



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 28, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to R-1 Residence District

Acres: 0.16
Survey Req. Yes

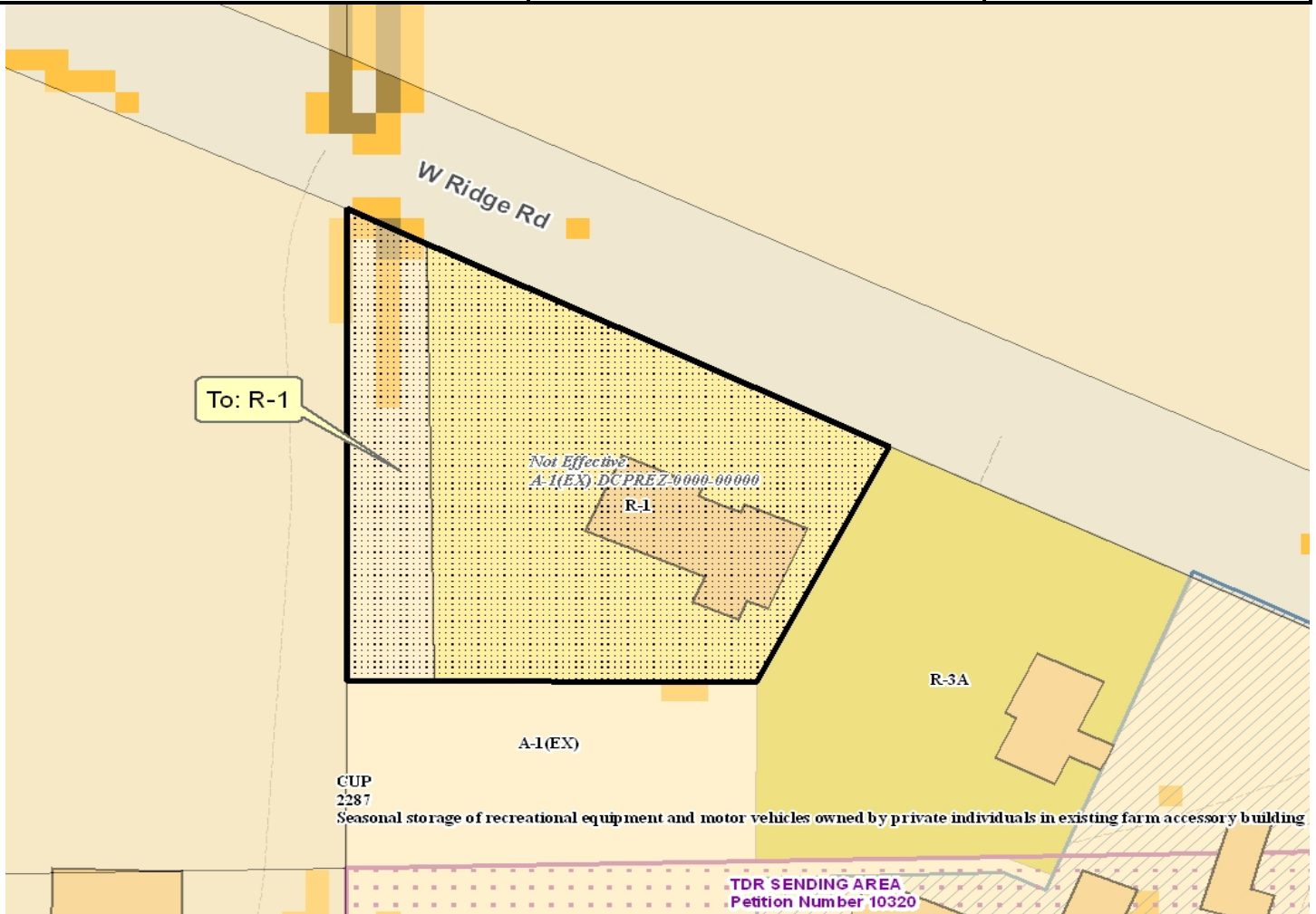
Reason:
Adding lands to an existing residential lot

Petition: **Rezone 10824**

Town/sect:
Cottage Grove Section 10

Applicant
**Schultz REV TR,
Ronald A & Joanne B**

Location:
2305 W Ridge Rd



DESCRIPTION: The applicant would like to consolidate two parcels of land and obtain zoning consistency for the property.

OBSERVATIONS: The property is located just east and south of the Village of Cottage Grove. There is an existing single-family residence on the property. The area consists entirely of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The Town Plan shows this area within the Agricultural Preservation Area. There will be no increase in housing density as part of this petition. The Village Plan shows this area as a neighborhood residential area.

RESOURCE PROTECTION: The property is not located within a resource protection area.

STAFF: The proposal meets the dimensional standards of the zoning district and appears consistent with Town and Village Plan.

TOWN: Approved with no conditions.