

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/13/2026	DCPREZ-2026-12257
<b>Public Hearing Date</b>	
05/05/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JACOBS TR, MARGARET J	PHONE (with Area Code) (608) 575-1953	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2000 RANGE TRL		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

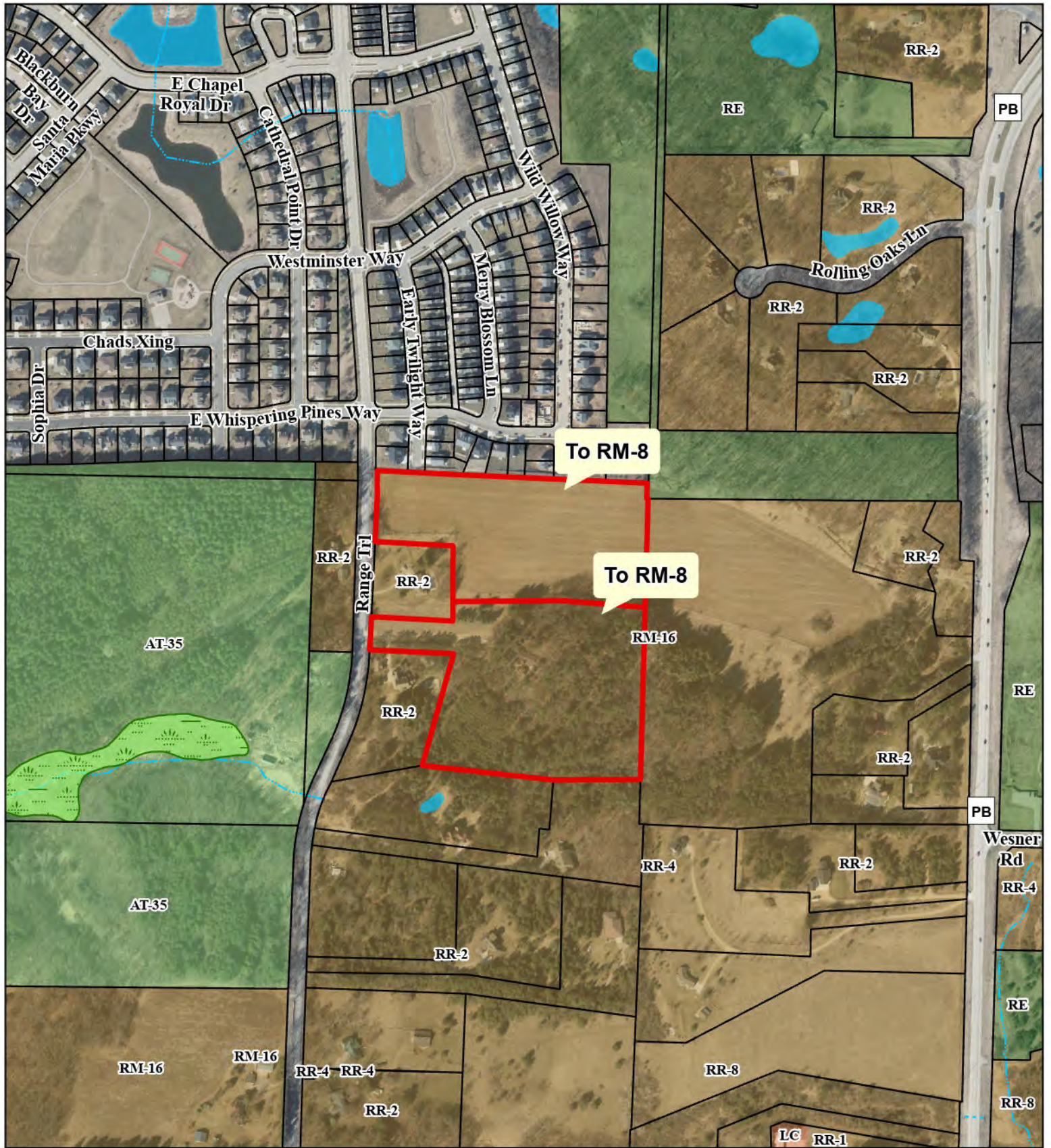
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2000 Range Trail					
TOWNSHIP VERONA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-263-8821-0					

