

Dane County Rezone Petition

Application Date	Petition Number
04/01/2026	DCPREZ-2026-12286
Public Hearing Date	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEFFREY AND NANCY HERBRAND	PHONE (with Area Code) (608) 393-2039	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2110 FULLERTON DR		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) PRAIRIE DU SAC, WI 53578		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

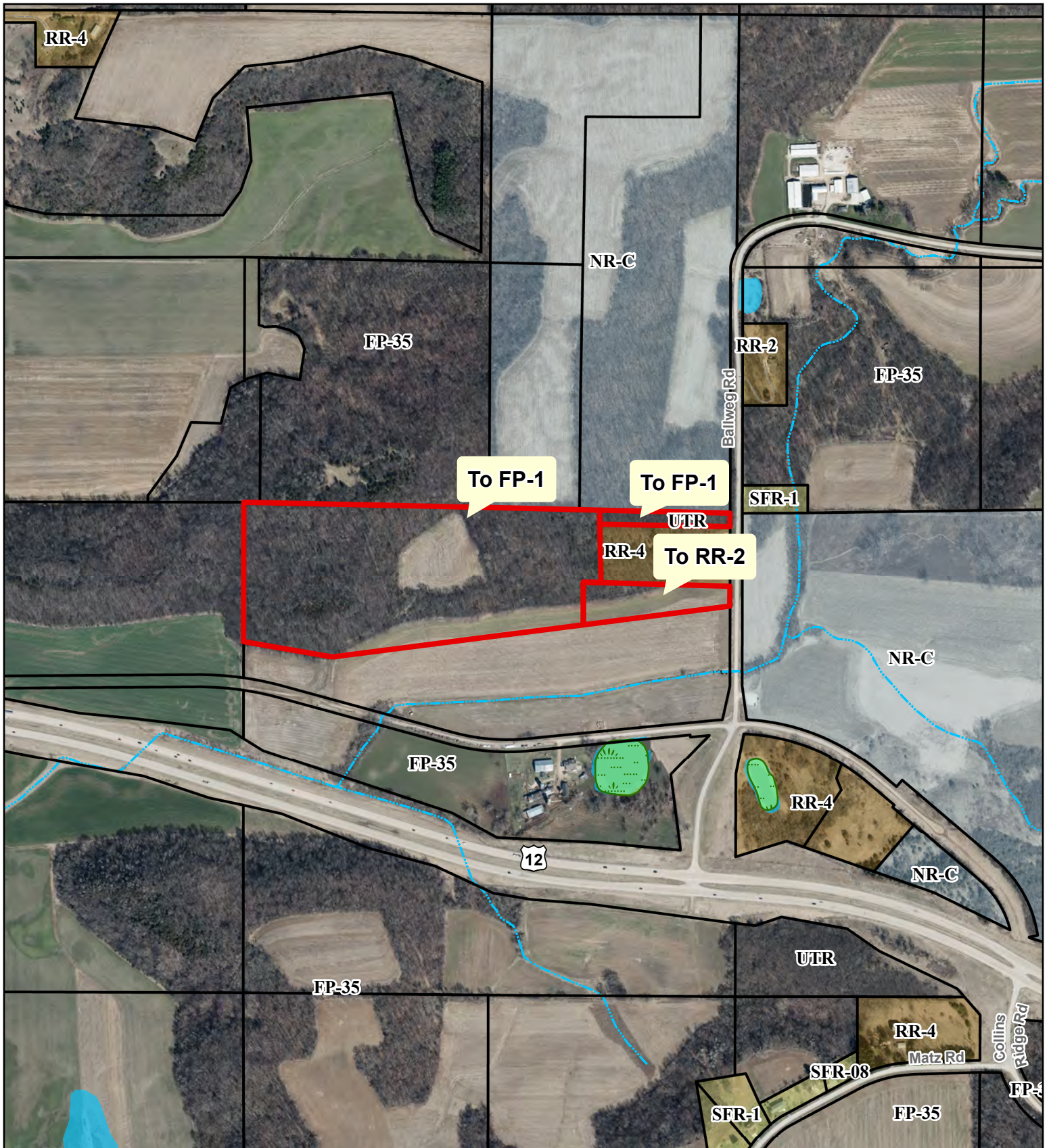
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
south of 8184 Ballweg Rd					
TOWNSHIP ROXBURY	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-264-9002-0		0907-264-9530-0			

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.5
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	34

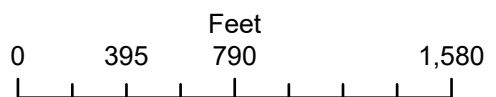
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
COMMENTS: RESIDENTIAL LOT IS SUBJECT TO SHORELAND ZONING LOT DESIGN REQUIREMENTS				



- Proposed Zoning
- Parcels
- Wetland Class Areas
- Farmland Preservation
- Natural Resource Conservancy

- Residential
- Rural Residential and Rural Mixed Use
- Special Use
- Municipal Boundary

PETITION 12286
JEFFREY AND NANCY
HERBRAND





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:	Jeffrey & Nancy Herbrand	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	2110 Fullerton Dr	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Prairie Du Sac, WI 53578	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION			
Township:	ROXBURY	Parcel Number(s):	0907-264-9002-0, 0907-264-9530-0
Section:	26	Property Address or Location:	SOUTH OF 8184 BALLWEG RD

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>

THE HERBRANDS WOULD LIKE TO CREATE 1 NEW RESIDENTIAL LOT FOR THEIR SON MATT TO BUILD A NEW HOME ON AND 1 AGRICULATURAL LOT OF THE REMNANT PARCEL.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.5
UTR	FP-1	1.65
FR-35	FR-1	32.39

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 3-3-2026

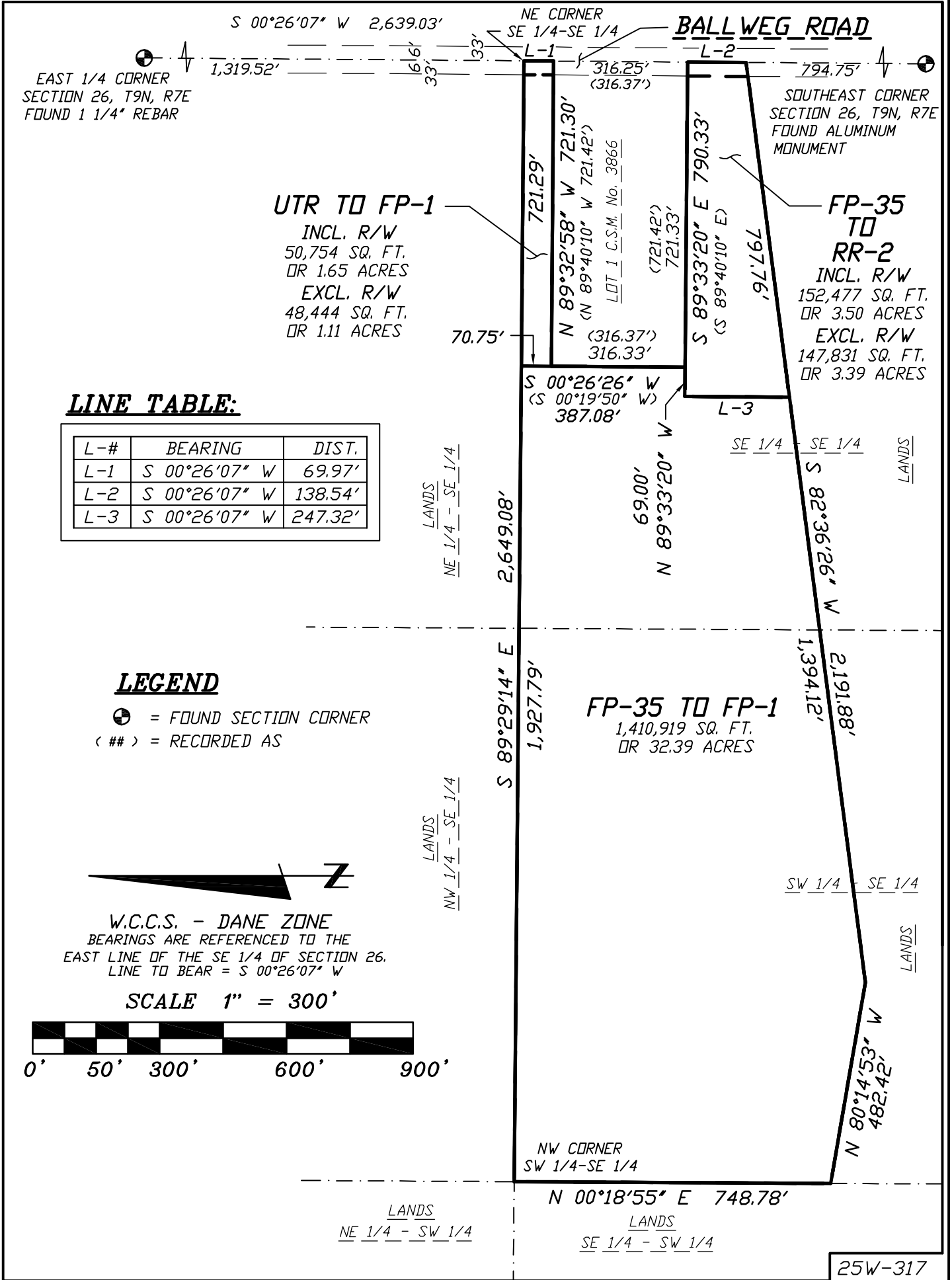


REZONE MAP

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

Located in the Southwest and Southeast 1/4's of the Southeast 1/4 of Section 26, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.





FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Jeff Herbrand

Farmstead Owner: R.H. Herbrand

Accela ID: DCPDEN-2025-00016

Farmland Preservation Enacted: 7/25/1978

Density Study Date: 2/18/2025

Density Factor: 1:35acres

Town: Roxbury

Farmstead Acres: 159.07

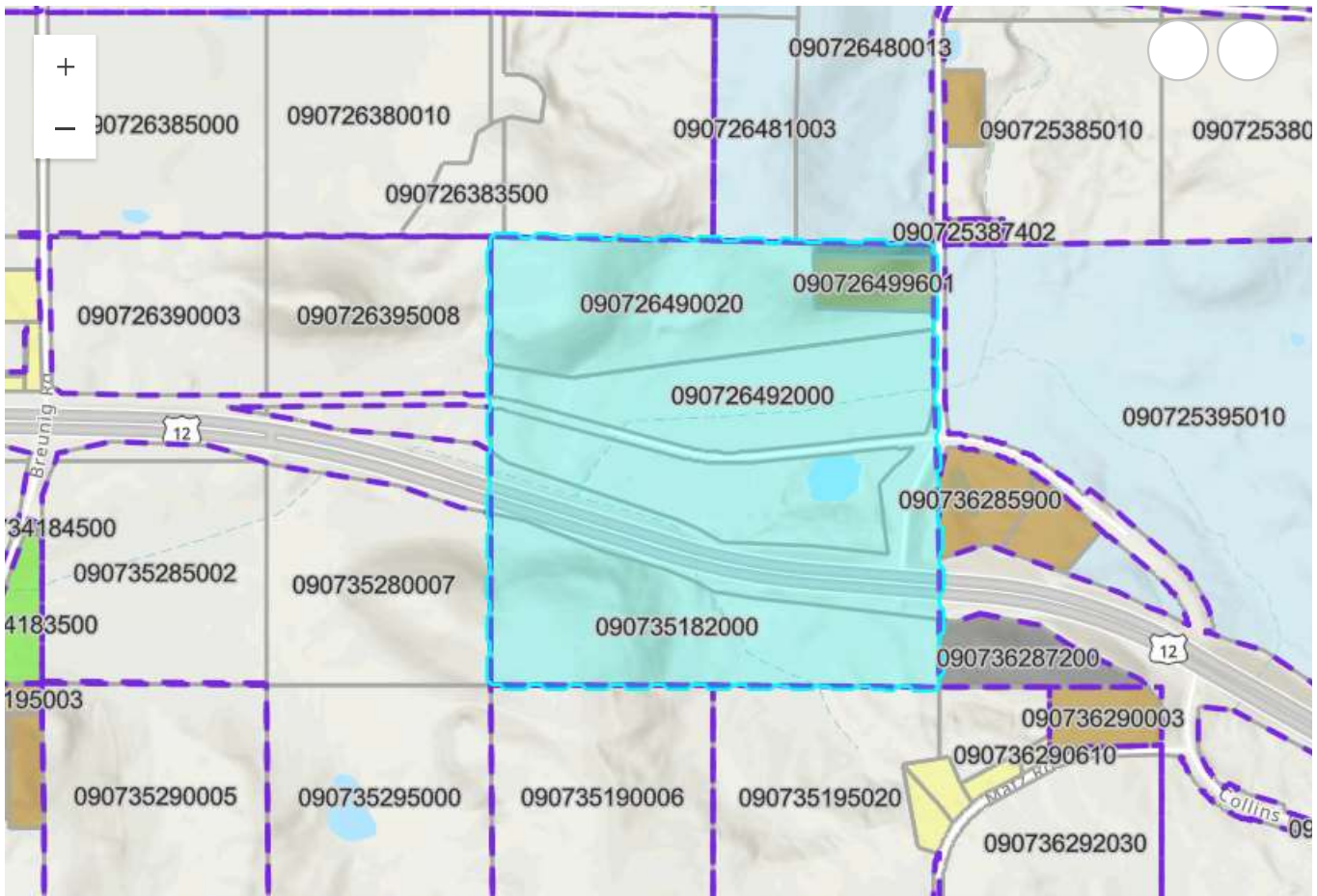
Section(s): 26, 35

Available Density Unit(s): 2

Original Splits: 4.54

Justification: 4 original, -1 for the farm, -1 for RR-4 Parcel,

The number of permitted dwelling units conferred under this Plan's density policy shall not be reduced by the loss of private ownership caused by public right-of-way acquisition...

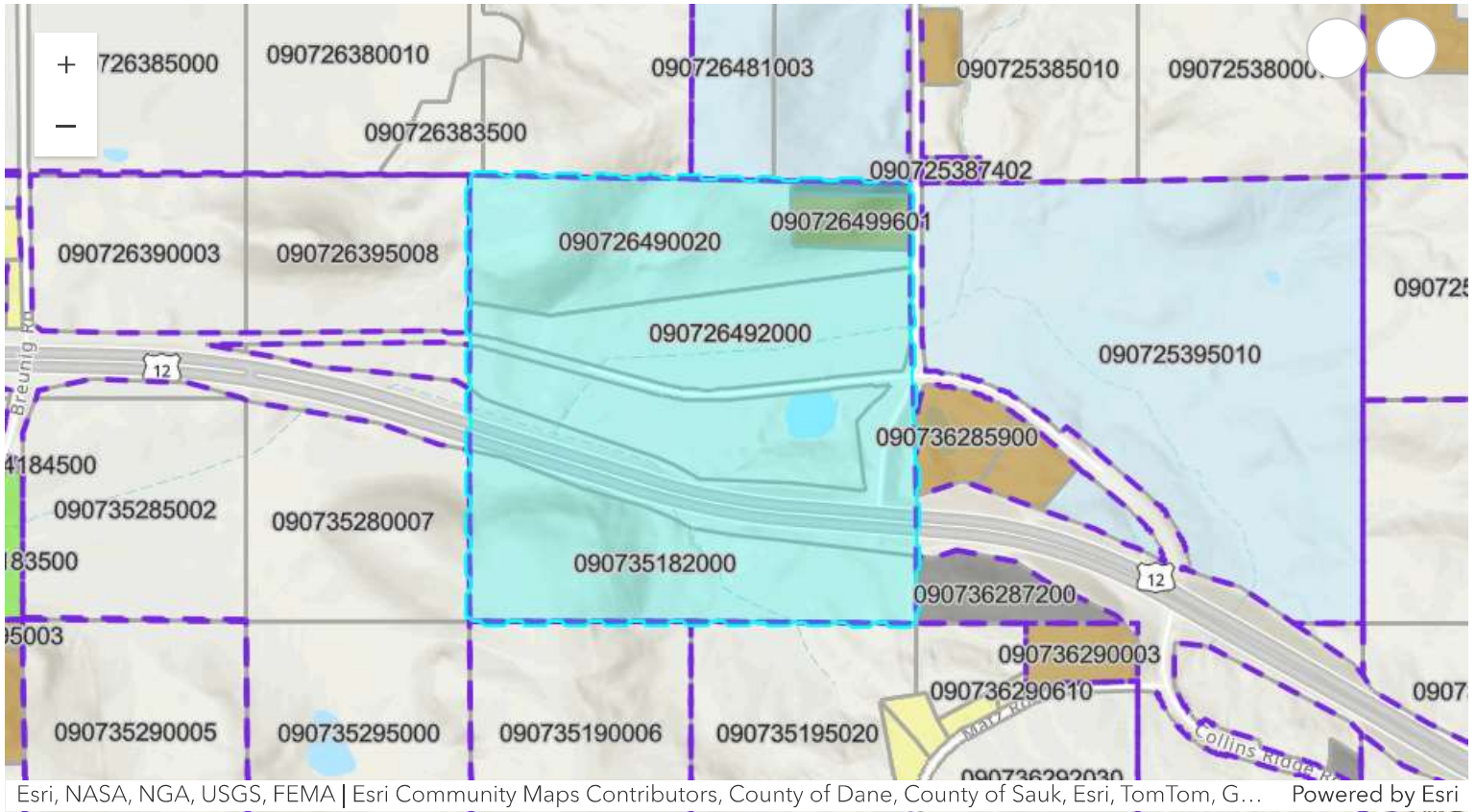


Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, County of Sauk, E... Powered by Esri

FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: Jeff Herbrand



Parcel Number	Acres	Owner	CSM
090726490020	34.97	JEFFREY D HERBRAND & NANCY R HERBRAND	
090726492000	50.37	BRADLEY A HERBRAND & KARI L HERBRAND	
090726495300	1.19	JEFFERY D HERBRAND & NANCY R HERBRAND	
090726499601	5.11	CHANDLER G GILLES & KAYLIN M GILLES	03866
090735182000	38.77	BRADLEY A HERBRAND & KARI L HERBRAND	

FP-35 TO FP-1

A parcel of land located in the Southwest and Southeast 1/4's of the Southeast 1/4 of Section 26, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 26; thence S 00°26'07" W along the east line of the said Southeast 1/4, 1,319.52 feet to the Northeast Corner of said Southeast 1/4 of the Southeast 1/4; thence N 89°29'14" W along the north line of said Southeast 1/4 of the Southeast 1/4, 721.29 feet to the point of beginning.

Thence S 00°26'26" W along the west line of Lot 1 Certified Survey Map No. 3866, 387.08 feet; thence N 89°33'20" W, 69.00 feet; thence S 00°26'07" W, 247.32 feet; thence S 82°36'26" W, 1,394.12 feet; thence N 80°14'53" W, 482.42 feet to the west line of said Southwest 1/4 of the Southeast 1/4; thence N 00°18'55" E along said west line, 748.78 feet to the Northwest Corner of the said Southwest 1/4 of the Southeast 1/4; thence S 89°29'14" E along the north line of the said Southwest and Southeast 1/4's of the Southeast 1/4, 1,927.79 feet to the point of beginning. This parcel contains 1,410,919 sq. ft. or 32.39 acres.

UTR TO FP-1

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 26, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 26; thence S 00°26'07" W along the east line of the said Southeast 1/4, 1,319.52 feet to the Northeast Corner of said Southeast 1/4 of the Southeast 1/4 also being the point of beginning.

Thence continue S 00°26'07" W along said east line also being the centerline of Ballweg Road, 69.97 feet to the Northeast Corner of Lot 1 Certified Survey Map No. 3866; thence N 89°32'58" W along the north line of said Lot 1, 721.30 feet; thence N 00°26'26" E, 70.75 feet to the north line of said Southeast 1/4 of the Southeast 1/4; thence S 89°29'14" E along said north line, 721.29 feet to the point of beginning. This parcel contains 50,754 sq. ft. or 1.65 acres and is subject to a 33 foot public road right of way over the easterly side.

FP-35 TO RR-2

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 26, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 26; thence S 00°26'07" W along the east line of the said Southeast 1/4, 1,705.74 feet to the Southeast Corner of Lot 1 Certified Survey Map No. 3866 also being the point of beginning.

Thence continue S 00°26'07" W along said east line also being the centerline of Ballweg Road, 138.54 feet; thence S 82°36'26" W, 797.76 feet; thence N 00°26'07" E, 247.32 feet; thence S 89°33'20" E along the south line of said Lot 1, 790.33 feet to the point of beginning. This parcel contains 152,477 sq. ft. or 3.50 acres and is subject to a 33 foot public road right of way over the easterly side.