
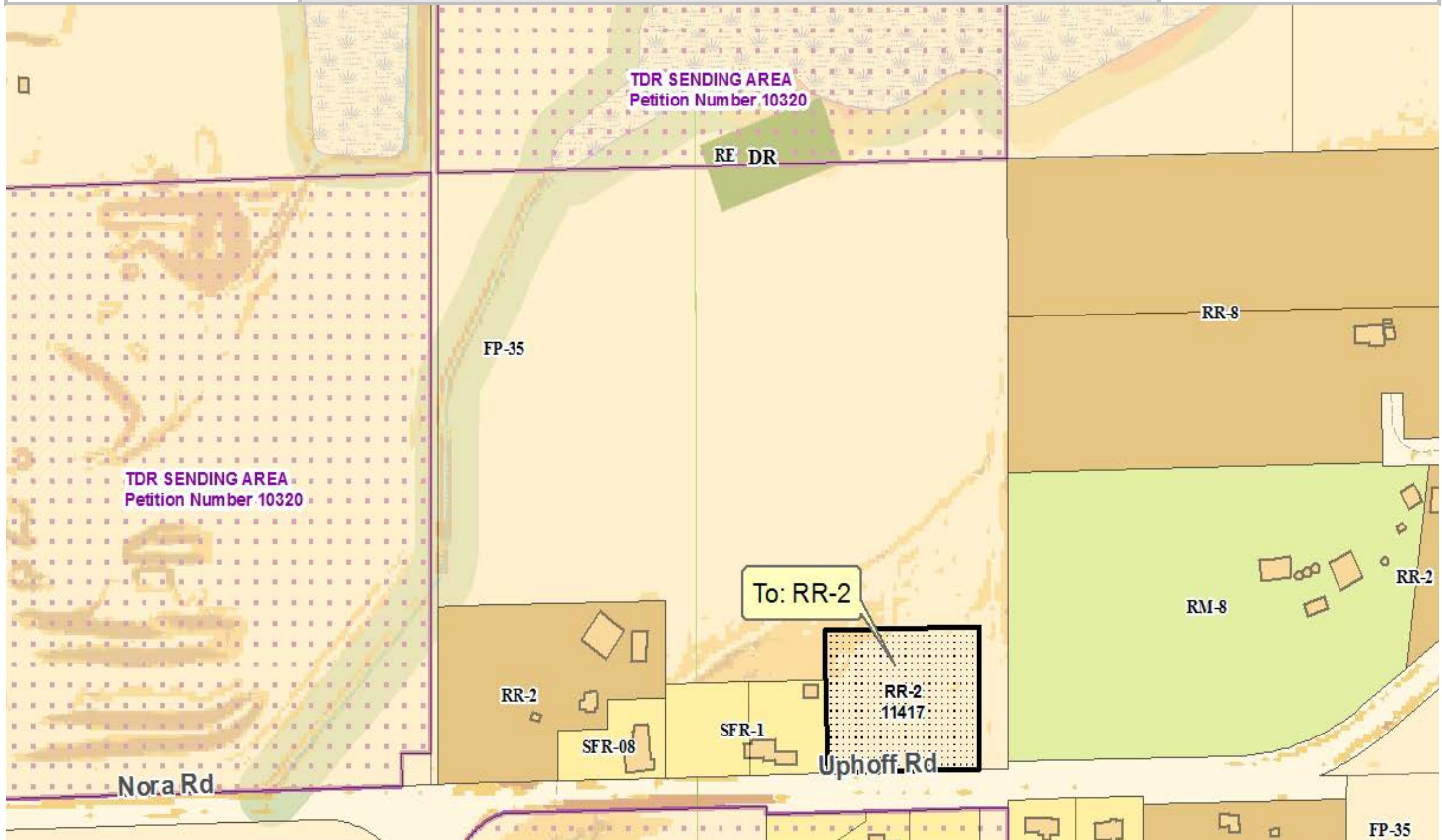


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Pam Andros – 261-9780	<i>Public Hearing:</i> May 28, 2019	Petition 11417	
	<i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District	<i>Town/Section:</i> COTTAGE GROVE, Section 15	
	<i>Size:</i> 2.5 Acres Revised to 2.0 acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> DALE & DWIGHT D HUSTON
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> EAST OF 2342 UPHOFF ROAD



DESCRIPTION: The applicant wishes to create one residential lot, rezoning from FP-35 (farmland preservation) to RR-2 (rural residential).

OBSERVATIONS: The subject property neighbors residential uses and is land that is not currently cropped.

TOWN PLAN: The town of Cottage Grove uses a density policy of one residential dwelling unit (RDU) per 35 acres owned as of May 15, 1982. Only RDUs created after this date count against the total number of development rights associated with the original farm. The town also has a transfer of development rights (TDR) program using a 1:8 transfer ratio. The 16-lot subdivision developed on land that was part of the original farm and used RDUs transferred from sending areas of the town (pet#10992). This petition will use one of the 10 remaining RDUs, leaving 9 for future use. The plan requires a maximum lot size of 2 acres, “except that the Town Board may approve a greater size due to unusual land configuration, to better protect farmland, for commercial uses, and/or to enhance rural or scenic character”.

RESOURCE PROTECTION: The subject property is not in an environmental corridor.

STAFF: This proposal is consistent with the town and county comprehensive plans and meets dimensional requirements of the zoning ordinance. Staff recommends approving with town conditions.

TOWN: The Town Board approved the petition with an amendment to the lot size and conditions. The lot shall be reconfigured to a 2-acre lot as presented. A deed notice shall be recorded on the remaining portion of tax parcel 0711-153-9001-0 to prohibit further residential development. Uphoff Road shall be dedicated to the public and any displaced survey markers shall be replaced.