



634 State Road 19 PO Box 37, Marshall, WI 53559
www.townofmedina.wi.gov

TOWN OF MEDINA MEETING OF THE PLANNING COMMISSION

Tuesday, March 31, 2026 6:00 PM

Medina Town Hall

Minutes

Call to Order-Phillip Braithwaite chairman

1. Pledge of Allegiance-recited
2. Recognize Those in Attendance-Jon Detert, Andrew Kiech, Whisper Klawitter, Patrick Annen, Aaron Buchanan, Brian Henning, Willis Manning and Lou Warpinski-Commission board members, John Lutz absent.
3. Posting: Planning Commission Meeting **Posted March 20, 2026** Town Hall, townofmedina.wi.gov, Whisper's Roadhouse and Barrel Inn
4. Public Appearances
5. Approval of Minutes of Previous Meeting-motion by Keith Reamer, 2nd Mike Haag motion carried 4-0

6. Driveway Permit Application – Whisper Klawitter, W11695 Jackson Street, Waterloo, WI
Lot 2, CSM 16287 (between 5260 and 5212 Tower Line Road, Marshall,WI)
Intended Use: Access to new residential construction
Driveway 400 feet will require turn around for emergency vehicles
Supply town board with drawing of location of house
Motion by Sue Zingshiem, 2nd by Mike Haag to approve driveway permit with above to apply,motion carried 4-0

7. Rezone Permit Application – Patrick Annen, 4219 Oak Park Road, Deerfield, WI
Parcel #: 036/0812-024-9021-0 286 Canal Road, Waterloo, WI
Current Zoning: Farmland Preservation-35 (FP-35) 54 acres
Proposed Zoning: Rural Residential-2 (RR-2) 3.2 acres
Intended Use: Future residential lot

Patrick owns 80 acres to the north which is continuous
Existing driveway-35 feet in front of shed
Motion by Keith Reamer, 2nd by Mike Haag, motion carried 4-0

8. Rezone Permit Application – Detert Joint Revocable Trust, 309 Canal Road, Marshall, WI
& Andrew Kirch, 1240 W. Medina Road, Deerfield, WI Parcel #: 036/0812-111-8051-0 309 Canal Road
Current Zoning: Farmland Preservation-35 (FP-35) 32.0 acres
Proposed Zoning: Rural Residential-4 (RR-4) 1.9 acres
Intended Use: None
Discussion on rezone Planning Co. board voted no action and rezone application will remain in tact.
Motion by Phillip Braithwaite, 2nd by Keith Reamer, motion carried 4-0
9. Request for Transfer of Development Right (TDR) – Brian Henning, 6471 CTH TT, Marshall, WI
From: Farmland Preservation-35 (FP-35) Parcel #: 036/0812-041-9000-2 39.7 acres as a TDR-S
Sending District
To: Farmland Preservation-35 (FP-35) Parcel #: 036/0812-041-8501-0 65.6 acres as TDR-R
Receiving District
Intended Use: Rezone 4.47 acres in the NW corner of the Receiving Parcel to RR-4 for
construction of a new residence
Visibility ok, TDR criteria ok
Motion to Approve TDR by Phillip Braithwaite, 2nd Mike Haag motion carried 4-0
10. Rezone Permit Application – Brian and Janessa Henning, 6471 CTH TT, Marshall, WI
Parcel #: 036/0812-041-8501-0
Current Zoning: Farmland Preservation-35 (FP-35) 65.6 acres
Proposed Zoning: Rural Residential-4 (RR-4) 4.47 acres
Intended Use: Creation of a residential lot as a TDR-R Receiving District for construction of a
new residence
Motion to approve rezone by Phillip Braithwaite, 2nd by Mike Haag carried 4-0
This was the best location as Dane Co. did not like access thru Stransky Drive
11. Rezone Permit Application – Hillside Estates LLC/Wills Manning, PO Box 168, Deerfield, WI
Parcel #: 036/0812-264-9500-8 East of 320 East Medina Road, Marshall, WI
Current Zoning: Farmland Preservation-35 (FP-35) 34.7 acres
Proposed Zoning: Rural Residential-4 (RR-4) Lot 1 4.4 acres
Intended Use: New residential construction with shared driveway with second residential lot

Parcel #: 036/0812-264-8000-5 East of 320 East Medina Road, Marshall, WI

Current Zoning: Farmland Preservation-35 (FP-35) 40.4 acres

Proposed Zoning: Rural Residential-4 (RR-4) Lot 2 5.0 acres

Intended Use: New residential construction with partial shared driveway with Lot 1

Lou Warpinski voiced concerns on lot 1 close to their property

LOT 2 Dane Co. voice concerns on length of driveway around 2000 feet

After discussion Willis Manning said he will wait on rezone of Lot 2

Motion to approve rezone of lot one by Phillip Braithwaite 2nd Mike Haag with no action taken

On lot 2. Carried 4-0

12. Adjournment-Motion by Mike Haag 7:30 pm

Discussion and Action may occur on any of the above Agenda items.

The above item(s) may be presented to the Medina Town Board at its next monthly meeting on April 8, 2026.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For additional information or to request this service, contact the Town Clerk-Treasurer

at 608-219-3556 or email at clerk@townofmedina.wi.gov

By: Stephanie Lulling, Clerk/Treasurer – Town of Medina