



Public Hearing Item 5: Plan Amendment

Planning & Zoning Committee • September 2, 2025

<u>Existing Future Land Use Designation(s):</u>	Single-Family Residential and Village of Fall River
<u>Proposed Future Land Use Designation(s):</u>	Single-Family Residential
<u>Property Owner(s):</u>	Dowdell, Spencer S; Dowdell, Chelsey A; Kuck, David L; Kuck, Karen S
<u>Petitioner:</u>	Dowdell, Spencer S; Dowdell, Chelsey A; Kuck, David L; Kuck, Karen S
<u>Property Location:</u>	Located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 26, and the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 27, all in Town 11 North, Range 12 East
<u>Town:</u>	Fountain Prairie, Village of Fall River
<u>Parcel(s) Affected:</u>	11014-535.01 and 769.A, 11126-87.21 and 220
<u>Site Address:</u>	North Pass Road/Lazy Point Road
<u>Background:</u>	

Spencer S and Chelsey A Dowdell and David L and Karen S Kuck, owners, request the Planning and Zoning Committee review and approve a petition to assign the future land use designation of Single-Family Residential on the Future Land Use map of the Columbia County Comprehensive Plan 2030. Parcel sizes are as follows: 11014-769.A is 0.6 acre in size, parcel 11126-220 is 0.09 acres, parcel 11014-535.01 is 0.9 acres, and parcel 11126-87.21 is 1.55 acres. All lands are zoned R-1 Single Family, whether per County or Village zoning. The lands front on Lazy Lake and are subject to the shoreland ordinance requirements. The lands are wooded, and no wetlands are present. Floodplain runs along the property boundary near the ordinary high-water mark of Lazy Lake. 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	Single-Family Residence	Single-Family Residential	R-1 Single-Family Residence
South	Single-Family Residence	Village of Fall River	<i>R-1 Single-Family Residential and A-1 Agricultural (Village)</i>
West	Agriculture	Single-Family Residential/Village of Fall River	<i>A-1 Agricultural (Village)</i>

Analysis:

The property owners are proposing to detach all of parcel 220 and a portion of parcel 87.21 from the Village of Fall River and attach it to the Town of Fountain Prairie. Total detachment acreage is 0.17-acre. As currently presented, the Village-Town boundary runs through these properties in a manner that greatly inhibits them from being built on as intended under the R-1 zoning district. The municipal boundary serves as a setback line for these

properties, and the majority of Lot 18's road frontage lies within the Village, on parcel 220. The Dowdells will also be purchasing a 35-foot strip of land adjacent to Lot 18 to increase the building footprint. A new singular lot will be created within the Town of Fountain Prairie that combines parcels 769.A with the 35-foot strip of parcel 535.01 and the lands proposed for detachment. The Village must approve the detachment ordinance by three-fourths majority, and the Town must also accept the new territory via approval of an attachment ordinance by three-fourths majority. As part of the attachment process, new zoning and future land use categories must be assigned. All lands proposed for detachment are zoned R-1 Single-Family Residential under Village zoning, therefore the landowners are requesting the County-assigned Future Land Use and zoning be maintained as Single-Family Residential in order to allow the lawful combination and development of these lands.

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>North Pass Road/Lazy Point Road</i> |
| <input checked="" type="checkbox"/> Site Access Meets Spacing Recommendations | |
| <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 0.2 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 checked="" type="checkbox"/> Floodplains | <i>Approximately 400 square feet</i> |
| <input type="checkbox"/> Woodlands | |
| <input checked="" type="checkbox"/> Shoreland (35' buffer) | <i>Approximately 4,480 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:

8.6.2 Single-Family Residential

DESCRIPTION: The Single-Family Residential future land use category represents locations where single-family types of land use and development are encouraged. The Single-Family Residential future land use category includes lands that are intended for the development of single-family residences and duplexes including major subdivisions and/or conservation subdivisions and for the development of planned residential developments (PRD). The Single-Family Residential future land use category will also serve as the receiving area for any future transfer of development rights program within the County

Except as indicated below, the following standards have been established within this Comprehensive Plan for residential development in Single-Family residential designated areas on the Future Land Use map.

- Both minor (less than five lots) and major (more than five lots) subdivisions are allowed.
- Lots shall have minimum lot sizes as specified in the County zoning ordinance.

