
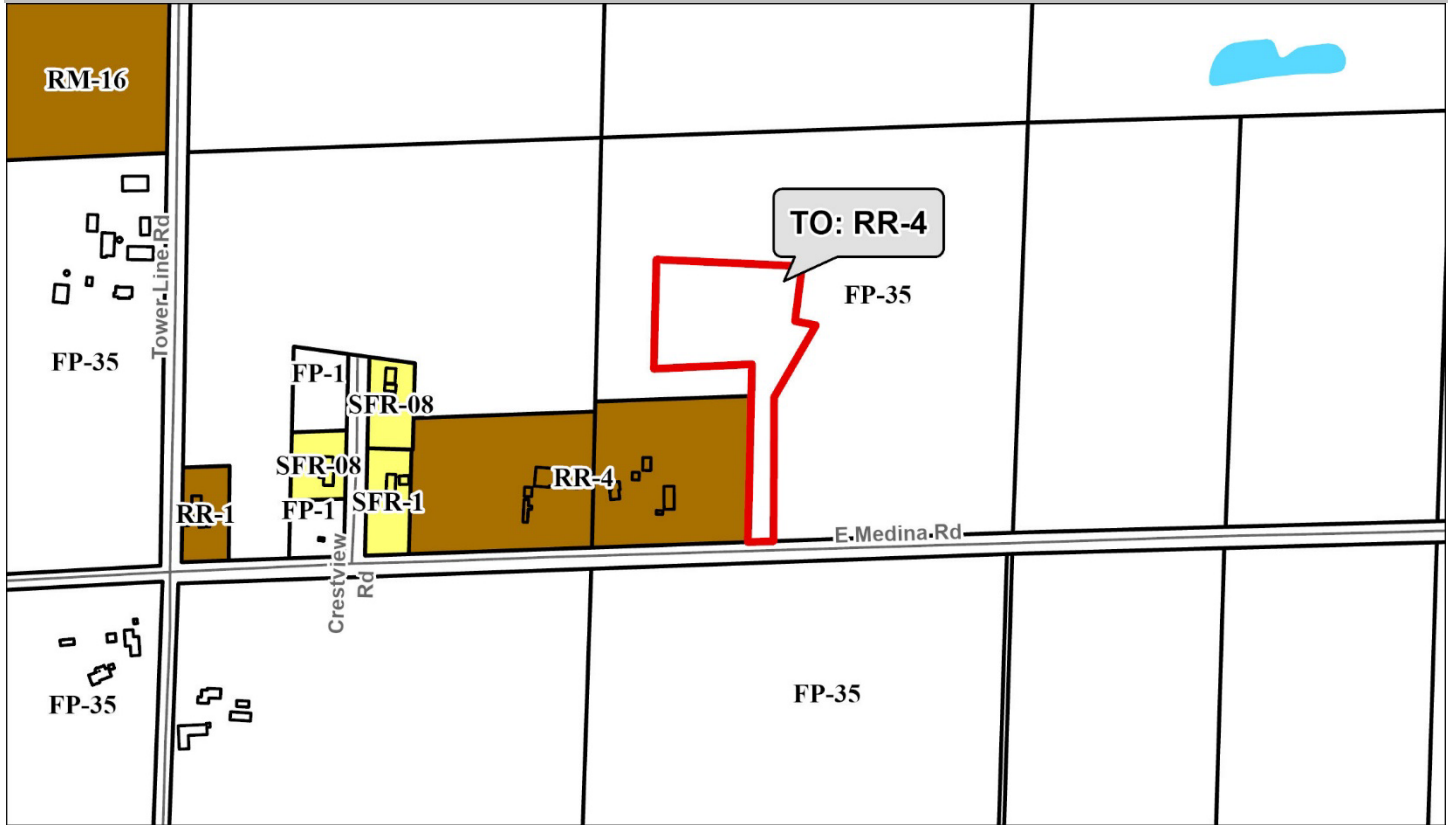


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 23, 2026		Petition 12292
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town, Section:</u> MEDINA, Section 26
	<u>Size:</u> 4.4 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> HILLSIDE ESTATES LLC (C/O WILLS MANNING)
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> EAST OF 320 E. MEDINA RD



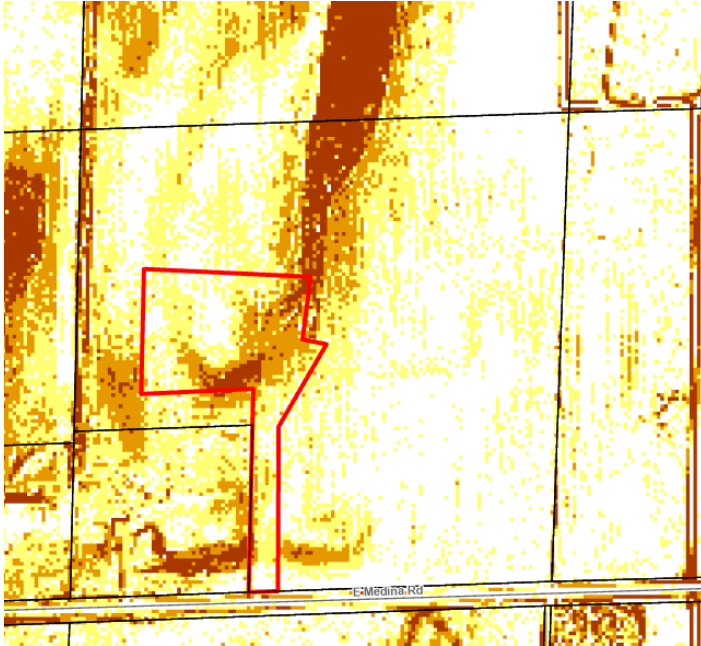
DESCRIPTION: Wills Manning / Hillside Estates LLC would like to create one new residential lot for use by a family member. Would have a shared driveway for continued ag access. One lot with RR-4 zoning, 4.4 acres in size.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, but design includes allowing shared access with surrounding agricultural lands which is subject to Town of Medina approval. DCCO Chapter 75 allows shared access easements, but only for residential lots (not ag). This is technically not a problem for creating the currently proposed lot, but could be a problem at a later time if a second lot off is proposed off of this access point. We have discussed the required long driveway to access the developable portion of the lot and advised the applicant to discuss with LWRD for possible stormwater management permitting.

COMPREHENSIVE PLAN: This petition is in the town’s Agricultural Preservation Area and is subject to the land use policies related to that designation. According to the density study, this property has two development rights, so this proposal would use one of those two development rights. The property would include lands that are within the Environmental & Resource Protection District, likely due to the steeper slopes here. The Town’s Comp Plan states that non-farm development on these lands is generally discouraged. Medina’s driveway ordinance prohibits driveways to

cross slopes of over 25%, so the applicant will need to avoid impacting these slopes. (The map below shows 12%+ slopes in orange and 20%+ slopes in brown.)

One additional thing to note is that landowner is proposing a shared driveway with the agricultural land to allow for farm equipment to pass over his driveway, rather than going around the wooded knoll in the middle of the property. This could potentially cause conflicts in the future. If the “stem” of the proposed residential lot was shifted slightly to the east, such a shared access wouldn’t be necessary as the farm equipment could use the existing farm road. However, the residential driveway entrance may run into higher slopes.



Overall, the rezone appears to be generally consistent with the goals, objectives, and policies of the Comprehensive Plan.

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 resources within 300 feet of the subject

property.

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

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. Applicant to record a deed restriction limiting the keeping of livestock to be within the requirements of the Town of Medina animal unit policy.

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