



COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street
Portage, WI 53901

Public Hearing Item 5: Rezoning Planning & Zoning Committee • April 1, 2025

Current Zoning District(s): A-1 Agriculture

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

Property Owner(s): Caldwell, James K

Petitioner(s): Caldwell, James K

Property Location: Located in the Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 35 Town 10 North, Range 9 East

Town: Arlington

Parcel(s) Affected: 639.01, 644.01

Site Address: W7900 Meek Road, W7902 Meek Road

Background:

James K Caldwell, owner, requests the Planning & Zoning Committee review and recommend approval of rezoning the aforementioned property from A-1 Agriculture to RR-1 Rural Residence and from A-1 Agriculture to A-1 Agriculture with A-4 Agricultural Overlay. Parcel 639.01 is 160 acres in size and 644.01 is 80 acres. There are two residences and several agricultural structures that straddle the internal property line along the southern side of the property on Meek Road. The septic system on the property is sized for 7 bedrooms, services both residences, and was installed in 1993. The system is current on maintenance requirements. The property is planned for Agricultural or Open Space land use on the Columbia County Future Land Use map. There are no wetlands or floodplain on the property. Most of the property is designated as prime farmland, with the exception of portions on the western side of parcel 639.01. 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	A-1 Agriculture
East	Agriculture and Single-Family Residence	A-1 Agriculture
South	Agriculture and Single-Family Residence	Dane County
West	Agriculture and Single-Family Residence	RR-1 Rural Residence, A-1 Agriculture, and A-1 Agriculture with A-4 Agricultural Overlay

Proposal:

The property owner is proposing to split off the two existing homes on the property onto their own respective lot. The lot around W7900 and one accessory structure will be 2.29 acres in size. The lot around W7902 and the remaining agricultural structures will be 2.84 acres. This lot is proposed to be a flag lot to meet minimum road frontage requirements within the Columbia County Subdivision Ordinance. Both lots will be rezoned to the RR-1 Rural Residence district.

To maintain a density of one home per 35 acres for both of the existing residences, the northernmost 65.10 acres of parcel 644.01 will be restricted from further residential development by rezoning to A-1 Agriculture with A-

4 Agricultural Overlay. The separation of a pre-existing residence is permissible under Section 12.125.02(2) of the Columbia County Zoning Ordinance. This proposal will require a Certified Survey Map (CSM) and is also in accordance with Section 12.125.05(1-4).

If approved, this rezoning will allow for two existing residences to be located on smaller lots while maintaining the required density of one home per 35 acres through the application of the A-4 district to 65.10 acres. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan.

Town Board Action:

The Arlington Town Board met January 8, 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 5.099 acres, more or less, from A-1 Agriculture to RR-1 Rural Residence and 65.10 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

TOWN OF ARLINGTON

Meek Rd

Land Information Department

Proposed Zoning

TOWN OF ARLINGTON

Remnant

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

5.099 acres to be rezoned
to RR-1 Rural Residence

Meek Rd

Land Information Department

Legend

— Proposal Boundary

Zoning Districts

□ A-1 Agriculture

▨ A-4 Agricultural Overlay

■ RR-1 Rural Residence



COLUMBIA
COUNTY
Planning & Zoning



0 100 200 400 600 Feet

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