

Dane County Rezone Petition

Application Date	Petition Number
11/05/2025	DCPREZ-2025-12224
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NATHAN MOE ENTERPRISES LLC	PHONE (with Area Code) (608) 843-9733	AGENT NAME NATALLY FISHER	PHONE (with Area Code) (608) 843-7126
BILLING ADDRESS (Number & Street) 1896 WILLIAMS DR		ADDRESS (Number & Street) 5320 MONONA DRIVE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Monona, WI 53716	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
east of 1926 Skyline Dr					
TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-293-8500-1					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.4

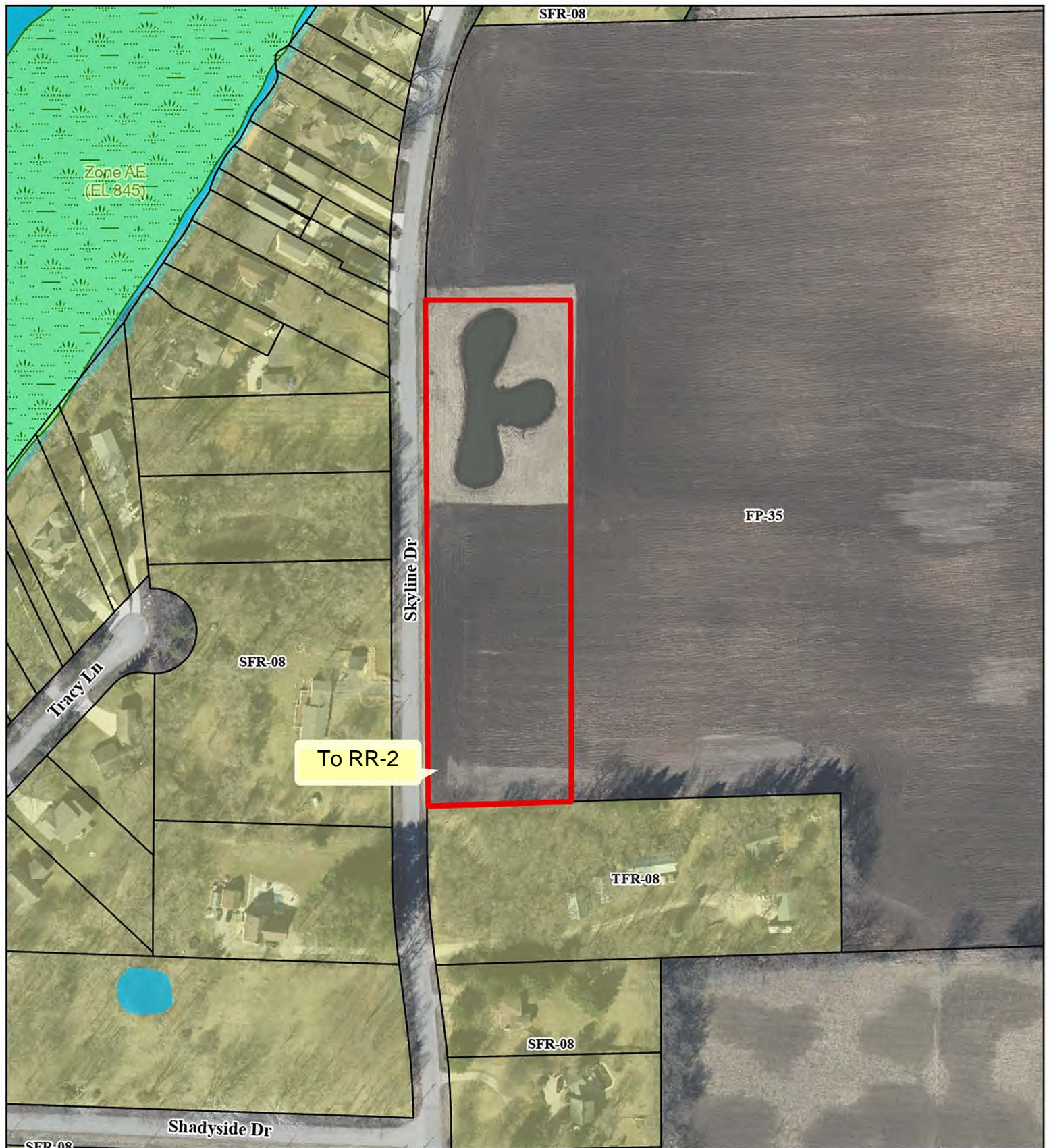
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>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

COMMENTS: PETITION WAS AMENDED BY APPLICANT TO REQUEST RR-2 ZONING, TO BETTER MATCH LOT SIZE.

Dane County Rezone Petition

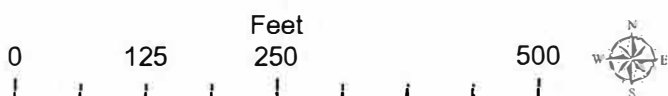
Application Date	Petition Number
10/09/2025	DCPREZ-2025-12224
Public Hearing Date	
12/16/2025	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME NATHAN MOE ENTERPRISES LLC		PHONE (with Area Code) (608) 843-9733		AGENT NAME NATALLY FISHER		PHONE (with Area Code) (608) 843-7126	
BILLING ADDRESS (Number & Street) 1896 WILLIAMS DR				ADDRESS (Number & Street) 5320 MONONA DRIVE			
(City, State, Zip) STOUGHTON, WI 53589				(City, State, Zip) Monona, WI 53716			
E-MAIL ADDRESS moeenterprises210@gmail.com				E-MAIL ADDRESS natally@fisherfamilyhomes.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			
east of 1926 Skyline Dr							
TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0611-293-8500-1							
REASON FOR REZONE							
CREATING ONE RESIDENTIAL LOT							
<div>SEE REVISED</div>							
FROM DISTRICT:				TO DISTRICT:			ACRES
FP-35 Farmland Preservation District				SFR-08 Single Family Residential District			3.4
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?		INSPECTOR'S INITIALS		SIGNATURE:(Owner or Agent)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		RUH1			
Applicant Initials_____		Applicant Initials_____		Applicant Initials_____		PRINT NAME:	
						DATE:	



PETITION 12224
NATHAN MOE ENTERPRISES LLC

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard





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:	Nathan Moe Enterprises, LLC	Agent Name:	David riesop / <i>Natally Fisher</i>
Address (Number & Street):	1896 Williams Drive	Address (Number & Street):	306 West Quarry st
Address (City, State, Zip):	Stoughton, Wi 53589	Address (City, State, Zip):	Deerfield, Wi
Email Address:	natally@fisherfamilyhomes.com	Email Address:	wismapping@charter.net
Phone#:	608-843-7126 608.843.9733	Phone#:	608-764-5602 - 608.843.7126

→ moeenterprises210@gmail.com

PROPERTY INFORMATION

Township:	Pleasant Springs	Parcel Number(s):	0611-293-8500-1
Section:	29	Property Address or Location:	East of 1926 Skyline Drive

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 ☒

Intend is to create a new building lot fronting on Skyline Drive.

