



**REZONE
APPLICATION**
(Zoning Map Amendment)

Part I. General Information

Applicant information:

Person's Name(s): Marc L. Reuter and Marietta C. Reuter

Firm Name (if any): _____

Relationship (check one): Owner Tenant Prospective Owner/Tenant Representing: _____

Mailing Address: E11328 Sauk Prairie Road City: Prairie du Sac State: WI Zip: 53578

Office/Home Phone #: (800) 475-4035 Mobile Phone #: _____

Email: marietta@toolsofmarketing.com

Property owner information:

Person's Name(s): Marc L. Reuter and Marietta C. Reuter Trust

Ownership (check one): Individual Trust Partnership Corporation/LLC Other: _____

Mailing Address: E11328 Sauk Prairie Road City: Prairie du Sac State: WI Zip: 53578

Office/Home Phone #: (800) 475-4035 Mobile Phone #: _____

Email: marietta@toolsofmarketing.com

Parcel number or legal description of subject property:

028-0024-00000, 028-0023-00000 (part)

Entire 4.54 acre area depicted as Lot 1 on the proposed Certified Survey Map included herewith

Zoning District:

Existing: A-H Proposed: R-R (for Lot 1 of CSM)

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- | | |
|---|---|
| <input checked="" type="checkbox"/> single family residential | (<input checked="" type="checkbox"/> current use <input checked="" type="checkbox"/> proposed use) |
| <input type="checkbox"/> two family residential | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> multiple family residential (3+ unit building) | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> mixed commercial/residential building(s) | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> office/research | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> retail/commercial services | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> manufacturing/warehousing/contractor | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> institutional use | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> park or open space use | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |
| <input type="checkbox"/> other use: _____ | (<input type="checkbox"/> current use <input type="checkbox"/> proposed use) |

Summary of proposed project, following rezoning (attach pages as necessary):

to establish a larger lot around the current residence for buffer purposes from proposed nearby development and to achieve consistency with current zoning rules not allowing for new lots < 35 acres in the A-H zoning district



Parcel Address or ID #: E11328 Sauk Prairie Road

Part II. Application Submittal Requirements

Along with this application, please submit a non-refundable rezone application fee of \$500. Also, please submit one easily reproducible electronic copy (e.g., PDF) of the following materials to make a complete application.

- A map with a graphic scale (not less than one inch equals 800 feet) and north arrow, such as an annotated and expanded version of the Village's official zoning map, showing the entire subject property included in the proposed rezoning, including lot boundaries and dimensions of the subject property and all other lands within 300 feet of the boundaries of the subject property. Said map shall clearly indicate the current zoning of the subject property, the current zoning of all property within 300 feet, and the village or town in which the subject and adjacent properties are located.
- Unless provided by the Zoning Administrator, a list of names and addresses of all property owners within 300 feet of the subject property as they appear on the current tax records.
- A map, such as the Future Land Use Map in the Comprehensive Plan, of the generalized location of the subject property in relation to the Village or Extraterritorial Zoning Jurisdiction as a whole.
- If the proposed rezoning will be accompanied by exterior building or site improvements, a conceptual site and building plan for the property. (Before site development may occur for most uses—aside from single- or two-family residential uses—submittal and approval of detailed site and building plans will be required.)

Paper copies of these materials must be provided if requested by the Village Administrator.



Parcel Address or ID #: E11328 Sauk Prairie Road

Part III. Comparison of Rezone with Required Review Criteria (complete below or on an attached sheet—if rezone is from A-P district, additional criteria apply)

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not. (Especially see Map 10B, and consult with Village Administrator as necessary.)

Yes

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Article 0, Section 10-1-0004 of the Village's zoning ordinance? Explain how, or why not.

Yes

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

No

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

No

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

Yes, new residential development is nearby

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts around the subject property? How?

