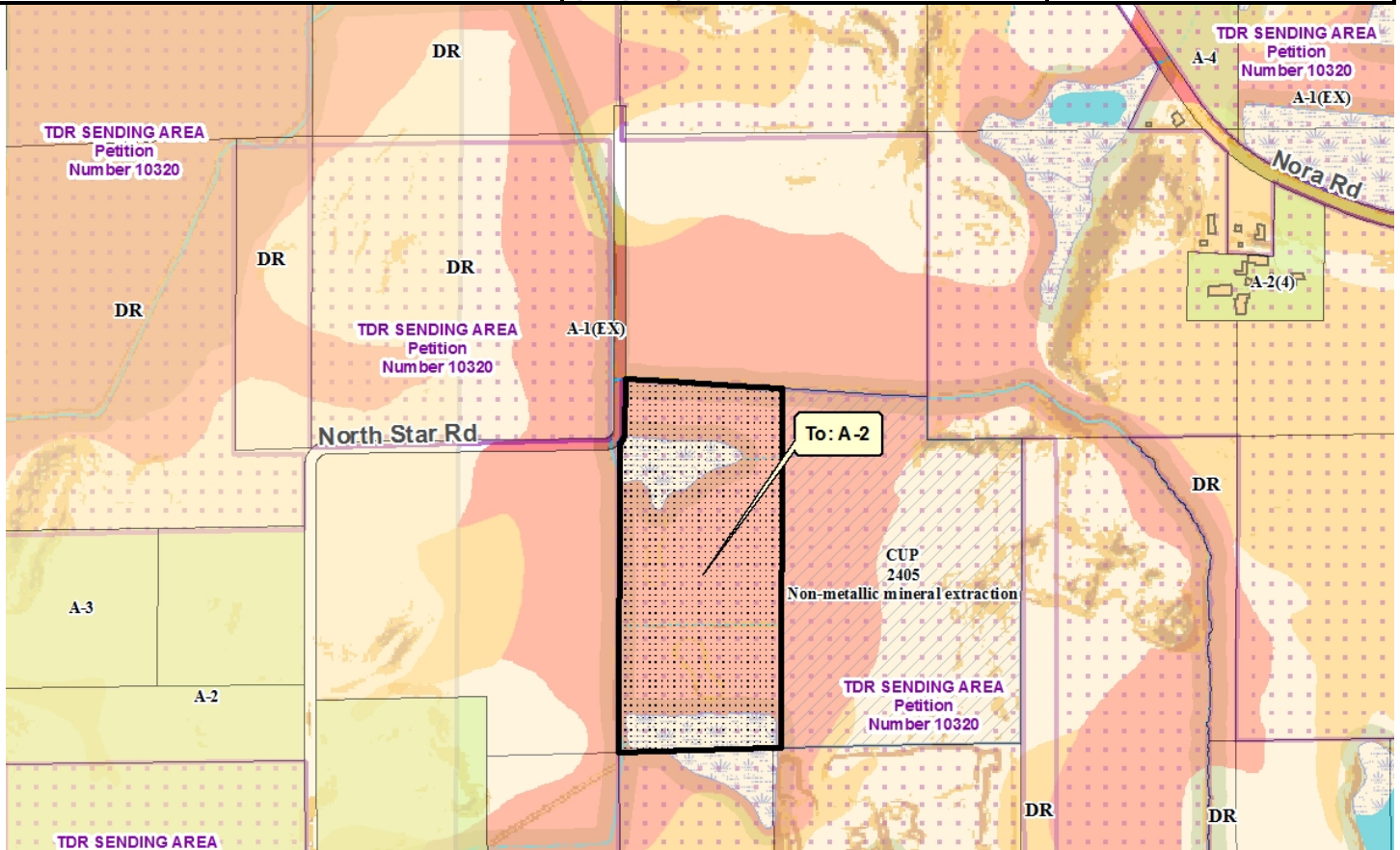




Staff Report

<i>Public Hearing:</i> July 24, 2018	<i>Petition:</i> Petition 11309
<i>Zoning Amendment:</i> A-1EX Agriculture District TO A-2 Agriculture District	<i>Town/sect:</i> COTTAGE GROVE, Section 27
<i>Acres:</i> 25 <i>Survey Req. No</i>	<i>Applicant</i> KIRK K EILENFELDT
<i>Reason:</i> compliance for existing structures and/or land uses of remaining lands from sale of property	<i>Location:</i> NORTH OF 2298 USH 12 & 18

Zoning and Land Regulation Committee



DESCRIPTION: The applicant proposes to bring the ~25 acre property into compliance with zoning and land division regulations following a transfer of land to an adjoining property owner.

OBSERVATIONS: Surrounding property uses include agriculture / open space and a non-metallic mineral extraction operation. An intermittent stream and two drainage channels bisect the property. In addition, the property includes two separate wetland areas, two small ponds, and is comprised of 100% hydric soils. These environmental features present a significant barrier to any possible future development.

TOWN PLAN: The property is in the town's agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection associated with the intermittent stream along the westerly boundary of the property and two wetland areas is present on the property.

STAFF: The applicant sold 35 acres of land to Rocky Rights LLC, which received approval of CUP 2405 for mineral extraction uses on the property for 10 years. The applicant has a right of first refusal to repurchase the 35 acres once the land is reclaimed from the mineral extraction use. Applicant retained one RDU on the 25 acre subject property, though has no immediate intention for development. The applicant may choose to transfer the RDU to other land they own in the town because of the presence of environmental features and hydric soils on the property. The requested rezoning is intended primarily for compliance and also to "park" the RDU until a future transfer may be proposed.

TOWN: Approved.