



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 2: Rezoning

Planning & Zoning Committee • September 2, 2025

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| <u>Current Zoning District(s):</u> | R-1 Single-Family Residence |
| <u>Proposed Zoning District(s):</u> | RC-1 Recreation |
| <u>Property Owner(s):</u> | Town of Fountain Prairie, c/o David Liebenthal |
| <u>Petitioner(s):</u> | Town of Fountain Prairie, c/o David Liebenthal |
| <u>Property Location:</u> | Located in the Northwest Quarter of the Northeast Quarter of Section 26, Town 11 North, Range 12 East |
| <u>Town:</u> | Fountain Prairie |
| <u>Parcel(s) Affected:</u> | 507.A |
| <u>Site Address:</u> | N3197 Sleepy Hollow Road |

David Liebenthal, on behalf of the Town of Fountain Prairie, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from R-1 Single-Family Residence to RC-1 Recreation. 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 | Zoning |
|-----------|--------------------------------------|---------------------------------|
| North | Lazy Lake | - |
| East | Woodland and Single-Family Residence | R-1 Single-Family Residence |
| South | Agriculture/Open Space | AO-1 Agriculture and Open Space |
| West | Public Boat Landing | 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. 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 for the same area.

If approved, this rezoning will allow for the construction of a park pavilion on Town-owned land and will also allow for the property to be used as a public park. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if amended.

Town Board Action:

The Fountain Prairie Town Board met on June 18, 2025, and recommended approval of the rezoning.

