



ORDINANCE NO. 6, SERIES 2025

AMENDING OFFICIAL ZONING MAP  
RE: 4.57 ACRES CONSISTING OF ALL OF CURRENT PARCEL #028-0024-00000  
AND PART OF CURRENT PARCEL #028-0023-00000

WHEREAS, Marc and Marietta Reuter (the "Applicant") have made application to the Village that the "Lot 1" parcel described in Exhibit 1 attached hereto and incorporated herein (the "Property"), representing 4.57 acres consisting of all of current Parcel #028-0024-00000 and part of current Parcel #028-0023-00000 (E11328 Sauk Prairie Road), be rezoned to R-R - Rural Residential; and

WHEREAS, the proposal to rezone the Property is consistent with the Sauk Prairie Comprehensive Plan, Village of Prairie du Sac Zoning Code, and State farmland preservation zoning rules; and

WHEREAS, the Prairie du Sac Joint Extraterritorial Committee has conducted a public hearing relating to the Petition by the Applicant for the permanent amendment to the Zoning Map relative to the Property; and

WHEREAS, the Prairie du Sac Joint Extraterritorial Committee has recommended to the Village Board that the application for amendment to the Zoning Map be approved, and the Committee has also approved the Certified Survey Map.


NOW, THEREFORE, the Village Board of the Village of Prairie du Sac do ordain as follows:

- I. Permanent Zoning of Territory. The Property is hereby zoned as "R-R - Rural Residential."
- II. Delayed Effective Date. Notwithstanding anything to the contrary contained in this Ordinance or the Code, the zoning change provided for in Section I shall not become effective and the present zoning district shall remain in effect until the Applicant has recorded the Certified Survey Map, as shown in Exhibit 1, against the Property, and supplied the Village with recorded copies.
- III. Revision to the Official Zoning Map. The Official Zoning Map of the Village shall be amended to reflect the foregoing zoning district for the Properties.
- IV. Validity. If any provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions hereof.

Adopted this 11<sup>th</sup> day of November, 2025.  
Published this 26<sup>th</sup> day of November, 2025.

