

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
01/29/2021	DCPREZ-2021-11671
<b>Public Hearing Date</b>	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PETER SACHS	PHONE (with Area Code) (608) 317-2470	AGENT NAME CHELSEA SACHS	PHONE (with Area Code) (608) 280-1586
BILLING ADDRESS (Number & Street) 3285 NELSON		ADDRESS (Number & Street) 3285 NELSON ROAD	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) Sun Prairie, WI 535990	
E-MAIL ADDRESS petes57@gmail.com		E-MAIL ADDRESS chelsearenee83@gmail.com	

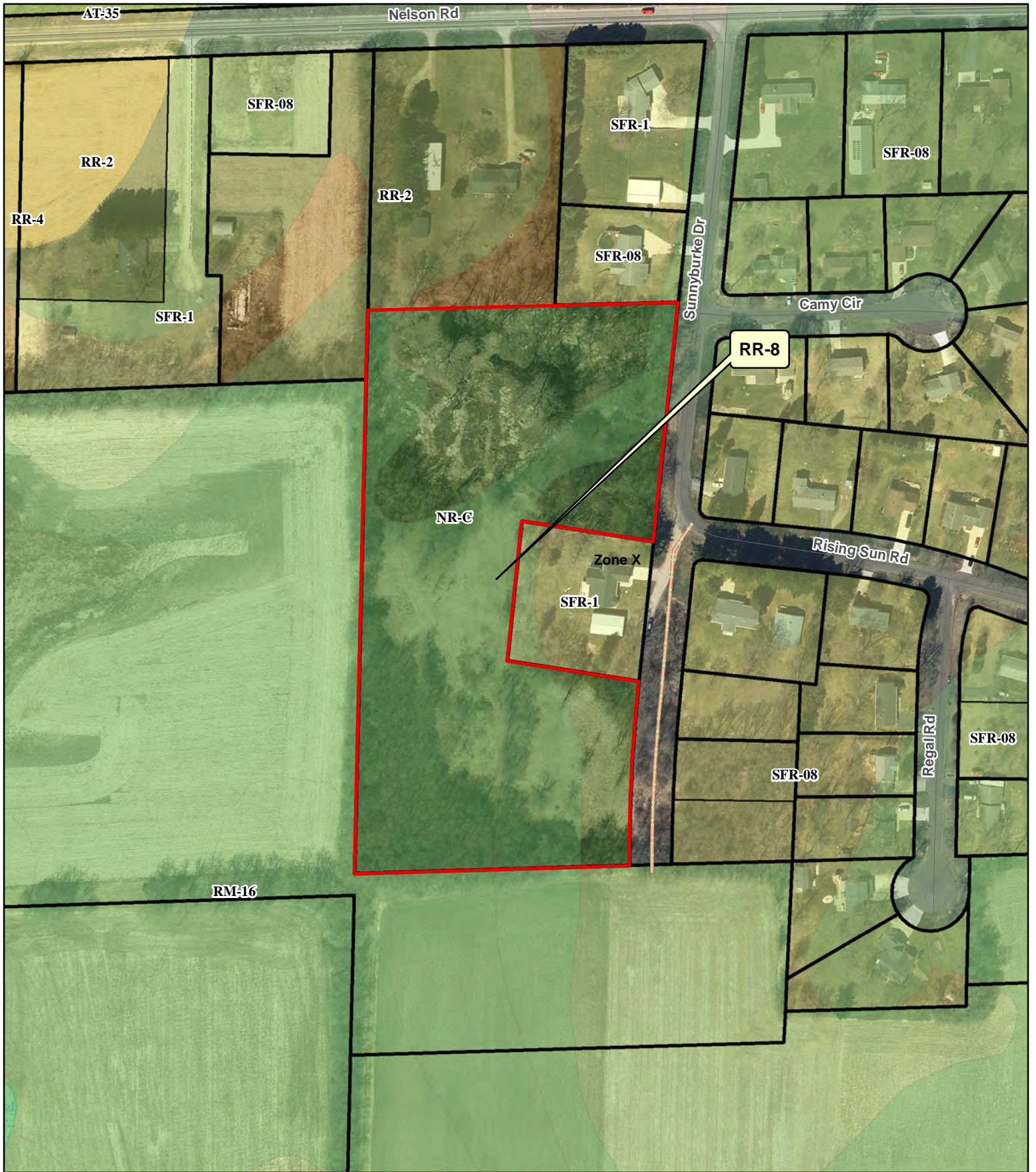
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3285 Nelson Road					
TOWNSHIP BURKE	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-244-8670-3		0810-244-8600-7			

