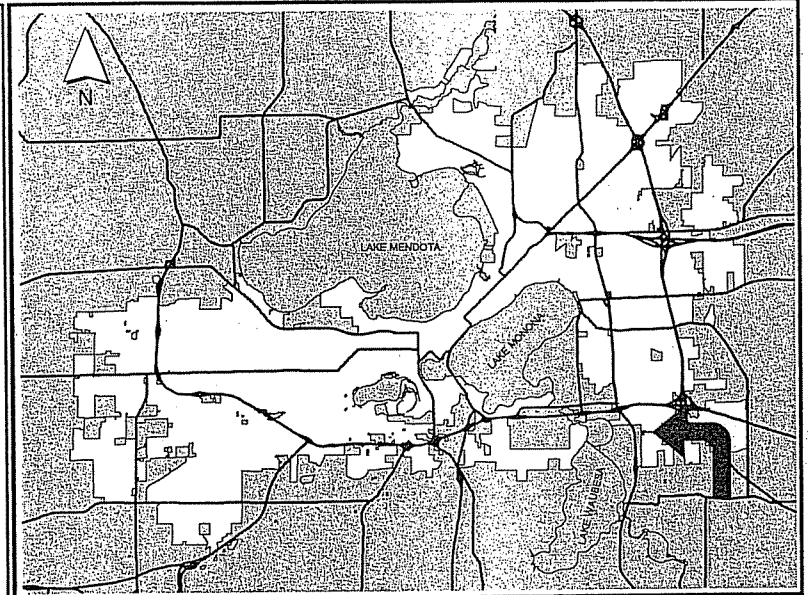


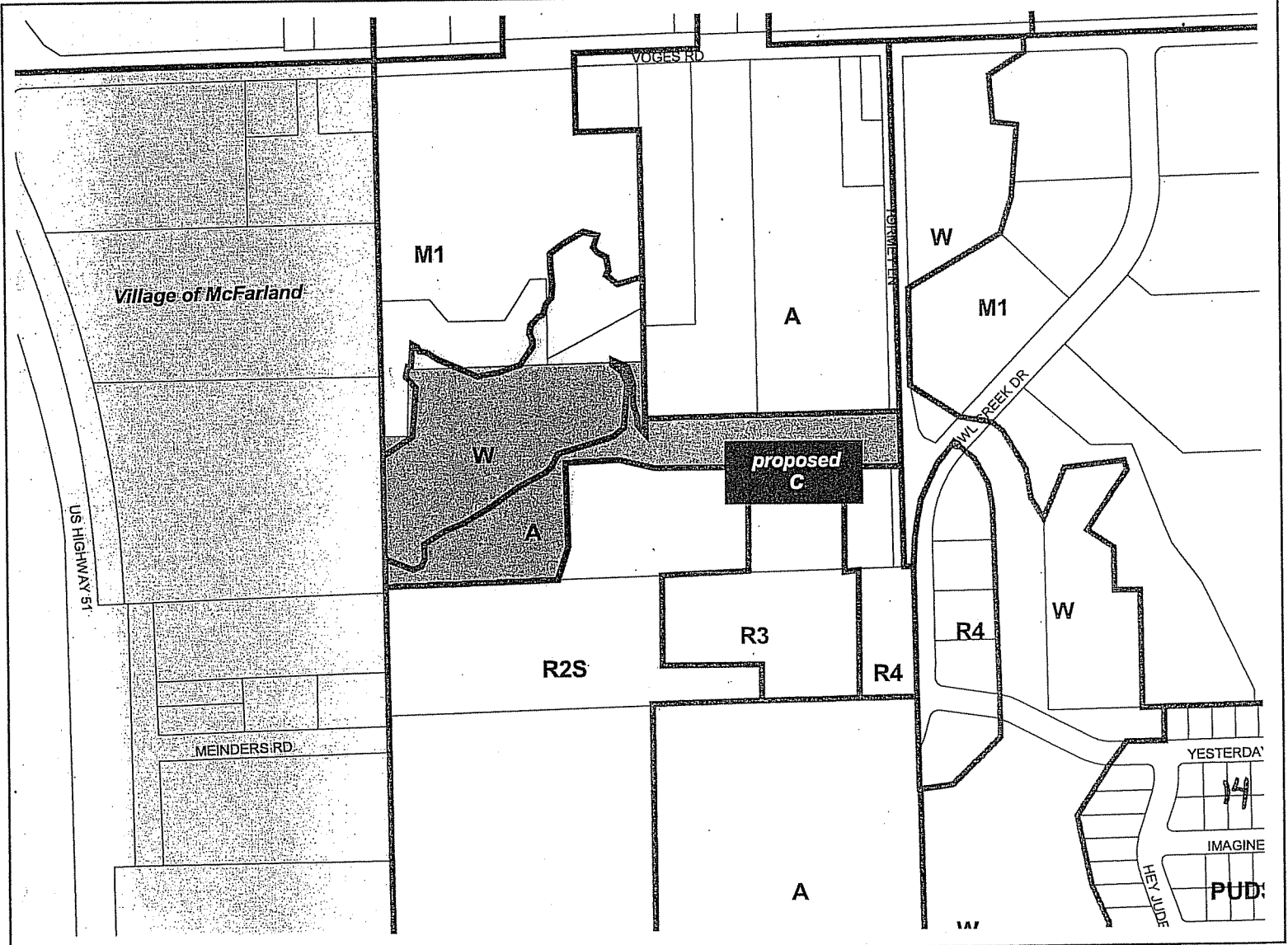
# CITY OF MADISON

# Proposed Rezoning

Location: 4949 Meinders Road  
Applicant: Doug Nelson - The Nelson Group  
From Temp A District(s)  
To C District(s)  
Existing Use: Vacant Land  
Proposed Use: Conservancy  
File No. \_\_\_\_\_  
Public Hearing Dates:  
Plan Commission 18 July 2005  
Common Council 02 August 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

