

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/12/2017	DCPREZ-2017-11147
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/27/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME PAUL A MORRISON	PHONE (with Area Code) (608) 712-3780	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1239 S FISH HATCHERY RD		ADDRESS (Number & Street)	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS THEWOODCYCLE@GMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	<b>ADDRESS OR LOCATION OF REZONE/CUP</b>
1207 S. FISH HATCHERY ROAD	1207 S FISH HATCHERY RD	
TOWNSHIP OREGON	SECTION 9	TOWNSHIP OREGON
	SECTION 9	SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0509-093-8001-0	0509-094-8651-0	

REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

SEPARATING EXISTING RESIDENCE FROM FARMLAND	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	14.5		
RH-1 Rural Homes District	A-2 Agriculture District	2		
A-1Ex Exclusive Ag District	A-4 Agriculture District	21.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:

COMMENTS: SEPARATING HOME FROM AGRICULTURAL LAND.

DATE:
-------

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/12/2017	DCPREZ-2017-11147
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION		AGENT INFORMATION	
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BILLING ADDRESS (Number & Street) 1239 S FISH HATCHERY RD		ADDRESS (Number & Street)	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS THEWOODCYCLE@GMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
1207 S. FISH HATCHERY ROAD	1207 S FISH HATCHERY RD	
TOWNSHIP OREGON	SECTION 9	TOWNSHIP OREGON
	SECTION 9	TOWNSHIP SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0509-093-8001-0	0509-094-8651-0	

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	<del>34</del> 14.5		
RH-1 Rural Homes District	A-2 Agriculture District	<del>2</del> 2		
A-1Ex Exclusive Ag District	A-2 Agriculture District	<del>.20</del> 21.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

COMMENTS: SEPARATING HOME FROM AGRICULTURAL LAND.

DATE:
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# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/20/2017	DCPREZ-2017-11147
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME PAUL A MORRISON	PHONE (with Area Code) (608) 712-3780	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1239 S FISH HATCHERY RD		ADDRESS (Number & Street)	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS THEWOODCYCLE@GMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1207 S. FISH HATCHERY ROAD					
TOWNSHIP OREGON	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-093-8001-0					



REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

SEPARATING EXISTING RESIDENCE FROM FARMLAND	
---	--

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	0.34		

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  PMK2	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

COMMENTS: SEPARATING HOME FROM AGRICULTURAL LAND.

PRINT NAME: 
DATE: 

Form Version 03.00.03

**SEE  
REVISED**

**Parcel Number - 042/0509-094-8651-0**

**Current**

[← Parcel Parents](#)

[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF OREGON	
Parcel Description	SEC 9-5-9 PRT NW1/4SE1/4 LYG WLY OF C/L ...	
Owner Names	PAUL A MORRISON LAVAY E MORRISON	 
Primary Address	<b>No parcel address available.</b>	
Billing Address	1239 S FISH HATCHERY RD OREGON WI 53575	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G4	
Assessment Acres	0.200	
Land Value	\$100.00	
Improved Value	\$0.00	
Total Value	\$100.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~05/18/2017~~ - 05:00 PM

Ends: ~~05/18/2017~~ - 07:00 PM

Starts: ~~05/20/2017~~ - 10:00 AM

Ends: ~~05/20/2017~~ - 12:00 PM

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~06/03/2017~~ - 09:00 AM

Ends: ~~06/03/2017~~ - 11:00 AM

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-1(EX)

[Zoning District Fact Sheets](#)



**Parcel Maps**



DCiMap

**Tax Summary (2016)** More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$100.00	\$0.00	\$100.00
<b>Taxes:</b>		\$1.72
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$1.72

**District Information**

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21OR	OREGON EMS
OTHER DISTRICT	21OR	OREGON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/06/2001	3305059		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0509-094-8651-0

Document Types and their Abbreviations

Document Types and their Definitions

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 210 Martin Luther King Jr. Blvd  
 City-County Bldg. Room 116  
 Madison, WI 53703





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### Parcel Number - 042/0509-093-8001-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF OREGON	
Parcel Description	SEC 9-5-9 NE1/4SW1/4 EXC CSM 12529	
Owner Names	PAUL A MORRISON LAVAY E MORRISON	 
Primary Address	1239 S FISH HATCHERY RD <i>← 1207</i>	
Billing Address	1239 S FISH HATCHERY RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.200	
Land Value	\$57,400.00	
Improved Value	\$317,700.00	
Total Value	\$375,100.00	

