

SMITH'S CROSSING FENCING GUIDELINES (FINAL)

FEBRUARY 19, 2003

ADDENDUM I • FENCING GUIDELINES

FENCING

The Architectural Review Committee shall approve fence design and locations. The City of Sun Prairie Ordinances supercede all information contained in these guidelines. Front yard fencing shall not be permitted in Smith's Crossing. Fencing, in general, is not required.

Type I Fencing shall be used in the side yard area on all property types, see "Type I Fencing Styles". The side yard shall be defined as the area between the home's front and back corners. Fencing may cross but shall not be placed along or in use easements. Type I fencing shall be 42" in height to the top rail. On property type "C", Type I fencing is the required style for use throughout the property. On property types "A" and "B", Type I fencing shall be used in side yard areas and may also be used in rear yard areas.

Type II Fencing may be used in the rear yard area on property types "A" and "B" only, see "Type II Fencing Styles". The rear yard shall be defined as the area from the rear property line to the home's prominent back corners. Type II fencing shall be 60" in height to the top rail. The Type II fencing style shall be consistent with the Type I fencing style selected for the property.

Cornerposts

- Cornerposts on Type I fencing shall be spaced a maximum of 72" on center and a maximum of 96" on center on Type II styles. All cornerposts shall have terminating caps or finials at the top; see "Cornerpost Styles" for appropriate options.
- Cornerposts shall be between 4" and 6" (nominal) square; 48" in height on Type I fences and 64" in height on Type II styles.
- Rails shall be dis-continuous and abut into cornerposts.

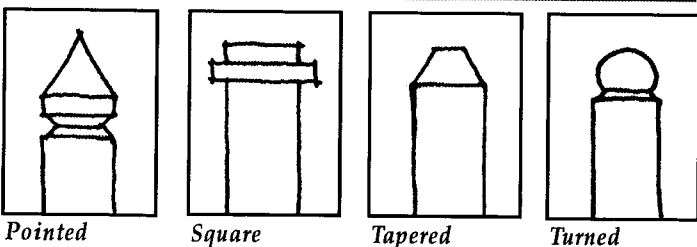
Placement

All fencing shall typically be setback 6" from the property line. See "Fencing Placement" on pages 3-5 for appropriate and inappropriate locations as well as setback variations.

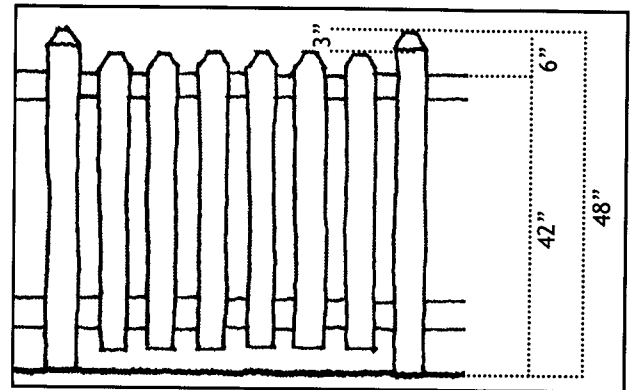
Materials

- All fencing shall be erected finished side out; i.e. pickets on the outside of the rail, facing the street or neighboring lot.
- Gates are permitted and shall be consistent with the fencing style. The gate or opening width shall match the sidewalk or walkway width. Openings without gates may be permitted at sidewalks. All openings in use easements shall have gates.
- Fencing shall consist of solid wood with a painted finish.
- Fencing colors shall match the lighter of the trim or siding color on the home.
- See "Picket Details" on page 2 for sizes and spacing. Spacing will vary based on site installation requirements. Picket heights will vary based on the fencing style. Pickets on Type II fencing shall be dis-continuous to the middle and top rails.

