

**REZONING ORDINANCE**

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5754311  
07/26/2021 01:27 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 2

**RE:** Part of the Southeast ¼ of the Southwest ¼ of Section 35, Township 8 North, Range 7 East, in the Village of Cross Plains, Dane County, Wisconsin, described as follows: Commencing at an iron stake at the South ¼ Corner of said Section; thence West along South line of said Section 121.84 feet to an iron stake; thence North 79.98 feet to an iron stake; thence N88°40'E 120 feet to an iron stake; thence S1°20'E 80 feet to the point of beginning, ("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 7<sup>th</sup> 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 3025 and 3027 Thinnes Street in the Village of Cross Plains as identified above is rezoned to PD-Planned Development with an underlying base district of DR-6 Duplex Residential 6 to allow for condominium development.
2. This change in zoning is consistent with the Village's Comprehensive Plan, as amended.

**Drafted by and Return to:**

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

251/0608-012-1514-1


Parcel Identification Number(s)

3. The Property shall be subject to the terms and conditions set forth in the Condominium Declaration, the Covenants and Restrictions for the condominium, the Condominium Plat and the site plan for the condominium all of which shall be recorded with the Dane County Register of Deeds and shall be incorporated herein by reference. The Owner shall provide a copy of the recorded documents, and any recorded amendments to the Village within 15 days of recording.
4. The Village Clerk is directed to amend the Village's Zoning Map and Official Map to reflect this change in zoning.
5. 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.
6. This Ordinance shall take effect the day after passage and posting pursuant to law.

Adopted this 28<sup>th</sup> day of June, 2021.

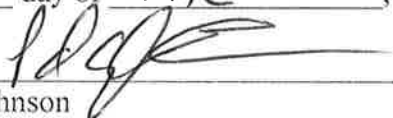
**VILLAGE OF CROSS PLAINS**

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 June, 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](mailto:pjohnson@boardmanclark.com)**

\\msnfs2\share\DOCS\WD\53698\1\A4139149.DOCX