

Dane County Rezone Petition

Application Date	Petition Number
05/10/2024	DCPREZ-2024-12064
Public Hearing Date	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARC ROBERTSON & ANNE BOSCH	PHONE (with Area Code) (608) 437-3762	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES, LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3776 FORSHAUG RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS anne@blackberry-ridge.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3776 Forshaug Road					
TOWNSHIP VERMONT	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-233-9000-5					

REASON FOR REZONE



CREATING A RESIDENTIAL LOT AND ZONING COMPLIANCE FOR AN EXISTING BUSINESS (WOOLEN MILL)

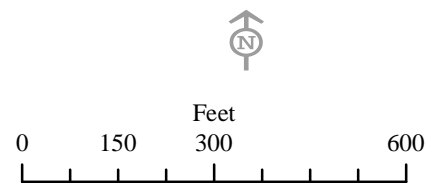
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.46
FP-35 Farmland Preservation District	FP-B Farmland Preservation Business District	0.46

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12064

-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Marc Robertson & Anne Bosch	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3776 Forshaug Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	anne@blackberry-ridge.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-437-3762	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	vermont	Parcel Number(s):	0706-233-9000-5
Section:	23	Property Address or Location:	3776 Forshaug Rd

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Marc & Anne currently own and run a woolen mill in the existing building next to their home. The simple explanation of this business is that it takes orders of wool from all over and turns that wool into yarn, then returns it to the client. All work is done within the building and very little client interaction is necessary on site. They are looking to retire and would like to sell the business and home and build a new home on the property. This request is to rezone and separate the residential new home site which will be followed up by a CSM lot boundary. Also in this request is the spot rezone of around the building where the woolen mill is located. This will allow the existing home, land and business to meet zoning requirements and be sold as a whole package when the time comes. I have attached a short letter from Anne about the business.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	4.46
FP-35	FP-B	0.46

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 5-8-24

Hi,

Here is some info:

We have owned and operated Blackberry Ridge Woolen Mill, LLC since 1988. It is a business that offers custom wool processing taking wool that has been sheared from sheep and turning it into yarn. The customer would get their own wool back in the form of yarn that they could then take to farmer's markets and fiber festivals and sell to knitters. We have focused primarily on custom work, but have done some of our own yarn to fill in the gaps in custom work. We have recently quit taking in most custom jobs and have focused on working down the inventory of wool that I have purchased for our own sales, but had never gotten around to finishing. We do still have a little custom work coming in.

