
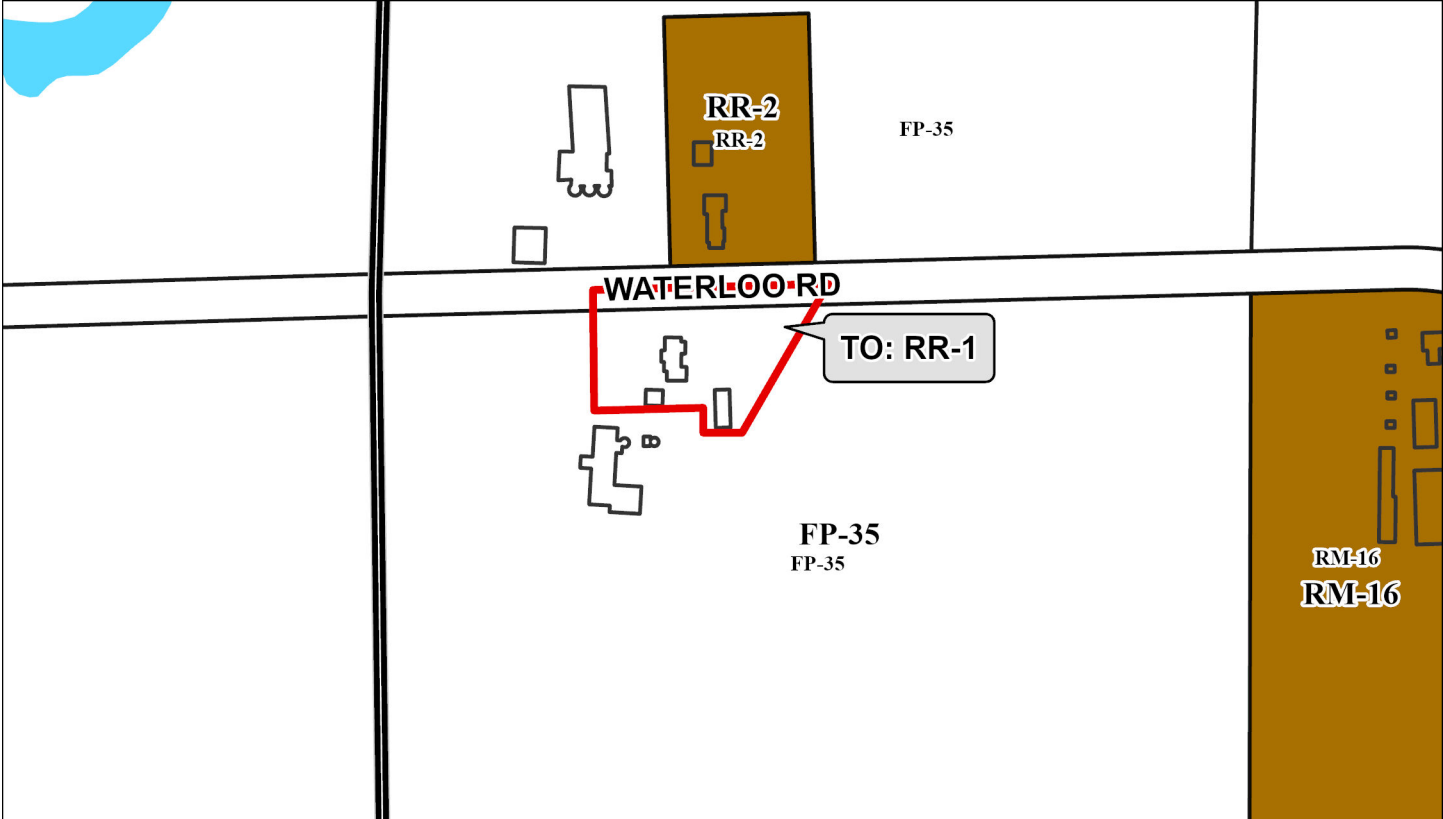


<p><b>Staff Report</b></p>  <p><b>Zoning &amp; Land Regulation Committee</b></p>	<p><u>Public Hearing:</u> <b>January 27, 2026</b></p>		<p><b>Petition 12243</b></p>
	<p><u>Zoning Amendment Requested:</u>  <b>FP-35 Farmland Preservation District TO RR-1 Rural Residential District</b></p>		<p><u>Town, Section:</u>  <b>MEDINA, Section 14</b></p>
	<p><u>Size:</u> <b>1.2 Acres</b></p>	<p><u>Survey Required:</u> <b>Yes</b></p>	<p><u>Applicant:</u>  <b>WEDEWARD LIVING TR</b></p>
	<p><u>Reason for the request:</u>  <b>Separating existing residence from farmland</b></p>		<p><u>Address:</u>  <b>371 WATERLOO ROAD</b></p>

The map illustrates the proposed land division. A red line indicates the new boundary between the existing residence (FP-35) and the proposed residential lot (RR-1). Waterloo Road runs horizontally across the middle of the map. To the north of Waterloo Road is a large brown area labeled RR-2. To the south of Waterloo Road is a large brown area labeled FP-35. A small brown area labeled RM-16 is located to the east of the proposed lot. A speech bubble points to the proposed lot with the text 'TO: RR-1'.

**DESCRIPTION:** Applicant would like to separate the existing residence, garage, and shed from the farm land, on a 1.2-acre lot with RR-1 zoning. Wedeward Living Trust owns roughly 186 acres of unplatted FP-35 land, bounded by Waterloo Road to the north and State Highway 19 to the south. A second (western) gravel driveway and some agricultural buildings (large barn and silo) would remain on the ag land, while other buildings would be on the residential lot.

**OBSERVATIONS:** The proposed lot meets county ordinance requirements for lot size, building setbacks, and lot coverage by buildings. The home's septic vent is shown on far western edge of the proposed residential lot and the landowner has verified that the whole septic system will be contained within with residential lot. The landowner has also confirmed that the barn located south of the proposed lot (on the FP-35 land) will not be housing livestock, so the 32' setback distance from the proposed residential lot line is adequate (50 feet would be required if used for livestock). The CSM shows the farm driveway as connecting to the residential lot in the rear. This is not necessarily a concern, but the landowner may want to ensure that a future farm operator can access the barn without going on to the newly created residential lot.

The property is within the Village of Marshall's extraterritorial jurisdiction (ETJ) for the land division review, so the village would also need to sign off on the CSM.

**COMPREHENSIVE PLAN:** This petition is in the town's agricultural preservation planning area and is subject to the land use policies related to that designation. According to Medina's density policy, existing residences count as a density unit, so separation of this home would not count as an additional density unit. A density study for another land division on

this property was created in May of 2025 and showed there were two density units. Since the home at 371 Waterloo Road already counts as a density unit, two more density units would still remain. This proposal appears to be consistent with the Town Density Policy and the goals, objectives, and policies related to the agricultural preservation planning area. 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:** No sensitive environmental resources on or within 300 feet of the subject property / lot.

**TOWN ACTION:** The Town Board recommends approval, with no conditions. Because Medina typically requires a deed restriction to limit livestock use on residential lots, staff confirmed with the Town that this applies to this petition also.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends that the petition be approved subject to 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 Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.