



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 1: Rezoning

Planning & Zoning Committee • March 4, 2025

<u>Current Zoning District(s):</u>	A-1 Agriculture
<u>Proposed Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Living Trust of Thomas Joseph Benoy Dated 12/10/2019; c/o Thomas Benoy
<u>Petitioner(s):</u>	Living Trust of Thomas Joseph Benoy Dated 12/10/2019; c/o Thomas Benoy
<u>Property Location:</u>	Located in the fractional Northwest Quarter of the Northwest Quarter, the fractional Northeast Quarter of the Northwest Quarter, and Government Lots 4 and 5 of Section 4 and Government Lots 11 and 12 of Section 5, all in Town 12 North, Range 8 East
<u>Town:</u>	Lewiston
<u>Parcel(s) Affected:</u>	970.A
<u>Site Address:</u>	W11187 County Highway O

Background:

Thomas Benoy of the Living Trust of Thomas Joseph Benoy Dated 12/10/2019, owner, request the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 970.A is 79.9 acres in size and is planned for Agricultural or Open Space land use on the Future Land Use map. The land is already developed with a residence in the northeastern corner of the property, along County Highway O. The majority of the property is wetland and floodway. The only area outside of these designations is the northeastern corner of the property where the home is located. A replacement septic system was installed in 2020 and is current on maintenance requirements. 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 Wetland	A-1 Agriculture
East	Woodland, Wetland, and Single-Family Residence	A-1 Agriculture and R-1 Single-Family Residence
South	Wetland, Woodland, and Single-Family Residence	A-1 Agriculture
West	Woodland and Wetland	A-1 Agriculture

Proposal:

The property owner is proposing to split off the existing home onto a smaller 19.53-acre parcel. This parcel will remain zoned A-1 Agriculture and will front on County Highway O. To maintain the minimum density of one home per 35 acres, 15.47 acres of parcel 970.A 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. Because the new lot will front on a county highway, a highway easement will be required with the

Certified Survey Map. 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.

If approved, this rezoning will allow for the separation of an existing single-family residence onto a 19.53-acre lot, while maintaining the minimum density of one home per 35 acres through the application of the A-4 district to 15.47 acres. This proposal appears to follow both the Columbia County Zoning Ordinance and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met January 16, 2025 and recommended approval of the rezoning.