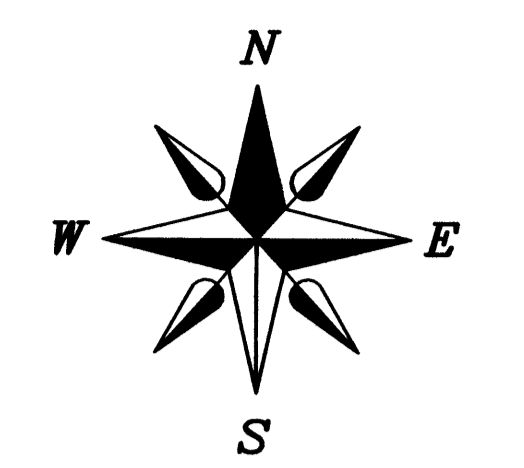
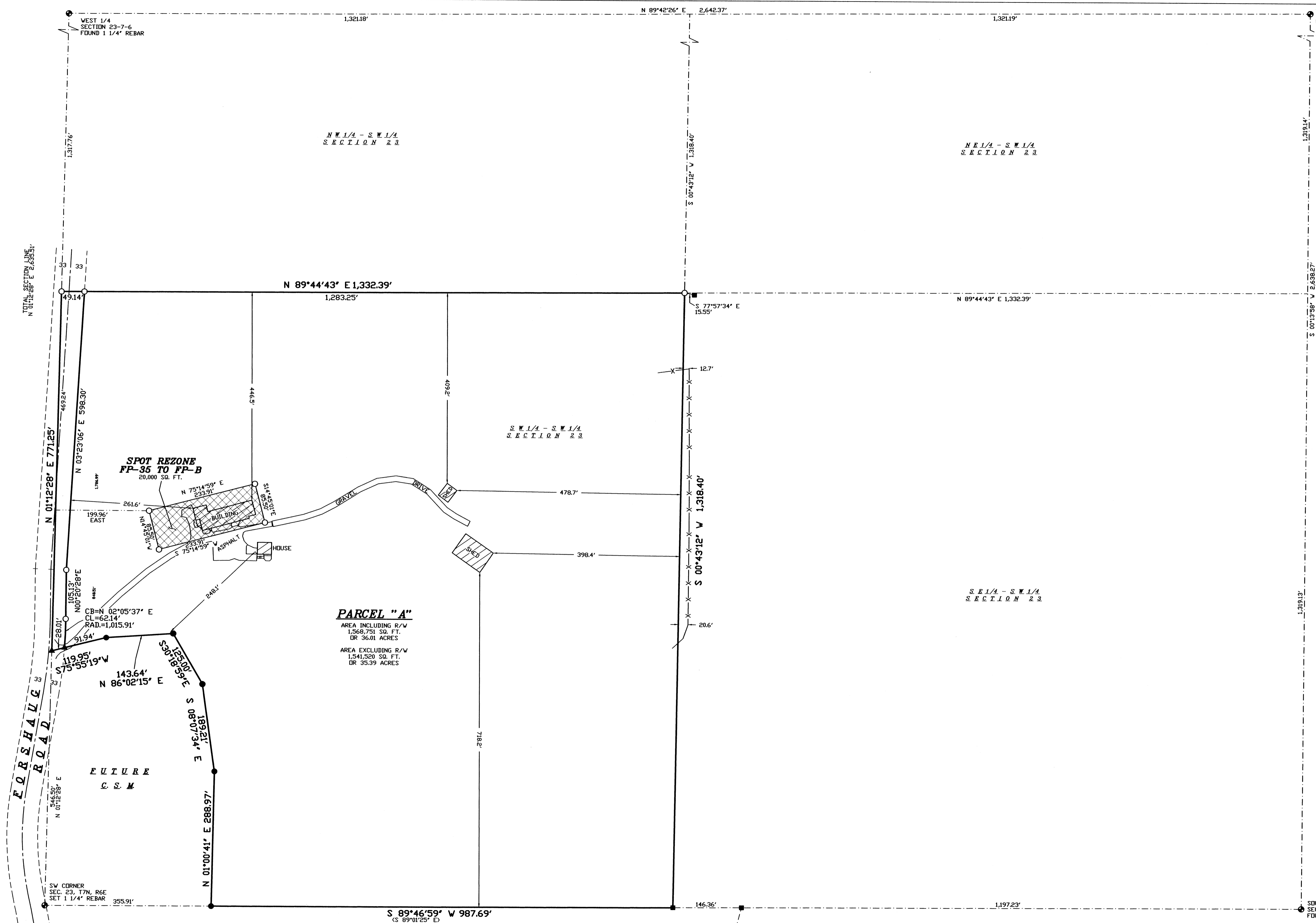
We have been trying to sell the business for several years (I am 73). The business does not make a lot of money, but it is located in the center of 40 acres which has a lot of value. Since we have not found a buyer for the real estate and the business, we have been willing to discuss the possibility of selling the business and having the owners of the business rent the building from us. It is our hope that the business will continue to produce yarn for customers.

We have a small shop but do not have regular hours and are open by appointment. We do not have a lot of foot traffic out this far and might have 1 shopper per week. We have done educational tours for groups for free, but have not done that since Covid.

If you need more info, let me know.