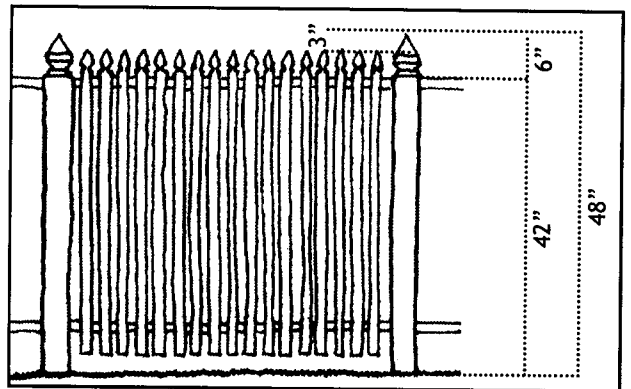
CORNERPOST STYLES



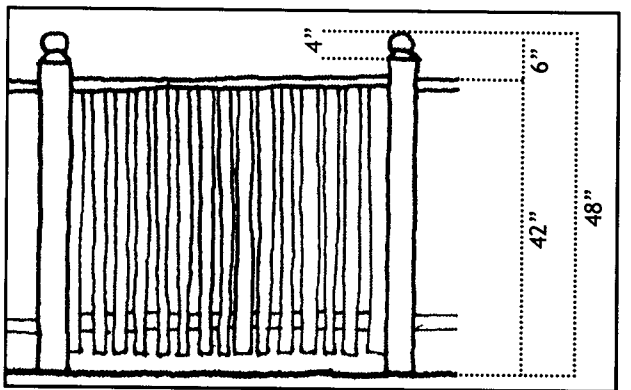
TYPE I FENCING STYLES



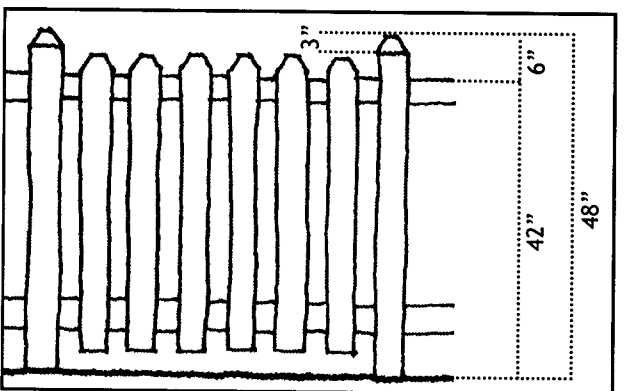
Board



Picket

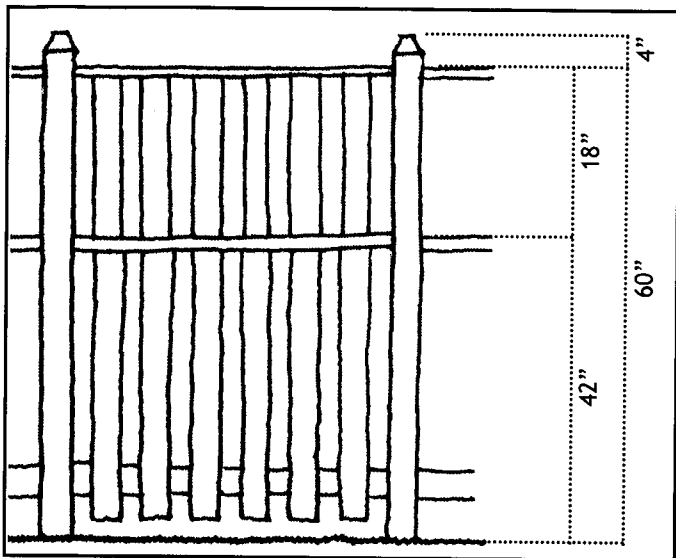


Rail

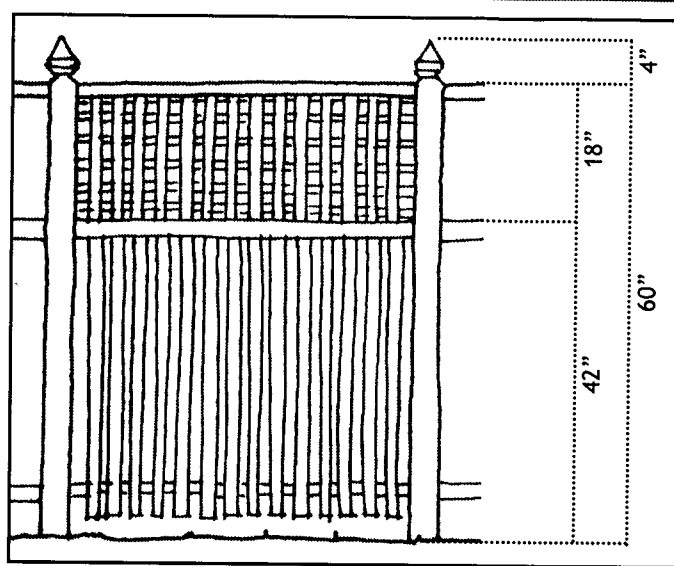


Stick

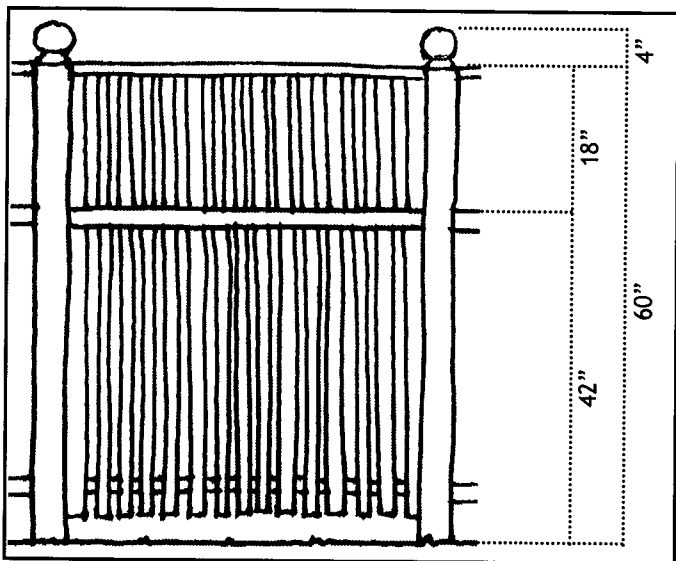
