



ORDINANCE NO. 2, SERIES 2024

ORDINANCE AMENDING THE GENERAL DEVELOPMENT PLAN FOR FIELDSTONE
RE: PARCELS ON THE NORTH SIDE OF THE CURRENT FIELDSTONE PUD

WHEREAS, Heffron Company Inc. (the "Applicant") has made application to the Village to amend the General Development Plan ("GDP") and the Specific Implementation Plan ("SIP") associated with the Fieldstone Planned Unit Development ("PUD") in the manner indicated in Exhibit 1, to facilitate adjustments to that PUD reconfiguring lots, streets, and residential use mix in its undeveloped northern part; and

WHEREAS, the Applicant also intends to redivide the overlapping portion of the associated Fieldstone subdivision plat, and has therefore also submitted the Preliminary Plat of Fieldstone II, and upon its approval intends to apply for Final Plat approval; and

WHEREAS, following a duly noticed public hearing, the Village of Prairie du Sac Plan Commission has recommended that the Village Board conditionally approve the amendment to the GDP and has approved the same amendment to the SIP, consisting of the plans and documents listed in Exhibit 1; and

WHEREAS, the Village Board has determined that the proposal to amend the GDP is consistent with the Sauk Prairie Comprehensive Plan and Village of Prairie du Sac Zoning Code.

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

- I. Approval of Amendment to General Development Plan. The amendment to the GDP for the Fieldstone PUD, attached as Exhibit 1, is hereby approved pursuant to Sections 10-1-1003 and 10-1-1007 of the Code, subject to the following conditions:
 1. The GDP and SIP amendment affects only the area Lots 1-46 of the pending Fieldstone II plat and adjacent rights-of-way and outlots.
 2. Within 30 days following recording of the Fieldstone II Final Plat, and before any building permit is issued within such Plat area, the applicant shall record the GDP/SIP amendment in the Sauk County Register of Deeds' office.
 3. The applicant's Final Plat submittal and/or covenants shall address snow storage and removal within the adjacent alley in a manner acceptable to the Village Director of Public Works.
- II. Delayed Effective Date. The approval provided for in Section I shall not become effective, and the present GDP and SIP shall remain in effect,

until the Applicant has recorded the amended GDP and SIP and the Final Plat for Fieldstone II, and supplied the Village with recorded copies.

III. Validity. If any provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions hereof.

Adopted this 23rd day of April, 2024.

Published this 2nd day of May, 2024.



Village of Prairie du Sac, WI

Andrew Strathman
Village President

Niki Conway
Village Clerk

EXHIBIT 1: AMENDMENT TO GDP AND SIP

**SECOND AMENDMENT TO THE PLANNED UNIT
DEVELOPMENT (PUD) GENERAL DEVELOPMENT PLAN
(GDP) AND THIRD AMENDMENT TO THE SPECIFIC
IMPLEMENTATION PLAN (SIP) FOR FIELDSTONE,
VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY,
WISCONSIN**

Heffron Company Inc., which owns Lots 2 to 46 of the Fieldstone II plat, following Village of Prairie du Sac Plan Commission approval on April 1, 2024 and Village Board approval on April 23, 2024, hereby records the following second amendment to the PUD GDP and third amendment to the PUD SIP for Fieldstone in the Village of Prairie du Sac, Sauk County, Wisconsin:

