



Melissa Agard
Dane County Executive

Dane County Planning & Development

Division of Zoning

July 15, 2025

RADEMACHER LIVING TR, KEITH R & JOAN M
5010 TOWN HALL DR
COTTAGE GROVE WI 53527

RE: Navigability Determination 4920 Town Hall Dr, Section 27, Town of Sun Prairie
DCPWTR-2025-00011
Parcel: 0811-271-9845-0

The Dane County Zoning Division has processed your request for a navigability determination for a waterway mapped on your property.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the categorization of the waterway. The map showed constructed drainage and an intermittent stream flowing from east to southwest. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on July 11 and 15, 2025. On the 11th it was actively raining during the inspection. It was observed that the intermittent stream was formed by an agricultural ditch. The bank and bed of the ditch was primarily vegetated. The vegetation included grasses and aquatic vegetation. A small meandering channel was present in the ditch bottom with a width of about 1 foot. There were also pools of standing water present in the ditch bottom. Water conveyance appeared to be contained within the smaller channel. It is of opinion that during times of high water this waterway would not float a small craft.

After further review of the waterway, it has been determined that the intermittent stream is non-navigable from its origin to a point at least downstream of a driveway crossing to the west. The stream does become navigable in the area of the driveway, but an exact determination was out of scope with this request.

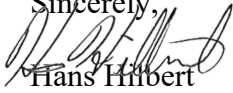
This letter serves as notice that the future development that will occur on the above-described lots is not within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

The entire constructed drainage way and intermittent stream exhibited wetland characteristics, and further investigation of the wetland status should be made if the corridor will be impacted by development.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

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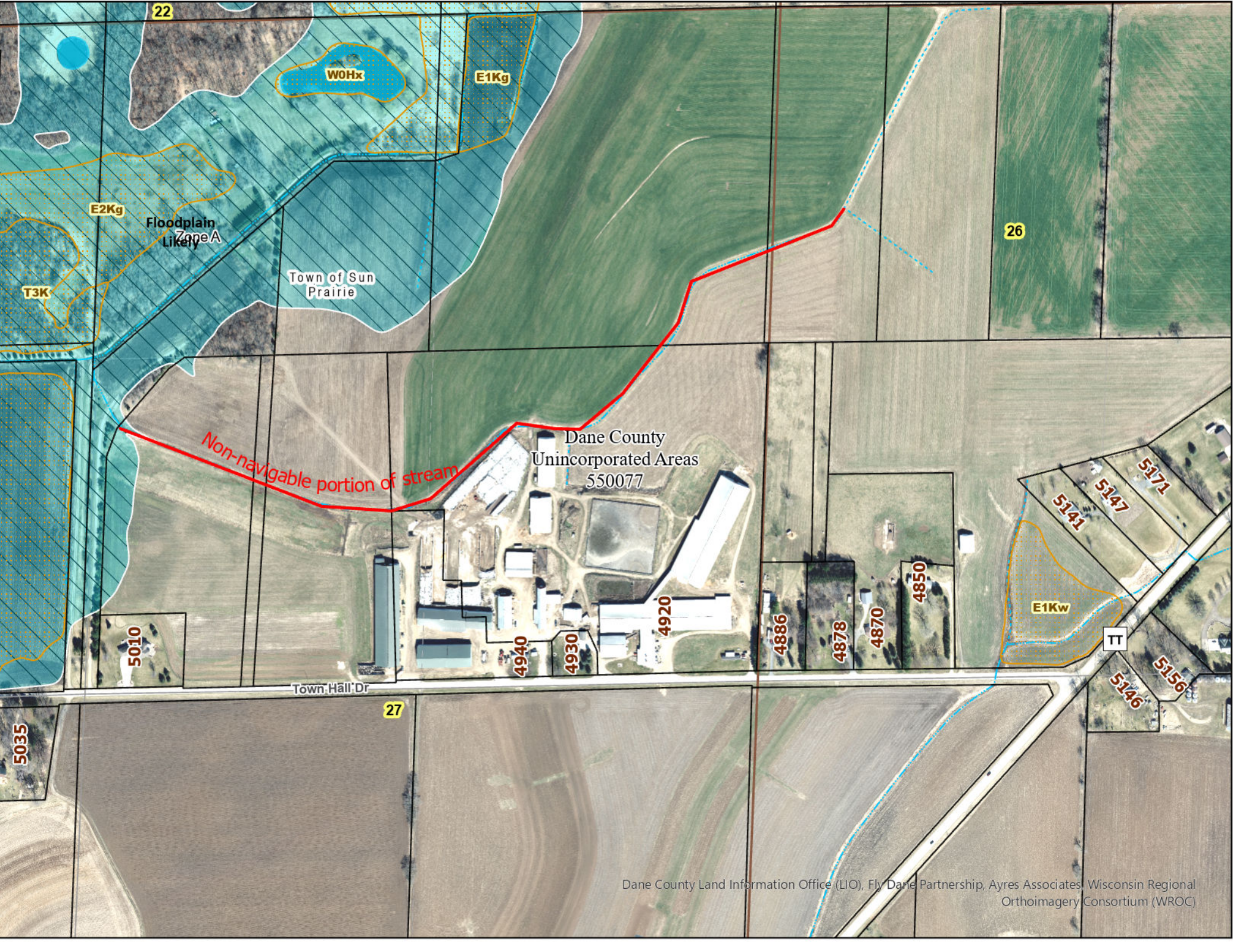
Sincerely,



Hans Hibert
Assistant Zoning Administrator

Cc:

Land & Water Resources
Brady Vaassen, MSA



22

W0Hx

E1Kg

26

E2Kg

Floodplain
Zone A
Likely

T3K

Town of Sun
Prairie

Non-navigable portion of stream

Dane County
Unincorporated Areas
550077

5010

4940

4930

4920

4886

4878

4870

4850

E1Kw

T

5141

5147

5171

5146

5156

5035

27

Town Hall Dr