Show Valuation Breakout



**Open Book**

Starts: 05/18/2017 - 05:00 PM

Ends: 05/18/2017 - 07:00 PM

Starts: 05/20/2017 - 10:00 AM

Ends: 05/20/2017 - 12:00 PM

[About Open Book](#)

**Board Of Review**

Starts: 06/03/2017 - 09:00 AM

Ends: 06/03/2017 - 11:00 AM

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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**Zoning**

A-1(EX)

RH-1 2 Acres DCPREZ-0000-08532

[Zoning District Fact Sheets](#)

**Parcel Maps**



DCiMap

Google Map

Bing Map

**Tax Summary (2016)**

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$57,300.00	\$317,700.00	\$375,000.00
<b>Taxes:</b>		\$6,432.96
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$78.60
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$6,363.03

**District Information**

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	21OR	OREGON EMS
OTHER DISTRICT	21OR	OREGON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/06/2001	3305059		

Show More ▼

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By Parcel Number: 0509-093-8001-0

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Document Types and their Definitions

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Petition # 11147

Public Hearing Date 6/27/17

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No -
- 12. Screening requirements met? Yes / No =
- 13. Outside lighting requirements? Yes / No

Comments:

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**Planning Review**

- 1. Density Study Needed? Yes / No Splits 1
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments:

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Contacts / Correspondence: (date: issue)





DANE COUNTY  
PLANNING & DEVELOPMENT

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- o Written Legal Description of the proposed Zoning Boundaries  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o Scaled Drawing of the location of the proposed Zoning Boundaries  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Paul & Lacey Morrison Agent's Name \_\_\_\_\_  
 Address 1239 S Fish Hatchery Rd Address \_\_\_\_\_  
 Phone 608 712-3780 Phone \_\_\_\_\_  
 Email theWOODcycle@gmail.com Email \_\_\_\_\_

Town: Oregon Parcel numbers affected: 0509-093-8001-0  
 Section: 01 09 Property address or location: 207 ~~1239~~ S. Fish Hatchery Rd.

Zoning District change: (To / From / # of acres) A2-2 parcels formerly A1 Ex

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%  
See Attached

Narrative: (reason-for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

We are planning to sell our house with smaller acreage and keep the larger agricultural field, along with our woodworking business side along the road. Surrounding use is agricultural with some residential and light commercial. The 16 acre son which the house will remain is most suited to horse owners with fields allotted for larger agricultural purposes.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature]

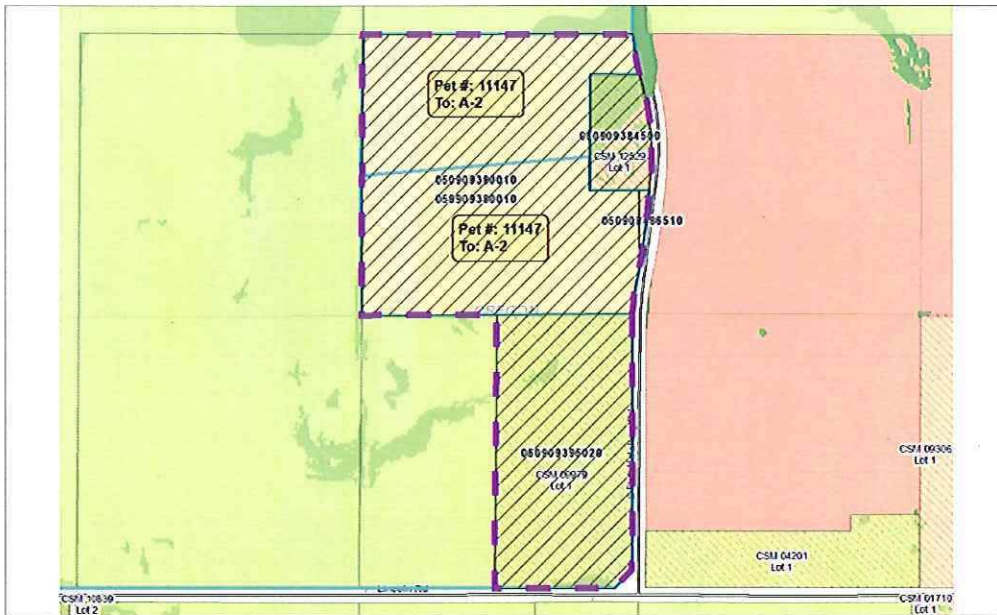
Date: 4/20/17



# 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	6/27/2017	Petition Number	11147	Applicant:	Paula Morrison
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Carl and Mary Larsen
Section:	09	Density Number	35	Original Farm Acres	60.32
Density Study Date	6/5/2017	Original Splits	1.72	Available Density Unit(s)	0



