

NOTICE - Mravik Rezone

Kim & Melvin Mravik
W10260 County Road X
Portage, WI 53901

Devine Acres
N8787 Devine Road
Portage, WI 53901

Jynon & Thomas Kruger
10188 County Road X
Portage, WI 53901

Todd A Zick
W10140 County Road X
Portage, WI 53901

Cynthia & William Treinen
10184 County Road X
Portage, WI 53901

Background

An application has been submitted to the Lewiston Planning Commission by property owners regarding the potential to divide the property for sale. Parcels 555.03 and 529 are listed as Lot 3 of Certified Survey Map No. 1797 with exceptions. Parcel 555.03 is 19.74 acres in size and parcel 529 is 22.01 acres. There is an existing single-family home and accessory structure on parcel 555.03, with the remainder primarily wooded. The septic system on the property was installed in 1992 and is current on maintenance requirements. Parcel 529 is vacant and is a mix of cropland and woodland. There is an existing driveway off County Highway X that serves the residence on parcel 555.03 to the southwest. Both parcels are zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain present. The southeastern 8 acres of parcel 529 are considered to be prime farmland. Except for the southwestern 1.3 acres, soils on the property are listed as highly erodible or potentially highly erodible per NRCS.

Proposal

The property owner is proposing to split off the existing home and accessory structure onto a smaller 18.67-acre lot. This lot will remain zoned A-1 Agriculture and will be sold to family. To maintain a density of one home per 35 acres for the existing home, the northernmost 16.33 acres of parcel 529 will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay. The remnant lands of parcel 555.03 along with parcel 529 will then be sold to a neighboring landowner, and combined with their parcel, 555.01 to create a larger 58.03-acre lot.

This proposal will require a Certified Survey Map (CSM). Because the land fronts on a county highway, a highway easement or dedication must be completed with the CSM. 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 Ordinance, as noted below.

- (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 per dwelling, 16.33 acres of parcel 529 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 an existing home to be split off onto an 18.67-acre lot while maintaining the required density of one home per 35 acres through the application of the A-4 district to 16.33 acres.

This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Dated: August 13, 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