## REASON FOR REZONE

DIVIDE EXISTING LOT TO CREATE ONE NEW RESIDENTIAL LOT

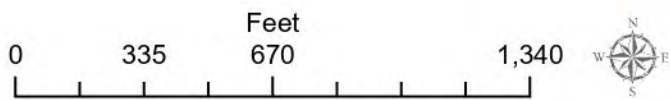
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RM-8 Rural Mixed-Use District	23.2

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**PETITION 12257  
JACOBS TR, MARGARET J**

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas





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

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Margaret J. Jacobs	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	2000 Range Trail	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:	N/A	Email Address:	
Phone#:	608-575-1953	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Verona	Parcel Number(s): 062/0608-263-8821-0
Section: 26	Property Address or Location: 2000 Range Trail, Verona, WI 53593

REZONE DESCRIPTION		
<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Margaret is doing a 2 Lot CSM to create a 1 new residential lot so they can sell it to Michael and Lisa Jensen. The other Lot with the existing house they she plans on living in for the near future.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RM-8	9.54
RM-16	RM-8	13.65

**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 ( <b>non-refundable</b> ), 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 2-6-2026

Margaret J. Jacobs  
2000 Range Trail  
Verona, WI 53593

Date: December 2, 2025

To: City of Verona  
Town of Verona  
Dane County

Re: Rezoning/Land Division for PIN 062/0608-263-8821-0

I, as trustee of the Margaret J. Jacobs Trust, have accepted an offer to purchase from Michael D. Jensen and Lisa E. Jensen for 9 acres out of my current parcel, PIN 062/0608-263-8821-0. This Offer that will require division of the current parcel and also rezoning.

This letter is to grant to Michael D. Jensen and Lisa E. Jensen authority to begin the process of applying for rezoning and land division with respect to the property. I will support and cooperate with the process and will sign all applications as required.

Please let me know if there are any questions on this matter.

Margaret J. Jacobs Trust

By: Margaret J. Jacobs Trust  
Margaret J. Jacobs, Trustee

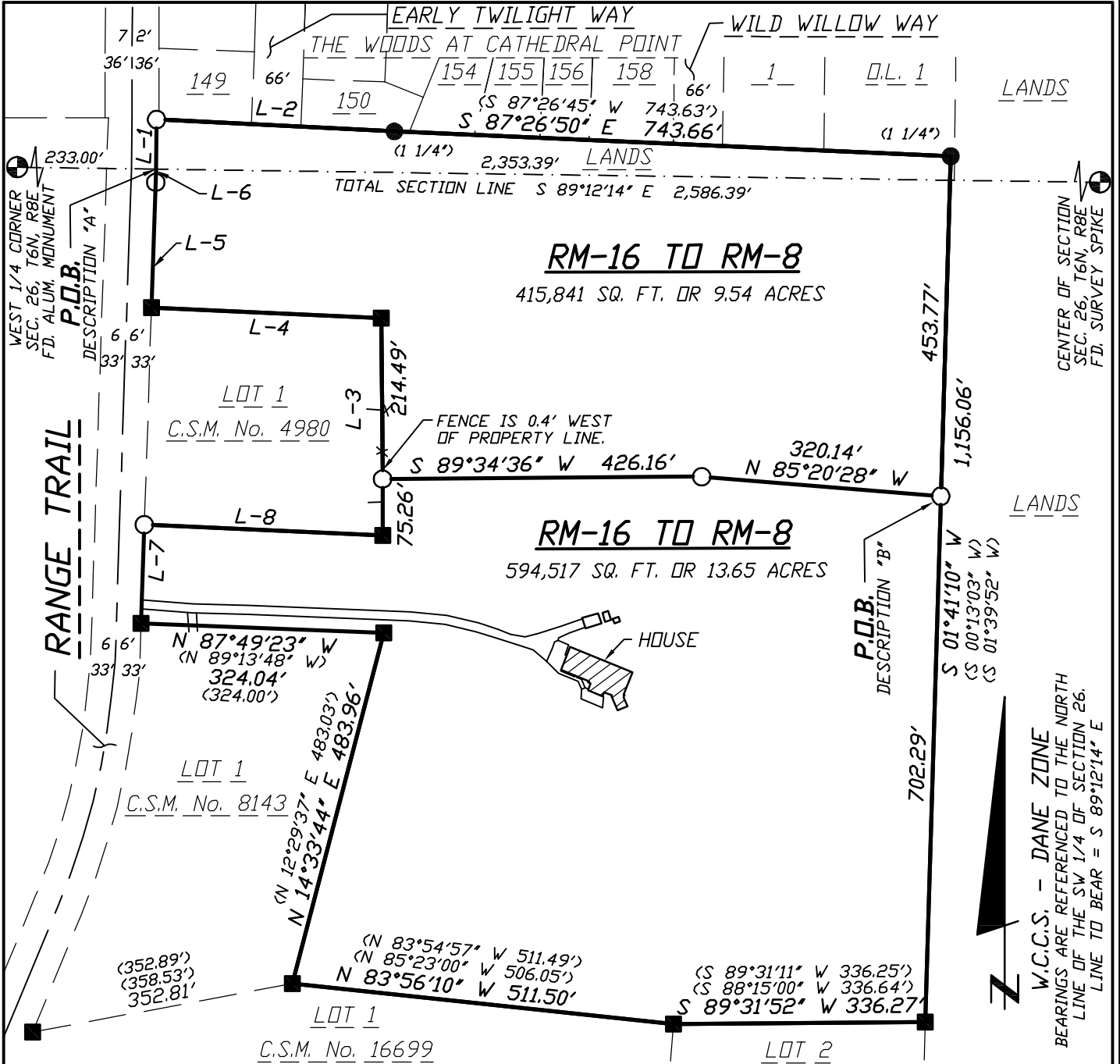


# REZONE

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being Lot 1, C.S.M. No. 10624, located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin.



**LINE TABLE:**

L-#	BEARING	DIST.
L-1	N 00°33'36" E	66.19'
L-2	(S 87°08'11" E) S 87°09'08" E	317.89'
L-3	(N 02°58'30" W) (N 01°51'55" W) N 00°25'17" W	(290.00') (289.88') 289.75'
L-4	(N 89°56'21" W) (N 88°46'30" W) N 87°19'06" W	(307.08') (307.32') 307.31'
L-5	(N 00°18'40" E) N 01°53'14" E	(184.55') 184.44'
L-6	N 00°33'36" E	0.25'
L-7	(N 00°18'40" E) N 01°53'14" E	(131.73') 131.92'
L-8	(EAST) (S 88°53'11" E) S 87°26'10" E	(318.00') (318.92') 318.97'

**LEGEND**

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" IRON PIPE
- ⊕ = FOUND SECTION CORNER  
(AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 200'



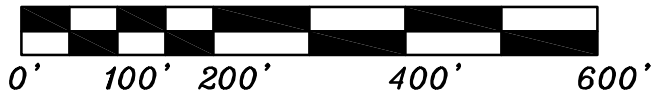
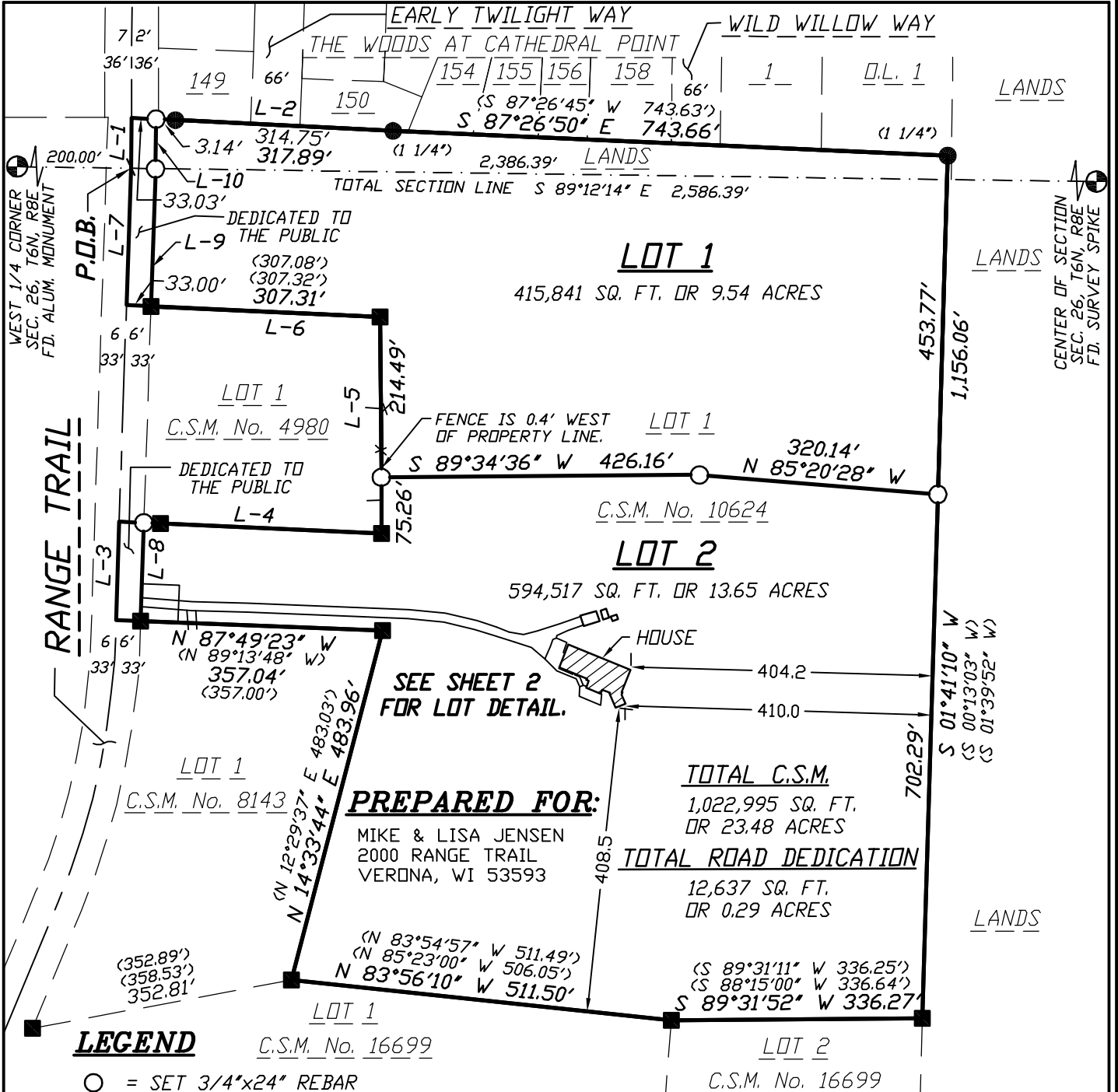


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE SW 1/4 OF SECTION 26.  
LINE TO BEAR = S 89°12'14" E

