



ORDINANCE NO. 3, SERIES 2018

ORDINANCE AMENDING OFFICIAL ZONING MAP
OLSON PROPERTIES OF MERRIMAC LLC, PARCEL #172-1899-00000

WHEREAS, Forward Development Group (the "Applicant") has made application to the Village that Lot 1 described in Exhibit 1 attached hereto and incorporated herein (the "Property"), representing 4.002 acres of current Parcel #172-1899-00000, be rezoned from the AIR Airport to B-H Highway Business; and

WHEREAS, the Applicant has also requested the Village to approve a new certified survey map ("CSM") of the Property (Exhibit 1) to correspond with the proposed development of the Property; and

WHEREAS, the proposal to rezone the property is consistent with the Sauk Prairie Comprehensive Plan; and

WHEREAS, the Village of Prairie du Sac Plan Commission has conducted a public hearing relating to the request by the Applicant for the permanent amendments to the Zoning Map relative to the Property; and

WHEREAS, the Village of Prairie du Sac Plan Commission has recommended to the Village Board that the Petitions for amendment to the Zoning Map and the request for approval of the CSM as filed by the Applicant be approved, subject to conditions.

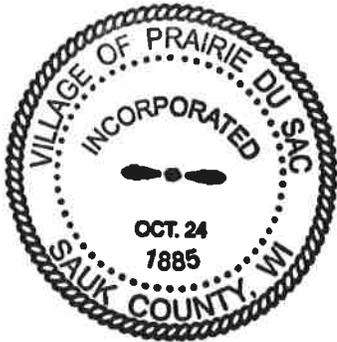
NOW, THEREFORE, the Village Board of the Village of Prairie du Sac do ordain as follows:

- I. Permanent Zoning of Annexed Territory. Lot 1 of the Property described in Exhibit 1 attached hereto and incorporated herein, is hereby zoned as a "B-H Highway Business" pursuant to Sections 10-1-1000 through 10-1-1009 of the Municipal Code of the Village, which constitutes a permanent zoning classification for said territory.
- II. Revision to the Official Zoning Map. The Official Zoning Map of the Village shall be amended to reflect the foregoing zoning district.
- III. Delayed Effective Date. Notwithstanding anything to the contrary contained in this Ordinance or the Municipal Code, the zoning change provided for in Section I and II above shall not become effective unless and until the CSM of the Property (Exhibit 1) is recorded at the Sauk County Register of Deeds office within six (6) months of Village Board's adoption of this ordinance; provided however, that if any of the foregoing

conditions are not satisfied, the rezoning provided for herein shall not occur and the present zoning district shall remain in effect.

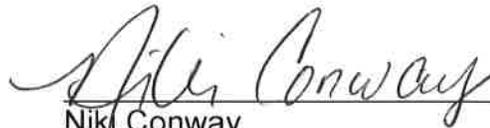
IV. Validity. If any provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions hereof.

Adopted this 24th day of July, 2018.
Published this ___ day of _____, 2018.