Thanks,

Anne Bosch



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 23 WHICH BEARS N 01°12'28" E

SCALE 1" = 100'

0' 50' 100' 200' 300'

- LEGEND**
- = SET 3/4"x24" REBAR WT 15 LB PER LIN FT
 - ▲ = FOUND SURVEY SPIKE
 - = FOUND 1" PIPE
 - = FOUND SECTION CORNER
 - (##) = RECORDED AS

PREPARED FOR:

MARC ROBERTSON
ANNE BOSCH
3776 FURSHAUGH RD.
MT. HOREB, WI 53572

DESCRIPTION OF PARCEL "A" AS SURVEYED:

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 23, 17N, R6E, Town of Vermont, Dane County, Wisconsin.

Commencing at the SW Corner of said Section 23; thence N 01°12'28" E along the west line of the SW 1/4 of said Section 23, 546.30 feet to the point of beginning.

Thence continue N 01°12'28" E on said west line, 771.25 feet to the NW Corner of the SW 1/4 of the SW 1/4 of said Section 23; thence N 89°44'43" E along the north line of the SW 1/4 of the SW 1/4 of said Section 23, 1,332.39 feet to the NE Corner of the SW 1/4 of the SW 1/4 of said Section 23; thence S 00°43'12" W along the east line of the SW 1/4 of the SW 1/4 of said Section 23, 1,318.40 feet to the SE Corner of the SW 1/4 of the SW 1/4 of said Section 23; thence S 89°46'59" W along the south line of the SW 1/4 of the SW 1/4 of said Section 23, 987.69 feet; thence N 01°00'41" E, 288.97 feet; thence N 08°07'34" W, 189.21 feet; thence N 30°18'59" W, 125.00 feet; thence S 86°02'15" W, 143.64 feet; thence S 75°55'19" W, 119.95 feet to the point of beginning. The above-described parcel contains 1,576,676 square feet or 36.20 acres and is subject to a road right of way over the most westerly part thereof.

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

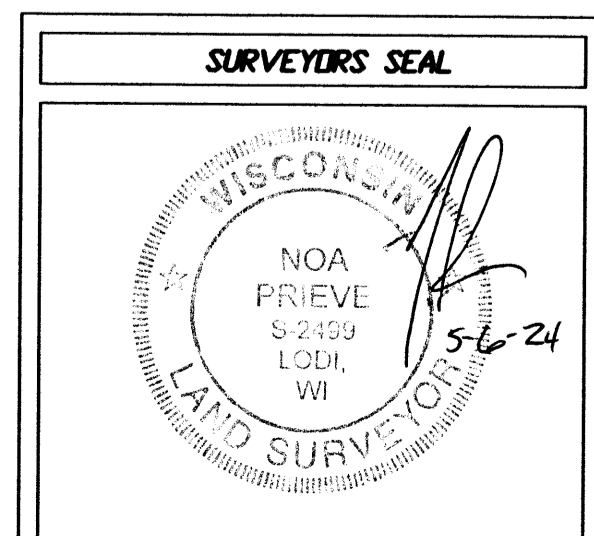
SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 VI Statutes. Field work was completed on April 11, 2024.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date May 6, 2024

Noa T. Prieve S-2499
Professional Land Surveyor



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN 53597
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

Located in the SW 1/4 of the SW 1/4 of Section 23, 17N, R6E, Town of Vermont, Dane County, Wisconsin.

