VILLAGE OF PRAIRIE DU SAC
SAUK COUNTY
STATE OF WISCONSIN

ORDINANCE NO. 3, SERIES 2020

ORDINANCE AMENDING OFFICIAL ZONING MAP
RE: 6.03 ACRES SOUTH AND EAST OF PARCEL #028-0545-10000

WHEREAS, United Cooperative CCP (the "Applicant") has made application to the Village that the parcels described in Exhibits 1 and 2 attached hereto and incorporated herein (the "Properties"), representing 6.03 acres of former highway and railroad rights-of-way directly south and east of current Parcel #028-0545-10000 (E11752A County Road Z) respectively, be rezoned to B-R Rural Business; and

WHEREAS, the Applicant has also requested the approval of a new Certified Survey Map ("CSM") to combine the Properties with current Parcel #028-0545-10000 into one lot to locate the Applicant's improvements on said combined lot and to facilitate future expansion; and

WHEREAS, the proposal to rezone the Properties 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 amendments 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 CSM.

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

I. Permanent Zoning of Territory. The Properties are hereby zoned as "B-R Rural Business."

II. 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.

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

Adopted this 12th day of May, 2020.

Published this 21st day of May, 2020.

Village of Prairie du Sac, WI

Cheryl A. Sherman
Village President

Niki Conway
Village Clerk

EXHIBIT 1: FIRST PROPERTY TO BE REZONED (PARCEL 1)

