

APPENDIX A
DEVELOPMENT PLAN

Development Guidelines

The purpose of the Town of Sumpter Development Guidelines is to provide a basis for making decisions concerning new development proposals, requests for rezones, and requests to change existing land uses. The Development Guidelines contain the following specific categories:

- ◆ General Development Policies
 - ◆ Order of Consideration
- ◆ Driveway Design
 - ◆ Standards for Driveway Design
- ◆ Standards for Rural Residential Development
 - ◆ Site Plan Standards
 - ◆ Building Design Standards
- ◆ Standards for Subdivision Development
 - ◆ Site Plan Standards
- ◆ Standards for Business Development
 - ◆ Site Plan Standards
- ◆ Standards for Nonmetallic Mining Requests
- ◆ Standards for Granting Rezone Requests out of Exclusive Agricultural Zoning
- ◆ Standards for Granting Special Exception Requests

These policies and procedures have been developed through the Comprehensive Planning Process as one means of implementing the goals, objectives and policies set forth in the Town of Sumpter's 2002 Comprehensive Plan. These policies and procedures are provided as minimum standards for specific types of development proposals and land use requests in the Town of Sumpter. It is intended that the information contained within this document provide guidance to applicants. The Town Plan Commission and Town Board shall apply the Development Guidelines when considering requests for rezones and development proposals.

It should also be noted that the Town of Sumpter adopted County Zoning in 1975. The guidelines set forth in this document do not replace the County requirements for certain land use proposals in the Town of Sumpter, but rather compliment County regulations. The Sauk County Planning and Zoning Office should be contacted for additional information and all necessary applications at 355-3285.

General Development Policies

All development shall be directed to areas that do not create land locked parcels, are suitable for private or community septic systems, and allow for proper siting of well systems. Furthermore, development and any change of land use should be guided to those areas which follow this *order of consideration*

- (1) Preserve Prime Agricultural soils.
- (2) Prohibit development on slopes 20 percent or greater.
- (3) Give careful consideration to slopes between 12 and 20 percent.
- (4) Establish setbacks for waterways equal to or greater than the County setbacks for waterways of 75 feet.
- (5) Preserve large blocks of natural habitat area.
- (6) Give consideration to the location of registered historical, cultural and archeological sites.
- (7) Establish buffer areas between agricultural and non agricultural use of 1,000 feet or more, when considering odor, noise, air, light and visual aesthetics. This buffer may be reduced to a minimum of 400 feet when odor controlling measures and screening are provided. The Plan Commission and Town Board will develop a credit system to determine what credits are assigned to the differing measures.
- (8) Ensure the use does not visually predominate over surrounding landscape.

Driveway Design

When at all possible, driveways shall not be permitted to cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must permit safe access by fire trucks, ambulances and any other emergency vehicles. The Town Board and/or Plan Commission may require notification of the fire chief or other emergency service providers, as well as their approval of any driveway configuration.

Standards for Driveway Design

1. The slope of driveway shall be less than 12% whenever possible. Plans for driveways with slopes between 12 % and 20 % shall be closely reviewed. Driveway slopes may not exceed 20 %.
2. Driveway width shall be 16 feet or greater whenever possible. Driveways less than 300 feet in length may be 12 feet or greater, but shall be closely reviewed. No driveway may be less than 12 feet wide nor more than 20 feet wide.
3. The grade of a driveway within 100 feet of the homestead or structure is ideally level, with maximum slopes of less than 3%.
4. Turn around areas or cul de sacs shall be provided for driveways that exceed 400 feet in length. The radius of the driveway should be 60 feet.
5. Driveway intersections must be lower than the town road.
6. The first 20 feet of the driveway, starting from the road intersection, must be paved.
7. Ditches near culverts must be sloped at a maximum ratio of 2 to 1.
8. Vegetation along driveways shall provide adequate clearance for emergency vehicles (Fire trucks and tankers are as much as 10 feet tall).
9. All driveways shall be shared when possible, especially when homes are clustered