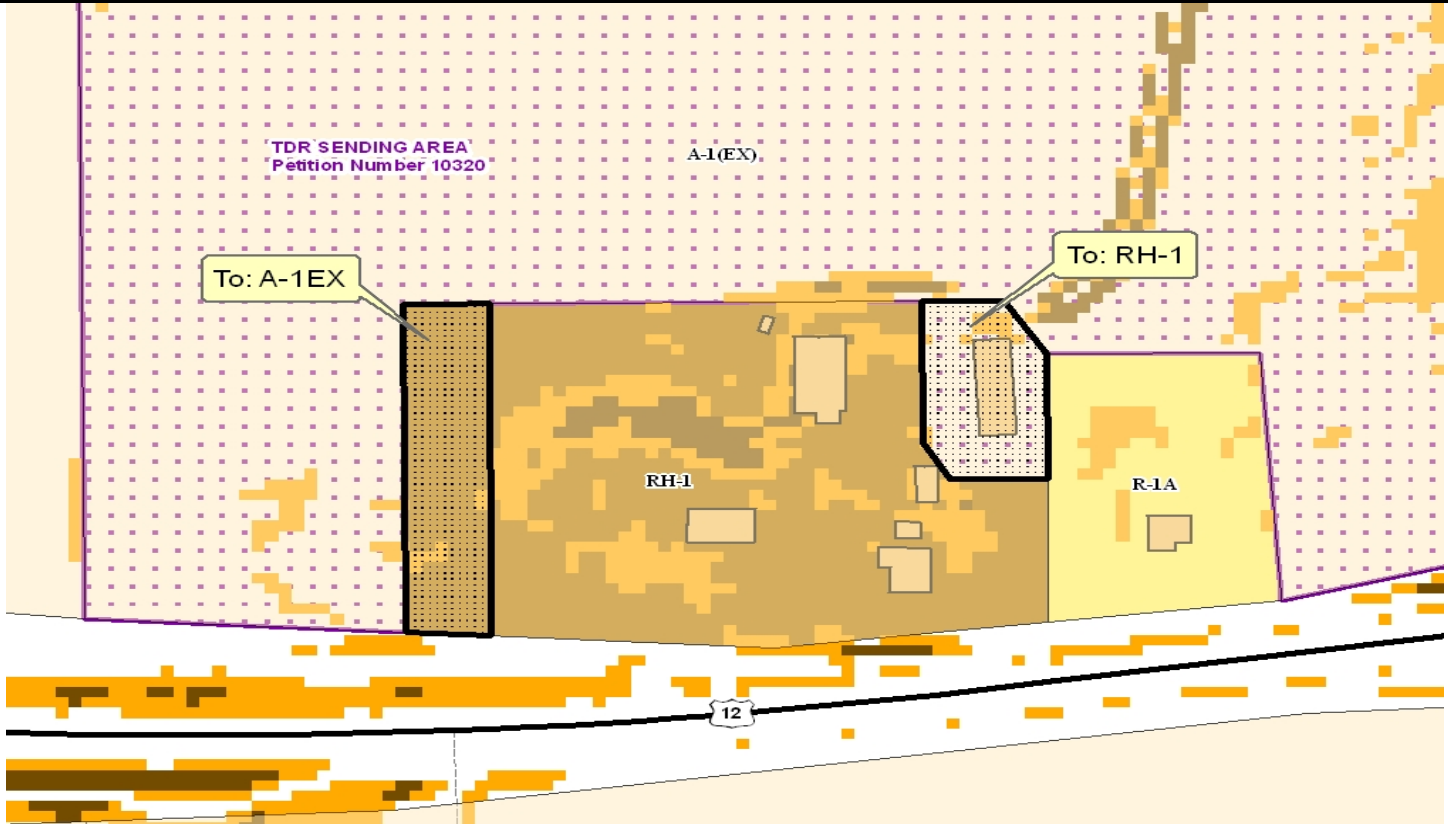




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 25, 2015	<i>Petition:</i> Rezone 10882
<i>Zoning Amendment:</i> RH-1 Rural Homes District and A-1EX Exclusive Agriculture District to A-1EX Exclusive Agriculture District and RH-1 Rural Homes District	<i>Town/sect:</i> Cottage Grove Section 35
<i>Acres:</i> 0.5, 0.346 <i>Survey Req. Yes</i>	<i>Applicant</i> Gregory H Heisig
<i>Reason:</i> Shifting of property lines between adjacent land owners	<i>Location:</i> 2074 US Highway 12 & 18



DESCRIPTION: The applicant would like to swap lands with an adjacent landowner in order to acquire and existing accessory building. The building will be used for the drying of gourds.

OBSERVATIONS: The property contains an existing residence and several agricultural accessory buildings. The property is described in a certified survey map (CSM). In order to remove or add lands to the CSM lot, a new certified survey map must be created to include all portion of the property. No sensitive environmental features observed.

TOWN PLAN: The plan designates this area for Agricultural Preservation. There will be no increase in density as part of this petition. The proposal appears to comply with Town Plan policies.

RESOURCE PROTECTION: The proposal is outside the resource protection area.

STAFF: In order for the exchange to take place, a second lot must be created to account for the portion of land being removed from the residential lot (area going back to A-1 Exclusive). If approved, staff suggests that a second lot of 35 acres in size or larger be part of the CSM to account for the area going back to A-1 Exclusive Agriculture.

TOWN: Approved with no conditions.