



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 28, 2015**

Petition: **Rezone 10863**

Zoning Amendment:

A-1EX Exclusive Agriculture District and RH-1 Rural homes to RH-1 Rural Homes District and A-4 Agriculture District

Town/sect:

Cottage Grove Section 12

Acres: .647, 0.46

Survey Req. Yes

Applicant

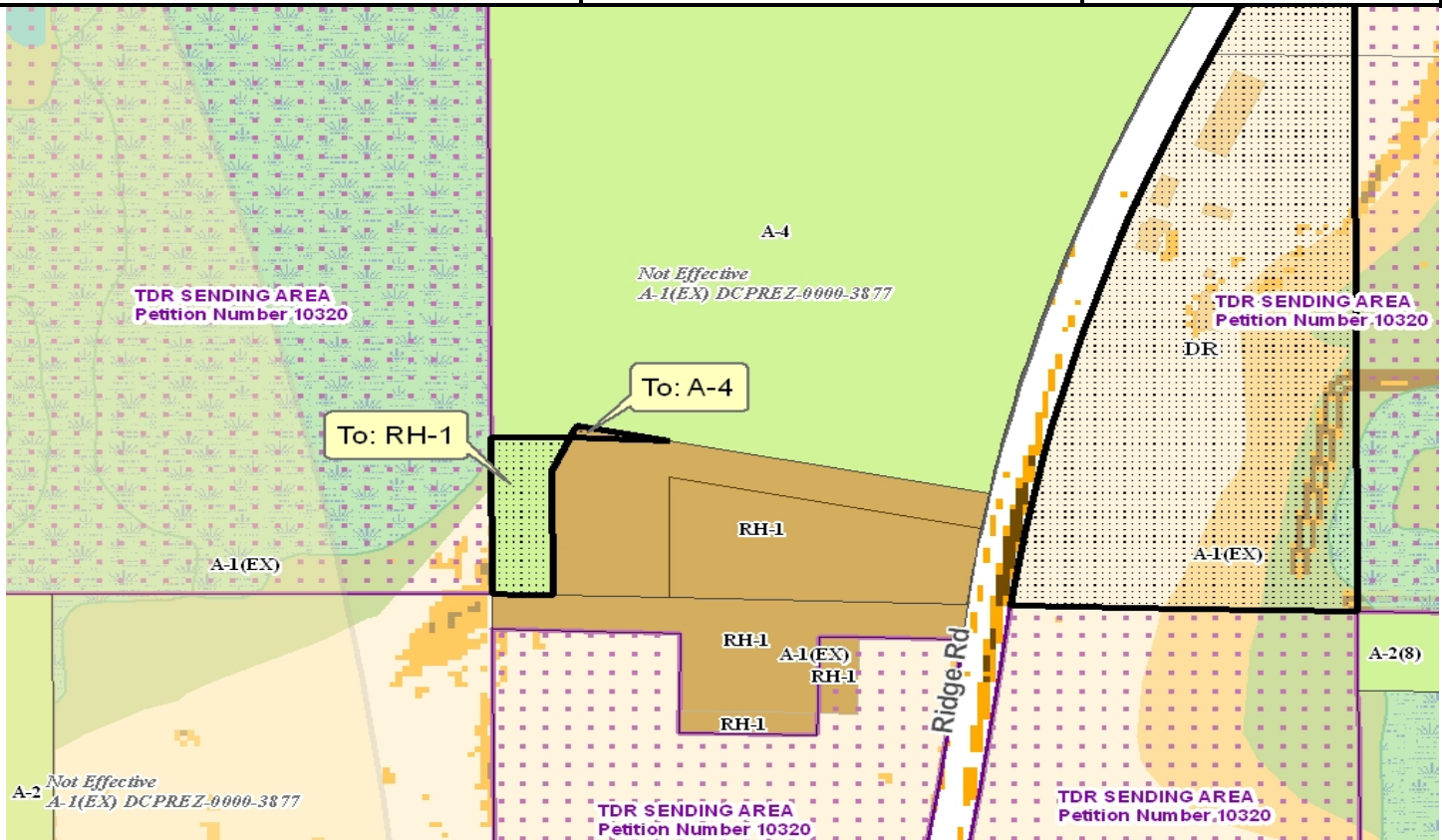
Patrick W Coffey

Reason:

Shifting of property lines between adjacent land owners

Location:

West of 4433 Ridge Rd



DESCRIPTION: Applicant proposes to adjust the property boundary between adjoining lots. Under the proposal, approximately 6/10ths of an acre would be rezoned from A-4 Small Lot Exclusive Agriculture and attached to the existing 2 acre RH-1 residential lot. A .046 acre area of agricultural land would be rezoned from RH-1 and attached to the adjoining A-4 lot.

OBSERVATIONS: The area being rezoned to RH-1 is wooded, and the area being rezoned to A-4 is in agricultural use. An area of floodplain associated with Koshkonong Creek crosses the northwestern corner of the proposed RH-1 lot. No new development is proposed.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with floodplain / wetlands associated with tributaries to Koshkonong Creek. No new development proposed that would impact the resource protection corridor.

STAFF: The proposed boundary reconfiguration appears reasonably consistent with town plan policies.

TOWN: Approved.