**Reasons/Notes:**

Homesites created to date:  
2 per CSM 9879 and 12528

NOTE: Balance of 1995 Larsen farm on east side of S. Fish Hatchery Road is not in a Farmland Preservation Area.

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
050909395020	19.26	FISH HATCHERY ROAD DEVELOPMENT COMPANY LLC	09979
050909486510	0.24	PAUL A MORRISON & LAVAY E MORRISON	
050909384500	3.59	PAUL A MORRISON & LAVAY E MORRISON	12529
050909380010	37.22	PAUL A MORRISON & LAVAY E MORRISON	





Outdoor amusement, parks or other entertainment activity open to the public (permanent/temporary).

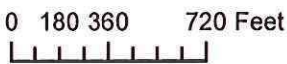
**Legend**

**Significant Soils**  
 Class

- Floodplain
- Wetland

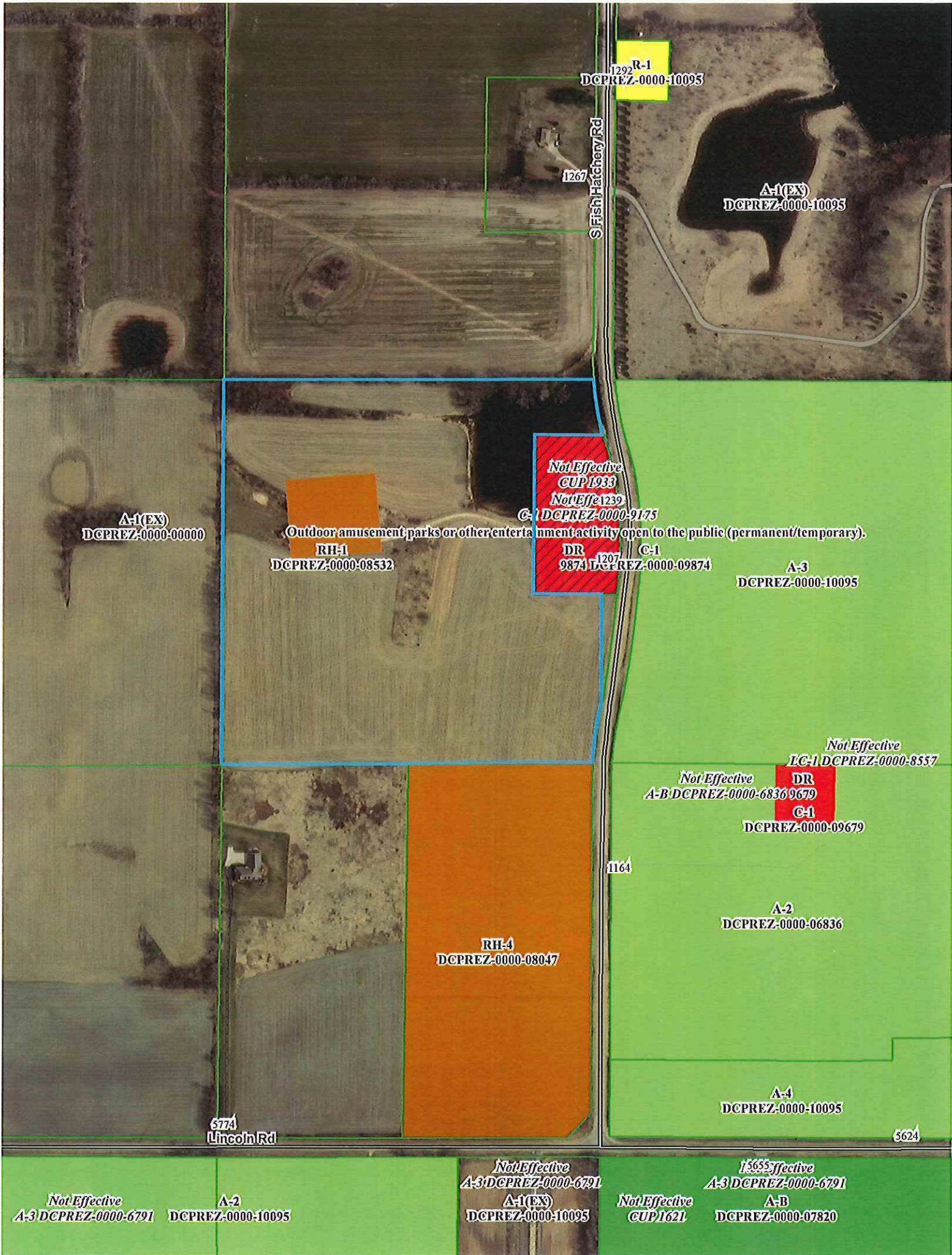


- Class 1
- Class 2



Petition 11147  
 PAUL A MORRISON





1297 R-1  
DCPREZ-0000-10095

1267  
S Fish Hatchery Rd

A-1(EX)  
DCPREZ-0000-10095

A-1(EX)  
DCPREZ-0000-00000

RH-1  
DCPREZ-0000-08532

Not Effective  
CUP 1933  
Not Effective  
C-1 DCPREZ-0000-9175

Outdoor amusement parks or other entertainment activity open to the public (permanent/temporary).

