
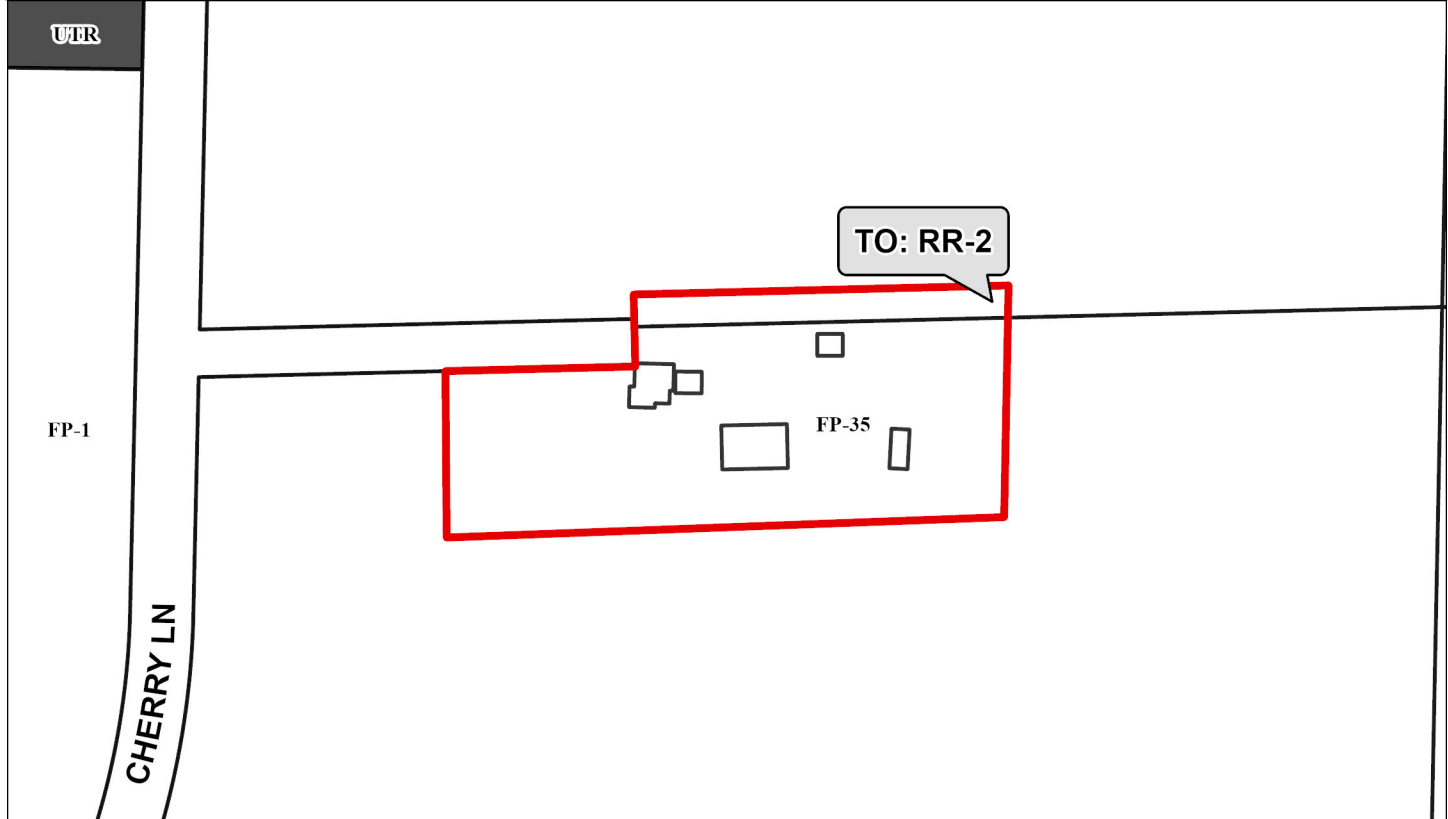


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>July 22, 2025</b>		<b>Petition 12183</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<u>Town, Section:</u> <b>MEDINA, Section 13</b>
	<u>Size:</u> <b>2.86 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>KELLER LIVING TR, PHILIP A &amp; HELEN</b>
	<u>Reason for the request:</u> <b>Separating existing residence from farmland</b>		<u>Address:</u> <b>5594 CHERRY LANE</b>

**DESCRIPTION:** The applicant would like to separate existing residence from 130-acre farm.

**OBSERVATIONS:** The property contains an intermittent stream along Cherry Lane. The property is also subject to a utility easement for the Enbridge pipeline. Due to the presence of the stream and wetlands along Cherry Lane and a transmission line, future access off Cherry Lane may be limited, and future lots might only be able to gain access off Keller Road. The existing Enbridge Pipeline and easement may limit future housing units from being constructed to the north of Keller Road. Therefore, development might only be possible south of Keller Road. The configuration of the proposed lot might prevent such southern development since the western extent of the lot goes to the 75 foot wetland setback and might block future lots from having road frontage. Staff spoke with the landowner about these issues and the landowner was not as concerned about future homes being constructed here, but appreciated the feedback and would like to proceed with the proposed lot configuration. Staff also shared information about Transfer of Development Rights as a possibility for the landowner as well.

**COMPREHENSIVE PLAN:** The property is located within the Town's Agricultural Preservation Area. According to the density study, there are three more density units remaining. The lot is under the Town's 5 acre maximum acreage requirement and overall meets the standards of the Comprehensive Plan. For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or [kollenbroich.benjamin@danecounty.gov](mailto:kollenbroich.benjamin@danecounty.gov).

**RESOURCE PROTECTION:** There is an intermittent stream runs parallel to Cherry Lane and is considered navigable. Land within 300 feet of the stream will be subject to Shoreland regulations. There are wetlands and a mapped flood hazard

area along Cherry Lane. The existing buildings are outside the Shoreland area. It appears that Keller Road is the only feasible access to the property.

**TOWN ACTION:** The Town Board recommended approval conditioned on the applicant recording a deed restriction to limit livestock in accordance with the Town of Medina's animal unit restrictions.

**STAFF RECOMMENDATION:** Staff recommends approval subject to the recording of a certified survey map and the following conditions:

1. A deed restriction shall be recorded on Lot 1 limiting the keeping of livestock in accordance with the Town of Medina's animal unit restrictions.

Please contact Roger Lane at (608) 266-9078 or [lane.roger@danecounty.gov](mailto:lane.roger@danecounty.gov) if you have questions about this petition or staff report.

