

Dane County Rezone Petition

Application Date	Petition Number
12/19/2024	DCPREZ-2024-12142
Public Hearing Date	
02/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MOYER FAMILY ENTERPRISES LLC	PHONE (with Area Code) (608) 692-9141	AGENT NAME ISTHMUS SURVEYING LLC (PAUL SPETZ)	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 1079 STARR SCHOOL RD		ADDRESS (Number & Street) 450 N. BALDWIN ST.	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS jeff.moyer9141@gmail.com		E-MAIL ADDRESS isthmussurveying@sbcglobal.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
583 Danks Rd					
TOWNSHIP RUTLAND	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-244-9501-0		0510-244-9825-0			

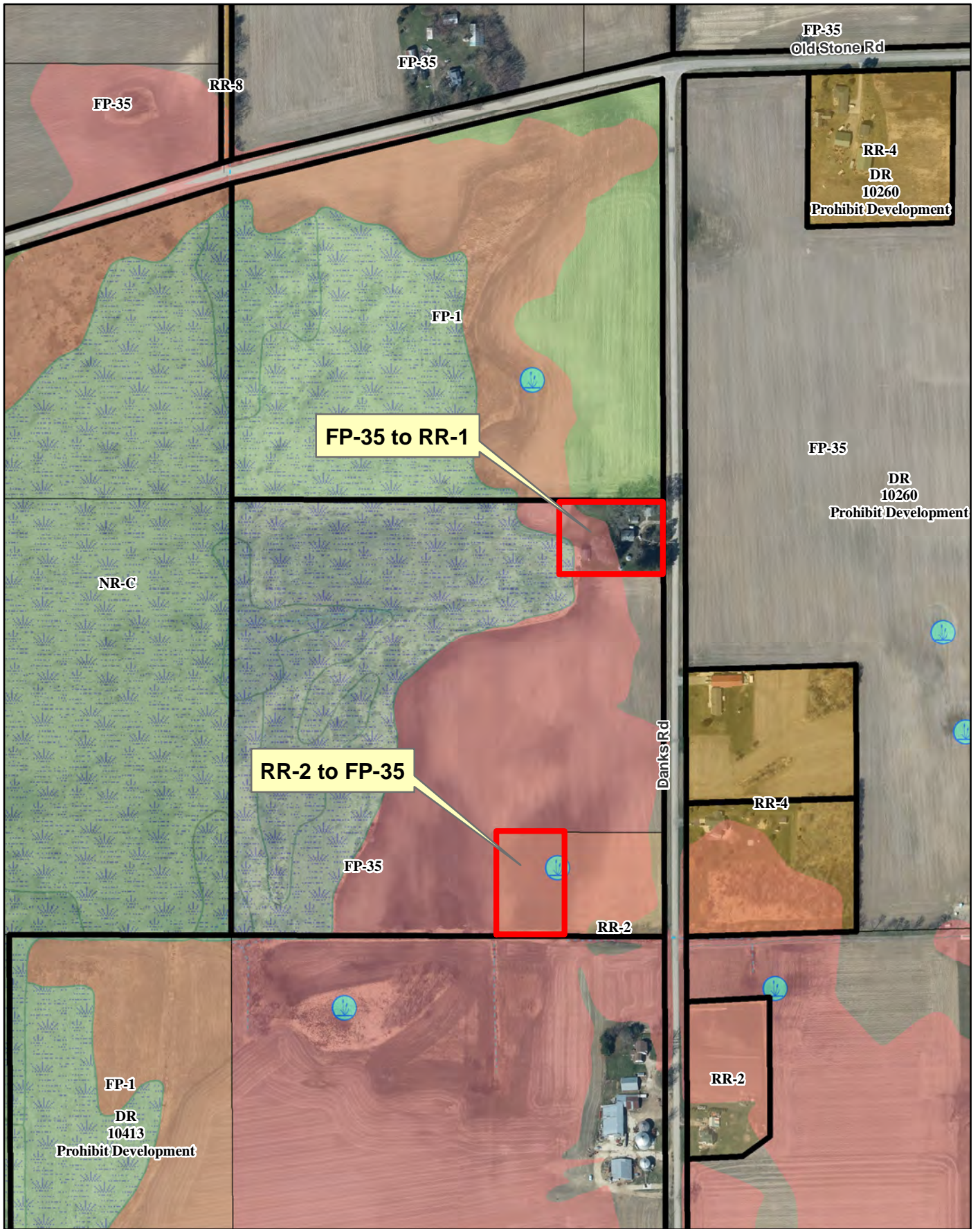
REASON FOR REZONE

SEPARATE EXISTING RESIDENCE FROM THE FARM LAND AND REDUCE THE SIZE OF AN EXISTING (VACANT) RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.5
RR-2 Rural Residential District	FP-35 Farmland Preservation District	1.6