1. The “Streets, Sidewalks & Trails” map in the original SIP dated August 13, 2007 and approved by the Village Board on July 23, 2007 (“Original SIP”) is amended to remove a future trail on the east edge of Fieldstone/Fieldstone II.
2. The “Phasing Plan” map in the Original SIP is amended to redesignate Lots 17-44 of the Fieldstone II plat area as “Phase II”; Lots 82-89 of the Fieldstone plat and Lots 2-16 and 45-46 of the Fieldstone II plat as “Phase III”; and Lots 10-36 and 40-55 of the Fieldstone plat as “Phase IV”; to remove the housing typology table from that map; and to indicate that phasing may change further in the future without subsequent GDP or SIP amendments.
3. The Construction Plans included in the Original SIP are amended for the Fieldstone II area in a manner approved by the Village Engineer.
4. The “Regulating Plan” map, last amended in the first amendment to the GDP and second amendment to the SIP and recorded on July 26, 2018 as document #1168667 (“2018 Amendment”), is further amended for the Fieldstone II plat only in the manner indicated in Attachment B.
5. The “Building Placement” map included within the 2018 Amendment is further amended for the Fieldstone II plat in the manner indicated in Attachment C.
6. The Bylaws of Fieldstone Homeowners Association, Inc., included within the Original SIP, are repealed from the SIP, and are instead subject to application, enforcement, and amendment as a stand-alone document outside of the SIP.
7. The Declaration of Covenants, Restrictions and Conditions for the Plat of Fieldstone, included within the Original SIP, recorded on October 17, 2007 (document #946371), and amended on May 4, 2015 (document #1109052) and July 26, 2018 (document #1168665), shall be further amended to apply to Lots 2 to 46 of the Fieldstone II plat, or a comparable Declaration shall be recorded against said plat, in a manner consistent with this third amendment to the SIP and subject to Village Administrator approval.
8. To the extent that the original GDP dated August 1, 2006 and approved by the Village Board on September 26, 2006 varies in content or format from the SIP and the amendments indicated above, the GDP is amended in a consistent manner.

Return to:
Heffron Company Inc.
2000 Prairie Street, Suite 220
Prairie du Sac, WI 53578

Tax Parcel Nos: See Attachment A

HEFFRON COMPANY INC.

By: _____
Daniel R. Heffron, President

Date: _____

STATE OF WISCONSIN)
) ss
COUNTY OF SAUK)

Personally came before me, this _____ day of _____, 2024, the above-named Daniel R. Heffron
to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: _____
_____, Notary Public

My commission: _____

Authorized and approved by the Village Board and Plan Commission of the Village of Prairie du Sac,
Wisconsin.