Yes



Parcel Address or ID #: E11328 Sauk Prairie Road

Part IV. Reimbursement for Development Review Services

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 10-1-1318(d) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

Part V. Signatures

By signing and dating below, I/We:

1. Reviewed and understand the Village of Prairie du Sac zoning ordinance and its standards of approval related to this application;
2. Read, understand, and accept my/our responsibilities under the reimbursement section above;
3. Submitted an application that is true, correct, and complete to the best of my/our knowledge;
4. Acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application;
5. Understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons;
6. If this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and
7. Understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.

Maureen Reister
Signature of Applicant

10/15/25
Date

Signature of Property Owner (if different)

Date



Parcel Address or ID #: E11328 Sauk Prairie Road

Part VI. Record of Administrative Procedures (to be completed by Village)

Verification that subject property within (check one): Village Town (Extraterritorial Jurisdiction)

Pre-application conference with Village Administrator or designee (optional)

Date of conference: _____ Participants: _____

Pre-application conference with Village Plan Commission or Joint Extraterritorial Committee (optional)

Date of Conference: _____

Application and required plans filed with Village

Date filed: 10/16/2025

Name of Village staff person who accepted application: A. Wildman

Application fee of \$500 received by Village (non-refundable)

Date received: 10/15/2025

Name of Village staff person who accepted fee: A. Wildman

Application and submitted plans verified as being complete

Date verified: 10/16/2025

Name of Village staff person who verified application as complete: M. Roffers

Notice of public hearing sent to owners within 300 feet, muni clerks within 1,000 feet, & newspaper

Date sent to nearby land owners and clerks: 10/22/2025

Date of first publishing in community newspaper: 10/30/2025

Date of second publishing in community newspaper: 11/6/2025

Village Plan Commission or Joint Extraterritorial Committee public hearing

Meeting date: 11/10/2025 (to be held within 45 days of complete application)

Village Plan Commission or Joint Extraterritorial Committee recommendation to Village Board

Meeting date: _____ (within 75 days after submittal of complete application)

Recommendation (circle one): Approval as presented Approval with modifications Denial

Village Board Action

Meeting date: _____ (within 90 days after public hearing, may be extended by agreement)

Status (circle one): Approval as presented Approval with modifications Denial

Applicant notified of Village Board action

Date: _____

Name of Village staff person who notified Applicant: _____

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53001
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 925-521

