



## **Public Hearing Item 1: Plan Amendment**

Planning & Zoning Committee • September 2, 2025

<b><u>Existing Future Land Use Designation(s):</u></b>	Single-Family Residential
<b><u>Proposed Future Land Use Designation(s):</u></b>	Recreational
<b><u>Property Owner(s):</u></b>	Town of Fountain Prairie, c/o David Liebenthal
<b><u>Petitioner:</u></b>	Town of Fountain Prairie, c/o David Liebenthal
<b><u>Property Location:</u></b>	Located in the Northwest Quarter of the Northeast Quarter of Section 26, Town 11 North, Range 12 East
<b><u>Town:</u></b>	Fountain Prairie
<b><u>Parcel(s) Affected:</u></b>	507.A
<b><u>Site Address:</u></b>	N3197 Sleepy Hollow Road

### **Background:**

David Liebenthal, on behalf of the Town of Fountain Prairie, 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 Single-Family Residential to Recreational future land use designation. Parcel 507.A is approximately 3.61 acres in size. It is zoned R-1 Single-Family Residence and is planned for Single-Family Residential land use on the Columbia County Future Land Use map. The property is vacant and has frontage on Lazy Lake. The parcel is accessed from Sleepy Hollow Road. There are no wetlands or floodplain present. Most of the lands are considered to be potentially highly erodible or highly erodible per NRCS and the northernmost 0.3 acre along Lazy Lake is considered to be prime farmland where drained. 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	Lazy Lake	-	-
East	Woodland and Single-Family Residence	Single-Family Residential	R-1 Single-Family Residence
South	Agriculture/Open Space	Single-Family Residential	AO-1 Agriculture and Open Space
West	Public Boat Landing	Single-Family Residential	AO-1 Agriculture and Open Space

### **Analysis:**

The Town of Fountain Prairie obtained parcel 507.A in 2016. This date of acquisition was after the County's 2012 and 2014 Comprehensive Revisions to the zoning ordinance, and 2013 Plan Revision. The Town has owned the neighboring parcel, 507.01, to the south since 1999. This parcel is developed with a boat launch. The Town has received grant funding to allow for the construction of a public park pavilion on this property. A public park is not a permitted use in the R-1 Single-Family Residence zoning district. In order to allow for the construction of the pavilion and the legal use of the parcel as a public park, the Town of Fountain Prairie is

requesting that the parcel be rezoned to the RC-1 Recreation district. Because the property is also planned for future Single-Family Residential development, the Town is additionally seeking a Plan Amendment to the Recreational category for the same area.

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>Sleepy Hollow Road</i>      |
| <input checked="" type="checkbox"/> Site Access Meets Spacing Recommendations            | <i>Access is existing.</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 0.3 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 type="checkbox"/> Wetlands  |                                |
| <input type="checkbox"/> Floodplains   |                                |
| <input type="checkbox"/> Woodlands   |                                |
| <input checked="" type="checkbox"/> Shoreland (35' buffer)                               | <i>Approximately 0.43 acre</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:**

**8.6.7 Recreational**

DESCRIPTION: The Recreational future land use category represents locations where recreational types of land use and development are encouraged. The Recreational future land use category contains lands open to the public in some capacity for use in recreational activities. These areas include public and private parks, boat lands, public hunting grounds, wildlife refuges, sportsman clubs, shooting ranges, group camps/retreats, campgrounds and camping resorts, ski hills, golf courses, etc.

**Element # 4 – Utilities and Community Facilities**

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**Utilities and Community Facilities Vision**

Adequate utilities and community facilities to meet the needs of County residents with new development providing for its own infrastructural needs so as to not burden existing taxpayers.

**Goal 4: A high quality county-wide system of park and recreational lands that helps preserve significant natural, cultural, or historical resources and meets the needs and demands of the citizens of Columbia County and its visitors.**

- Objective 5: Design park and recreational facilities with the natural environment in mind by considering the project's impacts on the environment.
- Objective 7: Utilize, where practical, a multi-jurisdictional approach to acquiring and developing

park and open space areas.

## **Element # 7 – Intergovernmental Cooperation**

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### 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.

#### **Goal 3: Seek opportunities to improve the provision of shared public services and facilities such as police, fire, emergency rescue, parks, solid waste management, and transportation among units of government.**

Objective 5: Work with private, municipal, county, and state agencies to coordinate the provision of park and recreation facilities and activities within the County.