DR 1207 C-1  
9874 DCPREZ-0000-09874

A-3  
DCPREZ-0000-10095

Not Effective  
LC-1 DCPREZ-0000-8557

Not Effective  
A-B DCPREZ-0000-6836 9679

DR  
C-1

DCPREZ-0000-09679

A-2  
DCPREZ-0000-06836

RH-4  
DCPREZ-0000-08047

1164

A-4  
DCPREZ-0000-10095

5774  
Lincoln Rd

5624

Not Effective  
A-3 DCPREZ-0000-6791 A-2  
DCPREZ-0000-10095

Not Effective  
A-3 DCPREZ-0000-6791  
A-1(EX)  
DCPREZ-0000-10095

Not Effective  
CUP 1621 A-3 DCPREZ-0000-6791  
A-B  
DCPREZ-0000-07820



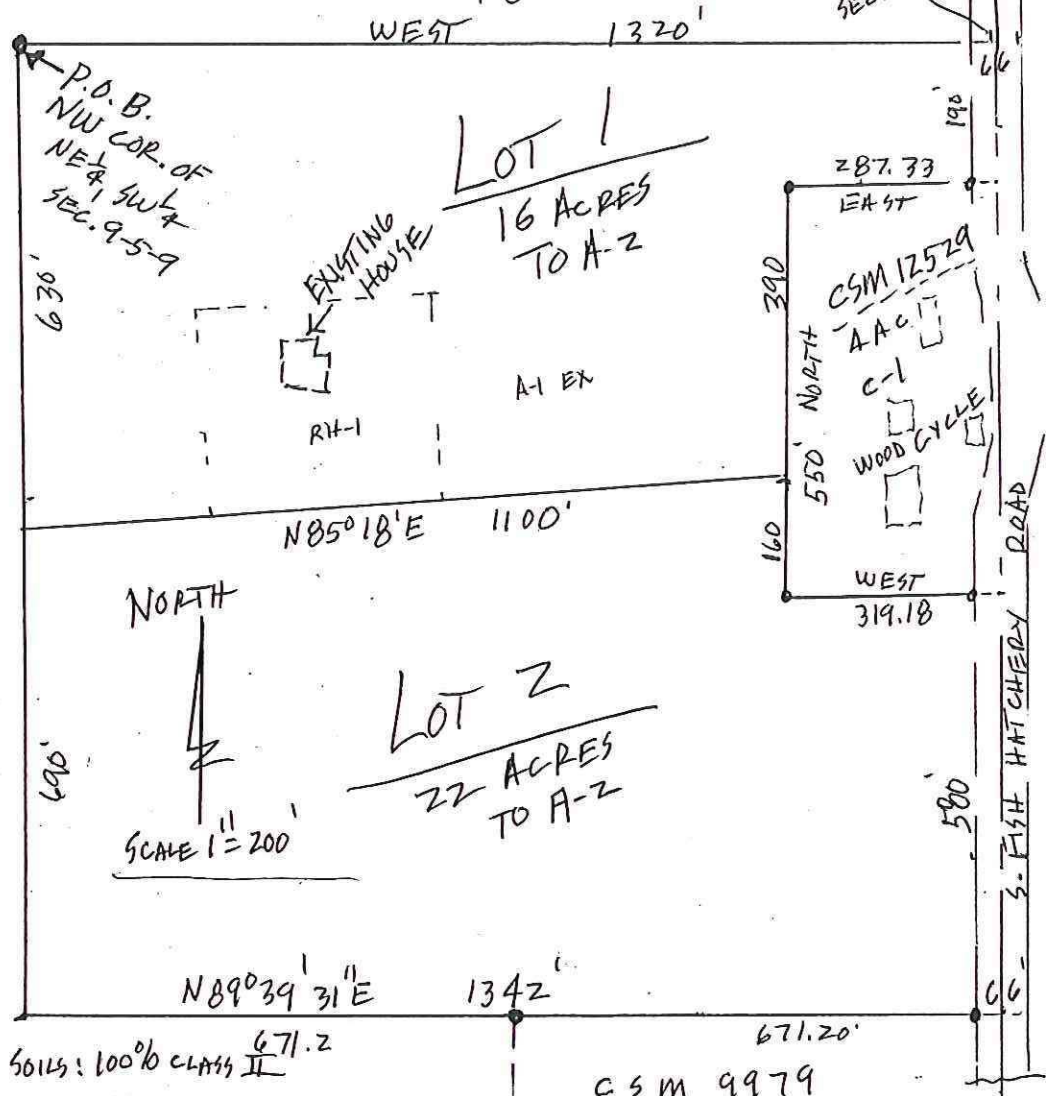
**SURVEYOR'S CERTIFICATE**

State of Wisconsin )  
County of Dane )

**CERTIFIED SURVEY MAP**

*PRELIMINARY*

I, Thom R. Grenie, hereby certify that this survey is in compliance with Chapter 235.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.



REZONING DESCRIPTIONS: DED: YES

LOT 1: PART OF THE NE1/4 OF THE SW1/4 OF SEC. 9-5-9, TOWN OF OREGON, DANE CO, WI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW COR. OF THE NE1/4, SW1/4; THENCE SOUTH 630'; THENCE N85°18'E 1100' TO CSM 12529; THENCE NORTH 390' TO NW CORNER THEREOF; THENCE EAST 287.33'; THENCE NORTH 190'; THENCE WEST 1320' TO P.O.B. (FROM RH-1 & A-1EX TO A-2(8)) 12 ACRES

