

**WINDSOR TOWN BOARD**

**RESOLUTION 2014-48**

**RESOLUTION APPROVING JOINT REVIEW OF SUN PRAIRIE-WINDSOR  
EXTRA-TERRITORIAL ZONING ORDINANCE  
REGARDING POSSIBLE CHANGES NEEDED TO COMPLY WITH STATE  
CERTIFICATION STANDARDS FOR FARMLAND PRESERVATION PROGRAM**

**WHEREAS**, the City of Sun Prairie (“City”) and Town of Windsor (“Town”) currently have an extra-territorial zoning ordinance (“ETZ”) that includes lands in a portion of the southeast corner of the Town of Windsor (“ETZ Land”); and

**WHEREAS**, Dane County and the Town recently completed a review of the other land in the Town and took such actions as were necessary to assure compliance with the certification standards for the Farmland Preservation Program; and

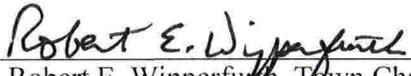
**WHEREAS**, the Town wishes to review the ETZ Land to assure that it is also in compliance with and certified as required by the Farmland Preservation Program, and is hereby making this resolution to achieve this goal.

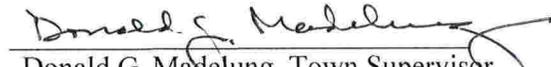
**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Windsor as follows:

- A. The Town Board authorizes and requests Town staff to contact the City of Sun Prairie for the purposes set forth in the above recitals.
- B. The Town Planner and Town Attorney are hereby authorized to undertake this project on a time and materials basis, and on such additional terms as are agreed following consultation with the Finance Director.
- C. Regular updates on the project shall be provided to the Town Board.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 7<sup>th</sup> day of August, 2014.

**TOWN OF  
WINDSOR**

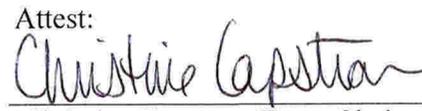
  
Robert E. Wipperfurth, Town Chairman

  
Donald G. Madelung, Town Supervisor

  
Bruce Stravinski, Town Supervisor

  
Alan Buchner, Town Supervisor

  
Monica M. Smith, Town Supervisor

Attest:  
  
Christine Capstran, Town Clerk



To: Town Board

Date: August 7, 2014

RE: Sun Prairie Zoning Jurisdiction - Farmland Preservation Zoning Compliance

From: Amy Anderson Schweppe, Planning and Development

The City of Sun Prairie received notice this past January that the Farmland Preservation Program Zoning Ordinance for the City of Sun Prairie expired as of December 31, 2012 (credits effective through 2013). The zoning ordinance was adopted in 1993 and ran for 10 years. In order to allow area farmers with land under Sun Prairie Zoning to continue to be eligible for the full farmland preservation tax credits, Sun Prairie will need to recertify their farmland preservation zoning code and update non-conforming property in their jurisdiction. Since this program benefits Windsor only, I am requesting that the Board grant authority to Windsor's Planner, Attorney, Windsor's Staff and the City of Sun Prairie Planning Department staff to work collaboratively to make the necessary modifications and rezones to bring Windsor back into compliance. Expenses related to this project should also be the responsibility of the Town of Windsor since it is on behalf of Windsor that this request is being made.

The process will entail a review of the Sun Prairie – Windsor ETZ code and making any necessary modifications to the code in order to meet the State certification process. Once the code is re-certified, a series of rezones will need to be reviewed. Windsor recently went through this process with Dane County and the rezones were part of a large “blanket” rezone petition. The process will benefit the Town and Sun Prairie in two ways. The first and most obvious benefit is to continue to advocate for our area farmers by maximizing any tax benefit that they are eligible for under Farmland Preservation Program. The second benefit will be a comprehensive review of the property in the Sun Prairie – Windsor ETZ area by bringing any non-conforming parcels into compliance with the zoning code. This “blanket” rezone process will better classify property with the current and approved use and mitigate the costly rezone process for our property owners and relieve a burdensome process of review for the Town of Windsor and City of Sun Prairie staff.

Enc. January 9, 2013 DATCP Letter

Sun Prairie ETZ Zoning Map



State of Wisconsin  
Governor Scott Walker

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**Department of Agriculture, Trade and Consumer Protection**  
Ben Brancel, Secretary

January 9, 2013

Diane Hardt, Administrator  
Division of Income, Sales, and Excise Tax  
Wisconsin Department of Revenue  
2135 Rim Rock Road, 6-40  
Madison, Wisconsin 53713-8903

Dear Ms. Hardt:

I am writing to inform you that the **Farmland Preservation Program zoning ordinance for the City of Sun Prairie in Dane County** is no longer certified for Farmland Preservation Program for tax year 2013. The certification of the City of Sun Prairie's FPP zoning ordinance expired at the end of 2012.

Farmers that own land in the City of Sun Prairie are not eligible to claim tax credits through the Farmland Preservation Program under farmland preservation zoning in tax year 2013.

Please update your records to show that farmers with land in the City of Sun Prairie are not eligible for Farmland Preservation program tax credits.

Sincerely,

A handwritten signature in cursive script that reads "Keith Foye".

