

Dane County Rezone Petition

Application Date	Petition Number
12/18/2023	DCPREZ-2023-12010
Public Hearing Date	
02/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MORCOY COMPOUND LLC (PAUL MORRISON)	PHONE (with Area Code) (608) 712-3780	AGENT NAME PAUL MORRISON	PHONE (with Area Code) (608) 712-3780
BILLING ADDRESS (Number & Street) 7741 STATE HIGHWAY 69		ADDRESS (Number & Street) 7741 STATE HIGHWAY 69	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS paul.woodcycle@gmail.com		E-MAIL ADDRESS paul.woodcycle@gmail.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	
7741 State Highway 69					
TOWNSHIP MONTROSE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-314-9000-7					

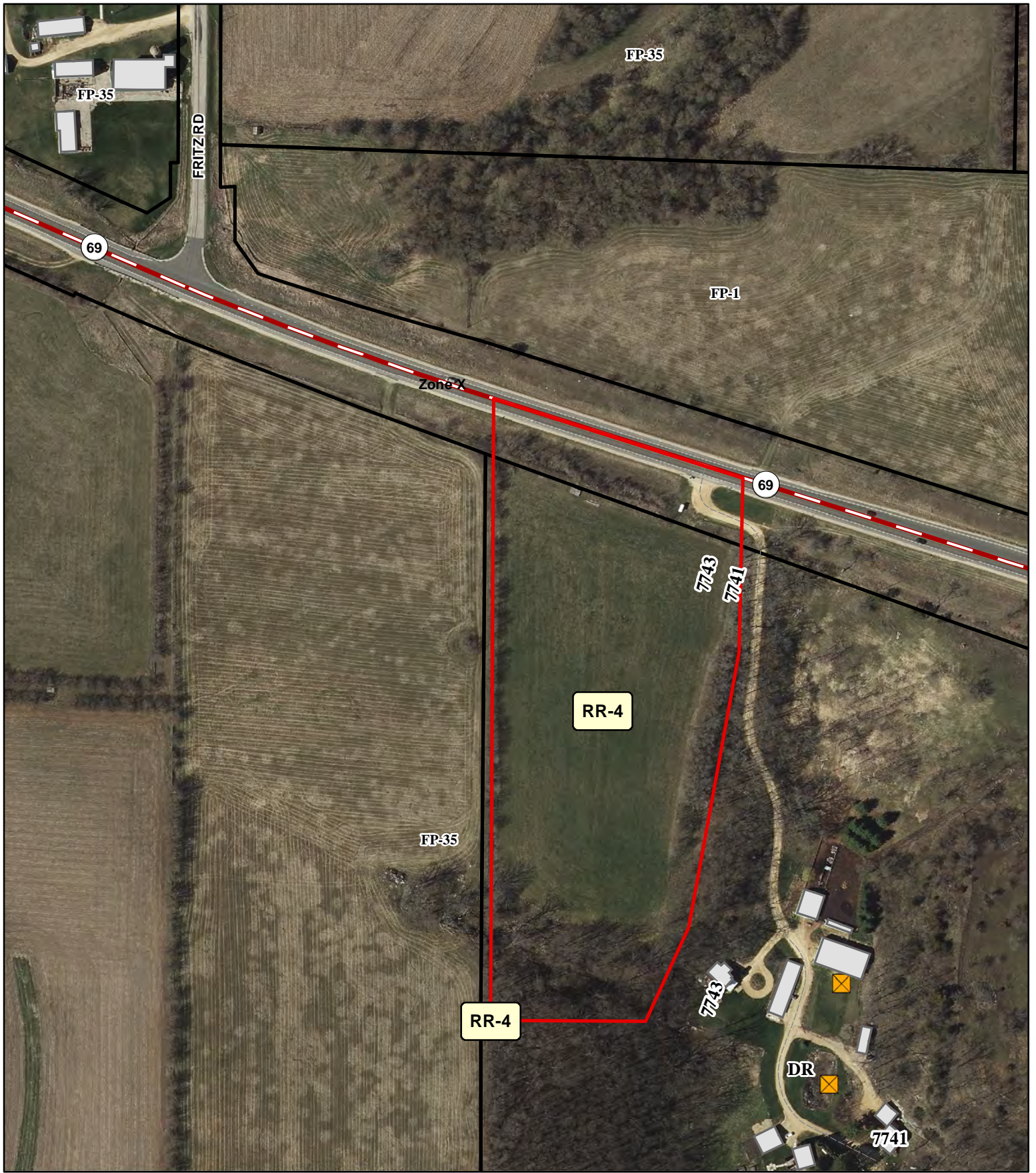
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND



FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.45

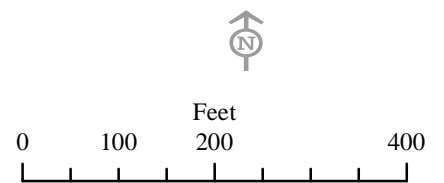
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: THE SECOND RESIDENCE SHALL BE REMOVED FROM THE PROPERTY PRIOR TO THE PROPOSED ZONING BECOMING EFFECTIVE. CSM IS SUBJECT TO VILLAGE OF BELLEVILLE EXTRATERRITORIAL JURISDICTION REVIEW.



REZONE 12010

-  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
<ul style="list-style-type: none"> • 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:	MorCoy Compount LLC	Agent Name:	Paul Morrison
Address (Number & Street):	7741 State Road 69	Address (Number & Street):	same
Address (City, State, Zip):	Belleville WI 53508	Address (City, State, Zip):	
Email Address:	paul.woodcycle@gmail.com	Email Address:	
Phone#:	608/712-3780	Phone#:	

PROPERTY INFORMATION	
Township: Montrose	Parcel Number(s): 040/0508-314-9000-7
Section: 31	Property Address or Location: 7741/7743 State Road 69, Belleville

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

The current parcel is a two-home FP35 property with the second home under CUP. One home is the original farmhouse, the second is a 1984 secondary farm residence. This had been parent child ownership, but is now single party ownership. The desire is to demolish one existing home and section off a 6.5 acre parcel as a new building site as a replacement for the existing home

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-35	49
FP-35	RR4?	6.45

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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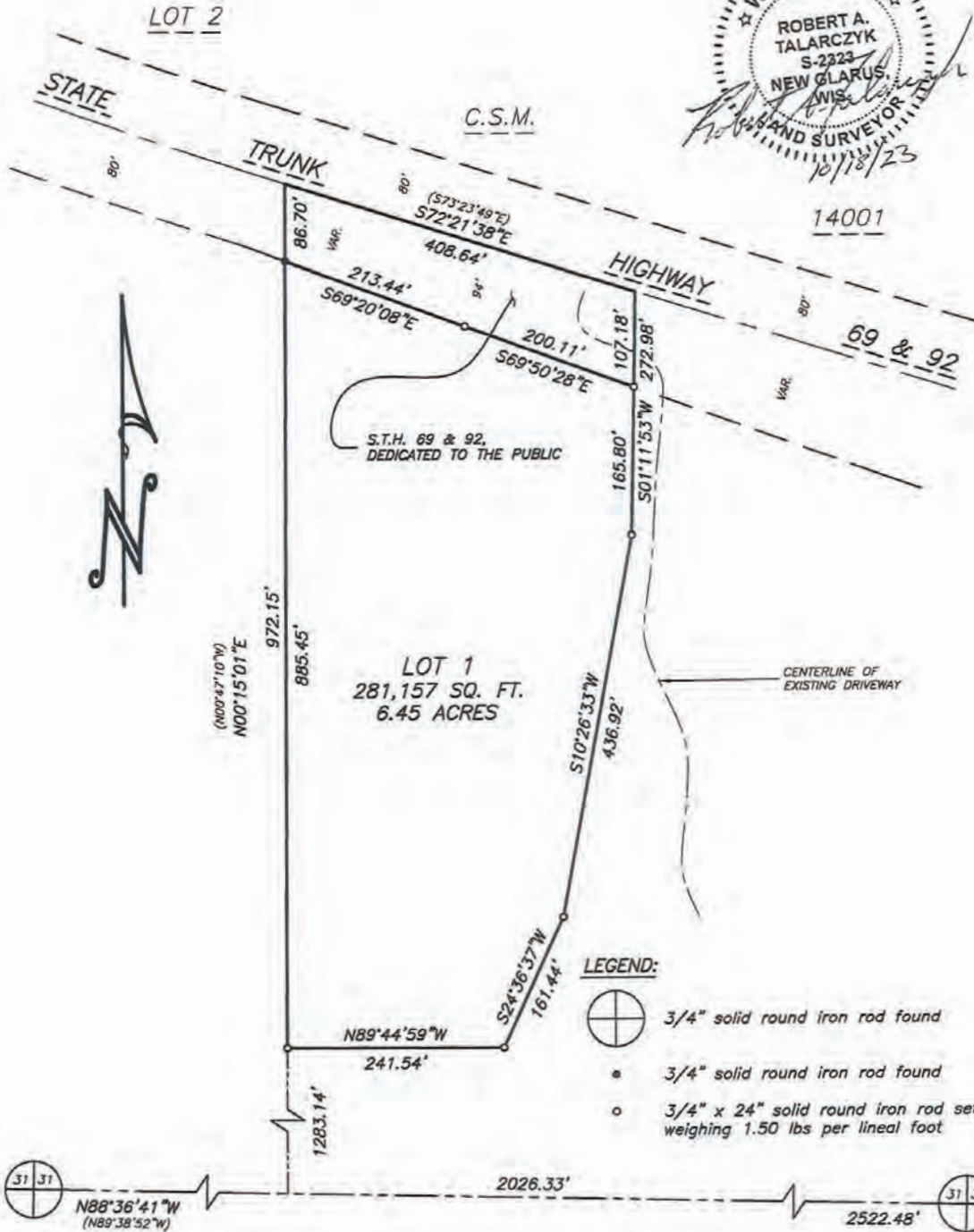
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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

