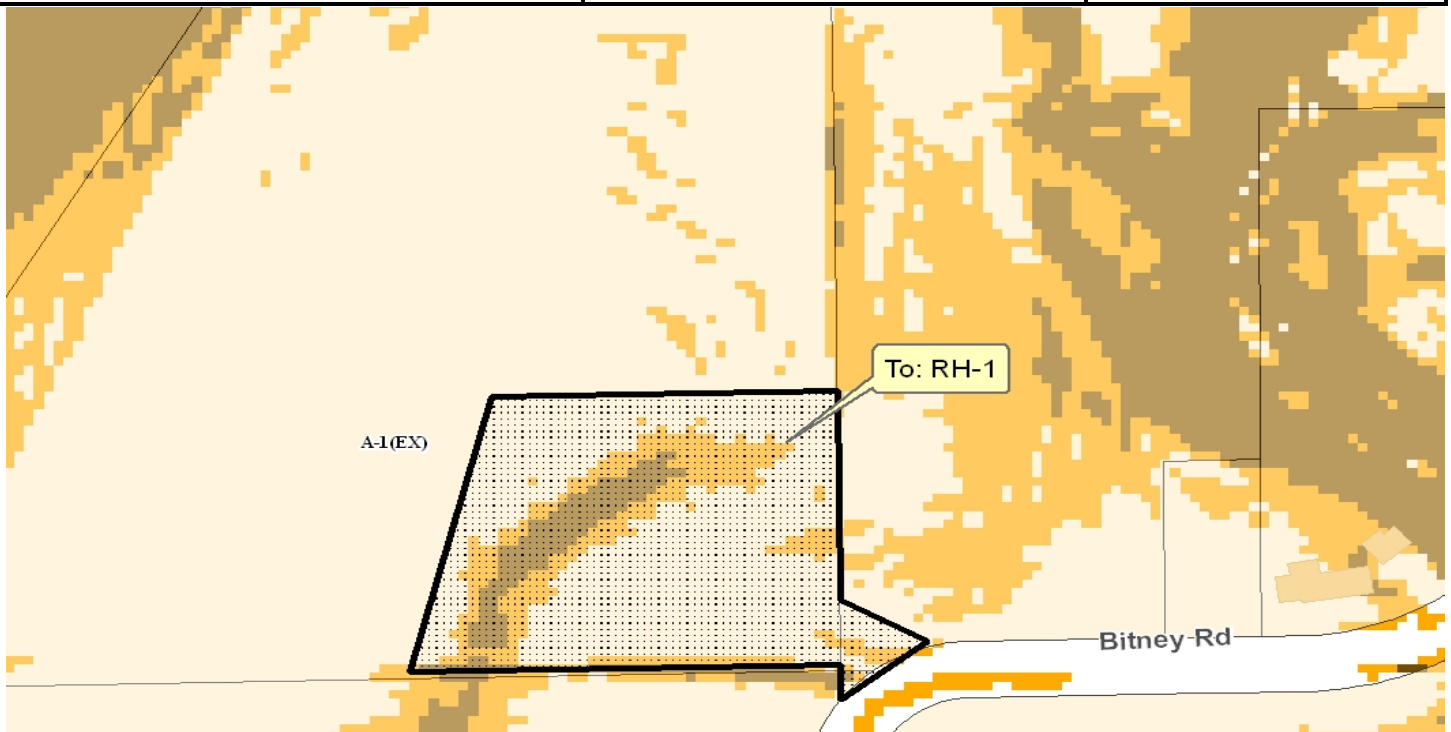




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 23, 2014	<i>Petition:</i> Rezone 10782
	<i>Zoning Amendment:</i> A-1Ex Exclusive Agriculture District to RH-1 Rural Homes District	<i>Town/sect:</i> Dane Section 07
	<i>Acres:</i> 3 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Pepper Ridge Farms LLC
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> North of 7409 Bitney Road



Description: The applicant proposes to create a new 3-acre single-family residential lot from the ~230 acre farm.

Observations: There is an area of steep slope topography located on the westerly 1/3 of the proposed RH-1 parcel. The property consists of Class II (westerly 1/6), III (southerly 1/6), and VI soils (middle 2/3).

Town Plan: The property is located in the town's Agricultural Preservation Area.

Resource Protection: There is an area of resource protection corridor associated with steep slope topography on the property.

Staff: The proposal appears consistent with town plan policies. If the petition is approved, it appears that the remaining Pepper Ridge Farm property on the west side of Bitney Road may total less than 35 acres. The owner may wish to slightly reduce the size of the proposed parcel to ensure that a minimum of 35 net acres remains, or to rezone the remaining lands west of Bitney Road to A-4 Agricultural and identify it as lot 2 on the CSM.

Staff suggests designating a "no build" area on the CSM corresponding to the steep slope topography located on the property. As indicated on the attached density study, the Pepper Ridge farm is eligible for 3 possible splits. If the petition is approved, the property will remain eligible for 2 possible splits.

Town: Approved conditioned upon a deed restriction prohibiting development on the surrounding property.

Staff Update: The petitioner was informed of the 35-acre concern with the remaining acreage west of Bitney Road. To address the concern, the petitioner has elected to reduce the size of the proposed lot to 2.5 acres. If approved, staff suggests that a condition be placed on the petition that the surveyor must confirm that the remaining lands located west of Bitney Road are over 35 acres in size to meet the requirements of the A-1 Exclusive Agriculture Zoning District.