



Public Hearing Item 3: Rezoning

Planning & Zoning Committee • November 4, 2025

<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>	Scott & Eileen Robbins Family Trust Dated 3/29/2021, c/o Scott and Eileen Robbins
<u>Petitioner(s):</u>	Scott & Eileen Robbins Family Trust Dated 3/29/2021, c/o Scott and Eileen Robbins
<u>Property Location:</u>	Located in the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 8, Town 11 North, Range 12 East
<u>Town:</u>	Fountain Prairie
<u>Parcel(s) Affected:</u>	143
<u>Site Address:</u>	W1799 Klopotek Drive

Scott and Eileen Robbins of the Scott & Eileen Robbins Family Trust, owner, 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 with A-4 Agricultural Overlay. Parcel 143 is 40 acres in size, zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. The property is under cultivation and has frontage on Klopotek Drive. The parcel is enrolled in the Farmland Preservation Program. There is an existing single-family home and several agricultural accessory structures on the western side of the property, near the end of Klopotek Drive. Approximately 34 acres are designated as prime farmland, or prime farmland where drained, and approximately 20 acres are considered to be potentially highly erodible per NRCS. There are wetlands in the northeastern corner of parcel 143 and all structures are located outside of this area. 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	Zoning
North	Single-Family Residence and Wetland	RR-1 Rural Residence and A-1 Agriculture
East	Agriculture and Wetland	A-1 Agriculture
South	Agriculture	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to create a 2.05-acre lot around the existing home and accessory structures that will be rezoned to the RR-1 Rural Residence district. To maintain the minimum required density of one home per 40 acres in the Town of Fountain Prairie, the owner will restrict the remaining 38.73 acres of parcel 143. This proposal will require a Certified Survey Map (CSM). The separation of a pre-existing residence in the A-1

Agriculture zoning district is permissible under Section 12.125.02(2) and this request is also in accordance with Section 12.125.05 of the Columbia County Zoning Code.

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 2.05-acre lot, while maintaining the required density of one home per 40 acres in the Town of Fountain Prairie through the application of the A-4 district to 38.73 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Fountain Prairie Town Board met on August 27, 2025, and recommended approval of the rezoning.

