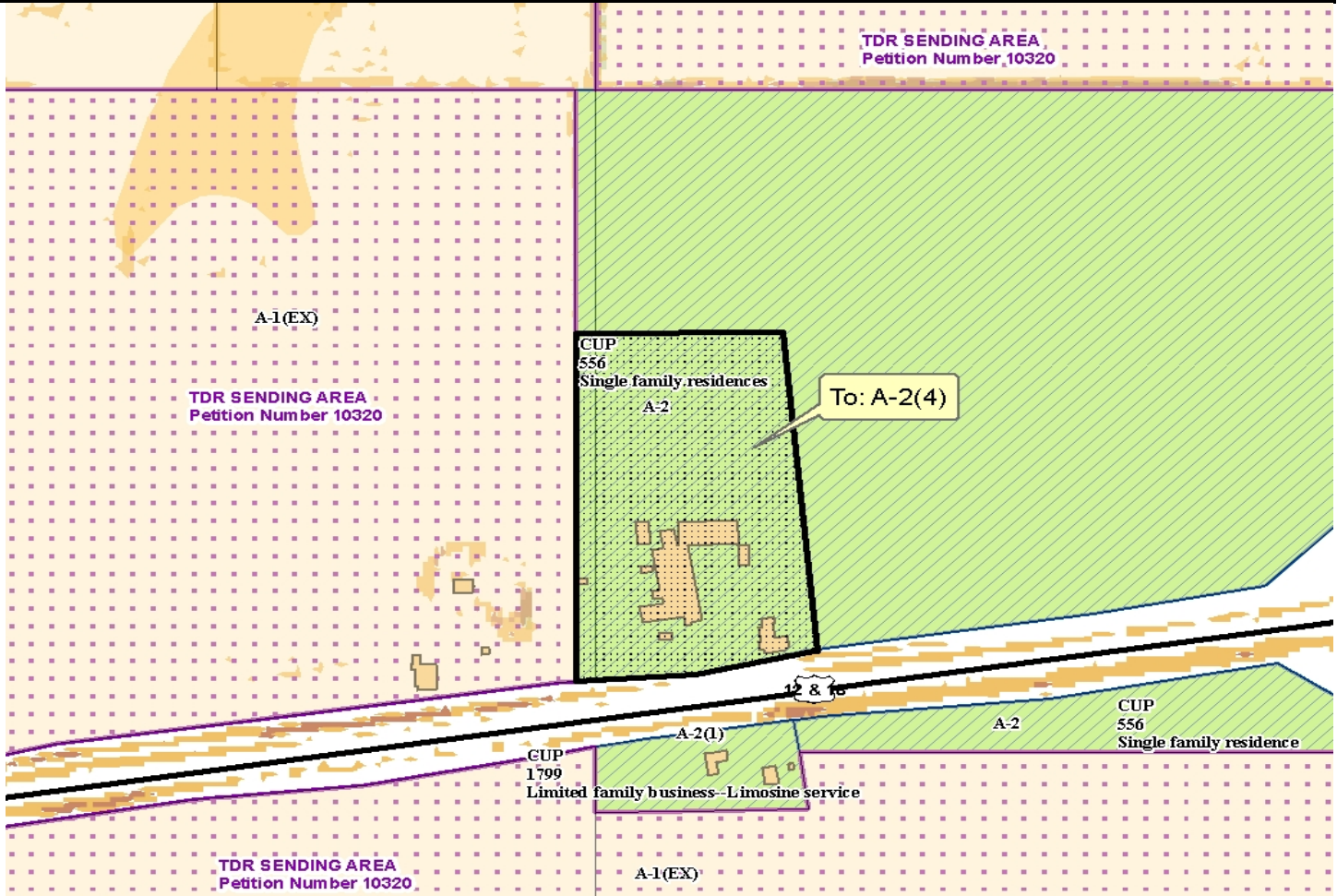




Staff Report

Zoning and Land Regulation Committee	Public Hearing: October 25, 2016	Petition: Rezone 11044
	Zoning Amendment: A-2 Agriculture District to A-2(4) Agriculture District	Town/sect: Cottage Grove Section 36
	Acres: 6 Survey Req. Yes	Applicant Haag Living TR
	Reason: Separating existing residence from farmland	Location: 1640 US Highway 12 & 18



DESCRIPTION: The petitioner would like to separate the existing farm house and accessory building from the larger 31-acre parcel.

OBSERVATIONS: There is an existing farm residence on the property and several large outbuildings. The outbuildings have been designed to allow a horse boarding facility, however, the previous operation (A.N.D. Stables) has moved to a different location. The property consists entirely of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area. As indicated on the attached density study, the housing density rights for this portion of the original Swalheim farm have been exhausted.

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

STAFF: The proposal meets the dimensional standards of the zoning district. Staff is suggesting that the remaining land be rezoned to A-4 to indicate that the housing density right being exhausted.

TOWN: Approved with no conditions.