



# COLUMBIA COUNTY

Planning and Zoning Department

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112 E. Edgewater Street  
Portage, WI 53901

## **Access Variance: Mielke**

Planning & Zoning Committee • August 5, 2025

### **Property Owner(s):**

Mielke, Donald W

### **Property Location:**

Located in the Northeast Quarter of the Southwest Quarter of Section 30  
Town 12 North, Range 8 East

### **Town:**

Caledonia

### **Parcel(s) Affected:**

886

### **Site Address:**

W11927 Wall Street

### **Background:**

Donald Mielke, owner, requests the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 886 is 40 acres in size, is zoned A-1 Agriculture and is planned for continued Agricultural or Open Space land use on the Columbia County Future Land Use map. There is an existing residence and an accessory structure on the property. The property is accessed off of Wall Street Road, through parcel 887.06, which is under alternate ownership. This access is along an existing easement, as shown on Certified Survey Map No. 3612. The property owner is proposing to split off 5 acres around the existing residence and accessory structure on parcel 886. This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, “when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land.” The two new lots cannot meet road frontage requirements under the Columbia County Land Division Ordinance, since parcel 886 does not front on a public road. Because all development is existing, and the existing parcel does not have road frontage, the owner believes a unique limitation is present. The land will continue to be accessed via easement, as shown on Certified Survey Map No. 3612 and described in Document No. 639190.

### **Town Board Action:**

The Caledonia Town Board recommended approval of the access variance request with the associated rezoning request on June 9, 2025.

### **Recommendation:**

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lots 1 and 2 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, “A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on July 1, 2025, to waive road frontage requirements for Lots 1 and 2 with access being provided via 33’ wide easement per Document 639190.” The access variance shall become effective upon recording of the Certified Survey Map.