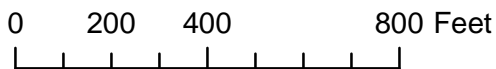
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: DEVELOPMENT WILL BE SUBJECT TO FLOODPLAIN ZONING REQUIREMENTS, AS APPLICABLE



Legend

-  Wetland
-  Floodplain



Petition 12142
Moyer Family



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:	Moyer Family Enterprises LLC	Agent Name:	Paul Spetz Isthmus Surveying LLC
Address (Number & Street):	1079 Starr School Road	Address (Number & Street):	450 N Baldwin Street
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Madison, WI 53703
Email Address:	jeff.moyer9141@gmail.com	Email Address:	isthmussurveying@sbcglobal.net
Phone#:	608-692-9141	Phone#:	608-209-0302

PROPERTY INFORMATION	
Township:	Rutland
Parcel Number(s):	0510-244-9501-0 and 0510-244-9825-0
Section:	24
Property Address or Location:	583 Danks Road, Stoughton, WI 53589

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 40 is owned entirely by the Moyer's, and is mostly farm land with a residence, barn and sheds. A vacant RR-2, 3 acre lot in the SE corner is being reconfigured to smaller 2 Acre RR-2 lot, the residence and accessory buildings portion of the lot is being separated off into a 1.5 Acre RR-1 lot. The 35.66 acre remainder of the 40 will remain in FP-35 and is tillable farm land. Adjacent uses are farming and the Badfish Creek wildlife area is adjacent to the West.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-35	35.66 Net
RR-2	RR-2	2.00 Net
FP-35	RR-1	1.50 Net

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
--	--	---	---	---

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  Digitally signed by Paul
 Date: 2024.12.17 17:42:46 -06'00'

Date 12/17/24

RR-2 and FP-35 to FP-35

A parcel of land being a portion of Lot 1, Certified Survey Map No. 9579, as recorded in Volume 55 of Dane County C.S.M.'s, pages 49-50, as Document No. 3185700, and other lands all in the SE 1/4 of the SE 1/4 of Section 24, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 24, thence N 00°09'21" W, along the east line of said SE 1/4 of the SE 1/4 of Section 24, and centerline of Danks Road, 313.00 feet to the northeast corner of said Lot 1, C.S.M. 9579 and the point of beginning of this description;

thence N 89°48'45" W, along the northerly platted boundary line of said Lot 1, 311.35 feet;

thence S 00°09'21" E, 313.00 feet to a point on the southerly platted boundary line of said Lot 1 and south line of the SE 1/4 of the SE 1/4 of Section 24;

thence N 89°48'45" W, along the south line of the SE 1/4 of the SE 1/4 of Section 24, 1025.14 feet;

thence N 00°01'43" E, along the west line of the SE 1/4 of the SE 1/4 of Section 24, 1310.66 feet;

thence S 89°49'24" E, along the north line of the SE 1/4 of the SE 1/4 of Section 24, 998.15 feet;

thence S 00°09'21" E, 217.00 feet;

thence S 89°49'24" E, 334.12 feet to a point on the east line of said SE 1/4 of the SE 1/4 of Section 24 and centerline of Danks Road;

thence S 00°09'21" E, along aforementioned east line and Centerline, 780.93 feet to the point of beginning.

This description contains an area of 1,579,120 Square Feet or 36.25 Acres, excepting therefrom the easterly 33 feet for Danks Road Right-of-way, 1,553,349 Square Feet or 35.66 acres Net.

FP-35 to RR-1

A parcel of land being that portion of the SE 1/4 of the SE 1/4 of Section 24, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 24, thence N 00°09'21" W, along the east line of said SE 1/4 of the SE 1/4 of said Section 24, said line also being the centerline of Danks Road, 1093.93 feet to the point of beginning of this description;

thence N 89°49'24" W, 334.12 feet;

thence N 00°09'21" W, 217.00 feet to a point on the north line of said SE 1/4 of the SE 1/4 of Section 24; thence S 89°49'24" E, along aforementioned north line, 334.12 feet to a point being the northeast corner of said SE 1/4 of the SE 1/4 of Section 24;

thence S 00°09'21" E, along said East line of said SE 1/4 of the SE 1/4 of Section 24, and centerline of Danks Road, 217.00 feet to the point of beginning.

This description contains an area of 72,503 Square Feet or 1.66 Acres Gross, excepting therefrom the easterly 33 feet for Danks road right-of-way, 65,342 Square feet or 1.50 acres Net.

