

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/20/2025	DCPREZ-2025-12243
<b>Public Hearing Date</b>	
01/27/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WEDEWARD LIVING TR	PHONE (with Area Code) (608) 843-6559	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 371 WATERLOO RD		ADDRESS (Number & Street) 1677 N BRISTOL STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		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	
371 Waterloo Road					
TOWNSHIP MEDINA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-141-8500-8					

REASON FOR REZONE
SEPARATING EXISTING RESIDENCE FROM FARMLAND



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

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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**PETITION 12243**  
**WEDEWARD LIVING TR**



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  Regulatory Floodway





**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"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Wedeward Living Trust	Agent Name:	Birrenkott Surveying
Address (Number & Street):	371 Waterloo Road	Address (Number & Street):	1677 N Bristol St
Address (City, State, Zip):	Marshall, WI, 53559	Address (City, State, Zip):	Sun Prairie, WI, 53590
Email Address:	michaelwedeward20@gmail.com	Email Address:	bricholson@birrenkottsurveying.com
Phone#:	608-843-6559	Phone#:	608-837-7463

### PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	036/0812-141-8500-8
Section:	14	Property Address or Location:	371 Waterloo Road

### 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 ☒

The property owner wishes to create a residential lot to include the house, detached garage and shed.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-1	1.250

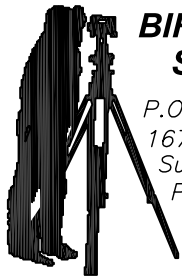
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 checked="" 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 ( <b>non-refundable</b> ), 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 

