

REZONING ORDINANCE

2021-08

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5761303
08/16/2021 03:44 PM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 5

RE: Lot 1 of Certified Survey Map No. 15754 recorded with the Dane County Register of Deeds on the 8 day of July, 2021, in Volume 114 of Certified Survey Maps, page 308-310, as Document No. 5748313, ("the Property").

WHEREAS, the owner of the Property has requested that the Property be rezoned from one zoning classification to another; and

WHEREAS, pursuant to Section 62.23(7)(d) Wis. Stats., the Village Plan Commission held a public hearing regarding the request to rezone the Property, said public hearing being held on the 7th day of June, 2021, and said public hearing being preceded by the publication of a Class 2 Notice under Chapter 985, Stats.; and

WHEREAS, following the public hearing the Village Plan Commission determined that establishing the zoning classification as requested by the owner of the Property will promote the public health, safety and general welfare of the Village, will allow appropriate use of the Property, and will be consistent with the provisions of the Village Comprehensive Plan, as amended. Therefore, the Village Plan Commission recommended that the zoning classification of the Property be changed as requested by the owner; and

WHEREAS, the Village Board at its meeting of June 28, 2021, approved the recommendations of the Plan Commission.

NOW, THEREFORE, pursuant to Section 62.23(7)(d) Stats., the Village Board of the Village of Cross Plains does hereby ordain as follows:

1. The Property located at 2100 American Legion Drive in the Village of Cross Plains as identified above is rezoned to PD-Planned Development with an underlying base district of MSMU-Main Street Mixed Use.
2. This change in zoning is consistent with the Village's Comprehensive Plan, as amended.
3. The Village Clerk is directed to amend the Village's Zoning Map and Official Map to reflect this change in zoning.

Drafted by and Return To:

Paul A. Johnson
Boardman & Clark LLP
PO Box 256
Lodi, WI 53555


113/
0707-031-4925-1
Parcel Identification Number(s)

4. If any provision of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction such decision shall not affect the validity of any other provision of this Ordinance.
5. This Ordinance shall take effect the day after passage and posting pursuant to law.

Adopted this 28th day of June, 2021.

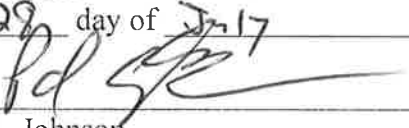
VILLAGE OF CROSS PLAINS

By:  _____
Jay Lengfeld, President

By:  _____
Bobbi Zauner, Clerk

AUTHENTICATION

Signatures of Jay Lengfeld and Bobbi Zauner,
in the capacities indicated, authenticated on
this 28 day of July, 2021.



Paul A. Johnson
SBN: 1021492
TITLE: MEMBER, STATE BAR OF WISCONSIN
(If not, _____,
authorized by Wis. Stat. §706.06)

This instrument drafted by:

Attorney Paul A. Johnson

Boardman & Clark LLP

Post Office Box 256

Lodi, WI 53555

608-592-3877 (p)

608-592-5844 (f)

pjohnson@boardmanclark.com

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CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 16 and part of Lots 14 and 15, all within Block 25, Plat of the Village of Christina, located in the SW 1/4 of the NE 1/4 of Section 3, T7N, R7E, Village of Cross Plains, Dane County, Wisconsin.

NORTH 1/4 CORNER
SEC. 3-7-7
FND. ALUM. MON.

