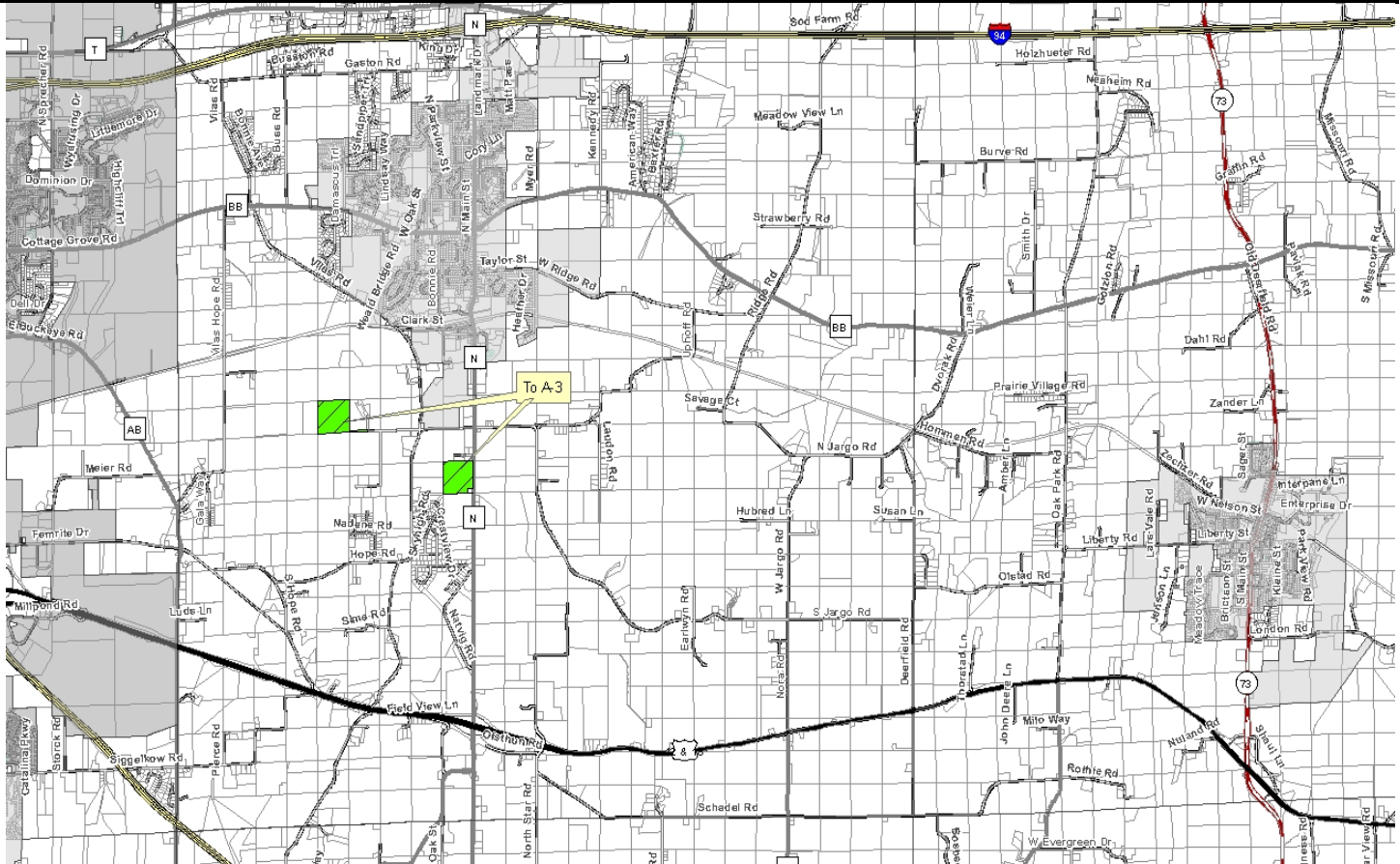




Staff Report

<i>Public Hearing:</i> November 22, 2016	<i>Petition:</i> Rezone 11061
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-3 Agriculture District	<i>Town/sect:</i> Cottage Grove Section 17 & 21
<i>Acres:</i> 80.22 <i>Survey Req. No</i>	<i>Applicant</i> Town of Cottage Grove
<i>Reason:</i> Rezone certain parcels out of the agriculture preservation area	<i>Location:</i> Various locations

Zoning and Land Regulation Committee



DESCRIPTION: The proposed rezoning from A-1EX Exclusive Agriculture to A-3 Transitional Agriculture is requested to provide zoning compliance for changes being made to the town of Cottage Grove Comprehensive Plan. The 3 subject tax parcels of this petition are being removed from the town’s agricultural preservation area. The proposal would implement changes to the town plan already adopted by the county under OA 29, 2016-17.

OBSERVATIONS: Subject properties consist of approximately 40% class II soils. No other sensitive environmental features observed.

TOWN PLAN: The subject properties are located in the town’s “Neighborhood Development Area”.

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

STAFF: The proposed rezoning is consistent with changes made to the town comprehensive plan and adopted by Dane County. The state Farmland Preservation law requires that the subject properties be rezoned out of the current certified farmland preservation zoning district (A-1EX).

TOWN: Approved. (Note that the original request included two tax parcels being rezoned from A-3 to A-1EX and placed *into* the town’s farmland preservation planning area. Those parcels have been removed from the petition at the request of the property owner, and no change is required as the properties are already located outside of the farmland preservation area.)