



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 6: Rezoning

Planning & Zoning Committee • September 2, 2025

<u>Current Zoning District(s):</u>	R-1 Single-Family Residence and R-1 Single-Family Residential (Village of Fall River)
<u>Proposed Zoning District(s):</u>	R-1 Single-Family Residence
<u>Property Owner(s):</u>	Dowdell, Spencer S; Dowdell, Chelsey A; Kuck, David L; Kuck, Karen S
<u>Petitioner(s):</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

Spencer S and Chelsey A Dowdell and David L and Karen S Kuck, owners, request the Planning and Zoning Committee review and recommend approval of the zoning assignment of the aforementioned lands to R-1 Single-Family Residence. 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	Zoning
North	Lazy Lake	-
East	Single-Family Residence	R-1 Single-Family Residence
South	Single-Family Residence	<i>R-1 Single-Family Residential and A-1 Agricultural (Village)</i>
West	Agriculture	<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 zoning be maintained as R-1 Single-Family Residence in order to allow the lawful combination of these lands.

If approved, this rezoning will assign zoning to lands newly attached to the Town of Fountain Prairie and will allow the property owners a larger building envelope for a future single-family home on site. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, as assigned.

Town Board Action:

The Fountain Prairie Town Board met on July 16, 2025, and recommended approval of the rezoning and attachment.

