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ORDINANCE NO. 5, SERIES 2017

ORDINANCE AMENDING OFFICIAL ZONING MAP  
FEHRMAN, PARCEL #028-0549-00000

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WHEREAS, Chris Fehrman (the "Owner") has made application to the Village that Lot 1 described in Exhibit 1 attached hereto and incorporated herein (the "Property"), representing 4.11 acres of current Parcel #028-0549-00000, be re-zoned from the A-P Agricultural Preservation to A-H Agricultural Holding; 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, the proposal to rezone the property is consistent with the Sauk Prairie Comprehensive Plan; and

WHEREAS, the Village of Prairie du Sac Joint Extraterritorial Committee 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 Joint Extraterritorial Committee 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 "A-H Agricultural Holding" 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

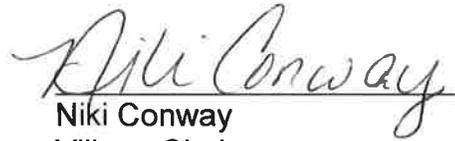
conditions are not satisfied, the rezoning provided for herein shall not occur and the present zoning district shall remain in effect.

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

Adopted this 22<sup>nd</sup> day of August, 2017.  
Published this 31<sup>st</sup> day of August, 2017.

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: (808) 742-7788 SAUK: (808) 644-8677  
 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com  
 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

**G & A FILE NO. 517-277**

DRAFTED BY: B. ANDERSON  
 CHECKED BY: IG  
 PROJ. 316-124  
 DWG. 517-277 SHEET 1 OF 3

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

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

**BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 25, T. 10 N, R. 6 E, TOWN OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN**

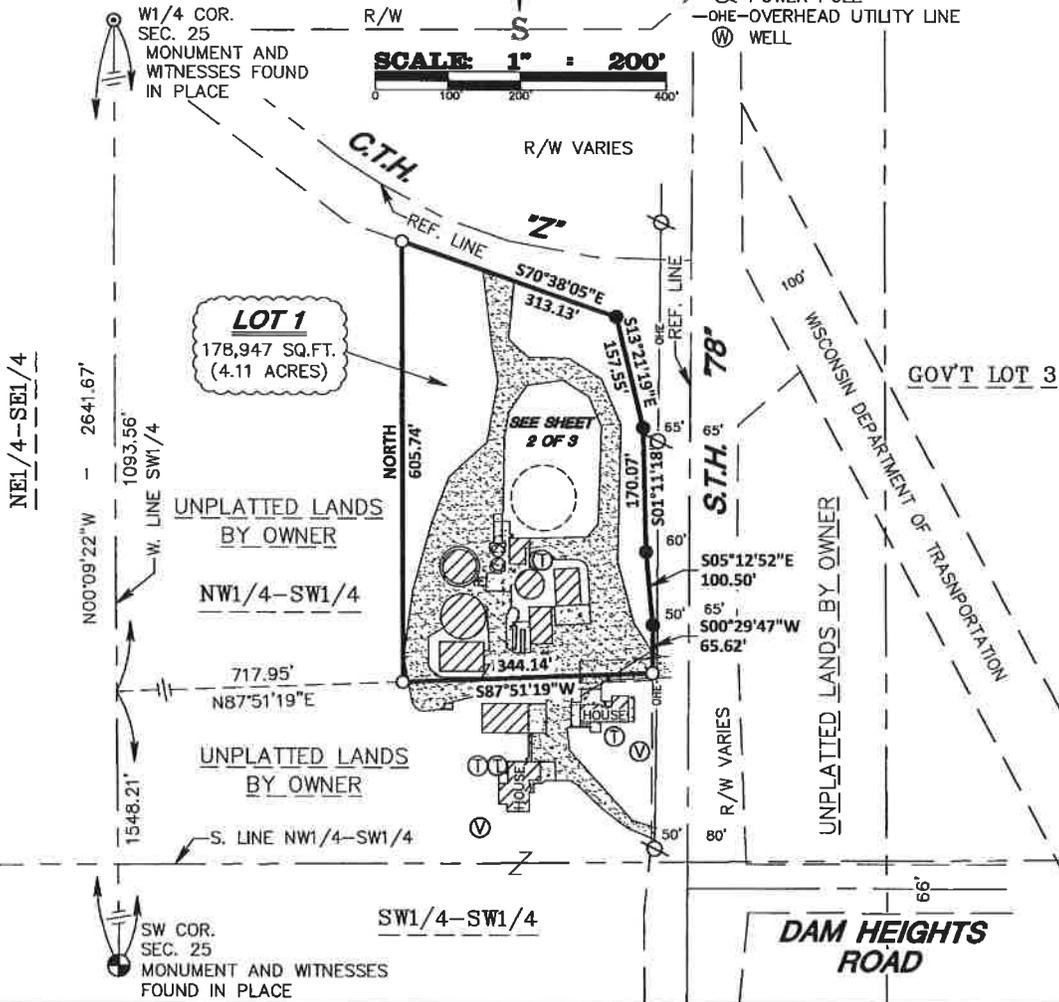
**BASIS OF BEARINGS:** IS THE WEST LINE OF THE SW1/4 OF SECTION 25, WHICH BEARS N00°09'22"W, AS REFERENCED TO GRID NORTH, SAUK COUNTY COORDINATE SYSTEM, NAD83(97).



