



# REZONE APPLICATION

(Zoning Map Amendment)

## Part I. General Information

Applicant information: Person's Name(s): Cheryl A. Sherman, Village President  
Firm Name (if any): Village of Prairie du Sac  
Relationship (check one):  Owner  Tenant  Prospective Owner/Tenant  Representing: \_\_\_\_\_  
Mailing Address: 335 Galena Street City: Prairie du Sac State: WI Zip: 53578  
Telephone: 608-643-2421 Fax: \_\_\_\_\_ e-mail: \_\_\_\_\_

Property owner information: Person's Name(s): Village of Prairie du Sac  
Ownership (check one):  Individual  Trust  Partnership  Corporation/LLC  Other: \_\_\_\_\_  
Mailing Address: 335 Galena Street City: Prairie du Sac State: WI Zip: 53578  
Telephone: 608-643-2421 Fax: \_\_\_\_\_ e-mail: \_\_\_\_\_

Parcel number or legal description of subject property: 028-0013-00000 and 028-0032-00000

Zoning District: Existing: A-T & A-H Proposed: CON-Conservancy

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

<input type="checkbox"/> multiple family residential—3+ unit building(s)	( <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 checked="" type="checkbox"/> institutional use	( <input type="checkbox"/> current use <input checked="" type="checkbox"/> proposed use)
<input type="checkbox"/> parking	( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)
<input type="checkbox"/> significant earth filling, excavating, grading	( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)
<input checked="" type="checkbox"/> other use: <u>Farming</u>	( <input checked="" type="checkbox"/> current use <input type="checkbox"/> proposed use)

Summary of proposed project, following rezoning (attach pages as necessary): Development of a 67 acre community recreational facility/park owned by the Village of Prairie du Sac. See attached concept map.



Parcel Address or ID #: \_\_\_\_\_

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## 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 jurisdiction in which the subject and adjacent property lies.
- 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 #: \_\_\_\_\_

**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, both Map 10B & Map 12 indicate community recreation in this area.

The property is proposed to be annexed to the Village of Prairie du Sac.

- 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. The proposal is in balance with the Comprehensive Plan. The concept provides for streets, public utilities, park land, recreational opportunities, and open spaces.

- 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.

No.

- 6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes. The proposed use will maintain open spaces and environmental corridors.

It will provide a use shown in the Comprehensive Plan and CORP.