Part of the NW ¼ of the SW ¼ of Section 29, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:
 Commencing at the East ¼ corner of Section 29; thence S00°09'56"E along the West line of the NW ¼ of the SW ¼, 385 feet to the point of beginning; thence N88°44'16"E, 205 feet; thence S00°09'56"E, 715 feet; thence S88°11'51"W, 205 feet to the aforesaid West line of the ¼ - ¼; thence N00°09'56"W, 716 feet to the point of beginning. Containing 3.4 acres more or less.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2 SFR-08	3.4

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 type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 Nathan Moe

Date 05/13/2025, 03:51:51 PM CDT

Preliminary Certified Survey Map

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Town 6 North, Range 11 East,
Town of Pleasant Springs, Dane County, Wisconsin

Lot 3, CSM 9223

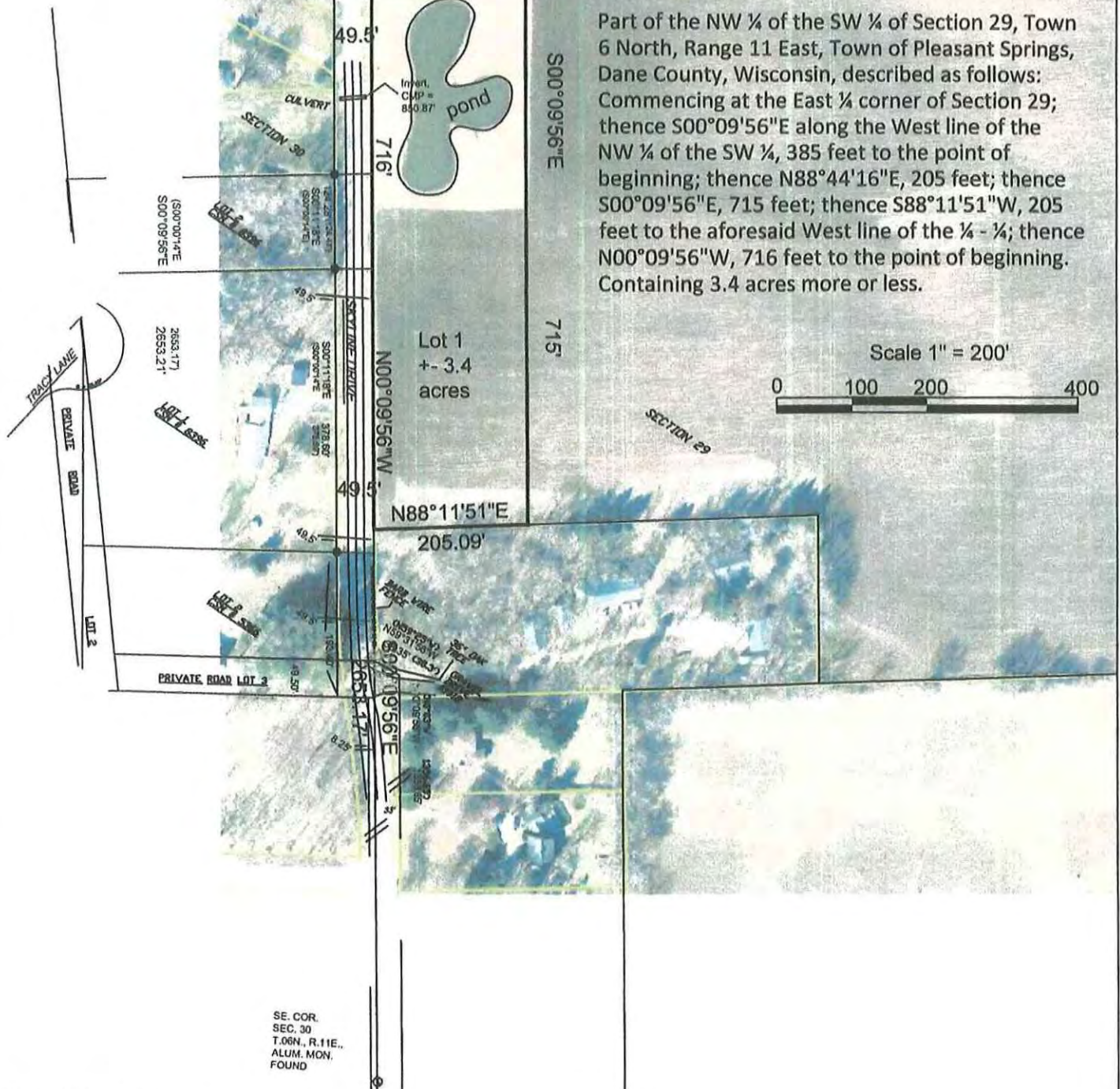
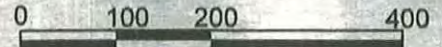
Parcel #0611-293-8500-1

Prepared for Nathan Moe
Enterprises LLC, 1896
Williams Drive,
Stoughton, WI



Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:
Commencing at the East $\frac{1}{4}$ corner of Section 29;
thence S00°09'56"E along the West line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 385 feet to the point of beginning; thence N88°44'16"E, 205 feet; thence S00°09'56"E, 715 feet; thence S88°11'51"W, 205 feet to the aforesaid West line of the $\frac{1}{4}$ - $\frac{1}{4}$; thence N00°09'56"W, 716 feet to the point of beginning.
Containing 3.4 acres more or less.

Scale 1" = 200'



SE COR.
SEC. 30
T.06N., R.11E.,
ALUM. MON.
FOUND

**Request for Rezoning and Parcel Split
Town of Pleasant Springs – Skyline Drive**

Parcel # 046/0611-293-8500-1

Request Summary:

This proposal seeks approval to utilize one remaining split on the above-referenced parcel and to rezone the newly created parcel (approximately 3.4 acres) to **Residential**. This change will support the continued thoughtful growth of the Town of Pleasant Springs contributing to its overall **beautification and long-term value**.

