



# Staff Report

Zoning and Land Regulation  
Committee

Public Hearing: **August 28, 2018**

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

Acres: 12  
Survey Req. Yes

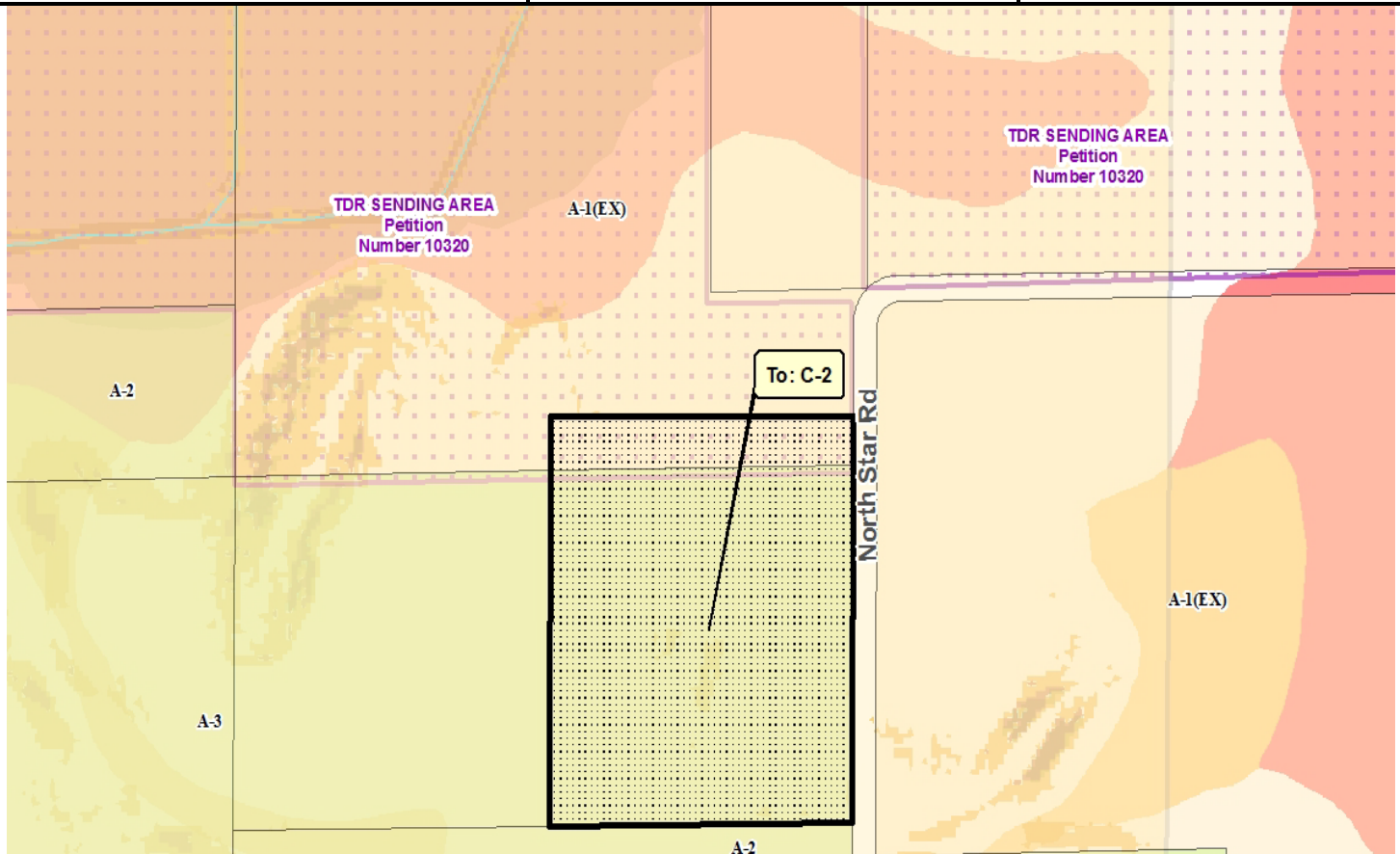
Reason:  
**Zoning change to allow contractor  
shop / yard**

Petition: **Petition 11317**

Town/sect:  
**COTTAGE GROVE, Section  
28**

Applicant  
**LARRY G SKAAR**

Location:  
**NORTH OF 3385 NORTH  
STAR RD**



**DESCRIPTION:** The applicant wishes to rezone his property from the A-2 Agricultural District to C-2 Commercial.

**OBSERVATIONS:** The subject property is vacant and surrounded by agricultural use. There are two mineral extraction operations nearby – one west of CTH N, and the other to the southeast along highway 12&18.

**TOWN PLAN:** The subject property is located in the *Commercial Development* area of the land use element of the Town of Cottage Grove Comprehensive Plan. The purpose of the district is to “enable a range of agricultural business, retail, commercial service, storage, light assembly, institutional, health care, research and development, and recreational uses”.

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

**STAFF:** Because of the long list of uses allowed in the C-2 district, the rezoning should be limited to appropriate potential uses, as outlined in the Town Action Report.

**TOWN:** The town approved the petition with the following conditions:  
Town approval for C-2 zoning includes only the following uses: Under DCCO 10.13 C-1: (e) office buildings devoted to not more than 2 floors of office space; under DCCO 10.14 C-2: (f) repairs, storage and service of contractors machinery and equipment, and (q) parking or storing of motor vehicles. In addition, the North Star Road right-of-way must be dedicated to the town.