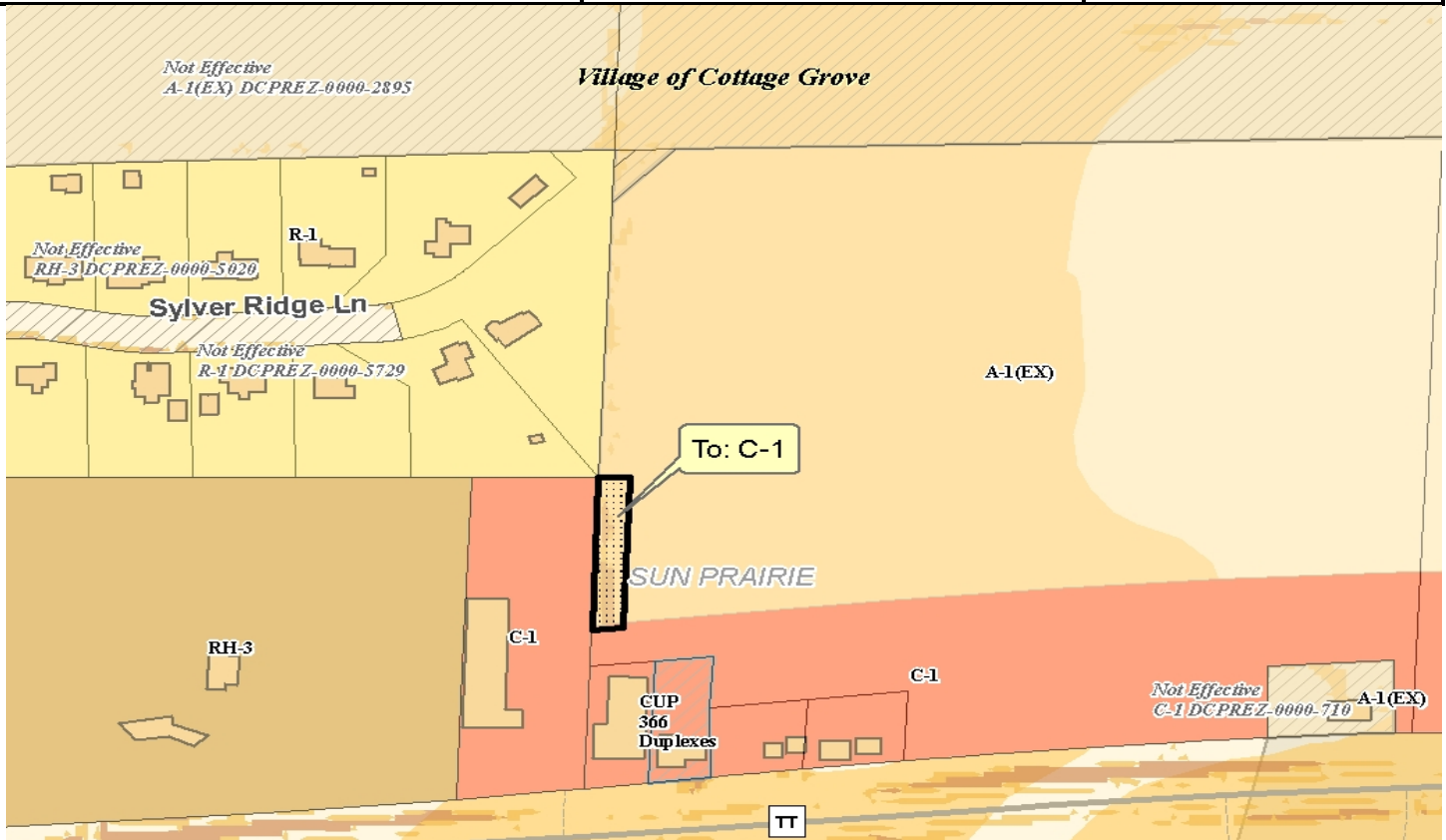




Staff Report

Public Hearing: October 25, 2016	Petition: Rezone 11051
Zoning Amendment: A-1EX Exclusive Agriculture District to C-1 Commercial District	Town/sect: Sun Prairie Section 33
Acres: 0.32 Survey Req.: Yes	Applicant: Heinemann Rentals & Investments LLC
Reason: Shifting of property lines between adjacent land owners	Location: 4587 County Highway TT

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to adjust the existing property boundary between two adjoining parcels. The small 0.32 acre area is being added to the applicant's property. This petition corrects an encroachment onto the neighboring land.

OBSERVATIONS: The small portion of land is covered with asphalt and gravel. There are no sensitive environmental features observed. No new development proposed.

COUNTY HIGHWAY DEPT: County Highway TT is a controlled access highway. No new access permitted due to rezone.

TOWN PLAN: The property is located in the Town of Sun Prairie's agricultural area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal appears reasonably consistent with town plan policies. No commercial development is proposed on the small area being added to the lot, and the proposal will clean up a property boundary issue between the two adjoining owners.

10/25 ZLR: Postponed due to no town action.

TOWN: Approved conditioned upon any additional paving or impervious surfaces requires prior approval of the Town Board.