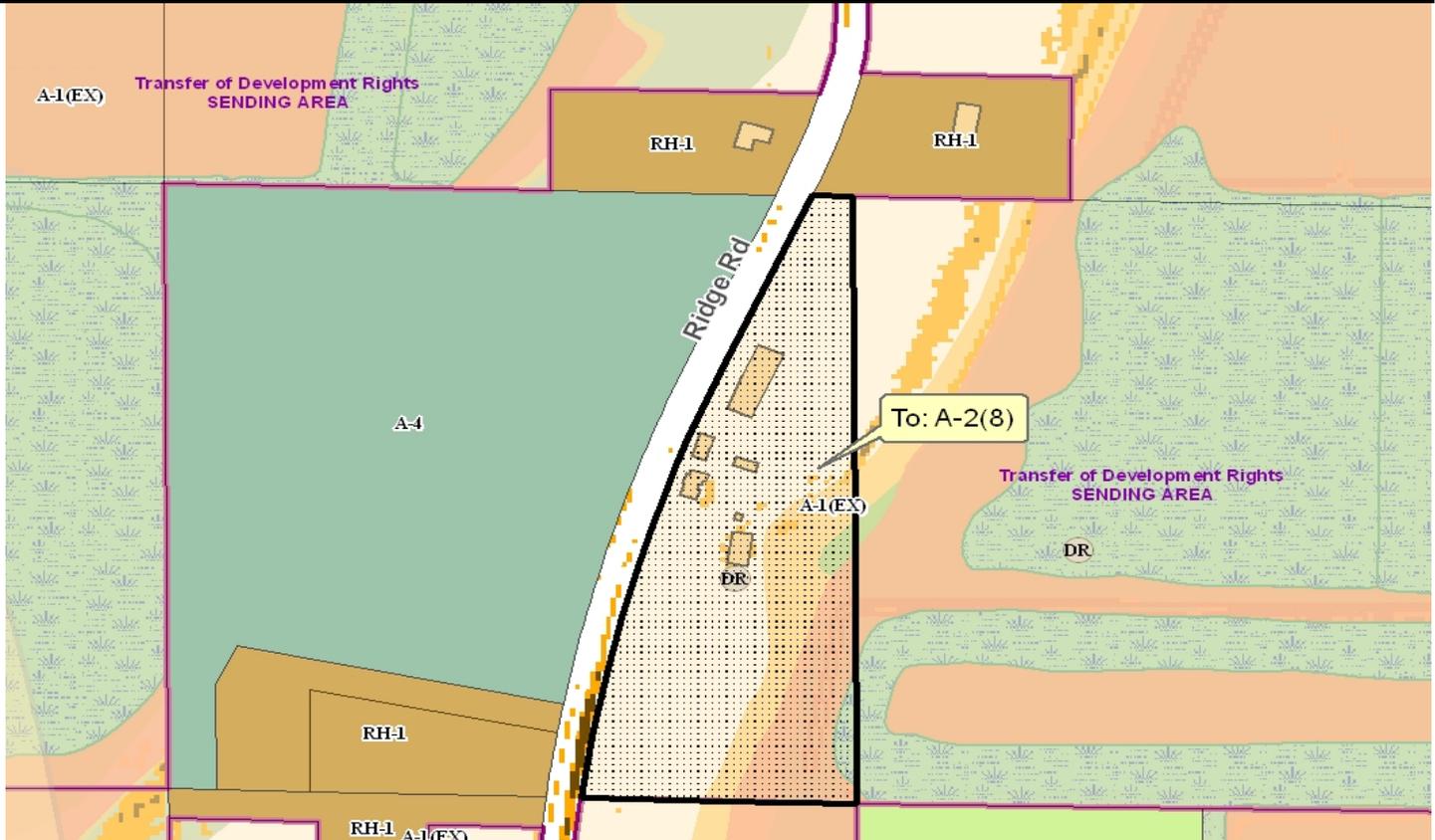




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>October 28, 2014</b>	<i>Petition:</i> <b>Rezone 10756</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to A-2(8) Agriculture District</b>	<i>Town/sect:</i> <b>Cottage Grove Section 12</b>
	<i>Acres:</i> 10.6 <i>Survey Req.</i> Yes	<i>Applicant:</i> <b>Patrick W Coffey</b>
	<i>Reason:</i> <b>Separating existing residence from the farmland</b>	<i>Location:</i> <b>4452 Ridge Road</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm house and buildings from the farm.

**OBSERVATIONS:** There is an existing residence and several large outbuildings on the property. 95% of the property consists of Class II soils. The southeast corner of the property is in the 100-year floodplain and may have wetlands present. No other sensitive environmental features observed. The property is currently deed restricted to prohibit further residential development.

**TOWN PLAN:** The property is located in the Town's Agricultural Area. Development is limited to 1 dwelling unit per 35 acres owned as of 5/15/82. Separation of the original residence counts as a split ("RDU") under the town density policy.

**RESOURCE PROTECTION:** There is a small area of resource protection corridor associated with wetland and floodplain located in the SE portion of the proposed new parcel.

**STAFF:** The proposal appears consistent with town plan policies. As indicated on the attached density study, there will be one remaining split available to Badger Farms LLC. A deed restriction was previously placed on the applicant's other property from the original farm, so no additional restriction will be necessary.

**NOTE:** The A-2(8) Zoning District limits livestock to one animal unit per acre.

**TOWN:** Approved with conditions (modify lot boundary as shown on the map above).