SFR-08

The request aligns with the Town's comprehensive vision by:

- Enhancing housing opportunities while preserving the rural character
- Making use of existing, allowable parcel splits to improve land utility
- Supporting controlled development that complements the surrounding area

Prepared by:

Natally Fisher & Nathan Moe

DRAFT: FOR DISCUSSION PURPOSE ONLY

10/29/03

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

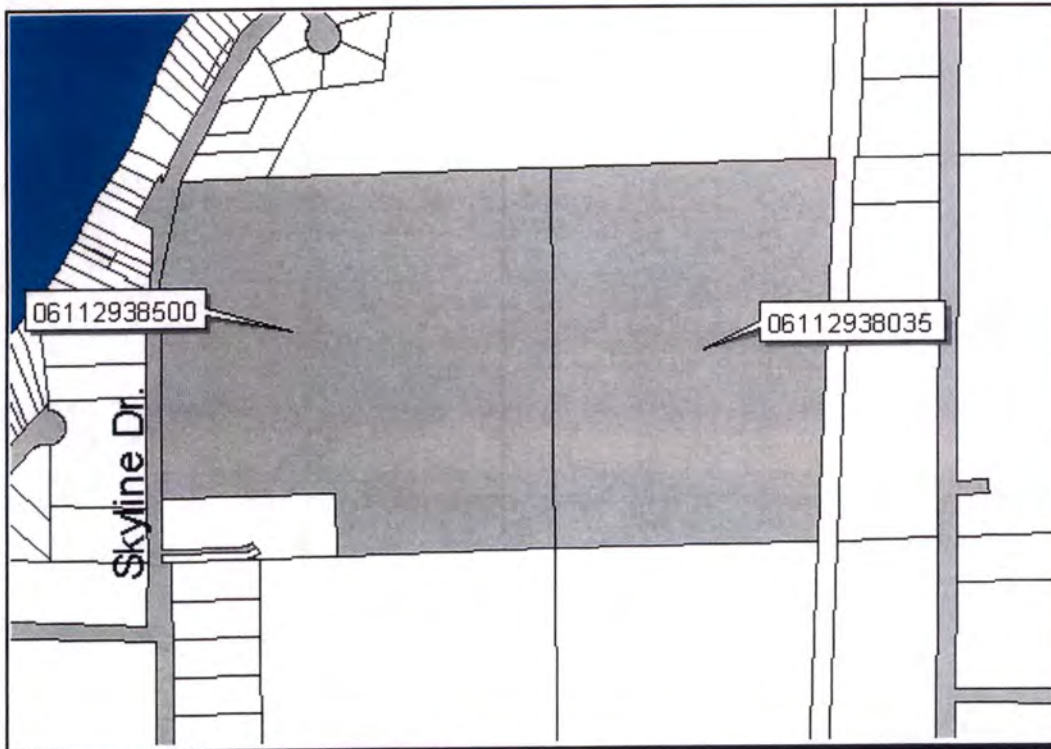
Record Number: PS05
Applicant: Pleasant Springs
Town: Pleasant Springs
Section: 29
Date of Twn Adp: 6/6/78
Previous density study: NO
Total acres in original farm: 68
Original Farm: Oscar Linnerud

Reason for Review: Town request.

Remaining splits: One (1)

Split summary: 1978 Acreage: $68 / 35 = 1.94$ (1) split
Previous splits: NONE

Current Parcel #	Acres	How Determined	Description	Owner
293 - 8035	28.1	GIS	A-1EX	LINNERUD, OSCAR
293 - 8500	36.8	GIS	A-1EX	LINNERUD, OSCAR



NOTE: Density study is based on original farm acreage owned at the time of Town Plan Adoption, or based on date specified in adopted town plan.

CITY OF STOUGHTON, 207 S. Forrest Street, Stoughton, WI 53589

RESOLUTION OF THE COMMON COUNCIL

Approving an Extra-Territorial Land Division at Parcel Number 0611-293-8500-1, Town of Pleasant Springs.

Committee Action: Plan Commission recommends Council approval 7 - 0 on July 14th, 2025
Fiscal Impact: None
File Number: **R-105-2025** Date Introduced: **July 22, 2025**

The Common Council of the City of Stoughton proclaims as follows:

WHEREAS, this land division is proposed a lot in the Town of Pleasant Springs.

WHEREAS, the City Comprehensive Plan is used as a guide for the general pattern of development as determined by the Plan Commission and Common Council. This property is within the City's Extraterritorial Jurisdiction (ETJ) but is beyond the Planned Urban Development Area of the Future Land Use Map; and

WHEREAS, on July 14th 2025, the Stoughton Plan Commission reviewed the land division request and recommends Common Council approval as presented; now therefore

BE IT RESOLVED, by the City of Stoughton Common Council, that the extra-territorial jurisdictional land division request for property located at Parcel Number 0611-293-8500-1, Town of Pleasant Springs, is hereby approved as presented, contingent on Town of Pleasant Springs and Dane County approval.

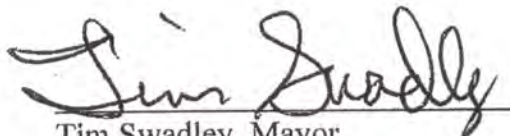
Dates

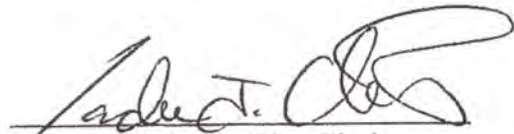
Council Adopted: 7/22/2025

Mayor Approved: 7/22/2025

Published: 7/14

Attest: 7/22/2025


Tim Swadley, Mayor


Candee Christen, City Clerk



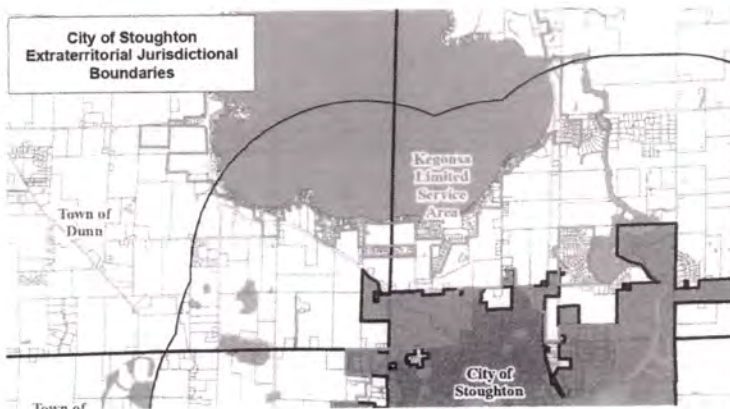
CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
207 S. Forrest Street, Stoughton, WI. 53589
<https://www.cityofstoughton.com/>

Date: July 14th, 2025
To: Plan Commission and Common Council
From: Chris Munz-Pritchard, Director of Planning & Development
Subject: Extra-Territorial Land Division at Parcel Number 0611-293-8500-1, Town of Pleasant Springs.

Extra-Territorial Land Division at Parcel Number 0611-293-8500-1, Town of Pleasant Springs.

This land division proposes a 3.4-acre lot from an existing 37.5-acre lot. The property is within the City's 1.5-mile extra-territorial jurisdiction but beyond the Planned Urban Development Area of the Comprehensive Plan Future Land Use Map.

The resolution and land division information are provided. A recommendation to the Council is necessary. We see no issue with this request.



SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner Nathan Moe Enterprises LLC		Property Location Govt. Lot NW 1/4 SW 1/4 S 29 T 6 N R 11 E (or) W	
Property Owner's Mailing Address 1896 Williams Drive		Lot # 1	Block # Subd. Name or CSM# Preliminary CSM Map
City Stoughton	State WI	Zip Code 53589	Phone Number () () ()
		<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town	Nearest Road Skyline Drive

☒ New Construction Use ☒ Residential / Number of bedrooms 5 Code derived design flow rate 750 GPD

☐ Replacement ☐ Public or commercial - Describe: _____

Parent material Loess over Glacial Till Flood Plain elevation if applicable N/A ft.

General comments and recommendations: Site is suitable for Installation of a Mound SYSTEM as shown. Soil Loading Rate = 0.6. Protect Mound System site in it's natural condition. No soil compaction, disturbance, excavation, filling, or vehicular traffic is allowed. Site is in a mature growing soybean field. Farm machinery to harvest soybean crop is allowable.

1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>91.7</u> ft.	Depth to limiting factor <u>18</u> in.	Soil Application Rate					
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10YR 3/2	none	sil	2msbk	mfr	cs	2f	0.6	0.8
2	8-18	10YR 4/3	none	cl	2msbk	mfr	cs	2f	0.4	0.6
3	18-30	10YR 6/6	c2d 10YR 5/8 & 6/2	sicl	2msbk	mfr	cs	--	0.4	0.6
4	30-40	10YR 6/6	m3p 10YR 5/8 & 6/1	sicl	0m	mfi	--	--	0.0	0.0

2	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. <u>90.7</u> ft.	Depth to limiting factor <u>10</u> in.	Soil Application Rate					
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10YR 3/2	none	sil	2msbk	mfr	cs	2m	0.6	0.8
2	8-10	10YR 4/3	none	cl	2msbk	mfr	cs	2f	0.4	0.6
3	10-21	10YR 4/3	fff 10YR 5/8 & 6/2	cl	2msbk	mfr	cs	--	0.4	0.6
4	21-33	10YR 6/6	c2d 10YR 5/8 & 6/2	sicl	2msbk	mfr	cs	--	0.4	0.6
5	33-40	10YR 6/6	m3p 10YR 5/8 & 6/1	sicl	0m	mfi	--	--	0.0	0.0
			THIS SOIL PIT IS NOT							
			SUITABLE FOR MOUND		NO A + 4					

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Richard C. Herro, Rick Herro Soil Testing LLC	Signature <i>Richard C. Herro</i>	CST Number 057800001-SP
Address 603 N. Dewey Avenue, Jefferson, WI 53549 (rherro54@gmail.com)	Date Evaluation Conducted 7-29-2025	Telephone Number 920-650-6788

Property Owner Nathan Moe Enterprises LLCParcel ID # Part of 0611-293-8500-1Page 2 of 5Boring # 3 ☐ Boring ☒ Pit Ground surface elev. 92.7 ft. Depth to limiting factor 20 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-8	10YR 3/2	none	sil	2msbk	mfr	cs	2m	0.6	0.8
2	8-20	10YR 4/3	none	cl	2msbk	mfr	cs	2f	0.4	0.6
3	20-28	10YR 4/3	c2d 10YR 5/8 & 6/2	cl	2msbk	mfr	cs	--	0.4	0.6
4	28-36	10YR 4/4	msh 10YR 5/8 & 6/1	scl	2msbk	mfr	--	--	0.4	0.6

Boring # 4 ☐ Boring ☒ Pit Ground surface elev. 91.7 ft. Depth to limiting factor 15 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-10	10YR 3/2	none	sil	2msbk	mfr	cs	2m	0.6	0.8
2	10-15	10YR 4/3	none	cl	2msbk	mfr	cs	2f	0.4	0.6
3	15-30	10YR 4/3	c2d 10YR 5/8 & 6/1	cl	2msbk	mfr	--	1f	0.4	0.6

Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Dept. of Safety and Professional Services is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, contact the department at 608-266-3151 or TTY through Relay.



DCIMap



PAGE 3 OF 5

061129385001

Search result

N
↑

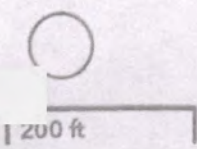
SKYLINE DRIVE

PARCEL #0611-293-8500-1

PROPOSED LOT 1

MOUND SYSTEM SITE

WOODS



Preliminary Certified Survey Map

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Town 6 North, Range 11 East,
Town of Pleasant Springs, Dane County, Wisconsin