LOT 2: PART OF THE NE1/4 OF THE SW1/4 OF SEC. 9-5-9, TOWN OF OREGON, DANE CO, WI DESCRIBED AS FOLLOWS: BEGINNING 630' SOUTH OF THE NW COR. OF THE NE1/4, SW1/4, THENCE SOUTH 690'; THENCE N89°39'31"E 1342' TO FISH HATCHERY ROAD; THENCE NORTH 580'; THENCE WEST ALONG CSM 12529, 319.18'; THENCE NORTH 160'; THENCE S85°18'W 1100' TO P.O.B. (FROM A-1EX TO A-2) 22 ACRES

**LEGEND**  
Scale: 1 inch = 200 ft.  
● Iron stake found  
○ 1"x24" Iron pipe set (min. wt=1.138/ft)  
SURVEYED NOT  
DRAWN ETE  
APPROVED  
FIELD BOOK  
DATE 4-12-17  
TAPE/FILE

SURVEYED FOR: PAUL MORRISON 712-3780  
1230 S. FISH HATCHERY RD., OREGON, WI 53575  
DESCRIPTION-LOCATION:  
SEE ABOVE  
APPROVED FOR RECORDING PER DANE CO. ZONING  
TOWN OF OREGON  
**REGISTER OF DEEDS CERTIFICATE**  
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_  
and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps of Dane County on Page \_\_\_\_\_  
Register of Deeds

**SEE REVISED**

**SURVEYOR'S CERTIFICATE**

State of Wisconsin )  
County of Dane )