**SURVEYORS SEAL**

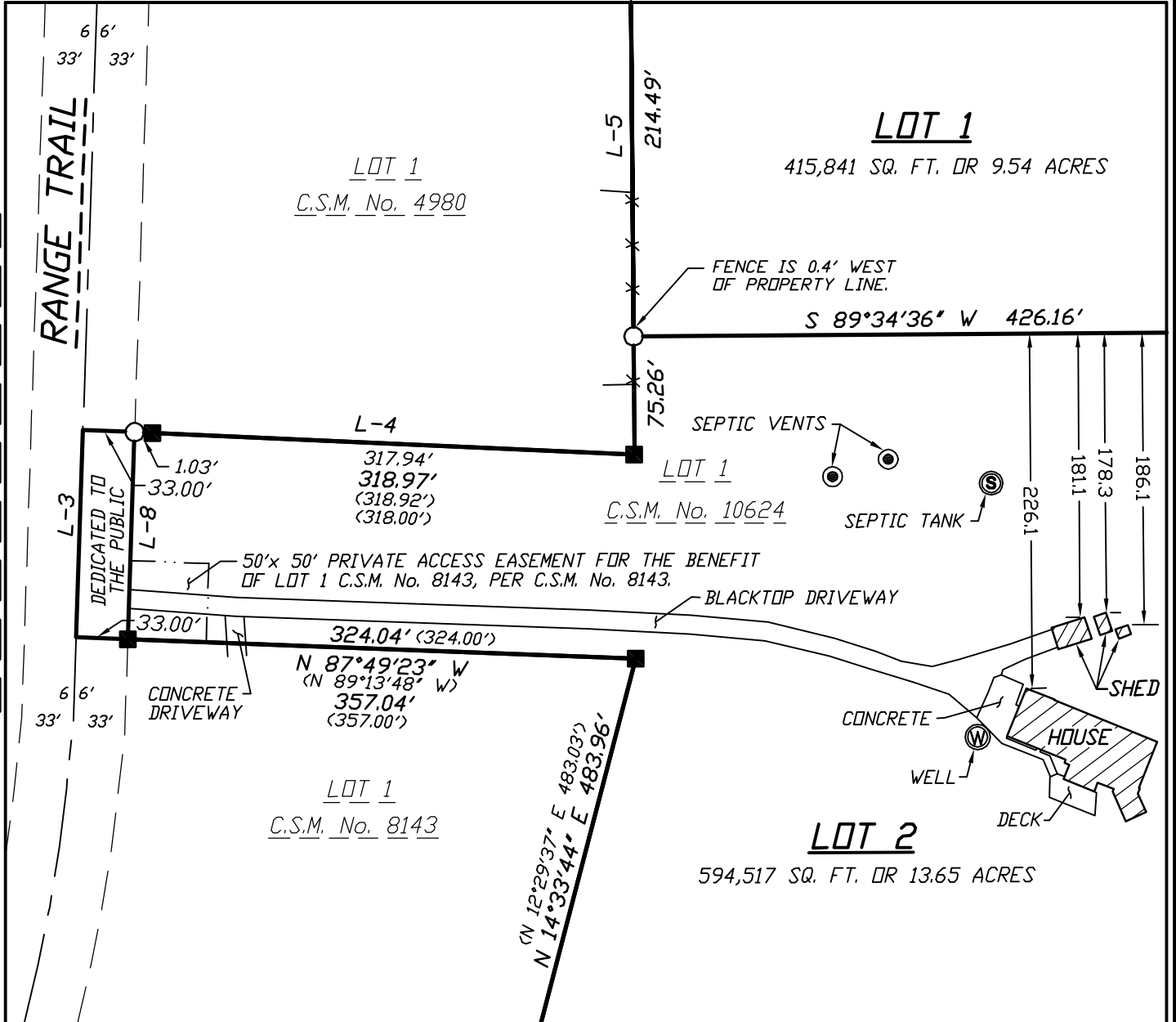


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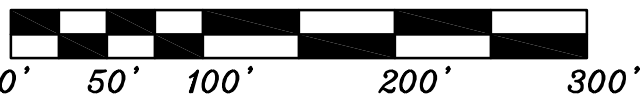
Being Lot 1, C.S.M. No. 10624, located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin.



### LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" IRON PIPE
- ⊕ = FOUND SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 100'



DOCUMENT NO. \_\_\_\_\_

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SURVEYORS SEAL



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## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lot 1, C.S.M. No. 10624, recorded in the Dane County Register of Deeds Office in Volume 63 of Certified Survey Maps, Pages 71 and 72, as Document No. 3617709. Located in part of the Northwest 1/4 of the Southwest 1/4 and also lands located in part of the Southwest 1/4 of the Northeast 1/4, all in Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 26; thence S 89°12'14" E along the north line of said Northwest 1/4 of the Southwest 1/4, 200.00 feet to the Northwest Corner of said Lot 1, Certified Survey Map No. 10624 also being the centerline of Range Trail and the point of beginning.

