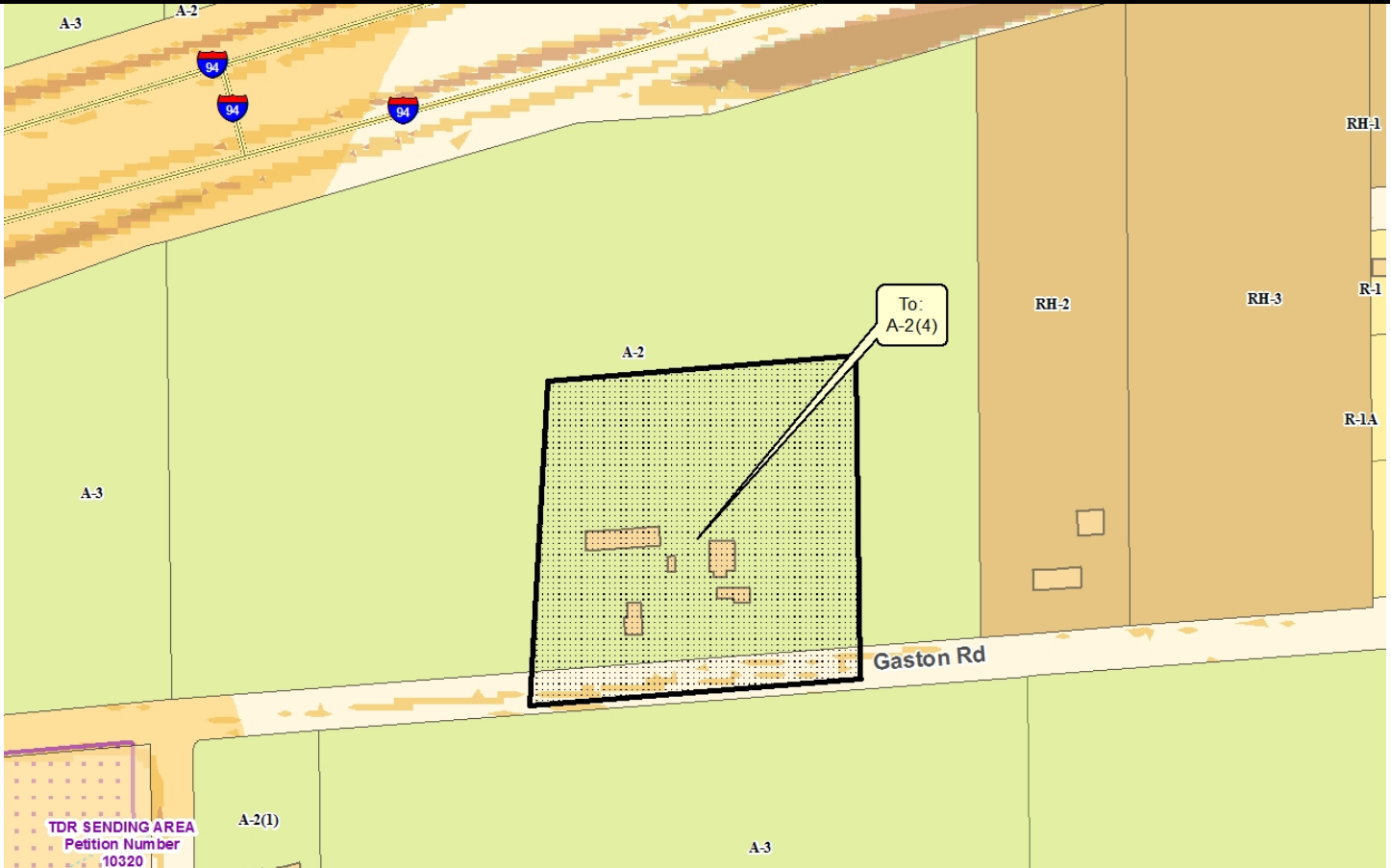




# Staff Report

<i>Public Hearing:</i> <b>December 11, 2017</b>	<i>Petition:</i> <b>Petition 11227</b>
<i>Zoning Amendment:</i> <b>A-2 Agriculture District TO A-2 (4) Agriculture District</b>	<i>Town/sect:</i> <b>COTTAGE GROVE, Section 6</b>
<i>Acres:</i> <i>Survey Req. Yes</i>	<i>Applicant</i> <b>ELLERY JENSEN JR</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>2998 GASTON RD</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant wishes to separate the home and buildings from the remainder of the property. The remaining land will stay in the A-2 zoning district.

**OBSERVATIONS:** The subject property is surrounded by a mix of agricultural and rural residential land uses.

**TOWN PLAN:** The property is in the *Agricultural Preservation* land use district of the Town of Cottage Grove Comprehensive Plan. The purpose of the district is to limit non-farm development using a density policy of one residential development unit (RDU) per 35 acres. The current land use plan contains a policy that states that separation of the original farm requires an RDU.

**RESOURCE PROTECTION:** The property is not located in a resource protection corridor.

**STAFF:** The proposal meets the dimensional standards of the zoning district. Because this proposal was submitted to the Town prior to June 12, 2017, this petition does NOT require the use of an RDU. For this reason there will be one RDU remaining.

**TOWN:** The Town Approved on the condition that the road right of way be dedicated to the Town.