



# REZONE APPLICATION

(Zoning Map Amendment)

## Part I. General Information

Applicant information: Person's Name(s): Karl Beth and/or Joe Berghuis

Firm Name (if any): United Cooperative CCP

Relationship (check one):  Owner  Tenant  Prospective Owner/Tenant  Representing: \_\_\_\_\_

Mailing Address: N7160 Raceway Rd City: Beaver Dam State: WI Zip: 53916

Telephone: (920) 427-4451 Fax: \_\_\_\_\_ e-mail: jberghuis@unitedcooperative.com

Property owner information: Person's Name(s): Karl Beth, United Cooperative CCP

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

Mailing Address: N7160 Raceway Rd City: Beaver Dam State: WI Zip: 53916

Telephone: (920) 427-4451 Fax: \_\_\_\_\_ e-mail: karlb@unitedcooperative.com

Parcel number or legal description of subject property: 0545-10000

Zoning District: Existing: None Proposed: B-R (Rural Business)

- Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):
- multiple family residential—3+ unit building(s) ( current use  proposed use)
  - mixed commercial/residential building(s) ( current use  proposed use)
  - office/research ( current use  proposed use)
  - retail/commercial services ( current use  proposed use)
  - manufacturing/warehousing/contractor ( current use  proposed use)
  - institutional use ( current use  proposed use)
  - parking ( current use  proposed use)
  - significant earth filling, excavating, grading non-zoned parcels were State of ( current use  proposed use)
  - other use: Wisconsin lands ( current use  proposed use)

Summary of proposed project, following rezoning (attach pages as necessary): United Cooperative purchased two parcels from the Wisconsin Department of Transportation and is combining the two with the currently owned parcel. The currently owned parcel is zoned B-R and the two new parcels are to be re-zoned to B-R to form one lot zoned B-R.  
United Cooperative will submit any site or building plans at a later time when necessary.



Parcel Address or ID #: 0545-10000

---

## 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 #: 0545-10000

**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.)

Applicant consulted with the Village of Prairie du Sac Administrator and Planner and was given the direction to combine the parcels into one lot with a CSM and rezone to B-R.

\_\_\_\_\_

- 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.

Brings new unzoned parcels into correct zoning with adjacent parcel and use of land.

\_\_\_\_\_

- 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.

Brings new unzoned parcels into correct zoning with adjacent parcel and use of land.

\_\_\_\_\_

- 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, land use will be as intended by zoning classification and the same as the adjacent parcel it is being combined with.

\_\_\_\_\_



Parcel Address or ID #: 0545-10000

### 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.

Karl L Beth VP/COO      Joe Berghuis  
 Signature of Applicant

4/3/2020  
 Date

Karl L Beth VP/COO  
 Signature of Property Owner (if different)

4/3/2020  
 Date



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

**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: 11/13/2019 Participants: \_\_\_\_\_
- Pre-application conference with Village Plan Commission or Joint Extraterritorial Committee (optional)  
Date of Conference: N/A
- Application and required plans filed with Village  
Date filed: 04/03/2020  
Name of Village staff person who accepted application: A. Wildman
- Application fee of \$500 received by Village (non-refundable)  
Date received: 04/03/2020  
Name of Village staff person who accepted fee: A. Wildman
- Application and submitted plans verified as being complete  
Date verified: 04/06/2020  
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: 04/23/2020  
Date of first publishing in community newspaper: 04/30/2020  
Date of second publishing in community newspaper: 05/07/2020
- Village Plan Commission or Joint Extraterritorial Committee public hearing  
Meeting date: 05/11/2020 (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: \_\_\_\_\_

# Sauk County Land Information/GIS Web Map



PURPLE LINE IS LIMITS OF PRAIRIE DU SAC EXTRATERRITORIAL ZONING

APPROXIMATE CSM BOUNDARY ARE PROPERTIES TO BE REZONED. SEE CSM FOR DIMENSIONS

THE FOLLOWING INFORMATION IS PER THE SAUK COUNTY GIS SITE ON 03/27/2020 AND THE VILLAGE OF PRAIRIE DU SAC OFFICIAL ZONING MAP DATED 11/22/2018

