

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/14/2026	DCPREZ-2026-12292
<b>Public Hearing Date</b>	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HILLSIDE ESTATES LLC (C/O WILLS MANNING)	PHONE (with Area Code) (608) 630-7998	AGENT NAME DAVID RIESOP	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) PO BOX 168		ADDRESS (Number & Street) 306 W. QUARRY ST.	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
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	
east of 320 E. Medina Road					
TOWNSHIP MEDINA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-264-9500-8		0812-264-8000-5			

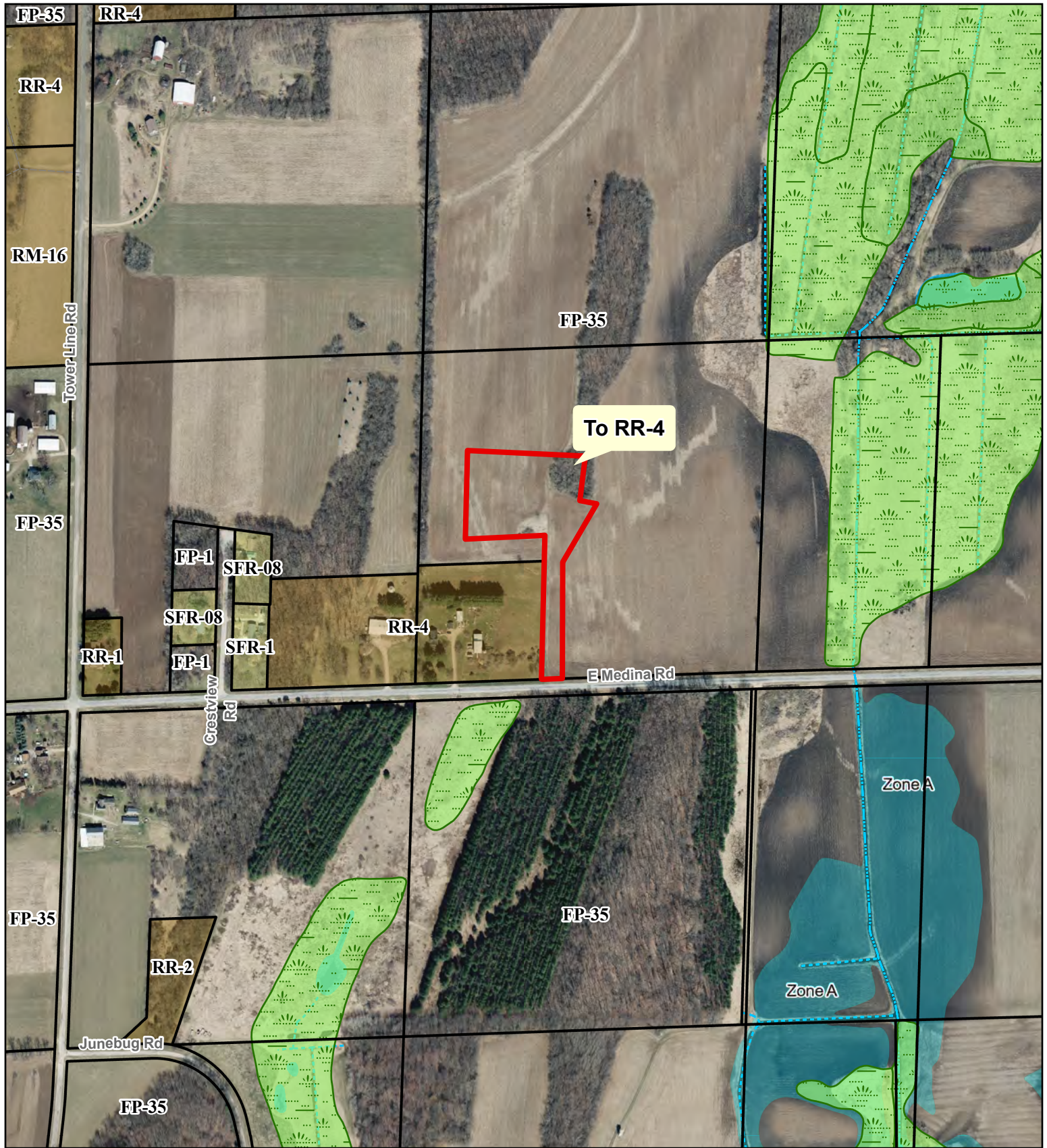
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.4

