



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:  
**B-1 Local Business District to A-2  
(2) Agriculture District**

Acres: 2.13  
Survey Req. No

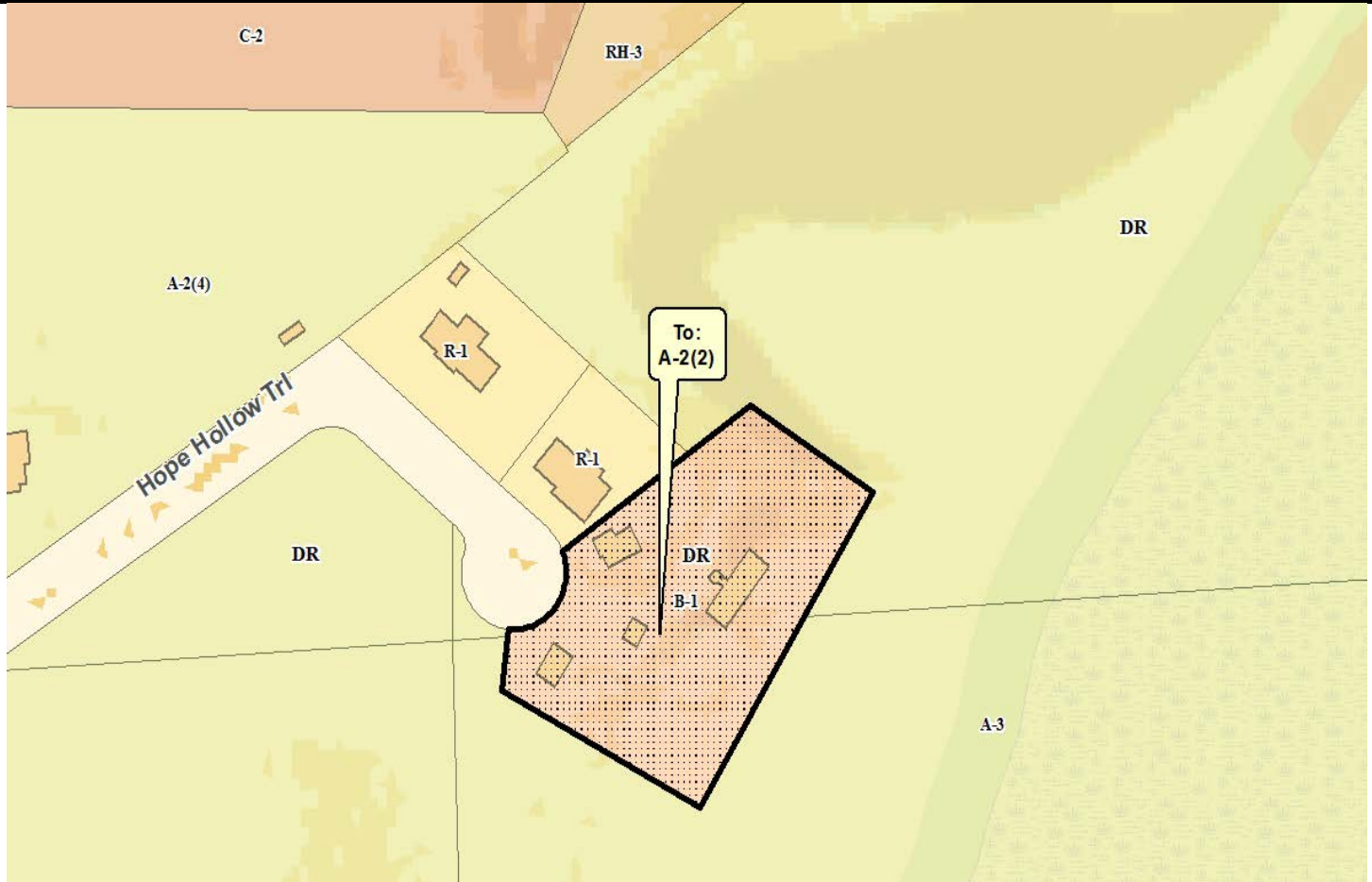
Reason:  
**Zoning to allow for a  
“garage/shed/workshop”**

Petition: **Petition 11321**

Town/sect:  
**Cottage Grove, Section 30**

Applicant  
**Amy M. Fluke**

Location:  
**3098 Hope Hollow Trail**



**DESCRIPTION:** The applicant is rezoning from the B-1 local business district to the to A-2(2) district in order to build a “garage/shed/workshop” for their personal use.

**OBSERVATIONS:** The 2.13 acre parcel is located on a cul-de-sac and is located next to two residential parcels. Existing structures on the property include agricultural outbuildings.

**TOWN PLAN:** The subject property is in the *Commercial Development* land use area of the *Town of Cottage Grove/Dane County Comprehensive Plan*.

**RESOURCE PROTECTION:** There are no sensitive environmental features on the property.

**STAFF:** Because it is an existing use, the proposal can be considered consistent with the town and county comprehensive plans.

**TOWN:** The Town Board approved the petition with no conditions.