PARCEL 1 - OWNED BY KINDSCHI'S INC. AND ZONED AGRICULTURAL PRESERVATION (A-P)

PARCEL 2 - OWNED BY TRISSA JUDD AND ZONED AGRICULTURAL PRESERVATION (A-P)

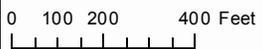
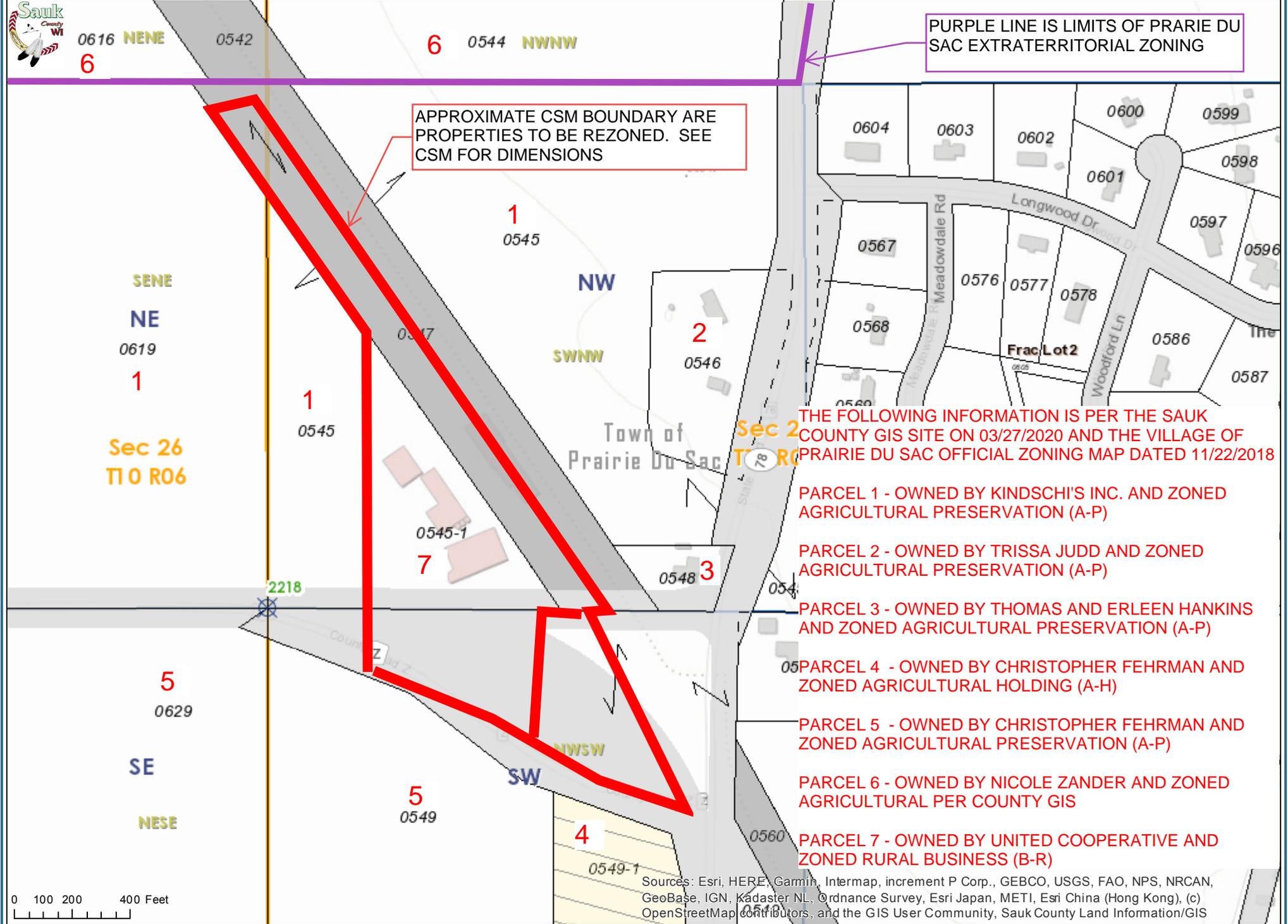
PARCEL 3 - OWNED BY THOMAS AND ERLEEN HANKINS AND ZONED AGRICULTURAL PRESERVATION (A-P)