TYPE II FENCING STYLES



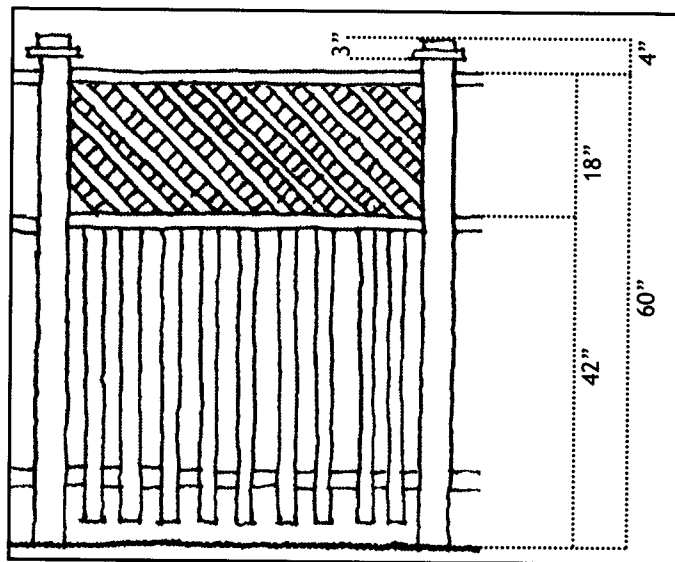
Board



Picket: Lattice shall be 1 1/2" in width with 2" spacing between vertical and horizontal members.

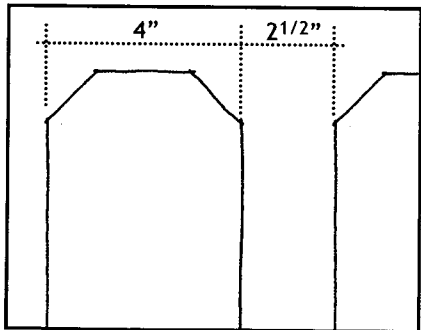


Rail

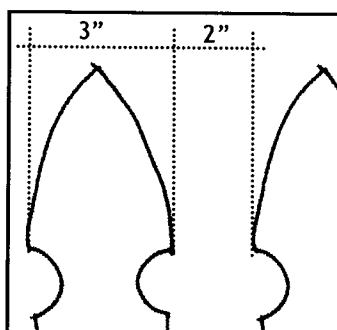


Stick: Lattice shall be 2" in width with 2" spacing between diagonal members.

