

Dane County Rezone Petition

Application Date	Petition Number
05/13/2025	DCPREZ-2025-12182
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ANDREW KIRCH & SHANNAN SHADE	PHONE (with Area Code) (608) 345-4356	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 784-5602
BILLING ADDRESS (Number & Street) 1240 W Medina Road		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) Deerfield, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS kirgerom@yahoo.com		E-MAIL ADDRESS	

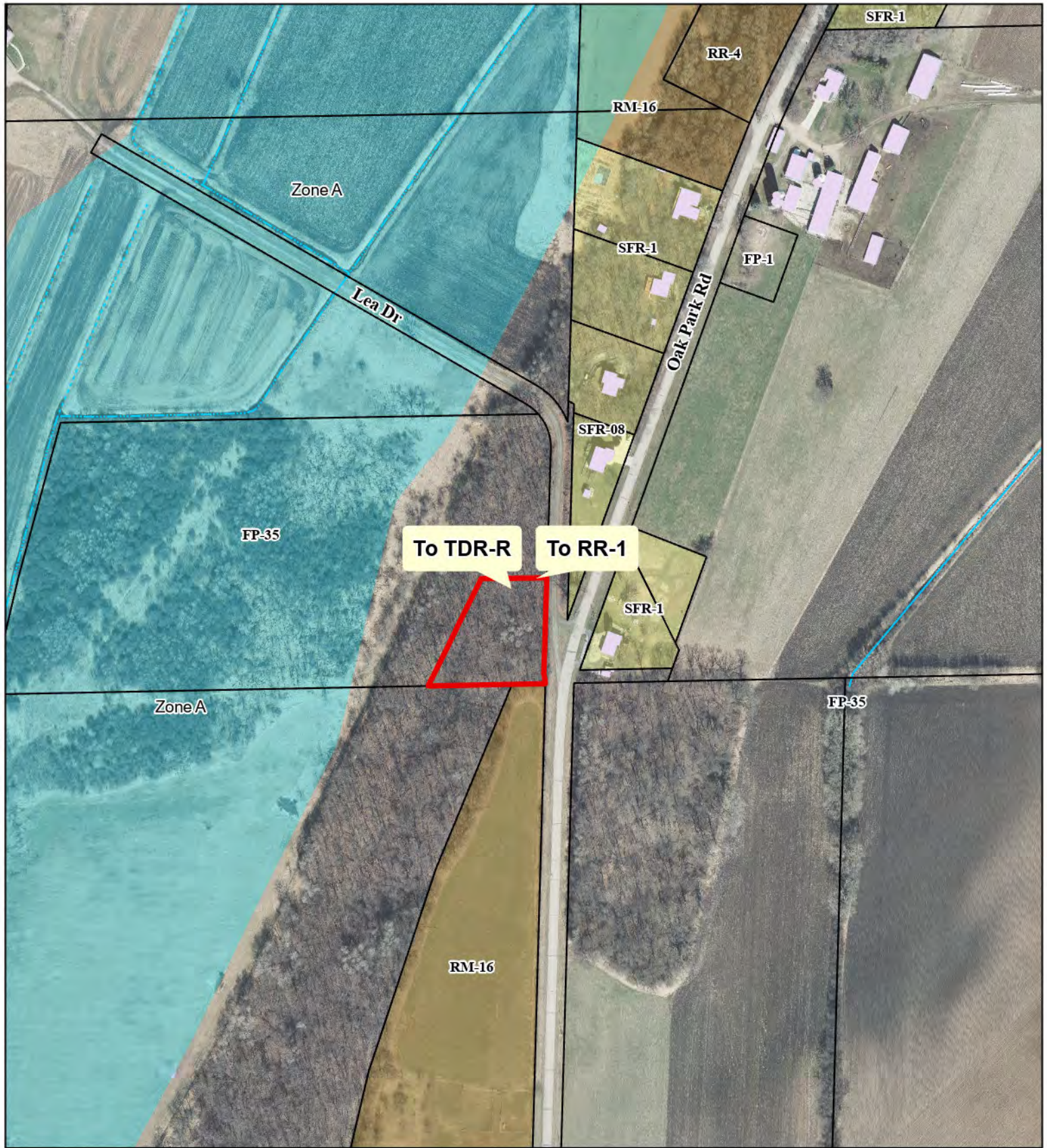
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 5012 Oak Park Road					
TOWNSHIP MEDINA	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-293-9770-7					




REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT - TRANSFER OF DEVELOPMENT RIGHT

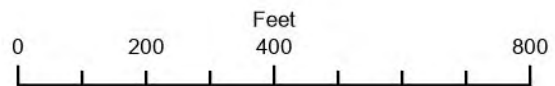
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.2

