

Dane County Rezone Petition

Application Date	Petition Number
12/09/2025	DCPREZ-2025-12248
Public Hearing Date	
02/24/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME J EGLUM & ASSOCIATES LLC - JONATHON	PHONE (with Area Code) (608) 212-2641	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 473 STATE HIGHWAY 78		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
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	
West of 473 State Hwy 78					
TOWNSHIP PERRY	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-292-9000-8					

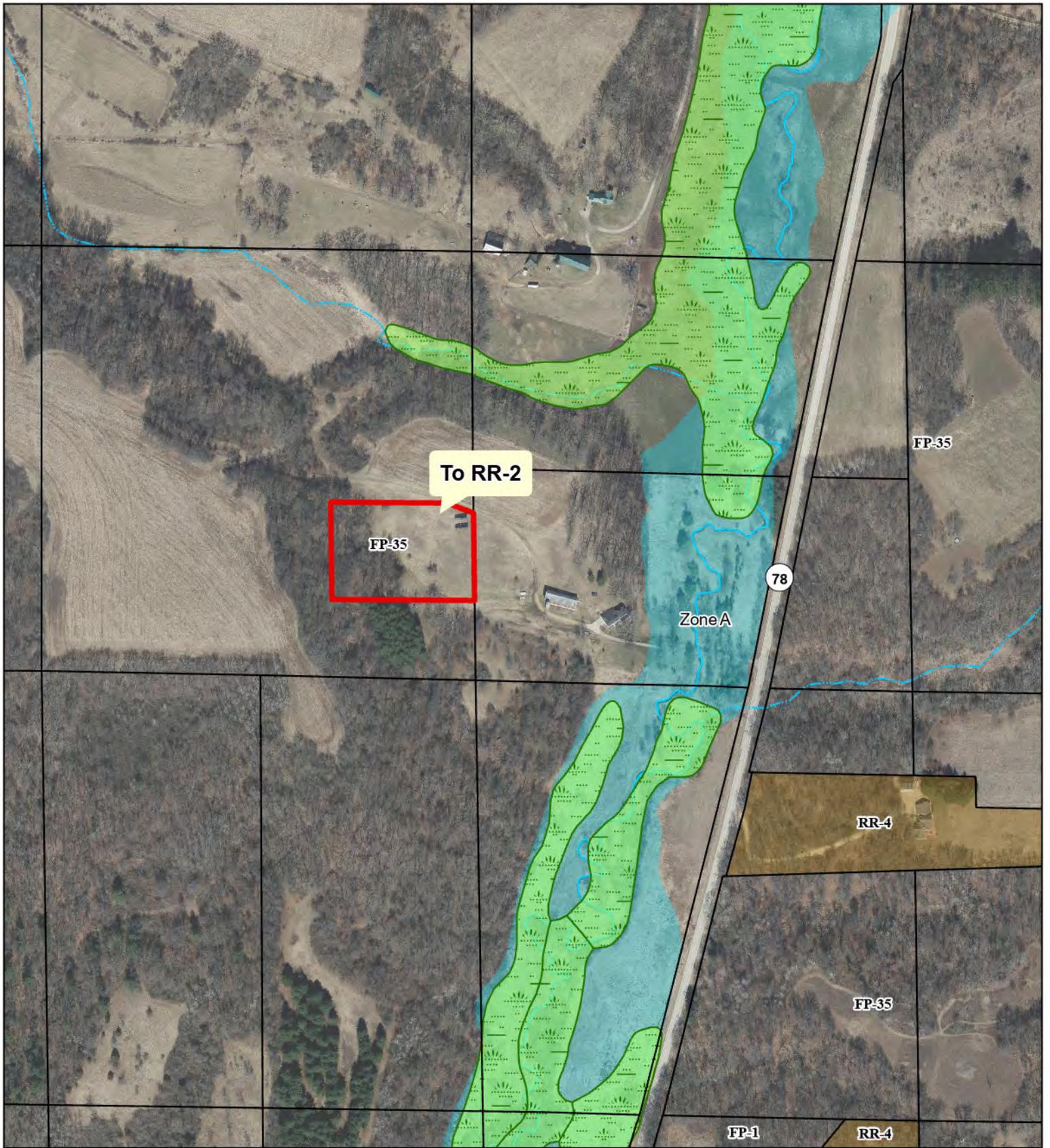
REASON FOR REZONE

CREATING A 3-ACRE RESIDENTIAL SPOT ZONE ON AN 80-ACRE PROPERTY

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.0

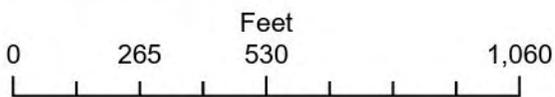
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 1. A SHARED DRIVEWAY EASEMENT AGREEMENT WILL BE REQUIRED TO BE RECORDED FOR ACCESS PURPOSES.
2. DOT HIGHWAY ACCESS PERMIT SHALL BE OBTAINED TO VERIFY ADDITIONAL RESIDENTIAL ACCESS ON AN EXISTING DRIVEWAY.



