
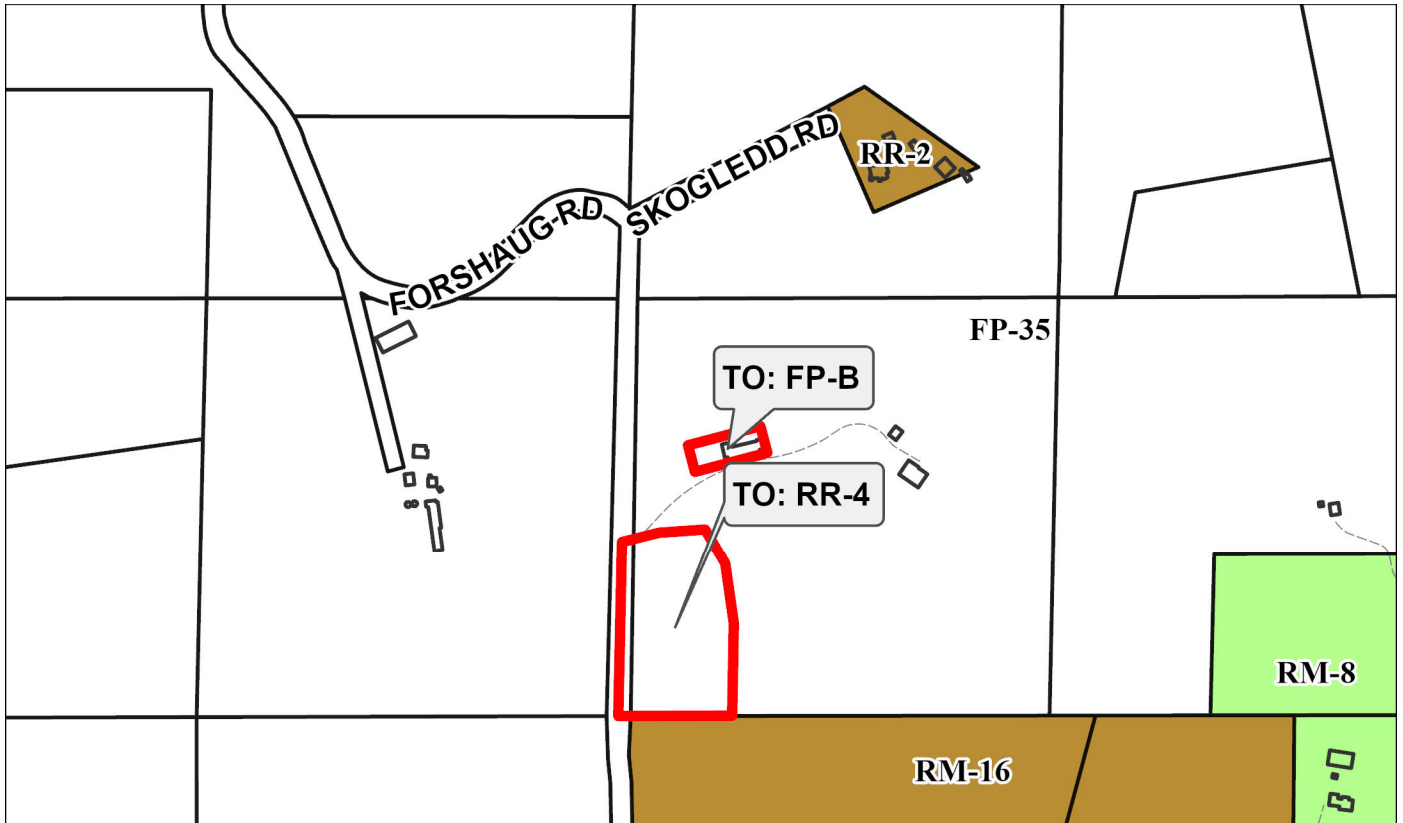


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 23, 2024		Petition 12064
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-B Farmland Preservation Business District		<u>Town, Section:</u> VERMONT, Section 23
	<u>Size:</u> 4.46,0.46 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> MARC ROBERTSON & ANNE BOSCH
	<u>Reason for the request:</u> creating a residential lot and zoning compliance for an existing business (woolen mill)		<u>Address:</u> 3776 FORSHAUG ROAD



DESCRIPTION: Marc Robertson and Anne Bosch propose to create a residential lot and obtain zoning compliance for an existing woolen mill business. The proposal would create an RR-4 lot in the SW corner of their property and create half-acre FP-B spot zone on the remaining 40 acres to account for the business location.

OBSERVATIONS: The property currently contains an existing residence and a building used for processing wool. The landowners have been running the Blackberry Ridge Woolen Mill from this property since 1988. The property contains steep topography (>20% grade) throughout the property. There is an adequate area within the proposed residential lot area to avoid development within in the steep slope topography. No other sensitive environmental features observed.

There is a small strip of land along the east side of Forshaug Road that is owned by the neighbor, Erik Forshaug. The strip would prevent access to Forshaug Road along the southerly 322 feet of the proposed lot. Mr. Robertson has been trying to purchase the strip of land for well over a year, but has been unsuccessful. The propose lot is configured to allow access to Forshaug Road in the northerly portion.

COMPREHENSIVE PLAN: Property is within a Farmland Preservation Area under the [Town of Vermont Comprehensive Plan](#) and the [Dane County Farmland Preservation Plan](#). Agriculture and agriculture-related uses (such as the woolen mill in the proposed FP-B district) are preferred. Residential development is capped at one homesite per 35 acres owned as of January 1, 1985. If Petition 12064 is approved as submitted, this will **exhaust** the development potential on the property. The balance of the property remaining in FP-35 zoning should be deed restricted to prohibit future non-farm development.

For questions about the town plan, contact Senior Planner Brian Standing at standing.brian@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On May 13, 2024 the Town Board recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff would recommend approval of the rezone petition subject to the following conditions:

1. The applicant records a deed restriction prohibiting further residential development on the balance of current parcel number 0706-233-9000-5 remaining in FP-35 zoning.

Please contact Roger Lane at (608) 266-9078 or lane.roger@danecounty.gov if you have questions about this petition or staff report.