**LEGEND**

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ⊙ 1" IRON ROD FND.
- ⊙ SLIMLINE HARRISON MON. FND.
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT
- ⊙ POWER POLE
- O— OVERHEAD UTILITY LINE
- ⊙ WELL

**SCALE: 1" = 200'**



**OWNER/CLIENT:** CHRISTOPHER T. FEHRMAN  
 S9179 S.T.H. "78"  
 PRAIRIE DU SAC, WI 53578

As prepared by:

**G GROTHMAN & ASSOCIATES S.C.**  
 LAND SURVEYORS  
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 (RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 517-277

DRAFTED BY: B. ANDERSON

CHECKED BY: JG

PROJ. 316-124

DWG. 517-277 SHEET 2 OF 3



*Thomas L. Greve*  
 6/8/17

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

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

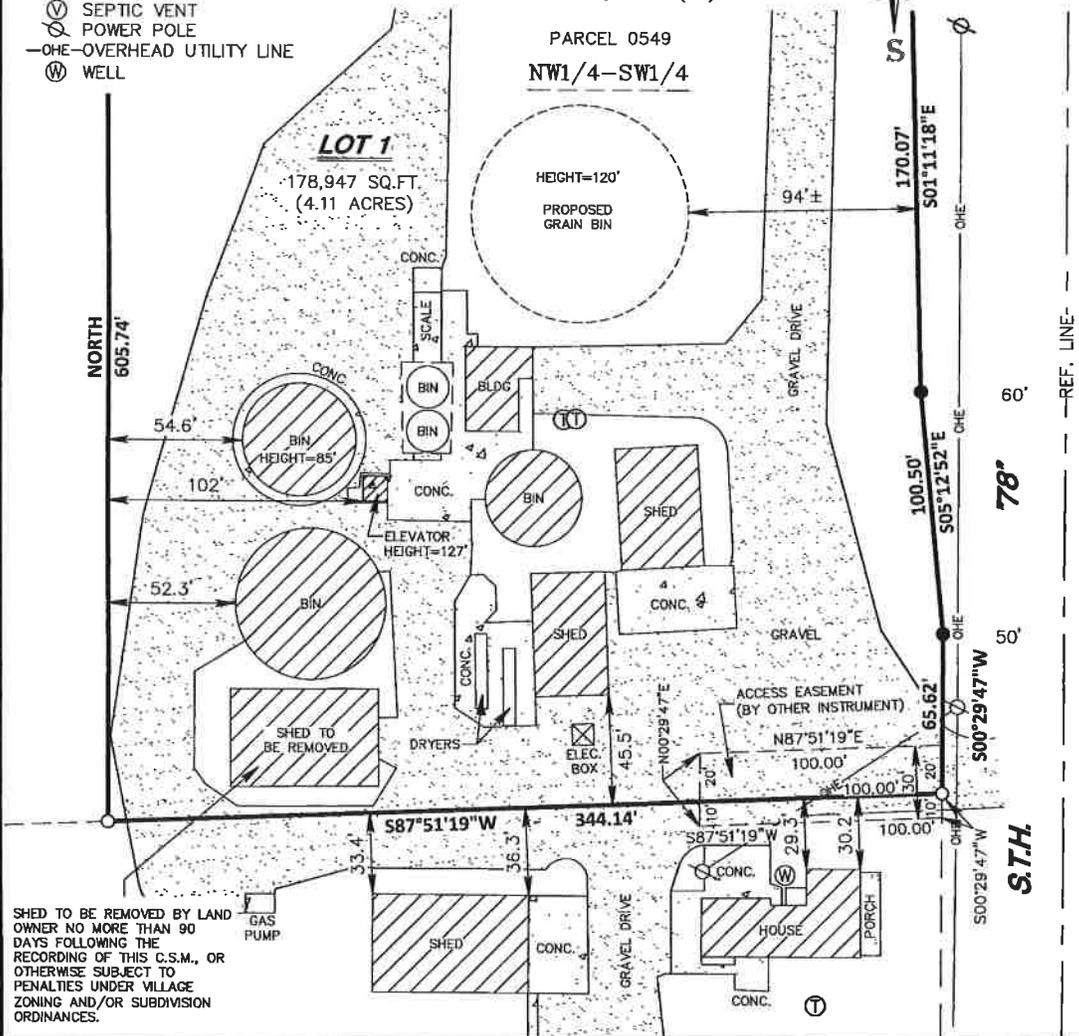
**BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 25, T. 10 N, R. 6 E, TOWN OF PRAIRIE DU SAC, SAUK COUNTY, WISCONSIN**

