

Exhibit A

Legal Description for Rezoning

A part of: the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4; all of Section 19, Township 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING the Northeast corner of said Section 19; thence, along the East line of said Northeast one-quarter, South $01^{\circ}03'31''$ West, 1630.48 feet; thence North $88^{\circ}56'29''$ West, 1036.37 feet to the most Southerly corner of Lot 1 of Certified Survey Map (CSM) No. 14076, recorded as Document No. 5184715, lying on the Northerly right-of-way line of Moen Road;

thence, along said Northerly right-of-way line, South $61^{\circ}49'15''$ West, 111.63 feet to the beginning of a tangent curve, being concave Northerly, having a radius of 192.01 feet and a chord which bears South $64^{\circ}25'04''$ West, 17.40 feet;

thence, continuing along said Northerly right-of-way line, Westerly, 17.41 feet along the arc of said curve through a central angle of $05^{\circ}11'39''$ to the **POINT OF BEGINNING**;

thence, continuing along said right-of-way line and said curve, Westerly, 63.88 feet along the arc of said curve, whose chord which bears South $76^{\circ}32'46''$ West, 63.59, through a central angle of $19^{\circ}03'45''$ to a Point of Cusp with a non-tangent curve, being concave Southerly, having a radius of 66.00 feet and a chord which bears North $80^{\circ}54'48''$ West, 82.79 feet;

thence, continuing along said Northerly right-of-way line and the Northerly line of CSM No. 9407, recorded as Document No. 3144690, Westerly, 91.37 feet along the arc of said curve through a central angle of $87^{\circ}14'51''$;

thence, leaving said Northerly right-of-way line, North $63^{\circ}19'30''$ West, 47.52 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 17.00 feet and a chord which bears North $80^{\circ}10'02''$ West, 9.85 feet;

thence Westerly, 9.99 feet along the arc of said curve through a central angle of $33^{\circ}41'04''$ to the Point of Tangency thereof;

thence South $82^{\circ}59'26''$ West, 125.37 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 113.00 feet and a chord which bears North $67^{\circ}41'24''$ West, 110.67 feet;

thence Northwesterly, 115.65 feet along the arc of said curve through a central angle of $58^{\circ}38'21''$ to the Point of Tangency thereof;

thence, North $38^{\circ}22'14''$ West, 69.04 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 113.00 feet and a chord which bears North $19^{\circ}07'54''$ West, 74.47 feet;

thence Northwesterly, 75.89 feet along the arc of said curve through a central angle of $38^{\circ}28'40''$ to the Point of Tangency thereof;

thence North $00^{\circ}06'26''$ East, 240.23 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 17.00 feet and a chord which bears North $39^{\circ}57'42''$ West, 21.89 feet;

thence Northwesterly, 23.78 feet along the arc of said curve through a central angle of $80^{\circ}08'15''$ to the Point of Tangency thereof;

thence, North 80°01'49" West, 409.92 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 113.00 feet and a chord which bears North 25°34'29" West, 183.89 feet;

thence Northwesterly, 214.80 feet along the arc of said curve through a central angle of 108°54'39" to the Point of Tangency thereof;

thence, North 28°52'50" East, 787.66 feet;

thence, North 75°52'34" West, 422.25 feet;

thence, North 14°07'26" East, 177.61 feet;

thence, South 75°52'34" East, 490.50 feet;

thence, South 14°07'26" West, 177.61 feet;

thence, South 28°52'50" West, 805.04 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 47.00 feet and a chord which bears South 25°34'29" East, 76.48 feet;

thence Southeasterly, 89.34 feet along the arc of said curve through a central angle of 108°54'39" to the Point of Tangency thereof;

thence, South 80°01'49" East, 409.92 feet to the beginning of a tangent curve, being concave Southwesterly, having a radius of 83.00 feet and a chord which bears South 39°57'42" East, 106.86 feet;

thence Southeasterly, 116.09 feet along the arc of said curve through a central angle of 80°08'15" to the Point of Tangency thereof;

thence South 00°06'26" West, 240.23 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 47.00 feet and a chord which bears South 19°07'54" East, 30.97 feet;

thence Southeasterly, 31.56 feet along the arc of said curve through a central angle of 38°28'40" to the Point of Tangency thereof;

thence, South 38°22'14" East, 69.04 feet to the beginning of a tangent curve, being concave Northeasterly, having a radius of 47.00 feet and a chord which bears South 67°41'24" East, 46.03 feet;

thence Southeasterly, 48.10 feet along the arc of said curve through a central angle of 58°38'21" to the Point of Tangency thereof;

thence, North 82°59'26" East, 125.37 feet to the beginning of a tangent curve, being concave Southerly, having a radius of 83.00 feet and a chord which bears South 80°10'02" East, 48.10 feet;

thence Easterly, 48.80 feet along the arc of said curve through a central angle of 33°41'04" to the Point of Tangency thereof;

thence, South 63°19'30" East, 175.06 feet to the **POINT OF BEGINNING**.