During the process to prepare the 2013 County Farmland Preservation Plan, the County's consultant analyzed areas planned for Single-Family Residential, Multi-Family Residential, Commercial, Industrial, Institutional/Public, Recreational, and Transportation development on the Future Land Use map against 15 year land demand forecasts. Many areas where such development was not required within the next 15 years are designated within the Farmland Preservation Area in Maps 3-24 of the Farmland Preservation Plan. The County will use the policies normally applicable to the Agricultural and Open Space Area to evaluate development proposals in such locations, until and unless the designation in the Farmland Preservation Plan maps is amended.

Element # 2 - Housing

Housing Vision

Residences set in attractive, safe, and appropriate environments for all County residents.

Goal 1: Provide for planned and orderly housing development.

- Objective 3: Encourage new development to be sited near or adjacent to existing development, when appropriate. *The site is located within existing single-family development and is simply formalizing the Village and County preferred land use in this area.*
- Objective 6: Encourage new housing areas to be predominantly single-family homes or duplexes in unsewered areas. *The lot will be single-family in this unsewered area.*
- Objective 11: Consider larger lot sizes and lower densities in unsewered areas of the County, where appropriate. *The proposed residential lot is 0.91 acre in size and the degree of nonconformity will be reduced, allowing it to closer meet the Columbia County Zoning Code's minimum size standard of one acre.*
- Objective 12: Encourage clustered residential development.
- Objective 14: Enforce County Zoning and Subdivision Ordinances in a manner consistent with the County Comprehensive Plan.

Goal 2: A cooperative approach involving the towns, county, state and private entities to meet current and future housing needs.

- Objective 2: Seek input of appropriate governmental entities and property owners in areas affected by housing development plans. *The Town of Fountain and Village of Fall River have received notice of this request.*

Goal 3: A full range of housing opportunities available for Columbia County's current and future residents.

- Objective 1: Promote an adequate supply of appropriate housing for all who work in Columbia County.
- Objective 2: Promote all types of residential development including multi-family, affordable housing, elderly housing, and group living quarters in proportion to the demand for such housing, in appropriate areas, and subject to development standards.

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 on the amendment area are indicated in the Site Analysis Section 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 # 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. *The process is a joint effort between the Village (detachment), Town (attachment) and County (assignment of zoning and future land use).*

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 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 4: Promote clustered residential development as the preferred type of new rural residential growth in areas suitable for such development.

Objective 6: Encourage new residential lots and building sites to be located and designed in a manner that protects environmental corridors, wetlands, floodplains, and productive farmland. *New construction must be set back 75' from Lazy Lake.*

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 and attachment. The Village of Fall River is also reviewing and working through the detachment process.*

Town Board Action:

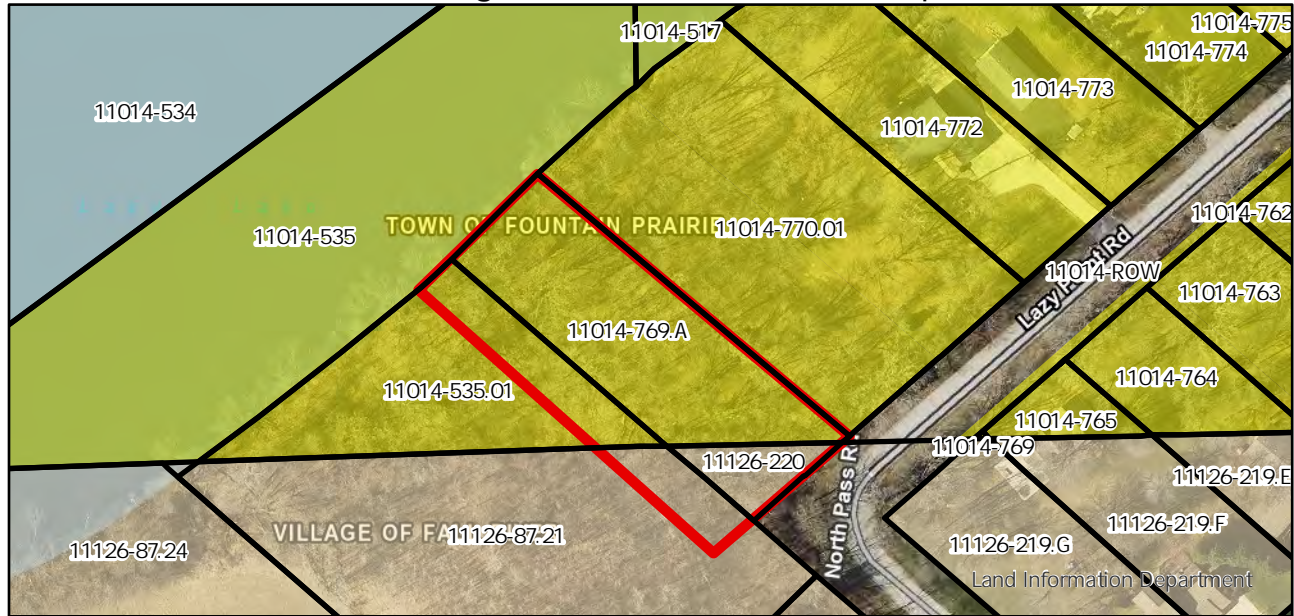
The Town of Fountain Prairie has received notice of the amendment. The Town Board met on July 16, 2025 and approved the rezoning and attachment associated with this request.

