

Dane County Rezone Petition

Application Date	Petition Number
05/17/2024	DCPREZ-2024-12066
Public Hearing Date	
07/23/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME REGENTS OF UNIV OF WISCONSIN	PHONE (with Area Code) (608) 263-3045	AGENT NAME ANDREW LOCHNER	PHONE (with Area Code) (608) 469-6713
BILLING ADDRESS (Number & Street) 1220 LINDEN DR		ADDRESS (Number & Street) 302 S. MIDVALE BLVD.	
(City, State, Zip) MADISON, WI 53706		(City, State, Zip) Madison, WI 53705	
E-MAIL ADDRESS brent.lloyd@wisc.edu		E-MAIL ADDRESS andylochner@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
NW of 4070 Observatory Rd					
TOWNSHIP CROSS PLAINS	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-163-9500-3					

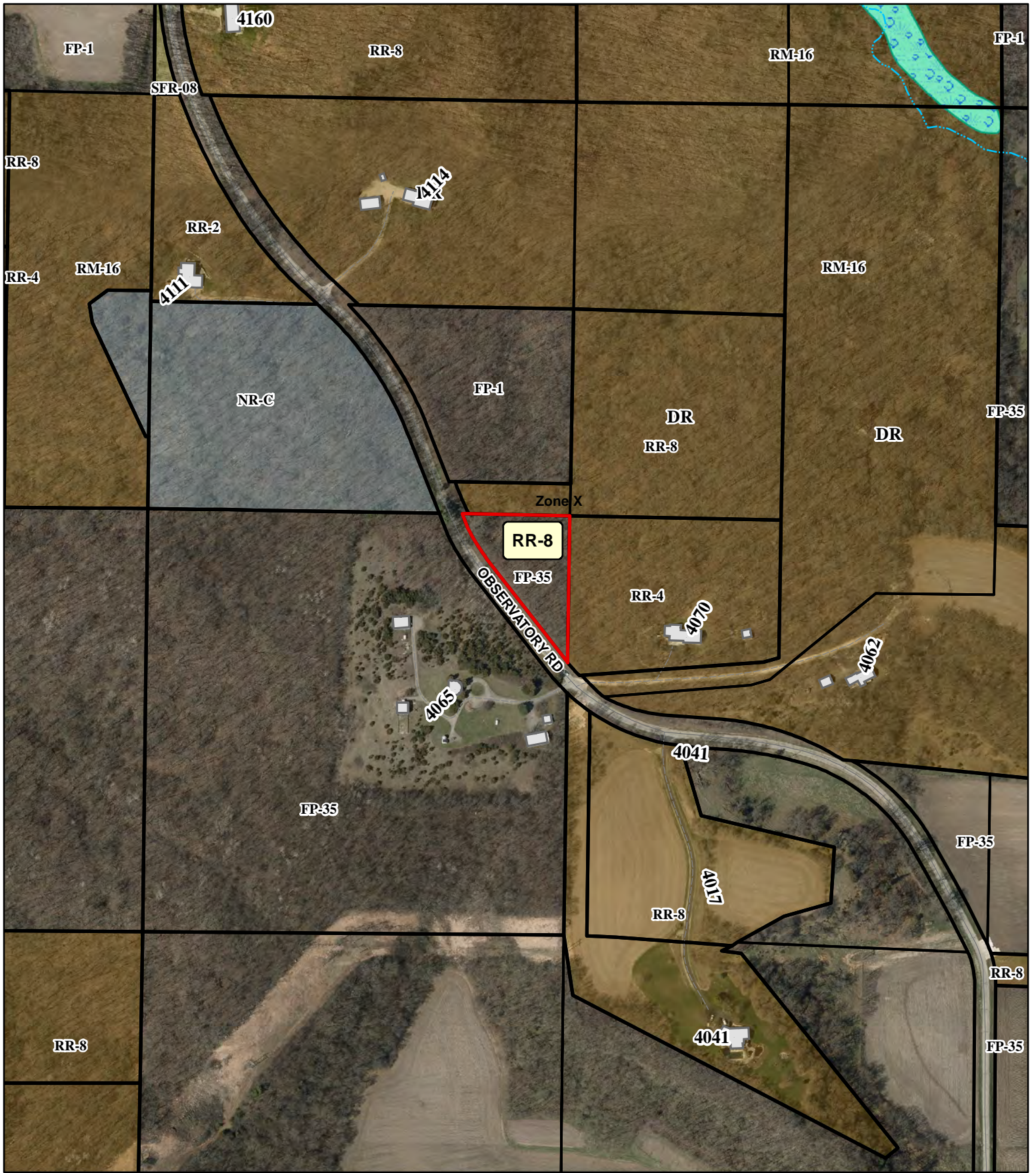
REASON FOR REZONE

INCREASE THE SIZE OF AN EXISTING RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	2.02