Remaining in RR-2

A parcel of land being a portion of Lot 1, Certified Survey Map No. 9579, as recorded in Volume 55 of Dane County C.S.M.'s, pages 49-50, as Document No. 3185700, all in the SE 1/4 of the SE 1/4 of Section 24, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of said Section 24, said point also being the point of beginning of this description;

thence N 89°48'45" W, along the south line of said Lot 1 also being south line of the SE 1/4 of the SE 1/4 of said Section 24, 311.35 feet;

thence N 00°09'21" W, 313.00 feet to the north line of said Lot 1;

thence S 89°48'45" E, along the northerly platted boundary line of said Lot 1, 311.35 feet;

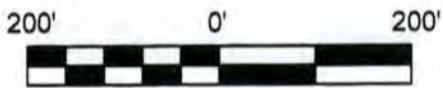
thence S 00°09'21" E, along the easterly platted boundary line of said Lot 1 and also being the east line of the SE 1/4 of the SE 1/4 of said Section 24 and centerline of Danks Road, 313.00 feet to the point of beginning.

This description contains an area of 97,451 Square Feet 2.24 Acres Gross, excepting therefrom the Easterly 33 feet for Danks Road right-of-way, 87,122 Square feet or 2.00 Acres Net.

Rezone Map

Located in:
 Lot 1, Certified Survey Map No. 9579, as recorded in Volume 55 of Dane County C.S.M.'s, pages 49-50, as Document No. 3185700, and the SE 1/4 of the SE 1/4 of Section 24, T5N, R10E, Town of Rutland, Dane County, Wisconsin:

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, NAD 83(11)



NR-C NW 1/4 of the SE 1/4 Section 24, T5N, R10E

NE 1/4 of the SE 1/4 Section 24, T5N, R10E

East 1/4 Corner of Section 24, T5N, R10E Found 1" Outside Diameter Iron Pipe

N 00°09'21" W 1310.93'

north line of the SE 1/4 of the SE 1/4 998.15'

S 89°49'24" E 1332.27'

Proposed Lot 1 RR-1
 65,342 S.F. Net
 1.50 Acres Net

soil: HaA, Mc, SFB2

features: septic, house, barn, garage, grain bins, well

dimensions: 301.12', 33.00', 33.00', 301.12', 334.12', 217.00', 217.00'

12' wide drives

NR-C west line of the SE 1/4 of the SE 1/4 N 00°01'43" E 1310.66'

Proposed Lot 2 FP-35
 1,553,349 S.F. Net
 35.66 Acres Net

soil: Ho, HaA, Mc

SE 1/4 of the SE 1/4 Section 24, T5N, R10E

east line of the SE 1/4 of the SE 1/4 780.93'

DANKS ROAD S 00°09'21" E 1310.93'

66' Wide Public Right-of-way

SW 1/4 of the SE 1/4 Section 24, T5N, R10E

Ho

SaA

HaA

S 89°48'45" E 311.35'

C.S.M. 9579

278.35'

33.00'

Proposed Lot 3 RR-2

87,122 S.F. Net

2.00 Acres Net

soil: HaA, SFA, HaA

278.35'

33.00'

LOT 1

278.35'

33.00'

Town of Rutland Approved future 24' wide Driveway location Centerline.

south line of the SE 1/4 of the SE 1/4 1025.14'

N 89°48'45" W 1336.49'

FP-1

FP-35

Southeast Corner of Section 24, T5N, R10E Found Survey Nail

Soils Delineation (digitized from Access Dane)

Well

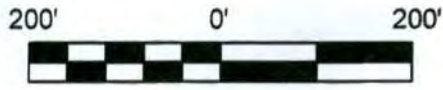
PREPARED FOR:
 MOYER FAMILY ENTERPRISES LLC
 1079 STARR SCHOOL ROAD
 STOUGHTON, WI 53589

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

Rezone Map

Located in:
 Lot 1, Certified Survey Map No. 9579, as recorded in Volume 55 of Dane
 County C.S.M.'s, pages 49-50, as Document No. 3185700, and the SE 1/4 of the
 SE 1/4 of Section 24, T5N, R10E, Town of Rutland, Dane County, Wisconsin:

BEARINGS ARE REFERENCED TO THE
 WISCONSIN COUNTY COORDINATE SYSTEM,
 DANE COUNTY ZONE, NAD 83(11)



East 1/4 Corner of
 Section 24, T5N, R10E
 Found 1" Outside
 Diameter Iron Pipe

NR-C NW 1/4 of the SE 1/4
 Section 24, T5N, R10E

NE 1/4 of the SE 1/4
 Section 24, T5N, R10E

FP-1

N 00°09'21" W 1310.93'



FP-1

FP-35

Southeast Corner of
 Section 24, T5N, R10E
 Found Survey Nail

Soils Delineation (digitized from Access Dane)
 ● Well

PREPARED FOR:
 MOYER FAMILY ENTERPRISES LLC
 1079 STARR SCHOOL ROAD
 STOUGHTON, WI 53589

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com