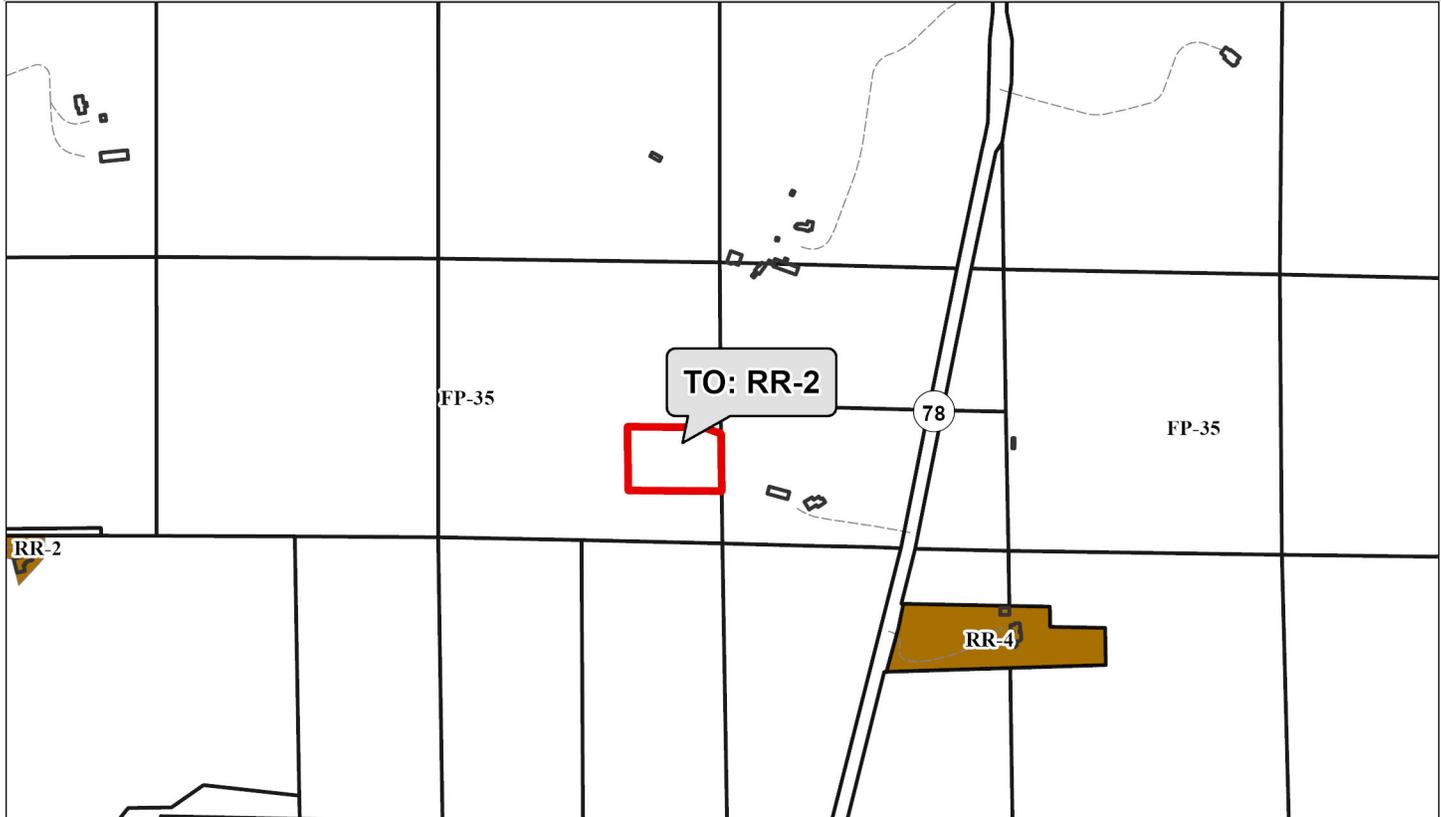


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> February 24, 2026		Petition 12248
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> PERRY, Section 29
	<u>Size:</u> 3 Acres	<u>Survey Required:</u> No	<u>Applicant:</u> JEGLUM & ASSOCIATES LLC – Jonathon Jeglum
	<u>Reason for the request:</u> creating a 3-acre residential spot zone on an 80-acre property		<u>Address:</u> WEST OF 473 STATE HWY 78



DESCRIPTION: Applicant Jonathan Jeglum would like to create a 3-acre residential spot zone on an 80-acre property, to establish a second home site on this 156-acre farm estate.

OBSERVATIONS: The proposed zoning “lot” meets the requirements of the RR-2 zoning district, including lot size and building setbacks for the proposed new home. The home would share a driveway with the existing home addressed at 473 State Highway 78 (see site plan in application). The applicant has provided a shared driveway easement to be recorded for the shared access.

The proposed home location accounts for environmental constraints and existing infrastructure on the property. The existing driveway runs through a portion of property closer to Highway 78 that contains Syftestad Creek which is classified as a perennial stream. There is mapped FEMA floodplain along the creek, which poses constraints for a residence to be developed closer to the highway. The new home would be located uphill and well away from the sensitive environmental resource areas.

HIGHWAY ACCESS: The landowner must obtain an updated access permit or written confirmation from Wisconsin DOT that the driveway can serve the additional residence. Applicant is advised to contact: Scot Hinkle at 608.246.5334 or scot.hinkle@dot.wi.gov.

COMPREHENSIVE PLAN: This petition is in the town’s farmland preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to residential development in this planning area and will use one density unit of three available if approved. See included density

study. The proposed area is not currently farmed and does not appear to be “choice” soil (town policy prohibits development on “choice” soils).

For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: As noted above, the Jeglum property contains mapped floodplain (Zone A), in the area near Highway 78. The proposed spot zone is located over 500 feet away from, and 45 feet above, the floodplain area. The subject property for this rezone is also located outside of the shoreland zoning area.

The proposed development will likely require an erosion control permit for a driveway over 125 feet in length and over 4,000 square feet of land disturbance. In addition, it may trigger the need for a stormwater permit if there is over 20,000 square feet of impervious surface. These permits would be obtained prior to construction of the driveway and home. Applicant is advised to contact Elliott Mergen at Land and Water Resources Department at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

TOWN ACTION: The Town Board recommends approval of the rezoning with no conditions.

STAFF RECOMMENDATION: While the county’s preferred approach for creating new residential home sites is through creating lots with a certified survey map (CSM), in the past the Committee has approved proposals for spot zones when the proposed home will remain in common ownership as part of a larger farm estate. Spot zones have also been approved on properties where locating new development closer to existing roads would be more impactful to sensitive environmental areas, or in order to conform to town policies for farmland preservation or siting new construction. These factors all inform this proposal. The landowner is working with DOT staff on the driveway access and favorable feedback has been received.

Pending any comments at the public hearing, Staff recommends approval with the following conditions:

1. A shared access shall be recorded for the new home and the existing farmstead home.
2. An access permit shall be obtained from Wisconsin DOT that verifies the driveway access may serve two homes and a farm operation.

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