



Public Hearing Item 1: Variance Consideration

Board of Adjustment • August 13, 2025

<u>Variance Request To:</u>	Table 12.105.03(1) Parcel and Building Standards in Agricultural and Open Space Zoning Districts
<u>Property Owner(s):</u>	Highland Farms LLC
<u>File Number:</u>	2025-006
<u>Property Location:</u>	SE-NE, Sec. 33, T11N, R12E SW-NE, Sec. 33, T11N, R12E
<u>Town:</u>	Fountain Prairie
<u>Parcel(s):</u>	11014-659
<u>Site Address:</u>	Savanna Rd
<u>Current Zoning District(s):</u>	A-1 Agriculture

Background:

The subject property has been owned by Highland Farms LLC since December, 2024 (Exhibit D). The current property is 1,463,280 sq. ft. or 33.592 acres in size (Exhibit F). The zoning for the property is A-1, Agriculture (Exhibit H). The property is a shoreland property as there is an unnamed stream that begins on the property (Exhibit E). There is no floodplain on the property, but there are extensive wetlands (Exhibit I).

Currently this property is vacant land. It is a mixture of farm fields, a small woodland, and an extensive wetland complex. There is a proposal for Highland Farms LLC to sell 107,245 sq. ft. or 2.462 acres for the development of a new Dollar General (Exhibit E). Further evaluation of this property will be completed based on the proposed lot.

As stated previously there is an unnamed stream that begins on the property. This makes the proposed property a shoreland property. Shoreland requirements will apply to this property. There is no flood plain mapped on the property. There are wetlands that were mapped. As part of the development a wetland delineation was completed that found more wetlands on the property that what are shown on the Columbia County Interactive Mapper (Exhibit J).

The wetland delineation showed that there are wetlands that run along Savanna Rd. Access to the property is restricted from State Highway 16 by the Wisconsin Department of Transportation (DOT). The DOT will not currently grant access to the property from State Highway 16. That leaves access to the property to come from Savanna Rd. In order to gain access to the property a driveway will cross through the more extensive wetland boundary. Approximately 710 sq. ft. will be within the required 35 ft. setback for impervious surfaces to a wetland boundary.

A variance to Table 12.105.03(1) is required for the installation of the driveway.

Town Recommendation:

The Town of Fountain Prairie has reviewed the variance request and recommends approval of the variance.

Analysis:

Currently the property is vacant land zoned A-1, Agriculture. Future land use planned for the property is Industrial (Exhibit O). The proposed development needs to be in General Commercial, C-2. Should the variance be approved a plan amendment and a rezone will be required for the development to occur. The variance is being requested under Table 12.105.03(1) as that is the current zoning district. Table 12.115.03(1) Parcel and Building Standard in Commercial and Industrial Districts provides setback requirements for the Commercial and Industrial zoning districts.

In 2012 Columbia County revised the zoning ordinance to include a 35 ft. setback from impervious surfaces to a wetland boundary. This setback is required for all impervious surfaces to any wetland boundary. That includes boundaries that were not originally mapped as wetlands.

There is an unnamed stream that begins from a spring along the southern property line of the property. This spring flows south and east under Savanna Rd. In 1984 the State of Wisconsin created a wetland inventory map. This is the map that is displayed on the interactive mapper (Exhibit I). In reviewing air photographs Savanna Rd. was constructed prior to 1940. It appears that the existence of the Savanna Rd. has restricted the flow of water and increased the amount of wetlands on the property based on the wetland delineation that was completed.

Access to the property from State Highway 16 is controlled by the DOT. The DOT will not grant access to the property from State Highway 16. Access to the property from Savanna Rd. is controlled by the Town of Fountain Prairie but influenced by the DOT. The DOT does not want driveways within a certain distance of the intersection of State Highway 16 and Savanna Rd. The Town of Fountain Prairie has approved a driveway to access the property. The DOT would like the location of the driveway to be further south on Savanna Rd. but is not contesting the location (Exhibit G). The only other way to access the property would be to go further and attempt to come around the wetland complex.

In order to cross through a wetland boundary approval is required from the Department of Natural Resources (DNR). The DNR has approved a Chapter 30 permit that allows the property owner to fill a portion of the newly mapped wetland. The location of the fill is explicit under the permit that was granted. The driveway to access the property will be placed in the area that the DNR has approved for wetland filling (Exhibit M).

Approximately 710 sq. ft. of the driveway is proposed to be 25 ft. from the newly mapped wetland boundary. The proposed driveway is to access a new Dollar General store that is proposed on the property. The majority of the impervious surfaces from the development will have the storm water treated in a retention pond south of the proposed driveway location (Exhibit C). The impervious surface area that will discharge water to the retention pond is considered to be treated surfaces. Treated surfaces are not included in impervious surface calculations. Proposed impervious surface area for the development is 710 sq. ft. or 0.66%. Mitigation would not be required for this project. Proposed building lot coverage is 10,290 sq. ft. or 9.60%.

