



Public Hearing Item 3: Rezoning Planning & Zoning Committee • June 4, 2024

Current Zoning District(s): RR-1 Rural Residence

Proposed Zoning District(s): A-1 Agriculture with A-4 Agricultural Overlay

Property Owner(s): Steinhaus Living Trust Dated 6/12/2020

Petitioner(s): Steinhaus Living Trust Dated 6/12/2020, c/o Gregg Steinhaus

Property Location: Located in Government Lot 8 of Section 16, Town 13 North, Range 8 East

Town: Lewiston

Parcel(s) Affected: 587.01

Site Address: W11000 Grossman Road

Background:

Gregg Steinhaus of the Steinhaus Living Trust Dated 6/12/2020, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned lands from RR-1 Rural Residence to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 587.01 is 5 acres in size. It is zoned RR-1 Rural Residence and is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. It is listed as Lot 1 of Certified Survey Map No. 4909. There is an existing single-family residence on site. The septic system on the property was installed in 2008 and is current on maintenance requirements. Floodway is located along the Big Slough and wetlands are located in the southwestern corner of 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 and Open Space	A-1 Agriculture
East	Agriculture and Open Space	A-1 Agriculture
South	Agriculture, Wetland, and Woodland	A-1 Agriculture
West	Big Slough, Wetland, and Woodland	A-1 Agriculture

Analysis:

The property owner is proposing to split off approximately 0.53-acre along the Big Slough. The division line will be 26 feet west of the existing deck. The minimum required setback from the deck to the division line is 25 feet. This land will be combined with parcel 584.05 to the north. A new CSM lot will be created around the residence as W11000 Grossman Road. This remaining RR-1 Rural Residence lot will be approximately 4.5 acres in size. No additional improvements are currently proposed. To maintain the existing density of one home on 5 acres, the 0.53 acre to be split off will be rezoned to A-1 Agriculture with A-4 Agricultural Overlay. The residential lot will be sold, while the restricted acreage will be retained by the petitioner.

If approved, this rezoning will allow an existing RR-1 Rural Residence lot to be reduced in size, while maintaining the current density through the application of the A-4 district to 0.53-acre. 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 May 9, 2024 and recommended approval of the rezoning.

Documents:

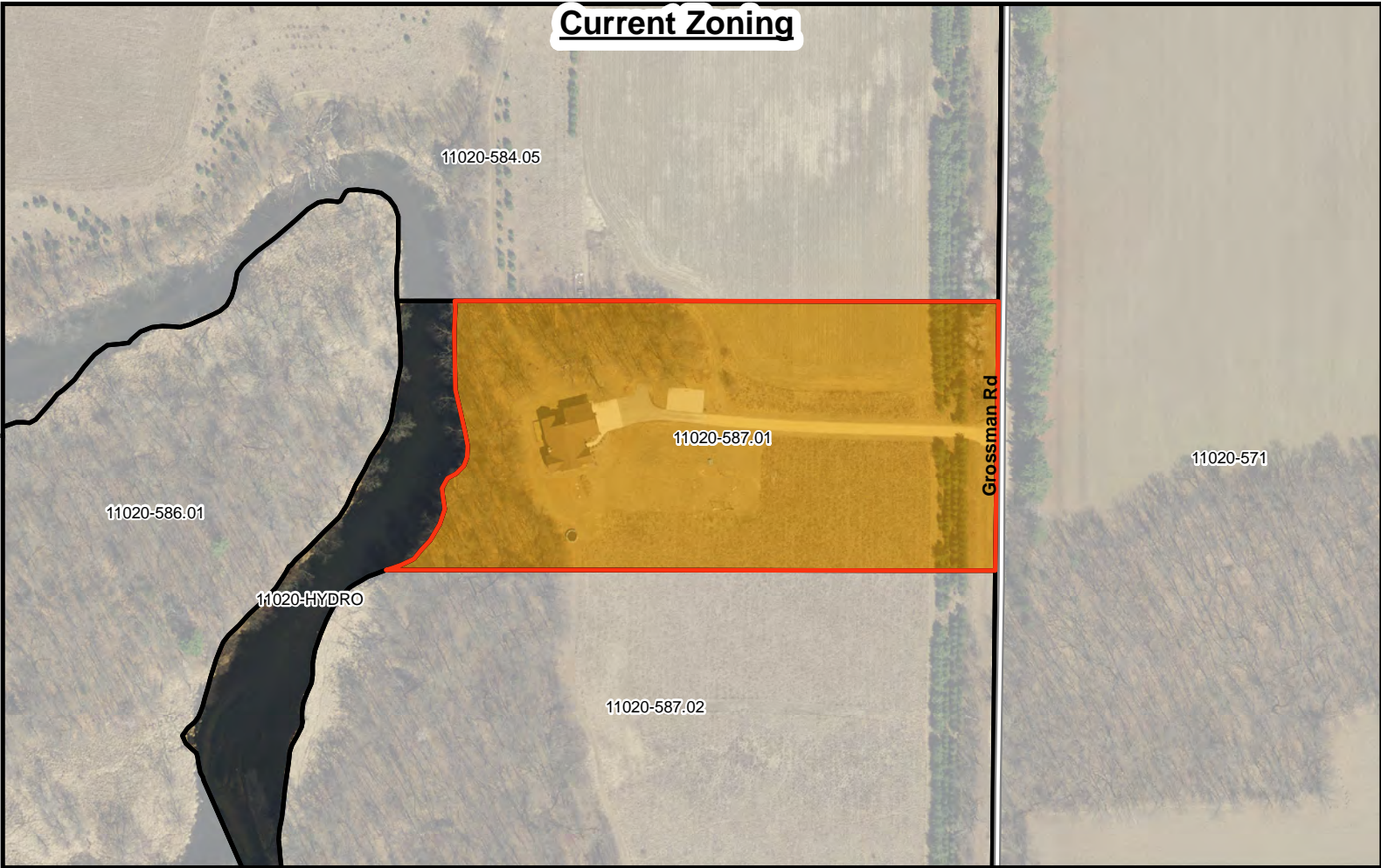
The following documents are on file with the Planning and Zoning Department:

