

Dane County Rezone Petition

Application Date	Petition Number
10/14/2021	DCPREZ-2021-11770
Public Hearing Date	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT P SHANAHAN	PHONE (with Area Code) (608) 566-9105	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3315 NELSON RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS flightbob@gmail.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.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	
3315 Nelson Road					
TOWNSHIP BURKE	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-243-0034-0		0810-243-0023-0			

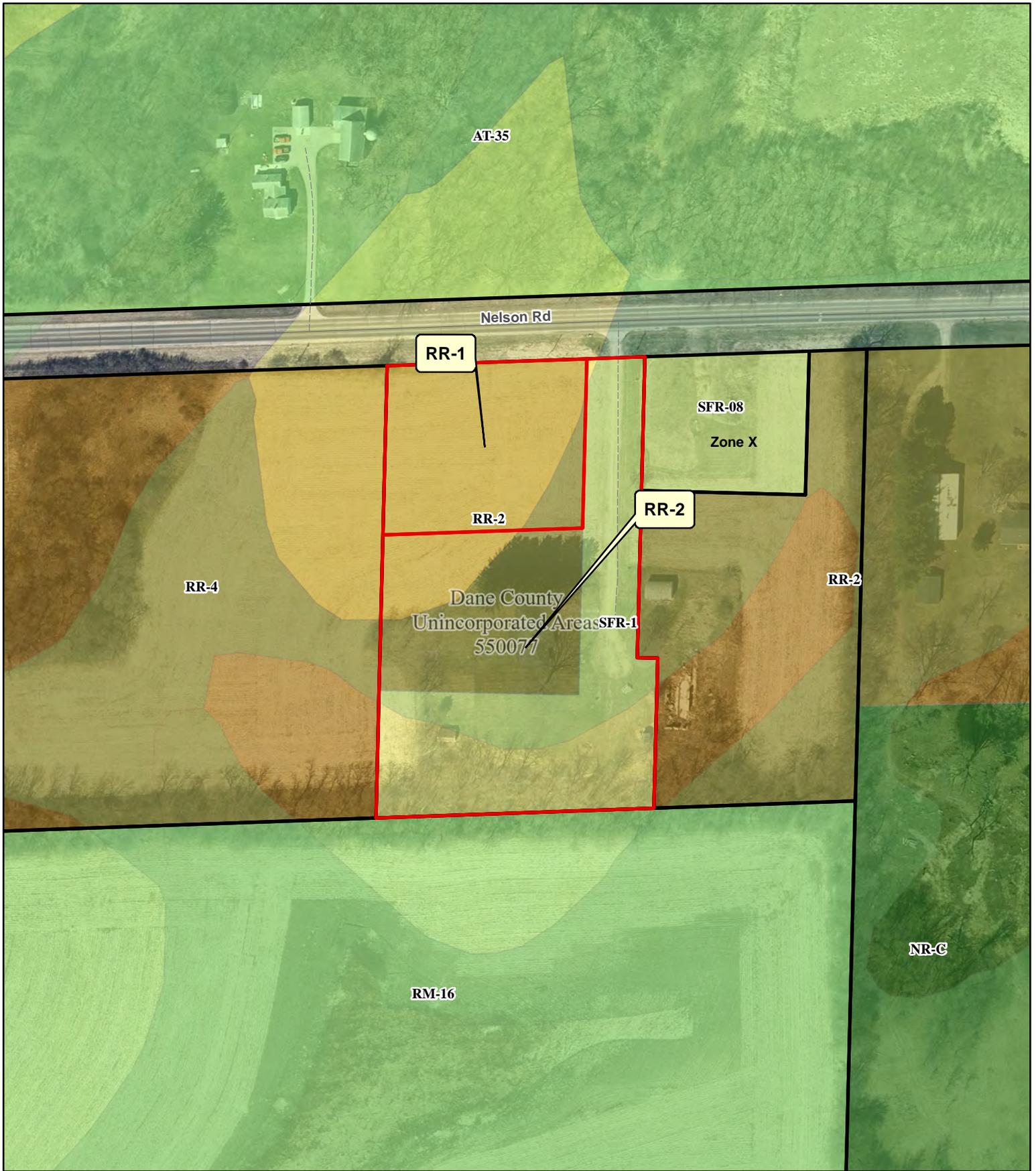
REASON FOR REZONE

RECONFIGURING EXISTING RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-1 Rural Residential District	1.01
SFR-1 Single Family Residential District	RR-2 Rural Residential District	1.6

