



DRAFT

**634 State Road 19 PO Box 37, Marshall, WI 53559
www.townofmedina.org**

PLANNING COMMISSION MINUTES

JUNE 28, 2022

The meeting was called to order by Chairman Phillip Braithwaite.

Pledge of Allegiance recited

Roll Call: Sue Zingshiem, Phillip Braithwaite, Michael Haag, absent Gary Lukens and Donna Hellebrand, present Carla Fischer, Connie Skalitzsky and Zach and Alyssa Reed.

Minutes from the previous meeting were approved: Motion by Phillip Braithwaite, 2nd Mike Haag, Motion carried 3-0

Rezone: Scott and Carla Fischer, 5408 Langer Rd., Marshall, Wi. Parcel # 036/0812-203-8510-1

Current Zoning: Rural Residential-8 (RR-8) 10 acres

Proposed Zoning: Two Rural Residential-4 (RR-4) 5 acres each

Intended use: Using one Transfer of Development Right (TDR) from Skalitzky Acres LC at 1376 State Highway 19 as TDR-S (Sending) District to create a TDR-R (Receiving) District on the proposed vacant RR-4 parcel on behalf of Zach and Alyssa Reed for construction of house. Meeting the land use criteria,

Motion to Approve Rezone: By Phillip Braithwaite, 2nd Mike Haag motion carried 3-0 with following conditions:

A) In order to transfer development rights from Skalitzky Acres LLC in the TDR-S overlay district, Skalitzky Acres LLC must record a TDR Conservation Easement with the Dane County Register of Deeds.

Conservation easements must:

- 1) Meet all the requirements of ss.10.01 (75m and 10.158(3)(b), Dane County Code;
- 2) Specify the number of development rights being sent from Skalitzky Acres LLC; (One)
- 3) Specify the number of development rights (if any) remaining on Skalitzky Acres LLC; (none)
- and
- 4) Include the Town of Medina and Dane County as co-holders of the easement.

B) Landowners of the Skalitzky Acres LLC parcel and of the proposed vacant RR-4 parcel each must record deed notices with the Dane County Register of Deeds.

Deed notices must:

- 1) Meet all the requirements of ss.10.01(41m) and 10.158(3)(b), Dane County Code;
- 2) Track the number of rights transferred from Skalitzky Acres LLC;
- 3) Track the number of rights transferred to the proposed vacant RR-4 parcel;
- 4) Identify the Skalitzky Acres LLC parcel and the proposed vacant RR-4 by legal description and parcel number; and
- 5) Reference a recorded TDR easement on the appropriate TDR-S zoned parcel.

C. Owner of Skalitzky Acres LLC shall record a deed restriction on the remaining FP-35 zoned parcel prohibiting further non-farm development in accordance with town of Medina plan policies, as the housing density units have been exhausted.

D. Owner shall record a deed restriction on the proposed vacant RR-4 parcel limiting the keeping of livestock in accordance with Town of Medina Animal unit restrictions.



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The above item presented to Medina Town Board of Supervisors at the Month Meeting on
July 13, 2022

Ajourn: Motion by Michael Haag 7:10 pm

Sue Zingshiem/Planning Co. Secretary