

# Town of Cross Plains Land Use Petition Application

<b>OFFICIAL USE ONLY</b>	
Dane County Application Petition #: _____	
Site Visit Date: _____	
Plan Commission Meeting Date: _____	
Town Board Meeting Date: _____	

**Petitioner:**

Petitioner's Name: Dan Lochner		Date: 03-01-2023
Petitioner's Address: 4112 N. Birch Trail, Cross Plains, WI 53528		Email Address: lochner.dann@gmail.com
Home Phone 608-843-8875	Work Phone	FAX

**Owner:**

Owner's Name (if different from petitioner) Jerry Schultz	Home Phone 608-513-7072
Full Address	
I, <u>Jerry Schultz</u> , authorize and agree to <u>Dan Lochner</u> <small>(owner's name) (petitioner's name)</small> submitting this petition pertaining to land I own in the Town of Cross Plains.	
Signature of owner	Date

**Agent:**

Agent's Name Williamson Surveying Noa Prieve	Phone 608-255-5705
Address 104 A West Main Street, Waunakee, WI 53597	

**Property information (separate copy for each parcel):**

Section: 14	Parcel Number: 070714485010	Acres in Parcel: 26.79	Acres to be rezoned: 6.35	Present zoning: FP-35	New zoning: RR-16
Section: 14	Parcel Number: 070714192208	Acres in Parcel: 15.05	Acres to be rezoned: 0	Present zoning: FP-35	New zoning:
Section:	Parcel Number: 0707-144-8820-0	Acres in Parcel: 13.40	Acres to be rezoned: 13.40	Present zoning: RR-8	New zoning: RR-16

Parcel address (if available): 4215 N. Birch Trail and 4112 N. Birch Trail
Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan): <u>Jerry Schultz is selling 6.35 acres to his neighbor Dan Lochner so he can own the property where his driveway is located</u> <hr/> <u>Jerry will have a total of 35.49 acres(FP-35)remaining and Dan's new parcel will be 19.76 acres requested RR-16 zoning</u>

**Property information cont'd:**

Is there a house or building on this parcel now?	<b>YES</b>	NO
Have you previously submitted an application to rezone this parcel?	YES	<b>NO</b>
Is this the original tract of land from December, 1981?	<b>YES</b>	NO
Has the property been previously rezoned?	YES	<b>NO</b>
If yes, how many times?		
Are there any deed restrictions on the property?	YES	<b>NO</b>
How many acres do you own on the parcel you are requesting a split to be taken from?	41.84 acres	
How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners?	NA - Lot Line Adjustment - No New Parcels Being Created	
Explain land divisions, provide dates and attach documentation.		

If this is a petition for a Land Use Plan Map amendment, attach a legal description of the parcel.  
 Attach a map of the parcel as it currently exists, showing public roads.  
 Attach a preliminary map of the parcel(s) as they would exist under the proposed change.  
 The division of this parcel will create how many lots, parcels or building sites? 0  
 Have you made an application for this change with Dane County? YES **NO**

**Conditional Use Permit (CUP), Variance and/or Special Exemption**

Are you requesting:	CUP	VARIANCE	OTHER
Is there presently a:	CUP	VARIANCE	OTHER

Please explain:

Intent or purpose:

**Applicant's Statement:**

If additional parcels are involved in this petition under ownership the same or different from the owners listed above, please provide the information requested above for each owner and the parcel(s) individually owned on a duplicate of this form.

I attest that all the information on this form is accurate.

*Noa Prieve* 03-01-2023

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Signature of applicant Date

Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.  
 Five additional sets of copies should be sent to the Clerk of the Town of Cross Plains.

**INSTRUCTIONS FOR FILING A  
TOWN OF CROSS PLAINS  
LAND USE CHANGE APPLICATION**

By the 15<sup>th</sup> of the month, submit 15 copies of the following to the Plan Commission Chair or Town Clerk:

- The attached application form.
- A scaled map of the site and surrounding adjacent parcels. (Estimated driveway lengths should be included on the maps) \*
- Information from Dane County maps about topography, soil type including hydric and erodible soils, streams, floodplains and other features of the site.\*

If splits are requested, include

- A density study from Dane County to determine the number of splits used and currently available.

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Notes on the process – Applications will be considered at a minimum of three town meetings.

*What will happen?*

Applications must be received by the 15<sup>th</sup> of the month to be included on the agenda and published notice for the meeting on the first Monday of the following month. The Plan Commission Chair will review applications for completeness.

*(Example: Submit all papers by January 15 to the Plan Commission Chair or TCP Clerk (798-0189)).*

All completed applications are given initial consideration at the first available Commission meeting. Applicants are required to attend. The Commission will vote to place the application on the agenda of the next available Commission meeting for action, or will vote to table the application pending submission of additional information. Commission agenda items will be published in the local newspaper and on the Town’s web site. Public requests for copies of the application and materials will be provided as quickly as possible.

*(Example: First Consideration – 8 pm, 1<sup>st</sup> Monday in February at the Plan Commission meeting, TCP Community Center)*

At the next Commission meeting, the application will be considered again. The applicant must attend and will be given an opportunity to speak. There will be ample opportunity for public comments prior to Commission action. The Commission may vote to recommend approval, disapproval, or approval with changes to the Board of Supervisors. Or it may table the request pending additional information or amendments to the application.

*(Example: Second Consideration – 8 pm 1<sup>st</sup> Monday in March at the Plan Commission meeting, TCP Community Center)*

The Board of Supervisors considers the recommendation of the Plan Commission at its next meeting. It either approves, denies, or approves with conditions, and sends its decision to the County.

*(Example: Board Consideration – 7:30 pm 2<sup>nd</sup> Monday in March at the TCP Board meeting, TCP Community Center)*

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\* Public Access to Dane County maps is available on the Internet at (<http://dcimap.co.dane.wi.us/dcimap/>) or from the Dane County Dept of Planning & Development, City-County Bldg., 210 Martin Luther King Jr. Blvd., Room 116 Madison, WI 53703 Phone: 608-266-4251