SCALE 1" = 30'



PREPARED FOR:

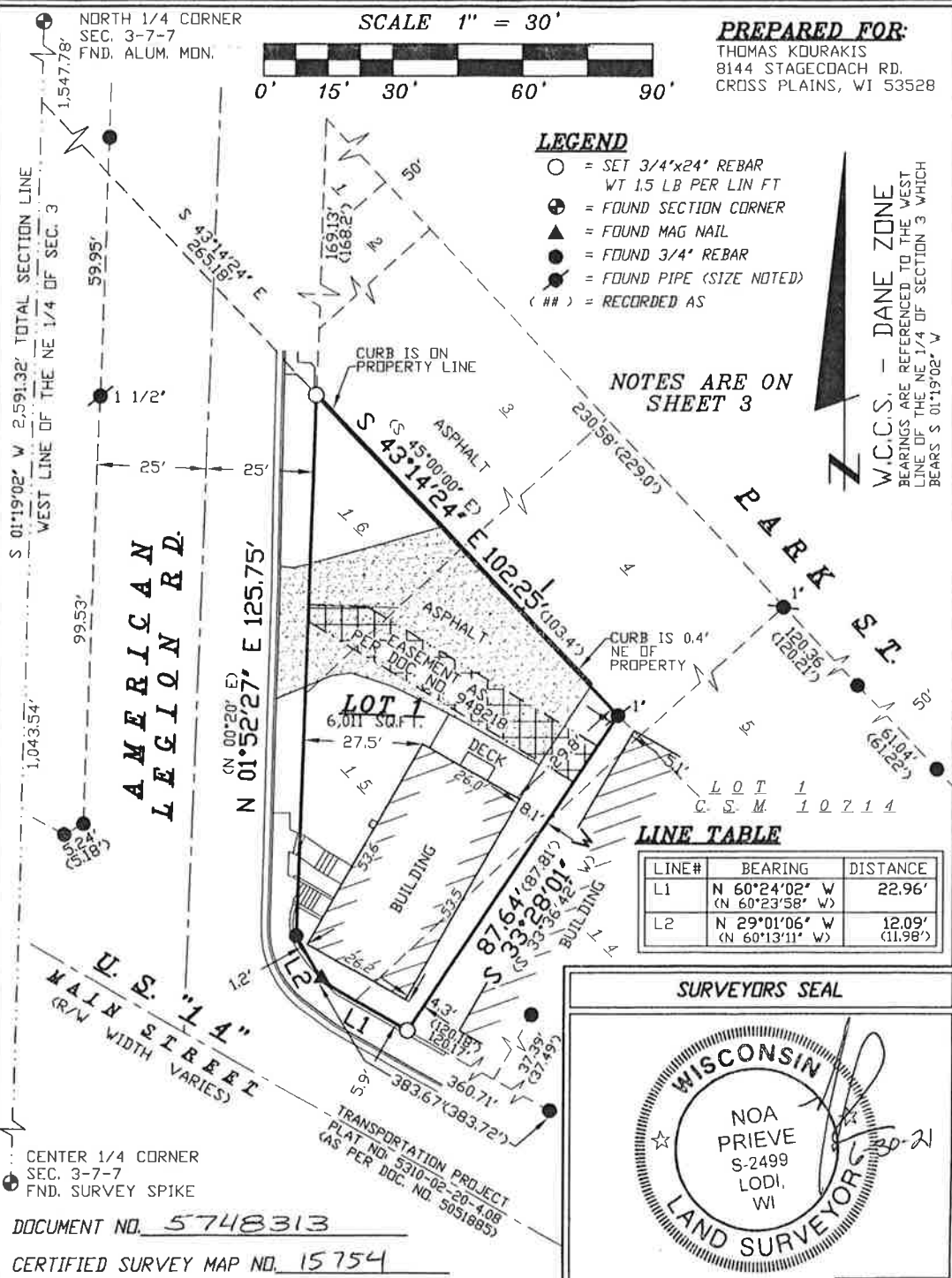
THOMAS KOURAKIS
8144 STAGECROACH RD.
CROSS PLAINS, WI 53528

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊙ = FOUND SECTION CORNER
- ▲ = FOUND MAG NAIL
- = FOUND 3/4" REBAR
- ⦿ = FOUND PIPE (SIZE NOTED)
- (##) = RECORDED AS

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NE 1/4 OF SECTION 3 WHICH
BEARS S 01°19'02" W

