
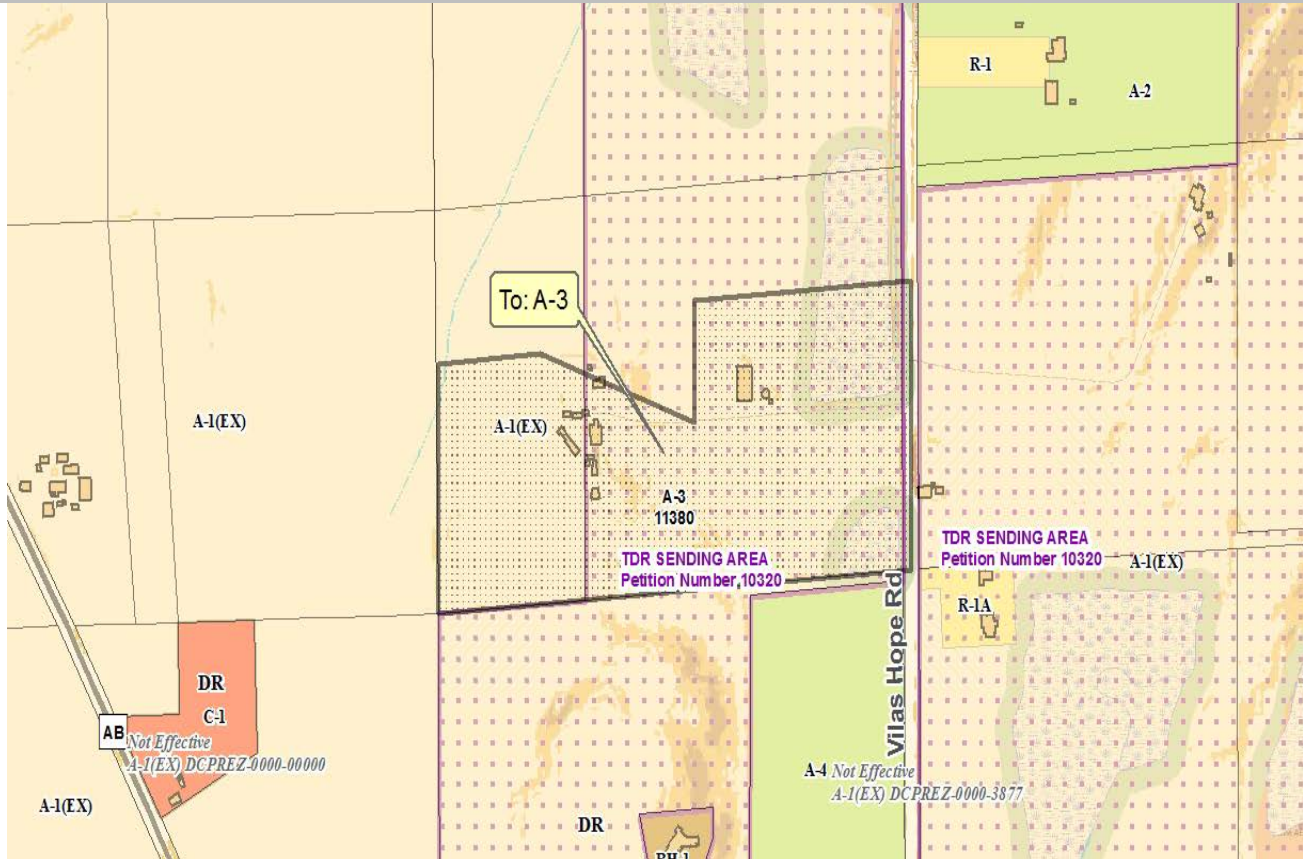


Staff Report  Zoning and Land Regulation Committee	<u>Public Hearing:</u> January 22, 2019 February 12, 2019		Petition 11380
	<u>Zoning Amendment Requested:</u> A-1EX Agriculture District to A-3 Agriculture District		<u>Town/Section:</u> Cottage Grove, Section 18
	<u>Size:</u> 36.23 Acres	<u>Survey Required?</u> No	<u>Applicant:</u> Windsor Quarry, LLC
	<u>Reason for the request:</u> Zoning and farmland preservation plan compliance for lands identified as a receiving area in town of Cottage Grove TDR program.		<u>Address:</u> 3973 Vilas Hope Road



DESCRIPTION: The town of Cottage Grove recently amended its comprehensive plan to designate the subject property as a Transfer of Development Rights (TDR) receiving area. Receiving areas are eligible for higher density residential development if/when development rights are transferred from identified sending areas. The requested A-3 Agriculture Transition will ensure the property is in compliance with the county farmland preservation plan. No development is proposed at this time.

OBSERVATIONS: The current uses of the property are residential and agriculture. Surrounding land uses include agriculture, open space, and scattered rural residences. No sensitive environmental features are observed on the property. The property consists of 80 percent Class II soils.

TOWN PLAN: The property is identified as a Neighborhood Development Area / TDR Receiving Area.

RESOURCE PROTECTION: No areas of resource protection corridor are located on the property.

STAFF: The town of Cottage Grove comprehensive plan designates the property as a neighborhood development area. These areas serve as residential development sites as part of the town's Transfer of Development Rights program. Note that lands planned for higher density development cannot be zoned in a state-certified farmland preservation zoning

category. The proposed A-3 Transition Agriculture zoning will provide both zoning and farmland preservation plan compliance.

TOWN: The Town Board has approved the petition with no conditions.