Requested Variance Table			
<i>Variance Request</i>	<i>Section of Ordinance</i>	<i>Requirement</i>	<i>Request</i>
Variance Request A	Table 12.105.03(1): Parcel and Building Standards in Agricultural and Open Space Zoning Districts	35 ft. for impervious surface from wetlands.	The driveway requires a setback variance of 10 ft. less than the minimum required.
<i>*Please See Corresponding Site Map Under Exhibit N</i>			

Standards for Review:

Unnecessary Hardship. The Board of Adjustment must determine if an unnecessary hardship exists.

Unique Property Limitation. The Board of Adjustment must determine if a unique property limitation exists.

Protection of the Public Interest. Approval of the variance would not have an increased impact on public safety.

Recommendation:

Recommended Findings of Fact:

1. Highland Farms LLC is the owner of the subject property.
2. The property is 1,463,280 sq. ft. or 33.592 acres in size.
3. Development of the property centers around the creation of a property that is 107,245 sq. ft. or 2.462 acres.
4. A Certified Survey Map is required to create the proposed property
5. The property is zoned A-1, Agriculture.
6. The future land use for the property is Industrial.
7. The future land use map needs to be amended to so that the future land use is commercial.
8. The property needs to be rezoned to the C-2 zoning district.
9. Access to the proposed development is restricted from State Highway 16.
10. A driveway permit has been approved to access the property from Savanna Rd.
11. There is a navigable unnamed stream on the property, which qualifies this as a shoreland property.
12. There are mapped wetlands on the property.
13. A wetland delineation was completed that shows additional wetlands on the property.
14. The DNR has issued permit GP-SC-2025-11-00915.
15. Table 12.105.03(1) and Table 12.115.03(1) both have a 35 ft. setback for impervious surfaces to a wetland boundary requirement.
16. Approximately 710 sq. ft. of the proposed driveway will be within 35 ft. of the wetland boundary.
17. The driveway requires a setback variance of 10 ft. less than the minimum requirement for impervious surfaces to a wetland boundary.

Recommended Conclusions of Law:

1. The Board of Adjustment must state its determination if an unnecessary hardship exists.
2. The Board of Adjustment must state its determination if there is a unique property limitation.
3. The Board of Adjustment must state its determination if public interest in maintaining safety is not negatively impacted if a variance were to be approved at the current time.

Recommended Decision:

Should the Board of Adjustment decide to grant the variance; staff further recommends that the Board, as part of any motion to approve that might be offered, specifically adopt the above-recommended findings of fact and conclusions in support of its motion, and that a variance, if approved, be subject to the following conditions:

1. Development of the property shall be in compliance with the approved site plan, regarding locations and setbacks of proposed structures, as determined by Staff in Exhibits C and N.
2. The Columbia County Future Land Use map must be amended to reflect the new proposed use.
3. The property must be rezoned from the A-1 Zoning District to the C-2 Zoning District.
4. Construction can commence once all applicable permits from the State, County, and Town are obtained.
5. A foundation survey will be a requirement of the zoning permit.
6. The variance must be initiated by securing a zoning permit within one year of approval, failure to do so will render the variance void.



Kenneth Thiele
Senior Zoning & Sanitary Specialist

Attachments:

Exhibit A – Variance Application
Exhibit B – Proposed Site Plan
Exhibit C – Stormwater Management Plan
Exhibit D – Deed
Exhibit E – CSM 25-047
Exhibit F – Air Photo
Exhibit G – 1940 Air Photo
Exhibit H – Zoning Map
Exhibit I – Floodplain and Wetland Map
Exhibit J – Wetland Delineation

Exhibit K – Zoning Inspection Report Dated 3/31/2025
Exhibit L – Impervious Surface Worksheet Dated
6/26/2025
Exhibit M – DNR Permit
Exhibit N – Driveway Permit
Exhibit O – Future Land Use Map
Exhibit P – Variance Site Map

cc: Highland Farms LLC – Owner
Jim Lundberg, 4941 Kirchling Ct., Stevens Point, WI 54481
Town of Fountain Prairie
Kurt Calkins – Land Resources Director, Columbia County
Zoning Board of Adjustment Members

[illegible]

ELEVATIONS ARE REFERENCED TO MVD 88 DATUM

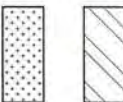
BENCH-MARK #1
600 SPIKE ON WEST SIDE OF POWER POLE
LOCATED AT THE NORTH QUARTER OF THE
INTERSECTION OF 43 TO "H" SAWYER ROAD AND
STEEL ROAD
ELEVATION = 691.53

BENCHMARK #2
600 SPARE ON WEST SIDE OF FOOTHILL
LOCATED ON THE WEST SIDE OF SAVANNAH ROAD,
APPROXIMATELY 170 FEET SOUTH OF THE
INTERSECTION OF SAVANNAH ROAD AND U.S. 116,
ELEVATION = 879.91

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND

[illegible]

1. WETLAND INFILL AREA



- C1.0 - DEMOLITION PLAN
- C2.0 - LAYOUT PLAN
- C3.0 - GRADING PLAN
- C4.0 - EROSION CONTROL PLAN
- C5.0 - UTILITY PLAN
- C6.0 - CONSTRUCTION DETAILS
- C6.1 - CONSTRUCTION DETAILS
- L1.0 - LANDSCAPE PLAN



