



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 10: Rezoning

Planning & Zoning Committee • September 1, 2026

<u>Current Zoning District(s):</u>	A-1 Agriculture with A-4 Agricultural Overlay
<u>Proposed Zoning District(s):</u>	RR-1 Rural Residence and A-1 Agriculture with A-4 Agricultural Overlay
<u>Property Owner(s):</u>	Big Slough Real Estate LLC c/o Scott Hewitt
<u>Petitioner(s):</u>	Big Slough Real Estate LLC c/o Scott Hewitt
<u>Property Location:</u>	Located in the Southeast Quarter of the Northeast Quarter of Section 21, Town 13 North, Range 8 East
<u>Town:</u>	Lewiston
<u>Parcel(s) Affected:</u>	658.11
<u>Site Address:</u>	W10934 State Highway 127

Background:

Scott Hewitt of Big Slough Real Estate LLC, 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 to A-4 Agricultural Overlay. Parcel 658.11 is 52.62 acres in size. The land is under cultivation, with woodlands and wetlands along the northern and eastern sides. There is an existing agricultural structure and holding tank on the property. The property is zoned A-1 Agriculture and planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. 8.41 acres in the northwestern corner of the property are also restricted with the A-4 Agricultural Overlay zoning district. There is floodplain on the property, with regulatory floodway on the northern end of the parcel and floodfringe on the northern and eastern sides. There is no prime farmland designation on the property. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

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

Analysis:

The property owner is proposing to create a 5-acre lot around the existing agricultural structure that will be rezoned to the RR-1 Rural Residence district to allow for the construction of a single-family home. 30 acres to the north and east of the RR-1 lot will be restricted from further residential development by rezoning to A-1 Agriculture with A-4 Agricultural Overlay to maintain a density of one home per 35 acres.

This proposal will require a Certified Survey Map (CSM). The RR-1 Rural Residence district requires a residence (or principal structure) to be established on the lot before any other structures can be constructed. Because the proposed RR-1 lot will encompass an existing agricultural accessory structure, a zoning permit application for the new home must be filed with the Department before the CSM can be approved for recording. This request is in accordance with Section 12.125.05(1-4).

. If approved, this rezoning will allow for the construction of a 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 August 4, 2026, and recommended approval of the rezoning.