Parcel Address or ID #: \_\_\_\_\_

**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.

Cheryl A. Sherman  
Signature of Applicant

5-27-2020  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date



Parcel Address or ID #: \_\_\_\_\_

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

To be annexed

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: 5/28/2020

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

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

Date received: n/a

Name of Village staff person who accepted fee: \_\_\_\_\_

Application and submitted plans verified as being complete

Date verified: 5/28/2020

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

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

Date sent to nearby land owners and clerks: 06/11/2020

Date of first publishing in community newspaper: 06/25/2020

Date of second publishing in community newspaper: 07/02/2020

Village Plan Commission or Joint Extraterritorial Committee public hearing

Meeting date: 07/06/2020 (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

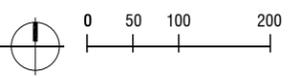
Date: \_\_\_\_\_

Name of Village staff person who notified Applicant: \_\_\_\_\_



# Community Park - Preferred Concept

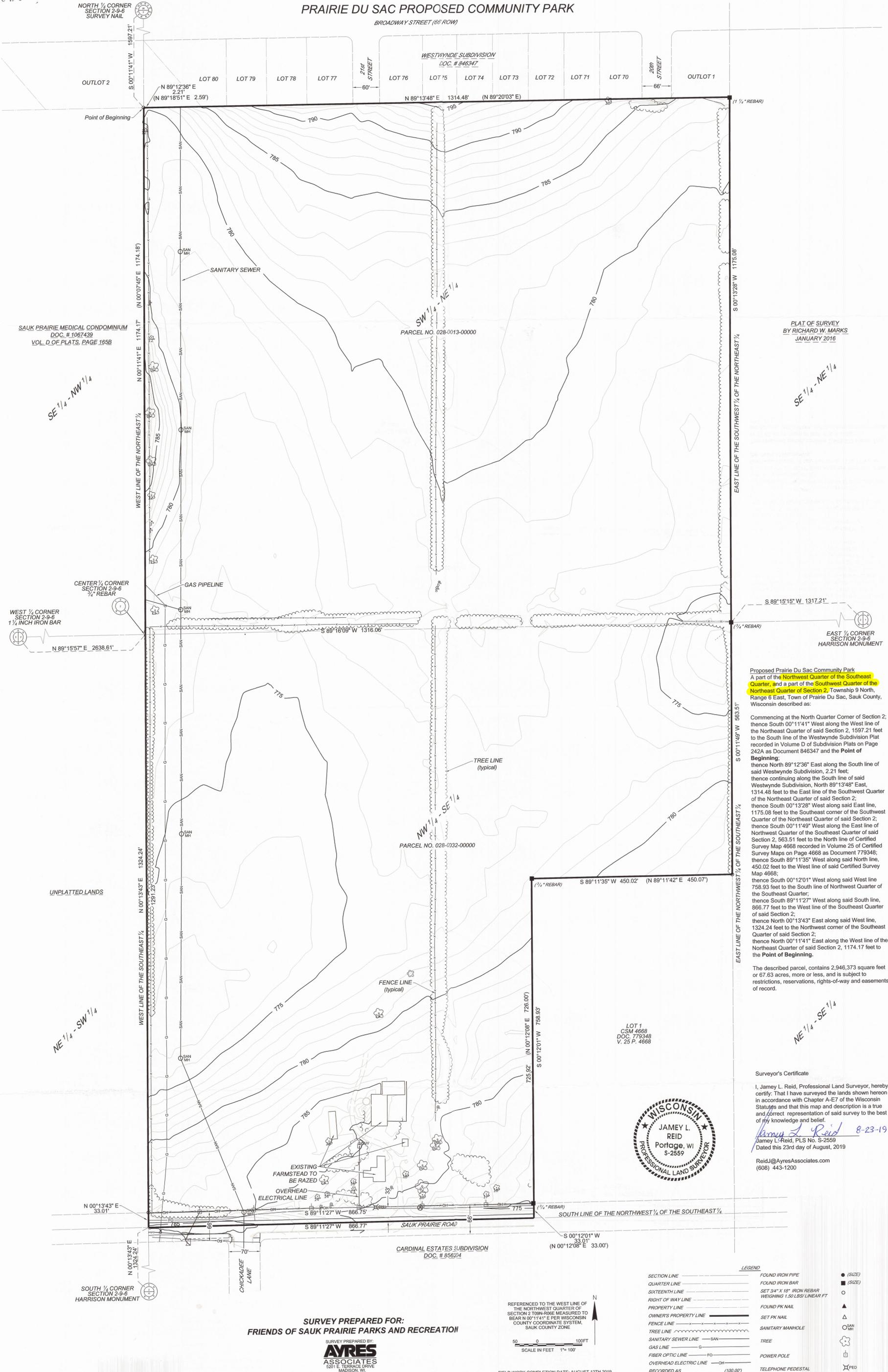
Village of Prairie du Sac, Wisconsin



# TOPOGRAPHIC BOUNDARY MAP

## PRAIRIE DU SAC PROPOSED COMMUNITY PARK

BROADWAY STREET (66' ROW)



SAUK PRAIRIE MEDICAL CONDOMINIUM  
 DOC. # 1067438  
 VOL. D OF PLATS, PAGE 165B

PLAT OF SURVEY  
 BY RICHARD W. MARKS  
 JANUARY 2016

Proposed Prairie Du Sac Community Park  
 A part of the Northwest Quarter of the Southeast Quarter, and a part of the Southwest Quarter of the Northeast Quarter of Section 2, Township 9 North, Range 6 East, Town of Prairie Du Sac, Sauk County, Wisconsin described as:

Commencing at the North Quarter Corner of Section 2; thence South 00°11'14" West along the West line of the Northeast Quarter of said Section 2, 1597.21 feet to the South line of the Westwynde Subdivision Plat recorded in Volume D of Subdivision Plats on Page 242A as Document 846347 and the Point of Beginning; thence North 89°12'36" East along the South line of said Westwynde Subdivision, 2.21 feet; thence continuing along the South line of said Westwynde Subdivision, North 89°13'48" East, 1314.48 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 2; thence South 00°13'28" West along said East line, 1175.08 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 2; thence South 00°11'49" West along the East line of Northwest Quarter of the Southeast Quarter of said Section 2, 563.51 feet to the North line of said Certified Survey Map 4668 recorded in Volume 25 of Certified Survey Maps on Page 4668 as Document 779348; thence South 89°11'35" West along said North line, 450.02 feet to the West line of said Certified Survey Map 4668; thence South 00°12'01" West along said West line, 758.93 feet to the South line of Northwest Quarter of the Southeast Quarter; thence South 89°11'27" West along said South line, 866.77 feet to the West line of the Southeast Quarter of said Section 2; thence North 00°13'43" East along said West line, 1324.24 feet to the Northwest corner of the Southeast Quarter of said Section 2; thence North 00°11'41" East along the West line of the Northeast Quarter of said Section 2, 1174.17 feet to the Point of Beginning.

The described parcel, contains 2,946,373 square feet or 67.63 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of record.

### Surveyor's Certificate

I, Jamey L. Reid, Professional Land Surveyor, hereby certify that I have surveyed the lands shown hereon in accordance with Chapter A-E7 of the Wisconsin Statutes and that this map and description is a true and correct representation of said survey to the best of my knowledge and belief.

*Jamey L. Reid* 8-23-19  
 Jamey L. Reid, PLS No. S-2559  
 Dated this 23rd day of August, 2019  
 ReidJ@AyresAssociates.com  
 (608) 443-1200



SURVEY PREPARED FOR:  
**FRIENDS OF SAUK PRAIRIE PARKS AND RECREATION**

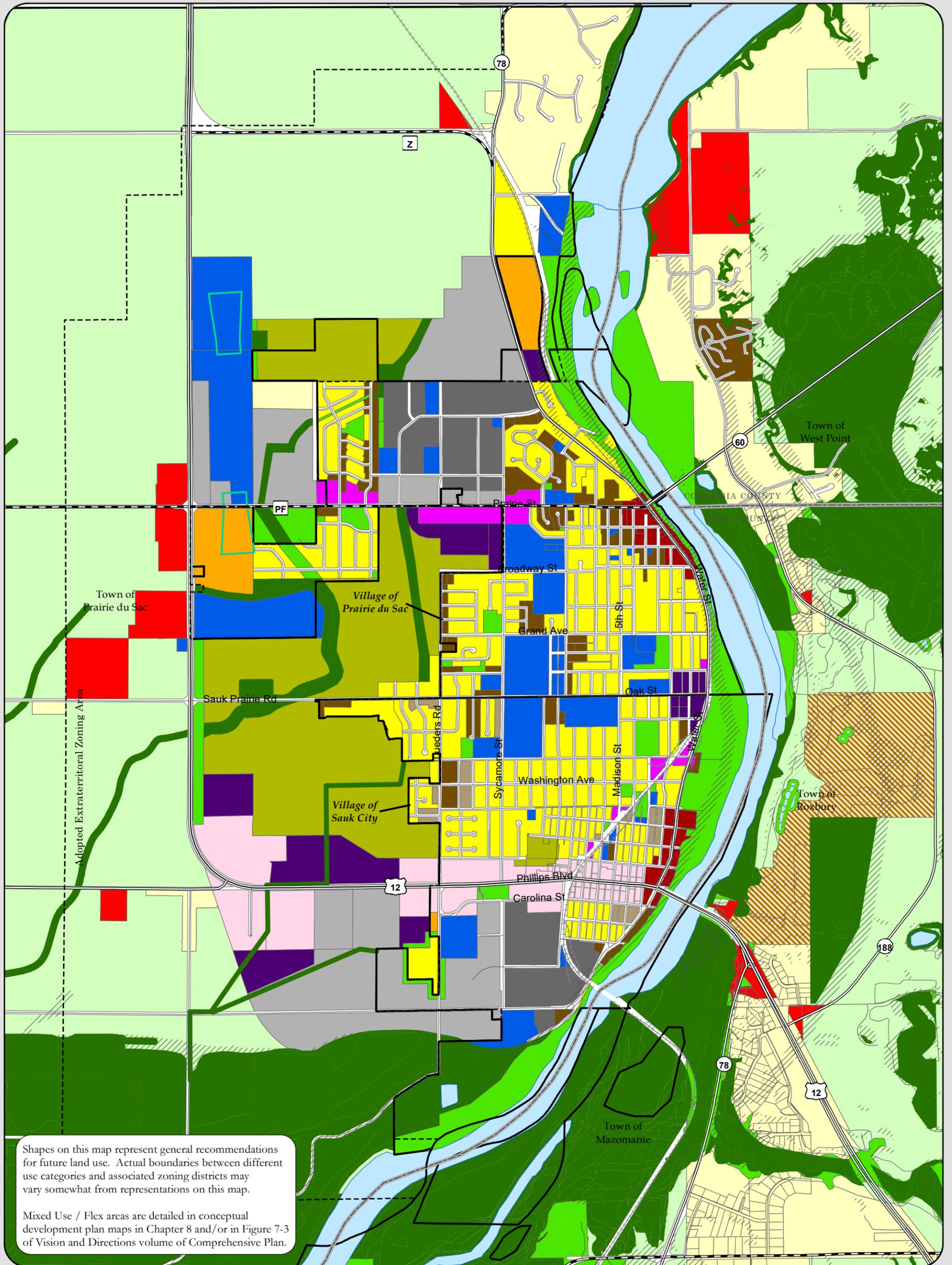
SURVEY PREPARED BY:  
**AYRES ASSOCIATES**  
 2201 E. TERRACE DRIVE  
 MADISON, WI

REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 TOWN-RISE MEASURED TO BEAR N 00°11'41" E PER WISCONSIN COUNTY COORDINATE SYSTEM, SAUK COUNTY ZONE.

SCALE IN FEET 1" = 100'

FIELD WORK COMPLETION DATE: AUGUST 12TH 2019

LEGEND	
SECTION LINE	FOUND IRON PIPE
QUARTER LINE	FOUND IRON BAR
SIXTEENTH LINE	SET 3/4" X 18" IRON REBAR
RIGHT OF WAY LINE	FOUNDING 1.50 LBS/ LINEAR FT
PROPERTY LINE	FOUND PK NAIL
OWNER'S PROPERTY LINE	SET PK NAIL
FENCE LINE	SANITARY MANHOLE
TREE LINE	TREE
SANITARY SEWER LINE	POWER POLE
GAS LINE	OVERHEAD ELECTRIC LINE
FIBER OPTIC LINE	RECORDED AS
	TELEPHONE PEDESTAL
	WATER VALVE
	SECTION CORNER
	GUY CABLE



Shapes on this map represent general recommendations for future land use. Actual boundaries between different use categories and associated zoning districts may vary somewhat from representations on this map.

Mixed Use / Flex areas are detailed in conceptual development plan maps in Chapter 8 and/or in Figure 7-3 of Vision and Directions volume of Comprehensive Plan.

**Legend**

**Adopted: April 11, 2017**

**Sauk Prairie Comprehensive Plan**

**Map 9B**

**Villages- Future Land Use**

- |  |   |   |  |
|--|---|---|--|
| <p><b>General</b></p> <ul style="list-style-type: none"> <li>United States Highway</li> <li>State Highway</li> <li>County Highway</li> <li>Railroad</li> <li>Adopted Extraterritorial Zoning Area</li> <li>County Border</li> <li>Municipal Border (2015)</li> <li>Primary Runway Protection Zone</li> </ul> | <p><b>Rural and Open Space</b></p> <ul style="list-style-type: none"> <li>Agriculture</li> <li>Extraction</li> <li>Public Open Space/Buffer</li> <li>Environmental Corridor</li> <li>Building Limitations Overlay</li> <li>Surface Water</li> </ul> | <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Rural Single Family</li> <li>Village Single Family</li> <li>Multiple Family</li> <li>Neighborhood</li> </ul> | <p><b>Non - Residential and Mixed Use</b></p> <ul style="list-style-type: none"> <li>Highway Business</li> <li>Rural Business</li> <li>Neighborhood Business</li> <li>Downtown</li> <li>Office / Research</li> <li>Business Park</li> <li>Industrial</li> <li>Institutional</li> <li>Mixed Use / Flex</li> </ul> |
|--|---|---|--|

Sources:  
Base information courtesy of US  
Census Bureau TIGER Line Files.  
Based on the 2000 census.