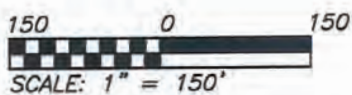
Date 12/13/25

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest and Southwest 1/4s of the Southeast 1/4 of Section 31, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.



JOB NO. 23165
POINTS 23165
DRWG. 23165_1
DRAWN BY MST



TALARCZYK
LAND SURVEYS

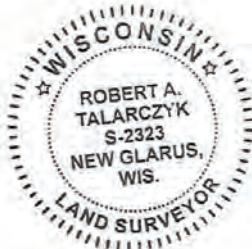
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest and Southwest 1/4s of the Southeast 1/4 of Section 31, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, bounded and described as follows: Commencing at the Southeast 1/4 of said Section 31; thence N88°36'41"W along the South line of Section 31, 2026.33'; thence N00°15'01"E, 1283.14' to the point of beginning; thence N00°15'01"E, 972.15' to the centerline of State Trunk Highway 89 & 92; thence S72°21'38"E along said centerline, 408.64'; thence S01°11'53"W, 272.98'; thence S10°26'33"W, 436.92'; thence S24°36'37"W, 161.44'; thence N89°44'59"W, 241.54' to the point of beginning.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Montrose, the Village of Belleville and Dane County; and that under the direction of Paul Morrison, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

October 18, 2023




Robert A. Talarczyk, P.L.S.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southeast 1/4 of Section 31 bears N88°36'41"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

OWNER'S CERTIFICATE OF DEDICATION:

Morcoy Compound LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Morcoy Compound LLC does further certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Montrose; Village of Belleville; Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Paul A. Morrison, Member
Morcoy Compound LLC

STATE OF WISCONSIN)

_____) COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Paul A. Morrison, member of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

 **TALARCZYK**
LAND SURVEYS

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

JOB NO. 23165
POINTS 23165
DRWG. 23165_1
DRAWN BY MST

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest and Southwest 1/4s of the Southeast 1/4 of Section 31, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin.

TOWN APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Montrose.

Town Clerk

VILLAGE APPROVAL: Approved for recording this _____ day of _____, 20____ by the Village of Belleville.

Village Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds

PREPARED FOR:
Paul Morrison
7741 S.T.H. 69
Belleville, WI 53508
(608) 712-3780



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POINTS 23165
DRWG. 23165_1
DRAWN BY MST

TALARCZYK
LAND SURVEYS, LLC
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608-527-5216
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FP-35 to RR-4

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Commencing at the Southeast 1/4 of said Section 31; thence N88°36'41"W along the South line of Section 31, 2026.33'; thence N00°15'01"E, 1283.14' to the point of beginning; thence N00°15'01"E, 972.15' to the centerline of State Trunk Highway 69 & 92; thence S72°21'38"E along said centerline, 408.64'; thence S01°11'53"W, 272.98'; thence S10°26'33"W, 436.92'; thence S24°36'37"W, 161.44'; thence N89°44'59"W, 241.54' to the point of beginning.