



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 25, 2017**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(8) Agriculture District and A-4 Agriculture District

Acres: 15.0
Survey Req. Yes

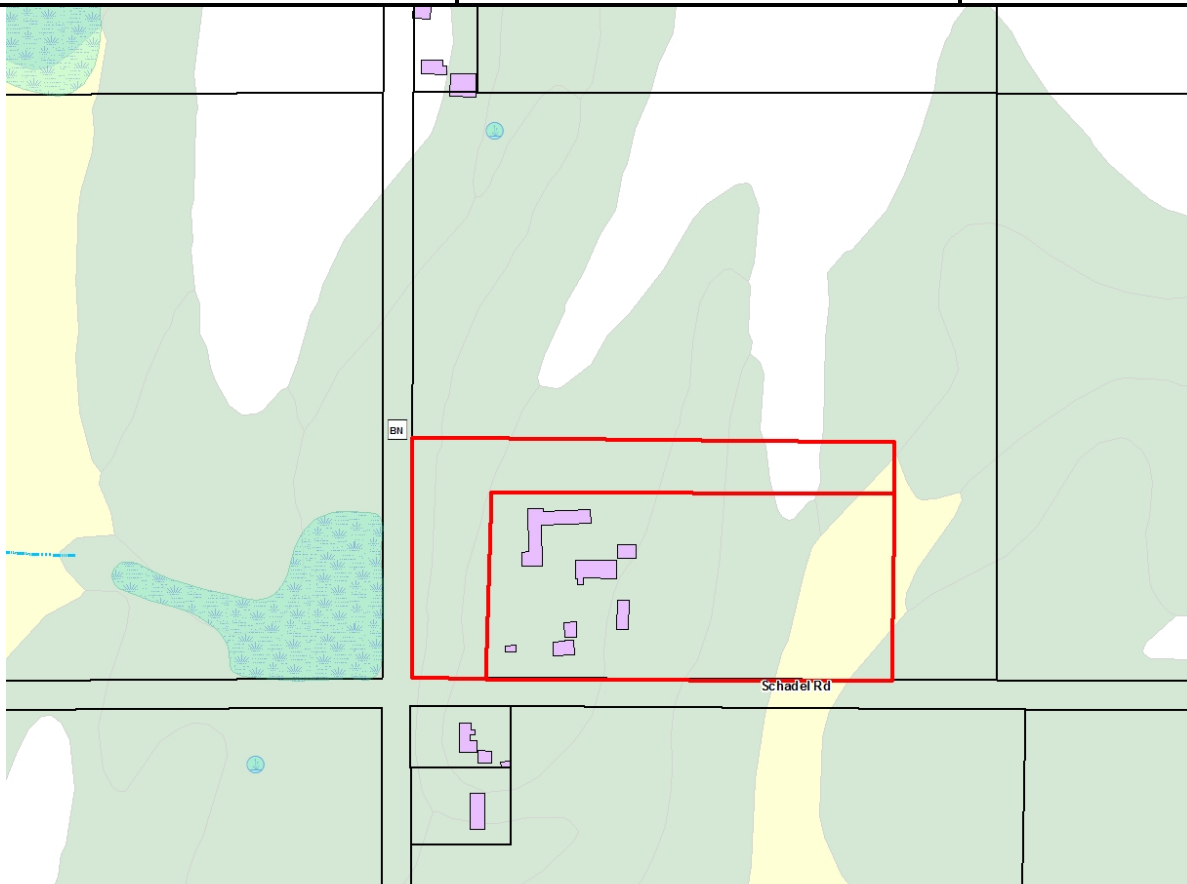
Reason:
Separating existing residence from farmland

Petition: **Rezone 11107**

Town/sect:
Cottage Grove Section 36

Applicant
George Hauge

Location:
1834 Schadel Rd



DESCRIPTION: The applicant wishes to separate the existing farmhouse and outbuildings from the rest of the farmland, leaving the remainder of the land in agricultural preservation zoning (A-4).

OBSERVATIONS: The surrounding land is in primarily agricultural use.

TOWN PLAN: The subject property is in the Agricultural Preservation land use district. The plan utilizes a 1/35 density policy to implement the goals of this district. The maximum lot size for lots created in this land use district is 2 acres, and the maximum size of the lots created to separate the original farm is 10 acres or more if needed to fit all of the existing buildings. The town also has a transfer of development rights (TDR) program.

RESOURCE PROTECTION: The subject property is outside of resource protection areas.

STAFF: The lots should be reconfigured to better meet the applicant's goals. County staff will work with the applicant and town in designing a better layout.

TOWN: The town approved with conditions: deed restrict remainder of the property for no further development, and no RDU is needed to separate the original farm house, but the Hagues wish to retain their two RDUs for the original farm with the newly created parcels, and sell the rest of the ag land, so the remaining 65 acres should be deed restricted to prohibit residential development.