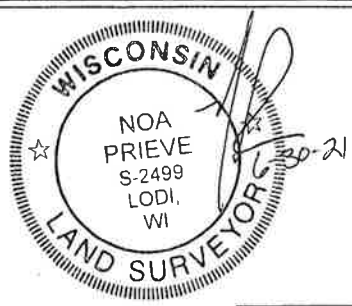
NOTES ARE ON
SHEET 3



LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 60°24'02" W (N 60°23'58" W)	22.96'
L2	N 29°01'06" W (N 60°13'11" W)	12.09' (11.98')

SURVEYORS SEAL



DOCUMENT NO. 5748313
CERTIFIED SURVEY MAP NO. 15754



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 16 and part of Lots 14 and 15, all within Block 25, Plat of the Village of Christina, located in the SW 1/4 of the NE 1/4 of Section 3, T7N, R7E, Village of Cross Plains, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed and mapped a correct representation of the exterior boundaries of the land surveyed, being Lot 16 and part of Lots 14 and 15, all within Block 25, Plat of the Village of Christina, located in the SW 1/4 of the NE 1/4 of Section 3, T7N, R7E, Village of Cross Plains, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 3; thence S 01°19'02" W along the west line of the NE 1/4 of said Section 3, 1,547.78 feet; thence S 43°14'24" E, 265.18 feet to the east right of way line of American Legion Road, the northernmost corner of said Lot 16 and also the point of beginning.

Thence continuing S 43°14'24" E along the Northeast line of Lots 15 and 16, 102.25 feet to a found 1" pipe and also the westerly line of Lot 1, Certified Survey Map No. 10714; thence S 33°28'01" W along said westerly line, 87.64 feet to the northerly right of way line of United States Highway "14", also known as Main Street; thence N 60°24'02" W along said northerly right of way line, 22.96 feet; thence N 29°01'06" W along said northerly right of way line, 12.09 feet to the east right of way line of American Legion Road; thence N 01°52'27" E along said east right of way line, 125.75 feet to the point of beginning. The above described parcel contains 6,101 square feet or 0.14 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date June 30, 2021



Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this 15th day of July, 2021.

STATE OF WISCONSIN
DANE COUNTY




Authorized Representative
2100 American Legion, LLC

Personally came before me this 15th day of July, 2021 the above named

Tom Kouranis to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dane County, Wisconsin.

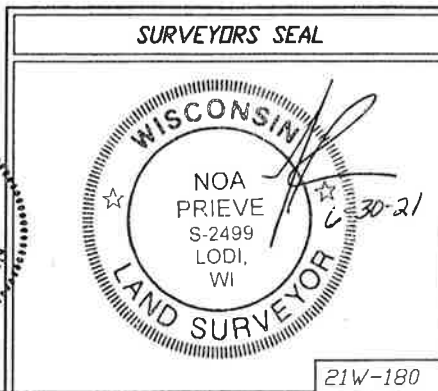
My commission expires 02/14/2025



Notary Public
Noa T. Prieve
Print Name



Sheet 2 of 3



21W-180



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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VILLAGE OF CROSS PLAINS APPROVAL

Resolved that this certified survey map is hereby acknowledged and approved by the Village of Cross Plains on this 1 day of July, 2021.


Bobbi Zauner
Village Clerk

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) THE SECTION CORNER TIES FOR THE NORTH 1/4 CORNER AND THE CENTER 1/4 CORNER WERE CHECKED AND VERIFIED TO THE LATEST SECTION CORNER TIE SHEET AVAILABLE.

REGISTER OF DEEDS:

Received for recording this 8 day of JULY, 2021 at 12:46 o'clock P.M. and recorded in Volume 114 of Dane County Certified Surveys on pages 308 through 310.

Received 7/17/21 11:37am.

Kristi Chlebowski BY Dawn McClarty,
Kristi Chlebowski DEPUTY
Register of Deeds

DOCUMENT NO. 5748313

CERTIFIED SURVEY MAP NO. 15754

SURVEYORS SEAL