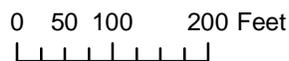
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: A PORTION OF PROPOSED LOT 2 IS ALREADY ZONED RR-2.



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11770
ROBERT P SHANAHAN



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"> • 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:	Robert Shanahan	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3315 Nelson Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Sun Prairie, WI 53590	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	flightbob@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-566-9105	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Burke	Parcel Number(s):	0810-243-0034-0 & 0810-243-0023-0
Section:	24	Property Address or Location:	3313-3315 Nelson Rd

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

Robert & Kathryn own both lots and would like to add land to the existing home site because they plan to replace the home with a new home in the near future. They plan to retain the vacant lot for now, but want to keep the ability to sell it in the future if they choose.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-1	1.01
SFR-1	RR-2	1.60

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
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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 _____

Date _____

10/13/21



WILLIAMSON SURVEYING & ASSOCIATES, LLC

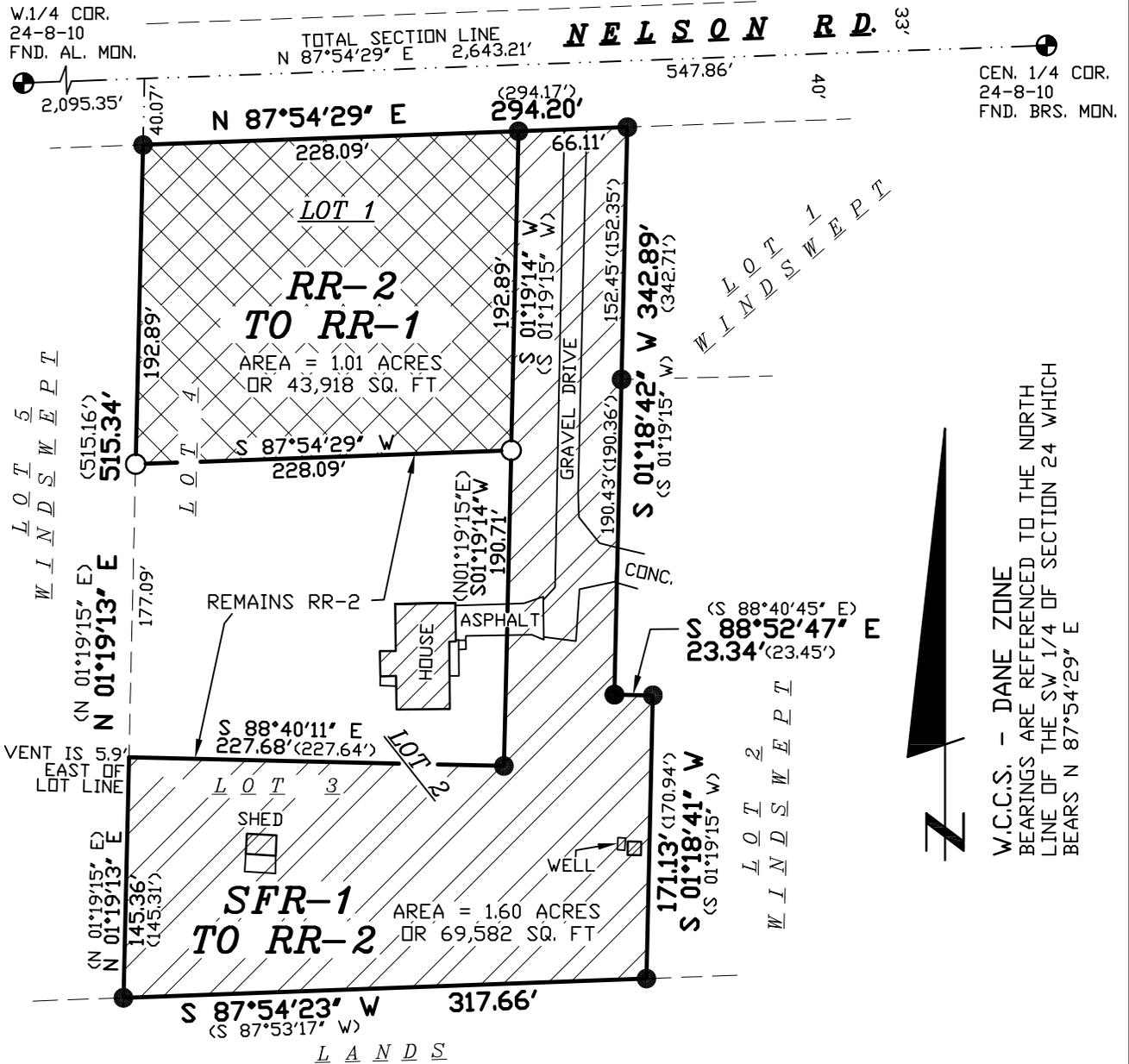
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE MAP



NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS EXHIBIT MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

PREPARED FOR:

Robert Shanahan
3315 Nelson Road
Sun Prairie, WI 53590

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = UTILITY POLE
- ▲ = SEPTIC MANHOLE

JOB NO: 21W-314

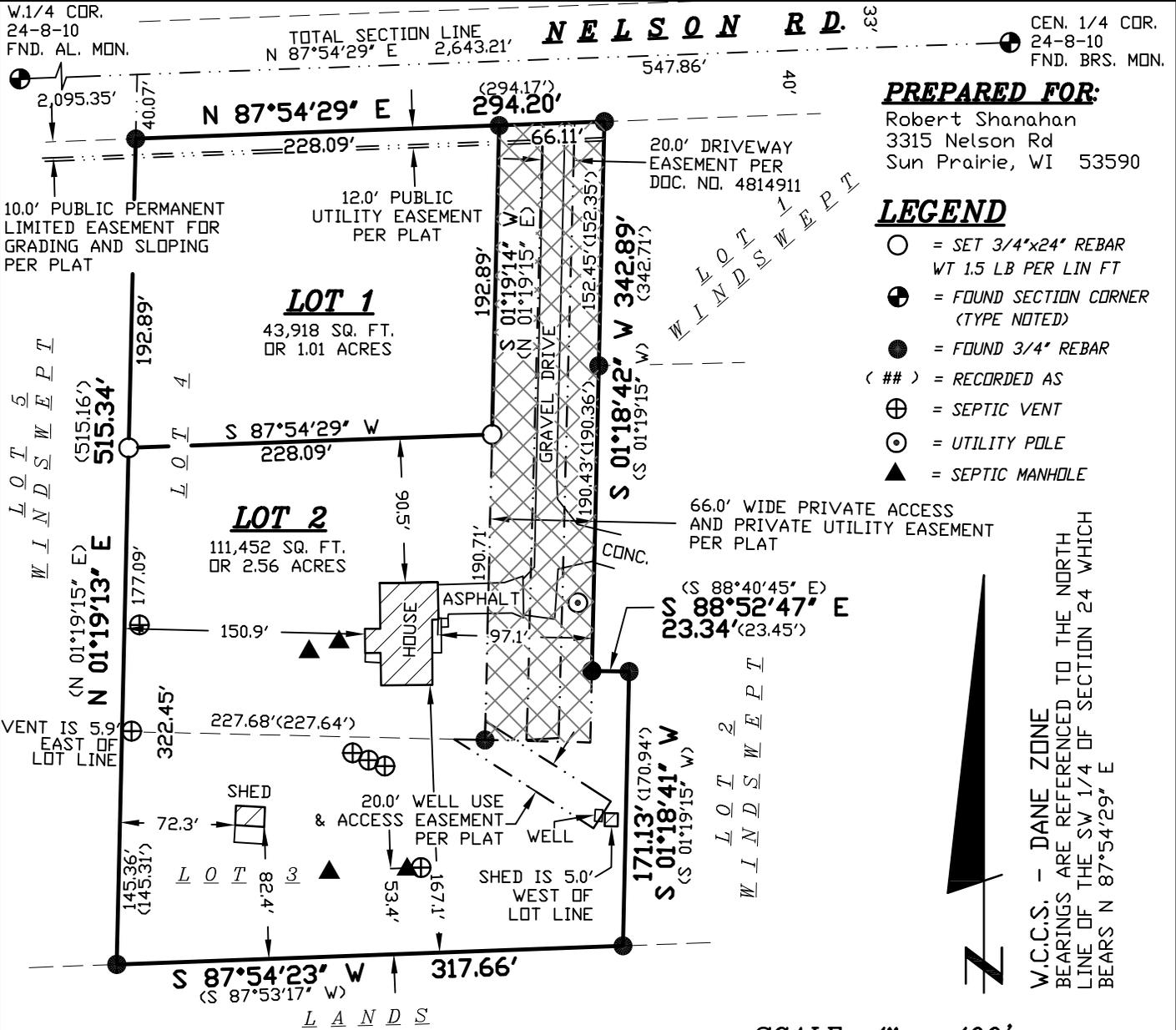


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being all of Lots 3 and 4, Windswept Subdivision, Volume 60-046A of Plats,
Page 250, Document No. 5202211, located in the NE 1/4 of the SW 1/4 of
Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin.



PREPARED FOR:

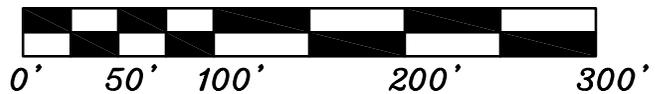
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SCALE 1" = 100'



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) THE SECTION CORNER TIES THE THE WEST 1/4 AND THE CENTER 1/4 CORNERS WERE FOUND AND VERIFIED TOWARDS THE THE MOST RECENT SECTION CORNER TIE SHEETS.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

RR-2 TO RR-1

A portion of Lot 4, Windswept Subdivision, Vol. 60-046A of Plats, Page 250, Doc. No. 520221, located in the NE ¼ of the SW ¼ of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin, more particularly described as follows.

Commencing at the West ¼ Corner of said Section 24; thence N 87°54'29" E along the north line of the SW ¼ of said Section 24, 2,095.35 feet; thence S 01°19'13" W, 40.07 feet to the south right of way line of Nelson Road and also the point of beginning.

