



# COLUMBIA COUNTY

Planning and Zoning Department

PHONE: 608-742-9660  
E-MAIL: [planning.zoning@columbiacountywi.gov](mailto:planning.zoning@columbiacountywi.gov)  
WEBSITE: [www.co.columbia.wi.us](http://www.co.columbia.wi.us)

112 E. Edgewater Street  
Portage, WI 53901

## **Public Hearing Item 4: Rezoning**

Planning & Zoning Committee • August 5, 2025

<b><u>Current Zoning District(s):</u></b>	A-1 Agriculture
<b><u>Proposed Zoning District(s):</u></b>	A-1 Agriculture with A-4 Agricultural Overlay
<b><u>Property Owner(s):</u></b>	Mielke, Donald W
<b><u>Petitioner(s):</u></b>	Mielke, Donald W
<b><u>Property Location:</u></b>	Located in the Northeast Quarter of the Southwest Quarter of Section 30 Town 12 North, Range 8 East
<b><u>Town:</u></b>	Caledonia
<b><u>Parcel(s) Affected:</u></b>	886
<b><u>Site Address:</u></b>	W11927 Wall Street Road

Donald Mielke, 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 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 septic system on the property was installed in 2007 and is due for maintenance. Maintenance must be completed prior to scheduling final County review of this request. 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. There are no wetlands and floodplain present. The property is not considered to be prime farmland and is considered potentially highly erodible per NRCS. 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, Woodland, and Single-Family Residence	A-1 Agriculture
South	Woodland and Agriculture	A-1 Agriculture
West	Woodland and Agriculture	A-1 Agriculture

### **Analysis:**

The property owner is proposing to split off 5 acres around the existing residence and accessory structure on parcel 886. This land will remain zoned A-1 Agriculture. To maintain a density of one home per 35 acres, 30 acres 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 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. The property owner is therefore also requesting an access variance. 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 5-acre lot, while maintaining the existing 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 Caledonia Town Board met on June 9, 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 30.0 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 CALEDONIA

Land Information Department

## Proposed Zoning

11004-887.06

Easement  
access to  
Wall Street

11004-880

5 acres to remain zoned  
A-1 Agriculture

Lot 1

TOWN OF CALEDONIA

Lot 2

11004-890

11004-887.08

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

11004-888

11004-891

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 Feet  
Created: 4/29/2025 RPJ

DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.