



# Staff Report

Public Hearing: **December 23, 2014**

Petition: **Rezone 10778**

Zoning Amendment:  
**A-1EX Exclusive Agriculture  
District to R-1 Residence District**

Town/sect:  
**Windsor  
Section 22**

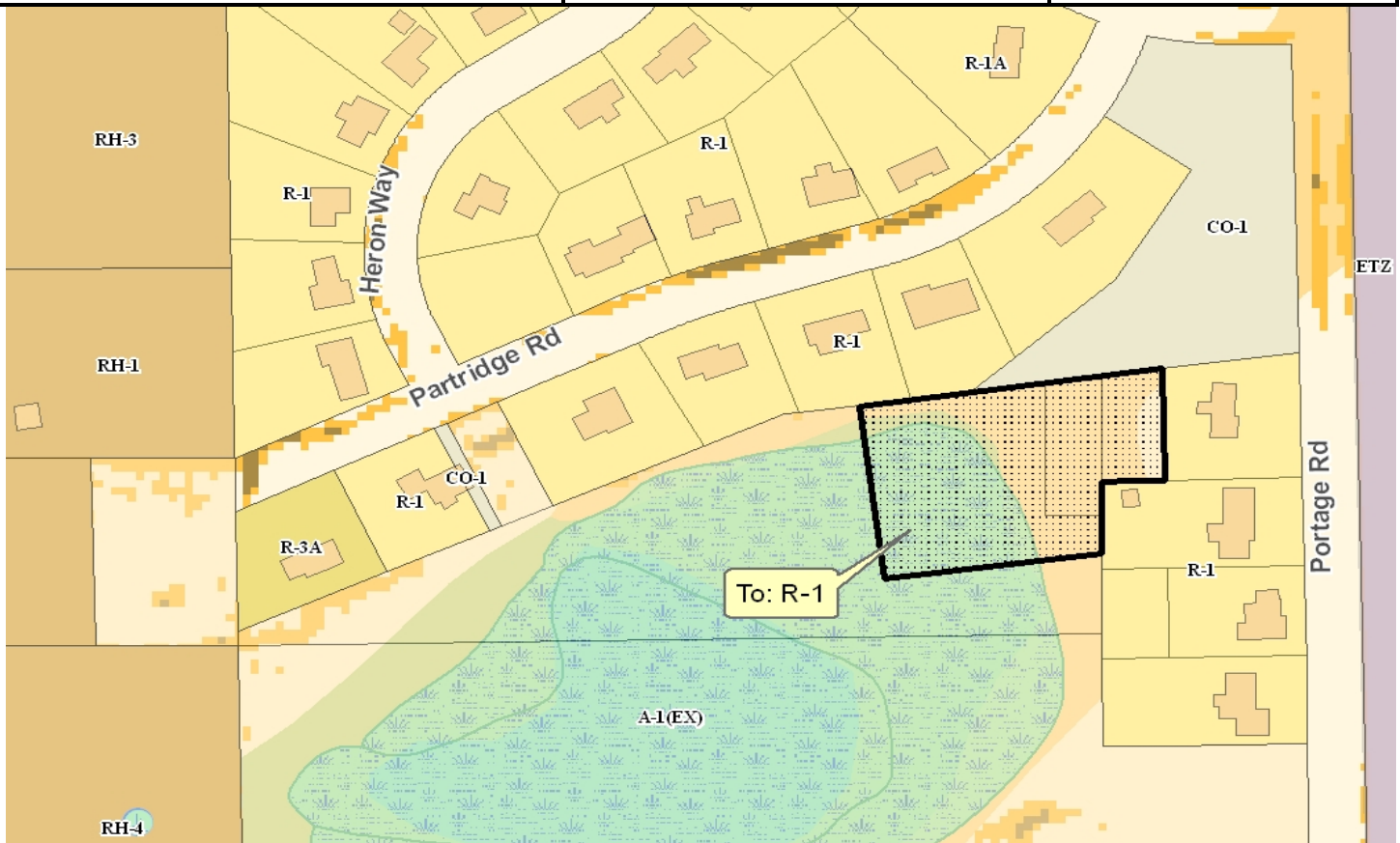
Acres: *1.76*  
Survey Req. *Yes*

Applicant  
**Porter REV Living TR,  
Elgin W & Ellen I**

Reason:  
**Shifting of property lines between  
adjacent land owners**

Location:  
**West of 6947 Portage  
Road**

Zoning and Land Regulation Committee



**Description:** Applicant proposes to revise existing lot boundaries. The existing R-1 zoned residential property owned by neighboring property owners, Mark & Dawn Porter, would increase from ~0.5 acres to just over 2.2 acres. The Porter trust property would remain zoned A-1EX and over 35 acres in size. A certified survey map is proposed to consolidate the Mark & Dawn Porter property.

**Observations:** There is an area of wetlands located on the western ½ of the proposed rezone area. No new development is proposed. The property is located within the extra-territorial plat review jurisdiction of the city of Sun Prairie. City review and approval of the proposed CSM will be required.

**Town Plan:** The property is located in the town's Agricultural Preservation Area.

**Resource Protection:** There is an area of resource protection corridor associated with the wetlands on the property.

**Staff:** The proposal is consistent with town plan policies. Staff recommends that consideration be given to rezoning the property to R-1A, along with Mark & Dawn Porter's existing R-1 zoned property. The R-1 district has a minimum lot size requirement of 20,000 square feet, where as the R-1A district has a 1 acre minimum lot size requirement. The proposed CSM will include the existing Porter parcel (Lot 1, CSM #4521).

**Town:** Approved with no conditions.