Lot 3, CSM 9223

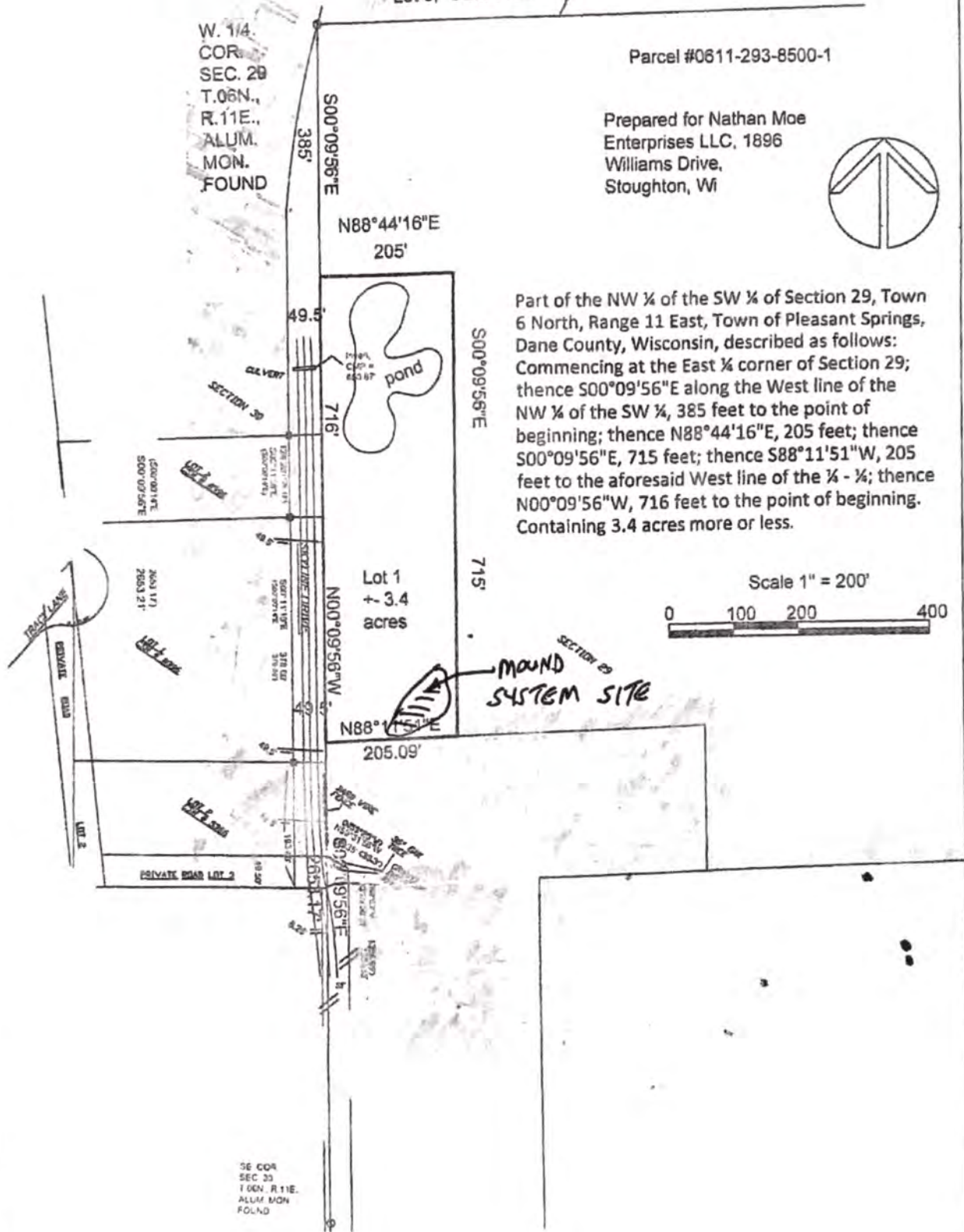
Parcel #0611-293-8500-1

Prepared for Nathan Moe
Enterprises LLC, 1896
Williams Drive,
Stoughton, WI



Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the East $\frac{1}{4}$ corner of Section 29; thence S00°09'56"E along the West line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 385 feet to the point of beginning; thence N88°44'16"E, 205 feet; thence S00°09'56"E, 715 feet; thence S88°11'51"W, 205 feet to the aforesaid West line of the $\frac{1}{4}$ - $\frac{1}{4}$; thence N00°09'56"W, 716 feet to the point of beginning. Containing 3.4 acres more or less.

Scale 1" = 200'



CHECK BOX AS APPLICABLE.



SOIL EVALUATION SITE MAP

PROJECT NAME:

NATHAN MOE ENTERPRISES LLC / NATALY FISHER

PROJECT ADDRESS: SKYLINE DRIVE

BM Symbol:

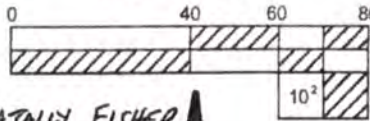
BM Elevation: 100.0 FT

BM Description: NAIL IN TREE AS SHOWN

Slope Gradient (%) 6%

Well Symbol (If applicable):

Scale: 1" = 40'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE.



SYSTEM PLOT PLAN

PAGE 5 OF 5

DESIGN FLOW: 750 GPD

Attach design flow calculations for commercial plans.

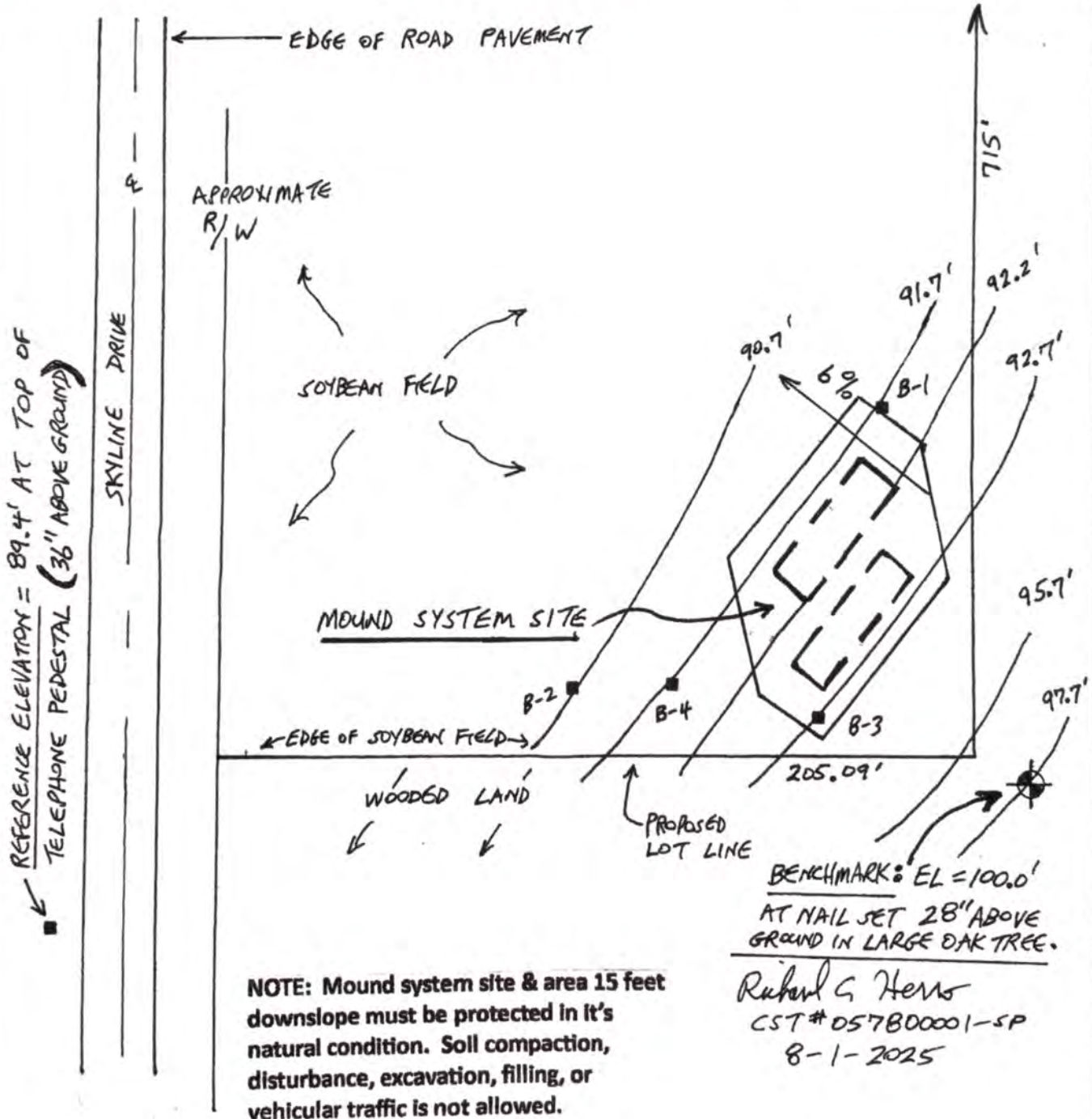
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: /

Force Main: /

IMPORTANT:

Show ground elevation contours at suitable intervals.





Assured Wetland Delineation Report

Skyline Drive Parcel
Town of Pleasant Springs, Dane County, Wisconsin

September 8, 2025

Prepared for:

Nathan Moe

Prepared by:

Stantec Consulting Services Inc.