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

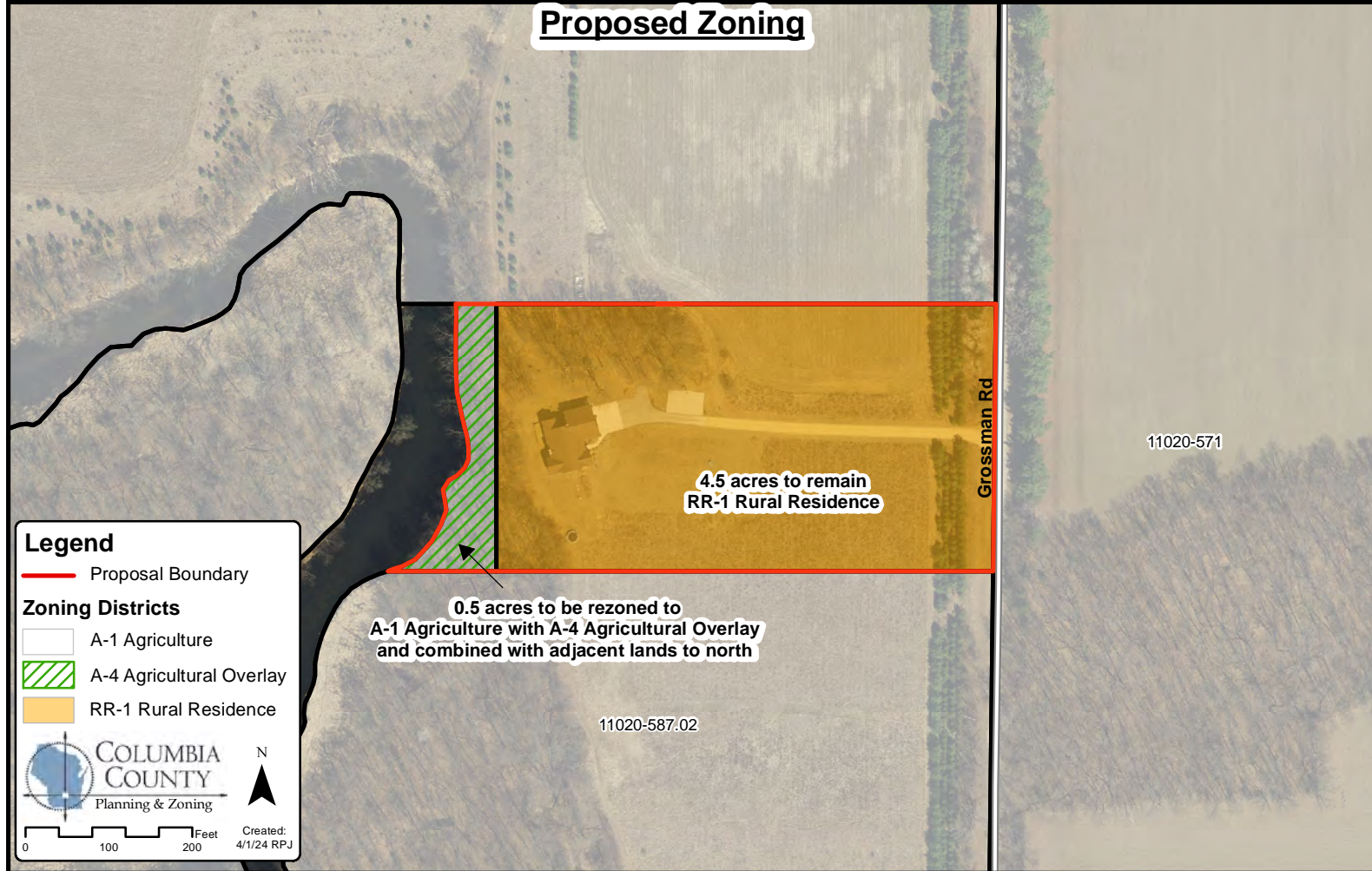
Recommendation:

Staff recommends approval of the rezoning of 0.53 acres, more or less, from RR-1 Rural Residence 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



0 100 200 Feet Created: 4/1/24 RPJ

0.5 acres to be rezoned to
A-1 Agriculture with A-4 Agricultural Overlay
and combined with adjacent lands to north

4.5 acres to remain
RR-1 Rural Residence

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 424-187

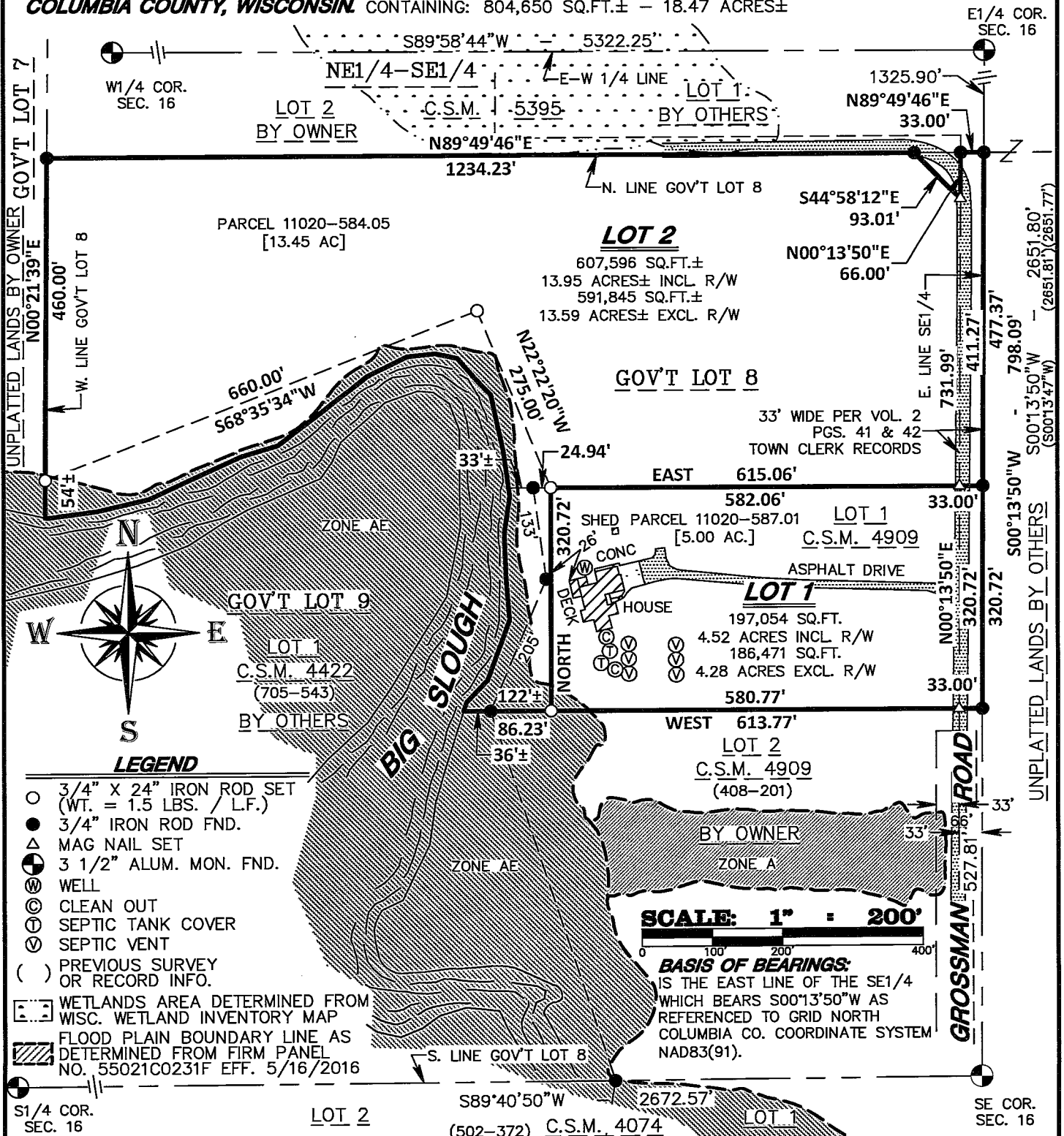


DRAFTED BY: T. KASPER
CHECKED BY: SPH
PROJ. 502-372
DWG. 424-187 SHEET 1 OF 2

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 4909 AS RECORDED IN VOL 34 OF C.S.M.S, PAGE 108, AS DOCUMENT NO. 782875 AND A PART OF GOVERNMENT LOT 8, SECTION 16, T. 13 N, R. 8 E, TOWN OF LEWISTON, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 804,650 SQ.FT.± - 18.47 ACRES±



OWNER: STEINHAUS LIVING TRUST DATED 6/12/2020
W11000 GROSSMAN ROAD
PORTAGE, WI 53901

CLIENT: GREGG C. STEINHAUS
W11000 GROSSMAN ROAD
PORTAGE, WI 53901

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SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Gregg C. Steinhaus**, I have surveyed, monumented, mapped and divided Lot 1, Certified Survey Map, No. 4909 as recorded in Volume 34 of Certified Survey Maps, page 108 as Document Number 782875 and a part of Government Lot 8, Section 16, Town 13 North, Range 8 East, Town of Lewiston, Columbia County, Wisconsin, described as follows:

Commencing at the East Quarter corner of Section 16;
thence South 00°13'50" West and the East line of the Southeast Quarter, 1,325.90 feet to the Southeasterly corner of Lot 1, Certified Survey Map, No. 5395 and also being the Northeast corner of Government Lot 8 and the point of beginning;
thence continuing South 00°13'50" West along the East line of the Southeast Quarter, 798.09 feet to the Southeast corner of Lot 1, Certified Survey Map, No. 4909;
thence West along the South line of said Lot 1, 613.77 feet to a point which lies East, 122 feet more or less from the Water's Edge of the Big Slough and being the beginning of a meander line along said Slough;
thence North along said meander line, 320.72 feet;
thence North 22°22'20" West along said meander line, 275.00 feet;