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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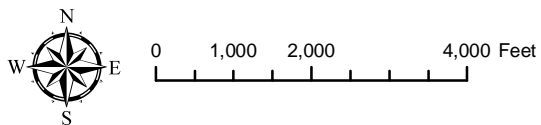
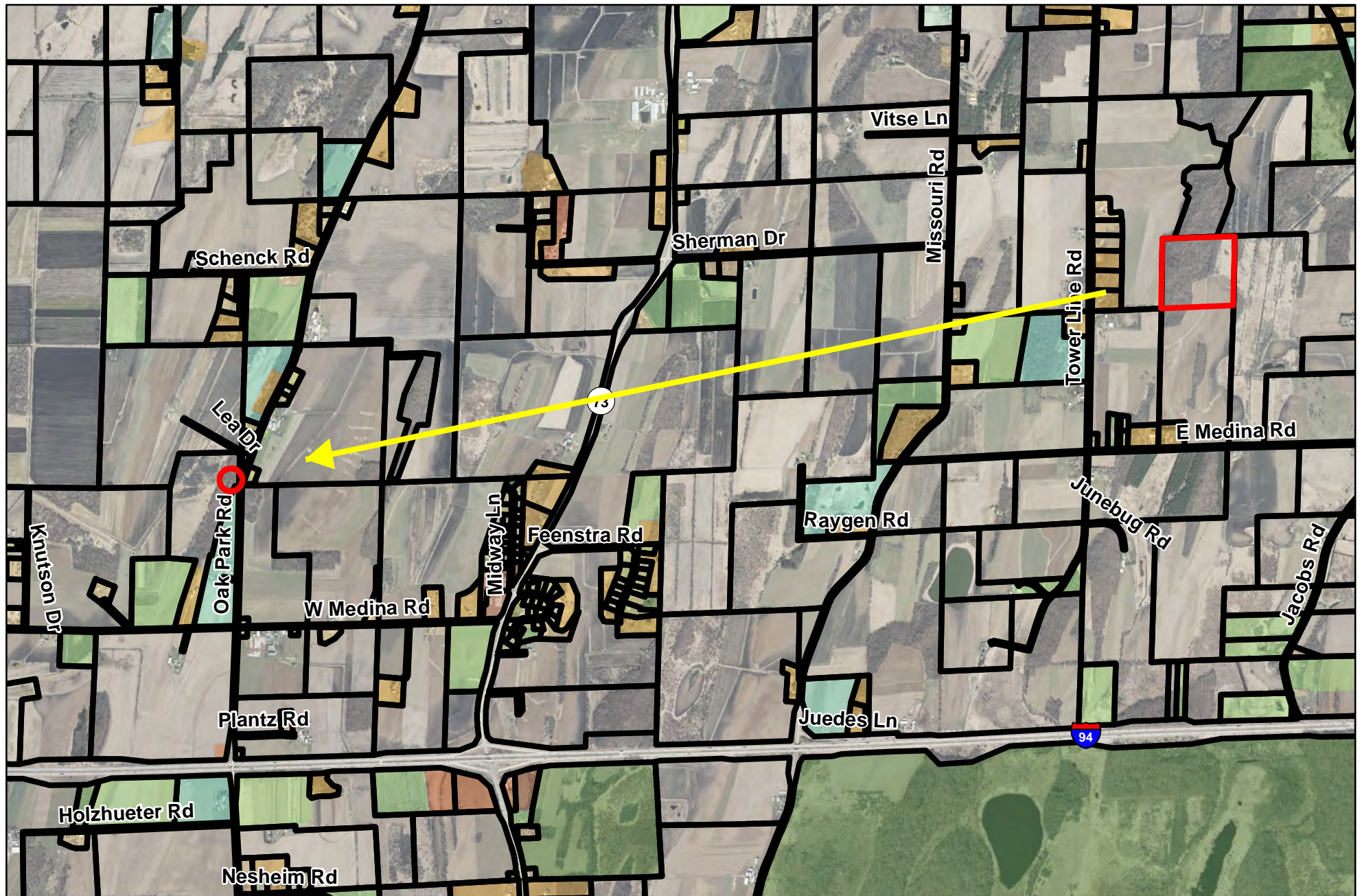
COMMENTS: DEVELOPMENT RIGHT IS BEING TRANSFERRED FROM TAX PARCEL 0812-261-9500-1



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  1% Annual Chance Flood Hazard