DATE	MAY 1, 2024	REVISION DATE	CHECK BY	N.T.P.
SCALE	1" = 100'	DRAWING NO.	24W-89	
DRAWN BY	BRAD RODSMA	SHEET	1	OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

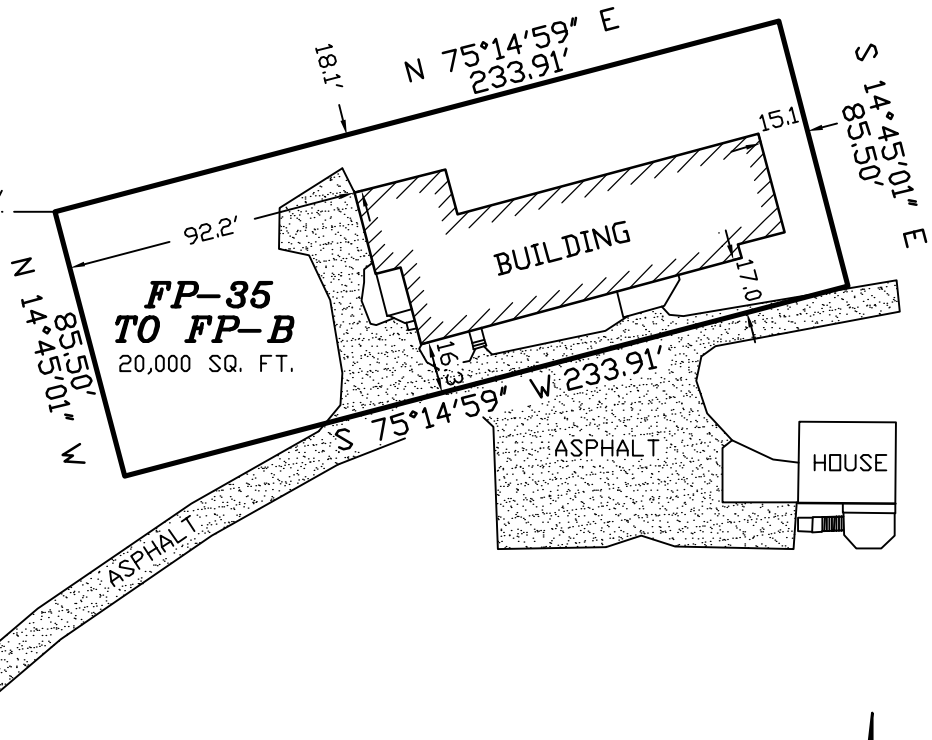
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SPOT REZONE

WEST 1/4
23-7-6
FND 1 1/4"
REBAR

1,786.99'

EAST 199.96'



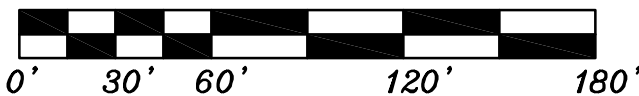
TOTAL SECTION LINE
N 01°12'28" E 2,635.51'

848.51'

PREPARED FOR:

MARC ROBERTSON
ANNE BOSCH
3776 FORSHAUG RD.
MT. HOREB, WI 53572

SCALE 1" = 60'