thence South 68°35'34" West along said meander line, 660.00 feet to a point in the West line of Government Lot 8, said point lies North 00°21'39" East, 54 feet more or less from the water's edge of the Big Slough and being the end of the meander line along said Slough;
thence North 00°21'39" East along the West line of Government Lot 8, 460.00 feet to the Northwest corner of Government Lot 8 and being the Southwest corner of Lot 2, Certified Survey Map, No. 5395;
thence North 89°49'46" East along the North line of Government Lot 8 and the South line of said Lot 2, 1,234.23 feet;
thence South 44°58'12" East along the Southerly line of said Lot 2, 93.01 feet;
thence North 00°13'50" East along the Southerly line of said Lot 2, 66.00 feet to the North line of Government Lot 8;
thence North 89°49'46" East along the North line of Government Lot 8, 33.00 feet to the point of beginning.
Containing 804,650 square feet (18.47 acres), more or less. Intending to include all lands lying between the meander line herein described and the water's edge of the Big Slough lying between true Westerly and Southerly extensions of the Southerly and Westerly lines herein described and being subject to Grossman Road right-of-way over the Easterly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the exterior boundaries of the land surveyed and the division of it and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 12, Subchapter 200 of the Columbia County Land Division and Subdivision Ordinance to the best of my knowledge and belief.

RIGHT to FARM

Through Section 823.08 of the Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This Statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of the residential property. Active agricultural operations are now taking place and may continue on lands in the vicinity of this certified survey map. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during the daytime and evening hours.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: May 14, 2024
File No.: 424-187

COLUMBIA COUNTY APPROVAL CERTIFICATE

Approved for recording by the Columbia County Planning and Zoning Department.

Authorized Representative

Date

OWNER: STEINHAUS LIVING TRUST DATED
6/12/2020
W11000 GROSSMAN ROAD
PORTAGE, WI 53901

CLIENT: GREGG C. STEINHAUS
W11000 GROSSMAN ROAD
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