Recommendation:

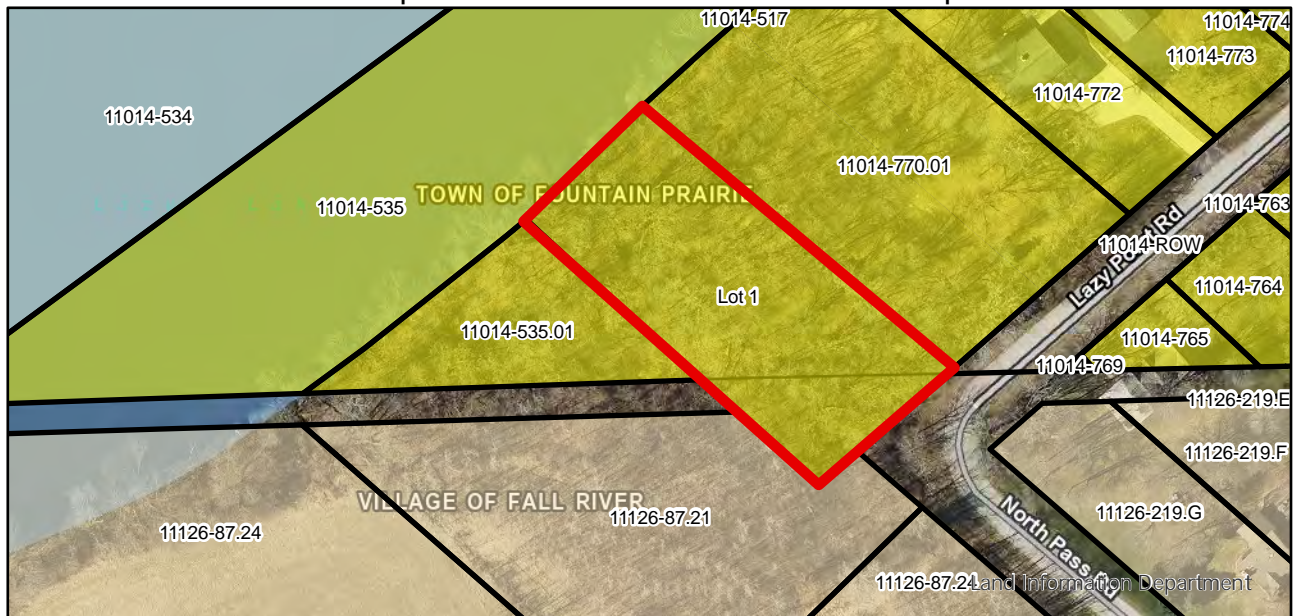
Staff recommends approval of the amendment to the Columbia County Comprehensive Plan 2030 as follows: to assign 0.17 acres, more or less, of the Future Land Use map to Single-Family Residential effective upon recording of the Certified Survey Map, and completion of the Village detachment and Town attachment process.

Plan Amendment: Dowdell/Kuck

Existing Future Land Use Map:



Proposed Future Land Use Map:



Petitioners/Owners: Dowdell, Spencer & Chelsey; Kuck, David & Karen

Description of Property: NW-SW, Section 26, NE-SE, Section 27
T11N, R12E, Town of Fountain Prairie; Parcels: 769.A, 535.01
T11N, R12E, Village of Fall River; Parcels: 220, 87.21

Site Addresses: Lazy Point Rd/North Pass Rd

Hearing Date: September 2, 2025

Reason for Proposed Amendment:

The property owners are proposing to detach all of parcel 220 and part of parcel 87.21 from the Village of Fall River to create one larger lot in the Town of Fountain Prairie to build a single-family home. A future land use category must be assigned with the Town attachment.

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

