



COLUMBIA COUNTY

Planning and Zoning Department

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WEBSITE: www.co.columbia.wi.us

112 E. Edgewater Street
Portage, WI 53901

County Highway Dedication

Planning & Zoning Committee • November 4, 2025

Property Owner(s):

Froehlich, Gary; Froehlich, Loretta

Property Location:

Located in the Northeast Quarter of the Southwest Quarter of Section 2,
Town 13 North, Range 11 East

Town:

Scott

Parcel(s) Affected:

37.01

Site Address:

N9717 County Highway H

Background:

Gary and Loretta Froehlich, owners of the aforementioned property, is proposing to subdivide the property. The proposed Certified Survey Map is located off County Highway H and totals approximately 44.57 acres. Land within the proposed CSM is utilized by the public as a county highway. Section 12.205.05(4) of the Columbia County Land and Subdivision Ordinance requires that, "when land that is part of a plat includes lands being used by the public as a county highway, that land used for highway purpose shall be dedicated to the County". The proposed highway dedication area can be viewed on Sheet 2 of the attached preliminary Certified Survey Map. The area to be dedicated is 16,022 square feet (0.37 acres) in size. The final Certified Survey Map will be used to dedicate the right-of-way of County Highway H. The County Highway and Transportation Department has also received notice of this dedication.

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
WILLIAMSON SURVEYING AND ASSOCIATES, LLC VOLUME: _____
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597. PAGE: _____

Located in the Northeast 1/4 of the Southwest 1/4 of Section 2, T13N, R11E, Town of Scott, Columbia County, Wisconsin.

PREPARED BY: WILLIAMSON SURVEYING
AND ASSOCIATES, LLC
104 A WEST MAIN STREET
WAUNAKEE, WISCONSIN, 53597.
608-255-5705

OWNER: GARY AND LORETTA FROEHLICH
N9717 COUNTY HIGHWAY "H"
CAMBRIA, WI 53923

SURVEYOR'S CERTIFICATE

I, Neil F. Bortz, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, Chapter 12, Subchapter 200 of Columbia County Code of Ordinances, the Town of Scott and by the direction of the owners listed above, I have surveyed, divided, mapped, and monumented a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Northeast 1/4 of the Southwest 1/4 of Section 2, T13N, R11E, Town of Scott, Columbia County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 2; thence N 00°58'46" E along the east line of the Southwest 1/4, 1,336.79 feet to the Southeast Corner of said Northeast 1/4 of the Southwest 1/4 also being the point of beginning.

Thence S 89°12'47" W along the south line of said Northeast 1/4 of the Southwest 1/4, 31.34 feet to the former west right of way of County Highway "H" as described in Highway Conveyance per Document No. 388972; thence along said former west right of way for the next two courses N 00°49'26" E, 354.25 feet; thence N 01°08'03" E, 149.28 feet; thence N 86°59'39" W, 0.93 feet to the current west right of way of County Highway "H" as described in said Highway Conveyance; thence along said current west right of way for the next three courses S 03°27'47" W, 149.34 feet; thence S 00°49'26" W, 328.10 feet; thence S 03°47'44" W, 26.54 feet to the said south line of the Northeast 1/4 of the Southwest 1/4; thence S 89°12'47" W along said south line, 513.64 feet; thence N 00°49'26" E, 129.70 feet; thence N 53°32'59" E, 323.01 feet; thence N 05°21'04" E, 203.23 feet; thence S 86°56'39" E, 281.63 feet to the said east line of the Northeast 1/4 of the Southwest 1/4; thence S 00°58'46" W along said east line, 501.40 feet to the point of beginning. This parcel contains 204,592 sq. ft. or 4.70 acres.

Williamson Surveying and Associates, LLC
by Neil F. Bortz

Date _____
Neil F. Bortz S-3241
Professional Land Surveyor

SURVEYORS SEAL

COLUMBIA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

Located in the Northeast 1/4 of the Southwest 1/4 of Section 2, T13N, R11E, Town of Scott, Columbia County, Wisconsin.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND SECTION CORNER
(AS NOTED)
- (##) = RECORDED AS

LINE TABLE:

L-#	BEARING	DIST.
L-1	(S 00°33'55" W)	
L-1	S 00°58'46" W	501.40'
L-2	S 03°27'47" W	149.34'
L-3	N 01°08'03" E	149.28'

CENTER OF SECTION
SECTION 2, T13N-R11E
FOUND SURVEY SPIKE
ALL TIES VERIFIED

UNPLATTED

LANDS BY OWNER
NE 1/4 - SW 1/4
PRC. No. 11036-37.01

1.11' REF. LINE
LINE TO SEC.

