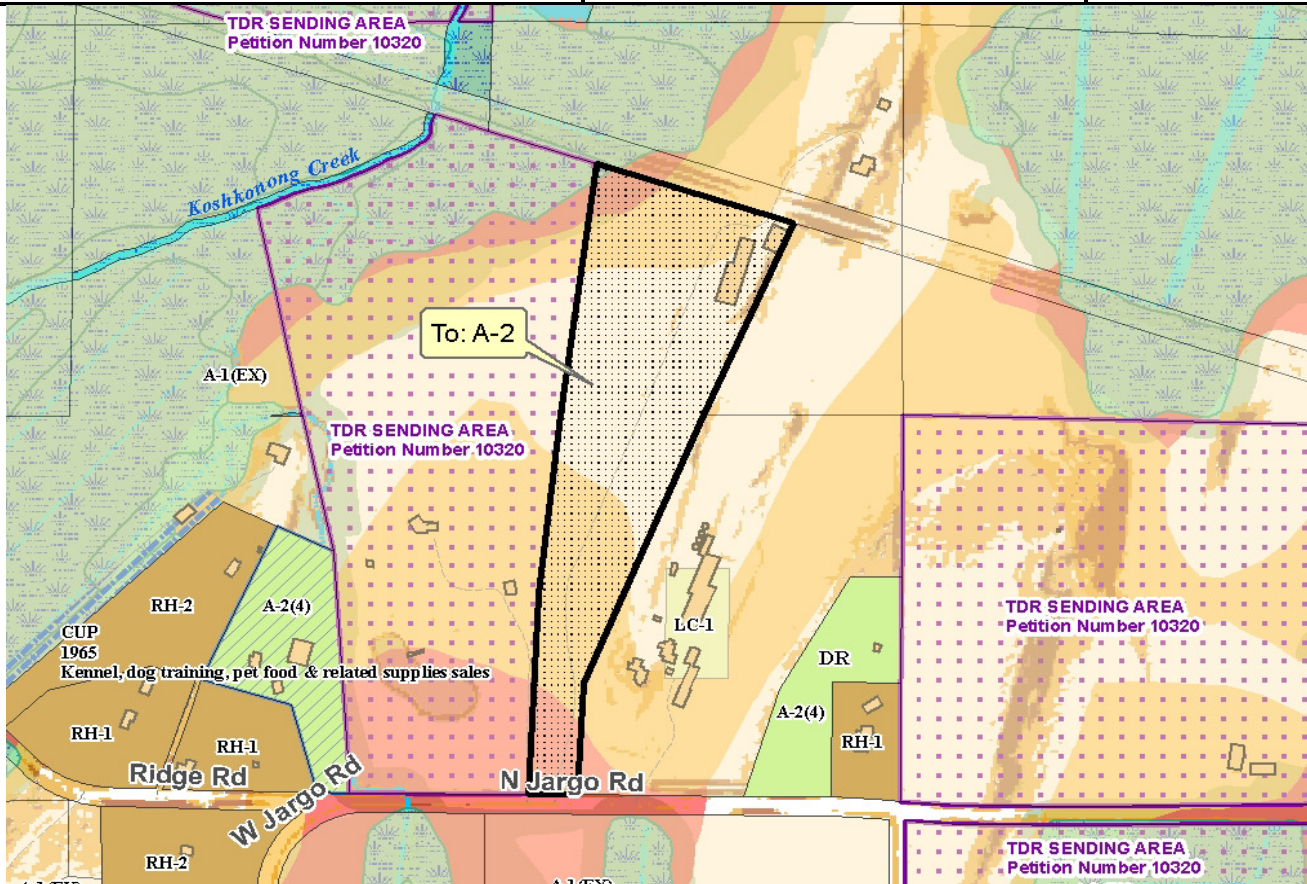




Staff Report

<i>Public Hearing:</i> May 24, 2016	<i>Petition:</i> Rezone 10979
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2 Agriculture District	<i>Town/sect:</i> Cottage Grove Section 13
<i>Acres:</i> 18.12 <i>Survey Req. Yes</i>	<i>Applicant</i> Michael John Kripter
<i>Reason:</i> Creating one residential lot	<i>Location:</i> 1770 N Jargo Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes to create a new residential lot for his daughter on the 100-acre property.

OBSERVATIONS: The property consists of 98% class II soils. A wetland complex associated with Koshkonong Creek is located north and east of the property. No other sensitive environmental features observed. There are two existing accessory buildings located on the property. The applicant's existing residence is located north of the subject property across the Glacial-Drumlin trail.

TOWN PLAN: The property is located in the town's agricultural preservation area.

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

STAFF: The property remains eligible for one Residential Density Unit (RDU) or "split". If the petition is approved, the eligible splits will be exhausted. The proposal appears reasonably consistent with town plan policies.

Staff recommends that the remaining A-1EX land owned by the applicant be deed restricted to prohibit further residential development. Staff also recommends that a shared driveway easement agreement be recorded to address usage and maintenance of the existing driveway. The driveway easement should be shown on the CSM.

TOWN: Approved conditioned upon a deed restriction being placed on the remaining A-1 Ex Exclusive Agriculture lands to prohibit further residential development.