PARCEL 4 - OWNED BY CHRISTOPHER FEHRMAN AND ZONED AGRICULTURAL HOLDING (A-H)

PARCEL 5 - OWNED BY CHRISTOPHER FEHRMAN AND ZONED AGRICULTURAL PRESERVATION (A-P)

PARCEL 6 - OWNED BY NICOLE ZANDER AND ZONED AGRICULTURAL PER COUNTY GIS

PARCEL 7 - OWNED BY UNITED COOPERATIVE AND ZONED RURAL BUSINESS (B-R)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sauk County Land Information/GIS

FOR INFORMATIONAL PURPOSES ONLY Sauk County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.



ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 1702 Pankratz St Madison, WI 53704  
 (608) 242-7779 www.msa-ps.com

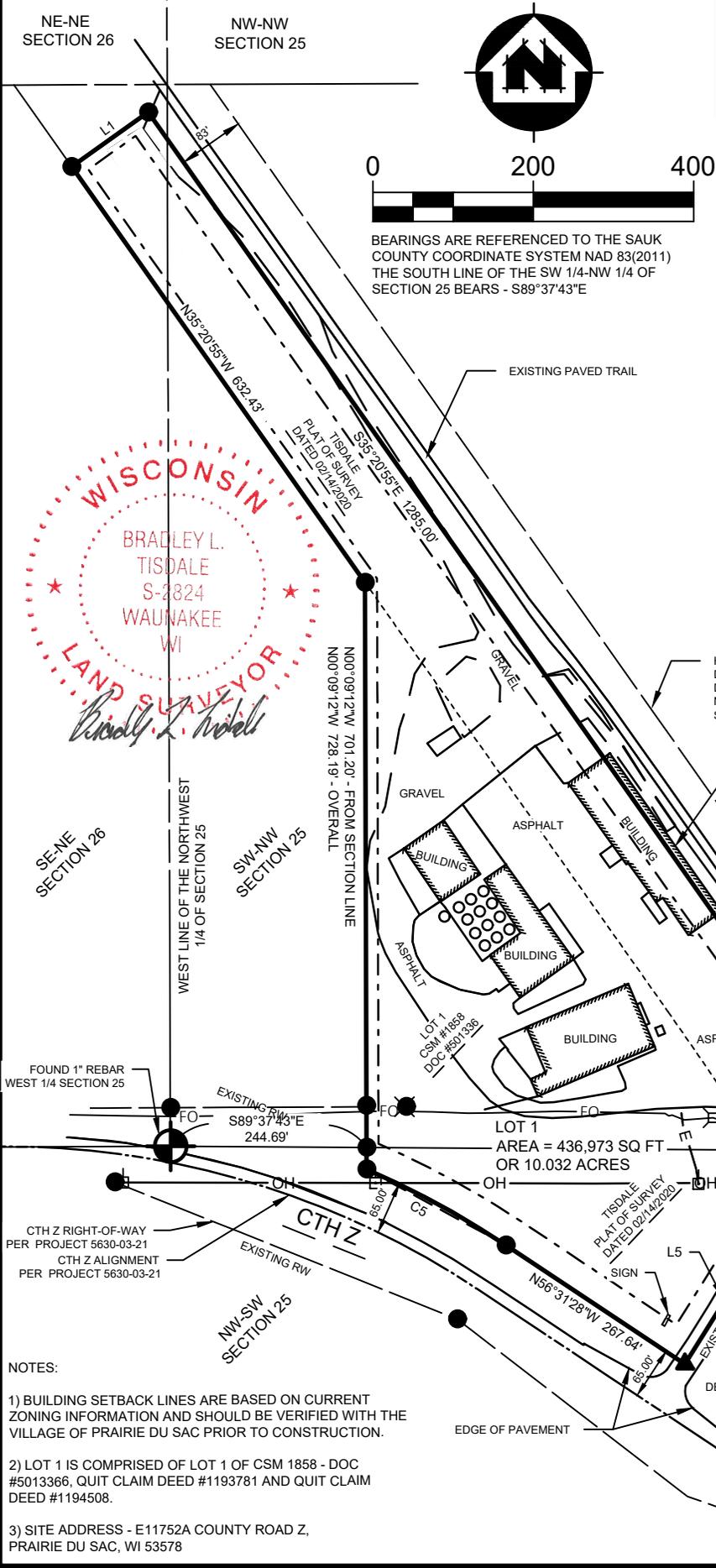
© MSA Professional Services, Inc.