## REASON FOR REZONE





DIVIDING AN EXISTING LOT INTO 2 RESIDENTIAL LOTS

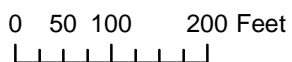
FROM DISTRICT:	TO DISTRICT:	ACRES
NR-C Natural Resource Conservation District	RR-8 Rural Residential District	8.066
RR-2 Rural Residential District	RR-2 Rural Residential District	2.78

<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |  |            |   |         |
|--|------------|---|---------|
|  | Wetland    | <b>Significant Soils</b>  |         |
|  | Floodplain |  | Class 1 |
|  |            |  | Class 2 |



Petition 11671  
**PETER SACHS**



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Pete Sachs	Agent Name:	
Address (Number & Street):	3285 Nelson Rd.	Address (Number & Street):	
Address (City, State, Zip):	Sun Prairie, WI 53590	Address (City, State, Zip):	
Email Address:	Petes57@gmail.com	Email Address:	
Phone#:	(608) 317-2470	Phone#:	

### PROPERTY INFORMATION

Township:	Burke	Parcel Number(s):	014/0810-244-8670-3, 014/0810-244-8600-7
Section:	24	Property Address or Location:	3285 Nelson Rd. Sun Prairie, WI 53590

### 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

After our 4 lot CSM was postponed by Madison in 12/2020, we would like to utilize a clause in the Burke/Madison's ETJ which allows a property owner w/ greater than 5 acres to subdivide into two parcels. We are requesting the two parcels both be zoned RR2, where we currently reside in parcel 014/0810-244-8600-7 and would like to construct a separate home in parcel 014/0810-244-8670-3.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
0810-244-8600-7 = RR2	RR2	3.1
0810-244-8670-3 = NR-C	RR2	8.06

**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
--	--	---	---	--

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 Pete Sachs

Date 1-19-21

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

Scale and north arrow

Date the site plan was created

Existing subject property lot lines and dimensions

Existing and proposed wastewater treatment systems and wells

All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.

All dimension and required setbacks, side yards and rear yards

Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.

Location and dimensions of any existing utilities, easements or rights-of-way

Parking lot layout in compliance with s. 10.102(8)

Proposed loading/unloading areas

Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.

All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade

Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area

Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.

Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

Hours of operation

Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at anytime

Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.

Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building

Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code

Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.

Facilities for managing and removal of trash, solid waste and recyclable materials.

Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken

Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties

Signage, consistent with section 10.800

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	Chelsea Sachs
<b>Address (Number &amp; Street):</b>	3285 Nelson Rd.
<b>Address (City, State, Zip):</b>	Sun Prairie, WI 53590
<b>Email Address:</b>	ChelseaRenee83@gmail.com
<b>Phone Number:</b>	(608) 280-1586

Metadata Thumbnails Annotations

Entry Properties

Last modified 2/16/2004 11:42:06 AM

Creation date 2/13/2004 2:50:27 PM

Metadata

Fields

Template: Planning Records

Document\_Type C.S.M.

