



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 8: Rezoning

Planning & Zoning Committee • April 1, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Pape, Michael L; Pape, Diane M; Michael L Pape Trust Dated 2/29/2000
<u>Petitioner(s):</u>	Pape, Michael L; Pape, Diane M; Michael L Pape Trust Dated 2/29/2000
<u>Property Location:</u>	Located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 17 Town 13 North, Range 8 East
<u>Town:</u>	Lewiston
<u>Parcel(s) Affected:</u>	590.01, 588.01
<u>Site Address:</u>	Adney Road

Background:

Michael L Pape, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 590.01 is 14.3 acres in size and parcel 588.01 is 40.43 acres. Both properties are planned for Agricultural or Open Space land use. The property is a mixture of woodland, wetland, and cropland. Parcel 590.01 fronts on Adney Road and parcel 588.01 fronts on Anacker Road. Wetlands are present in the southeastern half of parcel 590.01 and in the northwestern corner half of 588.01. There are no regulatory floodplains on the property, but there is 0.2% annual chance (500-year floodplain) in the southeastern half of parcel 590.01. 32 acres of the property are listed as prime farmland or prime farmland, where drained. There are no steep slopes present. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Woodland and Single-Family Residence	A-1 Agriculture
East	Woodland, Wetland, Single-Family Residence and Agriculture	A-1 Agriculture
South	Woodland, Wetland, Agriculture, and Single-Family Residence	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
West	Agriculture and Wetland	A-1 Agriculture

Proposal:

The property owners are proposing to create a 3-acre lot in the northwestern corner of parcel 590.01 and rezone it to the RR-1 Rural Residence district to allow for the construction of a new home. The proposed lot will front on Adney Road. The proposed RR-1 lot is located entirely outside of the mapped wetlands and the northwesternmost 0.75 acres of the proposed 3-acre lot are listed as potentially highly erodible per NRCS.

To maintain a density of one home per 35 acres for the new residential site, 32 acres of parcels 590.01 and 588.01 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) and is in accordance with Section 12.125.05(1-4) of the Columbia County Zoning Ordinance.

If approved, this rezoning will allow for the construction of a new single-family residence on a 3-acre lot, while maintaining the required density of one home per 35 acres through the application of the A-4 district to 32 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met March 6, 2025 and recommended approval of the rezoning.

Documents:

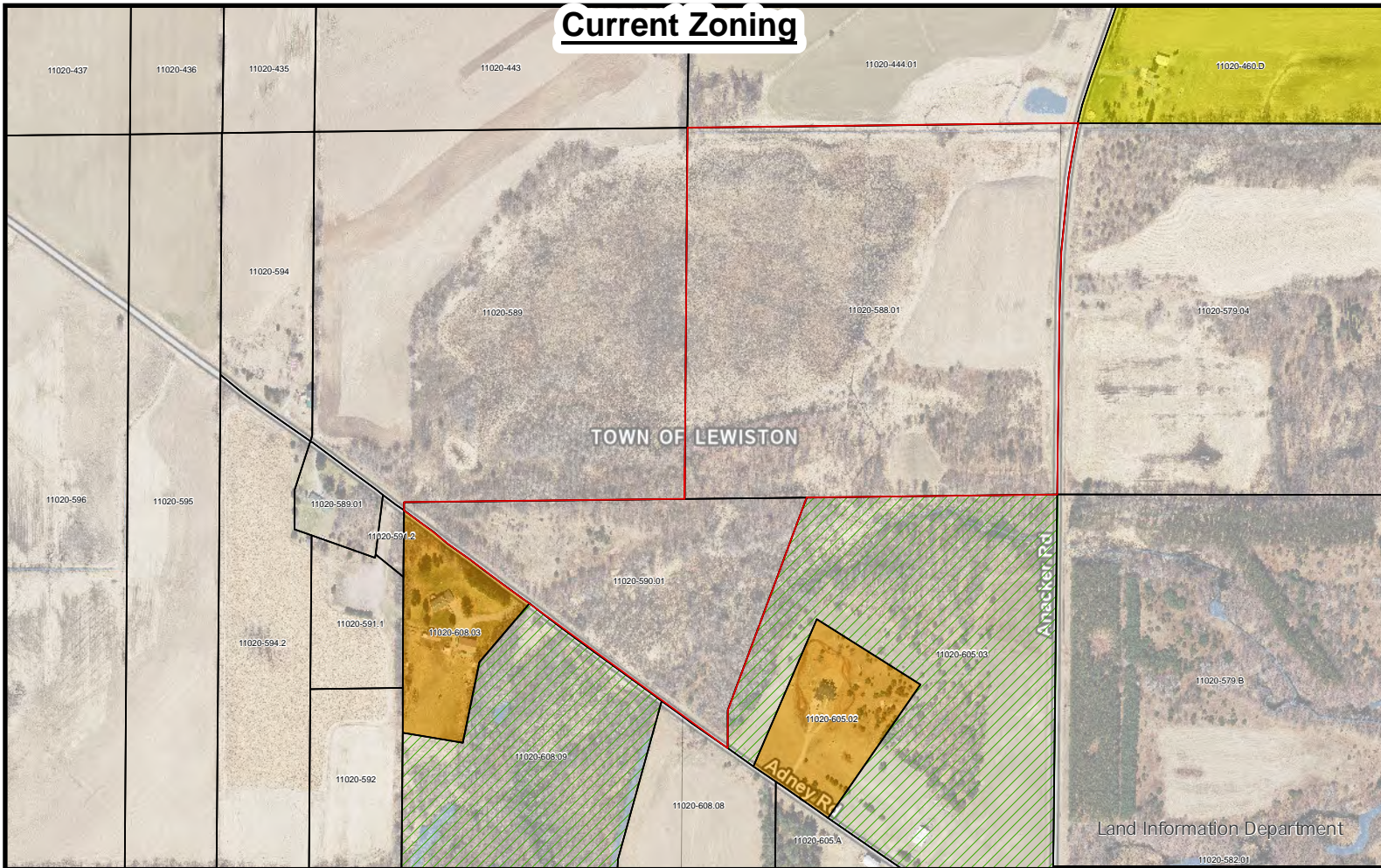
The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Preliminary Certified Survey Map
4. Rezoning Legal Description
5. Town Board Action Report