PROJECT NO.	02678014
DRAWN BY:	B. Tisdale
SURVEYOR:	B. Tisdale
FILE NO.	02678014
SHEET NO.	1 of 2

OWNER:  
 United Cooperative CCP  
 N7160 Raceway RD  
 Beaver Dam, WI 53916

SAUK COUNTY CERTIFIED SURVEY MAP #



Lot 1 of Certified Survey Map #1858 recorded as Document #501336 and part of the SE 1/4-NE 1/4 of Section 26, part of the SW1/4-NW1/4 of Section 25 and part of the NW1/4-SW1/4 of Section 25 all being located in T10N, R6E, Town of Prairie du Sac, Sauk County, Wisconsin.

- MONUMENTED SECTION CORNER
- FOUND 3/4" IRON REBAR
- FOUND SURVEY SPIKE
- SET 3/4" BY 24" IRON REBAR WEIGHING 1.50 LBS./FT.
- OH OVERHEAD ELECTRIC
- FO UNDERGROUND FIBER OPTIC
- E UNDERGROUND ELECTRIC
- TREELINE
- BUILDING SETBACK LINE
- PREVIOUS SURVEY LINE
- MWEL MONITORING WELL
- UTILITY POLE
- UTILITY PEDESTAL
- HISTORIC RAILROAD RW DESCRIBED IN V.107, PG.341 DEFINED BY CSMs #1858 AND #1857 NOW OWNED BY THE STATE OF WISCONSIN
- STH 78 RIGHT-OF-WAY PER PROJECT 5630-03-21
- EXISTING BUILDING ENCROACHES ONTO STATE LANDS BY 9'+/- ALLOWED BY OFFER TO USE PERMIT

- NOTES:
- BUILDING SETBACK LINES ARE BASED ON CURRENT ZONING INFORMATION AND SHOULD BE VERIFIED WITH THE VILLAGE OF PRAIRIE DU SAC PRIOR TO CONSTRUCTION.
  - LOT 1 IS COMPRISED OF LOT 1 OF CSM 1858 - DOC #5013366, QUIT CLAIM DEED #1193781 AND QUIT CLAIM DEED #1194508.
  - SITE ADDRESS - E11752A COUNTY ROAD Z, PRAIRIE DU SAC, WI 53578

PROJECT: Thursday, April 2, 2020 11:43:21 AM C:\Users\bradley.l.tisdale\OneDrive\Documents\Projects\02678014\02678014.dwg  
 PLOT DATE: Thursday, April 2, 2020 11:43:21 AM

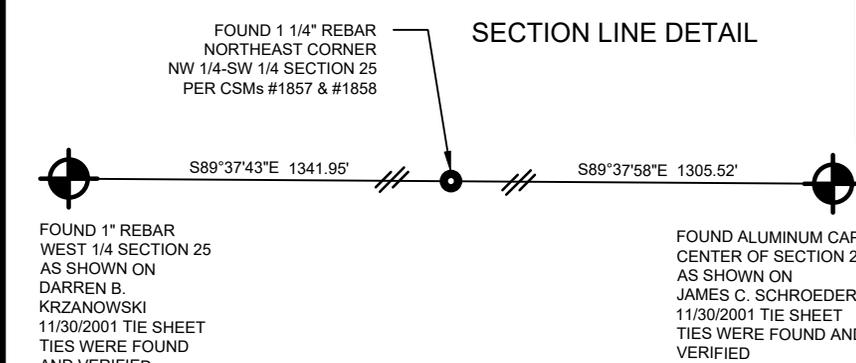


ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 1702 Pankratz St Madison, WI 53704  
 (608) 242-7779 www.msa-ps.com  
 © MSA Professional Services, Inc.