AREA:

TOTAL C.S.M. LOT 1 DEDICATED
204,592 SQ. FT. 188,570 SQ. FT. TO THE PUBLIC
OR 4.70 ACRES OR 4.33 ACRES OR 0.37 ACRES

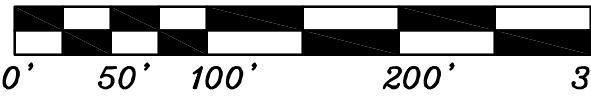
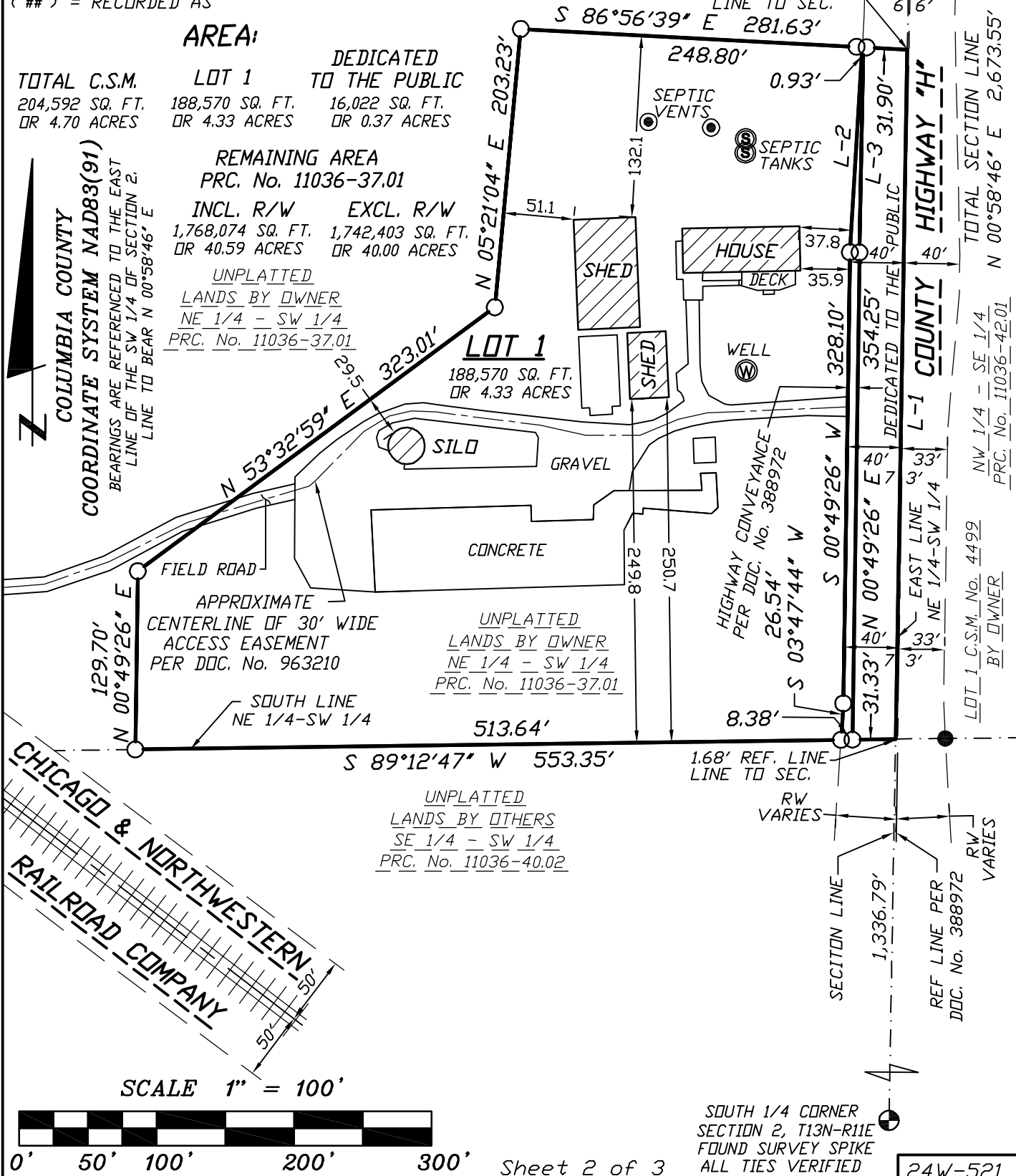
REMAINING AREA
PRC. No. 11036-37.01

INCL. R/W EXCL. R/W
1,768,074 SQ. FT. 1,742,403 SQ. FT.
OR 40.59 ACRES OR 40.00 ACRES

UNPLATTED

LANDS BY OWNER
NE 1/4 - SW 1/4
PRC. No. 11036-37.01

COLUMBIA COUNTY
COORDINATE SYSTEM NAD83(91)
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SW 1/4 OF SECTION 2.
LINE TO BEAR N 00°58'46" E



COLUMBIA COUNTY CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

Located in the Northeast 1/4 of the Southwest 1/4 of Section 2, T13N, R11E, Town of Scott, Columbia County, Wisconsin.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) THROUGH SECTION 823.08 OF THE WISCONSIN STATUTES, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO PRE-EXISTING AGRICULTURAL PRACTICES IN THE VICINITY OF THE RESIDENTIAL PROPERTY. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND MAY CONTINUE ON LANDS IN THE VICINITY OF THIS CERTIFIED SURVEY MAP. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISES, ODORS, DUST, MACHINERY TRAFFIC, OR OTHER CONDITIONS DURING THE DAYTIME AND EVENING HOURS.

TOWN BOARD RESOLUTION:

BE IT RESOLVED THAT THIS CERTIFIED SURVEY MAP AND ROAD DEDICATION LOCATED IN THE TOWN OF SCOTT IS HEREBY APPROVED BY THE TOWN BOARD.

DATE

TOWN CHAIRPERSON

COLUMBIA COUNTY APPROVAL CERTIFICATE:

Approved for recording by the Columbia County Planning and Zoning Department.

DATE

Authorized Representative