



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 1: Plan Amendment

Planning & Zoning Committee • June 3, 2025

<u>Existing Future Land Use Designation(s):</u>	Industrial
<u>Proposed Future Land Use Designation(s):</u>	Commercial
<u>Property Owner(s):</u>	Highland Farms, LLC c/o Peter Wallace
<u>Petitioner:</u>	Highland Farms, LLC c/o Peter Wallace; Point of Beginning, Inc c/o Jim Lundberg
<u>Property Location:</u>	Located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 33, Town 11 North, Range 12 East
<u>Town:</u>	Fountain Prairie
<u>Parcel(s) Affected:</u>	659
<u>Site Address:</u>	State Highway 16/Savanna Road

Background:

Highland Farms, 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 Industrial to land use designation Parcel 659 is 35.31 acres in size, is zoned A-1 Agriculture and planned for Industrial land use on the Future Land Use map. The property is under cultivation and has frontage on both State Highway 16 and Savanna Road. Soils within the building area are considered to be potentially highly erodible per NRCS. The western 31.30 acres of the property are designated as prime farmland. Wetlands are present on the eastern side of the property, and a delineation was recently completed. No floodplain is 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	Zoning
North	Single-Family Residence and Industrial	Industrial	AO-1 Agriculture and Open Space and I-1 Industrial (Village of Fall River)
East	Community Center	Village of Fall River	B-1 Business/Commercial (Village of Fall River)
South	Agriculture and Single-Family Residence	Industrial	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture	Industrial	A-1 Agriculture

Analysis:

The property owner and applicant are proposing to create a 2.46-acre lot that will be rezoned to the C-2 General Commercial district to allow for the construction of a new Dollar General. The proposed business will be located close to the Highway 16/Savanna Road intersection, with driveway access on Savanna Road. The property is currently planned for Industrial land use; therefore, a Plan Amendment is first being requested to align the

preferred Future Land Use designation with the upcoming rezoning request. The proposed use is permitted-by-right and is not a Conditional Use in the C-2 General Commercial district. The proposed development will need to meet all applicable aspects of the zoning code, including stormwater management, erosion control, signage, and lighting requirements. Lands to the south and west, located within the Town of Fountain Prairie, are planned for Industrial land use and zoned A-1 Agriculture, lands to the east and north, located within the Village of Fall River, are developed and zoned accordingly for commercial and industrial land uses.

It was recently determined by DNR Waterways staff that the unnamed stream along the proposed southern property line is considered to be navigable. Because of this, a separate Conditional Use Permit will be required under the Shoreland-Wetland Protection ordinance for filling and grading in excess of 10,000 square feet. It is anticipated that this Conditional Use Permit request, along with the Rezone, will be reviewed at the July Planning and Zoning Committee meeting. The applicants have also received a Chapter 30 permit from the DNR to fill in a portion of the wetlands for driveway access. A follow-up variance to the County's 35' wetland setback for Impervious Surfaces is on file with the Department and will be reviewed by the Board of Adjustment at a later date.

Additional details on the request will follow in the upcoming 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>Savanna Road</i> |
| <input checked="" type="checkbox"/> Site Access Meets Spacing Recommendations | <i>WisDOT has approved the access location</i> |
| <input checked="" type="checkbox"/> Site Access has Adequate Vision Clearance | |
| <input checked="" type="checkbox"/> Site Access is Adequate for Fire and Rescue Vehicles | |
| <input type="checkbox"/> Near an Airport Facility | |
| <input type="checkbox"/> Public Sewer or Water Available | |
| <input checked="" type="checkbox"/> Prime Agricultural Soils | <i>Approximately 1 acre</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: | |
| <input checked="" type="checkbox"/> Wetlands | <i>Approximately 0.2 acre</i> |
| <input type="checkbox"/> Floodplains | |
| <input type="checkbox"/> Woodlands | |
| <input checked="" type="checkbox"/> Shoreland (35' buffer) | <i>Approximately 5,250 square feet</i> |
| <input type="checkbox"/> Steep Slopes (> 12%) | |
| <input type="checkbox"/> Shallow Soils (< 60" to bedrock) | |
| <input type="checkbox"/> Archeological Site | |
| <input type="checkbox"/> Historic Structure/Place | |