PROJECT NO.	02678014	OWNER: United Cooperative CCP N7160 Raceway RD Beaver Dam, WI 53916
DRAWN BY:	B. Tisdale	
SURVEYOR:	B. Tisdale	
FILE NO.	02678014	
SHEET NO.	2 of 2	

SAUK COUNTY CERTIFIED SURVEY MAP #



LINE	BEARING	DISTANCE
L1	N54°39'05"E	117.00'
L2	N89°37'43"W	20.23'
L3	S38°11'35"W	205.03'
L4	N57°51'00"W	20.00'
L5	N32°09'00"E	135.00'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	290.01'	5696.58'	S33°53'18"E	289.98'	02°55'01"
C2	197.83'	1130.00'	N61°32'23"W	197.57'	10°01'50"

SURVEYOR'S CERTIFICATE

I, Bradley L. Tisdale, Professional Land Surveyor S-2824, do hereby certify that by the direction of United Cooperative CCP and the Wisconsin Department of Transportation, as owners, I have surveyed, divided and mapped Lot 1 of Certified Survey Map #1858 recorded as Document #501336 and part of the SE 1/4-NE 1/4 of Section 26, part of the SW1/4-NW1/4 of Section 25 and part of the NW1/4-SW1/4 of Section 25 all being located in T10N, R6E, Town of Prairie du Sac, Sauk County, Wisconsin; more fully described as follows:

Beginning at the West corner Section 25; thence, S89°37'43"E along the south line of the SW 1/4-NW1/4, 244.69 feet to the southwest corner of CSM #1858; thence, N00°09'12"W along the west line of CSM #1858, 701.20 feet; thence, N35°20'55"W, 632.43 feet; thence, N54°39'05"E, 117.00 feet; thence, S35°20'55"E, 1285.00 feet; thence, 290.01 feet southeasterly along a 5696.58-foot radius curve to the right with a chord that bears S33°53'18"E, 289.98 feet; thence, N89°37'43"W, 20.23 feet; thence, S38°11'35"W, 205.03 feet; thence, N57°51'00"W, 20.00 feet; thence, S32°09'00"W, 135.00 feet; thence, N56°31'28"W, 267.64 feet; thence, 197.83 feet northwesterly along a 1130.00-foot radius curve to the left with a chord that bears N61°32'23"W, 197.57 feet; thence, N00°09'12"W, 26.98 feet to the Point of Beginning.

Said parcel includes 436,973 sq ft or 10.032 acres more or less.

I further certify that the lands described hereon and that the map is a correct representation in accordance with the information provided and that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, AE7 of the Administrative Code of the State of Wisconsin, Chapter 22 of Sauk County Land Division and Subdivision Regulations of the Village of Prairie du Sac.

*Bradley L. Tisdale*  
 Bradley L. Tisdale, PLS S-2824  
 04/02/2020  
 Date



VILLAGE OF PRAIRIE DU SAC/TOWN OF PRAIRIE DU SAC JOINT EXTRATERRITORIAL COMMITTEE APPROVAL

Resolved that this Certified Survey in the Town of Prairie du Sac is hereby approved by the Village of Prairie du Sac/Town of Prairie du Sac Extraterritorial Committee.

Alan Wildman \_\_\_\_\_ Date

LAND RESOURCES AND ENVIRONMENT DEPARTMENT

Resolved that this Certified Survey in the Town of Prairie du Sac is hereby approved by the Sauk County Land Resources and Environment Department.

Brian Simmert \_\_\_\_\_ Date