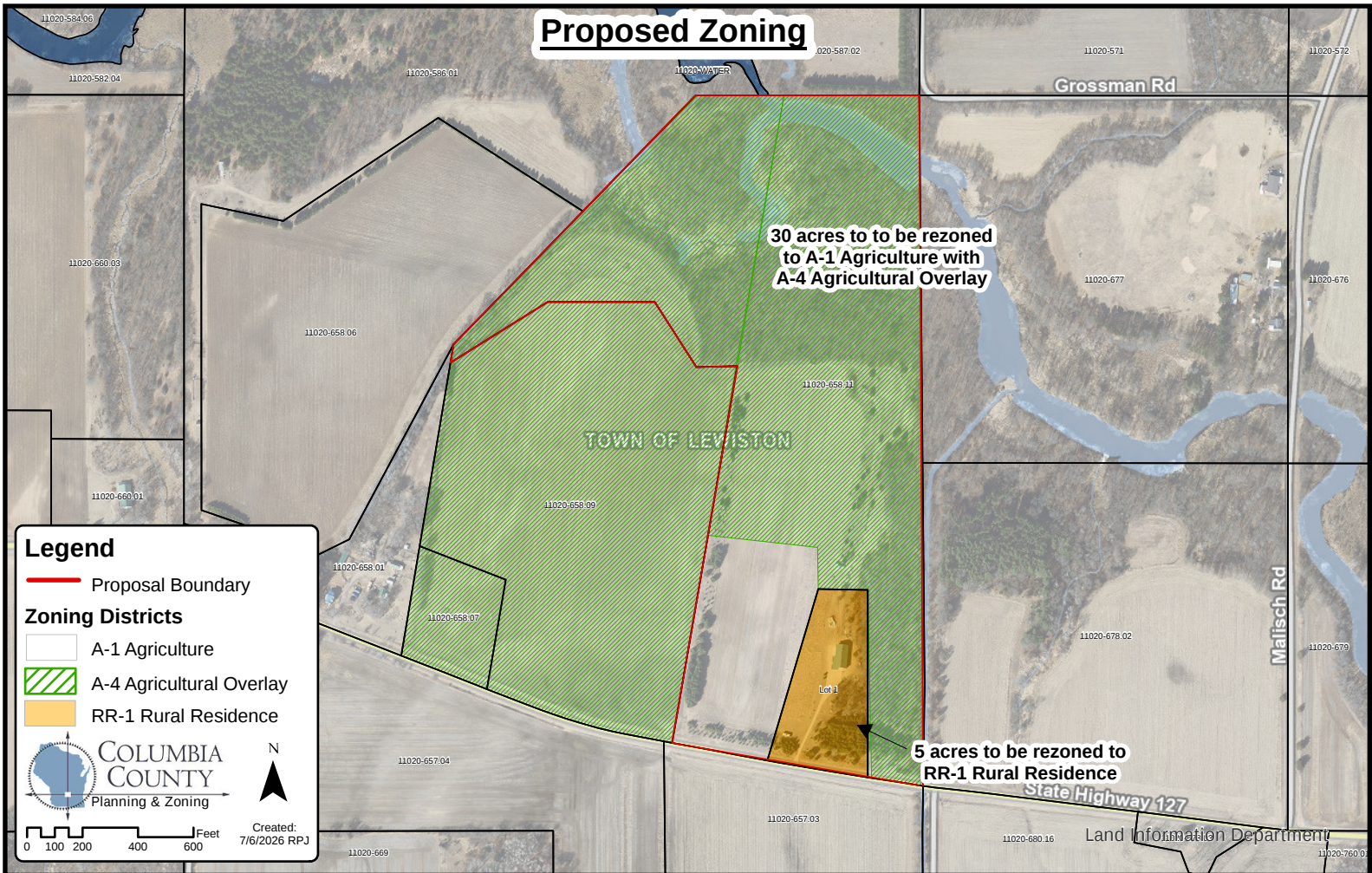
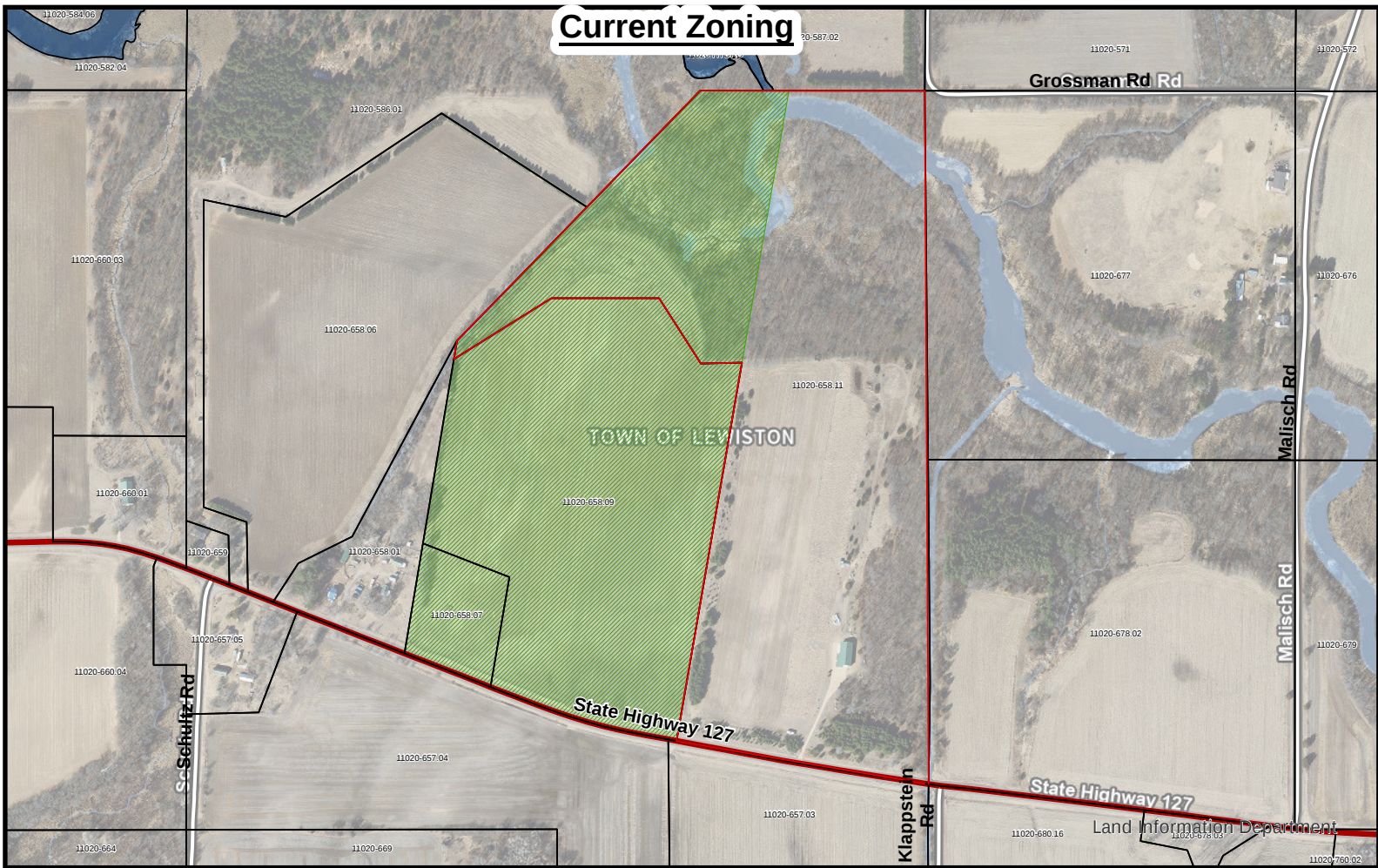
Documents:

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 Resolution

Recommendation:

Staff recommends approval and making the applicable findings referenced in Wis. Stats. 91.48(1) to rezone 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.



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