

## Andros, Pamela

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**From:** Troy Eickhoff <tike292@gmail.com>  
**Sent:** Thursday, October 1, 2020 6:43 PM  
**To:** Andros, Pamela  
**Subject:** Note for your staff report, Skarstinden Road Development

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Hi Pam.

Below is a note I'm requesting you to add to your staff report regarding our townships 2020 comprehensive plan that has been submitted for county approval.

Thank you,

Troy Eickhoff

Dear ZLR committee members,

My name is Troy Eickhoff. I'm a committee member for the Town of Cottage Grove Planning Commission. I'm writing this letter to express my firm objection to the creation of a TDR-R, "receiving area", utilizing neighborhood development 8:1 split ratio along Skarsdisten and Skaar road that was requested by Neli Skaar/SkArdal farms. These lands in the petition are owned by Screamin' Norwegian Farms and lie in the agriculture preservation area of the township. The use of the TDR-R "receiving area" /neighborhood development falls outside the scope of our townships goal for Ag preservation and the scope of the TDR-R criteria.

Agriculture Preservation Area Purpose and Policies. As part of our town comprehensive plan, allowing neighborhood development in the proposed area **does not** protect the following:

- Long term preservation of productive agricultural lands.
- Existing farm operations from encroachment by an incompatible use.
- Mapped mainly over lands actively used for farming with productive agricultural soils, and/or with topographic and other conditions suitable for farming.
- Also mapped over open lands.
- Limited single-family residential development at densities at or below one home per 35 acres. (TDR greater than 1:1 ratio).

Transfer of Development Rights Program (TDR Receiving Areas). As part of our towns comprehensive plan, the proposed area **does not** meet the criteria for neighborhood development for these following reasons:

- It is inconsistent with visions, goals and objectives, and policies of the Town of Cottage Grove *Comprehensive Plan*.

- Incompatible with the purpose of the TDR-R district in 10.159(1) of the county zoning ordinance.
- Removes a greater amount of land from Ag production/preservation, i.e. 1:1 ratio vs 8:1 ratio.
- Creates an illogical development pattern.
- Has or creates land use conflicts.

In summary, I'm asking the ZLR committee members to consider **not adopting** our 2020 Town of Cottage Grove comprehensive plan without the removal of the Skaar petition requesting lands along and adjacent to the Skarstinden Road Development to be placed in neighborhood development.

Thank you for your consideration.

Troy R. Eickhoff  
Town of Cottage Grove Planning Commission Member