Project/File:

193711587

Table of Contents

Acronyms / Abbreviations	ii
Glossary.....	iii
1 Introduction.....	1
2 Methods.....	1
2.1 Wetlands.....	1
2.2 Waterbodies	3
3 Results.....	3
3.1 Site Description and Topography	3
3.2 Soils.....	3
3.3 Mapped WWI.....	4
3.4 Climatic Conditions	4
3.5 Wetlands.....	4
3.5.1 Wetland W1.....	5
3.5.2 Wetland Boundary	6
3.6 Off-Site Aerial Imagery Review.....	6
3.7 Uplands	7
3.8 Waterways	7
3.9 Other Environmental Considerations.....	7
4 Conclusion.....	8
5 References.....	10

List of Tables

Table 1. Summary of Soils Identified within the Study Area.....	3
Table 2. Summary of Wetlands Identified within the Study Area	5

List of Figures

Figure 1. Project Location and Topography
Figure 2. NRCS Soils Survey Data - Hydric Ratings
Figure 3. Wisconsin Wetland Inventory
Figure 4. Field Collected Data

List of Appendices

Appendix A Delineator Qualifications
Appendix B Antecedent Precipitation Analysis
Appendix C Wetland Determination Data Forms
Appendix D Photographs
Appendix E Off-site Aerial Imagery Review

1 Introduction

Stantec completed a wetland delineation of the Skyline Drive Parcel (the Study Area) on behalf of Nathan Moe of Nathan Moe Enterprises, LLC. The wetland delineation was completed on August 20, 2025, by Kate Remus of Stantec, an assured delineator qualified via the WDNR Wetland Delineation Professional Assurance Initiative (see **Appendix A** for Delineator Qualifications).

The Study Area is approximately 3.30 acres in size and located in Section 29, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin. Specifically, the Study Area is located east of Skyline Drive, north of the intersection of Skyline Drive and Shadyside Drive. The purpose and objective of the wetland determination and delineation was to identify the extent and spatial arrangement of wetlands within the Study Area.

Wetlands and waterways may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and local regulation under jurisdiction of the county, town, city, or village. Stantec recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

2 Methods

2.1 Wetlands

Wetland boundaries were identified and delineated based on the criteria and methods outlined in the *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (USACE, 1987) and subsequent guidance documents (USACE and WDNR 2015), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (USACE 2012).

The wetland delineation involved the use of available resources to assist in the assessment such as topographic maps (USGS), soil survey (NRCS), WWI mapping (WDNR), and aerial photography.

The wetland delineation was completed using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the USACE 1987 Manual and applicable Regional Supplement. According to these procedures, areas that reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology under normal circumstances are considered wetlands.

As recent weather patterns influence the visibility and presence of some wetland hydrology indicators, the antecedent precipitation in the three months leading up to the field investigation was reviewed. The current year's precipitation data were compared to the most recent long-term (30-year) precipitation averages and standard deviation to determine if precipitation was normal, wet, or dry for the area using the Antecedent Precipitation Tool developed by the USACE.



Assured Wetland Delineation Report

Figures

A review of USDA FSA NAIP aerial imagery and other available aerial imagery was required for the agricultural lands within the Study Area. The aerial imagery was reviewed for the appearance of wetness signatures. Wetness signatures are characteristics viewed in aerial imagery that may correlate with the presence of wetland hydrology. Wetness signatures may vary based on the type and seasonal date of the aerial imagery. Commonly recognized signatures in aerial imagery as described in *Guidance for Offsite Hydrology/Wetland Determinations* (USACE/BWSR 2016) are detailed below:

Wetland Signature	Description
Altered Pattern	Areas with differences in cropping patterns because of delayed planting during the early part of the growing season due to wetness.
Crop Stress	Differences in vigor of planted crops compared to surrounding conditions due to wetness. Often seen as a different color compared to surrounding vegetation of the same type.
Drowned Out	Areas that appear to have been tilled/planted but the crop has been drowned out.
Normal Vegetative Cover/ No Soil Wetness	Areas of potential wetland seen in other imagery that cannot be readily distinguished from known adjacent upland areas or an area that is distinguishable from the adjacent upland for factors other than wetness (i.e. drought conditions).
Not Cropped	Areas within or adjacent to a cropped field that appear to be bare or in natural vegetation rather than cropped.
Soil Wetness Signature	Areas where the soils are darker in color due to saturation.
Standing Water	Areas where surface water is visible. Usually appears black or white in aerial imagery.
Wetland Signature	Areas that have greener vegetation during dry conditions. Also, the presence of a wetland in non-cropped areas based on vegetative cover.

As part of the imagery review, the climatic condition of each aerial image was determined by comparing the antecedent precipitation in the three months leading up to the capture date of the image to the most recent long-term (30-year) precipitation averages using a WETS analysis for each imagery year. This comparison was made to determine if the climatic condition for a given year was normal, wet, or dry.

Typically, aerial imagery that includes no less than five normal years is reviewed. If aerial imagery from five normal years is not available, it is recommended that an equal number of wet and dry years are analyzed.

NRCS soil mapping, WWI mapping, and best available topographic mapping within the Study Area were reviewed in conjunction with an analysis of available aerial imagery for wetness signatures in these areas. Areas within agricultural fields are typically identified as wetland if they contain a combination of hydric soils, show wetness signatures in most normal years, and/or exhibit other hydrology indicators. During the field review, all areas that contained NRCS-mapped soil types that are hydric or may contain hydric inclusions, WWI mapped wetlands, and/or that exhibited wetland characteristics during the on-site investigation were sampled, regardless of the results of the aerial imagery review.

The wetland boundary and sampling points were identified and surveyed with a GPS capable of sub-meter accuracy and mapped using GIS software.



2.2 Waterbodies

Prior to field work, waterways and waterbodies within and/or nearby the Study Area were reviewed using the WDNR 24K hydrography layer (WDNR 2024). Determination of navigability and jurisdiction were beyond the scope of the investigation; however, if observed, water features including waterways, waterbodies, culverts, and/or other connections to off-site wetland or aquatic features that may be under federal or state authority were surveyed using a GPS and mapped using GIS software.

3 Results

3.1 Site Description and Topography

The Study Area is comprised of an active agricultural field in the southern half of the site with an excavated pond and routinely mowed grassed area surrounding the pond in the northern half. Based on review of aerial imagery, the pond was excavated sometime between 2013 and 2015. The landowner stated that the pond was created by Dane County after complaints from adjacent property owners about water flowing off the field and flooding their properties. The agricultural field was under soybean production at the time of the field investigation and appeared to have been planted to corn in 2024 based on observed remnant plant materials. The Study Area is relatively flat, sloping to the north from topographic highs of approximately 860 feet MSL at the southern site boundary to topographic lows of 855 feet MSL around the pond. The Study Area is bordered by an agricultural field to the north and east, wooded residential lots to the south, and Skyline Drive and lakefront residential development to the west.