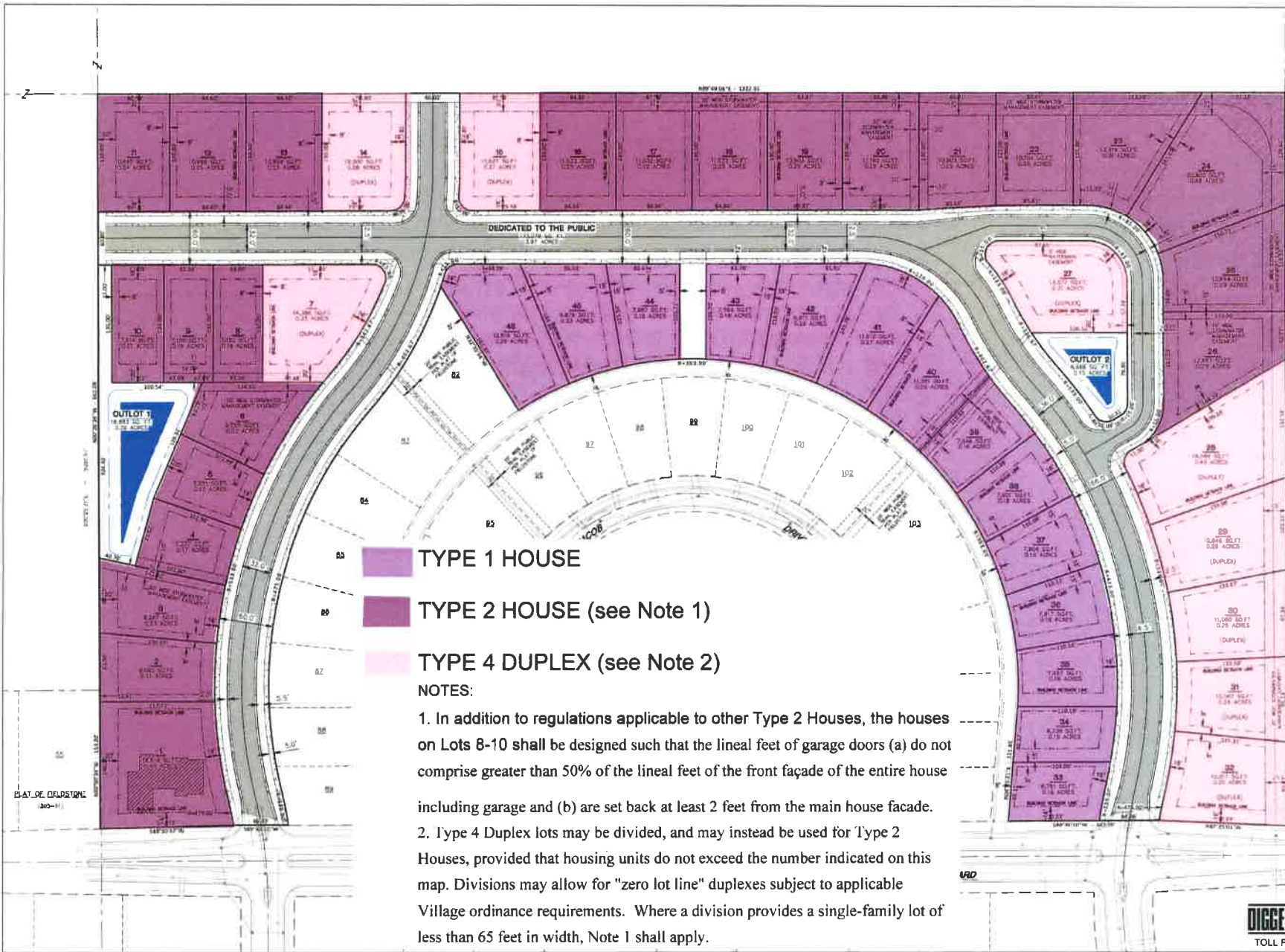
VILLAGE OF PRAIRIE DU SAC

By: _____
Niki Conway, Village Clerk

Date: _____

ATTACHMENT A: PARCEL NUMBERS

[Once Fieldstone II plat is recorded, insert parcel numbers of all lots in Fieldstone II here.]