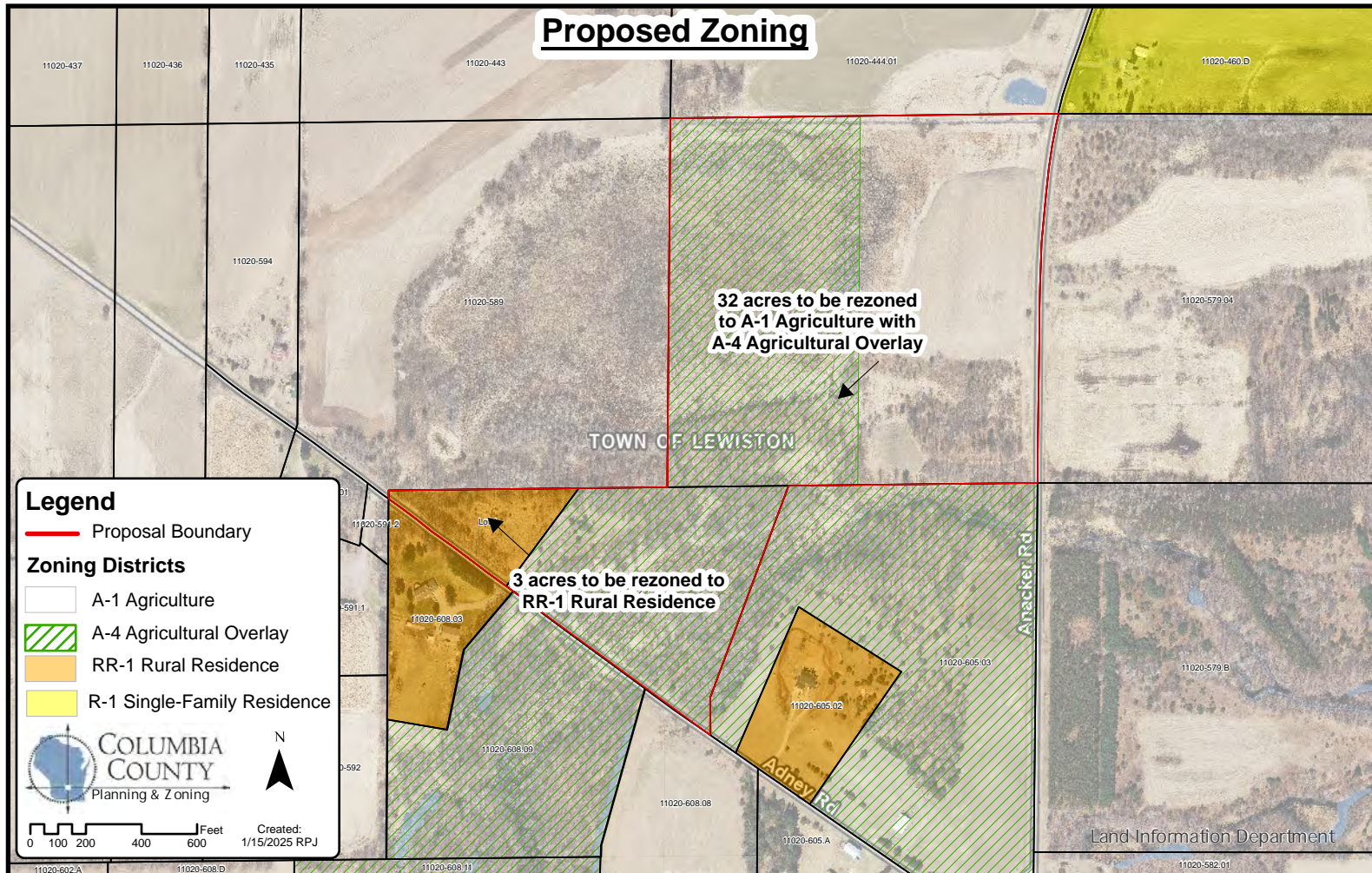
Recommendation:

Staff recommends approval of the rezoning of 3.00 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 32.00 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay effective upon recording of the Certified Survey Map.

Current Zoning



Proposed Zoning



Legend

— Proposal Boundary

Zoning Districts

- A-1 Agriculture
- A-4 Agricultural Overlay
- RR-1 Rural Residence
- R-1 Single-Family Residence



0 100 200 400 600 Feet
Created: 1/15/2025 RPJ

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