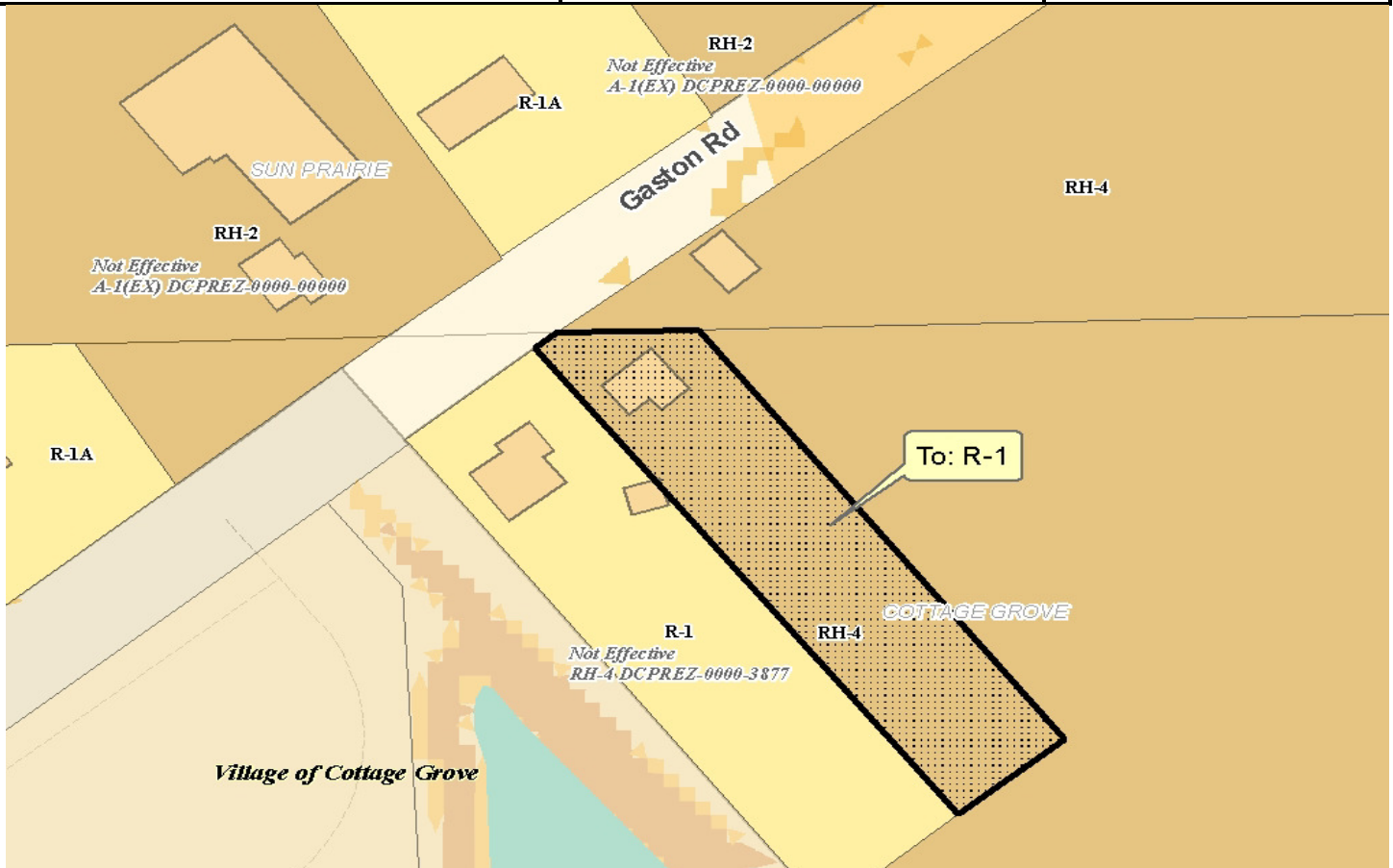




Staff Report

Zoning and Land Regulation Committee

Public Hearing: December 22, 2015	Petition: Rezone 10921
Zoning Amendment: RH-4 Rural Homes District to R-1 Residence District	Town/sect: Cottage Grove Section 04
Acres: 0.754 Survey Req. Yes	Applicant William Horkstra
Reason: Shifting of property lines between adjacent land owners	Location: 2445 Gaston Rd



DESCRIPTION: The applicant would like to expand their existing 1-acre residential parcel to 1.7 acres.

OBSERVATIONS: There is an existing residence on the property. The building on the proposed expansion area has been removed. The area is within the Village of Cottage Grove's Urban Service Area and is adjacent to the Village boundaries. The property consists entirely of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town's "existing residential" planning area. Housing density will not increase as a result of this petition.

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

STAFF: The proposal meets the dimensional standards of the zoning district. The minimum acreage for R-1 Residence lots is 20,000 square feet.

TOWN: Approved with no conditions.

STAFF UPDATE: The petitioner would like to reduce the size of the additional land down to 0.58 acres rather than 0.7 acres. See revised map. The petitioner would also like to purchase additional lands in the Town of Sun Prairie. The proposal in the Town of Sun Prairie will need to be submitted under a separate petition.