Rezone 12182
ANDREW KIRCH & SHANNAN SHADE



Petition 12182
Transfer of Development Right



Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none">• PERMIT FEES DOUBLE FOR VIOLATIONS.• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	ANDREW KIRCH Shannon Shade	Agent Name:	
Address (Number & Street):	1240 W Medina Road	Address (Number & Street):	
Address (City, State, Zip):	Deerfield WI 53531	Address (City, State, Zip):	
Email Address:	KIRGEROM@yahoo.com	Email Address:	
Phone#:	608 345 4356	Phone#:	

PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	From: 036/0812-261-9500-1 To: 036/0812-293-9770-7 (17.5 ac)
Section:		Property Address or Location:	

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

Requesting to TDR one building right from a predominantly agricultural parcel to a non AG undeveloped/forested parcel. This would be a long term transfer with no current plans to build.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP 35	RR 1	1.2

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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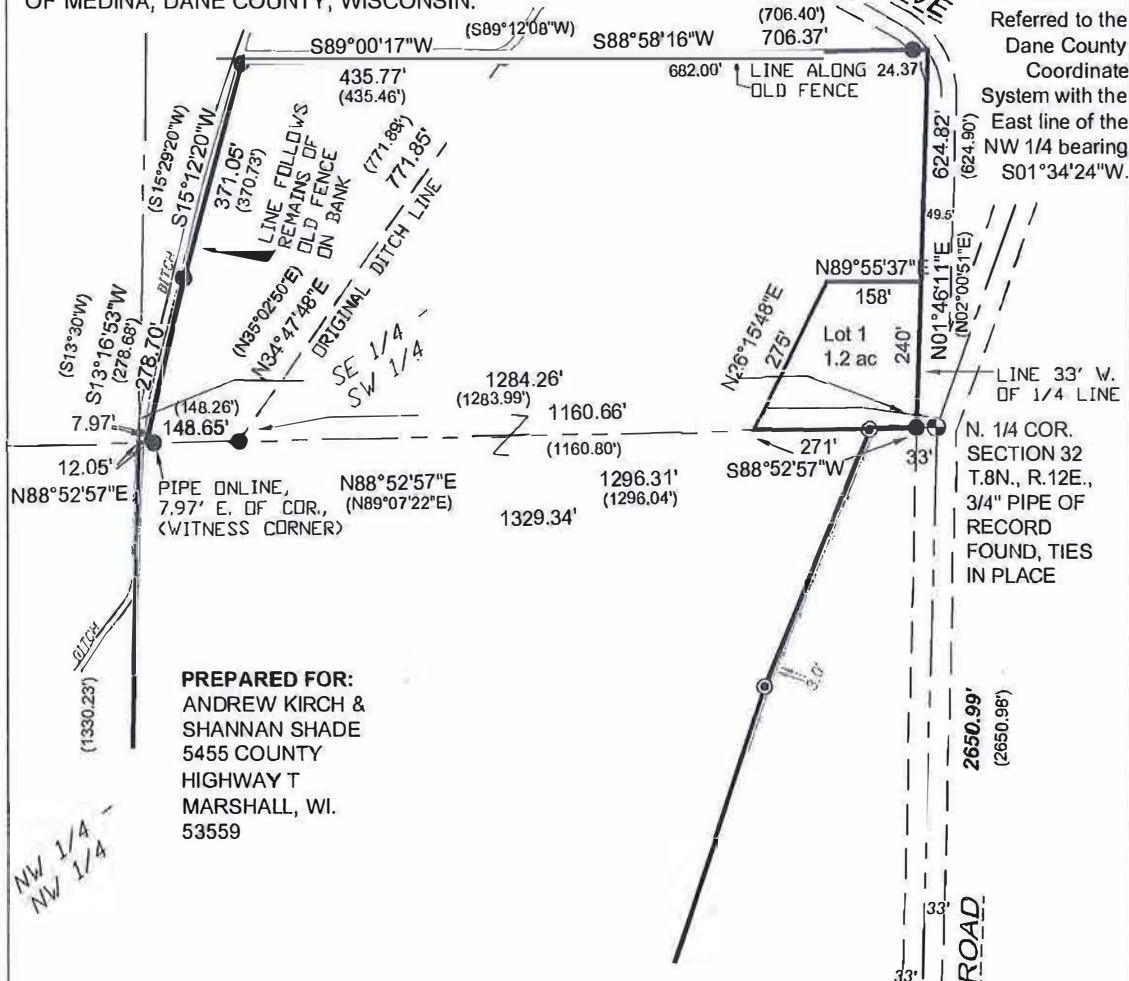
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature C. L. Shannon Shade

Date 05-12-2025

Preliminary Certified Survey

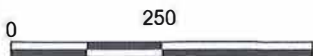
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, T.8N., R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.



