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ORDINANCE NO. 9, SERIES 2016

ORDINANCE AMENDING OFFICIAL ZONING MAP  
ELDER SPAN MANAGEMENT, LLC

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WHEREAS, Elder Span Management, LLC (the "Owner") has made application to the Village that Lot 1 described in Exhibit 1 attached hereto and incorporated herein (the "Property"), generally coterminous with current parcels 172-0888-00331, 172-0908-00000, and 172-0909-00000, be re-zoned from the PUD Planned Unit Development and R-2 Two-Family Residential Districts to I-1 Institutional District; and

WHEREAS, the Owner 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, in 2013, the Villages and Town amended the Comprehensive Plan to re-designate the Property to the "Institutional/Transportation" future land use designation; and

WHEREAS, the Village of Prairie du Sac Plan Commission has conducted a public hearing relating to the request by the Owner 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 Owner 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 "I-1 Institutional District" 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 two years 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.

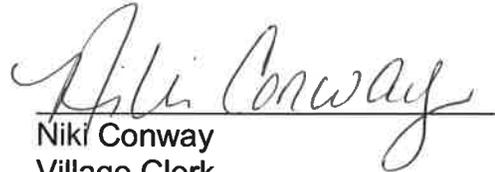
IV. Validity. If any provision of this Ordinance shall be held invalid, such invalidity shall not affect the remaining provisions hereof.

Adopted this 24<sup>th</sup> day of May, 2016.  
Published this 7<sup>th</sup> day of June, 2016.

Village of Prairie du Sac, WI



Cheryl A. Sherman  
Village President



Niki Conway  
Village Clerk





As prepared by:

**G GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)



**G & A FILE NO. 713-297**

DRAFTED BY: AL HOEL

CHECKED BY: TG

PROJ. 700-537

DWG. 713297

SHEET 2 OF 3

REV. 8-14-2013  
REV. 4-13-2015  
REV. 5-26-2015  
REV. 1-20-2016

### SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_ GENERAL LOCATION

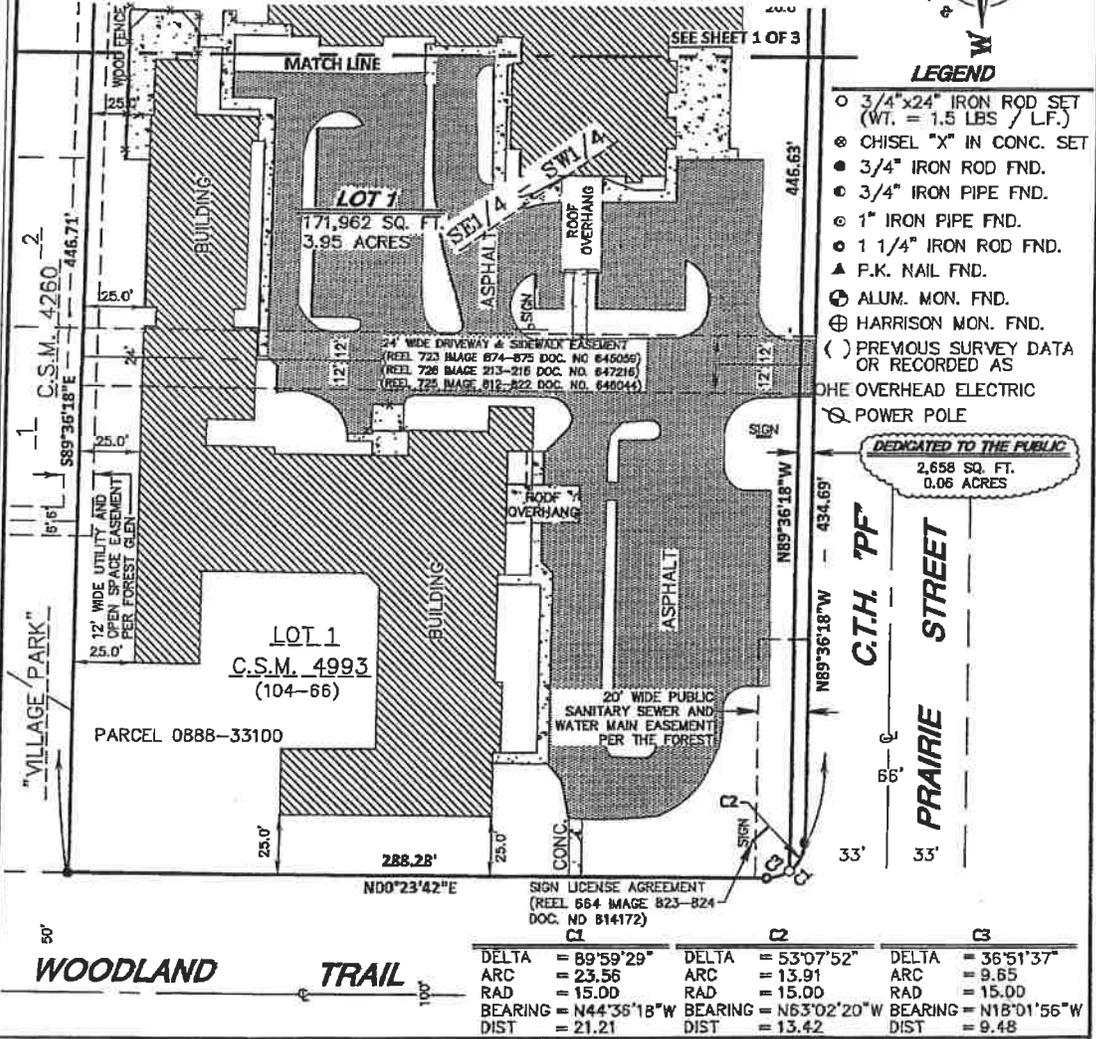
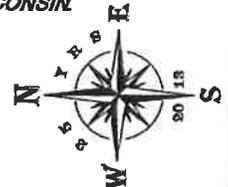
Volume \_\_\_\_\_ Page \_\_\_\_\_

BEING LOT 1 C.S.M. NO. 4993 AS RECORDED IN VOLUME 27 OF C.S.M'S, PAGES 4993 AND 4993A AS DOCUMENT NO. 836392 AND PART OF ASSESSOR'S LOT 43 OF ASSESSOR'S PLAT OF THE VILLAGE OF PRAIRIE DU SAC, LOCATED IN THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 36, T. 10 N., R. 6 E., VILLAGE OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN.

CONTAINING: 175,573 SQ. FT. - 4.03 ACRES

**BASIS OF BEARINGS:** IS THE SOUTH LINE OF THE SW1/4 OF SECTION 36 WHICH IS RECORDED TO BEAR N89°36'18"W PER FOREST GLEN

**SCALE: 1" = 60'**



- LEGEND**
- 3/4"x24" IRON ROD SET (WT. = 1.5 LBS / LF.)
  - ⊗ CHISEL "X" IN CONC. SET
  - 3/4" IRON ROD FND.
  - 3/4" IRON PIPE FND.
  - 1" IRON PIPE FND.
  - 1 1/4" IRON ROD FND.
  - ▲ F.K. NAIL FND.
  - ⊕ ALUM. MON. FND.
  - ⊕ HARRISON MON. FND.
  - ( ) PREVIOUS SURVEY DATA OR RECORDED AS
  - OVERHEAD ELECTRIC
  - ⊕ POWER POLE

