

Town of Cross Plains Land Use Petition Application

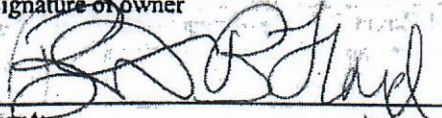
OFFICIAL USE ONLY	
Dane County Application Petition #:	_____
Site Visit Date:	_____
Plan Commission Meeting Date:	_____
Town Board Meeting Date:	_____

Petitioner:

Petitioner's Name: Andrew Lochner		Date: 4-24-24
Petitioner's Address: 302 S. W. Duane Blvd, Madison 53705		Email Address: andylochner@gmail.com
Home Phone 608-469-6713	Work Phone	FAX

Owner:

Owner's Name (if different from petitioner) Board of Regents, Univ. of WI	Home Phone 608-263-3045
Full Address 21 N. Park St, Madison, WI 53715	
I, Brent Lloyd on behalf of UW Board of Regents , authorize and agree to Andrew Lochner (petitioner's name) submitting this petition pertaining to land I own in the Town of Cross Plains.	

Signature of owner 	Date 4/25/2024
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Agent:

Agent's Name Brent Lloyd	Phone 608-263-3045
Address 21 N. Park St. Madison, WI 53715	

Property information (separate copy for each parcel):

Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
16	020/0707-163-9500-3	410.1	2.02	FP-35	RE-8
Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:
Section:	Parcel Number:	Acres in Parcel:	Acres to be rezoned:	Present zoning:	New zoning:

Parcel address (if available): **4065 Observatory Road**

Intent or purpose (if a Map Amendment Petition, attach a page stating purpose and how it fits the goals and policies of the Plan):
uw to sell parcel to Lochner. Combine with existing parcels. Lochner may route driveway through 2 acre parcel.

Property information cont'd:

Is there a house or building on this parcel now? YES NO
 Have you previously submitted an application to rezone this parcel? YES NO
 Is this the original tract of land from December, 1981? YES NO
 Has the property been previously rezoned? YES NO
 If yes, how many times?
 Are there any deed restrictions on the property? YES NO
 How many acres do you own on the parcel you are requesting a split to be taken from? 40.1

How many development rights (splits) have been used from this land since December, 1981, including those taken by previous owners?

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? YES NO

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

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

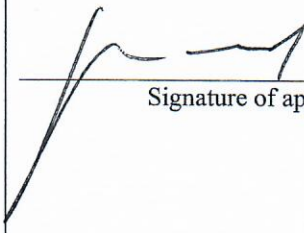
Please explain:

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.

 _____
 Signature of applicant

4-23-24 _____
 Date

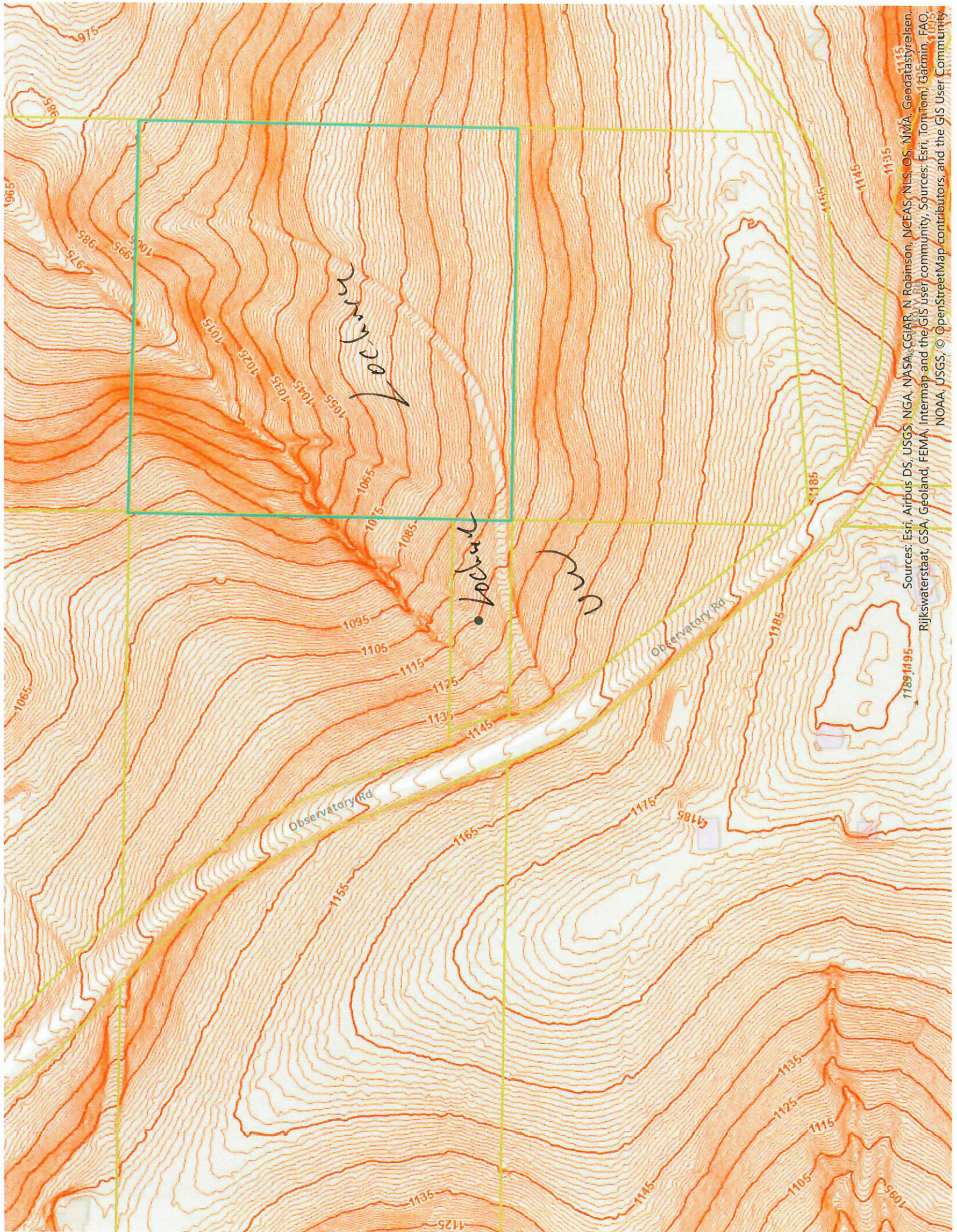
Please return ten copies of the completed application, together with ten copies of any required maps, to the Chair of the Comprehensive Planning Commission of the Town of Cross Plains.