3.2 Soils

Soils present within the Study Area and their hydric status and hydric ratings are summarized in **Table 1**. The wetland identified during the field investigation is located primarily within areas mapped as predominantly hydric soils and wetland indicator soils (**Figures 2 and 3**).

Table 1. Summary of Soils Identified within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric Status	Hydric Rating
BbB: Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	Batavia-Gravelly substratum	100	Outwash plains	No	Non-Hydric
DnC2: Dodge silt loam, 6 to 12 percent slopes, eroded	Dodge-Eroded	80-90	Drumlins	No	Non-Hydric
	St. Charles-Eroded	7-13	Till plains	No	---
	McHenry-Eroded	3-7	Moraines	No	---



Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric Status	Hydric Rating
PoB: Plano silt loam, gravelly substratum, 2 to 6 percent slopes	Plano-Gravelly substratum	80-90	Outwash plains	No	Non-hydric
	Warsaw	5-10	Outwash plains	No	---
	Plano-Moderately wet, gravelly substratum	5-10	Outwash plains	No	---
SaA: Sable silty clay loam, 0 to 2 percent slopes	Sable	85-100	Swales	Yes	Predominantly Hydric
	Ipava	0-7	Ground moraines	No	---
	Muscatune	0-6	Ground moraines	No	---
	Buckhart	0-4	Knolls	No	---
	Elburn	0-3	Outwash plains	No	---

3.3 Mapped WWI

The WWI map does not identify any wetland areas or waterbodies within or adjacent to the Study Area, but a point feature signifying a “wetland too small to delineate” is present within the agricultural field south of the excavated pond (**Figure 3**).

3.4 Climatic Conditions

Average precipitation for the investigation area was obtained using the Antecedent Precipitation Tool (Gutenson and Deters, USACE 2022). A total of 15.41 inches of precipitation occurred in the three-month period prior to the field investigation. When compared to the long-term precipitation data for the three months prior to the field investigation, precipitation conditions were considered wetter than normal (**Appendix B**). The APT tool queries the Web-based Water-budget Interactive Modeling Program (WebWIMP; University of Delaware 2022), which indicated that August was within the typical dry season of the year.

3.5 Wetlands

One wetland was identified and delineated within the Study Area around the perimeter of the excavated pond. Wetland determination data forms were completed for eight sample points along transects through the wetland and adjacent upland and are included in **Appendix C**. Photographs of the wetland and adjacent lands are included in **Appendix D**. The wetland boundary and sample point locations are shown on **Figure 4**. The wetland is summarized in **Table 2** below and described in detail in the following sections.



Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Observed Wetland Type*	Mapped WWI Wetland Type**	Adjacent Surface Waters	Square Feet (on-site)	Acres (on-site)
W1	Wet meadow	Not mapped	Adjacent to excavated pond; not connected to other surface water inlets or outlets.	5,846.01	0.13

*Wetland type based on Eggers and Reed, 2015

**Mapped WWI wetland may or may not correspond to field observed wetland type

3.5.1 Wetland W1

Wetland W1 is a wet meadow community (Eggers & Reed, 2015) that surrounds the outside boundary of the excavated pond. The excavated pond is a relatively recent landscape feature and is not represented in the 24k hydro layer mapped by USGS (**Figure 1**) and is also not mapped in the WDNR 24k hydrography layer (**Figure 3**). No inlets or outlets to the pond were observed; it appears to be a seepage pond that also receives surface water runoff.

Vegetation

Dominant plant species identified at sample points completed within W1 consist of reed canary grass (*Phalaris arundinacea*, FACW), rice cut grass (*Leersia oryzoides*, OBL), and Canadian rush (*Juncus canadensis*, OBL). Other species identified in the wetland are listed on the data forms included in **Appendix C**. The dominant species within the wetland are comprised mostly of hydrophytic vegetation (OBL, FACW, and/or FAC) and meet the hydrophytic vegetation criterion.

Hydrology

The wetland appears to have a regularly inundated or saturated hydroperiod that fluctuates with the water level in the pond. Surface Water (A1), High Water Table (A2), Saturation within the upper 12 inches (A3), and Aquatic Fauna (B13) were observed as primary indicators of wetland hydrology at sample points completed within W1. Secondary indicators of wetland hydrology observed included Dry-Season Water Table (C2), Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology criterion was met.

Soils

Soils within the wetland are mapped by the NRCS as Sable silty clay loam (SaA) (**Figure 2**). The soils observed at the sample points were generally consistent with the Sable series characteristics. Field Indicators of Hydric Soil (NRCS 2024) identified at sample points completed within W1 consisted of A11 - Depleted Below Dark Surface, F3-Depleted Matrix, F6-Redox Dark Surface, and F8-Redox Depressions. Therefore, the hydric soil criterion was satisfied.



3.5.2 Wetland Boundary

The wetland boundary was determined based on distinct differences in vegetation, hydrology, soils, and topography consisting of the following: 1) Transition from a community dominated by hydrophytic vegetation to an upland community lacking hydrophytic vegetation; 2) Transition from an area exhibiting wetland hydrology indicators within the wetland to a lack of wetland hydrology indicators within the adjacent upland; and 3) Transition from soils exhibiting hydric soil indicators to soils lacking indicators of hydric soil conditions. Additionally, the location of wetness signatures commonly seen prior to 2013 coincide with the area of the excavated pond and wetland fringe. The transition from wetland to upland characteristics generally correlated with a well-defined topographic break.

3.6 Off-Site Aerial Imagery Review

A review of available NAIP aerial imagery covering two “normal” precipitation years, six “wet” years, and three “dry” years between 2004 and 2022 was completed for the Study Area to review agricultural areas for wetness signatures and to review land use changes (**Appendix E**). Wetness signatures were generally seen in the same northern half or northern two-thirds of the Study Area in almost all years of the available imagery. The excavated pond was created sometime between 2013 and 2015 and is situated in the part of the Study Area that had the strongest, most consistent wetness signatures prior to 2013. After the pond was created, two years did not have noticeable wetness signatures in the remaining agricultural area: 2015 (wet year) and 2022 (dry year).

During the field investigation, wetland W1 was identified as a fringe surrounding the pond which was expected given the wetness signatures in this area and the now permanent water feature. Two sample points, SP7 and SP8, were completed in the portion of the Study Area that is still under agricultural production, contains mapped predominantly hydric and wetland indicator soils, and where wetness signatures were seen before and after pond creation. In the area of SP7, the crop was healthy and robust, and no primary indicators of wetland hydrology were observed, no hydrophytic volunteer vegetation was observed, and no hydric soil indicators were observed, and the area was determined to be upland.

