

NOTICE - Heinze Dairy Rezone

Heinze Dairy LLC, % Mark Heinze
W10070 State Road 127
Portage, WI 53901

Stan Man Land LLC
4199 State Road 23
Wisconsin Dells WI 53965

Beth A Comstock
Kari J Schaper
N2170 County Road A
Oxford WI 53952

James C Simonson
W12974 Konkel Road
Portage WI 53901

Diane R Wagner, James J Wagner
Joseph D Wagener, Melissa C Wagner
E2735 Bluebird Road
Lone Rock WI 53556

Stephen A Knaus
PO Box 837
Sun Prairie WI 53590

John A & Sylvia S Cross Living Trust
N8739 Malisch Road
Portage WI 53901

Background

An application has been submitted to the Lewiston Planning Commission by applicants and owners Heinze Dairy LLC, Mark & Beth Heinze regarding the potential to split off the existing single-family residence on the property. Parcel 672.01 is 39 acres in size and is planned for Agricultural or Open Space land use. The property is mostly cropland and fronts on Muskrat Road. There are wetlands in the southwestern corner of the property, and floodplain is located in this corner and the northeastern corner of the parcel. The property is enrolled in the Farmland Preservation Tax Program. 35 acres are listed as prime farmland where drained. There are no steep slopes present. Land use of adjacent properties are A-1 Agriculture.

Proposal

The property owner is proposing to split off the residence and accessory structures with most of the cropland on the property to create a new 33.68-acre lot. The 33.68-acre lot will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres for the existing home, 3 acres in the southwest corner of parcel 672.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. A Certified Survey Map will accompany this request. The separation of a pre-existing residence in the A-1 Agriculture zoning district is permissible under Section 12.125.02(2) of the Columbia County Zoning Code, and is subject to the following:

(a) The lot to be created that includes the residence and accessory or agriculture buildings shall be as small as practical, but no smaller than 1 acre.

(b) If the parcel, including any contiguously owned parcels, is less than 35 acres, the balance of the parcel(s) that doesn't include the residence shall be restricted by application of the A-4 district as described under Section 12.125.04.

(c) For parcels 35 acres or larger, land that doesn't include the residence shall be restricted by the application of the A-4 district as described under Section 12.125.04 and the total acreage of the new residential lot and the land restricted by the A-4 district must total at least 35 acres.

(d) If the rezoning only involves the restriction of the land a rezoning application must be filed and fee for public hearing paid.

In order to maintain a density of not more than one dwelling per 35 acres, 3 acres of 672.Q1 will be restricted from further residential development with the application of the A-4 Agricultural Overlay district. The attached map illustrates the current and proposed zoning and parcel layout. The A-1 Agriculture zoning district allows for agricultural related uses only, and the A-4 Agricultural Overlay district to be applied on top of the A-1 district prohibits residential uses and restricts the land from being used to determine additional residential development rights. If approved, this rezoning will allow for separation of an existing single-family residence onto a 33.68-acre lot, while maintaining the existing density of one home per 35 acres through the application of the A-4 district to 3 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan

This application as submitted will be considered by the Lewiston Planning Commission at the regular meeting on Thursday, October 23, 2025 at 6:30 p.m. at the Lewiston Elementary School. Comments for or against the approval will be heard by the Planning Commission. A recommendation by the Planning Commission will then be made to the Town Board of the Town of Lewiston for their decision.

Dated: October 9, 2025

By: Lewiston Planning Commission

CC: Town of Lewiston Chair - Bruce Weyh, Town of Lewiston Supervisor - Tom Summers

Town of Lewiston Supervisor - Mathew Bremmer, Town of Lewiston Clerk - Tom Klappstein