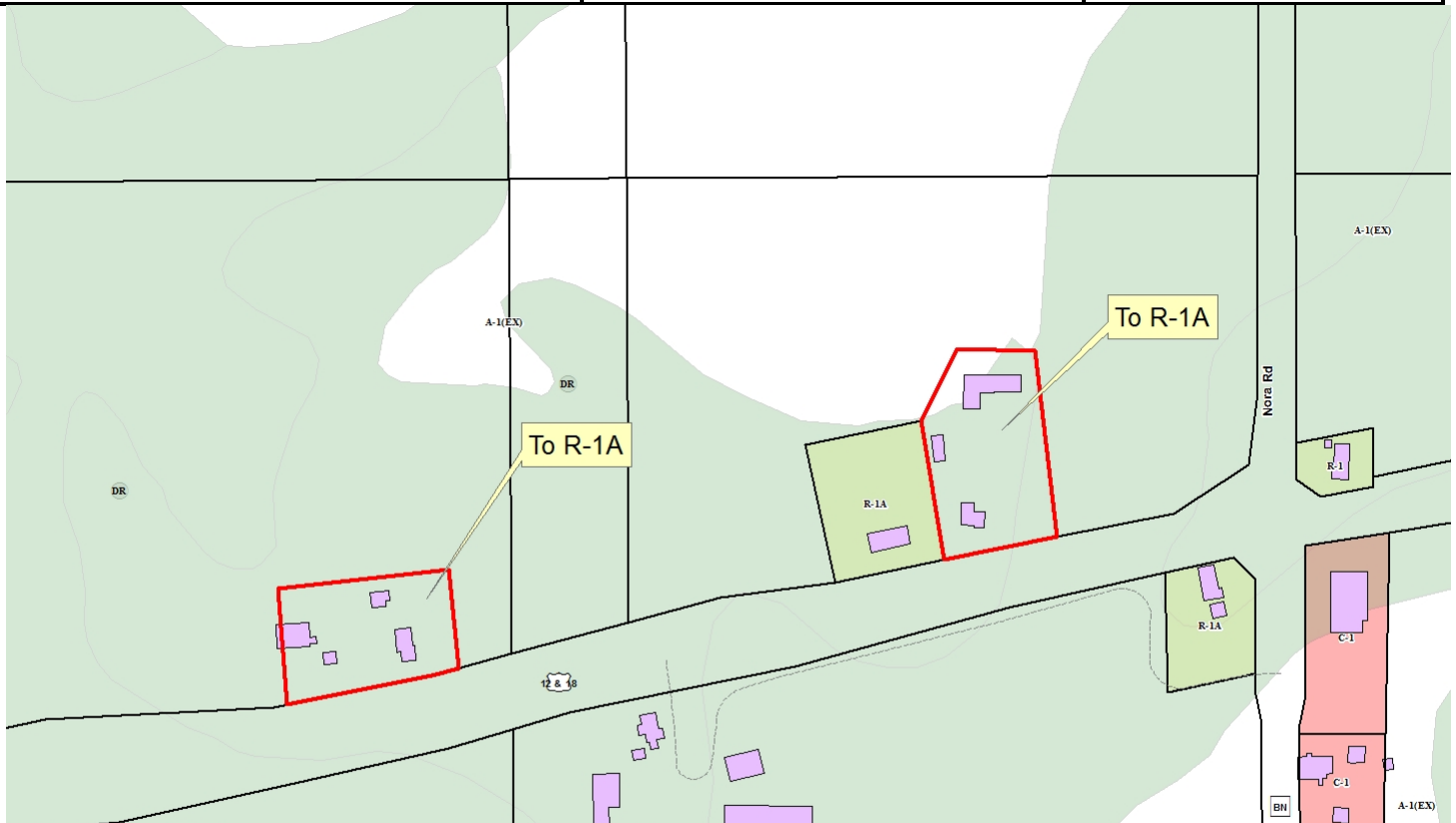




# Staff Report

<b>Public Hearing: May 23, 2017</b>	<b>Petition: Rezone 11136</b>
<b>Zoning Amendment: A-1EX Exclusive Agriculture District to R-1A Residence District</b>	<b>Town/sect: Cottage Grove Section 35</b>
<b>Acres: 2.5 Survey Req. Yes</b>	<b>Applicant Screamin' Norwegian Farms LLC</b>
<b>Reason: Separating existing residence from farmland</b>	<b>Location: 1924 &amp; 1864 US Highway 12 &amp; 18</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant wishes to separate off one residence from the farm. The original application for this petition was a request to separate off two residences.

**OBSERVATIONS:** The subject property is surrounded with agricultural, scattered residential and commercial uses.

**TOWN PLAN:** The Town of Cottage Grove uses a density policy of one residential development unit (RDU) per 35 acres. Based on a policy recently adopted by the Town Board, separation of the residence requires the use of an RDU. As a courtesy to the town, the density study was conducted reflecting the town’s most recent plan policy, rather than what is currently adopted by the County which says that separation of an original farm does not require an RDU.

**RESOURCE PROTECTION:** No sensitive environmental features observed. The proposed lot is outside the resource protection area.

**STAFF:** The property meets the dimensional standards of the zoning district, and is consistent with the town and county comprehensive plans.

**TOWN:** Approved, with conditions - house at 1864 US 12/18 (PIN: 0711-351-9501-0) be converted back to a single family residence within 1 year of county rezone approval; second dwelling unit at 1924 US 12/18 (PIN: 0711-351-9000-1) be removed when the property is sold. The Town Action Report included the following note: “With each parcel being reduced to one residence and these both being original farm houses in place prior to January 1, 1981, no RDUs would be needed to split off these two farm houses per the Town’s current comprehensive plan”.