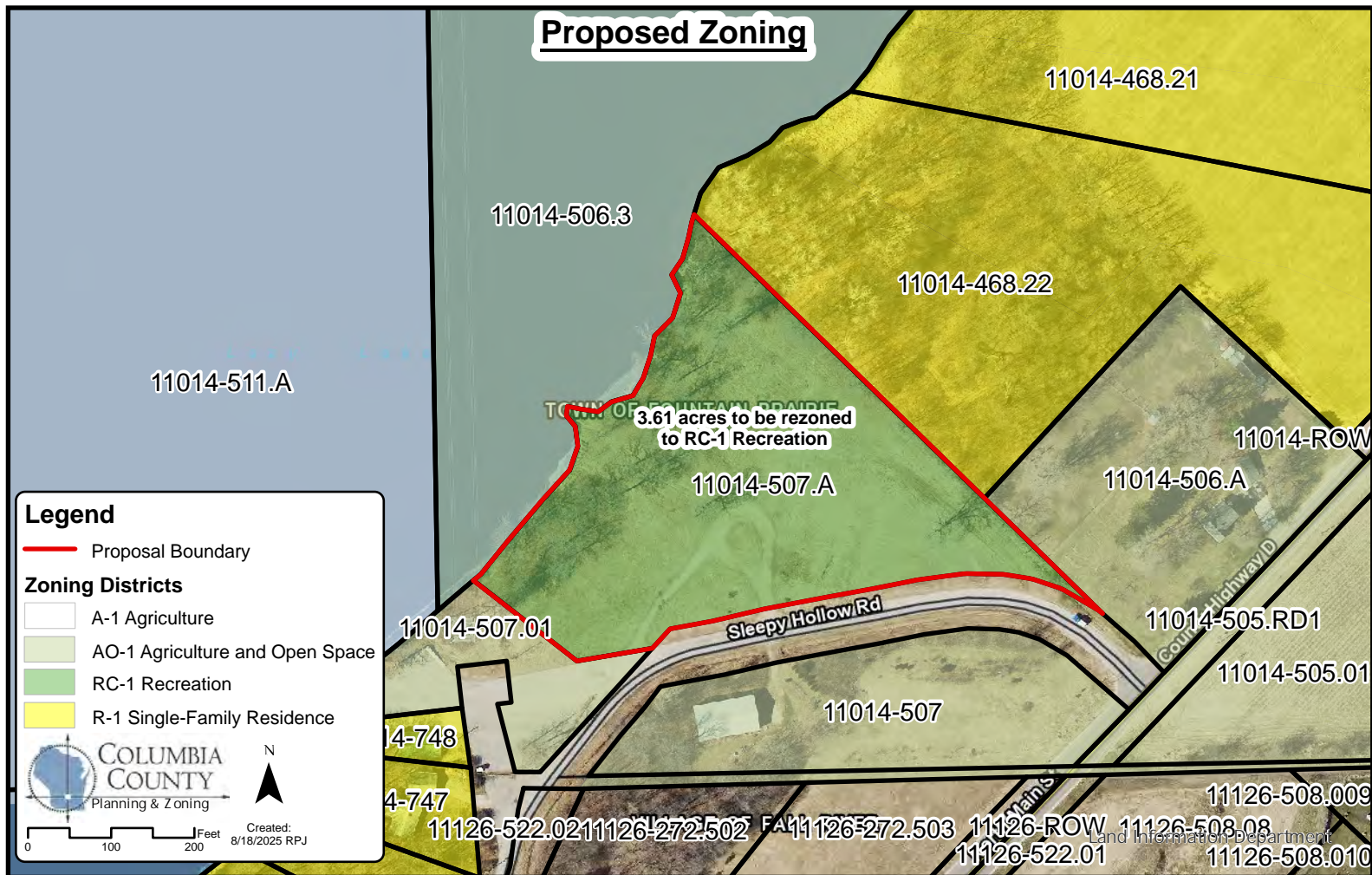
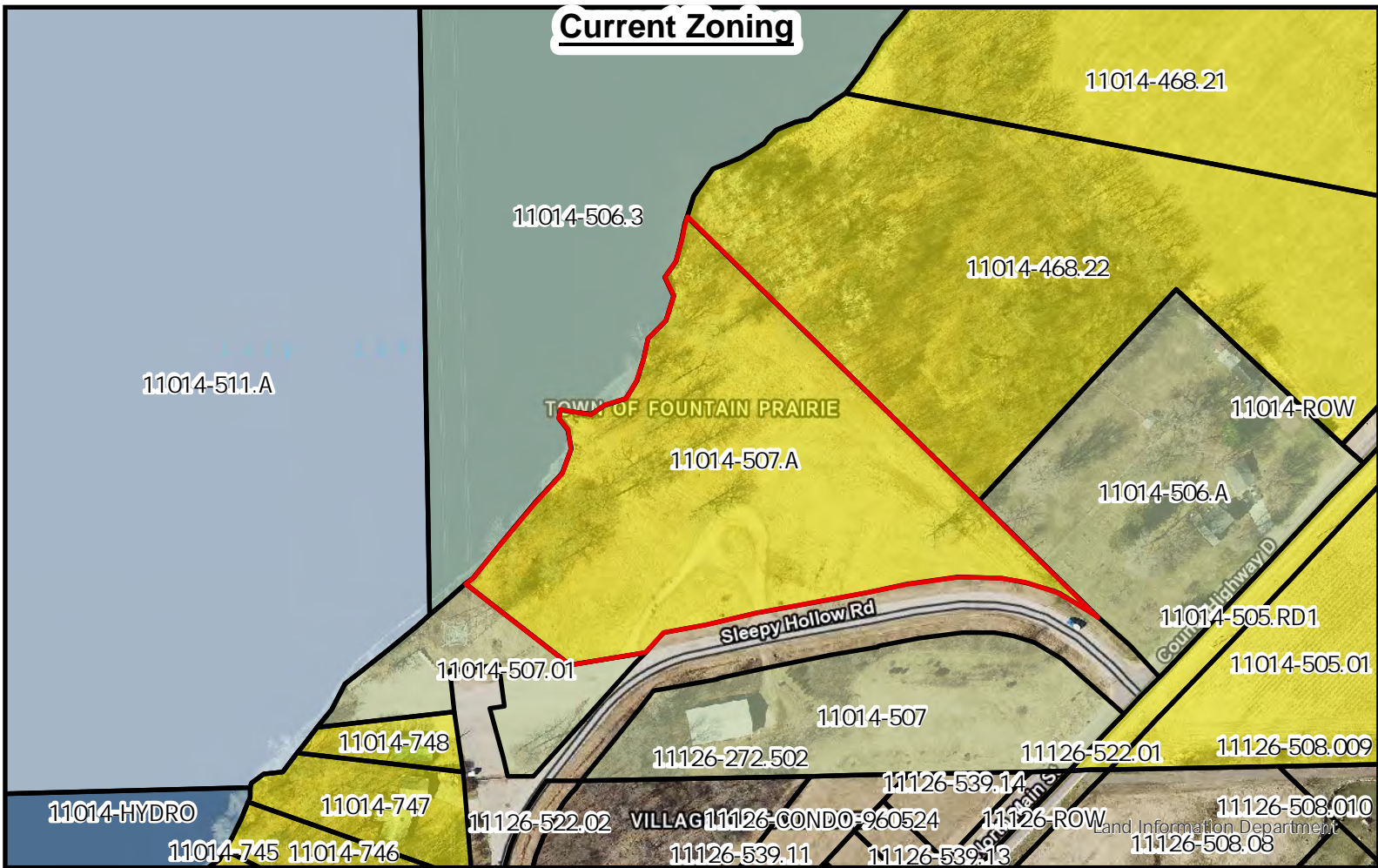
Documents:

The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Minutes
4. Plat of Survey
5. Legal Description

Recommendation:

Staff recommends approval of the rezoning of 3.61 acres, more or less, from R-1 Single-Family Residence to RC-1 Recreation.



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.