Number 01183

Municipality Burke Township

Township\_Number 08

Range 10

Section 24

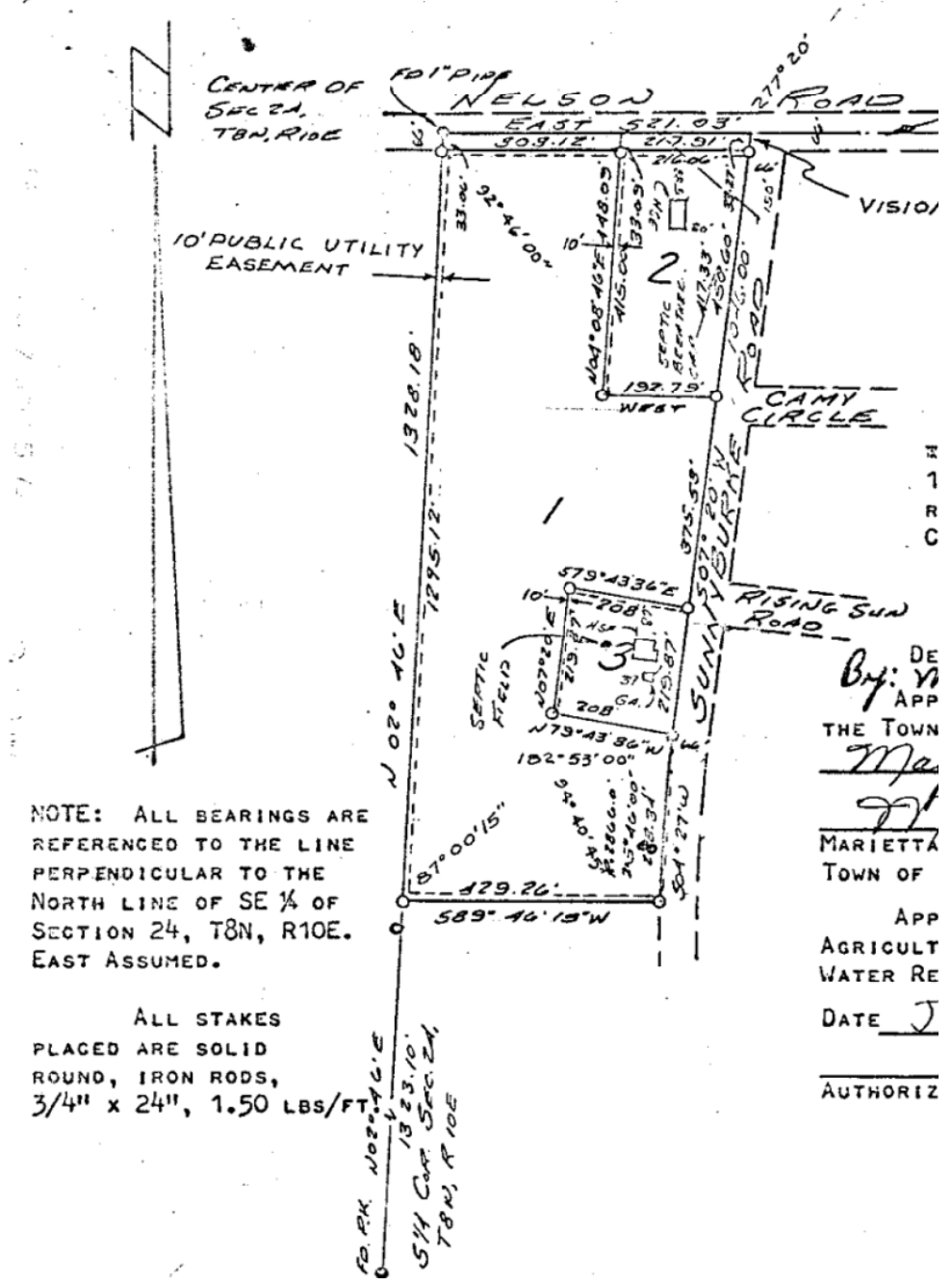
Quarter/Quarter N

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Page 1 of 1 PDF

# PLAT OF SURVEY

## ANTHONY THOUSAND LAND SURVEYOR



NOTE: ALL BEARINGS ARE REFERENCED TO THE LINE PERPENDICULAR TO THE NORTH LINE OF SE 1/4 OF SECTION 24, T8N, R10E. EAST ASSUMED.