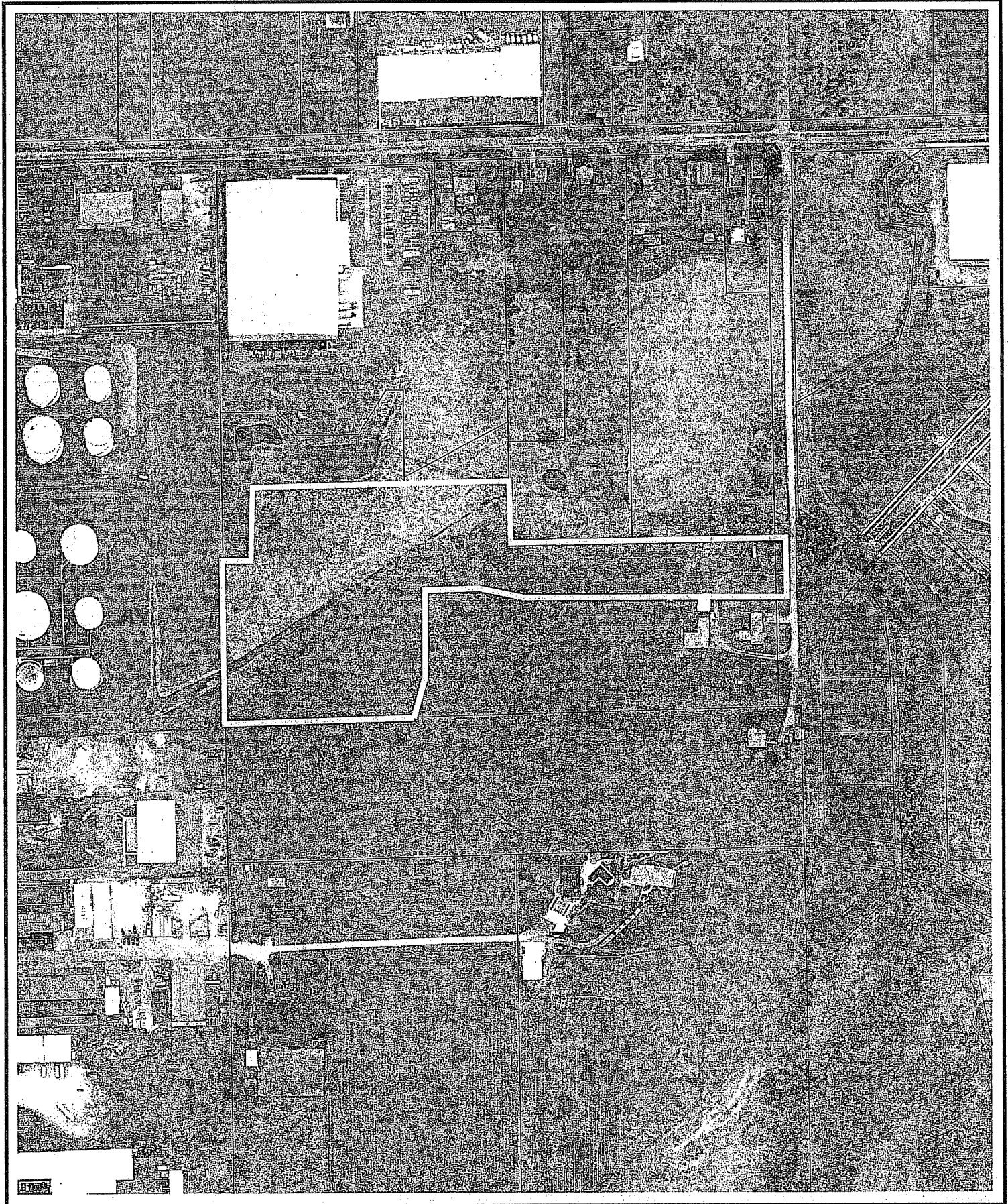


# 4949 Meinders Road

0 100 Feet



*Date of Aerial Photography - April 2003*



# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Received By \_\_\_\_\_  
 Parcel No. \_\_\_\_\_  
 Aldermanic District \_\_\_\_\_  
 GQ \_\_\_\_\_  
 Zoning District \_\_\_\_\_  
**For Complete Submittal**  
 Application \_\_\_\_\_ Letter of Intent \_\_\_\_\_  
 IDUP \_\_\_\_\_ Legal Descript. \_\_\_\_\_  
 Plan Sets \_\_\_\_\_ Zoning Text \_\_\_\_\_  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 4204 Tormey Lane & 4949 Meinders Road **Project Area in Acres:** Approx. 9.1

**Project Title (if any):** Owl's Creek

2. **This is an application for:** (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>Temp. A</u> to <u>Conservancy</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Douglas Nelson Company: The Nelson Group Development Corp.

Street Address: 2134 Atwood Avenue City/State: Madison, WI Zip: 53704

Telephone: (608) 244-4990 Fax: (608) 244-0205 Email: doug@thenelsongroup.org

Project Contact Person: Douglas Nelson Company: The Nelson Group Development Corp.

Street Address: 2134 Atwood Avenue City/State: Madison, WI Zip: 53704

Telephone: (608) 244-4990 Fax: (608) 244-0205 Email: doug@thenelsongroup.org

Property Owner (if not applicant): SAME AS ABOVE

Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: The project consists of developing a largely undeveloped agricultural tract into a residential development. This rezoning involves rezoning the public parkland and stormwater management tract from Temp. A to Conservancy.