CLIENT:
 THE HEFFRON COMPANY
 INC

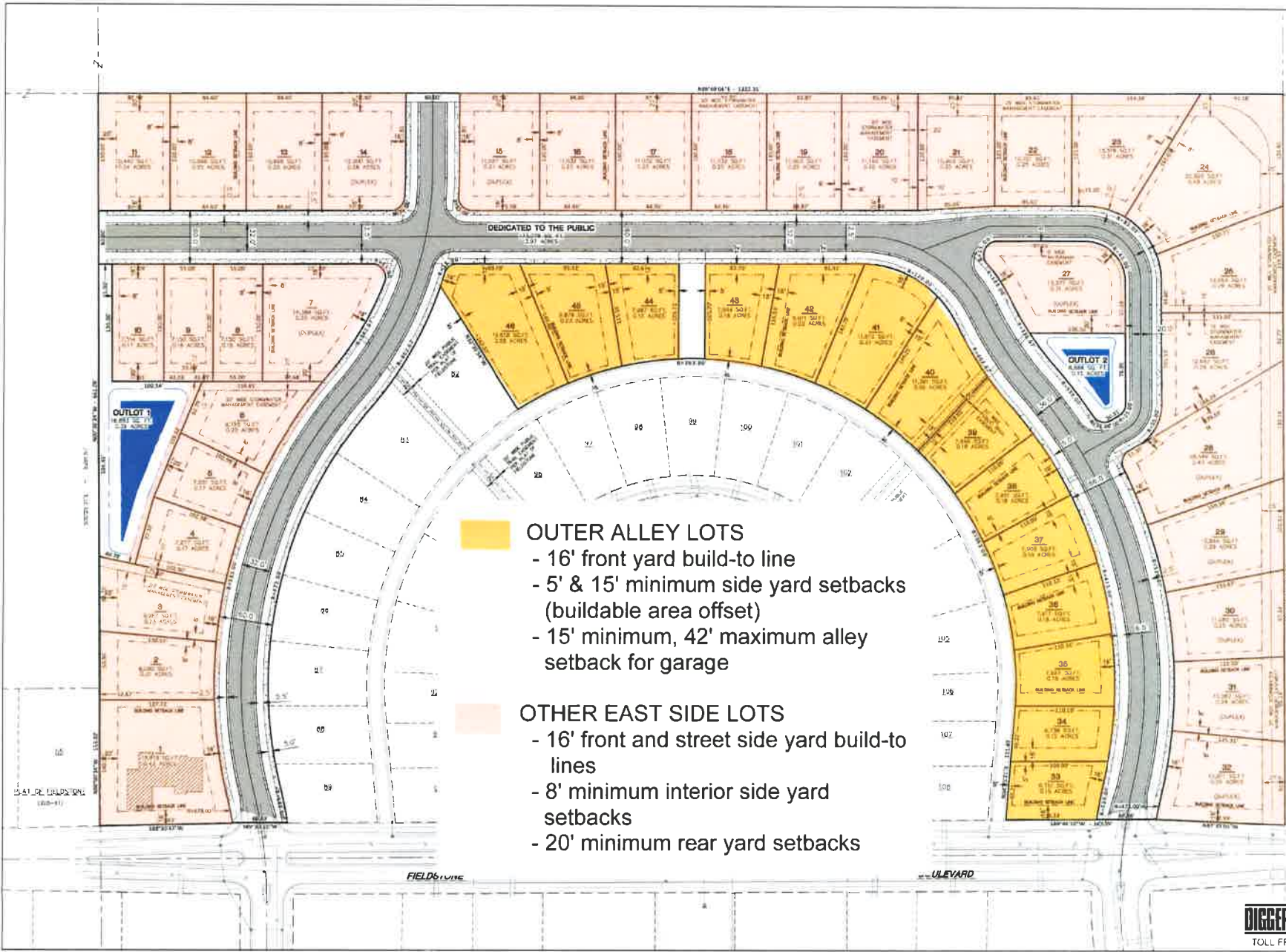
CLIENT ADDRESS:
 2000 PRAIRIE STREET,
 SUITE 100
 PRAIRIE DU SAC, WI 53178

PRELIMINARY

PROJECT NAME:
 SITE IMPROVEMENTS FOR
 FIELDSTONE II

PROJECT LOCATION:
 FIELDSTONE BOULEVARD
 PRAIRIE DU SAC, SAUK COUNTY, WI

ATTACHMENT B
REGULATING
PLAN
3/12/24



- OUTER ALLEY LOTS**
 - 16' front yard build-to line
 - 5' & 15' minimum side yard setbacks (buildable area offset)
 - 15' minimum, 42' maximum alley setback for garage

- OTHER EAST SIDE LOTS**
 - 16' front and street side yard build-to lines
 - 8' minimum interior side yard setbacks
 - 20' minimum rear yard setbacks



CLIENT
 THE HEFFRON COMPANY
 INC.

 CLIENT ADDRESS
 2000 PRAIRIE STREET
 SUITE 100
 PRAIRIE DU SAC, WI 53228

PRELIMINARY

PROJECT NAME
 SITE IMPROVEMENTS FOR
 FIELDSTONE II

 PROJECT LOCATION
 FIELDS FONE BOULEVARD
 PRAIRIE DU SAC, SHAW
 COUNTY, WI

ATTACHMENT C
BUILDING
PLACEMENT
 3/13/24