ALL STAKES PLACED ARE SOLID ROUND, IRON RODS, 3/4" x 24", 1.50 LBS/FT

DE APP THE TOWN Marietta MARIETTA TOWN OF APP AGRICULT WATER RE DATE J AUTHORIZ

### SURVEYOR'S CERTIFICATE

I, ANTHONY THOUSAND, REGISTERED LAND SURVEYOR, HEREDY



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

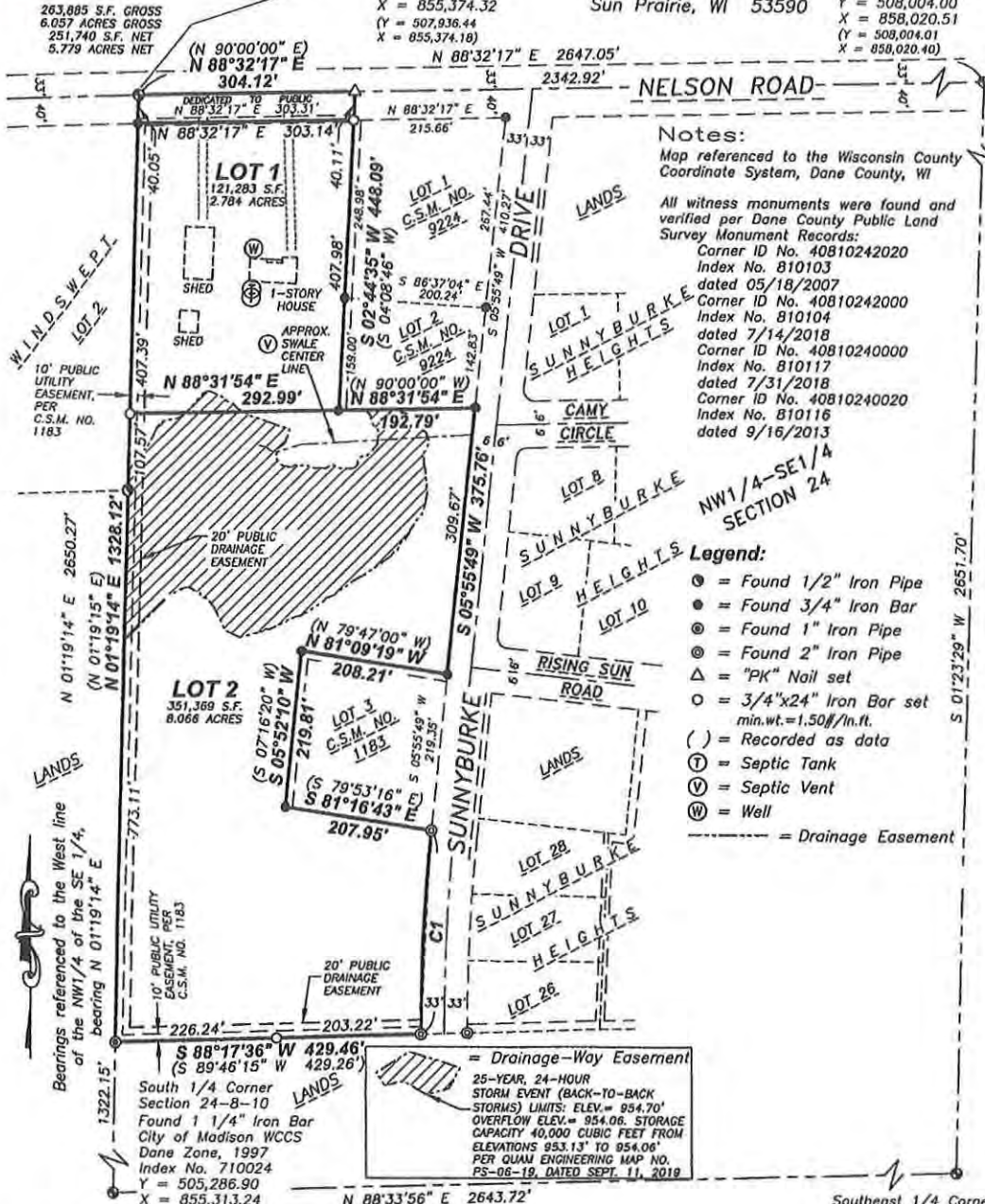
**CERTIFIED SURVEY MAP**

Lot 1, Certified Survey Map No. 1183, located in part of the  
Northwest 1/4 of the Southeast 1/4 of Section 24, T8N, R10E,  
Town of Burke, Dane County, Wisconsin

