

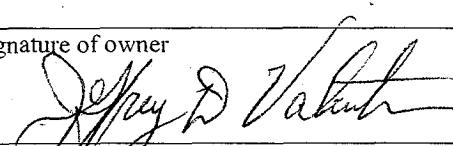
Town of Cross Plains Land Use Petition Application

OFFICIAL USE ONLY	
Dane County Application Petition #:	
Site Visit Date:	
Plan Commission Meeting Date:	
Town Board Meeting Date:	

Petitioner:

Petitioner's Name: <u>Jeffrey D. VALENTINE</u>	Date: <u>6/26/23</u>
Petitioner's Address: <u>22W275 BROKER MEDINAH ILL</u>	Email Address: <u>VALENTINE 22W@COMCAST.NET</u>
Home Phone <u>630-776-9021</u>	Work Phone <u>60157</u>
FAX <u>SAME</u>	

Owner:

Owner's Name (if different from petitioner) <u>VALCON LLC</u>	Home Phone <u>630-776-9021</u>
Full Address <u>22W275 BROKER ROAD, MEDINAH, ILL 60157</u>	
I, <u>VALCON LLC</u> , authorize and agree to <u>Jeffrey D VALENTINE</u> (owner's name) (petitioner's name)	
submitting this petition pertaining to land I own in the Town of Cross Plains.	
Signature of owner 	Date <u>6/26/23</u>
Agent:	
Agent's Name	Phone
Address	

Property information (separate copy for each parcel):

Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
	<u>020/0707-112-8000-1</u>	<u>19.5</u>	<u>19.5</u>	<u>FP 1</u>	<u>RR16</u>
	<u>020/0707-112-8500-6</u>	<u>.015</u>	<u>.015</u>	<u>FP 1</u>	<u>RR16</u>

Parcel address (if available):

8330 HIGHWAY 14, CROSS PLAINS

Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan):

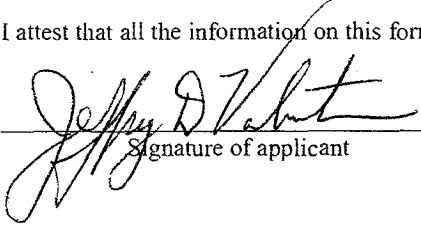
Property information cont'd:

Is there a house or building on this parcel now?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Have you previously submitted an application to rezone this parcel?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Is this the original tract of land from December, 1981?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Has the property been previously rezoned?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
If yes, how many times?		
Are there any deed restrictions on the property?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
How many acres do you own on the parcel you are requesting a split to be taken from?	19.5 owned	
How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners?	None, Two currently available	
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?		
Have you made an application for this change with Dane County?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Conditional Use Permit (CUP), Variance and/or Special Exemption		
Are you requesting:	CUP	VARIANCE
Is there presently a:	CUP	VARIANCE
		OTHER
		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.

 _____

Signature of applicant

6-26-23

Date

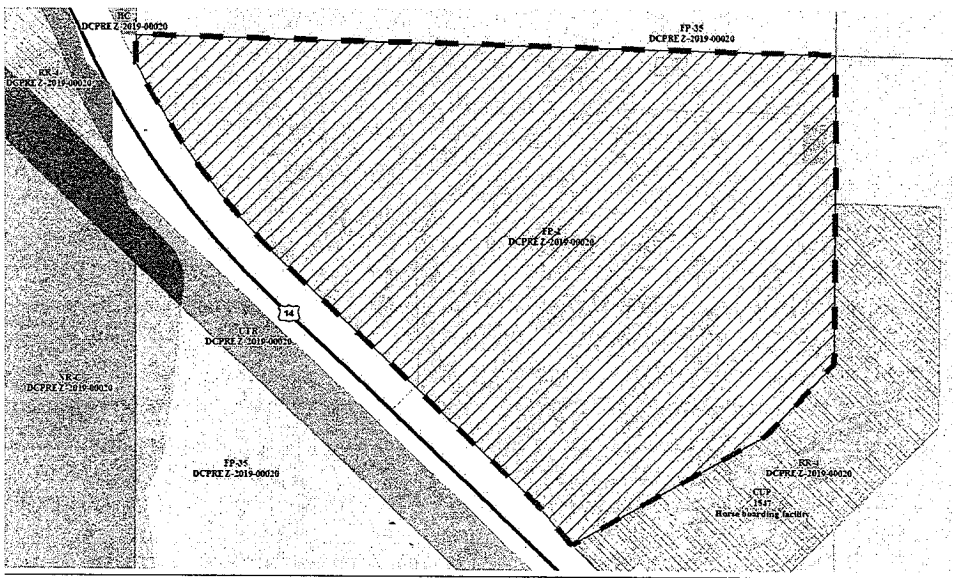
Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.

Five additional sets of copies should be sent to the Clerk of the Town of Cross Plains.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Valcon, LLC					
Town	Cross Plains	A-1EX Adoption	12/26/1981	Orig Farm Owner	Pick, Hal
Section:	11	Density Number	35	Original Farm Acres	19.6
Density Study Date	6/12/2023	Original Splits	0.56	Available Density Unit(s)	2



Reasons/Notes:

Property appears to have been a legal, nonconforming A-1(ex) zoned parcel as of 12/26/1981. Nonconforming parcels between 4 and 35 acres are allowed up to 2 homesites under the town/county plan.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
070711280001	19.6	VALCON LLC	