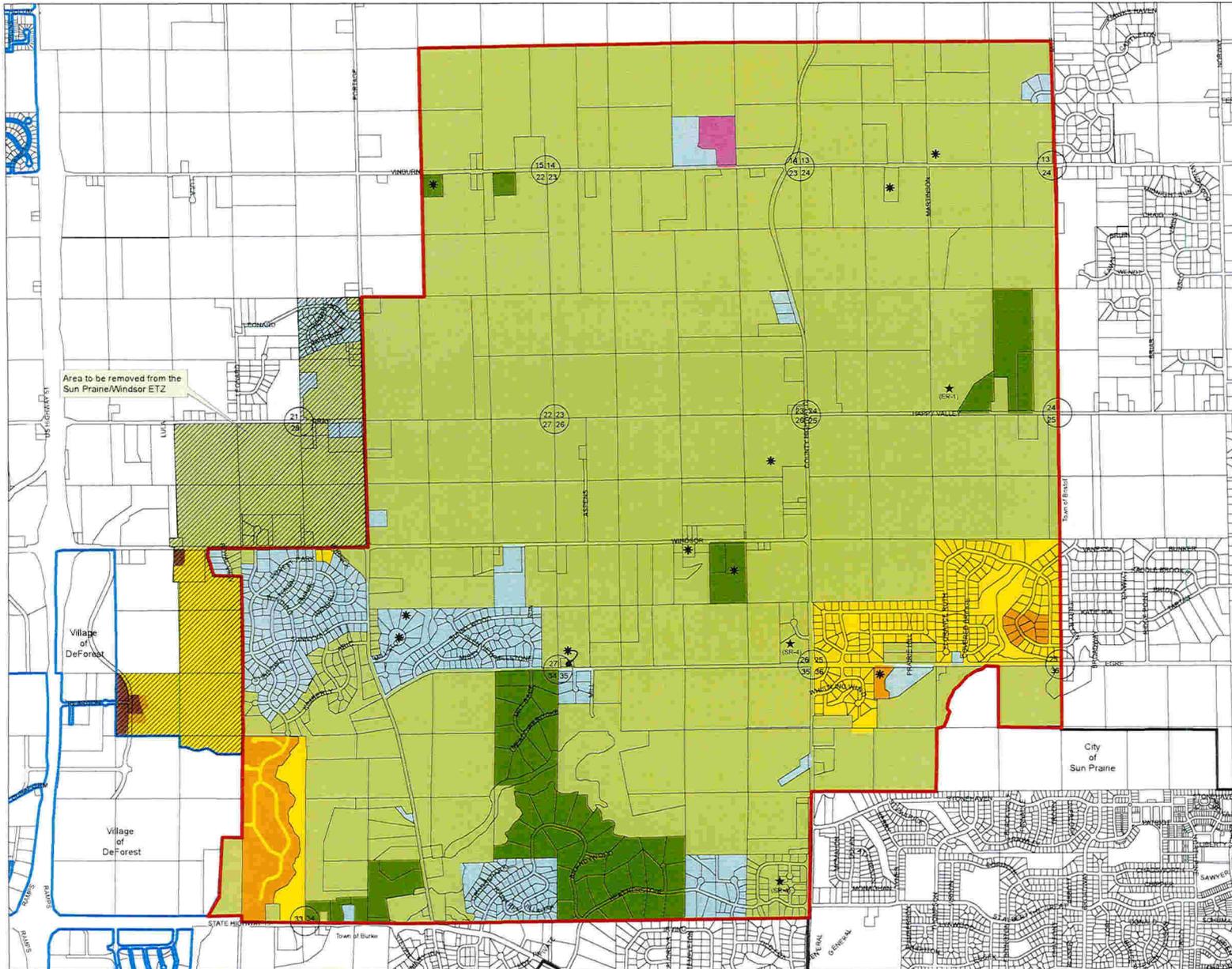
Keith Foye, Director  
Bureau of Land and Water Resources

cc: Scott Kugler, Director, City of Sun Prairie Planning Dept., 300 E. Main Street, Sun Prairie, WI 53590  
Brian Standing, Senior Planner, Dane County Planning and Development  
Pat Suter, County Conservationist, Dane County Land Conservation Division  
Kevin Brandt, Supervisor, DOR Central Audit Unit  
Keith Foye, DATCP

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## SUN PRAIRIE - WINDSOR JOINT EXTRATERRITORIAL ZONING MAP

### Legend

- Extraterritorial Zoning Boundary
- City of Sun Prairie
- Village of DeForest

### Zoning Districts

- AGRICULTURAL (AG-35AC)
- COUNTRYSIDE RESIDENTIAL (CR-5AC)
- ESTATE RESIDENTIAL (ER-1)
- SUBURBAN RESIDENTIAL (SR-4)
- MIXED RESIDENTIAL (MR-8)
- URBAN RESIDENTIAL (UR-12)
- SUBURBAN OFFICE (SO)
- NEIGHBORHOOD COMMERCIAL (NC)
- SUBURBAN COMMERCIAL (SC)
- URBAN COMMERCIAL (UC)
- CENTRAL COMMERCIAL (CC)
- SUBURBAN INDUSTRIAL (SI)
- URBAN INDUSTRIAL (UI)
- HEAVY INDUSTRIAL (HI)
- AGRICULTURAL COMMERCIAL (AC)
- ★ CONDITIONAL USE PERMIT APPROVED FOR THE PROPERTY
- ★ APPROVED REZONING AS SHOWN IN PARENTHESES BECOMES EFFECTIVE UPON RECORDING PLAT OR CSM

1 inch = 1,000 feet

June 2010