
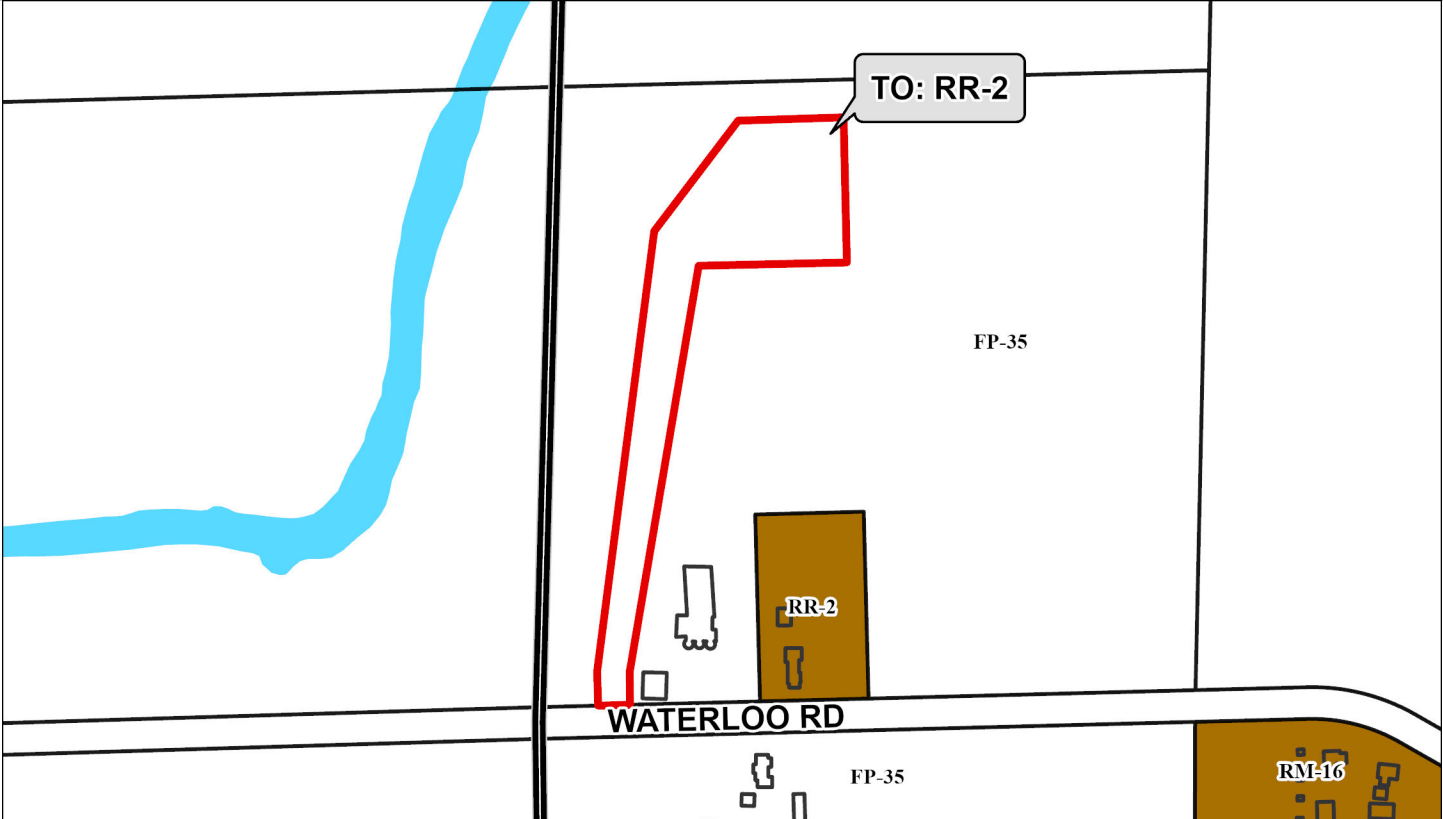


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>June 24, 2025</b>		<b>Petition 12172</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<u>Town, Section:</u> <b>MEDINA, Section 11</b>
	<u>Size:</u> <b>3.5 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>WEDEWARD LIVING TR. (MIKE WEDEWARD)</b>
	<u>Reason for the request:</u> <b>Creating one residential lot</b>		<u>Address:</u> <b>WEST OF 368 WATERLOO ROAD</b>

**DESCRIPTION:** Applicant Mike Wedeward would like to create one residential lot 3.5 acres in size, with RR-2 zoning.

**OBSERVATIONS:** The proposed lot meets county ordinance standards for lot size, lot width, and public road frontage. However, Staff observes that the lot’s “flag” configuration would leave a small remnant area of crop land separated from the rest of the farm, and this may be a consideration for the Town of Medina for consistency with agricultural preservation policies. In addition, the driveway portion of the lot may need to be widened to accommodate the long driveway, which may require stormwater management facilities due to the amount of impervious surface that will be built (see Resource Protection comments below).

The property is located on the border with the Village of Marshall, and the land division is subject to the Village’s review under its extraterritorial jurisdiction.

As proposed, the driveway access would be outside of the lot on an easement over the farm land. Because Dane County’s Chapter 75 land division ordinance requires the access to be within the boundary of the lot being created, access through an easement would require that the lot either be reconfigured, or a Ch. 75 waiver be approved. Staff has provided options to the surveyor to consider.

**COMPREHENSIVE PLAN:** This property is located in the Town’s Agricultural Preservation Area. According to the density study, the farm would have two more density units remaining after this land division. There is a transmission line along the western edge of the FP-35 farm parcel from which this land is being divided. The transmission line needs to be avoided; that is why the proposed lot is set in from the edge of the existing property line. Medina also had some

concerns about driveway access vision near that property line boundary. The lot does a decent job of avoiding prime farmland soils; however, the proposed driveway is quite long (around 1,000 feet). Medina's Comp Plan does not have a maximum length for driveways, but the Plan states that "nonfarm zoning parcels shall be the minimum size necessary to accommodate the proposed use". Medina's Plan Commission and Town Board will be considering whether the lot configuration meets this requirement or if needs to be closer to the road. 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 are no sensitive environmental features on or within 300 feet of the subject property.

Any construction that involves a driveway more than 125 feet long, or disturbing more than 4,000 square feet of soil, requires an erosion control permit will be needed from [Dane County Water Resource Engineering Division](#) (608) 224-3730. In addition, development that results in 20,000 square feet or more of impervious surface requires a stormwater management permit, a process that requires engineering plans and can take several months to complete. Stormwater management features can be difficult to place within a narrowly configured lot. For questions please contact Elliott Mergen at Water Resource Engineering at (608) 224-3730.

**TOWN ACTION:** Pending.

**STAFF RECOMMENDATION:** Staff recommends postponement at this time per the ZLR Committee's adopted rules and procedures, in order to allow time for town action, and for the questions on the access to be clarified.

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.