**DEDICATED TO THE PUBLIC**  
2,658 SQ. FT.  
0.06 ACRES

| C1      |               | C2      |               | C3      |               |
|---------|---------------|---------|---------------|---------|---------------|
| DELTA   | = 89°59'29"   | DELTA   | = 53°07'52"   | DELTA   | = 36°51'37"   |
| ARC     | = 23.56       | ARC     | = 13.91       | ARC     | = 9.65        |
| RAD     | = 15.00       | RAD     | = 15.00       | RAD     | = 15.00       |
| BEARING | = N44°35'18"W | BEARING | = N63°02'20"W | BEARING | = N18°01'56"W |
| DIST    | = 21.21       | DIST    | = 13.42       | DIST    | = 9.48        |

**OWNER:** THE PINES ASSISTED LIVING LLC  
1402 PANKRATZ STREET, SUITE 110  
MADISON, WI 53704

**CLIENT:** THE PINES ASSISTED LIVING LLC  
1402 PANKRATZ STREET, SUITE 110  
MADISON, WI 53704

**SURVEYOR'S CERTIFICATE**

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that by the order of **The Pines Assisted Living, LLC**, I have surveyed, monumented, mapped and divided Lot 1, Certified Survey Map, No. 4993 as recorded in Volume 27 of Certified Survey Maps, pages 4993 and 4993A as Document No. 836392 and a part of Assessor's Lot 43 of Assessor's Plat of the Village of Prairie du Sac located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 36, Town 10 North, Range 6 East, Village of Prairie du Sac, Sauk County, Wisconsin, described as follows:

Commencing at the South Quarter corner of Section 36;  
thence North 00°10'03" West along the North - South Quarter line of said Section 36, 33.00 feet to a point in the North right-of-way line of County Trunk Highway PF, said point also being the Southeast corner of Lot 1, Certified Survey Map, No. 4993 and the point of beginning;  
thence North 89°36'18" West along the North right-of-way line of County Trunk Highway PF and the South line of said Lot 1, 434.69 feet;  
thence Northwesterly along a 15.00 foot radius curve to the right in the North right-of-way line of County Trunk Highway PF and the South line of said Lot 1 having a central angle of 89°59'29" whose long chord bears North 44°36'18" West, 21.21 feet;  
thence North 00°23'42" East along the East right-of-way line of Woodland Trail and the West line of said Lot 1, 288.28 feet to the Northwest corner of said Lot 1;  
thence South 89°36'18" East along the North line of said Lot 1, 446.71 feet to the Northeast corner of said Lot 1;  
thence South 00°10'03" East along the East line of said Lot 1, 51.62 feet to the Southwest corner of Lot 8, River Glen;  
thence South 89°42'40" East along the South line of Lots 8 and 9, River Glen, 161.99 feet to the Northeast corner of lands described and recorded in Document 1078223;  
thence South 00°34'49" West along the East line of lands described and recorded in Document 1078223, 247.49 feet to the Southeast corner of lands described and recorded in Document 1078223 said point also being in the North right-of-way line of Country Trunk PF;  
thence North 89°42'43" West along the North right-of-way line of Country Trunk PF, 158.76 feet to a point in the North - South Quarter line of said Section 36 and the East line of Lot 1, Certified Survey Map, No. 4993;  
thence South 00°10'03" East along the North - South Quarter line of said Section 36 and the East line of said Lot 1, 4.18 feet to the point of beginning.  
Containing 175,573 square feet, (4.03 acres), more or less. Being subject to servitudes and easements of use or record if any:

**I DO FURTHER CERTIFY** that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of Prairie du Sac Subdivision Ordinance to the best of my knowledge and belief.

**JAMES R. GROTHMAN**  
Registered Land Surveyor, No. 1321  
Dated: August 14, 2013  
File No.: 713-297  
Revised: April 13, 2015  
Revised: May 26, 2015  
Revised: January 20, 2016

**VILLAGE BOARD APPROVAL**

Resolved that the certified survey map, located in the **Village of Prairie du Sac**, \_\_\_\_\_, Owner, is hereby approved by the **Village Board**.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Village President**

I hereby certify that the foregoing is a copy of a motion adopted by the **Village of Prairie du Sac**.

\_\_\_\_\_  
**Village Clerk**