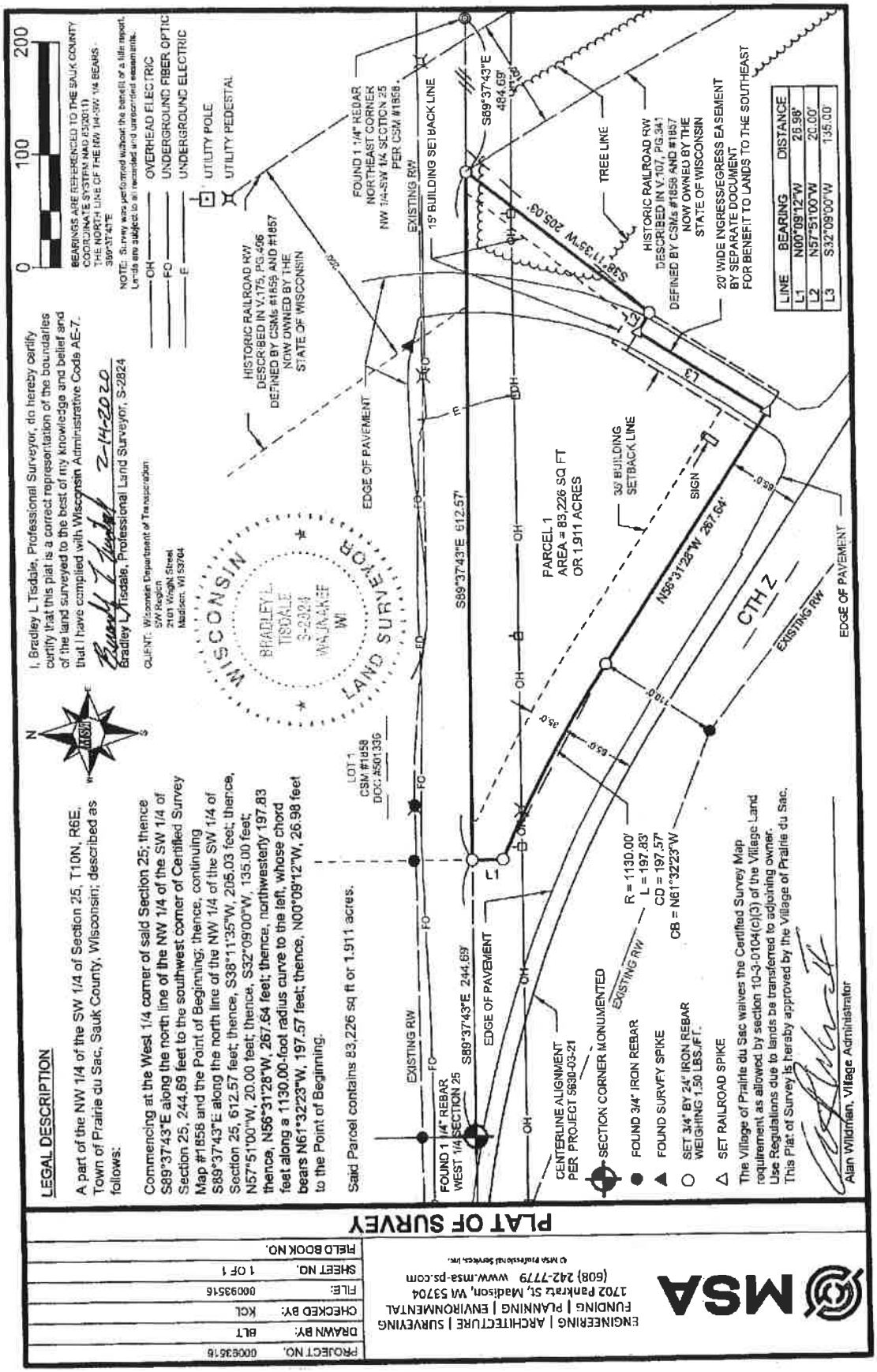
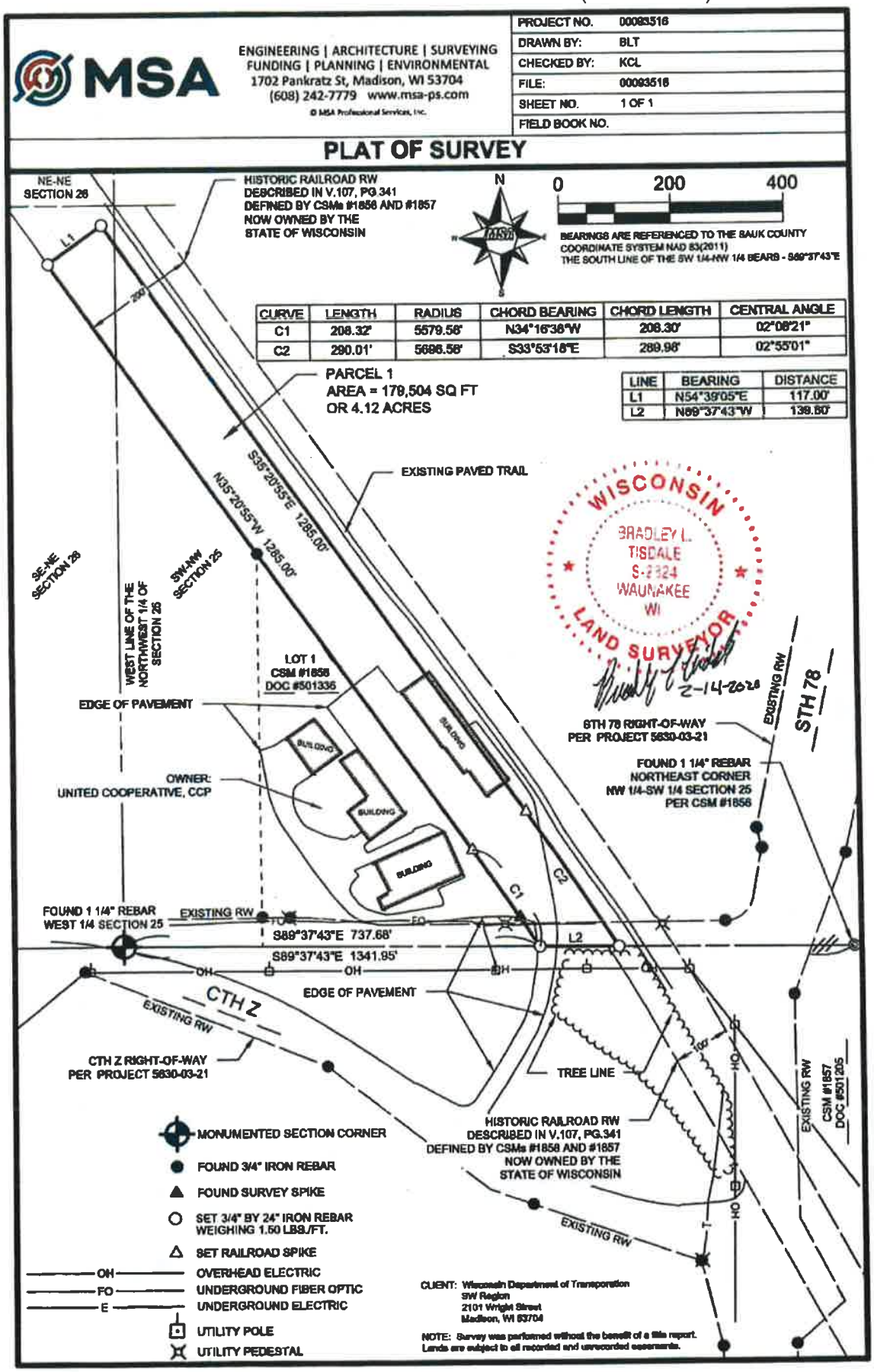