Date 11/20/25

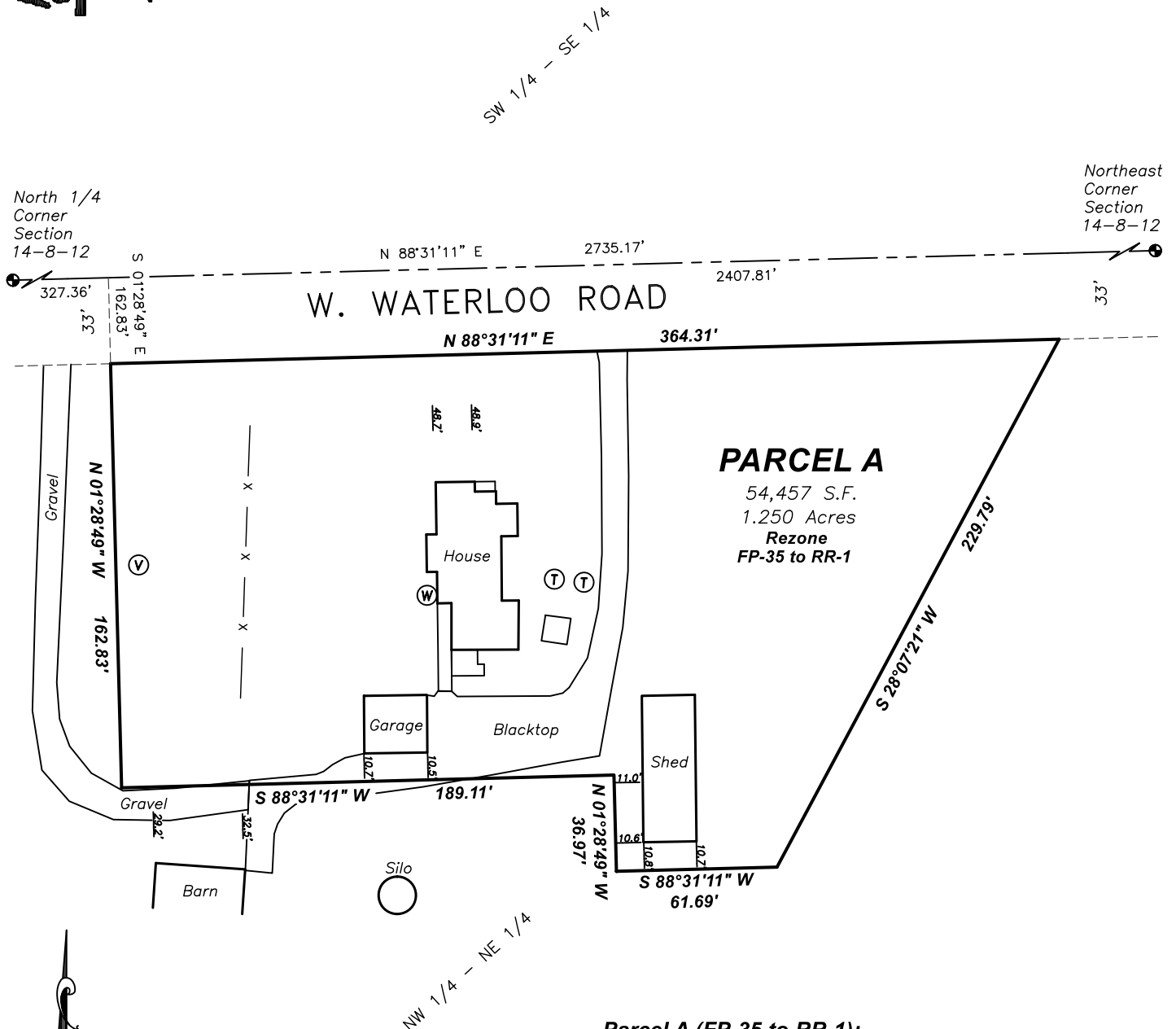


# BIRRENKOTT SURVEYING

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## ZONING MAP

Part of the Northwest 1/4 of the Northeast 1/4,  
Section 14, T8N, R12E, Town of Medina, Dane  
County, Wisconsin.



### Parcel A (FP-35 to RR-1):

Part of the Northwest 1/4 of the Northeast 1/4,  
Section 14, T8N, R12E, Town of Medina, Dane  
County, Wisconsin. more fully described as follows:  
Commencing at the North 1/4 Corner of Section  
14, thence N88°31'11"E, 327.36 feet; thence  
S01°28'49"E, 162.83 feet to the point of beginning;  
thence N88°31'11"E, 364.31 feet; thence  
S28°07'21"W, 229.79 feet; thence S88°31'11"W,  
61.69 feet; thence N01°28'49"W, 36.97 feet; thence  
S88°31'11"W, 189.11 feet; thence N01°28'49"W,  
162.83 feet to the point of beginning. Containing  
54,457 square feet, or 1.250 acres.

**Parcel A (FP-35 to RR-1)**

Part of the Northwest 1/4 of the Northeast 1/4, Section 14, T8N, R12E, Town of Medina, Dane County, Wisconsin. more fully described as follows: Commencing at the North 1/4 Corner of Section 14, thence N88°31'11"E, 327.36 feet; thence S01°28'49"E, 162.83 feet to the point of beginning; thence N88°31'11"E, 364.31 feet; thence S28°07'21"W, 229.79 feet; thence S88°31'11"W, 61.69 feet; thence N01°28'49"W, 36.97 feet; thence S88°31'11"W, 189.11 feet; thence N01°28'49"W, 162.83 feet to the point of beginning. Containing 54,457 square feet, or 1.250 acres.



