



# ZONING CODE USERS' GUIDE

## Introduction

In August 2011, the Village of Prairie du Sac adopted a completely new Zoning Code, including an updated zoning map. That new Zoning Code and map applies both within the Village limits and an extraterritorial zoning (ETZ) area. The ETZ area extends north and west of the Village. The attached “official zoning map” shows the full geographic area covered by the Zoning Code and map.

The Village undertook development of the new Zoning Code for several reasons, including a desire to clarify zoning rules, match rules with sometimes unwritten expectations that have evolved over the past several years, implement the Sauk Prairie Comprehensive Plan, reduce unnecessarily long development approval processes, and achieve high and lasting development quality.

This guide is intended to help the first time and occasional user of the new Zoning Code navigate its contents, and hopefully find essential information quickly.

## Finding the Zoning Code

The new Zoning Code is Chapter 10, Section 1 of the Village’s overall Code of Ordinances. The full Zoning Code may be found on the Village of Prairie du Sac Web site at: <http://prairiedusac.net/>. A hard copy is also available for review at the Prairie du Sac Village Hall during normal business hours.

## A Tour of the Zoning Code

The Zoning Code is divided into several “articles” (like chapters), with the following names and purposes:

Article 0: Introduction. Establishes the purpose of the zoning code.

Article 1: Definitions. Helps understand the meaning of a variety of terms used throughout the Zoning Code. Users who encounter a term in the Zoning Code that they don’t understand are encouraged to refer to Article 1 for a definition. The Code was written in such a way to reduce different interpretations of what it means later.

Article 2: Establishment of Zoning Districts. Lists and describes each of the standard zoning districts shown on the “official zoning map” provided later in this users’ guide. The “official zoning map” divides different lots and parcels in the area subject to the Zoning Code into different zoning districts. These include a variety of agricultural, residential, commercial, and industrial zoning districts, mapped in locations that follow the recommendations of the Sauk Prairie Comprehensive Plan. The purpose statement for each zoning district sets the groundwork for the land uses allowed and development standards within it.

Article 3: Land Use Regulations. Probably the most frequently used part of the Zoning Code. Includes tables that list the range of permitted uses, conditional uses, and temporary uses allowed in each standard zoning district. Permitted uses are allowed by right in the associated zoning district, provided that all zoning requirements are met. Conditional uses may be allowed in the associated zoning district, following a public hearing, a comparison of the proposed use versus conditional use standards in Article 13 of the Code, and approval by the Village Plan Commission (or Extraterritorial Zoning Committee). The following is an excerpt of one of those “allowable use” tables in Article 3.



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FIGURE 10-1-0308: ALLOWABLE USES IN RESIDENTIAL ZONING DISTRICTS					
P=Permitted Use; C=Requires a Conditional Use Permit; N= Not Permitted; T=Allowed only as a Temporary Use by Permit per Section 10-1-1305					
Land Use	Zoning District				
	R-R	R-1-A	R-1-B	R-2	R-M
Residential Land Uses (see Section 10-1-0310(a)(#))					
(1) Single-Family Detached	P	P	P	P	P
(2) Two-Family (Duplex)	N	N	C	P	P
(3) Townhouse	N	N	N	N	P
(4) Multi-Family Residence (3-8 unit)	N	N	N	N	P
(4) Multi-Family Residence (9-16 unit)	N	N	N	N	C
(5) Mobile Home (part of mobile home community)	N	N	N	N	C
(6) Mobile Home Community	N	N	N	N	C

The highlighted text in the above table means that duplexes aren't allowed in the R-R Rural Residential or R-1-A Single Family Residential "A" zoning districts, are allowed following approval of a conditional use permit in the R-1-B Single Family Residential "B" district, and are allowed by right in the R-2 Two-Family Residential and R-M Multiple Family Residential districts. Users interested in seeing a description of what constitutes a "Two-Family (Duplex)" land use or learning what unique regulations might apply to this use are directed to Section 10-1-0310(a) later in Article 3. Section 10-1-0310(a)(2) of the Zoning Code includes the following description and specific regulations for this type of land use.