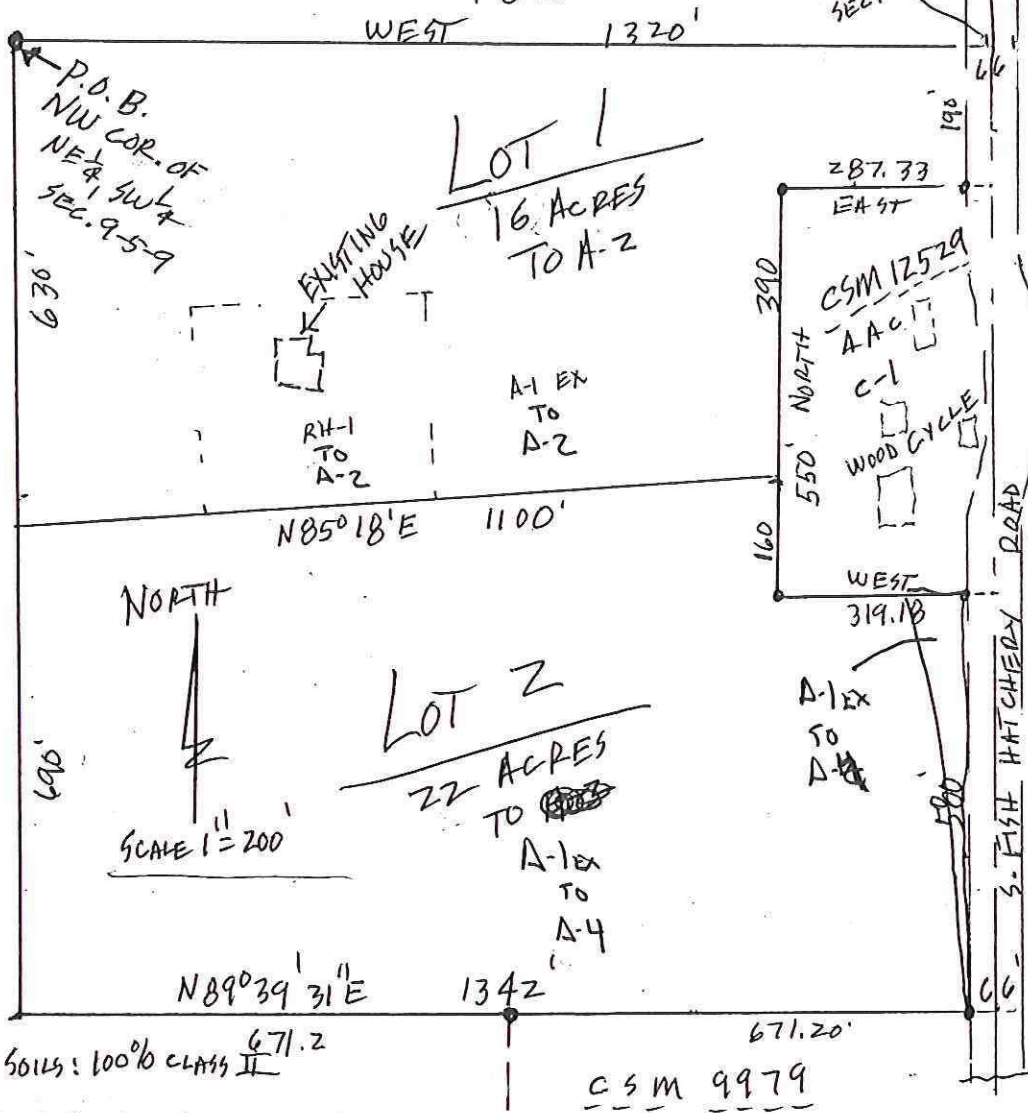
**CERTIFIED SURVEY MAP**

*PRELIMINARY*

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*WILL BE*

*+ Correct*



REZONING DESCRIPTIONS: DED: YES

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**LEGEND**  
Scale: 1 inch = 200 ft.  
● Iron stake found  
○ 1" x 24" iron pipe set  
pls. wt. 1.136 lb ft.  
SURVEYED: NOT  
DRAWN: ETE  
APPROVED: \_\_\_\_\_  
FIELD BOOK: \_\_\_\_\_  
DATE: 4-12-11  
TAPE/FILE: \_\_\_\_\_

SURVEYED FOR: PAUL MORRISON 712-3780  
1230 S. FISH HATCHERY RD, OREGON, WI 53575  
DESCRIPTION-LOCATION: \_\_\_\_\_

SEE ABOVE  
APPROVED FOR RECORDING PER: DANE CO. ZONING  
TOWN OF OREGON: \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE**  
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_  
and recorded in Volume \_\_\_\_\_ of \_\_\_\_\_  
Maps of Dane County on Page \_\_\_\_\_