



**ORDINANCE NO. 2021-02**

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5715654  
04/09/2021 01:57 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 5

Re: Lands set forth on the attached Exhibit  
A. **MBR# 14373**

An Ordinance to Annex Land to the  
Village of Cross Plains, Dane County,  
Wisconsin, by unanimous approval, Pursuant  
to Wis. Stats. Section 66.0217(2).

The Board of Trustees of the Village of  
Cross Plains does hereby ordain as follows:

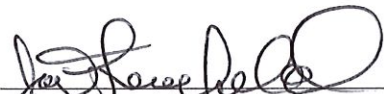
1. Creek Crossing at St. Francis, Inc. is the owner of real property currently situated within the Town of Berry, Dane County, Wisconsin, and more particularly described on the attached Exhibit A.
2. The exact legal description of the territory to be detached from the Town of Berry and annexed to the Village of Cross Plains is attached hereto as Exhibit A.
3. The land owned by the Owners as described on the attached Exhibit A is contiguous to the Village of Cross Plains on the Village's northern boundary.
4. The real property described on Exhibit A is currently vacant land, to population of the real property is zero, and the real property contains no residents or electors.
5. The property described on Exhibit A which is presently located in the Town of Berry, is hereby annexed from the Town of Berry to the Village of Cross Plains. The population of the area being annexed is zero.
6. The annexation of the real property described on Exhibit A is consistent with the Village of Cross Plains Comprehensive Plan. The subject property is designated for Planned Neighborhood Development within the Village of Cross Plains on full urban services in the Comprehensive Plan's Future Land Use Map. The Village has the capacity to provide such services to the subject property, and the subject property is located within the Village of Cross Plains Urban Service Area as approved by CARPC and WisDNR.


**Drafted by and Return To:**  
 Paul A. Johnson  
 Boardman & Clark LLP  
 PO Box 256  
 Lodi, WI 53555

0807-351-9125-0 and 0807-354-8510-0  
Parcel Identification Number(s)

7. The land being annexed shall be permanently zoned as set forth in an Ordinance adopted by the Village Board of the Village of Cross Plains.
8. Pursuant to Section 66.0217(14) the Village agrees to pay annually to the Town, for five years, an amount equal to the amount of property taxes that the Town levied on the annexed territory as shown by the tax roll under Section 70.65, Stats. beginning in the year in which the annexation is final.
9. The territory annexed by this ordinance is hereby designated part of the Fourth Ward of the Village of Cross Plains, subject to the ordinances, rules and regulations of the Village of Cross Plains governing wards.
10. All ordinances or parts of ordinances inconsistent with or contradicting a provision of this ordinance is hereby repealed.
11. This ordinance shall be in full force and effect from and after its passage and posting.

**VILLAGE OF CROSS PLAINS**

By:   
Jay Lengfeld, President

Attest:   
Bobbi Zauner, Clerk

VOTE:

Ayes: 6

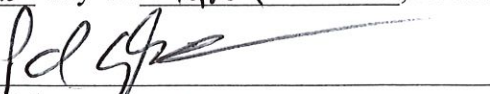
Nays: 0

ORDINANCE ADOPTED: March 22, 2021

ORDINANCE POSTED: March 23, 2021

**AUTHENTICATION**

Signatures of Jay Lengfeld and Bobbi Zauner in the capacities indicated, authenticated on this 22nd day of March, 2021.

  
Paul A. Johnson, SRN 1021792

Bobbi Zauner, Clerk for the Village of Cross Plains, hereby certifies that this document is a true and correct copy of Ordinance No. 2021-02, which was adopted by the Village of Cross Plains Board of Trustees on March 22, 2021.