PETITION 12248
JEGLUM & ASSOCIATES LLC-
JONATHON

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard





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:	Jonathon Jeglum	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	473 State Hwy 78	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:	jonmel04@yahoo.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-212-2641	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	PERRY	Parcel Number(s):	0506-292-9000-8
Section:	29	Property Address or Location:	SW 1/4 OF THE NW 1/4

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>

Jonathon owns 80+ acres of land and is looking to build a new residential building on this property within a 3.0 acre spot rezoned area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.00

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

Date 12-4-2025

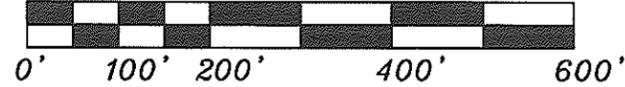
FP-35 TO RR-2

AREA = 3.00 ACRES
OR 130,746 SQ.FT.
REMAINING FP-35
LANDS 77+ ACRES

PREPARED FOR:

JEGLUM & ASSOCIATES LLC
473 STATE HWY 78
MT HOREB, WI 53572

SCALE 1" = 200'



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE NW 1/4 OF SECTION 29
LINE TO BEAR S 88°50'39" E

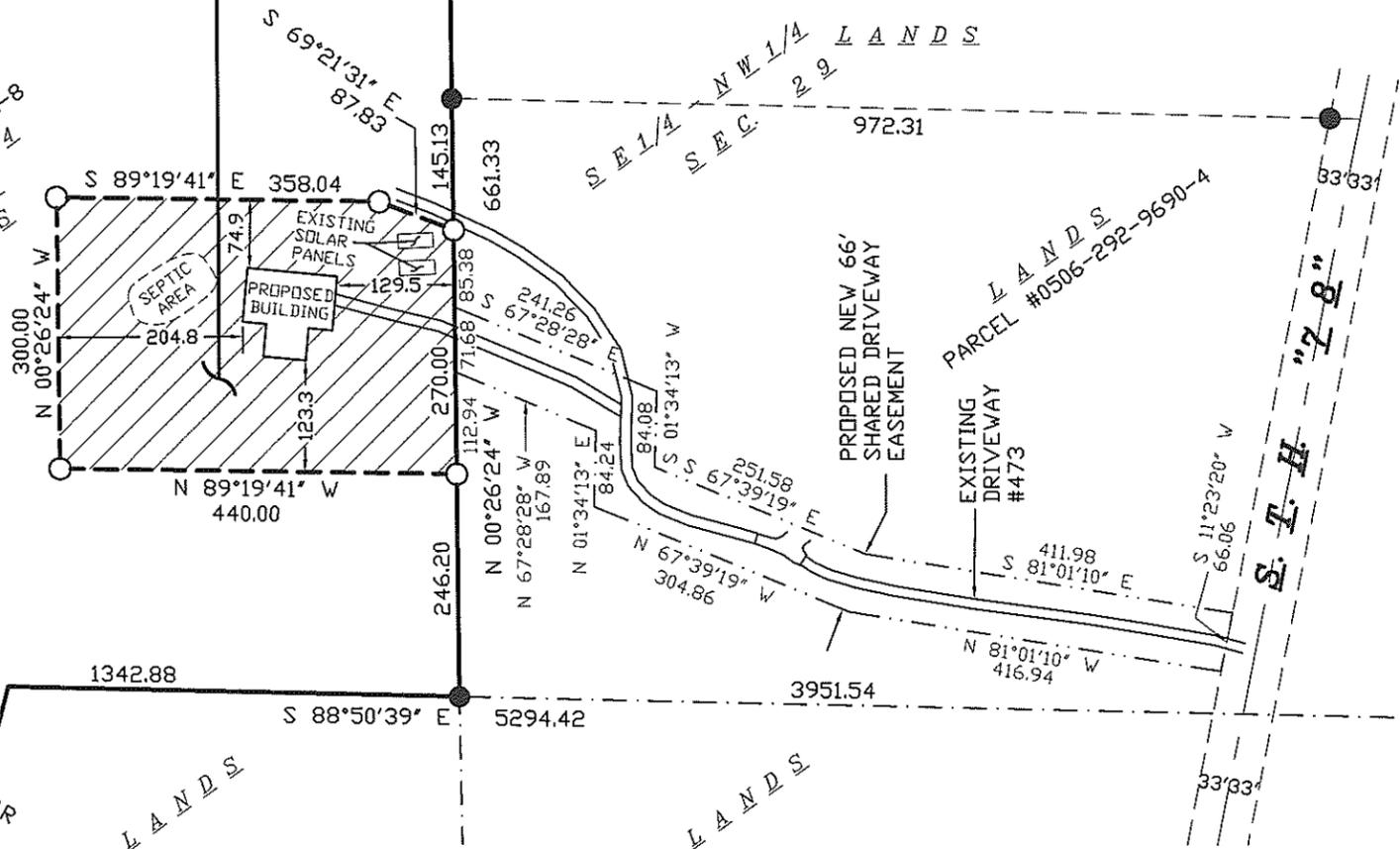
LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

