
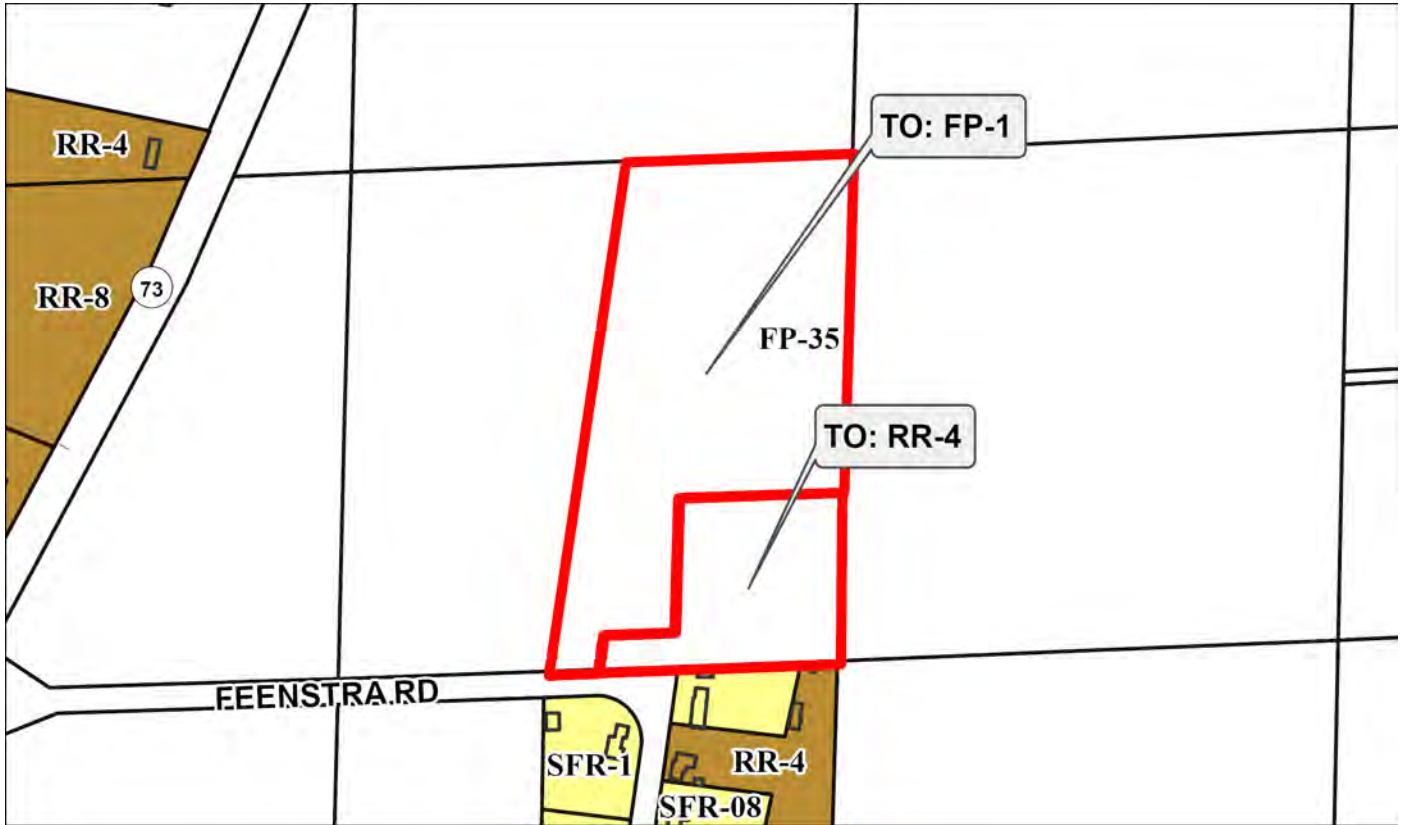


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>August 27, 2024</b>	<b>Petition 12084</b>	
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District</b>	<u>Town, Section:</u> <b>MEDINA, Section 33</b>	
	<u>Size:</u> <b>5.0,15.5 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>JOHN N AND JACQUELYN C WARD</b>
	<u>Reason for the request:</u> <b>Create one residential lot and one agricultural lot</b>		<u>Address:</u> <b>NORTH OF 4948 FEENSTRA RD</b>



**DESCRIPTION:** Applicant John Ward proposes a rezone in order to create one new 5-acre residential lot for family members to build a new home, and one 15.6-acre agricultural lot. The lots would be created via certified survey map (CSM). The Wards’ remaining agricultural lands would remain in FP-35 zoning.

