



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 • August 4, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Pionke, Daniel C

Petitioner(s): Pionke, Daniel C

Property Location: Located in the Northwest Quarter of the Northeast Quarter of Section 25,
Town 13 North, Range 8 East

Town: Lewiston

Parcel(s) Affected: 726

Site Address: Bulgrin Road

Background

Daniel C Pionke, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. 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. 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. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Wetland	A-1 Agriculture
East	Wetland and Woodland	A-1 Agriculture
South	Woodland, Agriculture and Wetland	A-1 Agriculture
West	Woodland and Single-Family Residence	A-1 Agriculture

Analysis:

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)- 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 follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met on June 10, 2026, and recommended approval of the rezoning.

Documents:

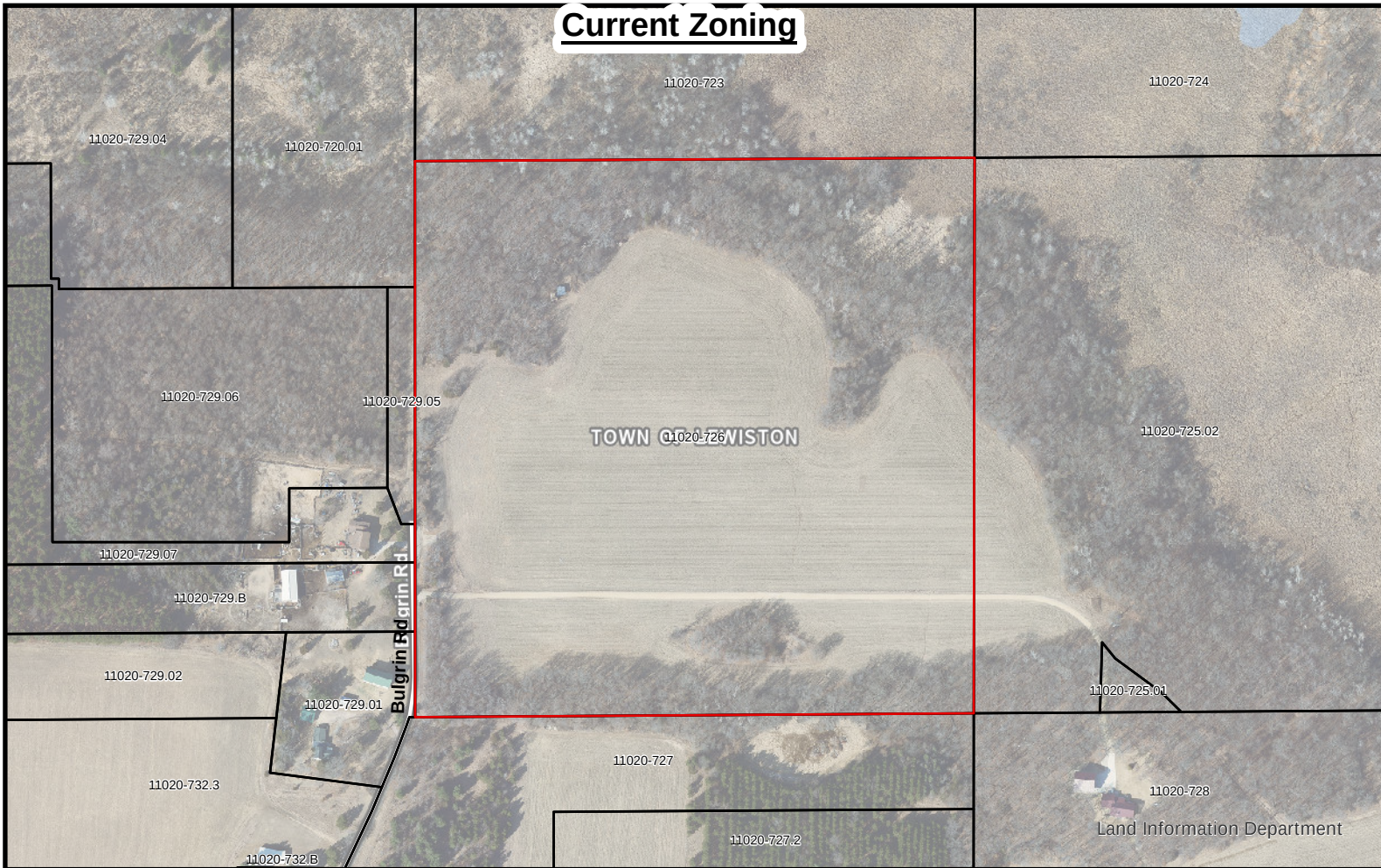
The following documents are on file with the Planning and Zoning Department:

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

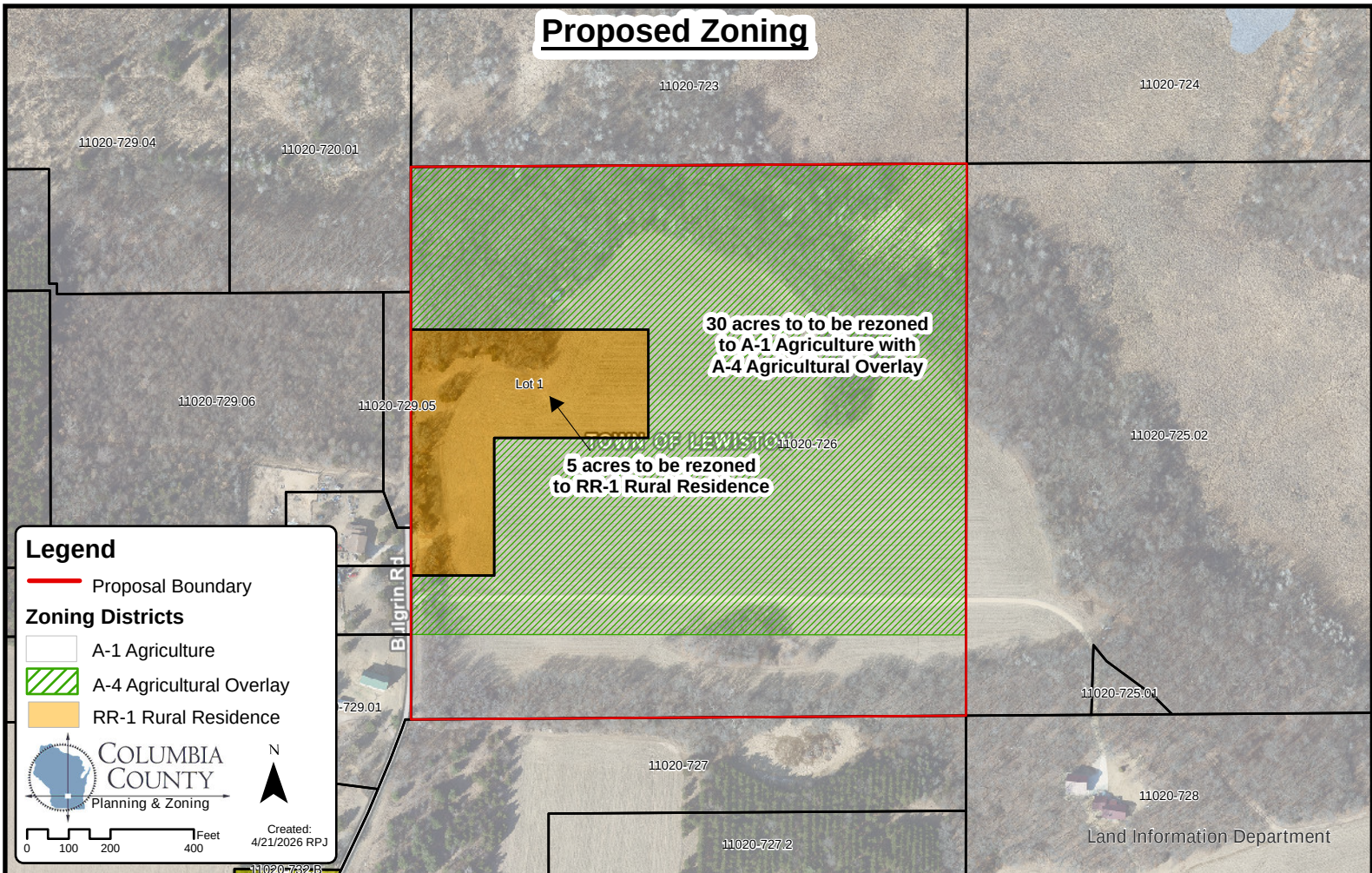
Recommendation:

Staff recommends approval of rezoning 5 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 30 acres, more or less, from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay, all 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



0 100 200 400 Feet

Created: 4/21/2026 RPJ

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