Thence N 00°33'36" E along said centerline, 67.37 feet to the southwest Corner of The Woods At Cathedral Point Subdivision; thence along the south line of said Subdivision for the next 3 courses S 87°09'08" E, 350.92 feet; thence S 87°26'50" E, 743.66 feet; thence S 01°41'10" W along the east line of said Lot 1, 1,156.06 feet to the Southeast Corner of said Lot 1; thence along said Lot 1 for the next 9 courses S 89°31'52" W, 336.27 feet; thence N 83°56'10" W, 511.50 feet; thence N 14°33'44" E, 483.96 feet; thence N 87°49'23" W, 357.04 feet to the said centerline of Range Trail; thence N 01°53'14" E along said centerline, 132.14 feet; thence S 87°26'10" E, 351.98 feet; thence N 00°25'17" W, 289.75 feet; thence N 87°19'06" W, 340.31 feet to the said centerline of Range Trail; thence N 01°53'14" E along said centerline, 183.60 feet to the point of beginning. This parcel contains 1,022,995 sq. ft. or 23.48 acres and is subject to a public road right of way over the westerly side thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## **LINE TABLE:**

L-#	BEARING	DIST.
L-1	N 00°33'36" E	67.37'
	(S 87°08'11" E)	
L-2	S 87°09'08" E	350.92'
	(N 00°18'40" E)	(131.93')
L-3	N 01°53'14" E	132.14'
	(EAST)	(351.00')
	(S 88°53'11" E)	(351.92')
L-4	S 87°26'10" E	351.98'
	(N 02°58'30" W)	(290.00')
	(N 01°51'55" W)	(289.88')
L-5	N 00°25'17" W	289.75'
	(N 89°56'21" W)	(340.08')
	(N 88°46'30" W)	(340.32')
L-6	N 87°19'06" W	340.31'
	(N 00°18'40" E)	(183.57')
L-7	N 01°53'14" E	183.60'
	(N 00°18'40" E)	(131.73')
L-8	N 01°53'14" E	131.92'
	(N 00°18'40" E)	(184.55')
L-9	N 01°53'14" E	184.44'
L-10	N 00°33'36" E	66.43'

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

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### **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.
- 4.) ALL SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE WEST 1/4 CORNER AND CENTER OF SECTION 26, T6N, R8E, TOWN OF VERONA.

### **OWNERS' CERTIFICATE:**

As owners, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

*Margaret J. Jacobs Trust*

\_\_\_\_\_  
*Authorized Representative*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

\_\_\_\_\_  
*Notary Public*

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*Print Name*

**SURVEYORS SEAL**



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### **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Teresa Withee  
Town Clerk

### **CITY OF VERONA APPROVAL**

Resolved that this certified survey map in the Town of Verona is hereby acknowledged and approved by the Joint Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Holly Licht  
City Clerk

### **DANE COUNTY APPROVAL**

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_.M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**

## RM-16 TO RM-8

### Description "A"

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Beginning at the West 1/4 Corner of said Section 26; thence S 89°12'14" E along the north line of said Northwest 1/4 of the Southwest 1/4, 233.00 feet to the east right of way of Range Trail, also being the point of beginning.

Thence N 00°33'36" E along said right of way, 66.19 feet to the south line of The Woods At Cathedral Point Subdivision; thence along the south line of said Subdivision for the next 3 courses S 87°09'08" E, 317.89 feet; thence S 87°26'50" E, 743.66 feet; thence S 01°41'10" W along the east line of said Lot 1, 453.77 feet; thence N 85°20'28" W, 320.14 feet; thence S 89°34'36" W, 426.16 feet to the west line of said Lot 1; thence along said Lot 1 for the next 2 courses N 00°25'17" W, 214.49 feet; thence N 87°19'06" W, 307.31 feet to the said east right of way of Range Trail; thence along said east right of way for the next two courses N 01°53'14" E, 184.44 feet; thence N 00°33'36" E, 0.25 feet to the point of beginning. This parcel contains 415,841 sq. ft. or 9.54 acres

## RM-16 TO RM-8

### Description "B"

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Thence continue along said Lot 1 for the next 8 courses S 01°41'10" W, 702.29 feet; thence S 89°31'52" W, 336.27 feet; thence N 83°56'10" W, 511.50 feet; thence N 14°33'44" E, 483.96 feet; thence N 87°49'23" W, 324.04 feet to the said east right of way of Range Trail; thence N 01°53'14" E along said east right of way, 131.92 feet; thence S 87°26'10" E, 318.97 feet; thence N 00°25'17" W, 75.26 feet; thence N 89°34'36" E, 426.16 feet; thence S 85°20'28" E, 320.14 feet to the point of beginning. This parcel contains 594,517 sq. ft. or 13.65 acres.