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->

**Applicant:** MIKE WEDEWARD

**Farmstead Owner:** Harvey Wedeward

**Accele ID:**

**Farmland Preservation Enacted:** 10/1/1980

**Density Study Date:** 5/1/2025

**Density Factor:** 1:35 acres

**Public Hearing Date:** 6/24/2025

**Farmstead Acres:** 191.72

**Town:** Medina

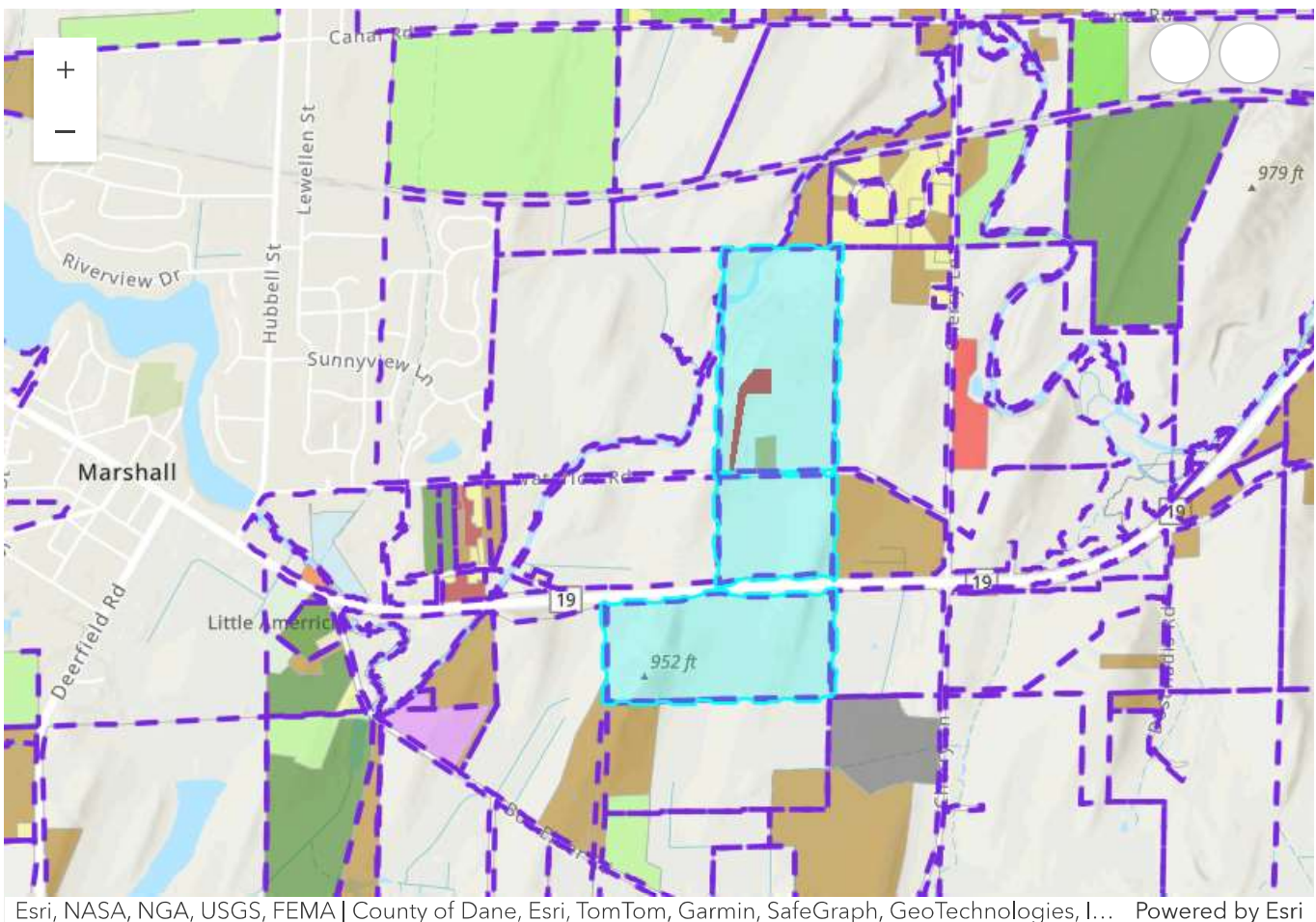
**Available Density Unit(s):** 3

**Section(s):** 11 and 14

**Original Splits:** 5.48

**Petition Number:** 12172

**Justification:** ~190 acres yields 5 density units. CSM created parcel 08211493001 as a split from 081211493001. Another house is on parcel 081214185008. If proposed rezone/land division is approved, 2 density units would remain.



Esri, NASA, NGA, USGS, FEMA | County of Dane, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, I... Powered by Esri



FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: MIKE WEDEWARD



Esri, NASA, NGA, USGS, FEMA | County of Dane, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA... Powered by Esri

Parcel Number	Acres	Owner	CSM
081211485001	41.17	Current Owner	
081211490013	38.33	Current Owner	
081211493001	2.02	JOHN W WEDEWARD & LORI L WEDEWARD	08509
081214190001	37.07	Current Owner	
081214296406	36.04	Current Owner	
081214185008	37.09	Current Owner	