



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 • January 6, 2026

<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>	Heinze Dairy LLC, c/o Mark Heinze
<u>Petitioner(s):</u>	Heinze Dairy LLC, c/o Mark Heinze
<u>Property Location:</u>	Located in the Northeast Quarter of the Northeast Quarter of Section 22 Town 13 North, Range 8 East
<u>Town:</u>	Lewiston
<u>Parcel(s) Affected:</u>	672.01
<u>Site Address:</u>	N8759 Muskrat Road

Background

Mark Heinze of Heinze Dairy LLC, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 672.01 is 39 acres in size and is planned for Agricultural or Open Space land use. The property is mostly cropland and fronts on Muskrat Road. There are wetlands in the southwestern corner of the property, and floodplain is located in this corner and the northeastern corner of the parcel. The property is enrolled in the Farmland Preservation Tax Program. 35 acres are listed as 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 Wetland	A-1 Agriculture
East	Woodland and Wetland	A-1 Agriculture
South	Agriculture and Wetland	A-1 Agriculture
West	Agriculture and Wetland	A-1 Agriculture

Analysis:

The property owner is proposing to split off the residence and accessory structures with most of the cropland on the property to create a new 33.68-acre lot. The 33.68-acre lot will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres for the existing home, 3 acres in the southwest corner of parcel 672.01 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. 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 Code.

If approved, this rezoning will allow for separation of an existing single-family residence onto a 33.68-acre lot, while maintaining the existing density of one home per 35 acres through the application of the A-4 district to 3 acres. This proposal appears to follow the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Lewiston Town Board met on November 13, 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. Rezoning Legal Description
4. Preliminary Certified Survey Map
5. Town Board Resolution

Recommendation:

Staff recommends approval of rezoning 3 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

11020-577

11020-578

11020-546

11020-673

11020-672.01
TOWN OF LEWISTON

Muskrat Rd

11020-695.01

11020-674

11020-675

11020-696.02

Land Information Department

11020-696.01

Proposed Zoning

11020-577

11020-578

11020-546

11020-673

33.68 acres to remain
A-1 Agriculture

Lot 1

TOWN OF LEWISTON

Muskrat Rd

11020-695.01

3 acres to be rezoned
to A-1 Agriculture with
A-4 Agricultural Overlay

Lot 2

Legend

— Proposal Boundary

Zoning Districts

A-1 Agriculture

A-4 Agricultural Overlay

RR-1 Rural Residence

I-2 General Industrial

COLUMBIA
COUNTY
Planning & Zoning

Created:
9/19/2025 RPJ

11020-675

11020-696.02

Land Information Department
11020-696.01

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