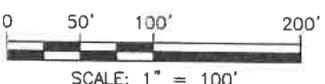
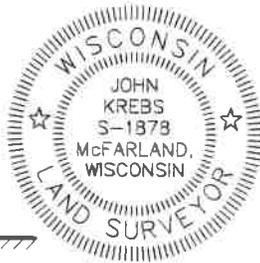
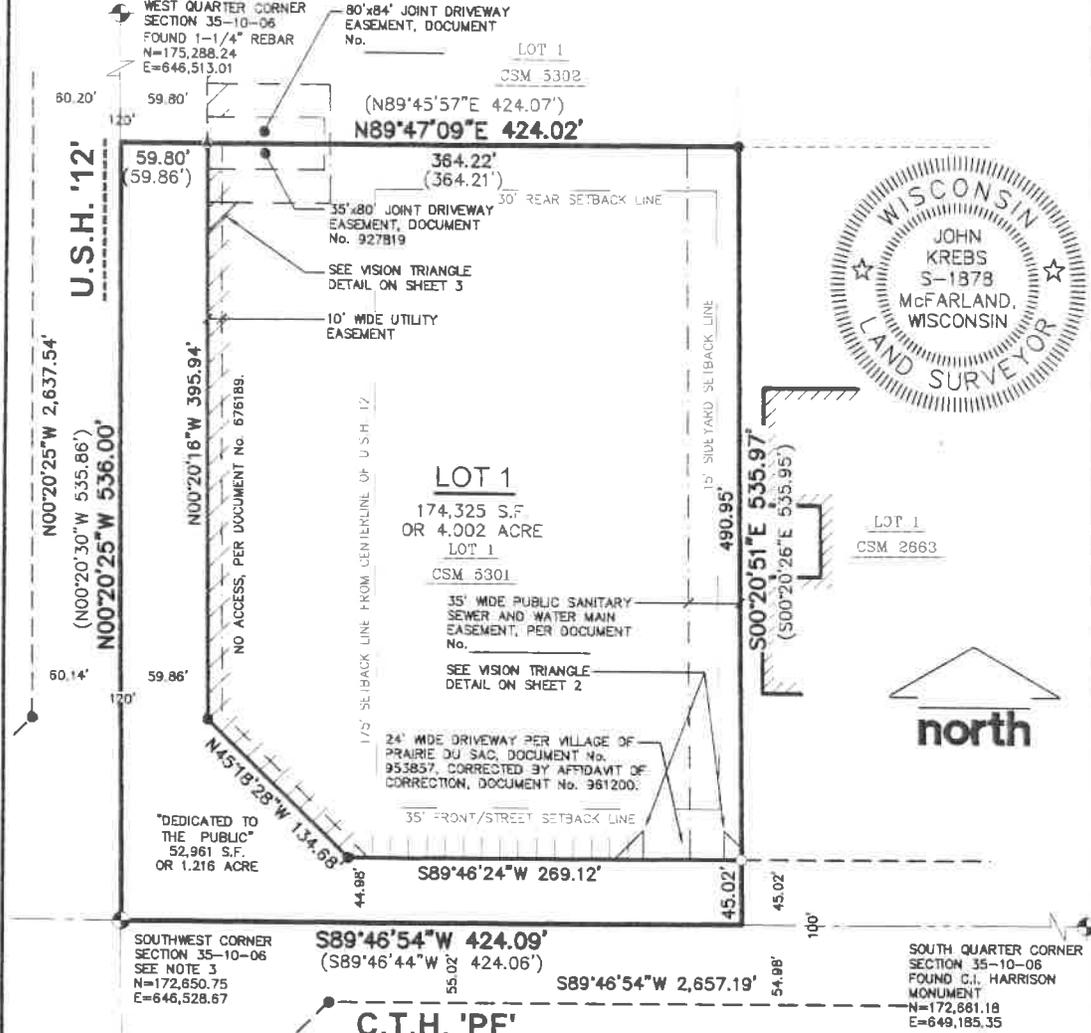
Village of Prairie du Sac, WI


Cheryl A. Sherman
Village President


Niki Conway
Village Clerk

CERTIFIED SURVEY MAP NO. _____

ALL OF CERTIFIED SURVEY MAP NO. 5301, RECORDED IN VOLUME 30 OF CERTIFIED SURVEY MAPS, PAGE 5301, AS DOCUMENT NO. 887435, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWN 10 NORTH, RANGE 06 EAST, VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- PK/MAG NAIL FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 14, 2016.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), SAUK COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35-10-06, BEARS S89°46'54"W.
3. SOUTHWEST CORNER OF SECTION 35, COMPUTED FROM TIE SHEET BY JEFFERY R. QUAMME, DATED OCTOBER 23, 2009. SET COTTON GIN SPINDLE. FOUND BRASS CAP IN CONCRETE N84°02'50"W, 12.43 FEET FROM CORNER, NO RECORD OF BRASS CAP WAS FOUND.
4. U.S.H. 12 RIGHT-OF-WAY PER TPP No. 1670-01-24 4.01.
5. VISION TRIANGLE NOTE: WITHIN SAID TRIANGULAR AREA, NO SIGN, EARTHWORK, VEGETATION, FENCING OR OTHER OBSTRUCTIONS BETWEEN 30 INCHES AND 8 FEET IN HEIGHT ABOVE EITHER OF THE LOWEST CENTERLINE ELEVATION OF SAID TWO STREETS (OR STREET AND DRIVEWAY) SHALL BE PERMITTED, EXCEPT FOR SIGN POLES AND TREE TRUNKS.
6. PUBLIC STORM WATER DRAINAGE EASEMENT OVER THIS CERTIFIED SURVEY MAP WILL BE RECORDED BY SEPARATE INSTRUMENT.