SW CORNER
SEC. 23, T7N, R6E
SET 1 1/4" REBAR

DATE: 4-29-24

JOB NO: 24W-89

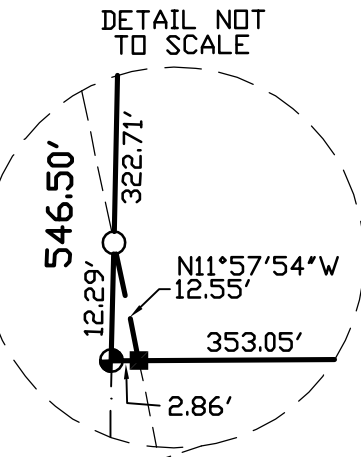
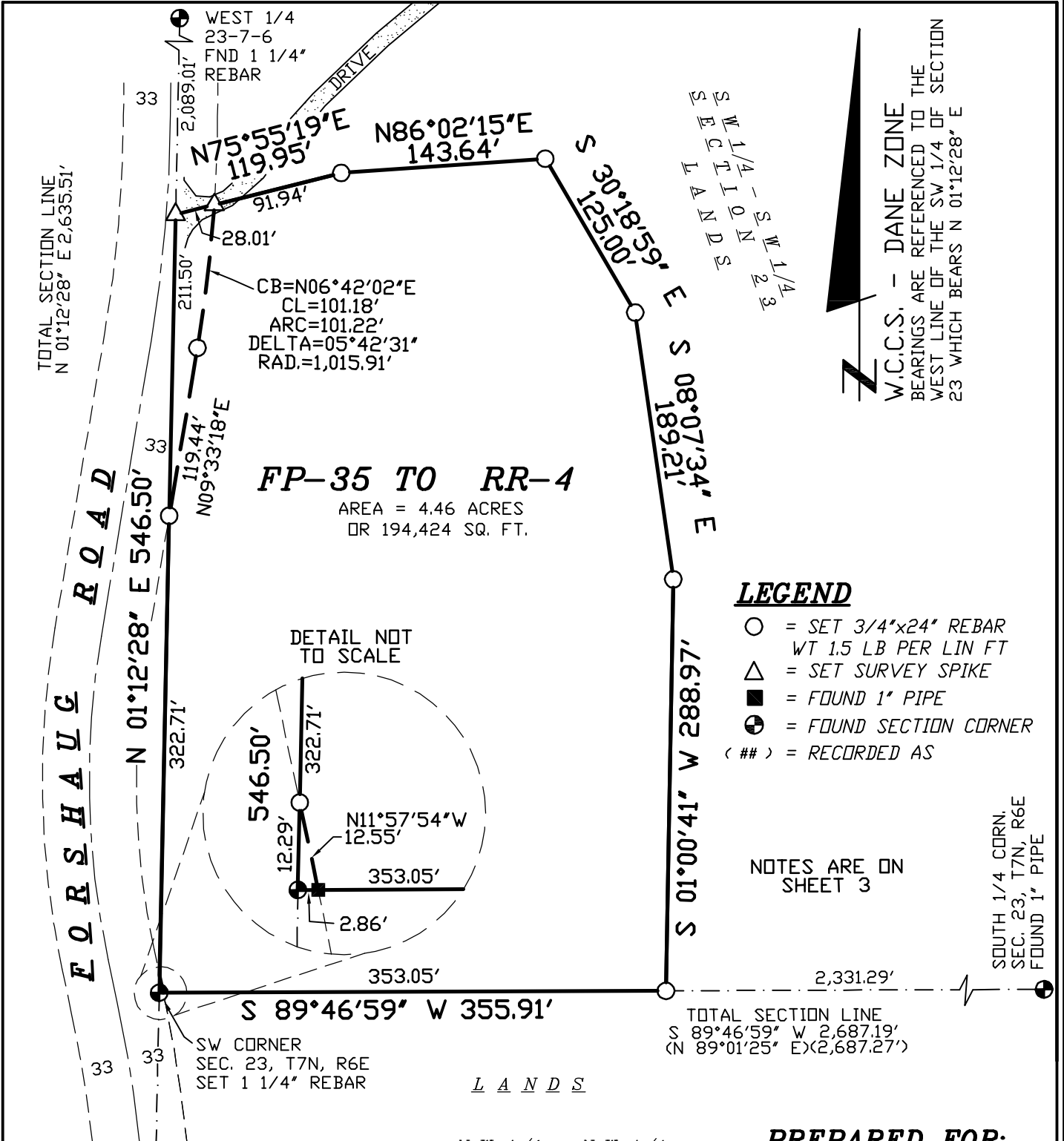


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the SW 1/4 of Section 23, T7N, R6E, Town of Vermont, Dane County, Wisconsin



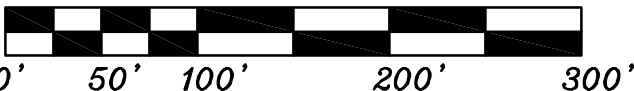
L A N D S

NW 1/4 - NW 1/4
SECTION 22

PREPARED FOR:

MARC ROBERTSON
ANNE BOSCH
3776 FORSHAUG RD.
MT. HOREB, WI 53572

SCALE 1" = 100'



REZONE DESCRIPTION

FP-35 TO FP-B

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 23, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the SW Corner of said Section 23; thence N 01°12'28" E along the west line of the SW ¼ of said Section 23, 848.51 feet; thence due East, 199.96 feet to the point of beginning.