In the area of SP8, the current crop was absent or potentially drowned out and small areas of shallow (≤ 1 inch) ponded water was observed along with areas exhibiting evidence of earlier ponding (algal mat/crust) in the year. It's possible during seeding that this area of the field wasn't seeded in full as the crop growing immediately adjacent to bare areas was robust and did not exhibit crop stress. The ponded water also appeared to be due to compacted clayey soils, as ponding/soil saturation was only seen in the immediate top layer of the soil with no saturation or water table observed in the soil pit which extended down to 20-inches in depth. Despite meeting a primary hydrology indicator with the presence of an algal mat/crust (B4), no other primary hydrology indicators were met, plus hydric soils and hydrophytic volunteer vegetation were absent and the area was determined to be upland.



3.7 Uplands

Upland within the Study Area consisted of an area of routinely mowed grassy vegetation surrounding the excavated pond in the north half of the site and active agricultural field planted to soybeans in the south half. The area surrounding the pond was observed to be 2-3 feet higher in elevation than the adjacent wetland and pond water level, and it appeared this area was where the excavated fill was placed and graded following pond excavation. Dominant vegetation in the upland surrounding the pond was comprised of smooth brome (*Bromus inermis*, UPL), Kentucky bluegrass (*Poa pratensis*, FACU), common dandelion (*Taraxacum officinale*, FACU), creeping-Charlie (*Glechoma hederacea*, FACU), and various clovers (*Trifolium* spp., FACU).

Within the agricultural field, aside from the area near SP8 as discussed above, the soybean crop was healthy and robust. There was minimal volunteer vegetation, but species seen were not hydrophytic and included velvet-leaf (*Abutilon theophrasti*, FACU) and lamb's-quarters (*Chenopodium album*, FACU). The remainder of the field south to the southern boundary is at slightly higher elevation and did not have consistent wetness signatures in the review of aerial imagery.

In general, upland areas were determined to be non-wetland based on the lack of wetland hydrology, hydric soils, and/or hydrophytic vegetation. Additionally, upland areas were located higher in the landscape, creating unsuitable geomorphic position for wetland conditions to exist.

3.8 Waterways

No waterways or waterbodies are mapped within or adjacent to the Study Area. However, one excavated pond (OW1) is present within the Study Area and was mapped in conjunction with the wetland fringe (W1) that surrounds the feature. There were no observed direct surface water inlets or outlets to this pond. It is assumed that this is a seepage pond which also receives water inputs from precipitation events and runoff from the adjacent agricultural field. As noted earlier in the report, the pond was created between 2013 and 2015 by Dane County to address complaints from adjacent property owners about water flowing off the field and flooding their properties.

3.9 Other Environmental Considerations

This report is limited to the identification of state and/or federally regulated wetlands within the Study Area. However, there may be other regulated features within the Study Area, including, but not limited to, historical or archeological features, endangered or threatened species, navigable waters, shoreland zones, and/or floodplains, etc. Federal, state, and local units of government and regional planning organizations may have regulatory authority to control or restrict land uses within or in close proximity to these features.

For example, Wisconsin has performance standards for post-construction runoff for new development and redevelopment. Specifically, for wetlands and waterbodies, Wis. Adm. Code NR 151.12(5)(d) requires that a "protective area" or buffer be determined from the top of the channel of lakes, streams and



rivers, or at the delineated boundary of wetlands. In accordance with NR 151.12(5)(d), the width of the "protective area" for less susceptible wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. Moderately susceptible wetlands, lakes, and perennial and intermittent streams identified on USGS topographic maps or NRCS county soil survey maps (whichever is more current) require a protective buffer of 50 feet, and outstanding or exceptional resource waters, highly susceptible wetlands, and wetlands in areas of special natural resource interest require protective buffers of 75 feet. The jurisdictional authority on wetland buffers rests with the WDNR. Local zoning authorities and/or a regional planning organization may have more restrictive buffers from wetlands than that imposed under NR 151.

4 Conclusion

Stantec completed a wetland delineation of the Skyline Drive Parcel on behalf of Nathan Moe Enterprises, LLC. The approximately 3.30-acre Study Area is located in Section 29, Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin. The purpose and objective of the wetland delineation was to identify wetlands and potentially jurisdictional waterbodies within the Study Area.

One wetland, totaling 0.13 acre, was identified and delineated within the Study Area in accordance with state and federal guidelines and was surveyed with GPS, and mapped using GIS software. The wetland is a wet meadow fringe surrounding an excavated pond, which was also surveyed and mapped. Adjacent uplands were comprised of routinely mowed grassy vegetation surrounding the pond and active agricultural land.

The wetlands and waterbodies identified for this report may be subject to federal regulation under the jurisdiction of USACE, state regulation under the jurisdiction of the WDNR, and local regulation under jurisdiction of the local county, town, city, or village. Stantec recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

Prior to beginning work at this site or disturbing or altering wetlands, waterways, or adjacent lands in any way, Stantec recommends that the owner obtain the necessary permits or other agency regulatory review and concurrence with regard to the proposed work to comply with applicable regulations.

The information provided by Stantec regarding wetland boundaries is a scientific-based analysis of the wetland and upland conditions present within the Study Area at the time of the fieldwork. The delineation was performed by experienced and qualified professionals using standard practices and sound professional judgment. The ultimate decision on wetland boundaries rests with the USACE and, in some cases, the WDNR or a local unit of government. As a result, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary from time to time depending on various factors including, but not limited to recent precipitation patterns and the season of the year. In addition, the physical characteristics of the Study Area can change over time, depending on the weather, vegetation patterns, drainage activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands within the Study Area.



Assured Wetland Delineation Report
Figures

The conclusions in the Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from the Client and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.



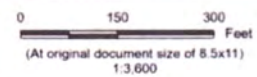


Notes
 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources: Stantec, Nathan Moe Enterprises, Esri, USCB, USGS, WDNR, Dane County
 3. Background: NAIP 2022

Legend

- Approximate Project Boundary
- Sample Point
- Field Delineated Wetland
- Open Water
- 5 foot Interval
- 1 foot Interval
- WI DNR 24k Hydrography
- ~ Perennial Stream*
- - - Intermittent Stream*
- Waterbody

*No Features Within Data Frame



Project Location Prepared by MEK on 2025-08-25
 T6N, R11E, S29 TR by JD on 2025-08-25
 T. of Pleasant Springs, Dane Co., WI IR by KR on 2025-09-08
Client/Project Nathan Moe Enterprises, LLC 193711587
 Skyline Dr Parcel Wetland Delineation

Figure No.

4

Title

Field Collected Data

FP-35 to ~~SFR-08~~ RR-2

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 29; thence S00°09'56"E along the West line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 385 feet to the point of beginning; thence N88°44'16"E, 205 feet; thence S00°09'56"E, 715 feet, thence S88°11'51"W, 205 feet to the aforesaid West line of the $\frac{1}{4}$ - $\frac{1}{4}$; thence N00°09'56"W, 716 feet to the point of beginning. Containing 3.4 acres more or less.