



Staff Report

Public Hearing: **February 24, 2015**

Petition: **Rezone 10812
CUP 2304**

Zoning Amendment:
**R-1A Residence District to A-2(1)
Agriculture District**

Town/sect:
**Cottage Grove
Section 31**

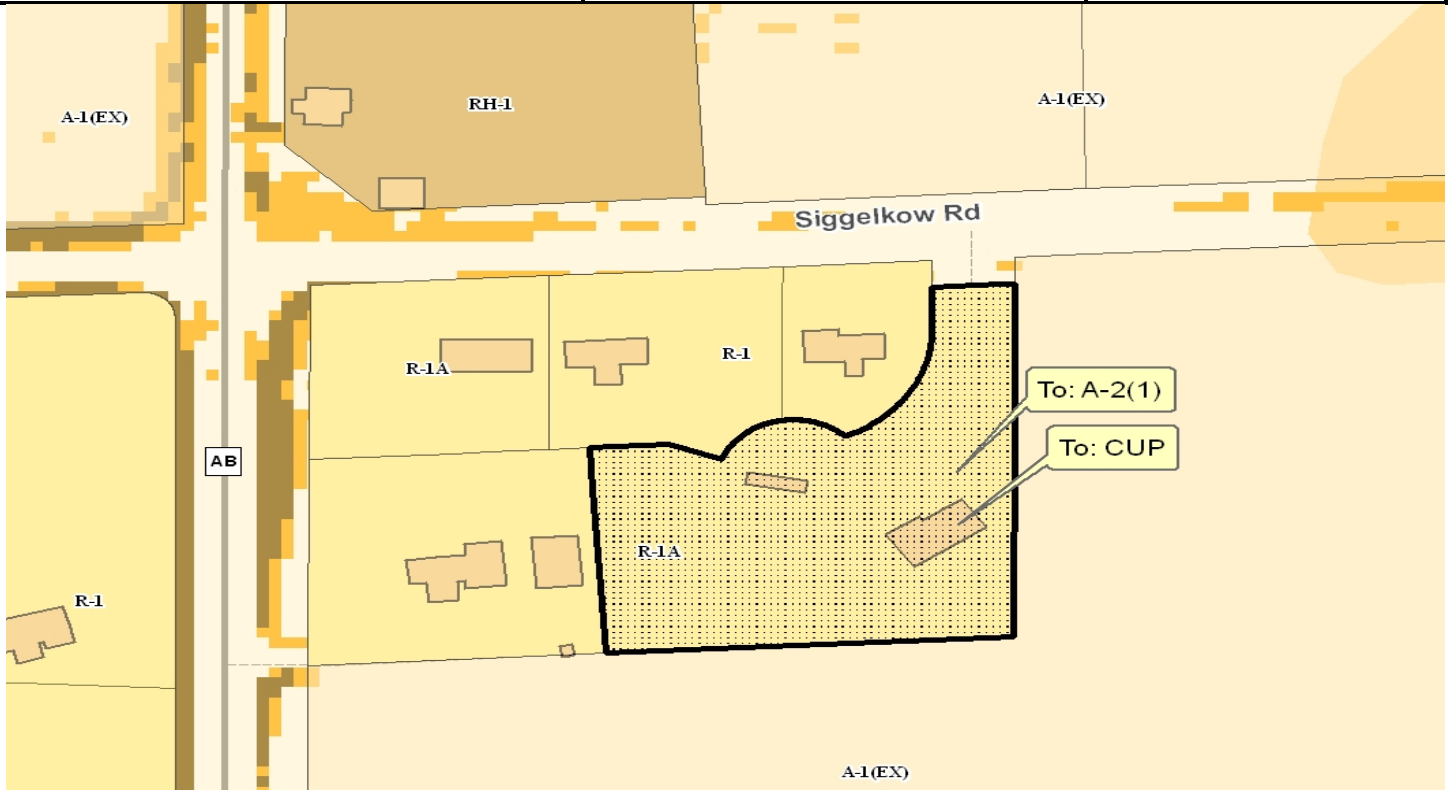
Acres: 1.864
Survey Req. No

Applicant
Brett T Dollar

Reason:
**Zoning to allow for a limited
family business
CUP Description: allow snow
removal and construction
business**

Location:
3111 Siggelkow Rd

Zoning and Land Regulation Committee



DESCRIPTION: The applicant wishes to rezone from *R-1A Residence District* to *A-2(1) Agriculture* to allow for a CUP for a limited family business. The applicant intends to build a new storage building for construction and remodeling trucks and equipment. He also wants to provide storage of recreational equipment for one to two customers.

OBSERVATIONS: Surrounding uses include single-family residences and agricultural land. The equipment storage building would be located 32' from the property's western boundary, behind the garage of a neighboring residence.

TOWN PLAN: The subject property is in the *Existing Residential* land use district of the *Town of Cottage Grove Comprehensive Plan - 2030*. Relevant to this proposal is a portion of *Exhibit J-2 Allowable Uses in the Land Use Districts*, where it is stated that "existing commercial uses are located throughout the town in various districts ... and a change in intensity or the need for additional land for the continuation of an existing use will be reviewed based on the criteria outlined on page J-17." This proposal meets these requirements, most fitting being "properties requiring a re-zoning will be zoned to the least intensive zoning category possible (such as LC-1)".

TOWN: Both the town plan commission and board voted unanimously in favor of rezone petition #10812. They also voted in favor of the CUP with one condition. That condition is as follows:
"Town approval was for a limited family business for snowplowing and contractor activities as allowed under DCCO sections 10.126(3)(m) Limited Family Business and (r) seasonal storage of recreational vehicles. All equipment must be stored inside the new building which is planned to be 36' x 63' x 12' at truss bottom.

Proposed Conditional Use Permit # 2304

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The use will be limited to a limited family business for snowplowing and contractor activities as allowed under DCCO sections 10.126(3)(m) Limited Family Business and (r) seasonal storage of recreational vehicles.
2. All equipment must be stored inside the new building which is planned to be 36' x 63' x 12' at truss bottom
3. Hours of operation shall be 7:00 a.m. to 7:00 p.m.
4. There will be no additional lighting. Current lighting includes one outdoor pole and fixture.
5. There shall be no signage
6. There shall be no outdoor loudspeakers