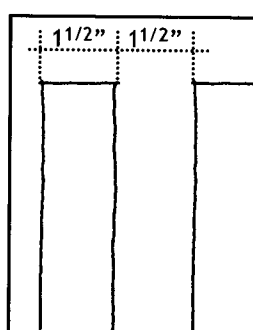
PICKET DETAILS



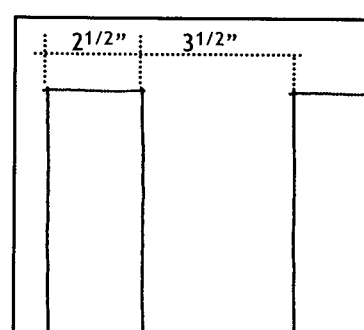
Board



Picket



Rail

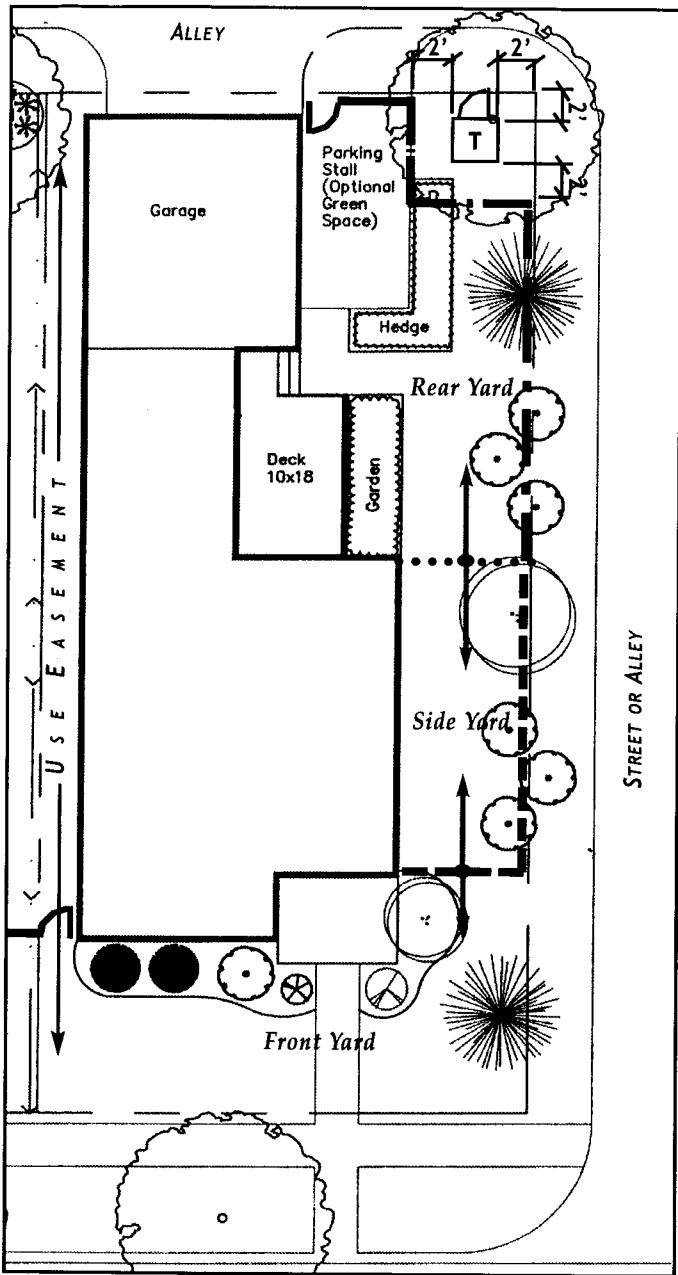


Stick

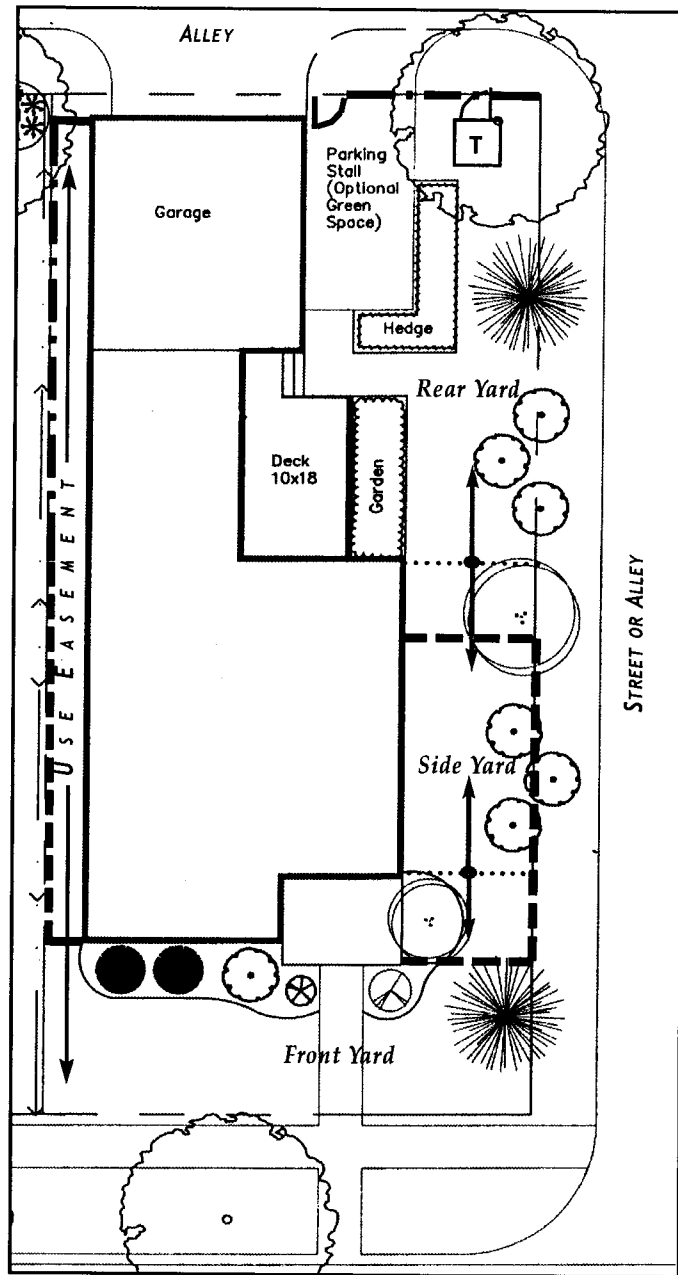
ADDENDUM I • FENCING GUIDELINES

FENCING PLACEMENT: PROPERTY TYPE A

Street corner or alley corner lot with an alley-loaded garage and use easement.



STREET OR ALLEY



STREET OR ALLEY

Appropriate:

- Fencing shall not be permitted in "Property Type A" front yards.
- Fencing shall meet up with the corners of a home or garage.
- Only one fence is permitted along adjoining properties. The cornerposts of adjoining properties fencing shall intersect at common corners.
- Fencing within the use easement shall have a gate for the neighboring property owner.

