



Department of Planning & Community & Economic Development

Economic Development Division

Website: www.cityofmadison.com

- Office of Business Resources
- Office of Economic Revitalization
- Office of Real Estate Services

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March 7, 2012

Dan Everson
Assistant Zoning Administrator
Dane County Planning & Development
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342

RE: Waiver Request – 4927 Felland Road, Town of Burke

Dear Mr. Everson;

On behalf of Tom & Diana Nelson and the Madison Water Utility, the City of Madison is requesting a waiver from the requirement in Section 75.19(6)(b) of the Dane County Land Division & Subdivision Regulations that every lot or parcel front or abut a public street and contain a minimum frontage of 66 feet.

The Nelson's and Water Utility share ownership of approximately 24 acres of land with 211 feet of frontage along the west side of Felland Road. The site was owned entirely by the Nelson's until 1999, when the Madison Water Utility purchased 3.4 acres in the center of the property for the purposes of siting the water reservoir structure located along a portion of the western property line. The Water Utility parcel includes a five-sided, 2.7-acre tract surrounding the reservoir, and a 33-foot wide strip that extends east to provide access to Felland Road. The reservoir site and access strip were annexed to the City from the Town of Burke on February 21, 2006. The remaining 20.5-acre Nelson property is divided into 9.5 acres including a single-family residence located north of the Water Utility property, and 11 acres of undeveloped land to the south. The southern portion of the Nelson ownership is landlocked and does not have frontage along a public road. Both Nelson parcels remain in the Town of Burke.

The City and Nelson's have been working since 2006 to complete a Certified Survey Map to formalize the previous sale to the Water Utility in 1999. The City, Town of Burke, and Dane County previously approved a CSM for the 24 acres, but the approved CSM was not executed and offered for recording within the timeframe allowed under Sec. 236, Wis. Stats. The City is seeking re-approval of the land division to formalize the 1999 transaction and requests a waiver from Section 75.19(6)(b) to proceed.

If you have any questions about this request, please do not hesitate to contact my office at 267-8719.

Sincerely,

Jennifer Frese
Real Estate Agent

cc: Al Larson, Madison Water Utility
Eric Pederson, City Engineering Division
Tim Parks, Planning Division