Plan Standards and Objectives:

8.4.4 Commercial

Commercial land uses in Columbia County accounted for approximately 789 acres or 0.16 percent of the unincorporated land area of the County in 2005. The commercial uses that exist in the unincorporated area of the County generally consist of service-based retail trade establishments such as gas stations, convenience stores, restaurants, and taverns. Most commercial development in the unincorporated areas of Columbia County is

located along major highways or adjacent to cities or villages. Overall, the amount of commercial land use in the unincorporated areas of the County is relatively low. One acre out of every 619 total acres in the unincorporated areas of the County was devoted to commercial use in 2005.

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

- The Commercial land use category includes lands used primarily for retail/wholesale trade or service activities that sell goods and services directly to the public. In most cases, the portion of the lot or parcel that contains the commercial building and the associated parking lots and storage areas were included in the commercial land use classification for area determination purposes.

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 proposed commercial development has received access approval to Savanna Road. The access location has also been reviewed by the DOT due to the access proximity to the Savanna Road/Highway 16 intersection.*

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.*

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 1: An improved and diversified economy.

Objective 3: Encourage new business formation.

Objective 12: Encourage intergovernmental cooperation in the siting of new business opportunities and retaining existing businesses.

Goal 2: Improved employment opportunities.

Objective 2: Attract new employers to increase employment opportunities and broaden the tax base.

Element # 7 – Intergovernmental Cooperation

Intergovernmental Cooperation Vision

- Intergovernmental cooperation opportunities between Columbia County, local municipalities, the region, the state, tribal governments, and other adjacent governmental units utilized to the fullest extent possible.

Goal 2: Seek coordination and communication on planning activities between Columbia County, local municipalities, regional, state, and federal agencies.

Objective 1: Foster cooperation by providing opportunities for cities, villages, and towns to comment on specific development proposals, land use plans, and zoning changes.

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 1: New development occurring in a well-planned, sustainable, aesthetically and architecturally pleasing manner compatible with the local character.

Objective 4: Designate areas within Columbia County that are suitable for commercial and industrial uses and encourage the separation and screening of these uses from other incompatible land uses.

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 Fountain Prairie has received notice of the Plan Amendment and Rezoning and has acted in favor of the rezone.*

Town Board Action:

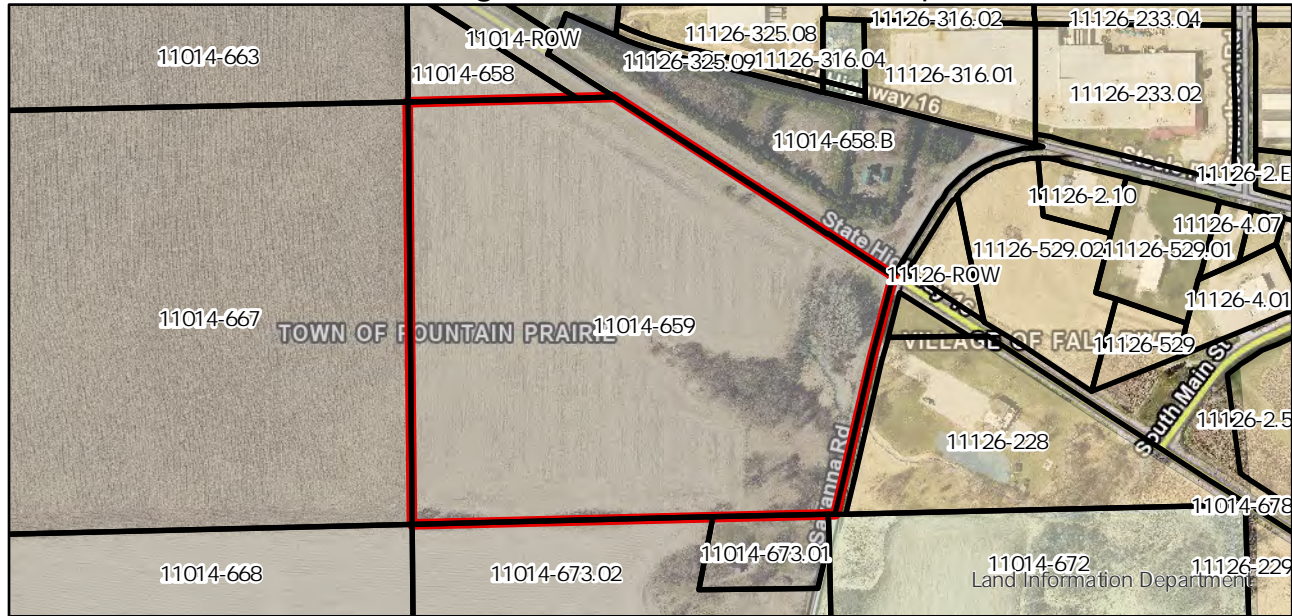
The Town of Fountain Prairie has received notice of the amendment. The Town Board met on March 26, 2025 and approved the rezoning associated with this request.