LEGEND

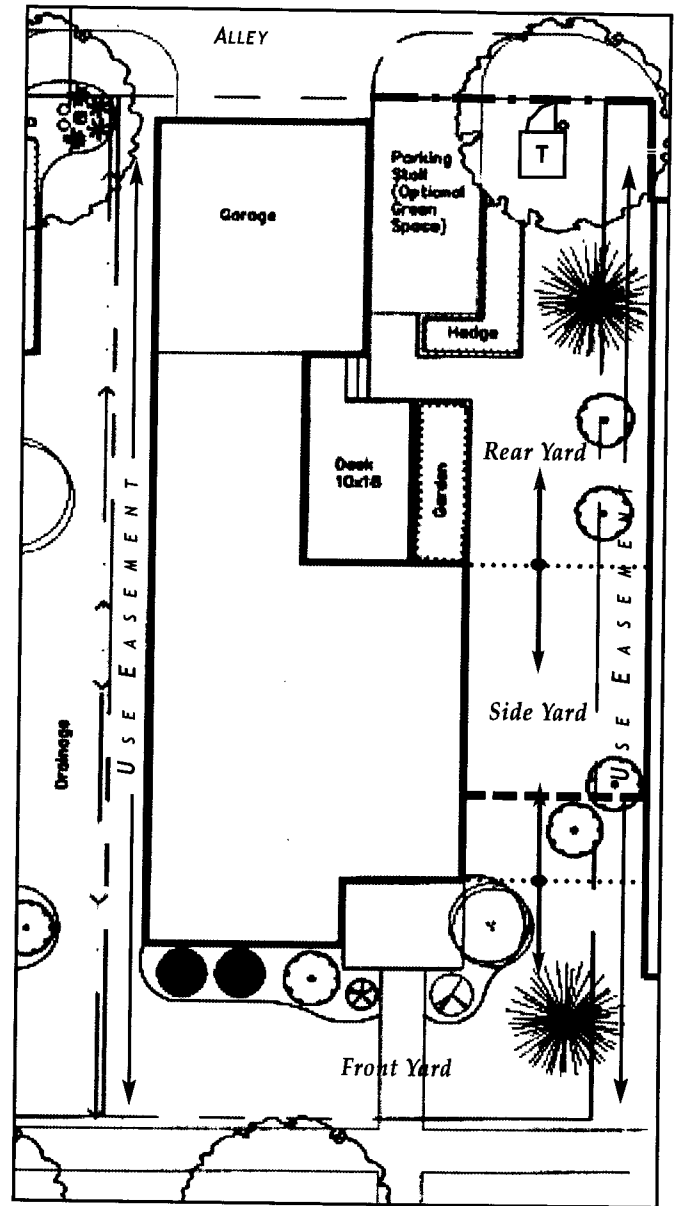
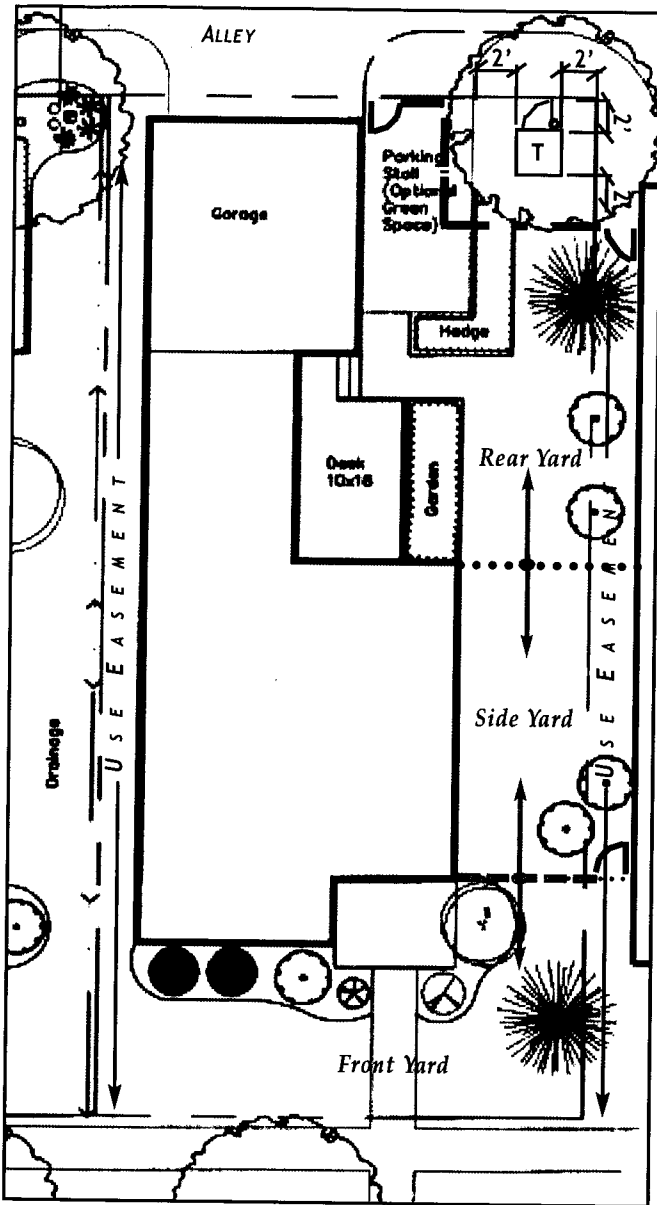
- — — — — Type I Fencing Style
- • • • • Type I Fencing Style: Additional Options
- • — • — • — Type II Fencing Style
- Denotes Side Yard Location Only