**OBSERVATIONS:** The proposed lots would conform to zoning ordinance requirements including lot size, lot width, and public road frontage.

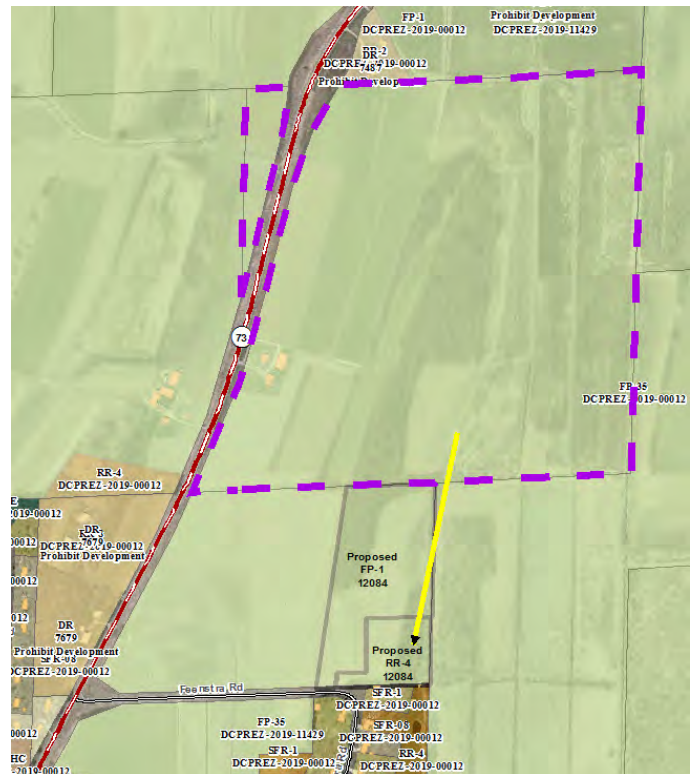
**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area where the density of development is limited to one dwelling unit per 35 acres owned as of October 2, 1980. No density units remain on the property the applicant seeks to rezone, so they are seeking to utilize one of 4 density units remaining on their property immediately adjoining to the north. The graphic below at right illustrates the proposal.

The proposal would result in the owner being able to protect higher quality farmland and place a new home site in a wooded area with access to a local town road. Pending any concerns raised by the Town of Medina, or at the ZLR Public Hearing, the proposal appears consistent with comprehensive plan policies.

Staff recommends the following conditions in order to track the intra-ownership transfer of a density unit.

1. Owner shall record a deed restriction on tax parcel 081227390002 prohibiting nonfarm residential development.
2. The TDR-S (Sending Area) overlay zoning district shall be applied to tax parcel 081227390002.
3. A TDR-R Notice document shall be recorded on the proposed RR-4 parcel indicating that the lot was created as part of an intra-ownership transfer of development rights.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).



**RESOURCE PROTECTION:** GIS information shows the potential for an intermittent stream on the east property line. The proposed lot may be subject to shoreland regulations.

**TOWN ACTION:** On July 10, 2024 the Town Board recommended approval with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval subject to the CSM being recorded and the following conditions:

1. Owner shall record a deed restriction on tax parcel 081227390002 prohibiting nonfarm residential development.
2. The TDR-S (Sending Area) overlay zoning district shall be applied to tax parcel 081227390002.
3. A TDR-R Notice document shall be recorded on the proposed RR-4 parcel indicating that the lot was created as part of an intra-ownership transfer of development rights.

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.