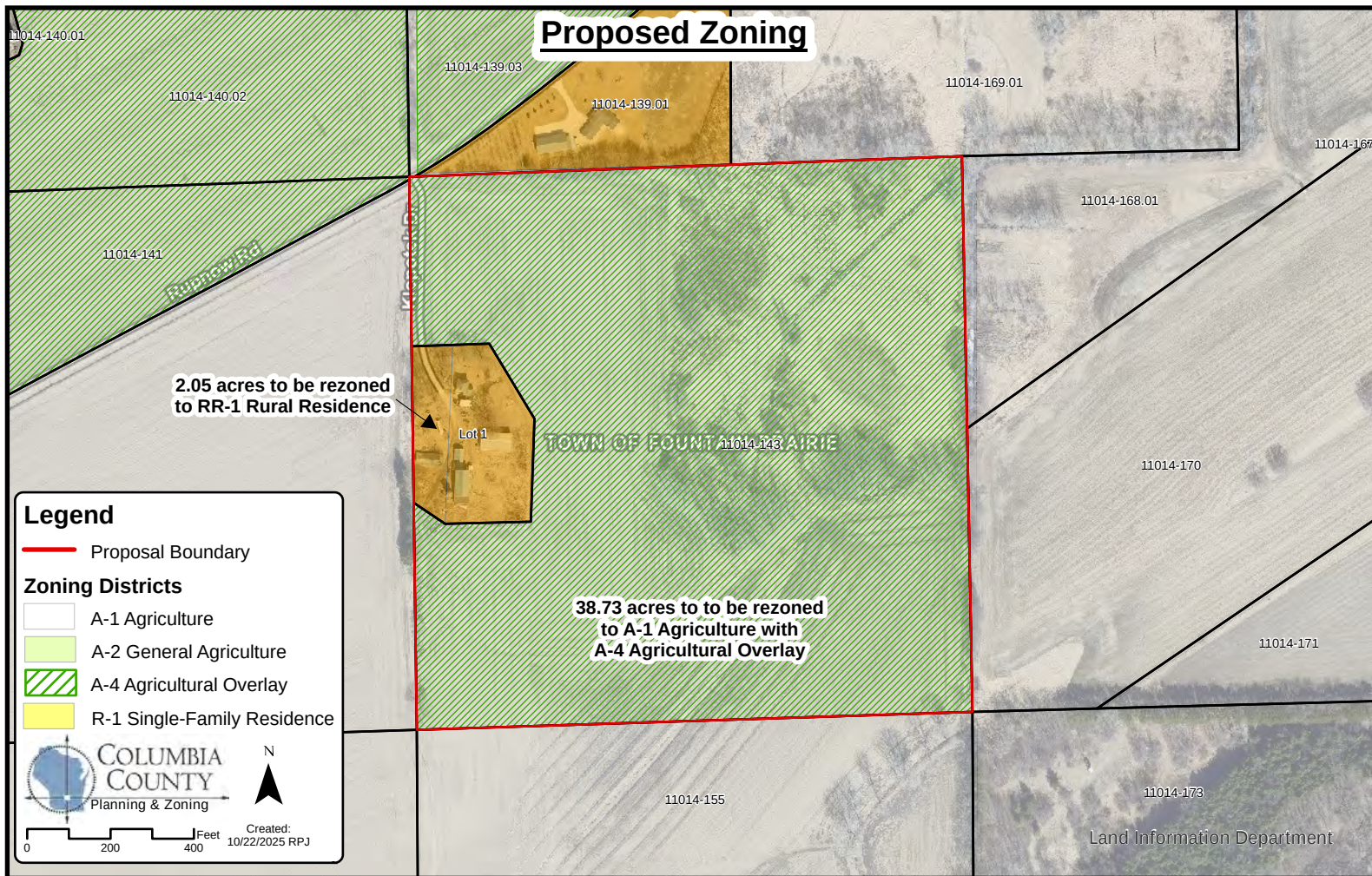
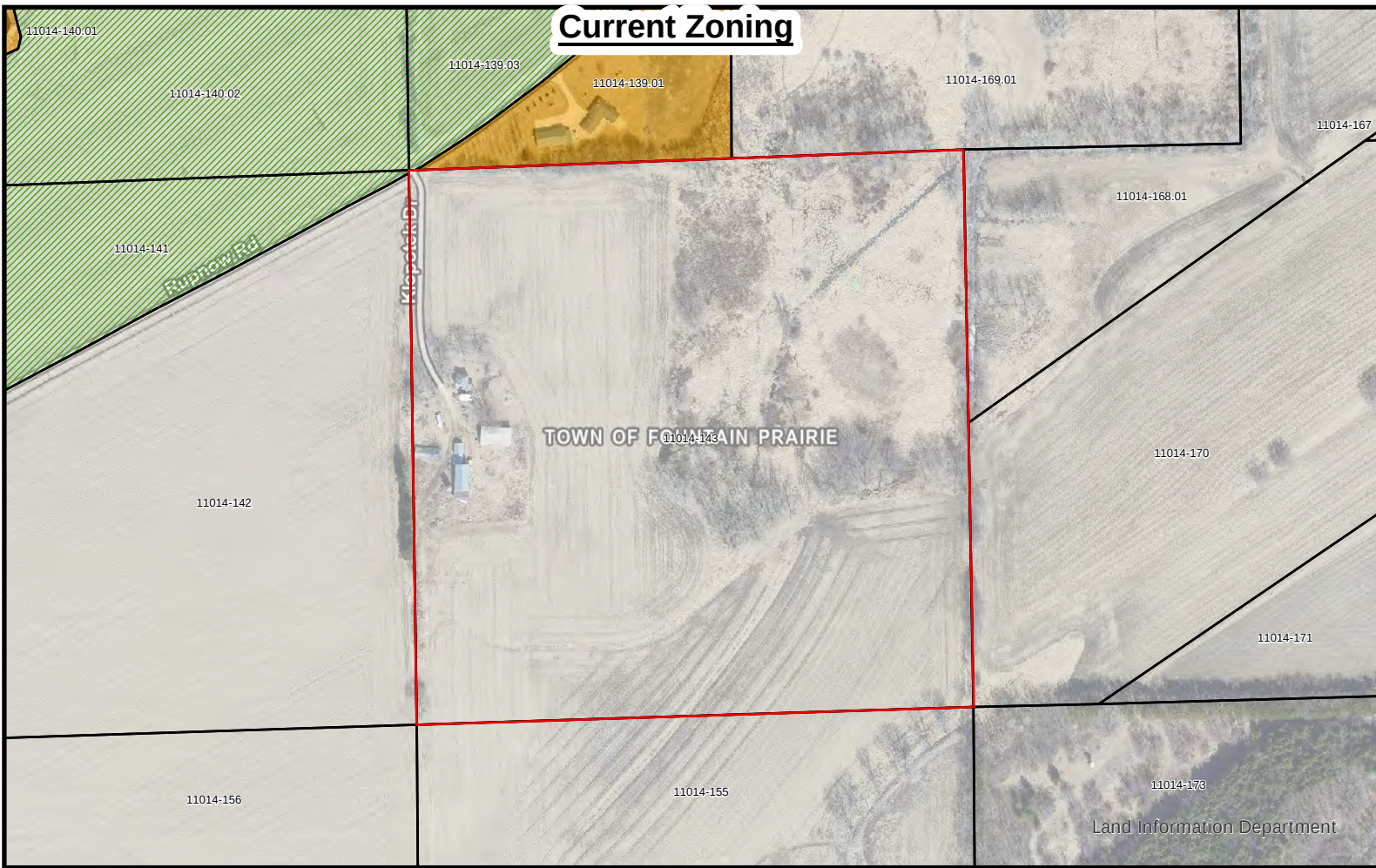
Documents:

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 2.05 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 38.73 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay.



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.

As prepared by:

G & A GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 844-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 625-361



DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 1012-454

DWG. 625-361 SHEET 1 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4, SECTION 8, T. 11 N, R. 12 E,
TOWN OF FOUNTAIN PRAIRIE, COLUMBIA COUNTY, WISCONSIN.

BASIS OF BEARINGS:

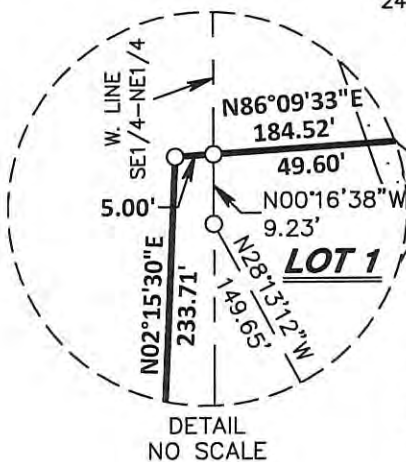
IS THE E-W1/4 LINE OF SECTION 8, WHICH BEARS S88°09'12"W AS REFERENCED TO GRID NORTH COLUMBIA CO. COORDINATE SYSTEM NAD83(91).

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- ⊕ 3 1/2" ALUM. MON. FND.
- ⊙ WELL
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT



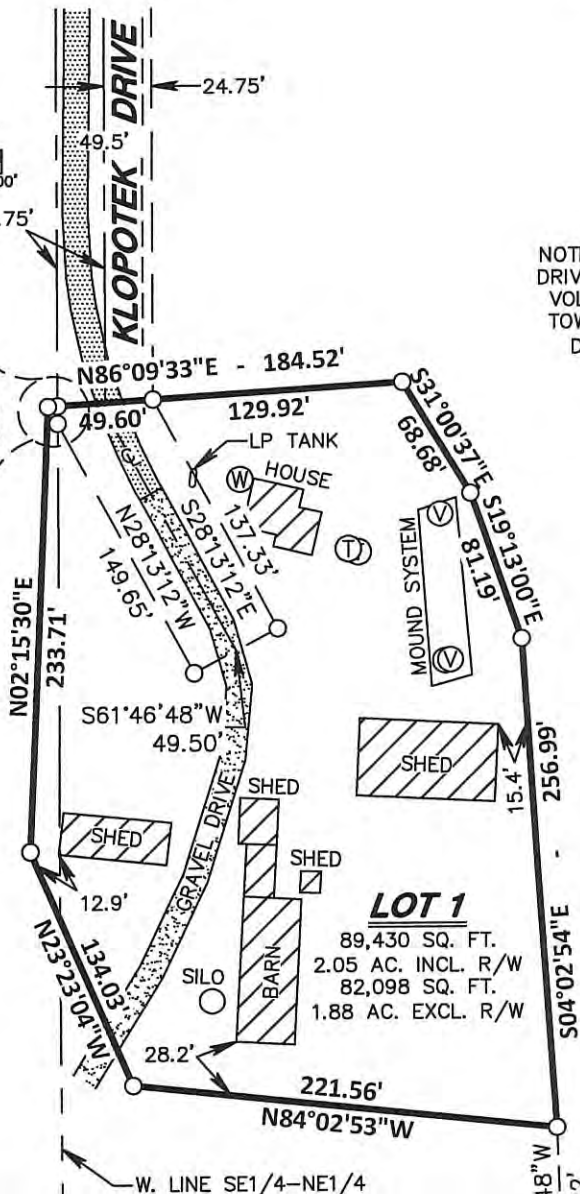
SCALE: 1" = 100'