<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>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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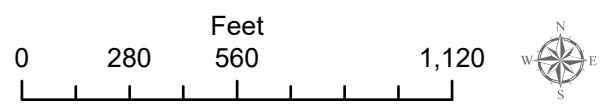
COMMENTS: LOT IS PROPOSED TO HAVE SHARED ACCESS WITH THE SURROUNDING AGRICULTURAL LANDS, SUBJECT TO TOWN OF MEDINA APPROVAL.



- Proposed Zoning
- Parcels
- Wetland Class Areas
- Residential
- Rural Residential and Rural Mixed Use
- Municipal Boundary
- 1% Annual Chance Flood Hazard
- Farmland Preservation

**Zone Type**

**PETITION 12292  
HILLSIDE ESTATES LLC  
C/O WILLS MANNING**





**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:	Hillside Estates LLC. wills Manning	Agent Name:	David Riesop
Address (Number & Street):	PO Box 168	Address (Number & Street):	306 W Quarry St
Address (City, State, Zip):	Deerfield, Wi. 53531	Address (City, State, Zip):	Deerfield, Wi
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	Medina	Parcel Number(s):	0812-264-9500-8
Section:	26	Property Address or Location:	East and North of 320 E. Medina Road

REZONE DESCRIPTION		
<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Intent is to create a building lot for the owner. A shared driveway will be used for remaining ag land surrounding new lot.</p> <p>Part of the SE ¼ of the SE ¼ of Section 26, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:            Commencing at the Southeast corner of Section 26; thence S87°58'15"W along the South line of the SE ¼, 762.49 feet to the point of beginning; thence continue S87°58'15"W, 66 feet; thence N01°34'19"W, 555.2 feet; thence S87°58'13"W, 306 feet; thence N01°19'06"E, 314.18 feet; thence N87°58'13"E, 455 feet; thence S7°52'W, 172 feet; thence S82°E, 66 feet; thence S30°41'W, 259 feet; thence S01°34'19"W, 494 feet to the point of beginning. Containing 4.4 acres.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	+4.4 acres

**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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
-------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