(2) Two-Family (Duplex). This dwelling unit type consists of a single structure with two separate residences, each having a private individual access, and no shared internal access within the building. Duplexes can be constructed as attached side-by-side units each with a ground floor and roof, or as a two-story structure with one unit above the other. Where side-by-side, each duplex dwelling unit may share the same lot or be located on a separate lot per the applicable standards that follow.

Regulations:

- a. The structure must be in complete compliance with the State of Wisconsin Uniform Dwelling Code (UDC).
- b. A building code required fire rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.
- c. Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.
- d. For duplexes proposed to be built as or converted to zero-lot line structures:
  1. The common wall between the units shall meet UDC requirements from the basement floor to the top of the roof. Compliance shall be confirmed by the building inspector.
  2. The developer shall provide, with the Zoning Permit or Building Permit application, a signed agreement or covenant specifying maintenance standards for the common wall, maintenance and replacement standards for exterior surfaces of the building to maintain a neat and

harmonious appearance over time, maintenance standards for any common sewer lateral and any other common features, and restrictions against construction of detached single family residences on any of the affected lots in the event either or all sides of the zero lot line construction dwelling are destroyed. Such agreement or covenant shall also provide that it may not be terminated, amended or otherwise altered without the approval of the Village Board. Such agreement shall be subject to Zoning Administrator approval, and then recorded by the developer against all affected properties and continually maintained by the property owners.

- See also Figures 10-1-403(b) and 10-1-403(d).

Minimum Required Parking: 2 spaces per dwelling unit.

**Article 4: Density, Intensity, and Bulk Regulations.** Centered on tables with dimensional standards for each of the standard zoning districts. These standards included minimum building and pavement setbacks from lot lines, maximum building heights, minimum lot area and lot width, and maximum building coverage and minimum landscape percentages. This is a section from one of those tables.

Zoning District	Minimum Setbacks (ft) (b)(g)							
	Principal Residential Structure or Attached Garage				Detached Accessory Structure		Pavement (d)	
	Front (a)	Corner Lot Street Side (a)	Interior Side	Rear	Side (c)	Rear	Side or Rear	Front or Street (a)
R-R	30	15	12	30	8	8	3	10
R-1-A	30	15	10	30	4	4	3	10
R-1-B	30	15	8	20	4	4	3	10
R-2(e)	25	15	10	25	4	4	3	10
R-M (f)	25	15	12	25	4	4	3	10

**Article 5: Overlay Zoning Districts.** Overlay zoning districts apply additional requirements on certain properties that are within one of the overlay zones. These include those associated with floodplains, wetlands, shoreland areas, the Lower Wisconsin Riverway, wellhead protection areas, Prairie du Sac's downtown area, and the Sauk Prairie Airport. The "overlay zoning map" at the end of this guide shows locations where these different overlay districts and associated regulations apply.

**Article 6: Building and Site Design Standards.** Includes standards to assure high quality design of new buildings and development sites. These are intended to assure variety in new neighborhoods (applicable within Village but not ETZ), basic qualities for multiple family residential and non-residential buildings (not applicable to agricultural buildings), and special treatment for uses in certain zoning districts (e.g., O-R, I-1) and for large (>20,000 sq. ft.) retail and commercial service buildings.

**Article 7: Landscaping and Preservation Standards.** Establishes landscape planting requirements for new and expanded commercial, industrial, institutional, and multiple-family residential developments



(not applicable to single-family houses or agricultural uses). Also includes other regulations intended to preserve and maintain yards, mature trees, and woodlands.

Article 8: Performance Standards. Includes requirements for fences, drainage structures, earth filling/moving, fences, swimming pools, vehicle access, parking and circulation, off-street loading, exterior storage, exterior lighting, exterior communications equipment, exterior energy generation systems., vibration, noise, air pollution, odors, electromagnetic radiation, glare, heat, fire and explosion, toxic and noxious materials, waste materials, drainage, exterior construction materials, and hazardous materials. Often, these standards do not apply to or are modified for single-family residential and agricultural uses.

Article 9: Sign Regulations. Includes rules for the placement of business and other signage in the Village and extraterritorial zoning area. Typical residential signage and temporary signs are usually allowed without a sign permit, while permanent business signs generally require a permit. Figure 10-1-0906 provides a summary of business sign regulations.

