

Certified Survey Map: A map of land division, not a subdivision, prepared in accordance with section 236.34 of the Wisconsin Statutes, and in full compliance with the applicable provisions of the Dane County Land Division and Subdivision Regulations. A certified survey map has the same legal force and effect as a subdivision plat, except that a certified survey map is used to create four or fewer lots.

Contiguous: Parcels of land which share a common boundary, including a connection at only one point, are considered contiguous in this *Comprehensive Plan*. A public road, navigable waterway or railroad shall not be considered to break up contiguity. NOTE: This definition differs from Dane County's definition of 'contiguous'.

Contiguous Single Ownership: All land under single ownership on April 13, 1981 that is contiguous.

Duplex: A building designed to be occupied by two households living independently of each other.

Extraterritorial Jurisdiction: The unincorporated area within one and one-half (1 ½) miles of the corporate limits of a city of the fourth class or a village, if the city or village has exercised extraterritorial powers for land division review, official mapping, or zoning.

Floodplain: That land which has been or may be hereafter covered by floodwater during the regional flood (a large flood which may be expected to occur around a particular lake, river, or stream once in every 100 years).

Home Occupation: Any occupation carried on by a member of the immediate family residing on the premises, which meets all of the conditions of the Town Zoning Ordinance.

Implementation: The action or series of actions necessary to carry out the various policies stated in the *Comprehensive Plan*.

Land Division: The act of dividing a parcel of land into two or more parcels or lots, or changing the boundaries of one or more parcels of land, including parcel divisions, consolidations, and lot line adjustments.

Lot (or Lot of Record): A single parcel of land occupied or intended to be occupied by one (1) building and its accessory buildings and uses. A lot may be designated through a subdivision plat, certified survey map, or described as a parcel of single ownership in a conveyance recorded in the Dane County Office of the Register of Deeds. No land included in any street, road, highway or railroad right-of-way shall be included when computing lot area. A street, road, highway, or railroad right-of-way shall divide one lot from another.

Moderate Slopes: Areas of land that contain slopes of 12 percent or greater over a span of 50 feet.

Net Acreage: As applied to parcels, net acreage indicates the number of acres less public roads, public trails or railroads within easements or dedicated right-of-ways.

Non-farm building: A building not involved in the operation of a farm.

Parcel: Contiguous lands under single ownership. Parcel used herein is not a reference to a tax parcel.

Purchase of Development Rights (PDR): A program in which the local government or another entity allocates funds to purchase the ability to develop land for non-farm purposes from willing sellers of farmland or open space, in order to preserve the land for farmland or open space use, usually in perpetuity.

Shoreland Area: Shoreland areas shall include all lands in the Town of Berry which are within 1,000 feet from the ordinary high water mark of navigable lakes, ponds or flowages listed in the "Surface Water Resources of Dane County" published by the Wisconsin Department of Natural Resources, or so designated on the United States Geological Survey Quadrangle Maps, or included on other county zoning base maps, and all lands which are within 300 feet of the ordinary high-water mark or landward side of the flood plain of the navigable reaches of rivers and streams. Rivers and streams shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on U.S.G.S. Quadrangle Maps or other zoning base maps, available at the County Planning and Development Department.

Single Ownership: Land that is in single ownership may include any land singly owned by one individual, jointly owned by a married couple including that individual, or owned by a partnership or corporation in which the individual is a member.

Split: A term used to describe a dwelling unit allowed in the Agricultural Preservation Area under the *Comprehensive Plan* density policy

Steep Slopes: Areas of land that contain slopes of 20 percent or greater over a span of 50 feet.

Substandard Lot: A lot in the A-1 Exclusive zoning district that was 35 acres or less as of April 13, 1981.

Strip Development: The development of a series of commercial or residential land uses generally one lot deep along a road or highway, with each use usually requiring a separate access to the road.

Subdivision: A division of a parcel of land where the act of division creates either five or more lots, parcels, or building sites of 35 acres each or less in area by a single division, or five or more lots, parcels, or building sites of 35 acres each or less in area by successive divisions within a period of five years.

Transfer of Development Rights (TDR): A program by which the local government allows potential homesites to be transferred from “sending areas” where preservation is desired (e.g., farmland or open space) to “receiving areas” where development is planned.

Urban Service Area: The Urban Service Area of Cross Plains designates the area that is currently available to be supplied by urban services. Higher density and intensity land uses requiring urban services should take place within this Urban Service Area

Urban Services: Public services normally provided or needed in Urban Service Areas, in addition to the basic or general governmental services available to all residents. Urban services include public water supply and distribution systems, sanitary sewerage systems, higher levels of police and fire protection, solid waste collection, urban drainage facilities and streets with curbs and gutters, street lighting, and sometimes urban mass transit and neighborhood facilities such as parks and schools.

Wetland: Land areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions. Dane County regulates development in all wetlands of two acres or greater; State and Federal rules govern the filling of all wetlands.