

Dane County Rezone Petition

Application Date	Petition Number
05/07/2026	DCPREZ-2026-12298
Public Hearing Date	
07/28/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DONALD AND MARGO BENSON	PHONE (with Area Code) (608) 440-3809	AGENT NAME COMBS & ASSOCIATES INC. (RYAN COMBS)	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 1271 WASHINGTON RD		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Janesville, WI 53548	
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	
1246 Washington Rd.					
TOWNSHIP ALBION	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-072-9130-4		0512-072-9001-0			

REASON FOR REZONE

EXPANDING THE SIZE OF A RESIDENTIAL LOT

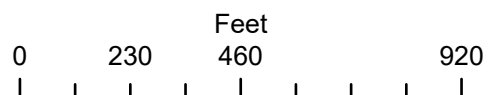
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	0.78

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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|--|---|
|  Proposed Zoning |  Agricultural Transition |
|  Municipal Boundary |  Residential |
|  Tax Parcel |  Rural Residential and Rural Mixed Use |
| Zoning District |  Wetland Class Area |
|  Farmland Preservation | |

**PETITION 12298
DONALD AND MARGO
BENSON**





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
• 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:	Don Benson	Agent Name:	Combs & Associates, Inc.
Address (Number & Street):	1271 Washington Road	Address (Number & Street):	109 W Milwaukee St
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Janesville, WI 53548
Email Address:		Email Address:	e
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Albion	Parcel Number(s):	002-0512-072-9130-4
Section:	7-5-12	Property Address or Location:	1246 Washington Road Stoughton, WI 53589

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

Owner wishes to rezone a 66' x 546' strip of FP-35 land to RR-2 to combine it to existing CSM No.5554 to close a gap between existing CSM and southerly boundary of neighboring parcels.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-2	2.13 AC / 2.00 AC Net
FP-35	RR-2	0.83 AC / 0.78 AC Net

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.

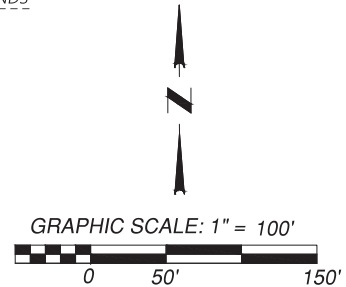
☐ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☐ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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I 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 Janet R. Higgins PLS

Date 4/21/2026

OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5554 AND PART OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, T.5N.,
R.12E., OF THE 4TH PM, TOWN OF ALBION, DANE COUNTY, WISCONSIN.



- ◆ LAND SURVEYING
- ◆ LAND PLANNING
- ◆ CIVIL ENGINEERING

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

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



- Land Surveying
- Land Planning
- Civil Engineering

DATE: April 21, 2026

TO: Dane County Zoning

RE: Rezoning Description of

Part of the SW. 1/4 of the NW. 1/4 of Section 7, T.5.N., R.12.E., of the 4th P.M., Town of Albion, Dane County, Wisconsin.

Strip of FP-35 land to be rezoned to RR-2 and combined with Lot 1, CSM No.5554:

Commencing at the Northwest corner of the SW. 1/4 of the NW. 1/4 of said Section 7 also being the point of beginning for the land to be herein described; thence Easterly along the North line of said SW. 1/4 of the NW. 1/4, 546 feet more or less to a point on said North line; thence Southerly, 66 feet more or less; thence Westerly parallel to said North line, 546 feet more or less to a point on the West line of said SW. 1/4 of the NW. 1/4; thence Northerly along said West line, 66 feet more or less to the point of beginning.

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

Project No. 126-120 For: BENSON