

**Staff Report**



**Zoning & Land Regulation Committee**

Public Hearing: **May 26, 2026**

Zoning Amendment Requested:

**FP-35 Farmland Preservation District and RR-4 Rural Residential District TO RR-8 Rural Residential District**

Size: **1.9,6.7 Acres**

Survey Required: **Yes**

Reason for the request:

**EXPANDING EXISTING RESIDENTIAL LOT**

**Petition 12279**

Town, Section:

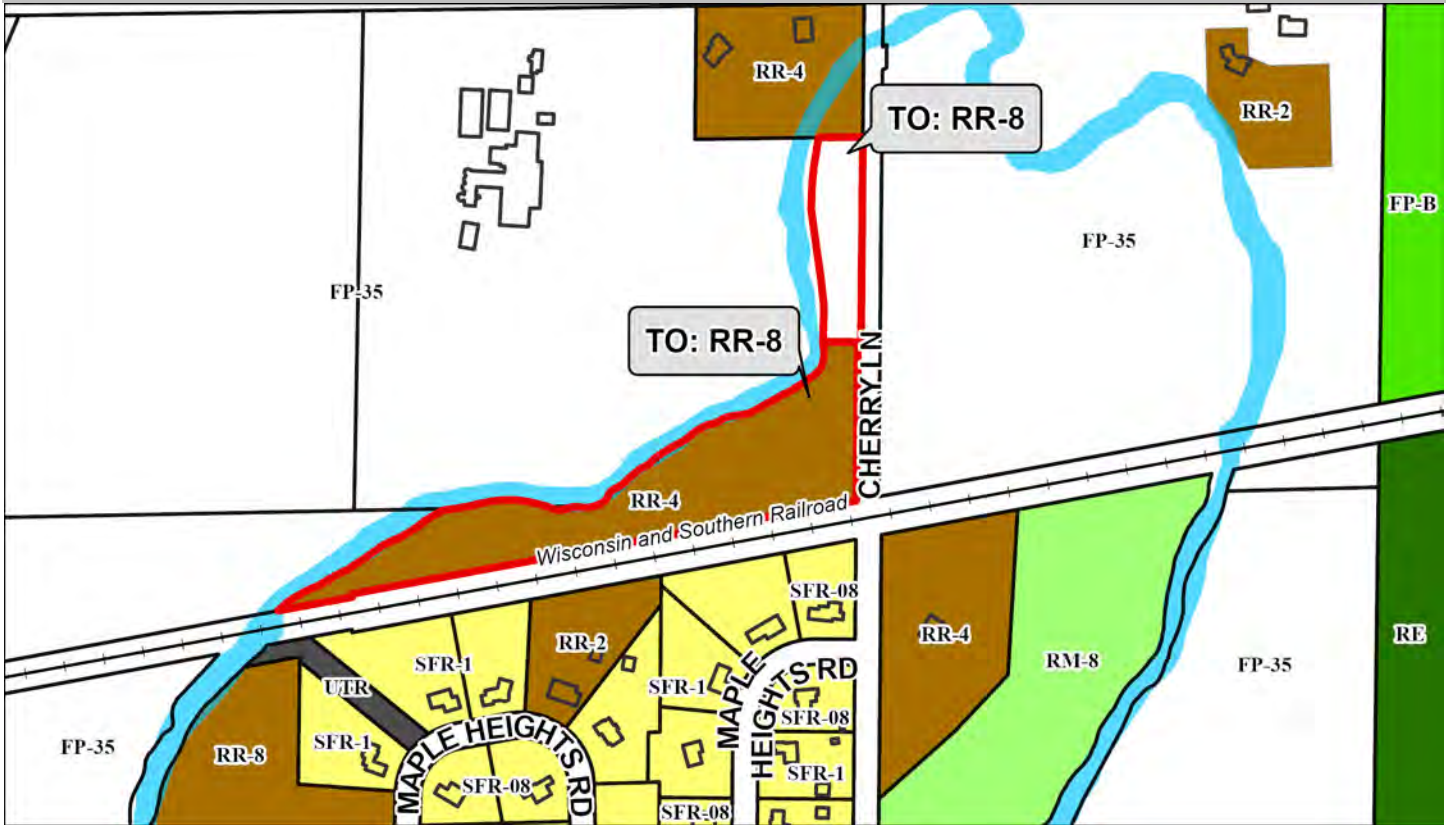
**MEDINA, Section 11**

Applicant:

**CHARLES & JANET  
DETERT JT REV TRUST**

Address:

**SOUTH OF 285 CANAL  
ROAD**



**DESCRIPTION:** Applicant Andrew Kirch requests a rezoning in order to expand an existing residential lot. He has purchased the current lot from the Detert family, and would purchase additional lands. A new one-lot certified survey map (CSM) would be recorded to expand the lot. No development is proposed within the expansion area; it is proposed to be used as open space.

**OBSERVATIONS:** The existing RR-4 lot was created in 2023 with rezone petition #11952. Because the new lot would exceed 8 acres, a zoning change to the RR-8 district is needed. The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings.

The proposed lot abuts the Maunasha River, and a publicly-owned rail line to the south operated by Wisconsin & Southern Railroad. When the lot was being created in 2023, staff verified no concerns or special restrictions with regard to proximity to the railroad. The lot was required to have a deed restriction recorded regarding Medina’s animal unit / livestock restrictions, as a condition of rezone #11952.

**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. Medina has a 5-acre residential lot size limit, however the existing residential parcel here measures 6.67 acres so it is already over this limit. Physically, the lot line adjustment is logical because it would then include all the land south of the waterway as residential, rather than leaving a fragment agricultural property. Additionally, due to the environmental constraints in this area (floodplain and waterway setbacks), the actual “buildable” area of this land would not exceed the 5-acre lot size limit. With these considerations in mind, the proposal

appears to be reasonably consistent with the goals, objectives of policies related to the Agricultural Preservation Area and the Medina Comprehensive Plan. The proposed lot expansion does not use a density unit or “split” from the original farm; one remains available.

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:** Resource protection corridor is mapped on site which reflects the Maunasha River floodplain and 75’ buffer from the river per Dane County shoreland & wetland zoning. All structures will be required to be at least 75’ from the ordinary high water mark. In addition, there is an established base flood elevation (BFE) that ranges from 838 to 839 feet above mean sea level. The majority of the floodplain/floodway is located on the north and west side of the river opposite the property to be rezoned. Most of the proposed lot is outside of the floodplain and is at least 7 feet above the BFE. As noted above, no development is proposed within the expansion area.

There appears to be riparian wetlands present on both sides of the river. The entire lot will be located in the shoreland zoning district and thus will be subject to impervious surface limits, and any disturbance will require a shoreland erosion control permit.

**TOWN ACTION:** The Town Board recommends approval, with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval with no conditions.

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.