

Dane County Rezone Petition

Application Date	Petition Number
05/07/2025	DCPREZ-2025-12179
Public Hearing Date	
07/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASON W JASKULA	PHONE (with Area Code) ((608) 295-4663	AGENT NAME COMBS & ASSOCIATES, INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 76 HILLSIDE RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS jasonjaskula@c21affiliated.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
76 Hillside Rd					
TOWNSHIP ALBION	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-364-2422-0					

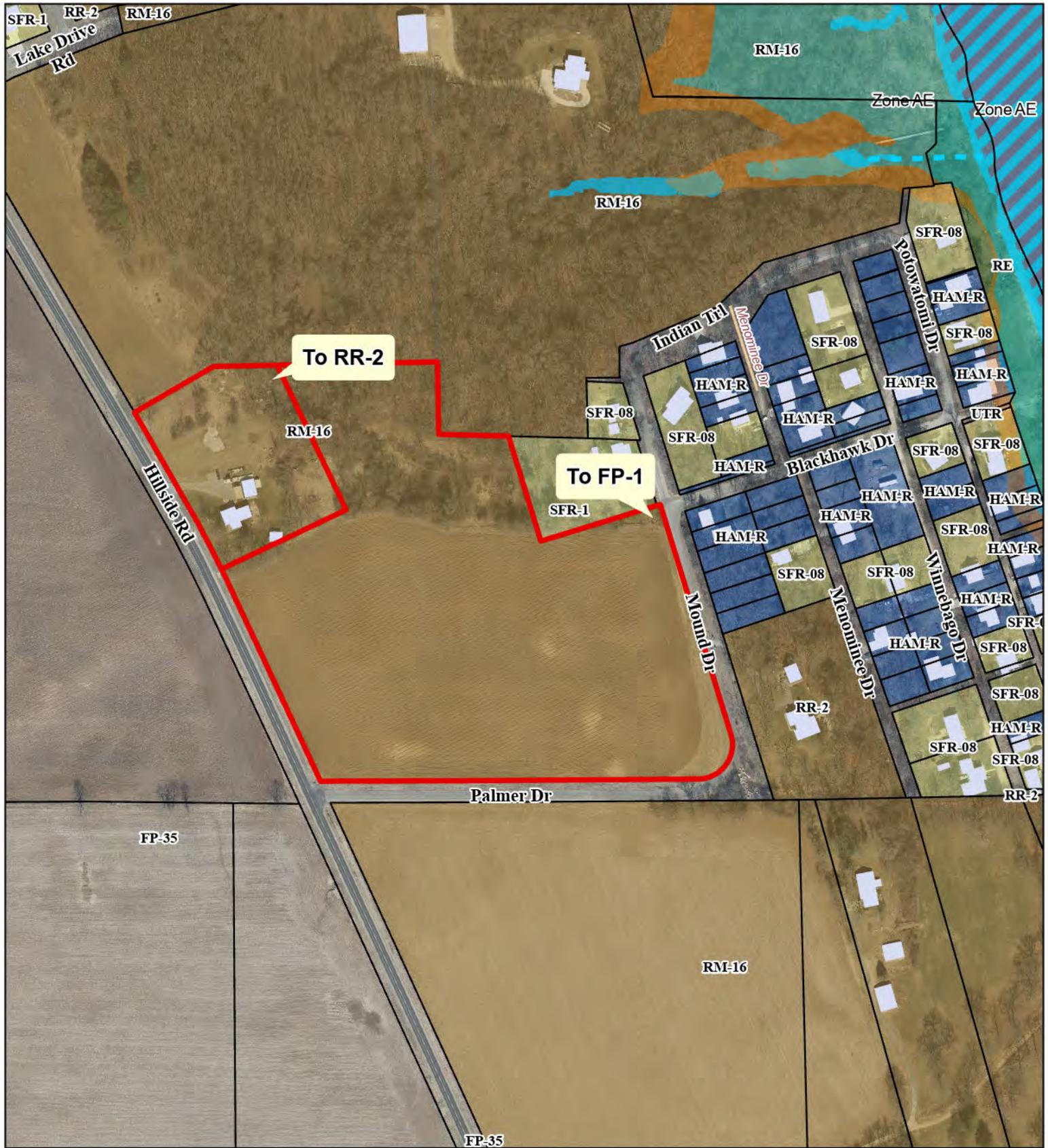
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

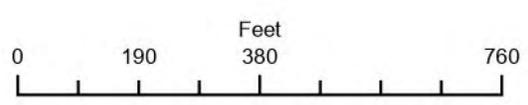
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	3.23
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	16.67

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: DELINQUENT TAXES FOR THIS PROPERTY, ZLR COMMITTEE WILL NOT TAKE ACTION UNLESS TAXES PAID.