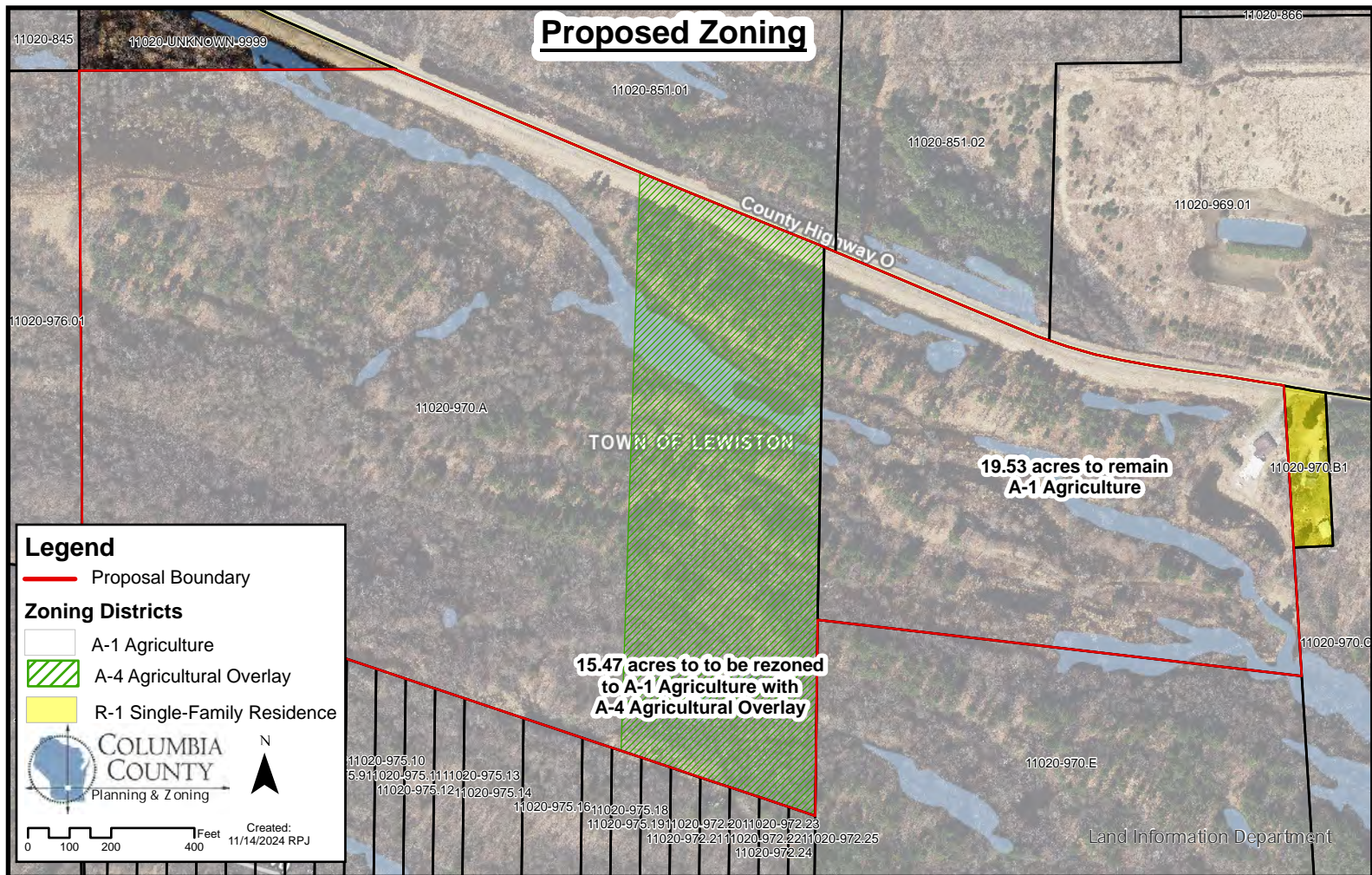
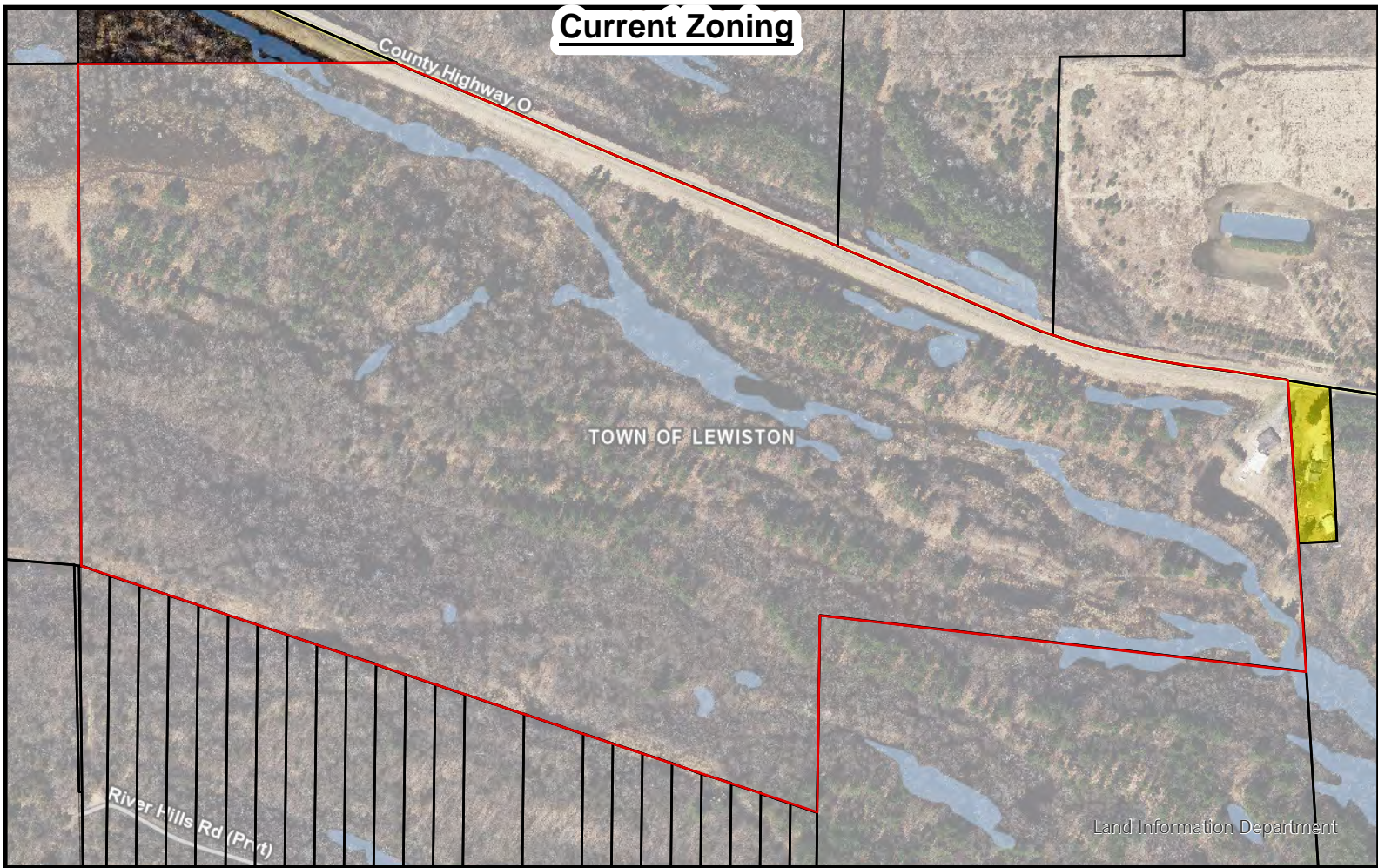
Documents:

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 15.47 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.



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.