Thence N 87°54'29" E along said south right of way line, 228.09 feet; thence S 01°19'14" W, 192.89 feet; thence S 87°54'29" W, 228.09 feet; thence N 01°19'13" E, 192.89 feet to the point of beginning. The above-described parcel contains 43,918 square feet or 1.01 acres.

SFR-1 TO RR-2

Being all of Lot 3, Windswept Subdivision, Vol. 60-046A of Plats, Page 250, Doc. No. 520221, located in the NE ¼ of the SW ¼ of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin, more particularly described as follows.

Commencing at the West ¼ Corner of said Section 24; thence N 87°54'29" E along the north line of the SW ¼ of said Section 24, 2,095.35 feet; thence S 01°19'13" W, 40.07 feet to the south right of way line of Nelson Road, thence N 87°54'29" E along said south right of way line, 228.09 feet to the point of beginning.

Thence continue N 87°54'29" E along said south right of way line, 66.11 feet; thence S 01°18'42" W, 342.89 feet; thence S 88°52'47" E, 23.34 feet; thence S 01°18'41" W, 171.13 feet; thence S 87°54'23" W, 317.66 feet; thence N 01°19'13" E, 145.36 feet; thence S 88°40'11" E, 227.68 feet; thence N 01°19'14" E, 383.60 feet to the point of beginning. The above-described parcel contains 69,582 square feet or 1.60 acres.