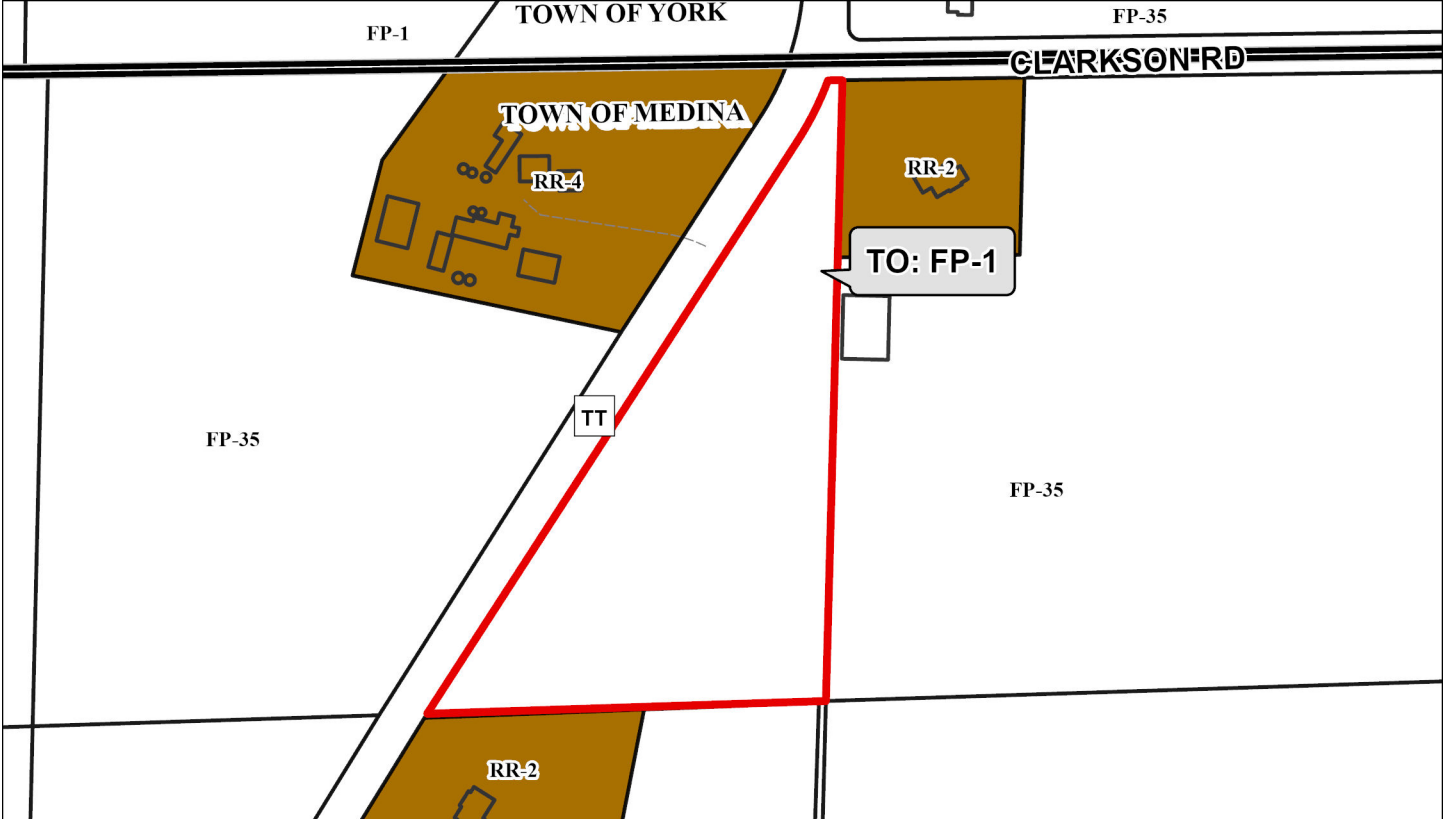


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12199
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District		<u>Town, Section:</u> MEDINA, Section 4
	<u>Size:</u> 9 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ROBERT WENDT
	<u>Reason for the request:</u> create an agricultural lot		<u>Address:</u> EAST OF 6315 COUNTY HWY TT



DESCRIPTION: Robert Wendt would like to create one agricultural lot 9 acres in size. Separating the land from other lands he owns west of County Highway TT.

OBSERVATIONS: The proposed lot meets FP-1 zoning district requirements. The land division is subject to the Village of Marshall's review under its extraterritorial jurisdiction (ETJ).

HIGHWAY ACCESS: The property may need an agricultural access permit from Dane County Highway Department for access onto Highway TT. It is possible that additional road right-of-way dedication may be needed. Please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: The Town's land division/density policies do not apply to land that is being divided for only farmland, so such a land division to FP-1 appears to be consistent with the regulations in the Comprehensive Plan and no density study is required. To ensure this land stays in agriculture/open space, a deed restriction should be recorded that states that no residential development is permitted on this property. It may be beneficial to the sellers that any future sale deed also states that no development rights are being sold with this parcel. Dividing land that is across a County Highway seems reasonable, however, as mentioned below, permitted access to this parcel should be determined. For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or Kollenbroich.Benjamin@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on the subject property. There are wetlands and floodplain to the southeast on adjacent lands; however, no development is proposed or allowed in FP-1 zoning.

TOWN ACTION: The Town Board recommended approval with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the following conditions:

1. An access permit shall be obtained from Dane County Highway for access onto County Highway TT.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.