UNPLATTED LANDS
BY OWNER

SW1/4-NE1/4

PARCEL 11014-142
[30.0 ACRES]



NOTE: END OF KLOPOTEK
DRIVE RIGHT OF WAY PER
VOL. 3, PG. 144 & 145
TOWN CLERKS RECORDS
DATED 10/23/1945

UNPLATTED LANDS
BY OWNER

SE1/4-NE1/4

PARCEL 11014-143
[40.0 ACRES]
(DOC. 975281)

W1/4 COR.
SEC. 8

E-W1/4 LINE

4267.26'

S88°09'12"W

5330.09'

1062.83'

E1/4 COR.
SEC. 8

OWNER/CLIENT: SCOTT & EILEEN ROBBINS FAMILY TRUST DATED 3/29/2021
W1655 FIELDS ROAD
FALL RIVER, WI 53932

As prepared by:

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DWG. 625-361 SHEET 2 OF 3

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

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BEING PART OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4, SECTION 8, T. 11 N, R. 12 E, TOWN OF FOUNTAIN PRAIRIE, COLUMBIA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Scott and Eileen Robbins**, I have surveyed, monumented, mapped and divided part of the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter, Section 8, Town 11 North, Range 12 East, Town of Fountain Prairie, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 8;
thence South 88°09'12" West along the East - West Quarter line, 1,062.83 feet;
thence North 01°50'48" West, 491.22 feet to the point of beginning;
thence North 84°02'53" West, 221.56 feet;
thence North 23°23'04" West, 134.03 feet;
thence North 02°15'30" East, 233.71 feet;
thence North 86°09'33" East, 184.52 feet;
thence South 31°00'37" East, 68.68 feet;
thence South 19°13'00" East, 81.19 feet;
thence South 04°02'54" East, 256.99 feet to the point of beginning.

Containing 89,430 square feet, (2.05 acres), more or less. Being subject to Klopotek Drive right-of-way and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the exterior boundaries of the land surveyed and the division of it and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 12, Subchapter 200 of the Columbia County Land Division and Subdivision Ordinance and the Town of Fountain Prairie Division Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: September 29, 2025

File No.: 625-361

RIGHT to FARM

This Land Division is located within an area, or within 1,000 feet of an area, zoned for agricultural purposes. You may be subject to inconveniences or discomforts arising from such operations. Included but not limited to noise, odors, insects, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period, (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. The Town of Fountain Prairie has determined that the use of real property for agricultural operations is a high priority and favored use to the Town. Those inconveniences or discomforts arising from these operations, if such operations are consistent with normal farming practices and comply with local, State and Federal Laws, shall not be considered a nuisance.

OWNER/CLIENT: SCOTT & EILEEN ROBBINS FAMILY TRUST DATED 3/29/2021
W1655 FIELDS ROAD
FALL RIVER, WI 53932

As prepared by:

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TOWN OF FOUNTAIN PRAIRIE, COLUMBIA COUNTY, WISCONSIN.***

TOWN BOARD RESOLUTION

BE IT RESOLVED that this certified survey map located in the **Town of Fountain Prairie** is hereby approved by the Town Board.

David L. Liebenthal, Town Chairperson

Date

Dale Firary, Supervisor

Date

Drue Schlachter, Supervisor

Date

Nicholas Palen, Supervisor

Date

Steven R. Jacob, Supervisor

Date

I HEREBY CERTIFY that the foregoing is a copy of a resolution adopted by the Town Board of **Fountain Prairie** on

_____, 20____.

Linda Henning, Town Clerk

COLUMBIA COUNTY APPROVAL CERTIFICATE

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

Authorized Representative

Date

OWNER/CLIENT: SCOTT & EILEEN ROBBINS FAMILY TRUST DATED 3/29/2021
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FALL RIVER, WI 53932