
ORDINANCE NO. 7, SERIES 2025

AMENDMENTS TO TITLE 10, CHAPTER 3 (SUBDIVISION AND LAND DIVISION REGULATIONS) OF THE CODE OF ORDINANCES RELATED TO STANDARDS FOR MINOR LAND DIVISIONS, PLAT AND CSM SUBMITTALS, AND STREET TYPES

WHEREAS, on July 3, 2014, Title 10, Chapter 3 of the Village's Municipal Code (the Subdivision and Land Division Regulations), covering both lands within the Village limits and the extraterritorial zoning area in the Town of Prairie du Sac, was repealed and recreated following a public process, and has thereafter been amended from time to time; and

WHEREAS, the Village has identified the need for further amendments to the Subdivision and Land Division Regulations to address matters listed in the title to this Ordinance; and

WHEREAS, the Village Plan Commission has favorably recommended Village Board adoption of the same; and

WHEREAS, the Village Board has held a public hearing on the proposed Subdivision and Land Division Regulation amendments included in this Ordinance; and

WHEREAS, the Village Board finds that the proposed amendments to the Subdivision and Land Division Regulations in this Ordinance are consistent with the Sauk Prairie Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of Prairie du Sac, Wisconsin, does ordain that the following amendments to the Code of Ordinances are hereby adopted:

Section 1: Amend Section 10-3-0104(b)(6) to read as follows:

- (6) The provisions of Wis. Admin. Code Chapter ~~Hy 33 and~~ Trans 233 for subdivisions, ~~land divisions, and replats~~ that abut a U.S. or state trunk highway. This chapter does not apply to transportation project plats that conform to Section 84.095, Wis. Stats.

Section 2: Amend Section 10-3-0104(c) to read as follows:

(c) **Exemptions.** Unless the subdivider elects to prepare a certified survey map, the provisions of this Chapter as it applies to divisions of tracts of land into fewer than 5 lots shall not apply to:

- (1) Transfers of interests in land by will or pursuant to court orders;
- (2) Leases for a term not to exceed 10 years, mortgages, or easements;
- ~~(3) Combinations of two or more lots into fewer lots, or sale or exchange of parcels of land between owners of adjoining property, if a Plat of Survey showing the parcel to be transferred has been submitted to the Zoning Administrator, including a signature~~

certificate and indicating the location for monuments placed at all new lot corners, and the Zoning Administrator approves such Plat of Survey based on the following criteria:

- a. ~~Additional lots are not created.~~
- b. ~~Lots resulting are not reduced below the minimum dimensions and area required by these regulations, the zoning ordinance, or other applicable laws or ordinances.~~
- c. ~~Such lot combination or parcel exchange is not contrary to any prior Village approval over the land, either under this Chapter, the zoning ordinance, or otherwise.~~
- d. ~~The submitter of the Plat of Survey provides reasonable assurance that the Plat of Survey will be recorded with the county register of deeds, and provides the Zoning Administrator a recorded copy.~~

Section 3: Amend Section 10-3-0106 to read as follows:

Section 10-3-0106: Effective Date

This Chapter became effective upon passage and publication according to law on July 3, 2016~~2014~~, following the date of repeal and re-enactment of this Chapter. This Chapter has been amended from time to time thereafter. ~~All plats and certified survey maps approved under the previous Title 10, Chapter 3 shall be valid for periods defined in that previous chapter, associated development agreements, and Chapter 236, Wis. Stats.~~

Section 4: Amend Section 10-3-0304(b)(3)f. to read as follows:

- f. Any proposed-unique building setback lines, buildable areas, or “build-to” lines not including those prescribed under the zoning ordinance ~~or otherwise, and in consideration of proposed zoning if different.~~

Section 5: Repeal Section 10-3-0304(c)(4) [related to street tree plan submittals with preliminary plats] and renumber current Sections 10-3-0304(c)(5)-(7) to Sections 10-3-0304(c)(4)-(6).

Section 6: Amend Section 10-3-0304(e)(4) to read as follows:

- (4) Where required, a preliminary plan outlining general intent for woodland preservation, with reference plan pursuant to Section 10-1-0703 of the zoning ordinance and Section 10-3-0718 of this Chapter.

Section 7: Create Sections 10-3-0404(b)(8) and (9) and Sections 10-3-0504(b)(8) and (9) to read as follows:

- (8) Locations, dimensions, and beneficiaries of all proposed utility, stormwater management, public access, and other easements, or reference to easements provided by separate recorded document, and a requirement that all utilities be buried underground except as may be otherwise specified or approved by the Public Works Director.
- (9) Where required by the Village Engineer, the minimum low opening elevation for buildings on each lot, with reference to any nearby water body, stormwater basin, or floodplain elevation.

Section 8: Amend Section 10-3-0602(c) to read as follows:

- (c) **Determination of Street Functional Classification.** The functional classification of various types of streets within and adjacent to each subdivision, land division, or condominium

development proposed under this Chapter shall be determined by the Village Engineer based on guidance provided by the Wisconsin Department of Transportation (WisDOT) and the following criteria:

- (1) Arterial streets shall generally be arranged to provide for through traffic and ready access to centers of employment, centers of governmental activity, shopping areas, major recreation areas, and points beyond the boundaries of the community. They shall also be ~~properly integrated with and related to the existing and proposed system of arterial streets and highways, and shall be, insofar as practicable,~~ continuous and ~~in alignment~~ with existing or planned streets with which they are to connect. Arterial streets include all county, state, and federal highways. The Village's conception of arterial streets generally correlates with WisDOT's "principal arterial streets".
- (2) Collector streets shall generally be arranged to provide ready collection of traffic from residential areas and conveyance of this traffic to arterial streets and highways. Collector streets shall also connect to special traffic generators such as schools, churches, ~~and~~ shopping centers, and other concentrations of population and employment. The Village's conception of collector streets generally correlates with WisDOT's "minor arterial streets".
- (3) Subcollector streets shall be arranged to direct traffic from minor streets within a land division, subdivision, or condominium development to the adjacent arterial and collector street network. Subcollector streets shall also be designed to provide connectivity between adjoining subdivision or condominium developments and to neighborhood facilities such as parks and schools. The Village's conception of subcollector streets generally correlates with WisDOT's "collector streets".
- (4) Minor streets shall be arranged to conform to the topography, discourage use by through traffic, permit the design of efficient storm and sanitary sewerage systems, and require the minimum street area necessary to provide safe and convenient access to abutting property. Not every street within a subdivision, land division, or condominium development is necessarily a minor street. The designation of a street as a minor street does not imply that it should be a cul-de-sac or otherwise not extend beyond the boundaries of the subdivision. The Village's conception of minor streets generally correlates with WisDOT's "local streets".
- (5) Alleys may be provided for off-street loading and service access. Dead-end alleys without a proper turn-around shall not be approved, and alleys shall not connect to an arterial street. Alleys may be provided in neighborhood development districts to service garages and for refuse collection. All alleys must be paved with asphalt or other hard surfacing.

Section 9: Amend the following definition in Section 10-3-1304 to read as follows:

Traditional Neighborhood Development: ~~Both a zoning district and a A neighborhood~~ development form, ~~that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street, modest setbacks, front porches on houses, pedestrian orientation, mixed land uses, and village squares or greens. See Section 10-1-0204(t) and described and regulated in~~ Article 11 of the zoning ordinance.

Section 10: This Ordinance shall become effective upon its adoption and publication in the manner provided for by law.

Adopted this ___ day of _____, 2025.

Village of Prairie du Sac, WI

Andrew Strathman
Village President

Niki Conway
Village Clerk