Article 10: Planned Unit Development District. Lays out the process and standards for the PUD zoning district. PUD is a special zoning district mapped on a site-by-site basis according to a unique plan and set of rules prepared by a developer and approved by the Village following a public process.

Article 11: TND Traditional Neighborhood Development District. Similar to the PUD district, this unique zoning district will be mapped over future neighborhoods at the Village's edge. It is intended to promote a mix of compatible "neighborhood" land uses and housing types, and layouts that promote human interaction and a sense of place. Fieldstone is a new neighborhood built on these principles.

Article 12: Nonconforming Lots, Uses, Structures and Sites. Provides procedures and standards where a particular land use or building does not match requirements of the new Zoning Code, such as an old house that does not meet the setback standards of the zoning district it is within. In nearly all cases, land uses and buildings that do not meet new Zoning Code requirements may continue "as-is," provided that expansions or other substantial work on the building or site are not proposed.

Article 13: Procedures and Administration. Lays out the processes, application requirements, and standards for getting land rezoned, obtaining a conditional use permit, and receiving various other development approvals. The approval bodies vary a bit between the Village and the extraterritorial zoning area, but the processes and standards are basically the same. The Village's Web site includes easy-to-understand applications for the most common types of requests.

## **Where to Turn to With Questions**

For further questions about the Zoning Code, or to pursue a particular development opportunity, please contact Alan Wildman, Village Administrator, at (608) 643-2421 or [awildman@wppienergy.org](mailto:awildman@wppienergy.org). We appreciate your interest in Prairie du Sac and look forward to working with you!

# Official Zoning Map Village of Prairie du Sac (For Village & Extraterritorial Jurisdiction)

- Village of Prairie du Sac
- Village of Sauk City
- Limits of Prairie du Sac Extraterritorial Zoning Jurisdiction
- Parcel Boundary
- Right of Way
- Surface Water

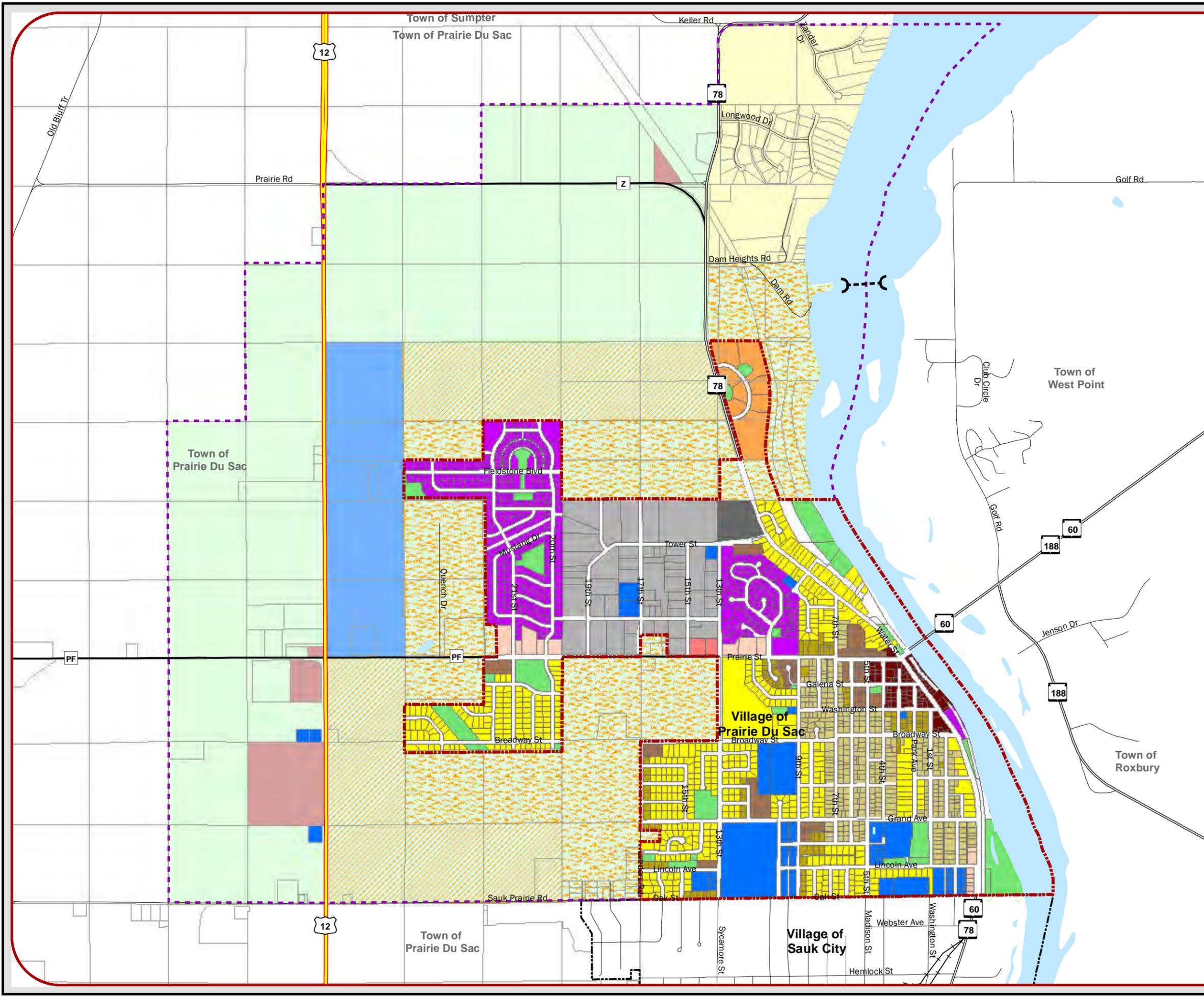
- ### Agriculture & Conservancy Districts
- A-P - Agricultural Preservation
  - A-H - Agricultural Holding
  - A-T - Agricultural Transition
  - CON - Conservancy