Thence N 75°14'59" E, 233.91 feet; thence S 14°45'01" E, 85.50 feet; thence S 75°14'59" W, 233.91 feet; thence N 14°45'01" W, 85.50 feet to the point of beginning. The above-described parcel contains 20,000 square feet.

REZONE DESCRIPTION

FP-35 TO RR-4

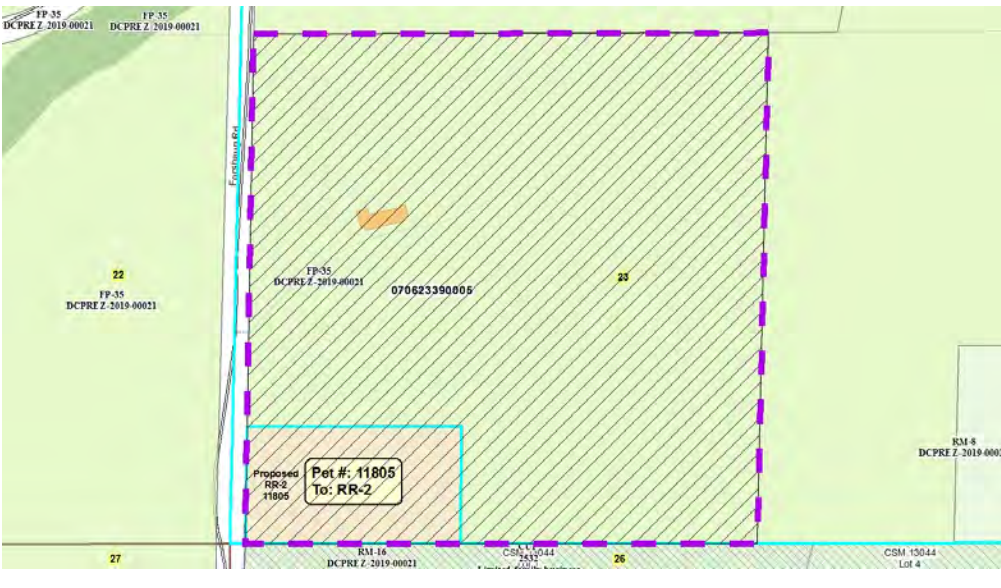
A parcel of land located in the SW 1/4 of the SW 1/4 of Section 23, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Beginning at the SW Corner of said Section 23; thence N 01°12'28" E along the west line of the SW 1/4 of said Section 23, 546.50 feet; thence N 75°55'19" E, 119.95 feet; thence N 86°02'15" E, 143.64 feet; thence S 30°18'59" E, 125.00 feet; thence S 08°07'34" E, 189.21 feet; thence S 01°00'41" W, 288.97 feet to the south line of the SW 1/4 of said Section 23; thence S 89°46'59" W along said south line, 355.91 feet to the point of beginning. The above-described parcel contains 186,498 square feet or 4.28 acres and is subject to road right of way over a portion of the most westerly part thereof.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date	3/22/2022	Petition Number	11805	Applicant:	Marc Robertson
Town	Vermont	A-1EX Adoption	10/12/1979	Orig Farm Owner	Marc Robertson
Section:	23	Density Number	35	Original Farm Acres	39.36
Density Study Date	3/11/2022	Original Splits	1.12	Available Density Unit(s)	1



Reasons/Notes:
 Homesites created to date:
 NONE.
 Note: Existing home on PIN 0706-233-9000-5 exempt from town density cap.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
070623390005	39.36	MARC ROBERTSON	