PARCEL #0506-292-9000-8
SW 1/4 - NW 1/4
SE 1/4
LANDS



FOUND 1/4" REBAR
WEST 1/4 CORNER
SEC. 29-5-6
ALL TIES VERIFIED

FOUND 1/4" REBAR
EAST 1/4 CORNER
SEC. 29-5-6
ALL TIES VERIFIED

REZONE MAP

A parcel of land located in part of the SW 1/4 of the NW 1/4, in Section 29, T5N, R6E, Town of Perry, Dane County, Wisconsin.

DATE	DECEMBER 4, 2025	REVISION DATE		CHECK BY	N.T.P.
SCALE	1" = 200'			DRAWING NO.	25V-392
DRAWN BY	CHRIS ADAMS			SHEET	1 OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

DESCRIPTION OF REZONE AREA:

A parcel of land located in part of the SW 1/4 of the NW 1/4, in Section 29, T5N, R6E, Town of Perry, Dane County, Wisconsin being more particularly described as follows:

commencing at the West 1/4 corner of said Section 29; thence S 88°50'39" E along the east/west section line, 1342.88 feet to a found 3/4" rebar at the SE corner of said SW 1/4 of the NW 1/4; thence N 00°26'24" W along the east line of said SW 1/4 of the NW 1/4, 246.20 feet to the point of beginning.

thence N 89°19'41" W, 440.00 feet; thence N 00°26'24" W, 300.00 feet; thence S 89°19'41" E, 358.04 feet; thence S 69°21'31" E, 87.83 feet to the east line of said SW 1/4 of the NW 1/4; thence S 00°26'24" E along said east line, 270.00 feet to the point of beginning. This description contains 3.00 acres or 130,756 sq.ft.

SURVEYOR'S CERTIFICATE:

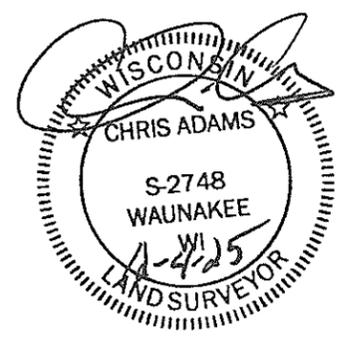
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on November 20, 2025.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date Dec. 4, 2025

Chris W. Adams S-2748
Professional Land Surveyor

SURVEYORS SEAL



FP-35 TO RR-2

A parcel of land located in part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, in Section 29, T5N, R6E, Town of Perry, Dane County, Wisconsin being more particularly described as follows:

commencing at the West $\frac{1}{4}$ corner of said Section 29; thence S 88°50'39" E along the east/west section line, 1342.88 feet to a found $\frac{3}{4}$ " rebar at the SE corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence N 00°26'24" W along the east line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, 246.20 feet to the point of beginning.

thence N 89°19'41" W, 440.00 feet; thence N 00°26'24" W, 300.00 feet; thence S 89°19'41" E, 358.04 feet; thence S 69°21'31" E, 87.83 feet to the east line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S 00°26'24" E along said east line, 270.00 feet to the point of beginning. This description contains 3.00 acres or 130,756 sq.ft.