



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • May 7, 2024

- Current Zoning District(s):** AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park
- Proposed Zoning District(s):** RC-1 Recreation and R-3 Manufactured/Mobile Home Park
- Property Owner(s):** Crystal Lake Park LLC c/o Steve Bodenschatz
- Petitioner(s):** Crystal Lake Park LLC c/o Steve Bodenschatz
- Property Location:** Located in the Southwest Quarter of the Southwest Quarter of Section 35, Town 10 North, Range 7 East
- Town:** West Point
- Parcel(s) Affected:** 502.A
- Site Address:** N554 Schoepp Road; N586 Schoepp Road

Background:

Steve Bodenschatz of Crystal Lake Park, LLC, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned lands from AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park to R-3 Manufactured/Mobile Home Park and from AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park to RC-1 Recreation. 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. There are 4 active septic systems on the property. All systems were serviced in 2022 and will be due again for maintenance in 2025. 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	Zoning
North	Agriculture and Open Space	A-1 Agriculture
East	Open Water and Campground/Mobile Home Park	AO-1 Agriculture and Open Space, R-3 Manufactured/Mobile Home Park, C-2 General Commercial
South	Open Water	Dane County
West	Agriculture and Single-Family Residence	A-1 Agriculture

Analysis:

The property owner is proposing to rezone the property so that it aligns with the current use of the property, as well as 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 Summary 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. Manufactured/mobile home parks are a permitted use within the R-3 Manufactured/Mobile Home Park zoning district; therefore, no additional permitting will be required for this use. Several existing sites have been reclassified to align the use of each site with the proposed zoning district boundaries. A more detailed layout of the proposed lots can be viewed on the attached preliminary Certified Survey Map (CSM) and Summary Map. A Plan Amendment is also being requested for the property, so that the preferred future land use boundaries coincide with the proposed zoning.

The property is subject to both Floodplain and Shoreland-Wetland Ordinance requirements. The owner recently completed a major filling and grading project along the shoreline to re-establish lands that were previously lost to flooding. As part of this project, the Department of Natural Resources determined the ordinary high-water mark to be located at an elevation of 868 feet. This allowed the owner to fill in submerged areas up to the designated ordinary high-water mark. The filling and grading exceeded 10,000 square feet, and a Conditional Use Permit was approved in November 2022. A floodplain permit was also issued shortly thereafter for said work.

The attached map illustrates the current zoning and parcel layout as well as the proposed zoning and new lots. If approved, this rezoning will allow for the lawful continuation and proposed expansion of an existing campground, as well as the lawful continuation of an existing manufactured/mobile home park. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if amended.

Town Board Action:

The West Point Town Board met March 14, 2024 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 of the rezoning of 13.86 acres, more or less, from AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park to R-3 Manufactured/Mobile Home Park and 13.55 acres, more or less, from AO-1 Agriculture and Open Space and R-3 Manufactured/Mobile Home Park to RC-1 Recreation, all effective upon recording of the Certified Survey Map.

