



Melissa Agard
Dane County Executive

Dane County Planning & Development

Division of Zoning

February 13, 2026

Nick Richardson
8745 Bluff Valley Rd
Cross Plains WI 53528

RE: Navigability Determination – 8745 Bluff Valley Rd, Section 28, Town of Cross Plains
DCPWTR-2026-00003
Parcel: 0707-284-8045-0

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 an intermittent stream flowing from north to south along the west side of Bluff Valley Rd. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on February 7, 2026. It was observed that the waterway is contained within the roadside ditch, and while a bed and banks were observed, there was lack of evidence of enough water to float a small craft.

After further review of the waterway, it has been determined that it is not navigable from its origin to at least the upstream side of the culvert under County Highway P.

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

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.

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources