



**Dane County Zoning & Land Regulation Committee
Land Division / Subdivision Variance Application**

Date: 08/10/2020

Landowner information:

Name: Diana M. Nelson
Address: 4927 Felland Road City: Madison Zip Code: 53718
Daytime phone: 608-279-0491
Fax: NA E-mail: NELHOMES@gmail.com

Applicant information (if different from landowner):

Name: Nathan Vaughn
Address: 5201 East Terrace Drive City: Madison Zip Code: 53718
Daytime phone: (262)-424-3347
Fax: NA E-mail: VaughnN@AyresAssociates.com
Relationship to landowner: Client
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 4927 Felland Road
Tax Parcel ID #: 014/0810-352-9645-0
Certified Survey Map application #: _____ Date Submitted: _____
Subdivision Plat application #: NA Subdivision Name: NA
Rezone or CUP petition #(if any): 11596 Rezone / CUP public hearing date: 10/27/2020

Summary of Variance Request:

What ordinance provision(s) are you seeking a variance from? (e.g., 66' lot road frontage requirement)
66' Lot road frontage requirement

What hardship(s) will result if a variance is not granted? (Be specific, use additional pages if necessary.)

Client is looking to sell off a portion of the existing household parcel. See attached sheet for details of hardships created.

Applicants will be informed as to time and date of the meeting when their appeal will be heard by the Zoning & Land Regulation Committee.

Owner Diana Nelson has requested a Land Division of her current parcel that currently borders two City of Madison Parcels on the South side and Felland Road on the East. The two City of Madison Parcels serve as a standpipe Water Tower lot and an Outlot that serves as a driveway to such Water Tower. With the creation of the Water Tower parcel not bordering Felland Road, Outlot 2 was created that split the Nelson residence (at the time) into two halves. Their newly created parcels are now not adjoining due to the access driveway through Outlot 2 dividing the lots. Owner has created Certified Survey Map 15209 which is located South of the water tower parcel and not boarding Felland Road, and currently has a private access easement (Doc. No. 5099105) across Outlot 2 to access that Certified Survey Map parcel. The same document (Doc. No. 5099105) also grants a Cross Access Easement to the owners of Lots 1(Northern Lot of owners lands) and 2(Southern Lot of owners lands) for the right to use adjacent Outlot 2 for pedestrian and vehicular access between Lot 1 and 2 with conditions of said easement. Mrs. Nelson has now requested to create a new lot on the North side of the water tower parcel bordering Outlot 2 but not Felland Road. She currently has a buyer interested in purchasing the Proposed Lot after a successful Land Division. Currently we are waiting on a rezone petition in the Month of October that is in jeopardy due to the non-compliance of 66' required roadway frontage. If no variance is granted for the non-compliance, she is facing a hardship of creating an undesirable Lot and forfeiture of fee's associated with the processes of trying to create the new lot.