## **Element # 8 - Land Use**

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

### **Town Board Action:**

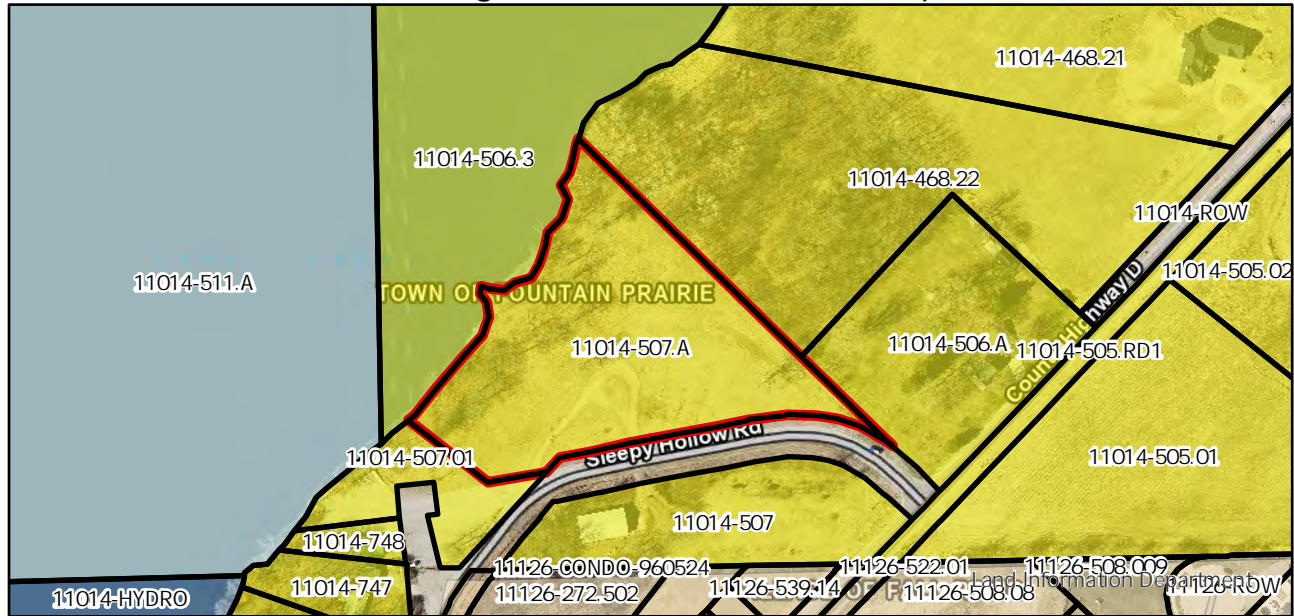
The Town of Fountain Prairie has received notice of the amendment. The Town Board met on June 18, 2025 and approved the rezoning associated with this request.

### **Recommendation:**

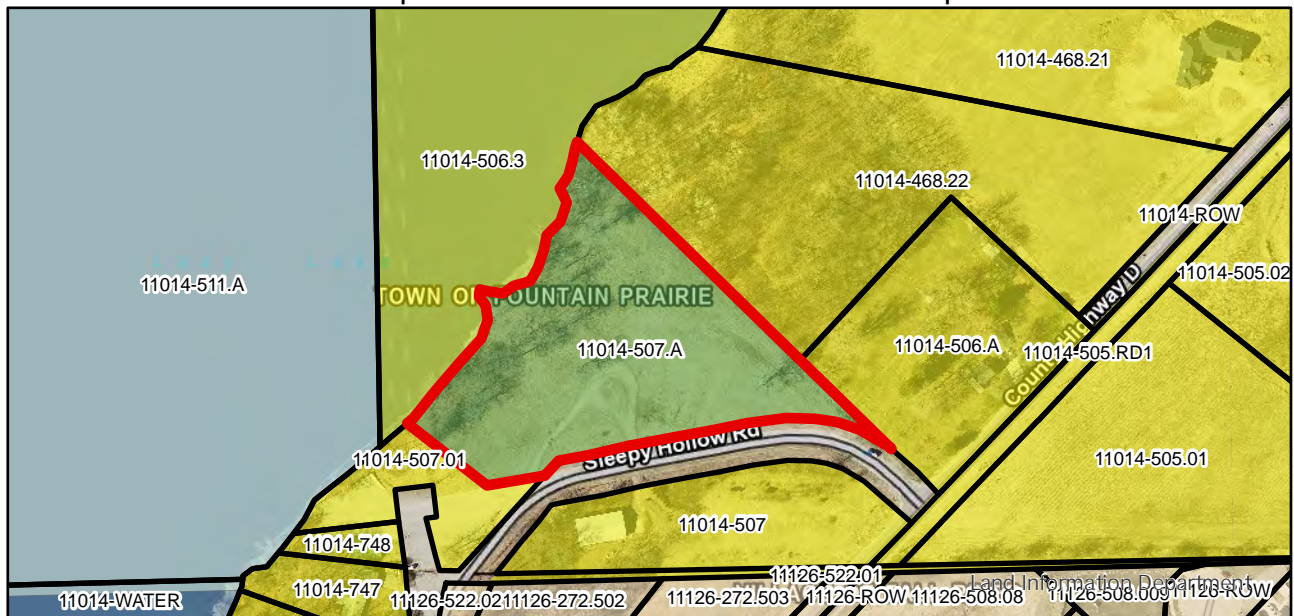
Staff recommends approval of the amendment to the Columbia County Comprehensive Plan 2030 as follows: to amend 3.61 acres, more or less, of the Future Land Use map from Single-Family Residential to Recreational.

# Plan Amendment: Fountain Prairie

## Existing Future Land Use Map:



## Proposed Future Land Use Map:



**Petitioners/Owners:** Town of Fountain Prairie

**Description of Property:** NW-NE, Section 26, T11N, R12E  
Town of Fountain Prairie; Parcel: 507.A

**Site Addresses:** N3197 Sleepy Hollow Road

**Hearing Date:** September 2, 2025

### Reason for Proposed Amendment:

The Future Land Use designation of Recreational is required to develop this property as a Town-owned public park. The Town is looking to develop this property with a park pavilion

### 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

0 150 300 Feet