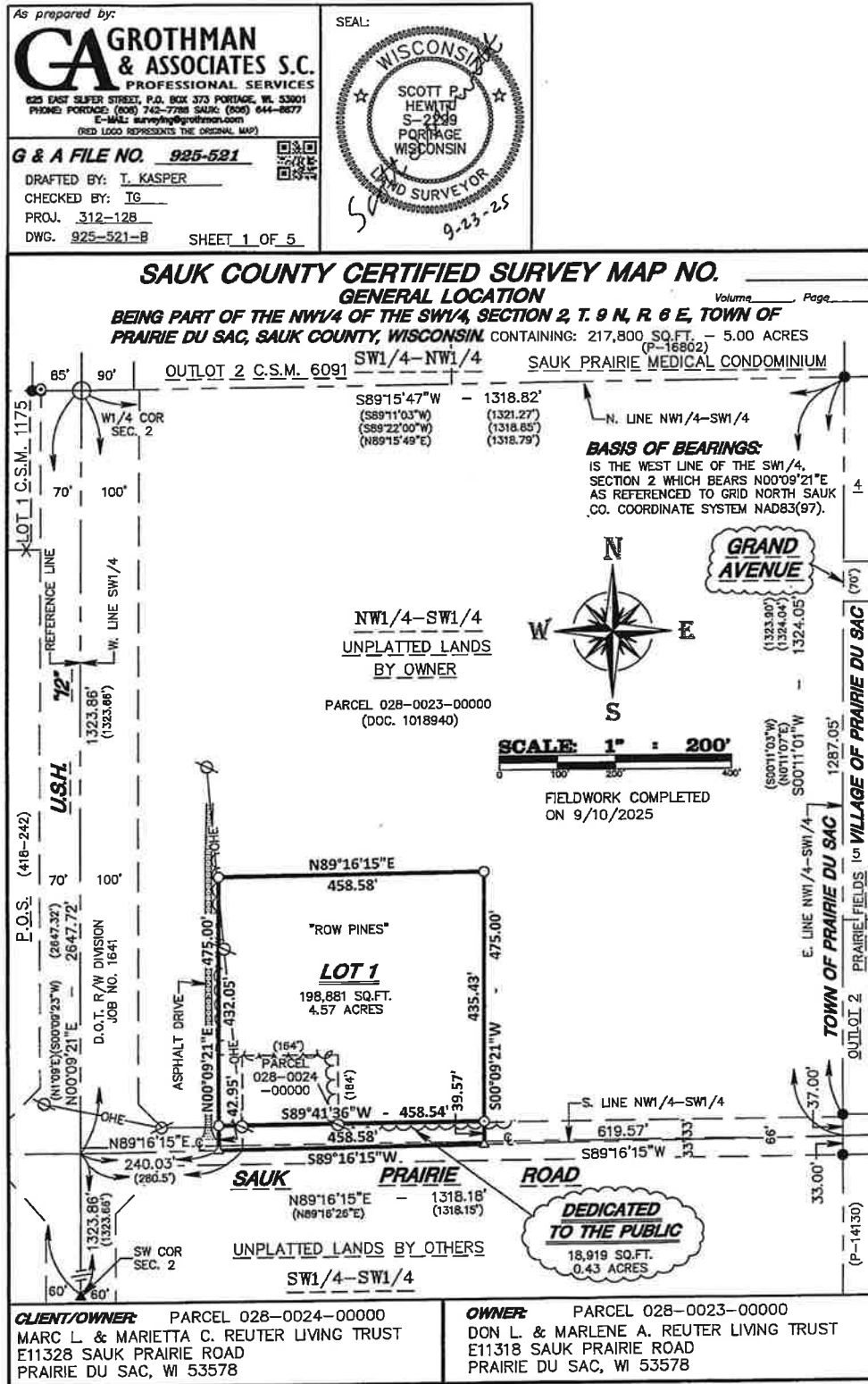


Village of Prairie du Sac, WI

  
\_\_\_\_\_  
Andrew Strathman  
Village President

  
\_\_\_\_\_  
Niki Conway  
Village Clerk

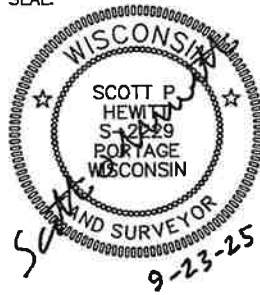
EXHIBIT 1: PROPERTY TO BE REZONED



As prepared by:

**G GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



**G & A FILE NO. 925-521**

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 312-128

DWG. 925-521-B

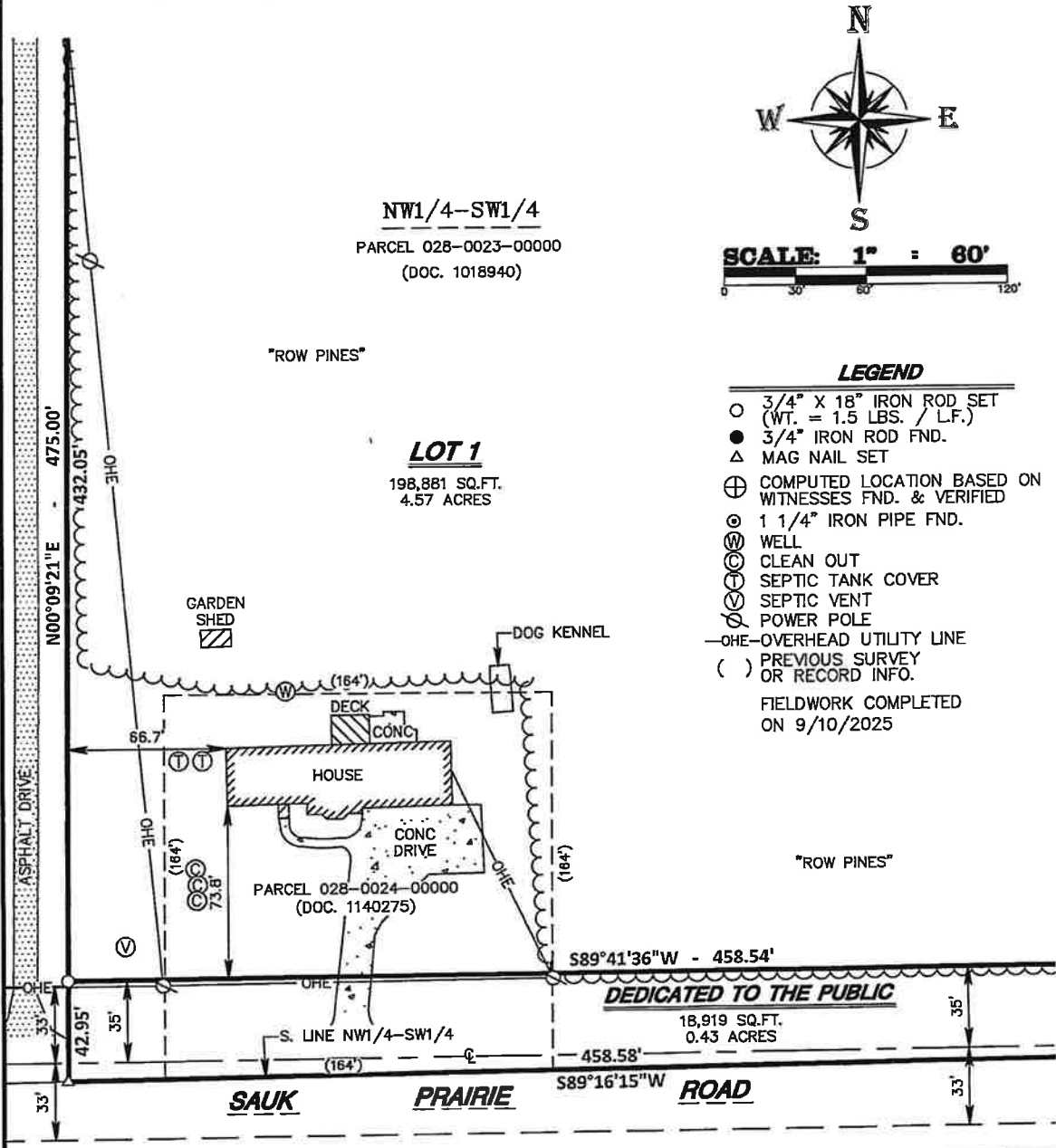
SHEET 2 OF 5

### SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 2, T. 9 N, R. 6 E, TOWN OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN CONTAINING: 217,800 SQ.FT. - 5.00 ACRES



#### LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ⊕ COMPUTED LOCATION BASED ON WITNESSES FND. & VERIFIED
- ⊙ 1 1/4" IRON PIPE FND.
- ⊙ WELL
- ⊙ CLEAN OUT
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT
- ⊙ POWER POLE
- OHE- OVERHEAD UTILITY LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.


FIELDWORK COMPLETED ON 9/10/2025

**CLIENT/OWNER:** PARCEL 028-0024-00000  
MARC L. & MARIETTA C. REUTER LIVING TRUST  
E11328 SAUK PRAIRIE ROAD  
PRAIRIE DU SAC, WI 53578

**OWNER:** PARCEL 028-0023-00000  
DON L. & MARLENE A. REUTER LIVING TRUST  
E11318 SAUK PRAIRIE ROAD  
PRAIRIE DU SAC, WI 53578

As prepared by:  
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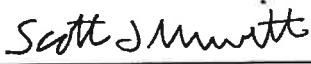
**G & A FILE NO. 925-521**   
 DRAFTED BY: T. KASPER  
 CHECKED BY: TG  
 PROJ. 312-128  
 DWG. 925-521-B SHEET 3 OF 5

**SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_  
**BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 2, T. 9 N, R. 6 E, TOWN OF**  
**PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN** CONTAINING: 217,800 SQ.FT. – 5.00 ACRES  
**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Marietta C. Reuter**, I have surveyed, monumented, mapped and divided part of the Northwest Quarter of the Southwest Quarter, Section 2, Town 9 North, Range 6 East, Town of Prairie du Sac, Sauk County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 2;  
 thence North 00°09'21" East along the West line of the Southwest Quarter of Section 2, 1,323.86 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter;  
 thence North 89°16'15" East along the South line of the Northwest Quarter of the Southwest Quarter, 240.03 feet to the point of beginning;  
 thence North 00°09'21" East, 475.00 feet;  
 thence North 89°16'15" East, 458.58 feet;  
 thence South 00°09'21" West, 475.00 feet to a point in the South line of the Northwest Quarter of the Southwest Quarter;  
 thence South 89°16'15" West along the South line of the Northwest Quarter of the Southwest Quarter, 458.58 feet to the point of beginning.  
 Containing 217,800 square feet, (5.00 acres), more or less. Being subject to Sauk Prairie Road right-of-way and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes, Sauk County Land Division Ordinances and the Village of Prairie du Sac Subdivision Ordinance to the best of my knowledge and belief.

  
 \_\_\_\_\_  
**SCOTT P. HEWITT**  
 Professional Land Surveyor, No. 2229  
 Dated: September 23, 2025  
 File No. 925-521

**TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby approved by the Town Board and dedication accepted.

\_\_\_\_\_ Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
**Town Chairperson**

**SAUK COUNTY PLANNING AGENCY**

**RESOLVED THAT** this Certified Survey Map in the Town of Prairie du Sac is hereby approved by the Sauk County Planning Agency.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Land Resources & Environment Department**

**CLIENT/OWNER:** PARCEL 028-0024-00000  
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 PRAIRIE DU SAC, WI 53578

**OWNER:** PARCEL 028-0023-00000  
 DON L. & MARLENE A. REUTER LIVING TRUST  
 E11318 SAUK PRAIRIE ROAD  
 PRAIRIE DU SAC, WI 53578

<p>As prepared by:</p> <p><b>GA GROTHMAN &amp; ASSOCIATES S.C.</b>          PROFESSIONAL SERVICES          625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53001          PHONE: PORTAGE: (800) 742-7788 SAUK: (800) 644-8577          E-MAIL: <a href="mailto:surveying@grothman.com">surveying@grothman.com</a>  <small>(RED LOGO REPRESENTS THE ORIGINAL MAP)</small></p>	<p>SEAL:</p>
<p><b>G &amp; A FILE NO. 925-521</b></p> <p>DRAFTED BY: T. KASPER</p> <p>CHECKED BY: TG</p> <p>PROJ. 312-128</p> <p>DWG. 925-521-B SHEET 4 OF 5</p>	

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**OWNER'S CERTIFICATE OF DEDICATION**

As an authorized representative of the Owner(s), I/ we hereby certify that I/we caused the land on this Certified Survey Map to be surveyed, monumented, mapped, dedicated and divided as represented on this Certified Survey Map.

I further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Town of Prairie du Sac
2. Sauk County Land Resources and Environment Department
3. Village of Prairie du Sac

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**Marietta C. Reuter**

\_\_\_\_\_  
**Marc L. Reuter**

STATE of WISCONSIN)  
 SS)  
 COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Marietta C. and Marc L. Reuter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public \_\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

**VILLAGE OF PRAIRIE DU SAC APPROVAL**

**RESOLVED THAT** this Certified Survey Map, located in the extraterritorial justification of the Village of Prairie du Sac, is hereby approved by Village of Prairie du Sac/Town of Prairie du Sac Joint Extraterritorial Committee, acting on behalf of the Village of Prairie du Sac per Title 10, Chapter 3 of the Village of Prairie du Sac Municipal Code.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**Jon Sandeman, Joint Extraterritorial Committee Chairperson**

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2. Sauk County Land Resources and Environment Department
3. Village of Prairie du Sac

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Marlene A. Reuter

STATE of WISCONSIN)  
 SS)  
 COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Marlene A. Reuter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public \_\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

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