

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
01/22/2025	DCPREZ-2025-12146
<b>Public Hearing Date</b>	
04/22/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOUGLAS AND CARIE NELSON	PHONE (with Area Code) (608) 444-7835	AGENT NAME DAVID RIESOP	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 2107 UTICA RD		ADDRESS (Number & Street) 306 WEST QUARRY ST	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS nlsn30@gmail.com		E-MAIL ADDRESS wismapping@charter.net	

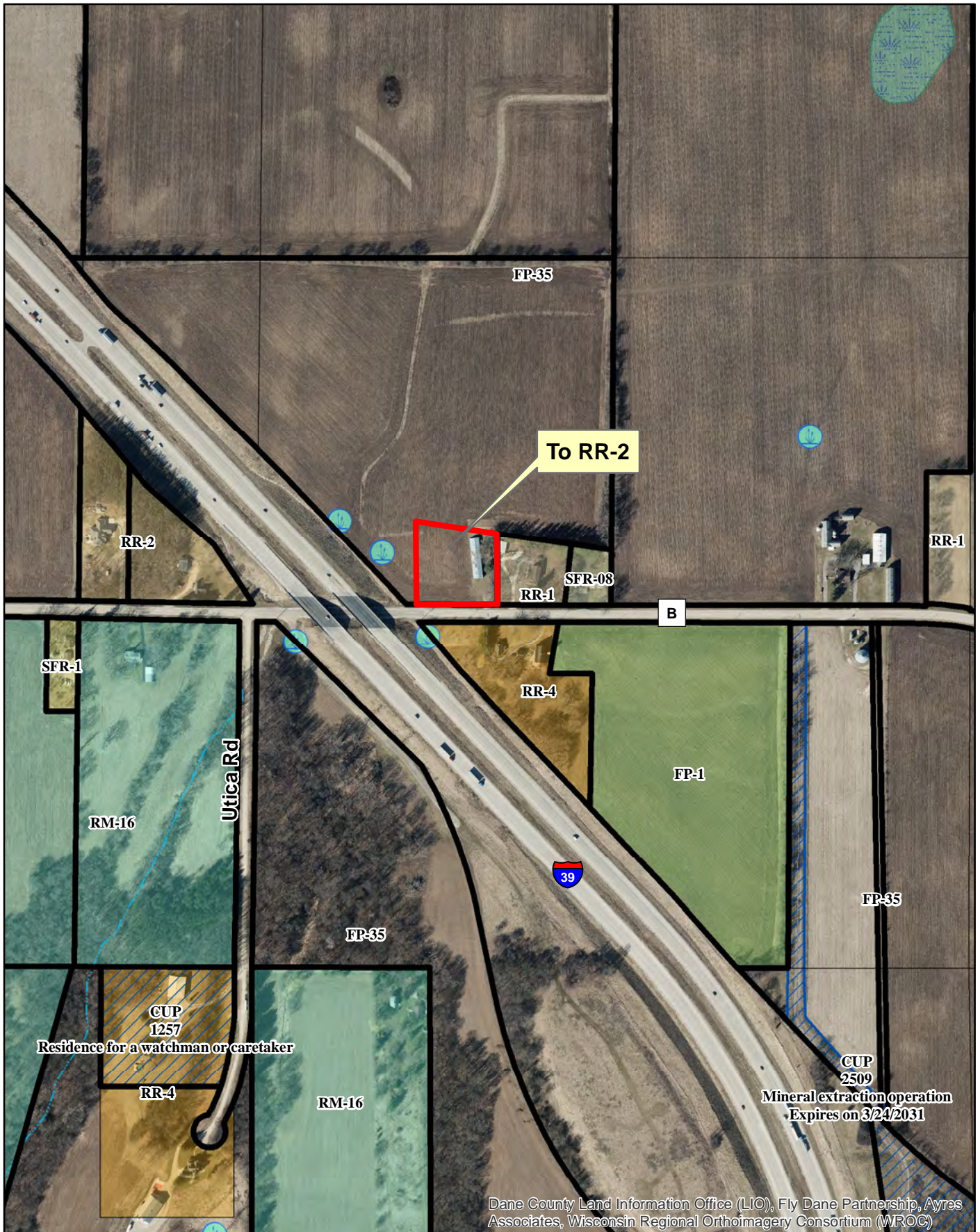
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
<b>ADDRESS OR LOCATION OF REZONE</b>		<b>ADDRESS OR LOCATION OF REZONE</b>		<b>ADDRESS OR LOCATION OF REZONE</b>	
West of 1206 CTH B					
TOWNSHIP CHRISTIANA	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0612-203-8001-0					

REASON FOR REZONE
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0

<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 checked="" type="checkbox"/> Yes <input 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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COMMENTS: DANE COUNTY HIGHWAY ACCESS PERMIT IS REQUIRED PRIOR TO REZONING



## Legend



Wetland



Floodplain



0 250 500 1,000 Feet

Petition 12146  
Nelson





**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:	Douglas and Carie Nelson	Agent Name:	David Riesop
Address (Number & Street):	2107 Utica Road	Address (Number & Street):	306 West Quarry St
Address (City, State, Zip):	Cambridge, Wi. 53523	Address (City, State, Zip):	Deerfield, Wi 53531
Email Address:	nlsn39@gmail.com	Email Address:	wismapping@charter.net
Phone#:	608-444--7835	Phone#:	608-764-5602

### PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	0612-203-8001-0
Section:	20	Property Address or Location:	West of #1206 Hwy B

### 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 ☒

We are looking to create a 2-acre parcel for our son to build a home on.

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

**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 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 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.

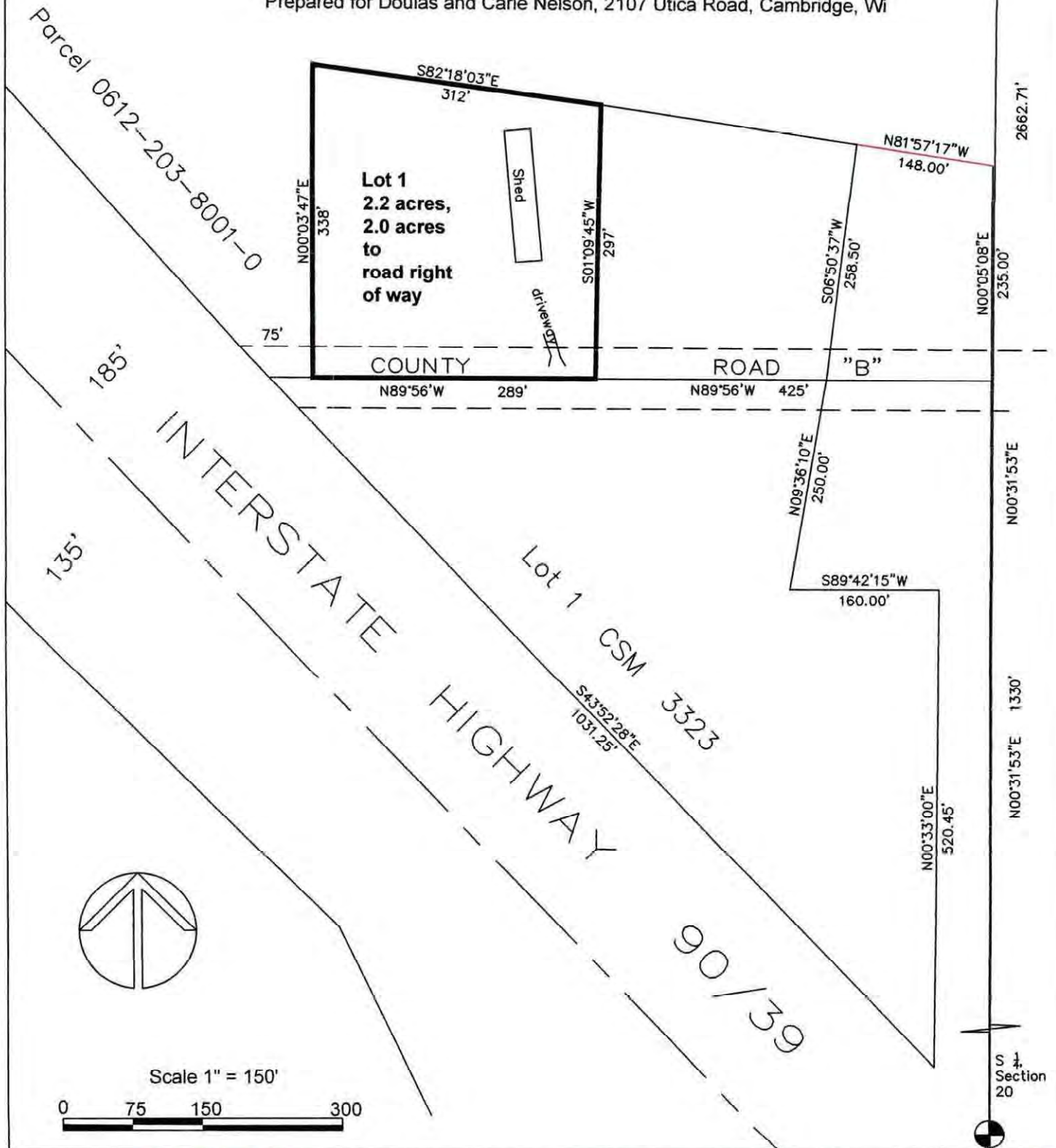
Owner/Agent Signature Carie J Nelson

Date 01.21.2025

Part of the NE 1/4 of the SW 1/4 of Section 20, Town 6 North,  
Range 12 East, Town of Christiana, Dane County, Wisconsin

Part of the NE 1/4 of the SW 1/4 of Section 20, Town 6 North,  
Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:  
Commencing at the South 1/4 corner of Section 20; thence N00°31'53"E  
along the East line of the SW 1/4, 1330 feet to the centerline of County  
Highway "B"; thence N89°56'W along said centerline, 425 feet to the point  
of beginning; thence continue N89°56'W along said centerline, 289 feet;  
thence N00°03'47"E, 338 feet; thence S82°18'E, 312 feet; thence  
S01°10'W, 297 feet to the point of beginning. Containing 2.2 acres to  
highway centerline.

Prepared for Douglas and Carie Nelson, 2107 Utica Road, Cambridge, WI





Part of the NE 1/4 of the SW 1/4 of Section 20, Town 6 North,  
Range 12 East, Town of Christiana, Dane County, Wisconsin

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Town of Christiana, Dane County, Wisconsin, described as follows:  
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Prepared for Doulas and Carie Nelson, 2107 Utica Road, Cambridge, WI





## 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:** Doug Nelson

**Farmstead Owner:** Jacobson

**Accela ID:**

**Farmland Preservation Enacted:** 5/3/1979

**Density Study Date:** 1/17/2025

**Density Factor:** 1:35acres

**Town:** Christiana

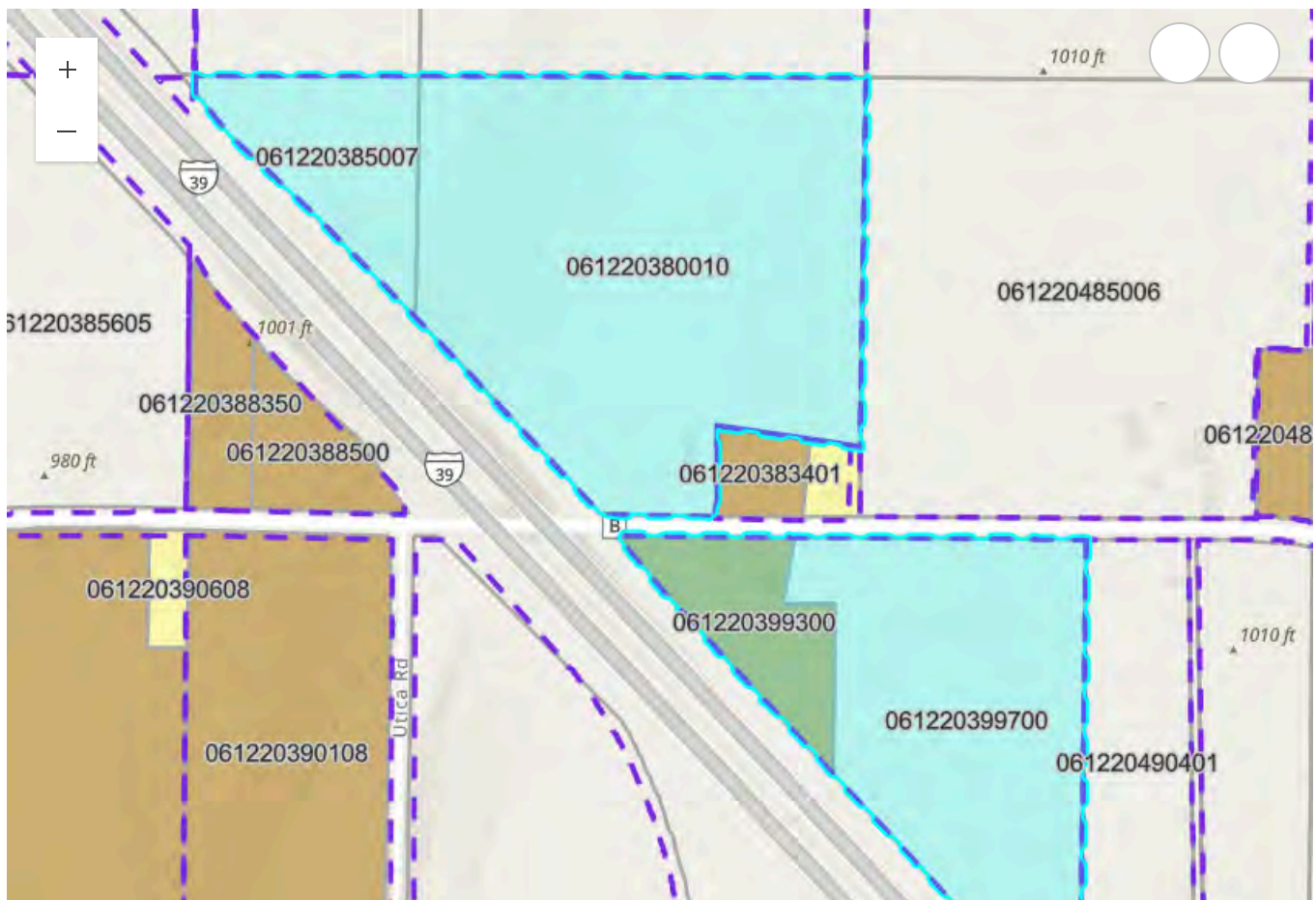
**Farmstead Acres:** 63.05

**Section(s):** 20

**Available Density Unit(s):** 1

**Original Splits:** 1.8 (no rounding)

**Justification:** The property remains eligible for 1 density unit (a/k/a "split"). Note that the town does not count separation of residences existing prior to 5/3/79. CSM 10889 separated a pre-1979 farm residence and does not count against the density limit.

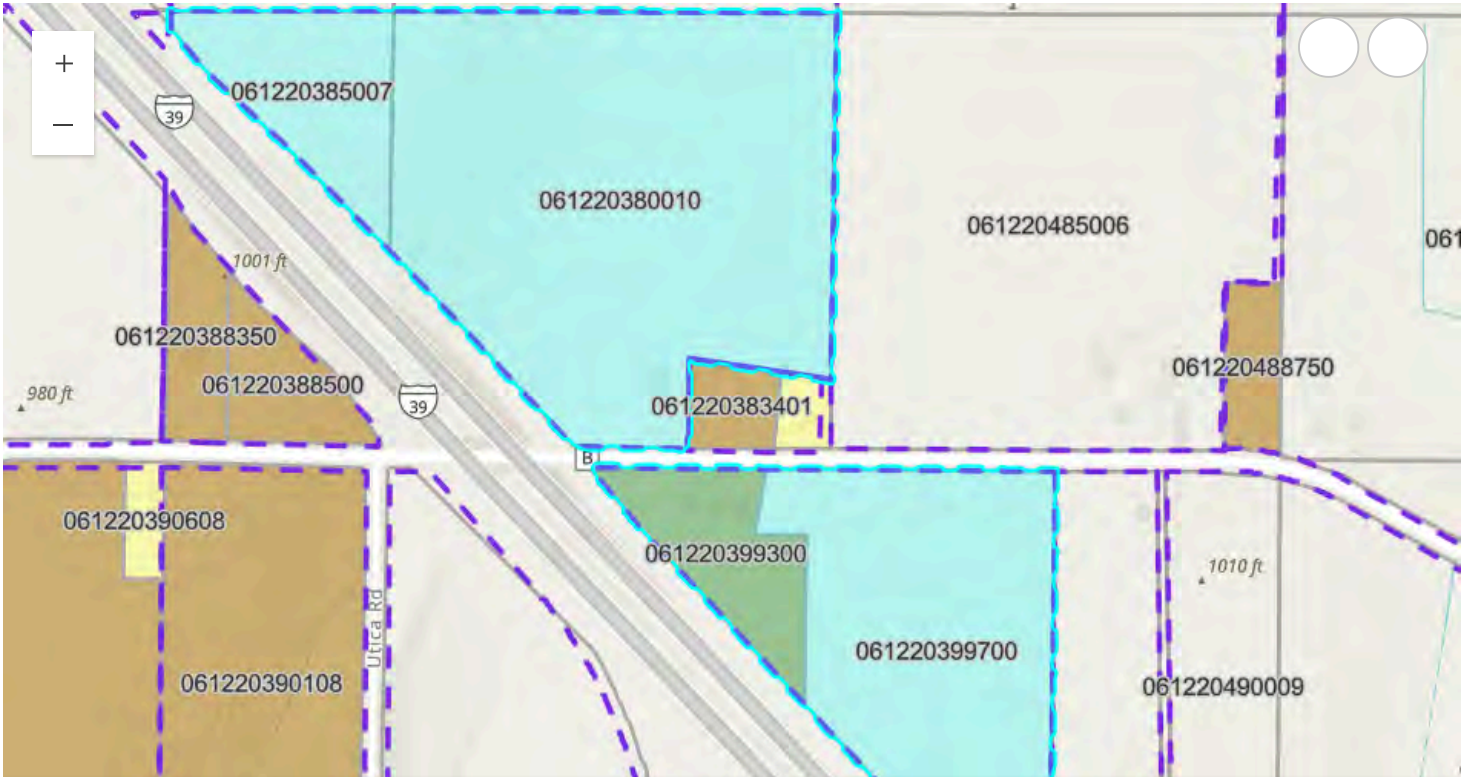


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FARMLAND PRESERVATION DENSITY STUDY

Print

Applicant: Doug Nelson



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Parcel Number	Acres	Owner	CSM
061220380010	33.49	DOUGLAS O NELSON & CARIE J NELSON	
061220385007	5.98	DOUGLAS O NELSON & CARIE J NELSON	
061220399300	4.67	Current Owner	10889
061220399700	18.9	DOUGLAS O NELSON & CARIE J NELSON	10889

**FP-35 to RR-2**

Part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 20, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the South  $\frac{1}{4}$  corner of Section 20; thence N00°31'53"E along the East line of the SW  $\frac{1}{4}$ , 1330 feet to the centerline of County Highway "B"; thence N89°56'W along said centerline, 425 feet to the point of beginning; thence continue N89°56'W along said centerline, 289 feet; thence N00°03'47"E, 338 feet; thence S82°18'E, 312 feet; thence S01°10'W, 297 feet to the point of beginning. Containing 2.2 acres to highway centerline.