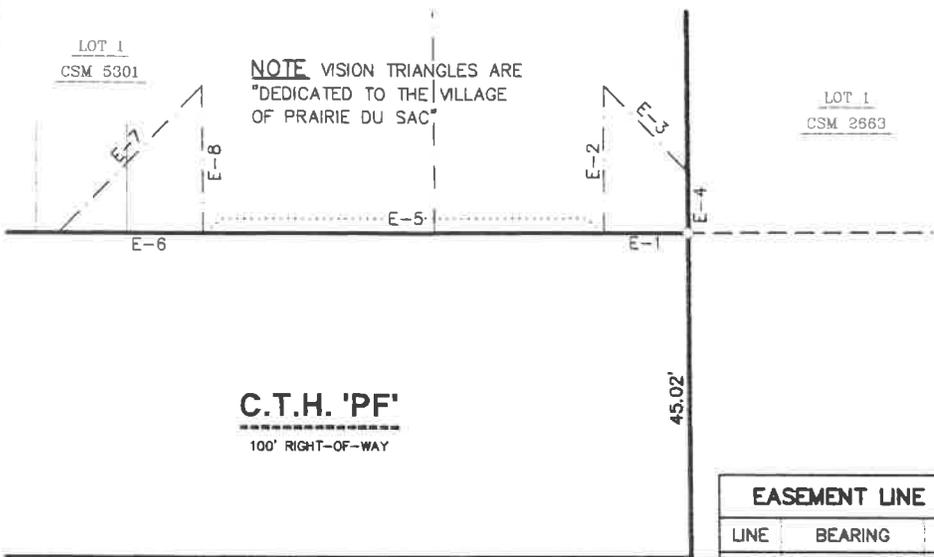
PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (908)848-5060	PREPARED FOR: FORWARD DEVELOPMENT GROUP 161 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 16-7186 FILE NO: 8-* FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: DNG DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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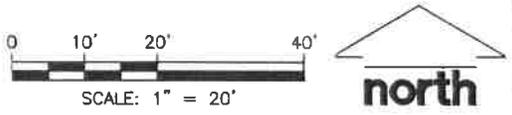
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VISION TRIANGLE DETAIL



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S89°46'24"W	11.60'
E-2	N00°13'36"W	20.00'
E-3	S45°13'36"E	16.38'
E-4	S00°20'51"E	8.42'
E-5	S89°46'24"W	55.32'
E-6	S89°46'24"W	20.00'
E-7	N44°46'24"E	28.28'
E-8	S00°13'36"E	20.00'



LEGEND

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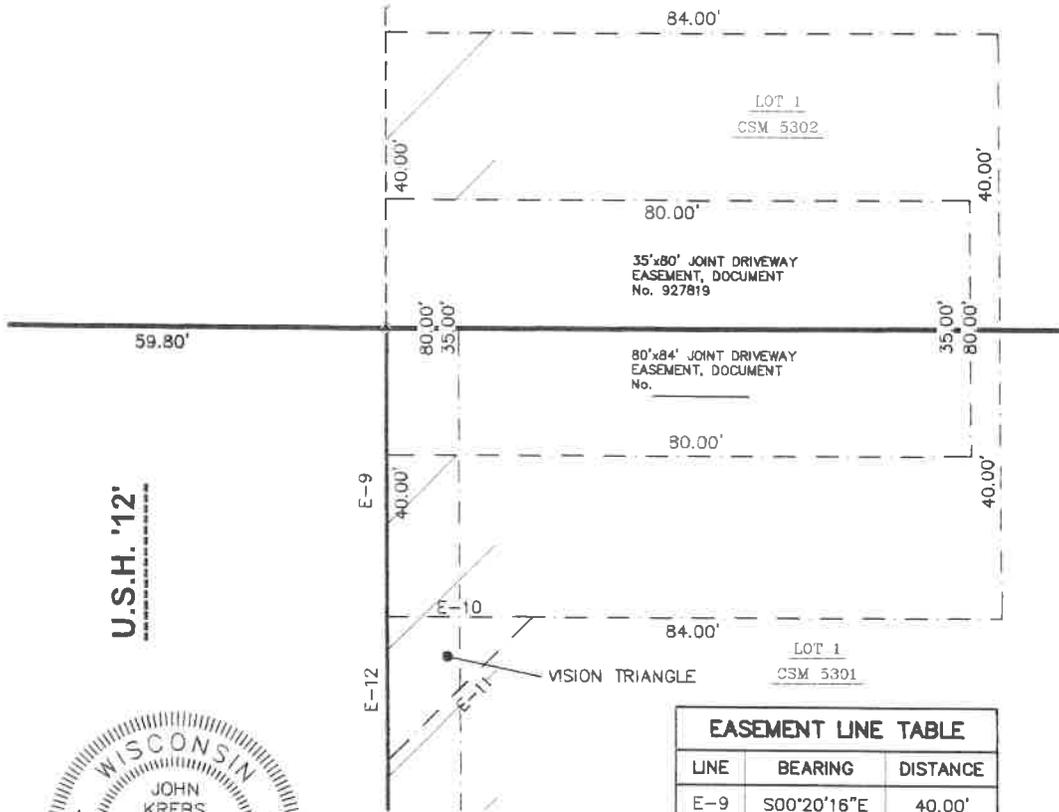
PREPARED BY: 151 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080	PREPARED FOR: FORWARD DEVELOPMENT GROUP 151 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 16-7186 FILE NO: B-* FIELDBOOK/PG: - SHEET NO: 2 OF 5	SURVEYED BY: DNG DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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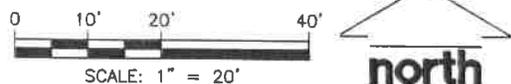
VISION TRIANGLE DETAIL



