage Public Library
253 W. Edgewater Street
Portage, WI 53901
- ◆ On the internet at www.co.columbia.wi.us/columbiacounty/planningzoning, and in the Columbia County Planning & Zoning Office via phone call, email, or in person for a nominal fee.

Kurt Calkins
Director of Planning & Zoning

Plan Amendment: Crystal Lake Park LLC - Schoepp's Resort

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Crystal Lake Park, LLC; c/o Steve Bodenschatz

Description of Property: SW-SW, Section 35, T10N, R7E
Town of West Point, Parcel 502.A

Site Addresses: N554 Schoepp Road; N586 Schoepp Road

Hearing Date: May 7, 2024

Reason for Proposed Amendment:

The petitioner is seeking to bring a legal nonconforming land use into compliance with the zoning code. The property boundaries will be redrawn to clearly separate and identify areas of an existing park that are utilized as campground versus mobile home park.

Future Land Use

- Agricultural or Open Space
- City/Village
- Commercial
- Industrial
- Institutional/Public
- Multiple-Family Residential
- Recreational
- Single-Family Residential
- Transportation
- Proposed Plan Amendment Area