- Proposed Zoning Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard



Petition 12179
JASON W JASKULA



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

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Jason W Jaskula	Agent Name:	Combs & Associates, Inc.
Address (Number & Street):	76 Hillside Rd	Address (Number & Street):	109 W. Milwaukee Street
Address (City, State, Zip):	Edgerton, WI, 53534	Address (City, State, Zip):	Janesville, WI, 53548
Email Address:	jasonjaskula@c21affiliated.com	Email Address:	rmcombs@combssurvey.com
Phone#:	(608) 295-4663	Phone#:	(608) 752-0575

PROPERTY INFORMATION			
Township:	Albion	Parcel Number(s):	002/0515-364-2422-0
Section:	36	Property Address or Location:	76 Hillside Rd, Edgerton, WI, 53534

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Separate the buildings from the land to sell the homestead.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RR-2/FP-1	3.23/16.67

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 (non-refundable), 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 B M Carl (Agent)

Date 5-2-25

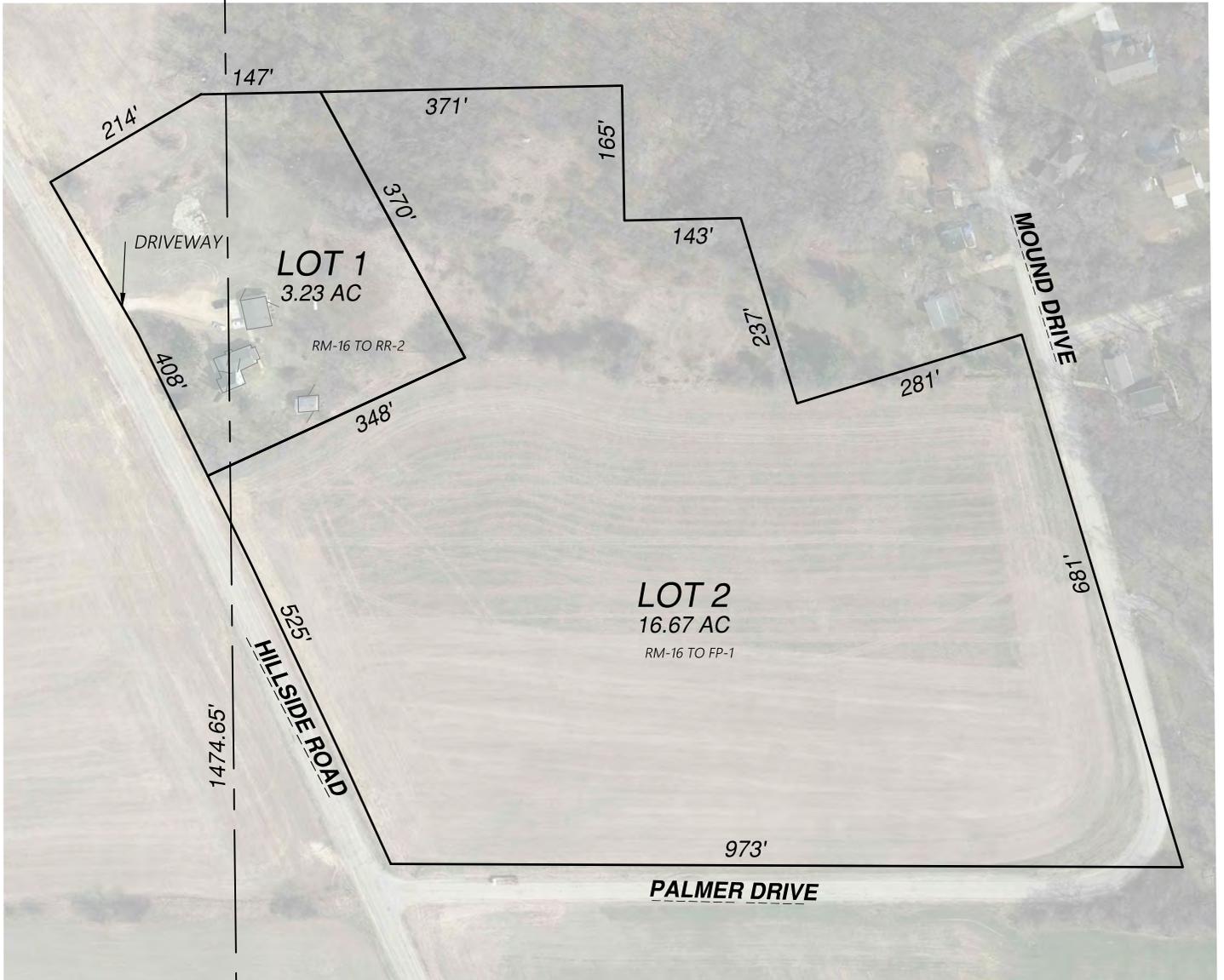
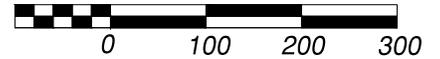
PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 OF CSM 16225 DOCUMENT NO. 5887543 SITUATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 36, T.5N., R.12E., OF THE 4TH PM, TOWN OF ALBION, DANE COUNTY, WISCONSIN.