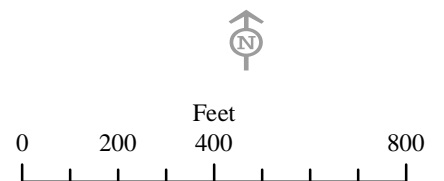
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: REMAINING UW-OWNED LANDS MUST CONTAIN AT LEAST 35 ACRES TO REMAIN IN FP-35 ZONING



REZONE 12066

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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:	Board of Regents, Univ of WI	Agent Name:	Andrew Lochner
Address (Number & Street):	21 N Park St #6101	Address (Number & Street):	302 S. Midvale Blvd
Address (City, State, Zip):	Madison, WI 53715	Address (City, State, Zip):	Madison, WI 53705
Email Address:	brent.lloyd@wisc.edu	Email Address:	andylochner@gmail.com
Phone#:	608.263.3045	Phone#:	608.469.6713

PROPERTY INFORMATION			
Township:	Cross Plains	Parcel Number(s):	020/0707-163-9500-3
Section:	16	Property Address or Location:	Observatory Rd, Cross Plains.

REZONE DESCRIPTION		
<p>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.</p>	<p style="text-align: center;">Is this application being submitted to correct a violation?</p> <p style="text-align: center;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>UW Letters and Sciences has agreed to sell me 2.02 acres of their total 40.1 acre parcel. The 2.02 acre parcel is across the road from the remaining portion of their parcel. The current use is FP-35. They are not using it for anything in particular at this time. The proposed use is RR-8. The 2.02 acre parcel will be combined with my existing RR-8 parcels: 020/0707-163-8085-0 and 020/0707-163-8086-0.</p> <p>I'm not planning to build a structure on the 2.02 acre parcel. The main benefit to me is that it will ensure that nobody can build a structure on the parcel that's between my current parcels and the road and that my privacy can be maintained.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	2.02

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 4-23-24

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. <u>10.102(8)</u>
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

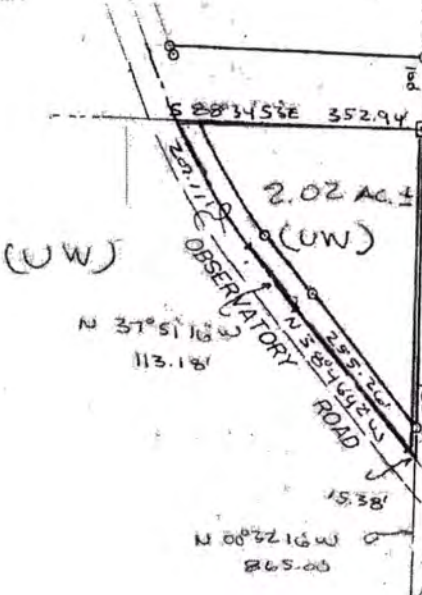
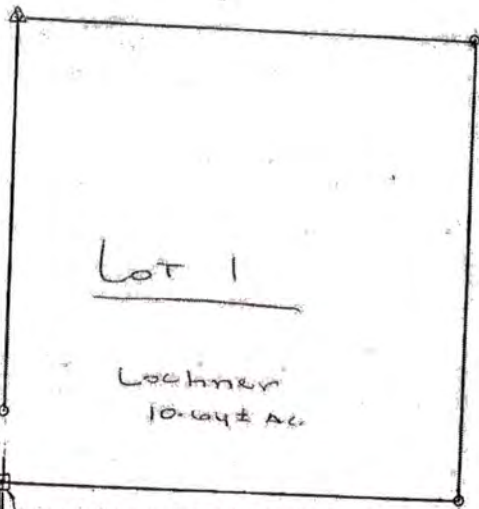
<input type="checkbox"/> OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under <u>Chapter 11</u> of <u>Chapter 14</u> , Dane County Code
<input type="checkbox"/> Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section <u>10.800</u>

<input type="checkbox"/> ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.	
Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

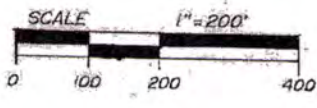
LEGAL DESCRIPTION OF LANDS OWNED BY UW-PROPOSED SALE TO LOCHNER

A parcel of land located in the SE ¼-SW ¼ of Section 16, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of said Section 16; thence N 00°32'16" E, 865.00 feet along the West line of the SE ¼ 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°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°35'47" W, 15.38 feet; thence N 38°46'42" W, 255.26 feet along the centerline of Observatory Road; thence N 37°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°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°55'16" W, 206.74 feet; thence S 88°34'53" E, 352.94 feet along the North line of the SE ¼-SW ¼ of said Section 16 to the Northeast corner of said SE ¼-SW ¼; thence S 00°32'16" W, 466.97 feet along the East line of said SE ¼-SW ¼ to the point of beginning, containing 2.02 acres, more or less.



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\"/>