



**ORDINANCE NO. 4, SERIES 2017
AMENDMENTS TO TITLE 10, CHAPTER 1 (ZONING CODE) RELATED TO
AGRICULTURAL DISTRICT PURPOSES, DRIVEWAY AND ACCES STANDARDS, AND
OTHER MISCELLANEOUS PROVISIONS**

WHEREAS, on August 18, 2011, Title 10, Chapter 1 of the Village's Municipal Code (the Zoning Code), covering both lands within the Village limits and the extraterritorial zoning area in the Town of Prairie du Sac, was completely updated following a two year public process; and

WHEREAS, the Village has identified the need for amendments to the Zoning Code, including amendments to purpose statements to the agricultural zoning districts, access and visibility (driveway), and other miscellaneous corrections and amendments; and

WHEREAS, the Village Plan Commission and Prairie du Sac Extraterritorial Zoning Committee have held a joint public hearing on the proposed Zoning Code amendments included in this ordinance, and have favorably recommended Village Board adoption of the same; and

WHEREAS, the Village Board finds that the proposed amendments to the Zoning Code 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 Title 10, Chapter 1 (Zoning) of the Code of Ordinances are hereby adopted, with the amendments to Title 10, Chapter 1 applicable both within the Village and extraterritorial zoning area except where otherwise indicated.

The Village Board of the Village of Prairie du Sac, Sauk County, Wisconsin, does ordain as follows:

Section 1: Amend the first paragraph of Section 10-1-0004 as follows:

Section 10-1-0004: Purpose

This Chapter is adopted for the purpose of protecting the public health, safety, morals, comfort, convenience and general welfare by implementing certain goals and objectives of the Comprehensive Plan to the extent possible and desirable under zoning, as authorized and required by State of Wisconsin Statutes. State Law Reference: Sections 61.35, 62.23, 66.100¹, Wisconsin Statutes.

Section 2: Amend Section 10-1-0204(a)(1) as follows:

(a) **A-P Agricultural Preservation District.**

- (1) Description and Purpose. The A-P Agricultural Preservation District is intended to maintain and preserve in the long-term agricultural lands and open space ~~for 15 or more years~~, as detailed and for such timeframe specified in the Comprehensive Plan and Sauk Prairie Intergovernmental Cooperation Agreement. ~~Because the~~The A-P district ~~is not intended for urban development in this time period~~, it allows for a wider range of agricultural and related uses than the A-T ~~or and~~ A-H districts, where lands so zoned may be converted for urban development sooner than A-P zoned areas.

Section 3: Amend Section 10-1-0204(b)(1) as follows:

(b) A-H Agricultural Holding District.

- (1) Description and Purpose. The A-H Agricultural Holding District is intended to preserve, ~~for an mid-term period of time,~~ lands in agricultural use and open space ~~until ripe for in the path of~~ planned urban development. ~~As detailed in the~~The Comprehensive Plan and Sauk Prairie Intergovernmental Cooperation Agreement ~~specify the desired type of urban development and permitted timeframe for such development~~ in areas zoned A-H ~~within 15 years~~. Rezoning ~~from A-H~~ to another district, the extension of public utilities and services, and annexation to the Village must occur in advance of urban development. Because lands in the A-H district are not expected to develop ~~with urban uses~~ as soon as lands zoned A-T, a slightly broader range of ~~agricultural and related~~ land uses is allowed in the A-H district.

Section 4: Amend Section 10-1-0204(c)(1) as follows:

(c) A-T Agricultural Transition District.

- (1) Description and Purpose. The A-T Agricultural Transition District is intended to reserve agricultural lands and open space for near-term urban development. As detailed the Comprehensive Plan and Sauk Prairie Intergovernmental Cooperation Agreement, annexation and urban development ~~are anticipated may occur~~ in areas zoned A-T ~~within 5 years at any time at the request of property owners~~. Rezoning ~~from A-T~~ to another district, the extension of public utilities and services, and annexation to the Village must occur in advance of urban development. Because the A-T district is contiguous to developed lands within the Village, the range of allowable land uses in advance of urban development is ~~the narrowest of the agricultural districts~~.