Center  
Section 24-8-10  
Found Brass Cap  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 507,936.47  
X = 855,374.32  
(Y = 507,936.44  
X = 855,374.18)

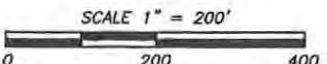
**Prepared For:**  
Peter & Chelsea Sachs  
3285 Nelson Road  
Sun Prairie, WI 53590

East 1/4 Corner  
Section 24-8-10  
Found Alum. Mon.  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 508,004.00  
X = 858,020.51  
(Y = 508,004.01  
X = 858,020.40)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	288.71'	2866.00'	5'46"18"	N 03°00'52" E (S 04°27' W)	288.59' (288.34')	S 05°54'01" W	S 00°07'43" W

Southeast 1/4 Corner  
Section 24-8-10  
Found Alum. Mon.  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 508,353.08  
X = 857,956.12  
(Y = 508,352.98  
X = 857,955.96)





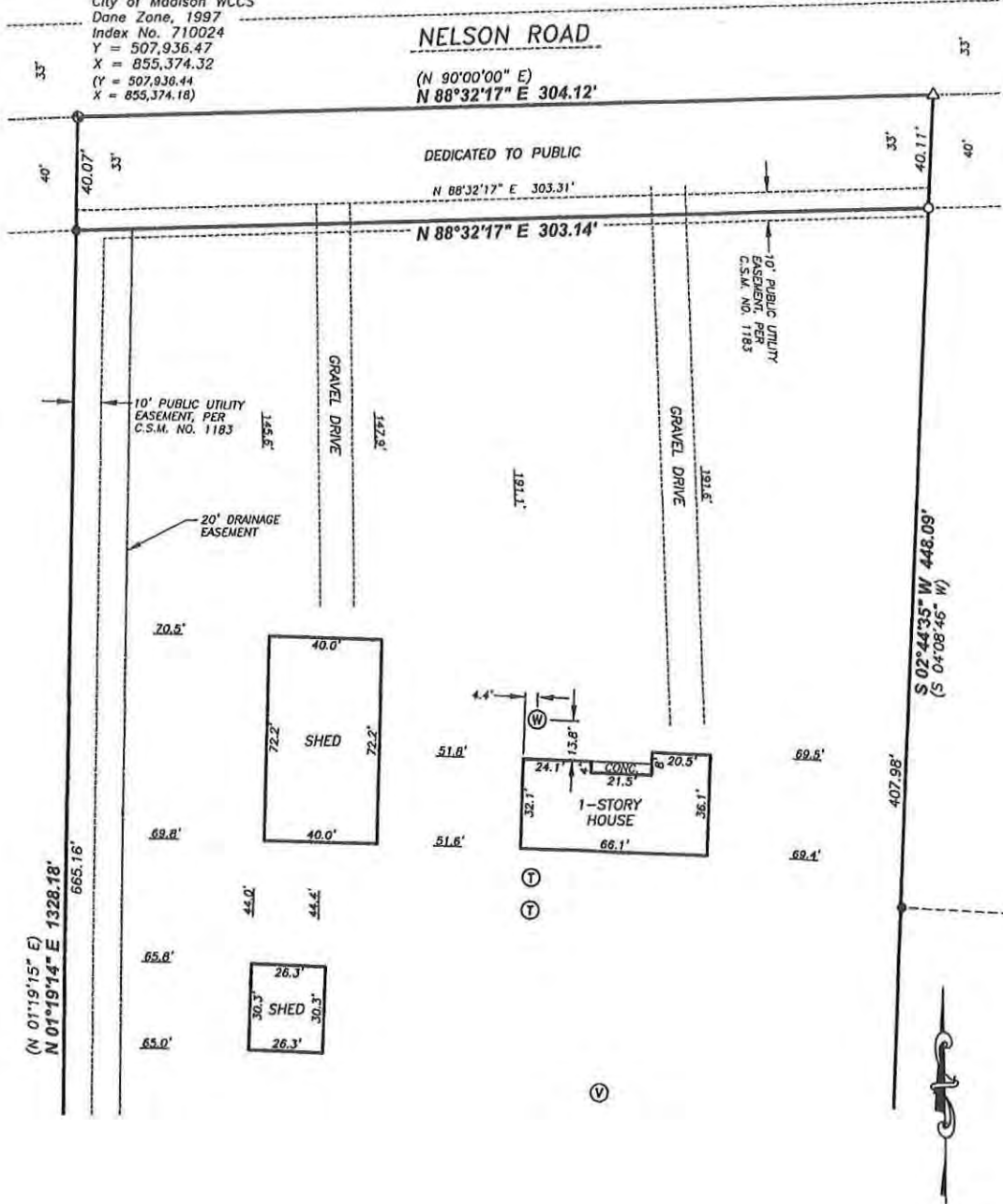
**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**