Inappropriate:

- Fencing shall not occur in freestanding segments or be placed arbitrarily.
- Fencing shall not run parallel to non-street-facing or non-alley-facing side yards or use easements.
- Fencing shall not meet up with porch or deck corners.
- **T** Fencing shall not interfere with utility equipment. 10' clearance is required from the opening side of all transformers and a 2' clearance on all other sides. Transformers shall have access gates where appropriate for access from the homeowner's side of the property. Utility pedestals shall have 24" clear on all sides. Current MG&E requirements shall be consulted, whichever is the most restrictive, shall apply.

FENCING PLACEMENT: PROPERTY TYPE B

Center lot with an alley-loaded garage and use easement.



Appropriate:

- Fencing shall not be permitted in "Property Type B" front yards.
- Fencing shall meet up with the corners of a home or garage.
- Fencing within the use easement shall have a gate for the neighboring property owner.
- Only one fence is permitted along adjoining properties. The cornerposts of adjoining properties fencing shall intersect at common corners.

Inappropriate:

- Fencing shall not occur arbitrarily or in freestanding segments.
- Fencing shall not run parallel to side yards or use easements.
- Fencing shall not meet up with porch or deck corners.
- T Fencing shall not interfere with utility equipment. 10' clearance is required from the opening side of all transformers and a 2' clearance on all other sides. Transformers shall have gates where appropriate for access from the homeowner's side of the property. Utility pedestals shall have 24" clear on all sides. Current MG&E requirements shall be consulted, whichever is the most restrictive, shall apply.

