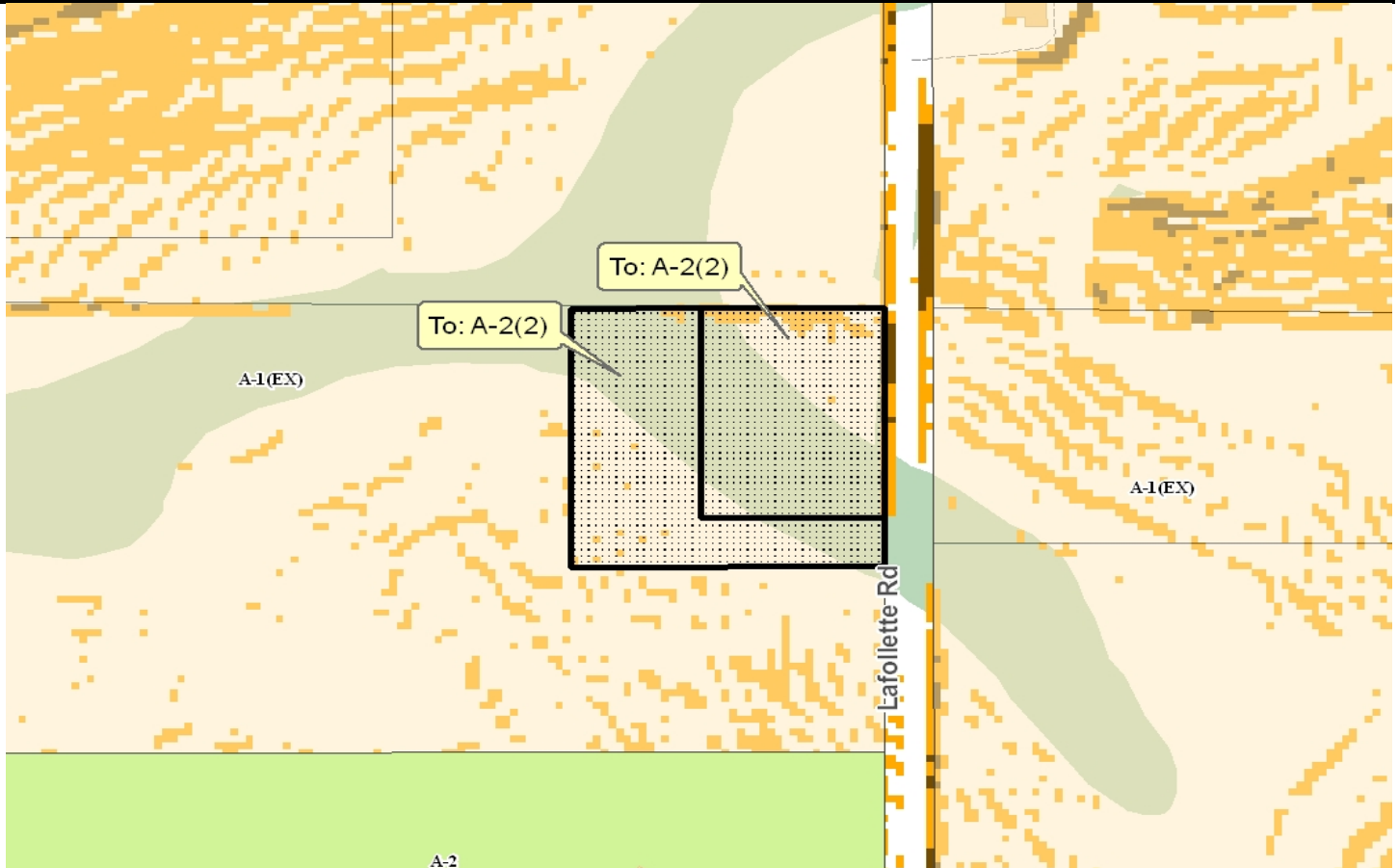




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>September 23, 2014</b>	<i>Petition:</i> <b>Rezone 10752</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to A-2(2) Agriculture District</b>	<i>Town/sect:</i> <b>Primrose Section 07</b>
	<i>Acres:</i> 4.2 <i>Survey Req. Yes</i>	<i>Applicant:</i> <b>Steven A Sponem</b>
	<i>Reason:</i> <b>Creating two residential lots</b>	<i>Location:</i> <b>North of 1129 Lafollette Rd</b>



**DESCRIPTION:** Applicant would like to create two residential lots on the 358-acre farm.

**OBSERVATIONS:** Approximately 30% of the proposed area consists of Class II soils. The area is currently being cropped. No other sensitive environmental features observed.

**TOWN PLAN:** The Town's Land Use Plan designates this property being within the Farmland Preservation Area. The landowner has elected to choose Development Option B as described in the Town Plan for development of the original farm. With this option, housing density rights are allocated on a 1:70 acre ratio. Option B allows more flexibility on home site placement within the Ag Pres Area with regards to historically cropped land. If approved, 3 housing density rights will remain on the original farm.

**RESOURCE PROTECTION:** Town-specific Resource Protection Corridors associated with LESA Group I farm soils (in this case, Dodgeville Silt Loam) cross both proposed lots. Development should avoid areas of Dodgeville Silt Loam soils.

**STAFF:** The proposal meets the dimensional standards of the zoning district.

**TOWN:** Approved conditioned upon a deed restriction being placed on the lots limiting the home sites to individuals associated with the Sponem Valley View Farm, LLC .