

NOTICE - Pionke Rezone

Daniel Pionke

556 Dorn Drive
Portage, WI 53901

Hornung 2023 Family Gst Trust

5328 Church Road
Middleton WI 53562

David & Jean Kovalske

721 W Cook Street
Portage WI 53901

Casey Krueger

N8332 Bulgrin Road
Portage WI 53901

Jerome & Nancy Kruse

N8223 Bulgrin Road
Portage WI 53901

Christopher & Jill Raines

N8297 Bulgrin Rd
Portage WI 53901

Brenda Serstad

N8297 Bulgrin Rd
Portage WI 53901

Paul & Iris Hoffman

W9715 CTH X
Portage WI 53901

Background

An application has been submitted to the Lewiston Planning Commission by applicants and owners regarding the potential to construct a single-family residence on the property. Parcel 726 is listed as Lot 1 of Certified Survey Map No. 3672 and is 40.53 acres in size. The land is primarily under cultivation, with some woodland around the perimeter of the parcel. There is an existing driveway running through the property that serves the residence on parcel 728 to the southeast. The parcel is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. Wetlands and floodplain are present in the northeast corner of parcel 726. There are approximately 10 acres of prime farmland or prime farmland, where drained, running throughout the property. Lands proposed for development are located outside of the prime farmland areas. The central 29 acres are listed as potentially highly erodible per NRCS.

Proposal

The property owner is proposing to create a 5-acre lot on the western side of the property that will front on Bulgrin Road. The proposed lot will be rezoned to the RR-1 Rural Residence district to allow for the construction of a new home. To maintain a density of one home per 35 acres for the existing home, the

northernmost 30 acres of parcel 726 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay.

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, 30 acres of parcel 726 will be restricted from further residential development with the application of the A-4 Agricultural Overlay district. 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 1-acre for the proposed 5-acre RR-1 lot. Maximum driveway length, as measured from the principal structure on the parcel to the point of access on a public road. If approved, this rezoning will allow for the construction of a new home on a 5-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 30 acres. This proposal appears to be consistent with both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

This application as submitted will be reviewed by the Lewiston Planning Commission at the regular meeting on Thursday, May 28, 2026 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: 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