



PRELIMINARY
Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **October 23, 2018**

Zoning Amendment:
**A-2 Agriculture District TO C-2
Commercial District**

Acres: 5.208
Survey Req. Yes

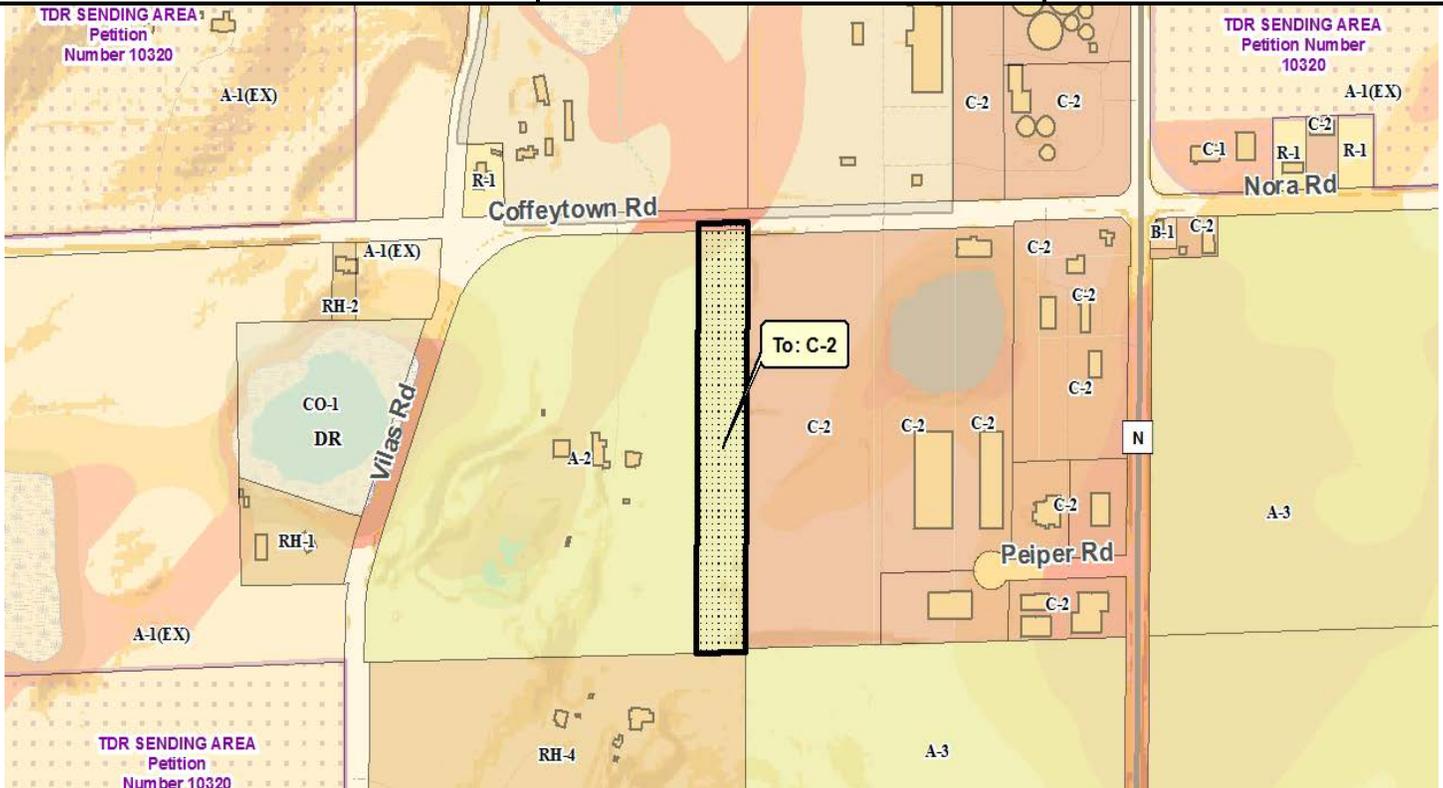
Reason:
**sale of 5.208 acres of land to
neighboring parcel for expansion
of construction business**

Petition: **Petition 11346**

Town/sect:
**COTTAGE GROVE, Section
21**

Applicant
JOSEPH G BESSETTI

Location:
2621 COFFEYTOWN ROAD



DESCRIPTION: The applicant wishes to rezone 5.2 acres of his property to C-2 to facilitate sale to the adjoining property owner for expansion of the neighbor's construction business (R.G. Huston Company).

OBSERVATIONS: The subject property is surrounded by commercial and scattered rural residential land uses. The neighboring Huston property totals approximately 34 acres. The additional 5.2 acres would allow for expansion of the existing construction yard. No sensitive environmental features observed.

TOWN PLAN: The subject property is in the *Commercial Development Area* of the town of Cottage Grove Comprehensive Plan

RESOURCE PROTECTION: There are no areas of resource protection corridor on the property.

STAFF: As indicated above, the property is located in the town of Cottage Grove's commercial development area. Town plan policies support the establishment / expansion of commercial uses, but also require that such uses be compatible with surrounding land uses. The proposal appears to be consistent with the town and county comprehensive plans. Because the proposal involves a commercial land division, a county storm water management permit will be required. There is an existing tree line located between the owner's residence and the Huston construction yard which should provide adequate screening. Staff suggests that approval of the petition be conditioned upon the recording of a deed restriction limiting the range of commercial uses on the property to operation of a construction business, including repairs, storage and service of contractors' machinery and equipment and outdoor of materials.

TOWN: The Town Board has approved the petition conditioned upon the land use of the 5.208 acres to include DCCO 10.14(1)(f) Repairs, storage and service of contractors' machinery and equipment, and any other allowable uses of the adjacent C-2 property owned by Huston Real Estate LLC.