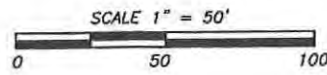
Lot 1, Certified Survey Map No. 1183, located in part of the  
Northwest 1/4 of the Southeast 1/4 of Section 24, T8N, R10E,  
Town of Burke, Dane County, Wisconsin

Center  
Section 24-B-10  
Found Brass Cap  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 507,936.47  
X = 855,374.32  
(Y = 507,936.44  
X = 855,374.18)



(N 01°19'15" E)  
N 01°19'14" E 1328.18'  
665.16'

S 02°44'35" W 448.09'  
(S 04°08'46" W)





# CERTIFIED SURVEY MAP

**Birrenkott  
Surveying, Inc.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**Surveyor's Certificate:**

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

\_\_\_\_\_  
Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

**Description:**

Lot 1, Certified Survey Map No. 1183, located in part of the Northwest 1/4 of the Southeast 1/4, Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin. Containing 351,369 square feet, or 8.0663 acres.

**Owners Certificate:**

As owners, Peter Sachs and Chelsea Sachs hereby certify that they have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. They also certify that this Certified Survey Map is required to be submitted to the Town of Burke and the City of Madison as approving authorities. They also certify that this Certified Survey Map is required by S.75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

\_\_\_\_\_  
Peter Sachs  
Owner

\_\_\_\_\_  
Chelsea Sachs  
Owner

**State of Wisconsin)**

**Dane County ) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above-named Peter Sachs and Chelsea Sachs, known to me to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed name

**Notes:**

1. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Subject to the Certified Survey Map No. 1183 recorded on 6/25/1973 as Document No. 369267.
3. Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
4. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
5. Wetlands, if present, have not been delineated.
6. This survey is subject to any and all easements and agreements both recorded and unrecorded.
7. Refer to building site information contained in the Dane County Soil Survey.
8. This survey shows select above-ground improvements. No guarantee is made for below-ground structures.
9. Structures, fill and grading are prohibited in the drainage-way and drainage easements
10. Lot suitability for septic and well is the responsibility of each individual lot owner.

Document No. \_\_\_\_\_





# CERTIFIED SURVEY MAP

**Birrenkott  
Surveying, Inc.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Town of Burke Approval Certificate

This Certified Survey Map is hereby acknowledged, dedicated, accepted and approved for recording by the Town Board of the Town of Burke, Dane County.

\_\_\_\_\_  
Brenda Ayers, Administrator/Clerk/Treasurer  
Town of Burke

Dated \_\_\_\_\_

### City of Madison Plan Commission Certificate:

Approved for recording per the Secretary of the City of Madison Plan Commission.

\_\_\_\_\_  
Matt Wachter  
Secretary of the Plan Commission

Dated \_\_\_\_\_

### Madison Common Council Certificate:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

Approved for recording per Dane County Zoning and Land Regulation Committee

action of \_\_\_\_\_, 2020 by \_\_\_\_\_  
Daniel Everson, Authorized Agent

**Surveyed For:**  
Peter & Chelsea Sachs  
3285 Nelson Road  
Sun Prairie, WI 53590

Surveyed: T.A.S.  
Drawn: B.S.S.  
Checked: D.V.B.  
Approved: D.V.B.  
Field book: 272/49-50  
Tape/File: J:\Carlson\2018\

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of County on Pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Document No. \_\_\_\_\_

Sheet 4 of 4

Office Map No.: 180694

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_