Development Schedule: Commencement Summer 2005 Completion Fall 2006

CONTINUE →

**5. Required Submittals:**

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ \_\_\_\_\_ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 

→ The site is located within the limits of \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

\_\_\_\_\_

*If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 

Planner \_\_\_\_\_ Date \_\_\_\_\_ | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Douglas Nelson Date 5-12-05  
 Signature [Signature] Relation to Property Owner OWNER

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_





May 13, 2005

Mr. Bradley J. Murphy, AICP  
Director of Planning  
Dept. of Planning & Development  
215 Martin Luther King Jr., Blvd  
PO Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent  
OWLS CREEK - Rezoning Request  
4204 Tormey Lane and 4949 Meinders Road

Dear Mr. Murphy:

The proposed rezoning to conservancy is being completed to satisfy a condition of approval of the preliminary and final plats.

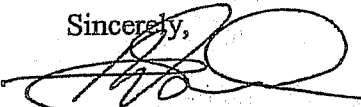
Owners: The Nelson Group  
2134 Atwood Avenue  
Madison, WI 53704  
Contact: Doug Nelson  
(608) 244-4990  
(608) 244-0205 Fax

Project: PRELIMINARY & FINAL PLAT OF OWLS CREEK  
4204 Tormey lane and 4949 Meinders Road  
Madison, Wisconsin

Engineer: Burse Surveying and Engineering., Inc  
1400 E. Washington Avenue, Suite 158  
Madison, WI 53703  
Contact: Michelle Burse  
(608) 250-9263  
(608) 250-9266 Fax

Thank you for your time in reviewing our proposal.

Sincerely,

  
Doug Nelson



AREAS OUTLINED IN BLACK TO BE ZONED "WETLAND AND CONSERVANCY."

OWI'S CREEK SUBDIVISION

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07-NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OL2 STORMWATER WETLANDS

OL2 STORMWATER WETLANDS

LINE	DIRECTION	DISTANCE
1	N 89°52'30" E	110.00
2	S 89°52'30" E	110.00
3	N 00°00'00" E	110.00
4	S 00°00'00" E	110.00
5	N 89°52'30" E	110.00
6	S 89°52'30" E	110.00
7	N 00°00'00" E	110.00
8	S 00°00'00" E	110.00
9	N 89°52'30" E	110.00
10	S 89°52'30" E	110.00
11	N 00°00'00" E	110.00
12	S 00°00'00" E	110.00
13	N 89°52'30" E	110.00
14	S 89°52'30" E	110.00
15	N 00°00'00" E	110.00
16	S 00°00'00" E	110.00