SCALE: 1" = 80'

**BASIS OF BEARINGS:** IS THE WEST LINE OF THE SW1/4 OF SECTION 25, WHICH BEARS N00°09'22"W, AS REFERENCED TO GRID NORTH, SAUK COUNTY COORDINATE SYSTEM, NAD83(97).

**LEGEND**

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
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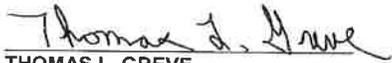
**OWNER/CLIENT:** CHRISTOPHER T. FEHRMAN  
 S9179 S.T.H. "78"  
 PRAIRIE DU SAC, WI 53578

**SURVEYOR'S CERTIFICATE**

I, **THOMAS L. GREVE**, Professional Land Surveyor, do hereby certify that by the order of **Christopher T. Fehrman**, I have surveyed, monumented, mapped and divided a part of the Northwest Quarter of the Southwest Quarter of Section 25, Town 10 North, Range 6 East, Town of Prairie du Sac, Sauk County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 25;  
thence North 00°09'22" West along the West line of the Southwest Quarter of said Section 25, 1,548.21 feet;  
thence North 87°51'19" East, 717.95 feet to the point of beginning;  
thence North 605.74 feet to a point in the South right-of-way line of County Trunk Highway Z;  
thence South 70°38'05" East along the South right-of-way line County Trunk Highway Z, 313.13 feet;  
thence South 13°21'19" East along West right-of-way line of State Trunk Highway 78, 157.55 feet;  
thence South 01°11'18" East along the West right-of-way line of State Trunk Highway 78, 170.07 feet;  
thence South 05°12'52" East along the West right-of-way line of State Trunk Highway 78, 100.50 feet;  
thence South 00°29'47" West along the West right-of-way line of State Trunk Highway 78, 65.62 feet;  
thence South 87°51'19" West, 344.14 the feet to the point of beginning.  
Containing 178,947 square feet, (4.11 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, Wisconsin Administrative Code AE-7, the Sauk County Land Division and Subdivision Regulations, the Town of Prairie du Sac Land Division Ordinance and the Village of Prairie du Sac Subdivision and Land Division Regulations to the best of my knowledge and belief.

  
**THOMAS L. GREVE**  
Registered Land Surveyor, No. 2226  
Dated: June 8, 2017  
File No. 517-277



**TOWN BOARD RESOLUTION**

Resolved that this certified survey map and dedication shown thereon is hereby approved by the Town Board.

\_\_\_\_\_ Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
**Town Chairperson**

I hereby certify that the foregoing is a copy of a motion adopted by the Town Board.

\_\_\_\_\_  
**Town Clerk**

**SAUK COUNTY CONVERSATION, PLANNING & ZONING DEPARTMENT RESOLUTION**

**RESOLVED THAT** this Certified Survey Map in the **Town of Prairie du Sac** is hereby approved by the Sauk County Planning Agency.

\_\_\_\_\_ Dated this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
**Conservation Planning & Zoning**

**JOINT EXTRATERRITORIAL COMMITTEE RESOLUTION**

**RESOLVED THAT** the certified survey map, located in the extraterritorial justification of the **Village of Prairie du Sac**, \_\_\_\_\_, Owner, is hereby approved by Joint Extraterritorial Committee, acting on behalf of the **Village of Prairie du Sac**.

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

\_\_\_\_\_  
**Joint Extraterritorial Committee Chairperson**

I HEREBY CERTIFY that the foregoing is a copy of a motion adopted by the joint Extraterritorial Committee action on behalf of the **Village of Prairie du Sac**.

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