EXHIBIT 2: SECOND PROPERTY TO BE REZONED (PARCEL 1)



PROJECT NO.	00083516
DRAWN BY:	BLT
CHECKED BY:	KCL
FILE:	00083516
SHEET NO.	2 OF 2
FIELD BOOK NO.	

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PLAT OF SURVEY

LEGAL DESCRIPTION

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 25 and the SE 1/4 of the NE 1/4 of Section 26, Town 10 North, Range 6 East, Town of Prairie du Sac, Sauk County, Wisconsin, described as follows:

Commencing at the west one-quarter of Section 25, Town 10 North, Range 6 East, Town of Prairie Du Sac, Sauk County, Wisconsin; thence S89°37'43"E, 737.68 feet along the south line of the SW1/4-NW1/4 of said Section 25 to a point on a curve on the southwesterly line of a parcel of land being former railroad property, now owned by the Wisconsin Department of Transportation and the Point of Beginning; thence northwesterly 208.32 feet along a 5579.58-foot curve to the left, whose chord bears (N34°16'38"W, 208.30 feet); thence N35°20'55"W, 1285.00 feet; thence N54°39'05"E, 117.00 feet; thence S35°20'55"E, 1285.00; thence southeasterly 290.01 feet along a 5698.58-foot curve to the right, whose chord bears S33°53'18"E, 289.98, to the south line of the SW1/4-NW1/4 of Section 25; thence N89°37'43"W, 139.80 feet along said south line to the point of beginning.

Said parcel contains 179,504 square feet or 4.12 acres, more or less and is subject to all easements and rights-of-way of record and all utilities.

I, Bradley L Tisdale, Professional Surveyor, do hereby certify certify that this plat is a correct representation of the boundaries of the land surveyed to the best of my knowledge and belief and that I have complied with Wisconsin Administrative Code AE-7.

Bradley L Tisdale 2-14-2020
Bradley L Tisdale, Professional Land Surveyor, S-2824

WISCONSIN
BRADLEY L. TISDALE
S-2824
WAUNAKEE
WI
LAND SURVEYOR

The Village of Prairie du Sac waives the Certified Survey Map requirement as allowed by section 10-3-0104(c)(3) of the Village Land Use Regulations due to lands be transferred to adjoining owner.
This Plat of Survey is hereby approved by the Village of Prairie du Sac.

Alan Wildman, Village Administrator