**WISCONSIN LAND SURVEYORS ASSOCIATION**

REGISTERED PROFESSIONAL LAND SURVEYOR

**MICHAEL J. BELLEVILLE**

NO. 12345

1000 W. WISCONSIN AVENUE, SUITE 200, MADISON, WI 53703

TEL: 608.261.1234 FAX: 608.261.5678

**Surveying & Engineering**

1000 W. WISCONSIN AVENUE, SUITE 200, MADISON, WI 53703

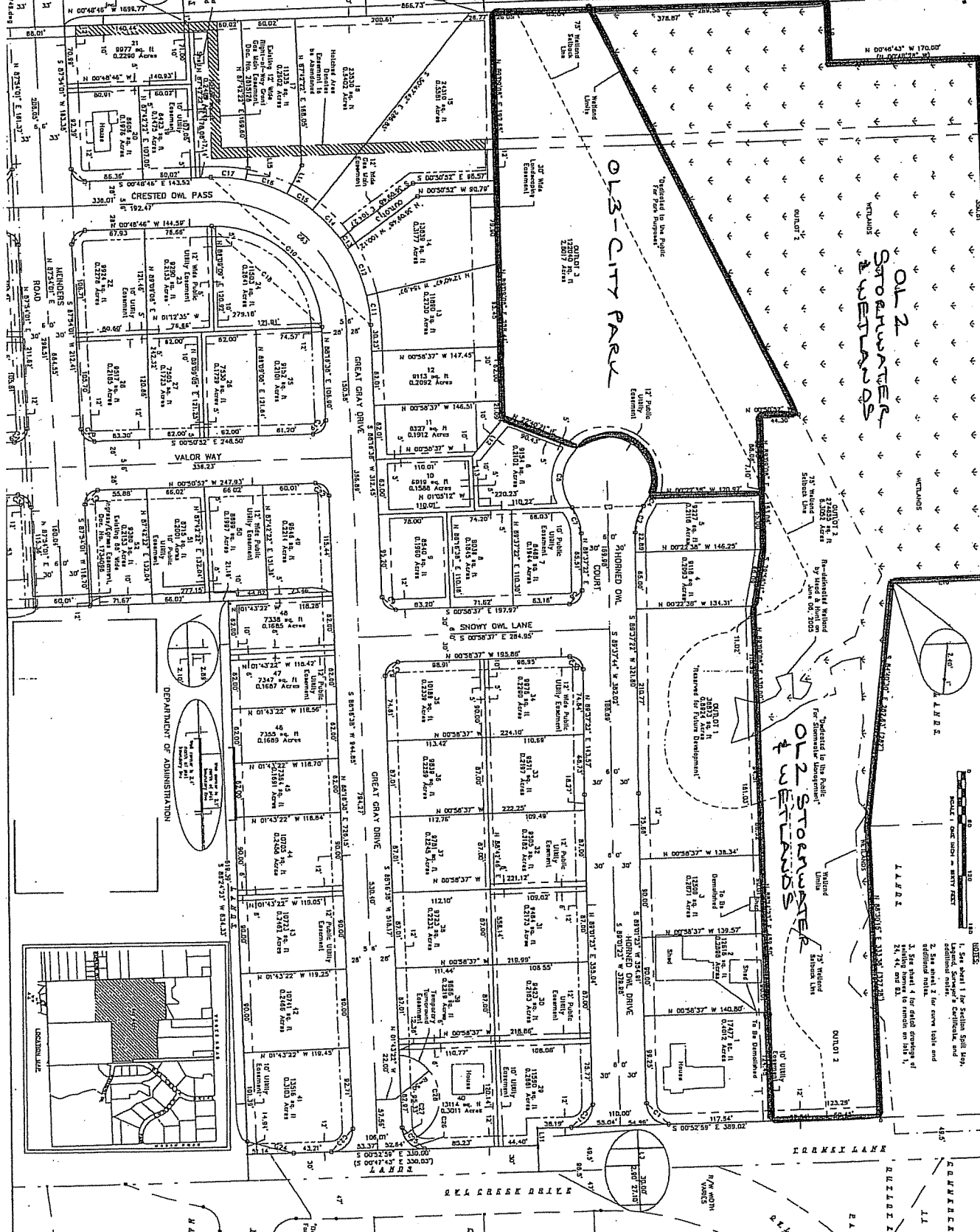
TEL: 608.261.1234 FAX: 608.261.5678

**Surveyed by:** M. J. Belleville

**Checked by:** M. J. Belleville

**Date:** 08/20/2025

**Project:** OWI'S CREEK SUBDIVISION



**WISCONSIN LAND SURVEYORS ASSOCIATION**

REGISTERED PROFESSIONAL LAND SURVEYOR

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TEL: 608.261.1234 FAX: 608.261.5678

**Surveyed by:** M. J. Belleville

**Checked by:** M. J. Belleville

**Date:** 08/20/2025

**Project:** OWI'S CREEK SUBDIVISION

**NORTH**

0° 00' 00" N

90° 00' 00" E

180° 00' 00" S

270° 00' 00" W

BEARINGS ARE IN DEGREES, MINUTES AND SECONDS

SCALE: 1" = 100'

LEGEND: 1. See sheet 1 for Station Split Key

2. See sheet 2 for Curve Data and additional notes

3. Stationed & for field grading of multiple lines to match on this 1, 2, 4, and 5.