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

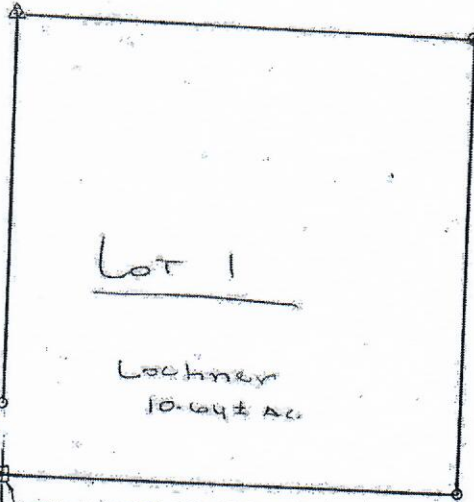
LEGAL DESCRIPTION OF LANDS OWNED BY UW-PROPOSED SALE TO LOCHNER

A parcel of land located in the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 16; thence N $00^{\circ}32'16''$ E, 865.00 feet along the West line of the SE $\frac{1}{4}$ of said Section 16 to a point in the centerline of Observatory Road and the point of beginning; thence Northwesterly, 15.38 feet along the arc of a curve to the right having a central angle of $01^{\circ}38'10''$ and a radius of 538.50 feet, said arc also being the centerline of Observatory Road, the long chord of which bears N $39^{\circ}35'47''$ W, 15.38 feet; thence N $38^{\circ}46'42''$ W, 255.26 feet along the centerline of Observatory Road; thence N $37^{\circ}51'16''$ W, 113.18 feet along the centerline of Observatory Road; thence Northwesterly, 207.11 feet along the arc of a curve to the right having a central angle of $11^{\circ}52'00''$ and a radius of 1000.00 feet, said arc also being the centerline of Observatory Road, the long chord of which bears N $31^{\circ}55'16''$ W, 206.74 feet; thence S $88^{\circ}34'53''$ E, 352.94 feet along the North line of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of said Section 16 to the Northeast corner of said SE $\frac{1}{4}$ -SW $\frac{1}{4}$; thence S $00^{\circ}32'16''$ W, 466.97 feet along the East line of said SE $\frac{1}{4}$ -SW $\frac{1}{4}$ to the point of beginning, containing 2.02 acres, more or less.

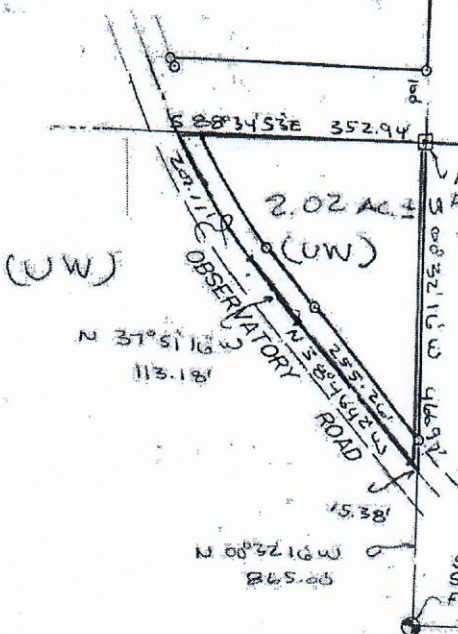


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Lot 1

Lochner
10.64 ± Ac.



S 28°34'52"E 352.94

2.02 AC ±

(UW)

(UW)

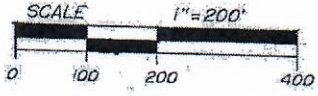
N 37°51'16" 113.18

N 38°51'42" 153.25

15.38'

N 68°32'16" W 245.25

Found stone as noted in Blue Books, Volume 2, page 498, dated November 1939.



South 1/4 corner
Section 16, T7N, R7E
Found 1-1/4" rebar & verified ties