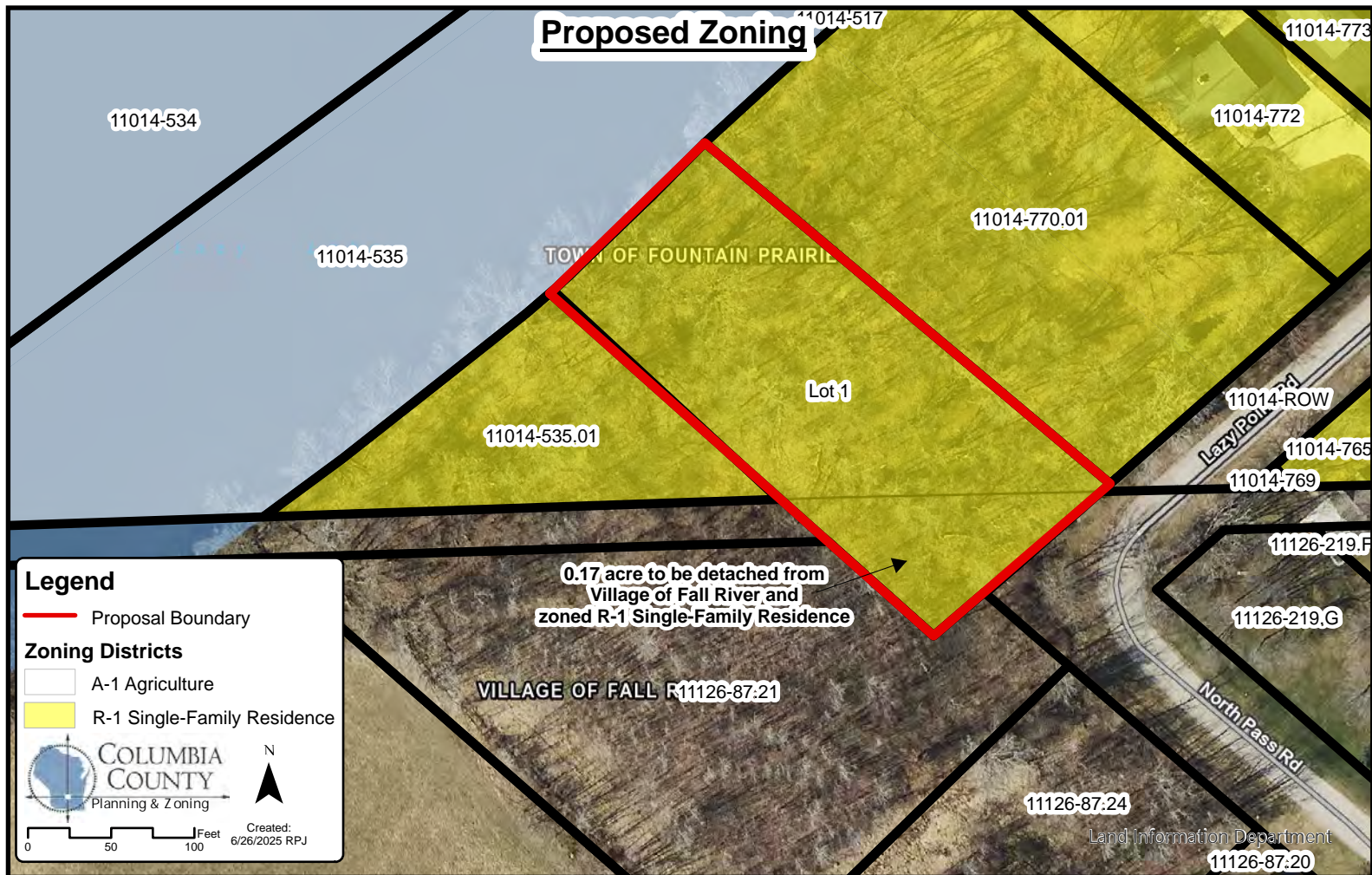
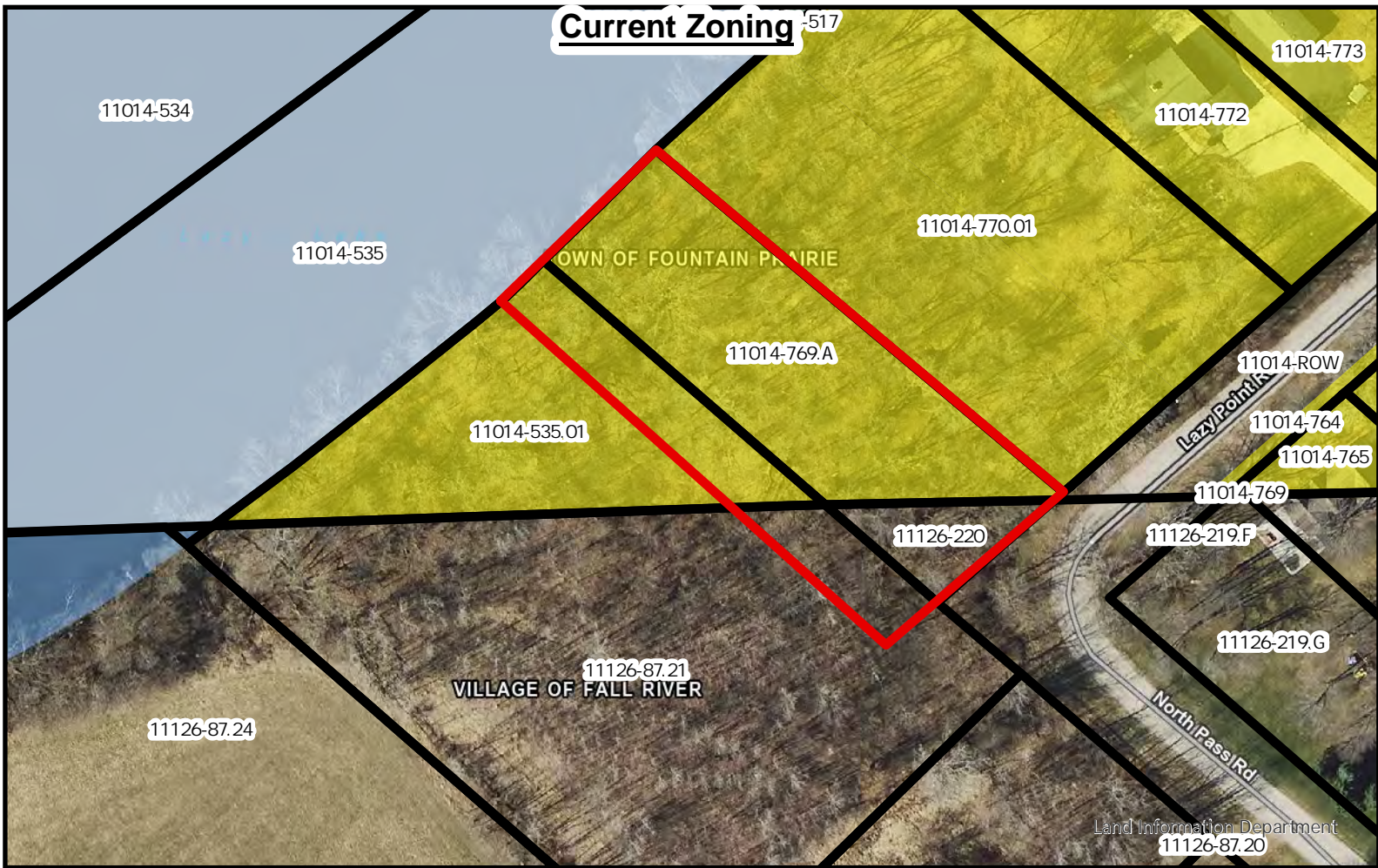
Documents:

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

1. Rezoning Preapplication
2. Rezoning Petition
3. Town Board Minutes
4. Preliminary Certified Survey Map
5. Legal Description

Recommendation:

Staff recommends approval of the zoning assignment of 0.17 acres, more or less, to R-1 Single-Family Residence, effective upon recording of the Certified Survey Map, and completion of the Village detachment and Town attachment process.



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