
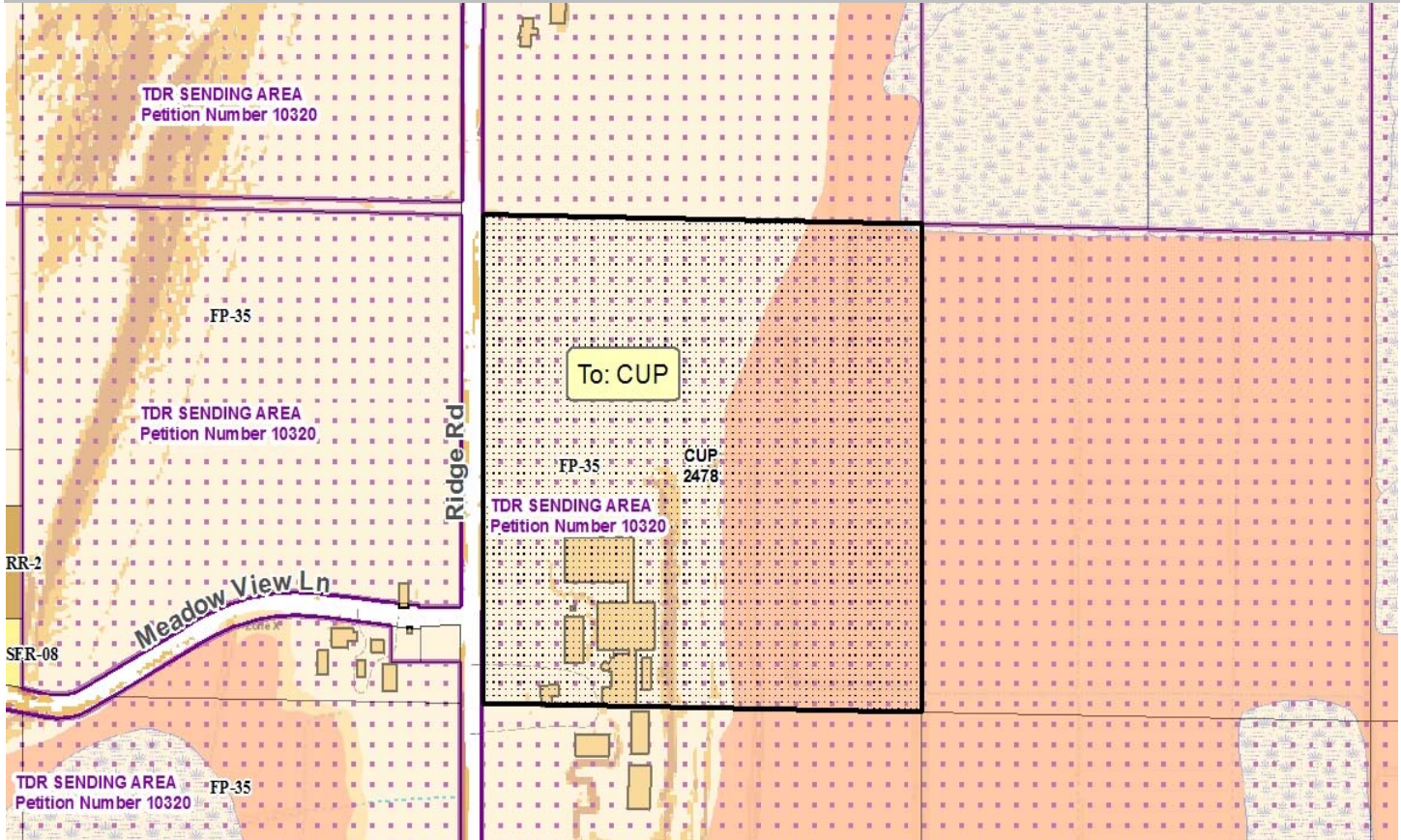


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 24, 2019		CUP 02478
	<i>Zoning Amendment Requested:</i> TO CUP: FARM RESIDENCE		<i>Town/Section:</i> COTTAGE GROVE, Section 1
	<i>Size:</i> 39.6 Acres	<i>Survey Required.</i>	<i>Applicant</i> KURT REV TR, SILVIN F & ROSEMARY C
	<i>Reason for the request:</i> FARM RESIDENCE		<i>Address:</i> 4558 RIDGE RD



DESCRIPTION: This application is for a secondary farm residence.

OBSERVATIONS: The property is surrounded by agricultural uses. There is an existing drain field associated with a previous manufactured home.

TOWN PLAN: The subject property is located in the Agricultural Preservation future land use district of the town plan. This district and FP-35 farmland preservation zoning allows a secondary residence for people who work on the farm as a conditional use.

RESOURCE PROTECTION: Hydric soils exist on the eastern portion of the CUP area. The residence will not be located on that portion of the property.

CONDITIONAL USE PERMIT PROCESS: Conditional uses are those uses which, because of their unusual nature and potential for impacts on neighboring lands, public facilities, the environment or general welfare, warrant special consideration and review. The zoning ordinance includes specific requirements and standards for review and approval of conditional use permits.

Prior to granting or denying a conditional use, the zoning committee shall consider findings of fact based on evidence presented and issue a determination whether the proposed conditional use, with any recommended conditions, meets all of the following standards:

- a. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use;
- c. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- f. That the conditional use shall conform to all applicable regulations of the district in which it is located.
- g. That the conditional use is consistent with the adopted town and county comprehensive plans.
- h. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the findings described in s. 10.220(1).

STAFF: The proposed secondary farm residence is consistent with town plan policies. Staff recommends approval of the CUP subject to the following conditions:

1. This conditional use permit shall be for a secondary farm residence.
2. The applicant/landowner shall comply with all of the conditions set forth in Dane County Code of Ordinances Section 10.101(7)2.a., Standard Conditions, which apply to every conditional use permit (CUP).
3. The applicant must meet requirements of the Town of Cottage Grove ordinances regarding the regulation of Manufactured and Mobile Homes limiting mobile homes outside of mobile home parks by special permit issued by the Town Board, and states that when issuing such permits, the Town Board must specify the duration of the permit.
4. CUP 2478 shall expire 5 years from the effective date.

TOWN: The Town Board approved the Conditional Use Permit with one condition. 1) The Town ordinances regarding the regulation of Manufactured and Mobile Homes only allows mobile homes outside of mobile home parks by special permit issued by the Town Board, and states that when issuing such permits, the Town Board must specify the duration of the permit. The Town Board motion limited the CUP to five years. See condition number 4 above.