



Staff Report

Public Hearing: **February 27, 2018**

Petition: **Petition 11244**

Zoning Amendment:
**A-1EX Agriculture District and
TDR-S overlay district TO A-2 (4)
Agriculture District**

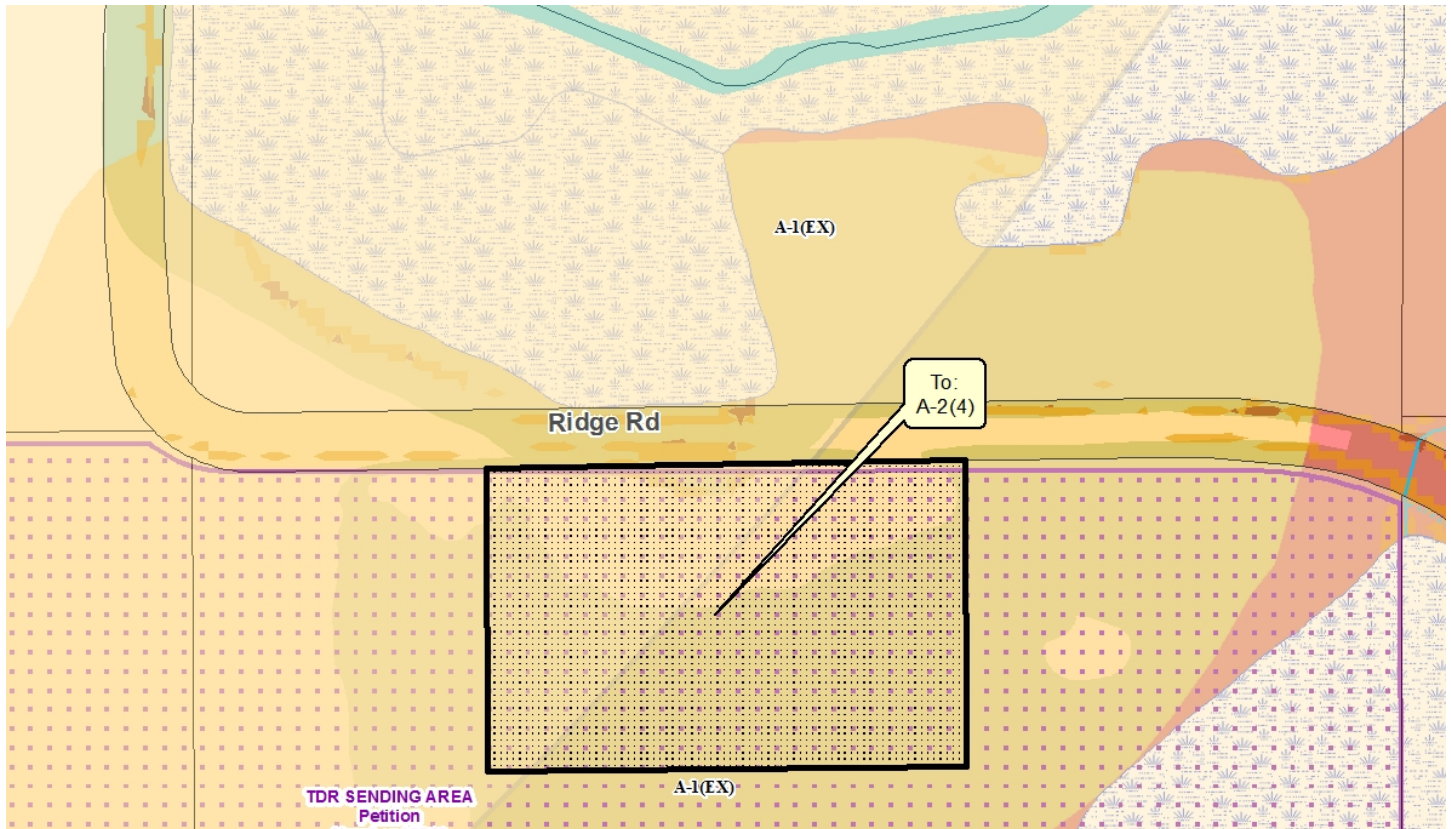
Town/sect:
**COTTAGE GROVE,
Section 23**

Zoning and Land Regulation Committee

Acres: 4.56
Survey Req. Yes
Reason:
Creating one residential lot

Applicant
PETE ANDRINGA

Location:
RIDGE RD



DESCRIPTION: The applicant, Pete Andringa, is the owner and the Agent, (the buyer), is Justin Lessner. The applicant wishes to create one residential lot.

OBSERVATIONS: This property contains a significant number of environmental challenges. The buyer has worked on finding out whether or not a home could be built and if so, where it would need to be located. A wetland delineation was done, and a topographic survey was completed back when the perk test was completed several years ago. The buyer has identified just about the only area on the property outside of the wetland setback and floodplain to locate a house. Based on conversations with staff, the buyer explains that house will be relatively small.

TOWN PLAN: The subject property is located in the Resource Protection Corridor land use area of the town plan. The policy for this area is that a home is allowed only if proper research is conducted to determine if there is a viable building site. It also utilizes the same density policy of the Agricultural Preservation area. This property has one development right and it is located in the TDR sending area and TDR-S overlay district.

RESOURCE PROTECTION: The property is located in a Resource Protection Corridor.

STAFF: Given all of the proper research has been conducted and an appropriate building site identified, the proposal is consistent with the town and county comprehensive plan. If approved, staff suggests placing a deed restriction on the remaining A-1Ex Exclusive Agriculture lands to prohibit further residential development. The housing density rights have been exhausted on the property.

TOWN: Town approved with the condition that the road right-of-way is dedicated to the town.