LEGEND

Type I Fencing Style

Type I Fencing Style: Additional Options

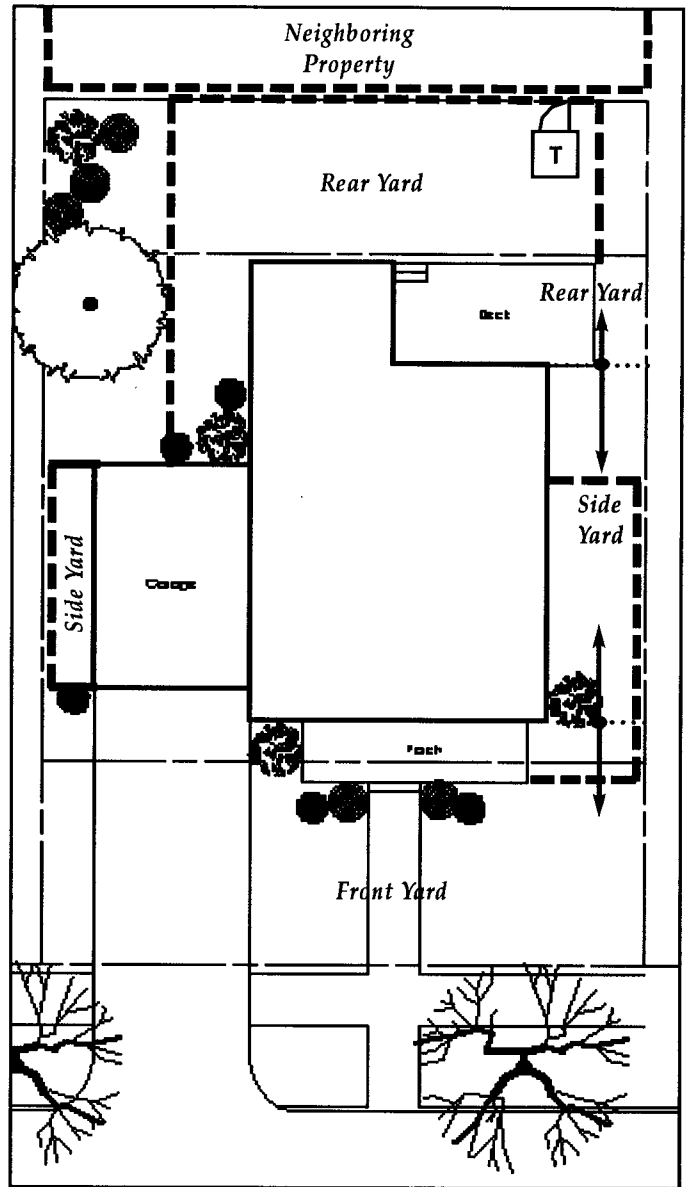
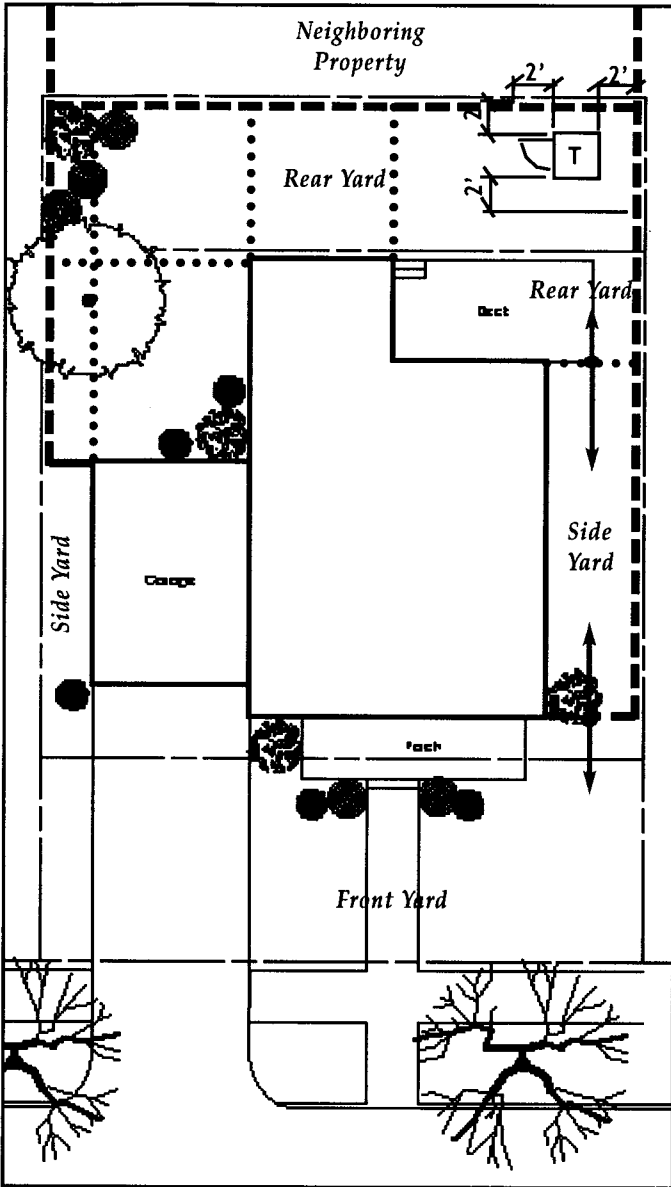
Type II Fencing Style

Denotes Side Yard Location Only

ADDENDUM I • FENCING GUIDELINES

FENCING PLACEMENT: PROPERTY TYPE C


Center lot with a street-loaded garage.



Appropriate:

- Front yard fencing shall not be permitted on "Property Type C".
- Fencing shall meet up with the corners of a home or garage.
- Fencing may run along side yards and connect to the rear yard.
- Only one fence is permitted along adjoining properties. The cornerposts of adjoining properties fencing shall intersect at common corners.

Inappropriate:

- "Type II Fencing" styles shall not be permitted in the rear yard area.
- Fencing may not occur arbitrarily or in freestanding segments.
- Fencing shall not meet up with porch or deck corners.
- Fencing and gates shall not be placed over driveways.
-  Fencing shall not interfere with utility equipment. 10' clearance is required from the opening side of all transformers and 2' clearance on all other sides. Transformers shall have gates where appropriate for access from the homeowner's side of the property. Utility pedestals shall have 24" clear on all sides. Current MG&E requirements shall be consulted, whichever is the most restrictive, shall apply.

LEGEND

- — — — — Type I Fencing Style
- Type I Fencing Style: Additional Options
- Denotes Side Yard Location Only