DEMOLITION PLAN

CHECKED:	JJ
DRAWN:	MA
DATE	06/03/2012
PROJECT NO.	24.007

TELEVISION

SHEET
C1.0



Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (F)

REVISIONS

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL
4. MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. PRIORS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

CHECKED:	JUL
DRAWN:	MAJ
DATE	06/03/2025
PROJECT NO.	24.0071

- ## PAVEMENT HATCH PATTERNS:

-



4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

DGI
DG - FALL RIVER
TOWN OF FOUNTAIN PRAIRIE
COLUMBIA CO, WISCONSIN

LAYOUT PLAN

REVISIONS

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DGI
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TOWN OF FOUNTAIN PRAIRIE
COLUMBIA CO, WISCONSIN

LAYOUT PLAN

EXHIBIT B - PROPOSED SITE PLAN

TAX PARCEL ID: 11014-659
A-1 AGRICULTURE

TAX PARCEL ID: 11014-659
A-1 AGRICULTURE

PROPOSED PROPERTY LINE

10' SIDEYARD SETBACK

50' REAR SETBACK

75' WATERWAY SETBACK

10' SEPTIC SYSTEM SETBACK

AREA FOR PROPOSED 10-290 FLOOR WITH VESTIBULE ST. HVAC ON ROOF

PROPOSED PROPERTY LINE

PROPERTY LINE

ELECTRIC BOX

CULVERT

BRANCHLINE #1

SAVANNAH ROAD

SAVANNAH ROAD

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
604 SPIKE ON WEST SIDE OF POWER POLE,
LOCATED AT THE NORTH QUADRANT OF THE
INTERSECTION OF S.T.H. 16, SAVANNA ROAD
AND
STEEL ROAD.
ELEVATION = 861.53

BENCHMARK #2
604 SPIKE ON WEST SIDE OF POWER POLE,
LOCATED ON THE WEST SIDE OF SAVANNA ROAD,
APPROXIMATELY 170 FEET SOUTH OF THE
INTERSECTION OF SAVANNA ROAD AND S.T.H. 16.
ELEVATION = 879.91

THE LOCATIONS, STRESSES AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTITUTES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS AND/OR RECORDS. THE LOCATIONS, STRESSES AND TYPES OF UNDERGROUND UTILITIES ARE SUPPLEMENTED BY THE LOCATION, STRESSES AND TYPES OF UTILITIES SHOWN ON THE PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION, IN THE WOMB OF ANY UTILITIES SHOWN HEREON, THERE MAY BE OTHER UTILITIES, SUCH AS GAS, WATER, OR FIBER OPTIC CABLES, WHICH ARE NOT SHOWN HEREON. THESE UTILITIES ARE NOT TO BE DISCOVERED OR MARKED DURING THE SEARCH OR EXCAVATION. THE SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT SHOWN HEREON ARE PRESENT. THE LOCATIONS SHOWN HEREON ARE ONLY SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES. LOCATIONS ARE SHOWN FROM UTILITY WORKS BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINTING AND BEING TESTED. NO GUARANTEE OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH REGARD TO THE ACCURACY OF THE INFORMATION SHOWN AND GENERALLY ACQUIRED FOR THE PURPOSES INTENDED.

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 886.00' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALLATION AND MAINTENANCE OF REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND STATE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C-4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE CONTRACTOR FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAN SERVICE, SITE LIGHTING, CONDUITS AND STORAGE).
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPE, AND STRUCTURES.
10. NEVER WORK ABOVE THE CULTIVATED OR FORESTED AREAS. STOP WORK IMMEDIATELY TO PREVENT WASHOUT AND EROSION.
11. EXCESS TOPSOIL SHALL BE FILTERED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER, COMINGING WITH THE OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED.
13. BIORETENTION AREAS SHALL BE PLACED PRIOR TO THE ENGINEERED SOIL. SEE SPE 380.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

EXISTING CONTOUR
PROPOSED CONTOUR

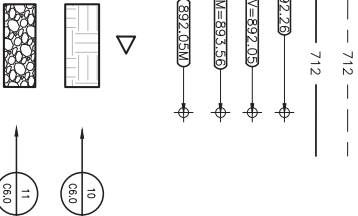
PROPOSED SPOT ELEVATION
PROPOSED ENDWALL INVERT ELEVATION
PROPOSED RIM ELEVATION
PROPOSED MATCH ELEVATION
(CONTRACTOR TO VERIFY)

PROPOSED DOWNSPOUT LOCATION

PROPOSED BIO-RETENTION BASIN

PROPOSED OVERFLOW WEIR

The diagram illustrates various proposed features for a site. At the top, it shows existing and proposed contours with elevations of 712 and 711 respectively. Below are several elevation points: 682.20, 682.205, 681.50, and 682.05M, each accompanied by a crosshair symbol. A triangle indicates the proposed downspout location. A plan view of a rectangular area shows the proposed bio-retention basin. Finally, two circular symbols represent the proposed overflow weir, labeled 10 and 11, with a diameter of 65.0.



CHECKED:	JUL
DRAWN:	MAJ
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