- ### Residential Districts
- R-R - Rural Residential
  - R-1-A - Single-Family Residential
  - R-1-B - Single-Family Residential
  - R-2 - Two-Family Residential
  - R-M - Multi-Family Residential

- ### Business & Industrial Districts
- B-N - Neighborhood Business
  - B-C - Central Business
  - B-H - Highway Business
  - B-R - Rural Business
  - O-R - Office & Research
  - M-L - Limited Manufacturing
  - M-G - General Manufacturing

- ### Institutional & Transportation Districts
- I-1 - Institutional
  - AIR - Airport

- ### Special Districts
- PUD - Planned Unit Development
  - TND - Traditional Neighborhood Development



**Effective: August 18, 2011**  
**Amended:** \_\_\_\_\_  
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# EXHIBIT 1

## Official Overlay Zoning Map Village of Prairie du Sac (For Village & Extraterritorial Jurisdiction)

-  Village of Prairie du Sac
-  Village of Sauk City
-  Parcel Boundary
-  Right of Way
-  Surface Water
-  Limits of Prairie du Sac Extraterritorial Zoning Jurisdiction

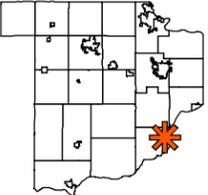
### Overlay Zoning Districts

-  FP - Floodplain<sup>1</sup>
-  LWR - Lower Wisconsin Riverway<sup>2</sup>
-  WHP - Wellhead Protection
-  DO - Downtown Overlay
-  SP - Shoreland Protection<sup>3</sup>
-  AO-R - Airport Runway Protection Overlay
-  AO-H - Airport Height Limitation Overlay<sup>4</sup>

### Notes:

1. Refer to the FEMA FIRM maps for details regarding subcategories of the floodplain district and the Village or County floodplain ordinances for regulations associated with each subcategory.
2. Administered by State of Wisconsin Department of Natural Resources.
3. Refer to Sauk County Shoreland Zoning Map; administered by Sauk County outside Village limits.
4. Extends to all areas within Zoning Jurisdiction; refer to "Height Limitation Zoning Map, Sauk Prairie Airport" dated 6-26-2002.

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Amended: March 15, 2012



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