**VILLAGE OF CROSS PLAINS**

BY: Bobbi Zauner  
Bobbi Zauner, Clerk

**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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EXHIBIT "A"

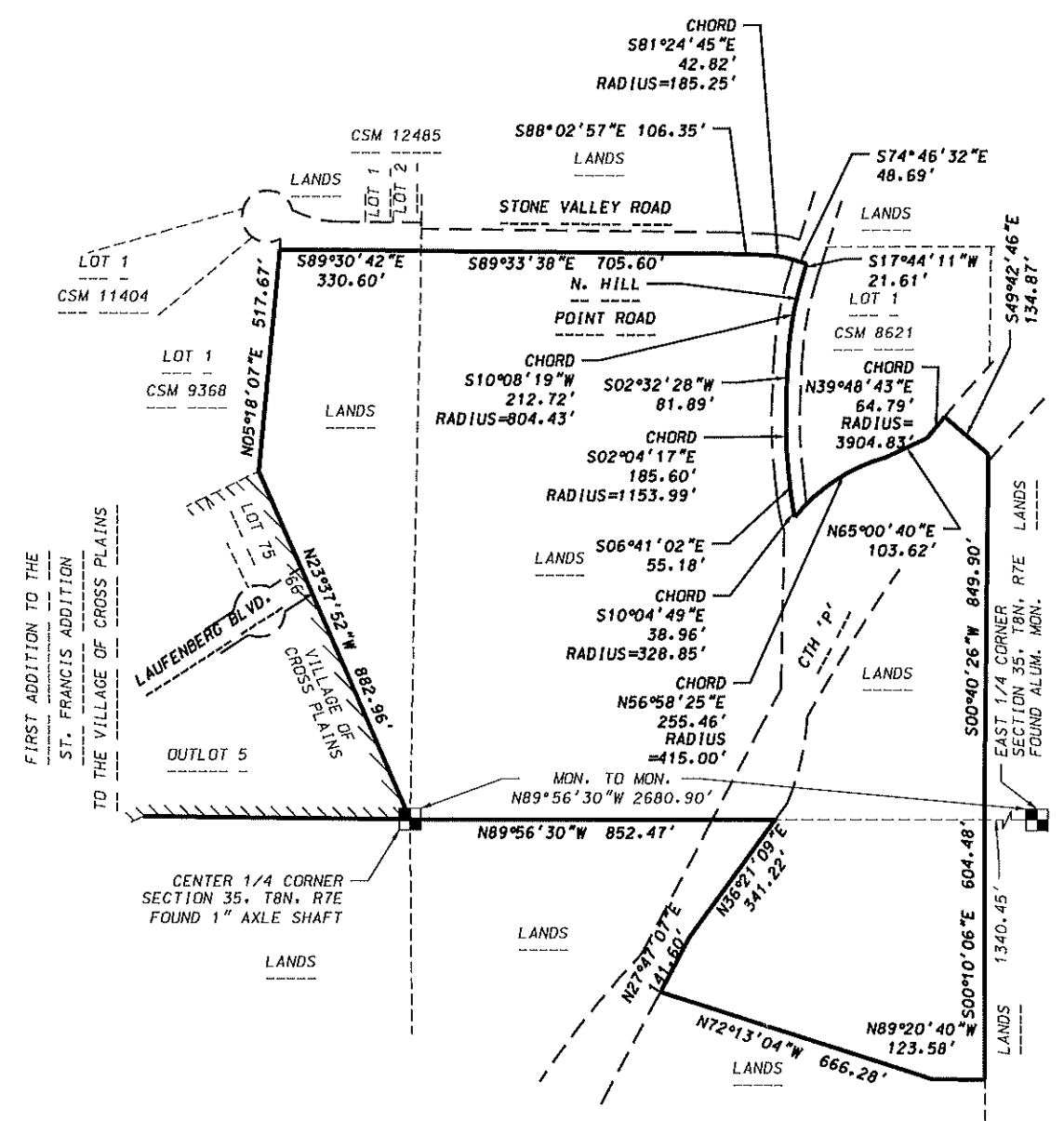
LEGAL DESCRIPTION

Lands and portions of County Highway "P", N. Hill Point Road and Stone Valley Road, located in the SE1/4 of the NW1/4, SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 35, T8N, R7E, Town of Berry, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 35; thence N89°56'30"W, 1340.45 feet along the North line of said SE1/4, to the Northeast corner of said NW1/4 of the SE1/4, also being the point of beginning; thence S00°10'06"E, 604.48 feet along the east line of said NW1/4 of the SE1/4; thence N89°20'40"W, 123.58 feet; thence N72°13'04"W, 666.28 feet to a point on the Southeast right-of-way line of County Highway "P"; thence N27°47'07"E, 141.60 feet along said Southeast right-of-way line; thence N36°21'09"E, 341.22 feet, to a point on the North line of said SE1/4; thence N89°56'30"W, 852.47 feet along said North line to the Center of said Section 35; thence N23°37'52"W, 882.96 feet along the Easterly lines of Outlot 5 and Lot 75, First Addition to the St. Francis Addition to the Village of Cross Plains and the Easterly right-of-way line of Laufenberg Boulevard to the Northeast corner of said Lot 75 also being the Southeast corner of Lot 1, Certified Survey Map No. 9368; thence N05°18'07"E, 517.67 feet along the East line of said Lot 1 to a point on the South right-of-way line of Stone Valley Road; thence S89°30'42"E, 330.60 feet along said South right-of-way line; thence S89°33'38"E, 705.60 feet along said South right-of-way line; thence S88°02'57"E, 106.35 feet along said South right-of-way line, to a point of curve; thence Easterly along said South right-of-way line along a curve to the right which has a radius of 185.25 feet and a chord which bears S81°24'45"E, 42.82 feet; thence S74°46'32"E, 48.69 feet along said South right-of-way line to a point on the centerline of N. Hill Point Road; thence S17°44'11"W, 21.61 feet along said centerline to a point of curve; thence Southerly along said centerline line on a curve to the left which has a radius of 804.43 feet and a chord which bears S10°08'19"W, 212.72 feet; thence S02°32'28"W, 81.89 feet along said centerline to a point of curve; thence Southerly along said centerline on a curve to the left which has a radius of 1153.99 feet and a chord which bears S02°04'17"E, 185.60 feet; thence S06°41'02"E, 55.18 feet along said centerline to a point of curve; thence Southerly along said centerline along a curve to the left which has a radius of 328.85 feet and a chord which bears S10°04'49"E, 38.96 feet to a point of curve; thence Northeasterly along the Southerly line of Lot 1, Certified Survey Map No. 8621 on a curve to the right which has a radius of 415.00 feet and a chord which bears N56°58'25"E, 255.46 feet; thence N65°00'40"E, 103.62 feet along said Southerly line to a point of curve; thence Northeasterly along said Southerly line along a curve to the right which has a radius of 3904.83 feet and a chord which bears N39°48'43"E, 64.79 feet; thence S49°42'46"E, 134.87 feet to a point on the East line of the SW1/4 of the NE1/4 of said Section 35; thence S00°40'26"W, 849.90 feet along said East line to the point of beginning. Containing 50.714 acres.

# EXHIBIT "B"

## LANDS TO BE ANNEXED TO THE VILLAGE OF CROSS PLAINS



FIRST ADDITION TO THE ST. FRANCIS ADDITION TO THE VILLAGE OF CROSS PLAINS

LAUFENBERG BLVD. CROSS VILLAGE OF CROSS PLAINS

EAST 1/4 CORNER SECTION 35, T8N, R7E FOUND ALUM. MON.



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