U.S.H. '12'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-9	S00°20'16"E	40.00'
E-10	N89°47'09"E	20.00'
E-11	S44°43'27"W	28.25'
E-12	N00°20'16"W	20.00'



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PREPARED BY:



181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (908)848-5080

PREPARED FOR:

FORWARD DEVELOPMENT
GROUP
181 HORIZON DRIVE,
SUITE 101A
VERONA, WI 53593

PROJECT NO: 16-7186

FILE NO: 8-*

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

SURVEYED BY: DNG

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

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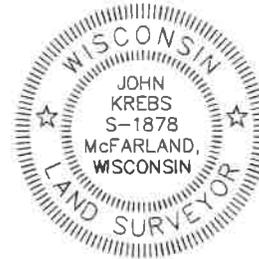
LEGAL DESCRIPTION

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SAID PARCEL CONTAINS 227,286 SQUARE FEET OR 5.218 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF FORWARD DEVELOPMENT GROUP, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION AND LAND DIVISION REGULATIONS OF THE VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.



JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

FORWARD DEVELOPMENT GROUP, LLC, A WISCONSIN LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LLC HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID LLC FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PRAIRIE DU SAC FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID FORWARD DEVELOPMENT GROUP, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

FORWARD DEVELOPMENT GROUP, LLC

BY: _____
DAVE M. JENKINS, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED DAVE M. JENKINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

FILE: J:\2016\167186\DWG\167186 F:\CSM.dwg Layout: Sheet 4 User: JK Plotted: Jun 16, 2018 - 9:28am

PREPARED BY: 181 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (808)848-5080	PREPARED FOR: FORWARD DEVELOPMENT GROUP 181 HORIZON DRIVE, SUITE 101A VERONA, WI 53593	PROJECT NO: 16-7186 FILE NO: B-6 FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: DNG DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
		VOL _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

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CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FORWARD DEVELOPMENT GROUP, LLC, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS ___ DAY OF _____, 2018.

**** *. ***** , VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 2018, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ***** BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

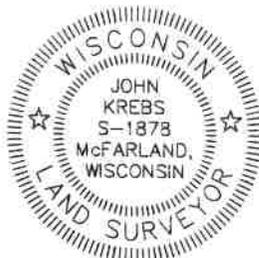
VILLAGE OF PRAIRIE DU SAC APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF PRAIRIE DU SAC IS HEREBY APPROVED IN FULL COMPLIANCE WITH SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION AND LAND DIVISION REGULATIONS OF THE VILLAGE OF PRAIRIE DU SAC.

NIKI CONWAY, DATE _____
VILLAGE CLERK/TREASURER

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF PRAIRIE DU SAC ON THIS ___ DAY OF _____, 2018.

NIKI CONWAY, DATE _____
VILLAGE CLERK/TREASURER
VILLAGE OF PRAIRIE DU SAC



OFFICE OF THE REGISTER OF DEEDS

SAUK COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

2018 AT _____ O'CLOCK _____ M AS

DOCUMENT # _____

IN VOL _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY:
JSD Professional Services, Inc.
Engineering • Surveying • Planning
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (808)848-3060

PREPARED FOR:
FORWARD DEVELOPMENT
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181 HORIZON DRIVE,
SUITE 101A
VERONA, WI 53593

PROJECT NO: 16-7186
FILE NO: B-#
FB/PG: -
SHEET NO: 5 OF 5

SURVEYED BY: DNG
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