CENTER OF SEC. 36-5-12



GRAPHIC SCALE: 1" = 200'



SOUTH CORNER OF SEC. 36-5-12

DATE: 4/7/2025
 Project No. 125 - 124
 For: JASKULA



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
 JANESVILLE, WI 53548
 www.combssurvey.com

tel: 608-752-0575
 fax: 608-752-0534



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 5, 2025

TO: Jason Jaskula

RE: Description of Land to be Rezoned from RM-16 to RR-2

PART OF LOT 2 OF A CERTIFIED SURVEY MAP NO. 16225, RECORDED IN VOLUME 120, PAGES 101-110 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5887543 AND LOCATED IN THE NE ¼ OF THE SW ¼ AND THE NW ¼ OF THE SE ¼ OF SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at the most Westerly corner of said Lot 2; thence N59°51'E along the Northerly Line of said Lot, 213.80 feet to an iron pin; thence N88°49'06"E, along said Northerly line, 147 feet; thence S28°39'15"E 370 feet; thence S65°26'31"W 348 feet to the Westerly Line of said Lot 2; thence N26°14'22"W 408 feet to an iron pin monument; thence N30°09'E 214.92 feet to the place of beginning. Containing 3.23 Acres.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 125-125A For: Jaskula



- Land Surveying
- Land Planning
- Civil Engineering

DATE: May 2, 2025

TO: Jason Jaskula

RE: Description of Land to be Rezoned from RM-16 to FP-1

PART OF LOT 2 OF A CERTIFIED SURVEY MAP NO. 16225, RECORDED IN VOLUME 120, PAGES 101-110 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5887543 AND LOCATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the most Westerly corner of said Lot 2; thence N59°51'E along the Northerly Line of said Lot, 213.80 feet to an iron pin; thence N88°49'06"E, along said Northerly line, 147 feet to the place of beginning for the land to be herein described; thence continuing N88°49'06"E along said Northerly line, 370.85 feet to an iron pin; thence S0°58'01"E 165.0 feet to an iron pipe; thence N88°49'06"E 143.09 feet to an iron pin; thence S16°57'39"E 236.91 feet to an iron pin; thence N73°02'21"E 288.70 feet to an iron pin on the Westerly Right-of Way- (ROW) line of Mound Drive; thence S16°53'52"E along said Westerline ROW line, 681.03 feet to an iron pin on the Northerly ROW line of Palmer Drive; thence N89°45'39"W along said Northerly ROW line, 973.33 feet to an iron pin on the Easterly ROW of Hillside Road; thence N24°38'54"W along said Easterly ROW line, 291.78 feet to an iron pin; thence N26°14'22"W continuing along said Easterly ROW line, 18.86 feet; thence N65°26'31"E 348 feet; thence N28°39'15"W 370 feet to the place of beginning. Containing 16.67 Acres.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 125-125A For: Jaskula