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 William S. Manning

Date 4/9/2026

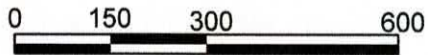
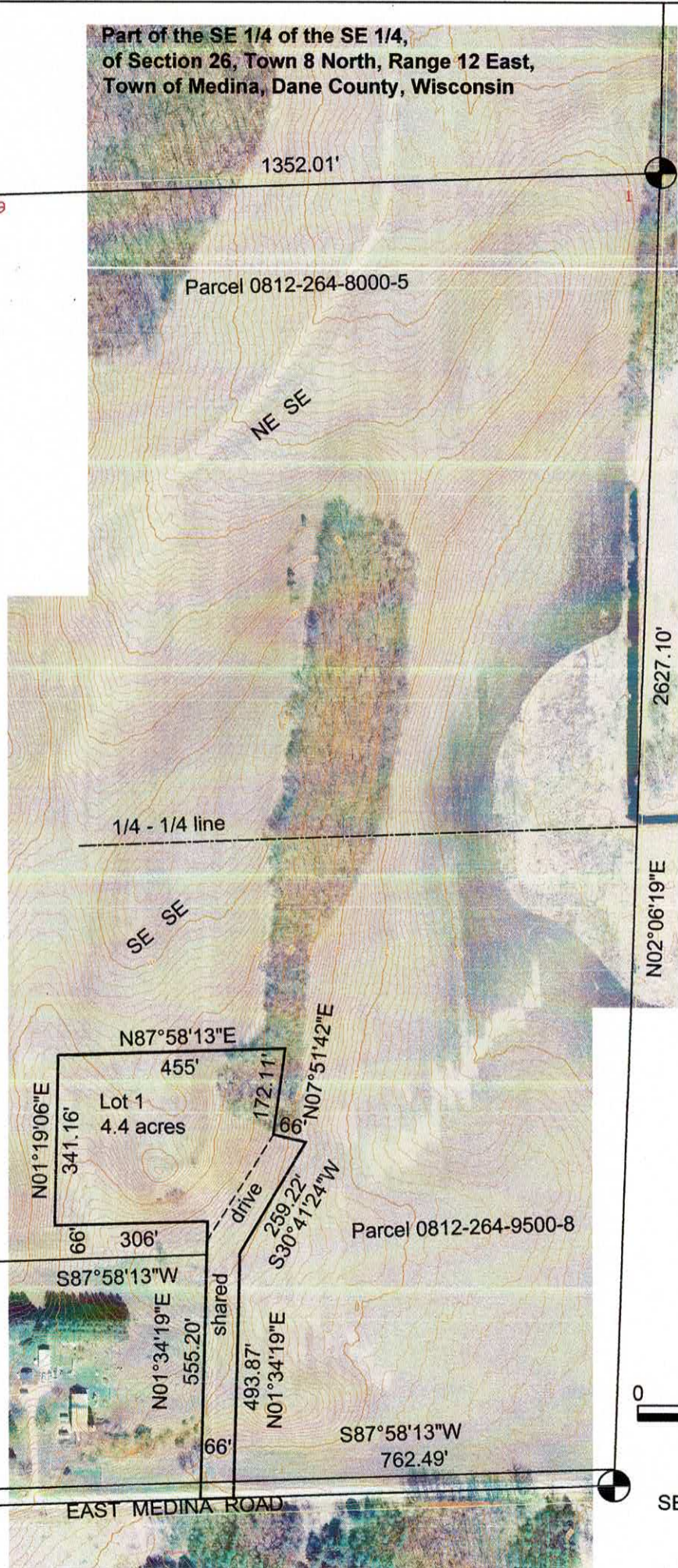
# Preliminary Certified Survey Map

Part of the SE 1/4 of the SE 1/4,  
of Section 26, Town 8 North, Range 12 East,  
Town of Medina, Dane County, Wisconsin

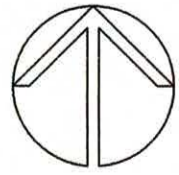
Prepared for Hillside Estates  
LLC  
PO Box 168  
Deerfield, WI. 53531

E 1/4 26-8-12

Lot 1 FP-35 to RR-14  
Part of the SE 1/4 of the SE 1/4 of Section  
26, Town 8 North, Range 12 East, Town  
of Medina, Dane County, Wisconsin,  
described as follows:  
Commencing at the Southeast corner  
of Section 26; thence S87°58'15"W  
along the South line of the SE 1/4, 762.49  
feet to the point of beginning; thence  
continue S87°58'15"W, 66 feet; thence  
N01°34'19"W, 555.2 feet; thence  
S87°58'13"W, 306 feet; thence  
N01°19'06"E, 314.18 feet;  
thence N87°58'13"E, 455 feet; thence  
S7°52'W, 172 feet; thence S82°E, 66  
feet; thence S30°41'W, 259 feet;  
thence S01°34'19"W, 494 feet to the  
point of beginning. Containing 4.4  
acres.



Scale 1" = 300'



SE 26-8-12

**Wisconsin Mapping, LLC**  
\* *surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 6401-26 Date 3/05/2026  
Sheet 1 of 1 revised, 1 lot 4/3/26  
Document No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

## **FP-35 to RR-4**

Part of the SE¼ of the SE¼ of Section 26, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the Southeast corner of Section 26; thence S87°58'15"W along the South line of the SE ¼, 762.49 feet to the point of beginning; thence continue S87°58'15"W, 66 feet; thence N01 °34'19"W, 555.2 feet; thence S87°58'13"W, 306 feet; thence N01 °19'06"E, 314.18 feet; thence N87°58'13"E, 455 feet; thence S7°52'W, 172 feet; thence S82°E, 66 feet; thence S30°41 'W, 259 feet; thence S01 °34'19"W, 494 feet to the point of beginning. Containing 4.4 acres.