DRAFTED BY: T. KASPER

CHECKED BY: IG

PROJ. 312-128

DWG. 925-521-B

SHEET 1 OF 5

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

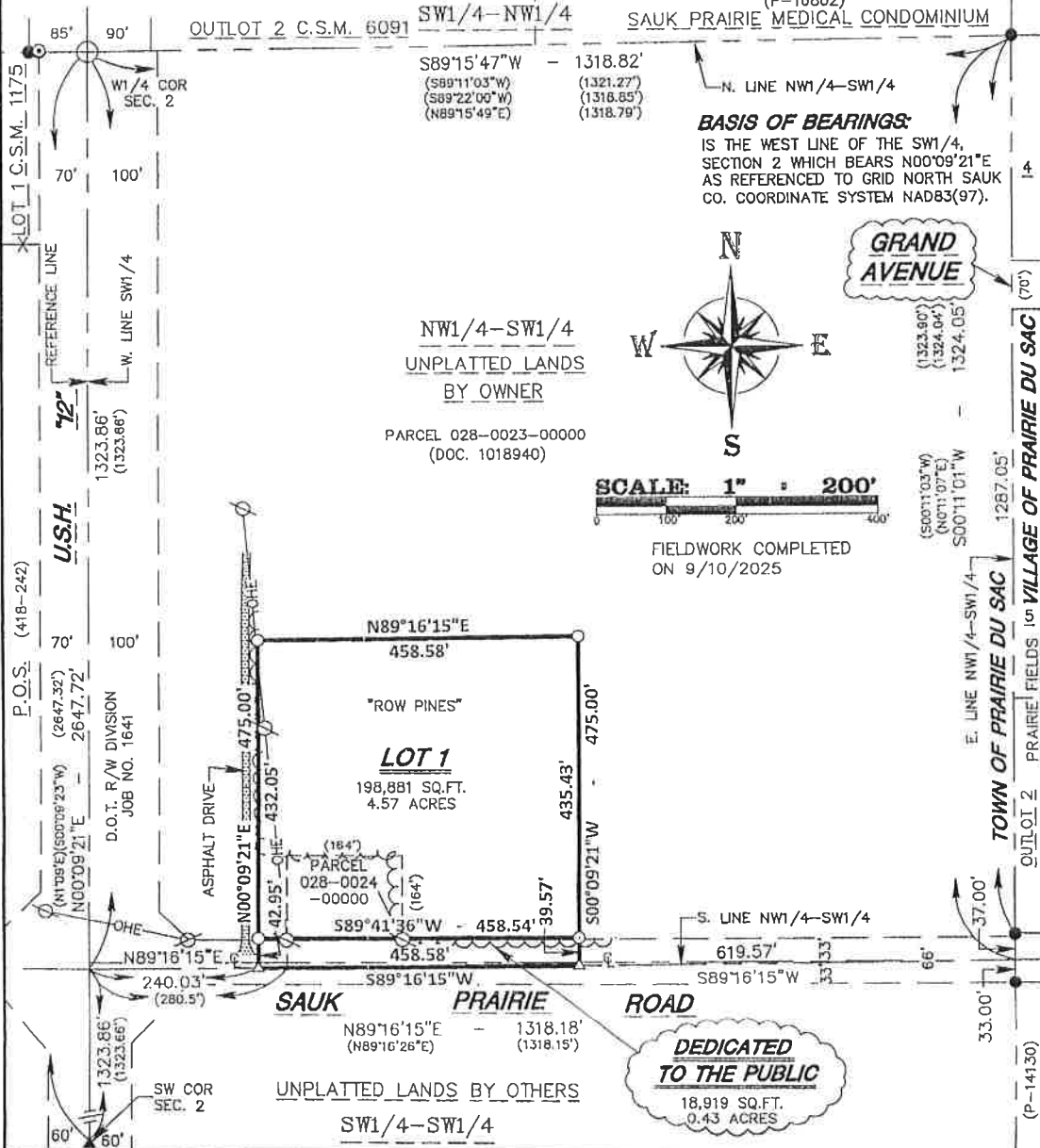
Volume _____ Page _____

BEING PART OF THE NW1/4 OF THE SW1/4, SECTION 2, T. 9 N., R. 6 E., TOWN OF

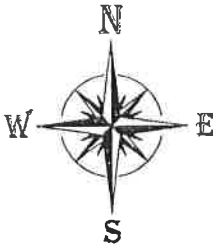
PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN. CONTAINING: 217,800 SQ. FT. - 5.00 ACRES

(P-16802)

OUTLOT 2 C.S.M. 6091 SW1/4-NW1/4 SAUK PRAIRIE MEDICAL CONDOMINIUM



BASIS OF BEARINGS:
IS THE WEST LINE OF THE SW1/4, SECTION 2 WHICH BEARS N00°09'21"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).



SCALE: 1" = 200'

FIELDWORK COMPLETED ON 9/10/2025

CLIENT/OWNER: PARCEL 028-0024-0000
MARC L. & MARIETTA C. REUTER LIVING TRUST
E11328 SAUK PRAIRIE ROAD
PRAIRIE DU SAC, WI 53578

OWNER: PARCEL 028-0023-0000
DON L. & MARLENE A. REUTER LIVING TRUST
E11318 SAUK PRAIRIE ROAD
PRAIRIE DU SAC, WI 53578

As prepared by:
GA GROTHMAN & ASSOCIATES S.C.
 PROFESSIONAL SERVICES
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
 E-MAIL: surveying@grothman.com
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