PREPARED FOR:
ANDREW KIRCH &
SHANNAN SHADE
5455 COUNTY
HIGHWAY T
MARSHALL, WI.
53559

Part of the SE 1/4 of the SW 1/4 of Section 29, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:
Commencing at the South 1/4 corner of Section 29; thence S88°52'57"W, 33 feet to the point of beginning; thence continue S88°52'57"W, 271 feet; thence N26°15'48"E, 275 feet; thence N89°55'37"E, 158 feet to the West line of Lea drive; thence S01°46'11"W, 240 feet to the point of beginning. Containing 1.2 acre or less

Scale : 1" = 250'



Wisconsin Mapping, LLC

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6407-25 Date 5/07/25
Sheet 1 of 1



Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Wills Manning

Farmstead Owner: FMS Farm

Accelea ID: DCPDEN-2025-00027

Farmland Preservation Enacted: 10/1/1980

Density Study Date: 4/29/2025

Density Factor: 1:35acres

Town: Medina

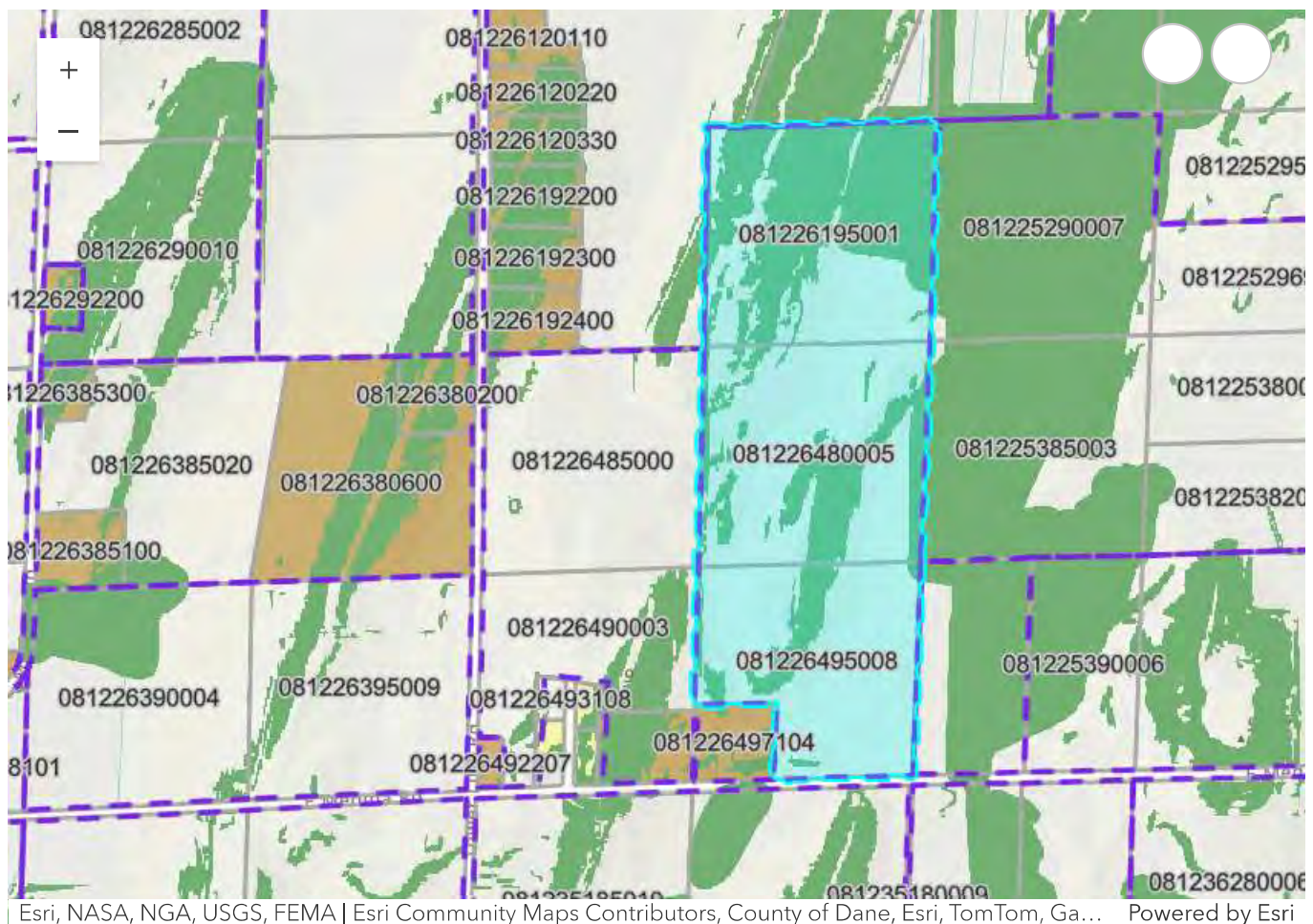
Farmstead Acres: 114.95

Section(s): 12

Available Density Unit(s): 3

Original Splits: 3.28

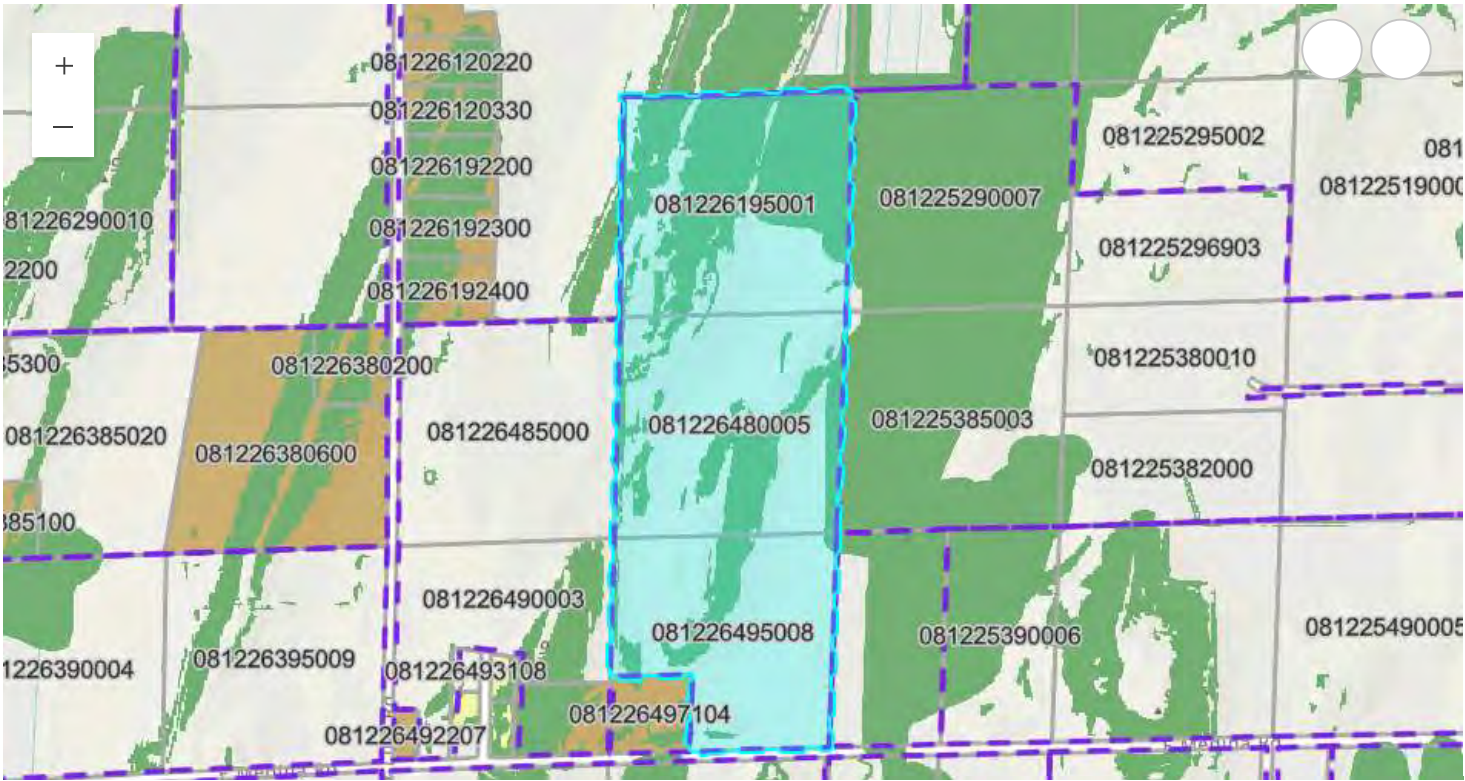
Justification: The town of Medina uses a density policy of one development right (a.k.a. split) per 35 acres owned as of 2-4-1981. No development rights have been taken, so there are three remaining.



FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: Wills Manning



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Garmin, SafeGrap... Powered by Esri

Parcel Number	Acres	Owner	CSM
081226195001	40.79	Current Owner	
081226480005	40.4	Current Owner	
081226495008	33.76	Current Owner	