Section 5: Amend Section 10-1-0808 as follows:

Section 10-1-0808: Access and Visibility Standards (Driveways)

- (a) **Purpose and Applicability.** The purpose of this Section is to alleviate or prevent congestion of public rights-of-way, ~~protect and enhance property values and community aesthetics, and so as to~~ promote the safety and general welfare of the public. ~~This section by~~ establish~~ing~~ minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites. The provisions in this Section ~~apply to all residential uses but do not apply~~ to agricultural uses.
- (b) **Permit Required.** Each access point onto a ~~Village-public~~ street or right-of-way shall have a permit issued by the Zoning Administrator per Wisconsin Statutes 86.07(2) ~~and intergovernmental agreement between the Village and Town of Prairie du Sac~~.
- (c) **Number of Access Points.**
 - (1) Each lot shall not have more than one access point on any one street, if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line) or if its principal use is a Single Family Residential dwelling.
 - (2) Each lot shall have not more than two access points on any street frontage adjacent to ~~any-the~~ lot, except as otherwise limited under subsection (1).
 - (3) On arterial streets and in certain areas experiencing, or expected to experience, congestion and/or safety problems, access to a lot may be required to be located via an access point located on an adjacent property or another street frontage.
 - (4) Exceptions to these access point standards may be approved by Conditional Use Permit.

- (d) **Residential Uses.** Residential uses shall not have access points onto a nonresidential collector street or an arterial street, unless such street has the only available frontage.
- (e) **Non-residential Uses.** Non-residential, non-agricultural uses shall not have access points onto a residential street, unless such street has the only available frontage.
- (f) **Access Near Street Intersections.** At its intersection with the street right-of-way line of an arterial or nonresidential collector street, no access point shall be located closer than 100 feet from the intersection of any two street rights-of-way on the same side as the access point, except by Conditional Use Permit. In all cases, access points shall be located as far from an intersection as the lot size and any preexisting conditons permits, including "T" type intersections on the opposite side of the street. Nonconforming driveways may be replaced in their current location, except as part of if otherwise required by site plan review and approval, where required.
- (g) **Distance Between Access Drives.** The minimum distance between access drives serving the same property shall be 25 feet (edge to edge), as measured at the property line. A distance in excess of ~~said~~ 25 feet may be required if, in the opinion of the Zoning Administrator, ~~and~~ the present or projected traffic factors warrant a greater distance.
- (h) **Angle of Intersection with Public Right-of-Way.** All access drives shall intersect with any public right-of-way at an angle of not less than 75 degrees, and shall intersect at an angle of 90 degrees wherever possible.
- (i) **Distance from Property Line.** The distance from an access drive or parking lot to the property line shall not be less than the minimum associated setback for paved areas in Figures 10-1-0403(b) or 10-1-0404(b), whichever is applicable, except for approved shared driveways, shared parking lots, and cross-access ways.
- (j) **Width of Driveways.** All access drives shall have a minimum width of 10 feet for Single-Family and Two-Family dwellings, and 18 feet for all other land uses to which this Section is made applicable. All ~~entr~~ openings for access drives onto any public street or alley shall have a maximum width of 24 feet for all residential uses, and 40 feet for all non-residential, non-agricultural uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet, with total width not to exceed 29 feet for residential uses, and 45 feet for all non-residential, non-agricultural uses. Maximum widths specified above may be exceeded with Plan Commission or Joint Committee site plan approval.
- (k) **Traffic Control.** The traffic generated by any use shall be channelized and controlled in a manner which avoids congestion on public streets and other safety hazards. Traffic into and out of all off-street parking, loading and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways. Traffic control devices shall be required as determined by the Zoning Administrator.
- (l) **Paving of Access.** ~~Except for agricultural uses, a~~ All access approach areas (the area between the right-of-way line and the public road or alleyway) shall be surfaced with ~~a hard, all-weather surface asphalt or concrete~~, and shall be maintained so as to prevent the transport of gravel, dirt, or other eroded material from a property into the right-of-way.
- (m) **Visibility and Vision Access Standards.** In order to provide a clear view of intersecting streets to motorists, there shall be a triangular area of clear vision formed by (1) the two lines formed by the boundaries of any two intersecting street rights-of-way (or by the boundaries of a site access driveway and an intersecting street right-of-way) and (2) a third straight line connecting the first two lines per the following standards:

Figure 10-1-0808(a): Vision Clearance Triangle Standards

Street Right-of-Way Width	Distance from Street Right-of-Way/Driveway Edge Intersection
less than 66 feet (and all driveways)	10 feet
66+ feet	20 feet

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.

- (n) **Depiction on Required Site Plan.** The configuration and location of any and all proposed access drives on a property shall be depicted on any required Site Plan (per ~~to~~ Section 10-1-1307).

Section 6: This ordinance shall become effective upon its adoption and publication in the manner provided for by law.

Adopted this 8th day of August, 2017.

Published this 17th day of August, 2017.

Village of Prairie du Sac, WI



Cheryl A. Sherman
Village President



Niki Conway
Village Clerk