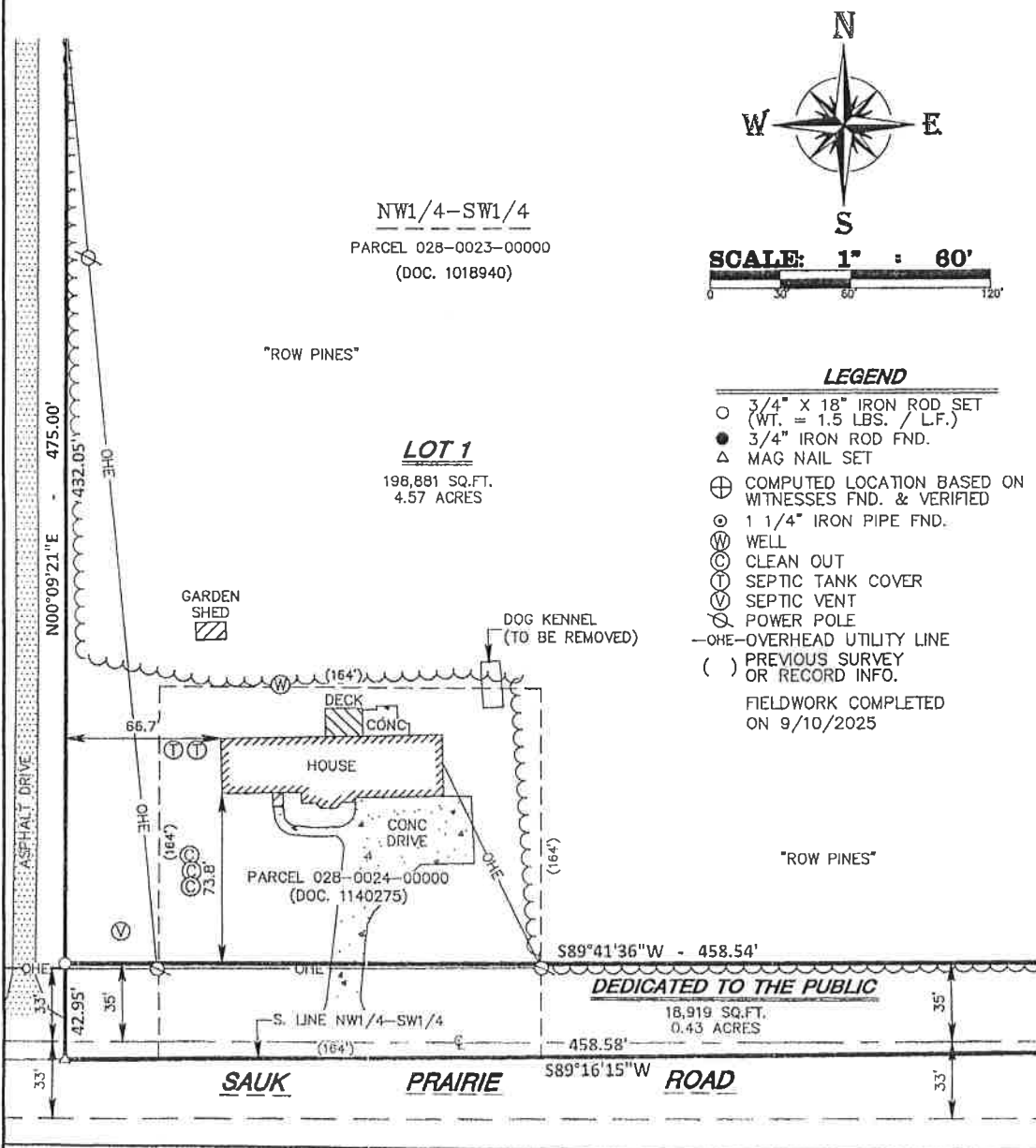


G & A FILE NO. 925-521

DRAFTED BY: T. KASPER
 CHECKED BY: IG
 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



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