Said parcel contains 228,485 square feet or 5.2453 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact and is subject to all easements and agreements, if any, of record and/or fact.

The above-described Parcel is shown on the map, Exhibit B, by Quam Engineering, LLC for Project No. KM-06-26 attached hereto and by this reference made a part hereof.

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Robert Talarczyk

Farmstead Owner: Moen, Norton

Accela ID: 2026-0007

Farmland Preservation Enacted: 12/25/1981

Density Study Date: 1/12/2026

Density Factor: 1:35acres

Town: Cross Plains

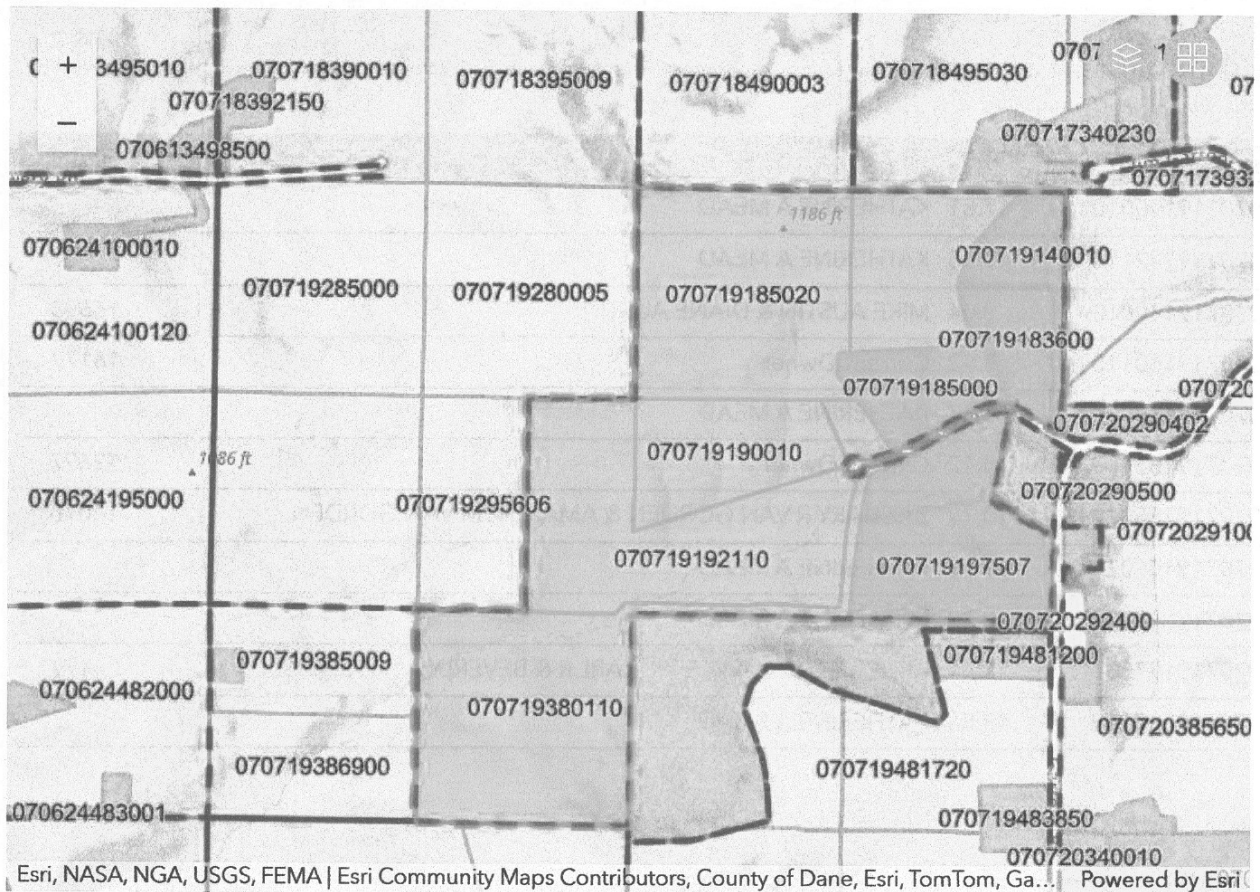
Farmstead Acres: 215.58

Section(s): 19

Available Density Unit(s): 2

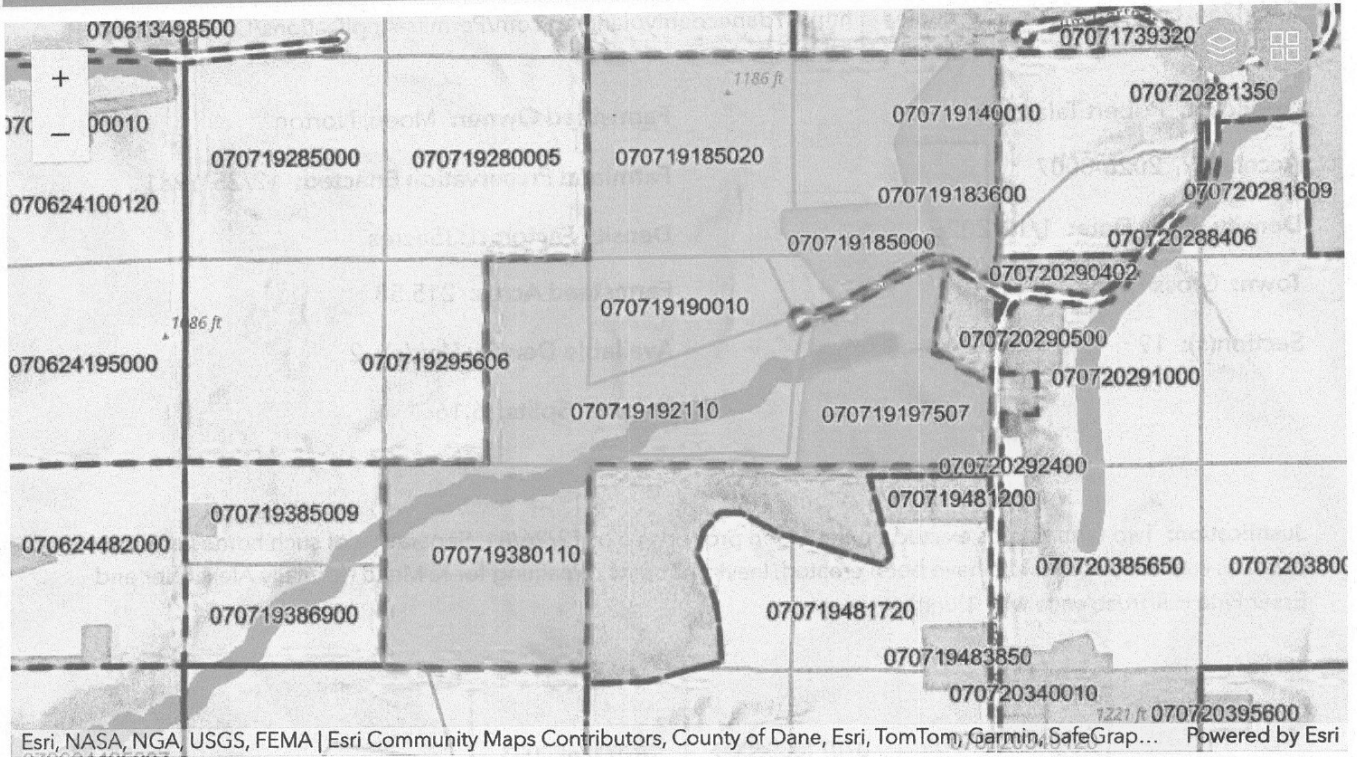
Original Splits: 6.16

Justification: Two farm homes existed on the Moen property as of 12/26/81. Separation of such homes does not count as a split. Four new lots have been created, leaving 2 splits remaining for K. Mead (formally Alexander and Esser Pine Hill Trust, each with 1 unit).



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Robert Talarczyk



Parcel Number	Acres	Owner	CSM
070719190010	17.81	KATHERINE A MEAD	
070719192110	40.53	KATHERINE A MEAD	
070719140010	9.04	MIKE AUSTIN & DIANE AUSTIN	16698
070719160110	7.92	Current Owner	16177
070719180030	17.7	KATHERINE A MEAD	
070719183600	8.12	Current Owner	12697
070719185000	10.19	ZACHARY R VAN GORDEN & AMANDA M VAN GORDEN	14076
070719185020	39.89	KATHERINE A MEAD	
070719190120	2.23	KATHERINE A MEAD	
070719197507	19.1	KRUEGER REV LIVING TR, KARL R & BEVERLY A	04177
070719380110	43.86	KATHERINE A MEAD	