



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Date: April 6, 2021  
To: Pamela Andros, AICP, Senior Planner, Dane County Planning and Development (via email)  
From: Ben Zellers, AICP, CNU-A, Planner, City of Madison Planning Division  
Subject: Petition 11671, Rezoning of 3285 Nelson Road

Dear Pam Andros:

The City of Madison has reviewed the application by Peter Sachs to rezone parcel 0810-244-8670-3 located adjacent to 3285 Nelson Road from NR-C to RR-8. Section 11B(3) of the *Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan* states that “The division of a five (5) acre or larger parcel existing as of March 1, 2006, into only two parcels for residential purposes shall not be considered ‘development’ under this Plan, and the owners may, subject to applicable Town and County regulations, divide and rezone the parcel to a single-family residential district and construct a single-family residence on each of the two new parcels without the cooperation or approval of DeForest, Madison or Sun Prairie.” Petition 11671 falls under this clause, and City of Madison Planning Division staff has no concerns with the proposed rezoning.

Please do not hesitate to contact me at [bzellers@cityofmadison.com](mailto:bzellers@cityofmadison.com) or 608-266-4866 if you have any questions.

Sincerely,

  
Ben Zellers, AICP, CNU-A

CC (via email): Brian Grady, Principal Planner, City of Madison Planning Division  
Heather Stouder, AICP, Director, City of Madison Planning Division  
Roger Lane, Zoning Administrator, Dane County Planning and Development  
Teri Saxon, Clerk/Treasurer, Town of Burke  
Tim Parks, Planner, City of Madison Planning Division