Recommendation:

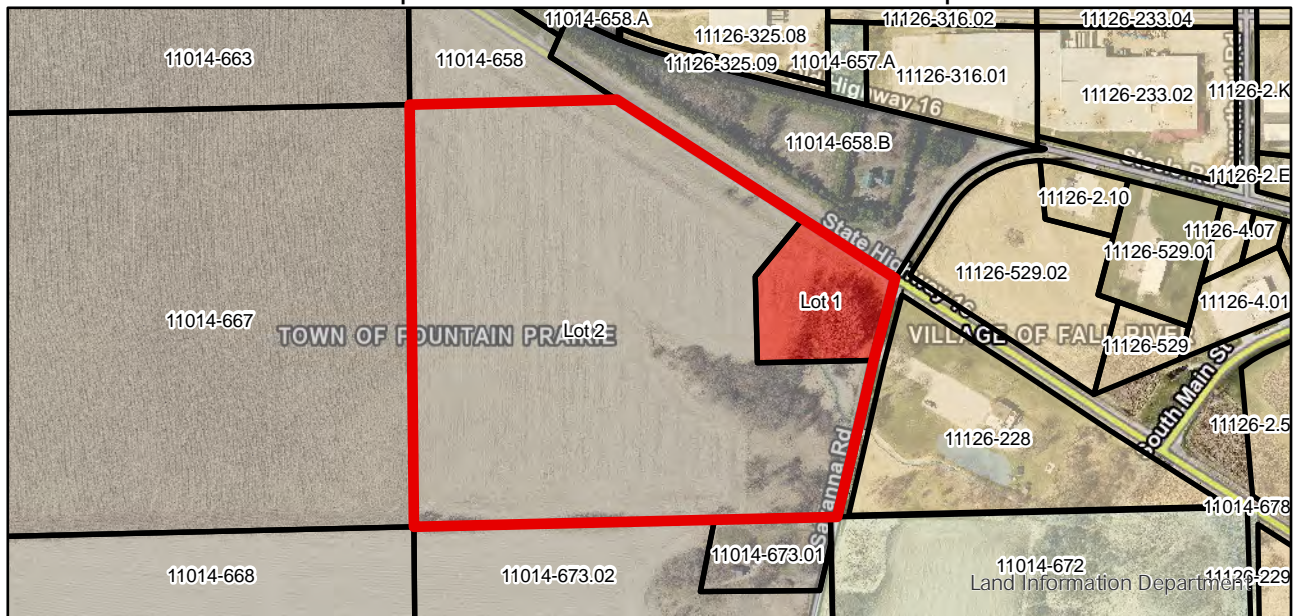
Staff recommends approval of the amendment to the Columbia County Comprehensive Plan 2030 as follows: to amend 2.46 acres, more or less, of the Future Land Use map from Industrial to Commercial, effective upon recording of the Certified Survey Map.

Plan Amendment: Highland Farms

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Highland Farms LLC

Description of Property: SW-NE, Section 33, T11N, R12E
Town of Fountain Prairie; Parcel: 659

Site Addresses: State Highway 16/Savanna Road

Hearing Date: June 3, 2025

Reason for Proposed Amendment:

The property owner is proposing to construct a commercial business on the property. The owner is proposing a rezone to the C-2 General Commercial district with this Plan Amendment

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

