

NOTICE - Holak Rezone

Larry & Janice Holak

N9458 County Road X
Portage WI 53901

Heiar Living Trust

W10816 County Road V
Poynette WI 53955

Edward & Elizabeth Carey Trust

130 Sunset Drive South
ST Petersburg FL 33707

Joseph & Jana Feltz

10 Sams Court
Madison WI 53716

Roger & Karen Hanko

N9593 County Road X
Portage WI 53901

Winston & Susan Beahm

N9981 County Road AA
Portage WI 53901

Scott Mclean

N9340 County Road X
Portage, WI 53901

Michael Smith

N9616 County Road X
Portage WI 53901

Cindy Lind

N9391 CTH X
Portage WI 53901

Todd & Gail Benz Family Trust

N9409 County Road X
Portage WI 53901

Becky Platt

N9229 Town Hall Road
Wisconsin Dells WI 53965

Pleasant View Cabin LLC

N9780 Muskrat Road
Portage WI 53901

Mobile Hopeles LLC

N1411 3rd Avenue
Endeavor WI 53930

Background

An application has been submitted to the Lewiston Planning Commission by property owners' surveyor regarding the potential to construct a single-family residence on the property. Parcel 370 is listed as Lot 1 of Certified Survey Map No. 2687 and is 35 acres in size. Parcel 455 is listed as Lot 2 of Certified Survey Map No. 2687 and is also 35 acres in size. The property fronts on County Highway X and Big Slough and is primarily wooded. There is an existing home and accessory building on parcel 455. Both properties are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetland and floodplain are present throughout the northern half of the property.

Proposal

The property owners are proposing to create a 4-acre lot on the southern end of the property that will front on County Highway X. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of a new home. The existing home will remain on 31 acres, which will require

concurrent restriction to meet the minimum density requirement. To maintain said density of one home per 35 acres for both the new home and the existing home at N9458 County Highway X, all 35 acres of parcel 370 and 2.25 acres of parcel 455 will be restricted with the A-4 Agricultural Overlay district, for a combined total of 37.25 acres. This proposal will require a Certified Survey Map (CSM). This request is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance, which states the following:

12.125.05 Dwellings and Lots within the RR-1 Rural Residence District

(1) Subject to all other applicable regulations, the owner(s) of at least 35 contiguous acres of land in the A-1 Agriculture and AO-1 Agriculture and Open Space District, more if required by an applicable town Comprehensive Plan, may separate one or more lots by certified survey map and rezone such lot(s) to RR-1. RR-1 is the preferred residential district option for limited portions of areas planned for Agricultural and Other Open Space use and as a Farmland Preservation Area in the County Comprehensive Plan.

(a) That part of the acreage in common ownership not rezoned to RR-1 and necessary to maintain the minimum density policy consistent with the County Comprehensive Plan and the applicable Comprehensive Plan of the town in which the lot is located shall be restricted by application of the A-4 district, as described under Section 12.125.04.

(2) Subject to all other applicable regulations, the owner(s) of at least one (1) acre of land in the A-1 Agriculture district and AO-1 Agriculture and Open Space district, more if required by an applicable town Comprehensive Plan, may rezone such lot(s) to RR-1 in accordance with the County Comprehensive Plan and the applicable Comprehensive Plan of the town in which the lot is located. RR-1 is the preferred residential district option for limited portions of areas planned for Agricultural and other Open Space use, and as a Farmland Preservation Area in the County Comprehensive Plan.

(a) Acreage of agricultural lands necessary to maintain the minimum density policy in the town in which the lot is located shall be restricted by the application of the A-4 district, as described under Section 12.125.04, following the procedures under Section 12.150.06.

(3) Unless authorized by the Planning and Zoning Commission in accordance with the County Comprehensive Plan, once a RR-1 zoned lot is created or RR-1 zoning is applied to an existing lot, such lot shall not be further divided into two or more lots.

(4) Per Table 12.110.03(1), the normal maximum lot size for each lot zoned RR-1 shall be 5 acres. Larger than 5 acre lots may be permitted where all policies in the County Comprehensive Plan are met and where an additional ten acres in contiguous common ownership are restricted via A-4 zoning for every one acre (or fraction thereof) greater than the 5-acre normal maximum lot size. In such cases where the affected town has a base density policy that is stricter than the density policy in the County Comprehensive Plan, the requirement for additional restricted land may be waived or modified.

In order to maintain a density of not more than one dwelling per 35 acres per dwelling, 37.25 acres of parcels 455 and 370 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. The RR-1 Rural Residence district allows for both single-family residential and limited agricultural uses, such as the keeping of farm animals; however, the quantity is limited by the standards of Section 12.125.06. Maximum building coverage within the RR-1 Rural Residence district is limited to 20% of the lot area, which in this case equates to approximately 0.8-acre for the proposed 4-acre RR-1 lot. If approved, this rezoning will allow for the construction of a new home on a 4-acre lot while maintaining the required density of one home per 35 acres for both the new and existing home through the application of the A-4 district to 37.25 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Dated: May 14, 2026

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