



Melissa Agard
Dane County Executive

Dane County Planning & Development

Division of Zoning

February 23, 2026

HAACK TR
1582 Liberty St
Mount Horeb WI 53572

RE: Navigability Determination – 1582 Liberty St, Town of Primrose, Section 3
DCPWTR-2026-00004
Parcel: 0507-032-8250-0

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 tributary to Mount Vernon Creek flowing from south to north through the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on February 19, 2026. It was observed that no defined bed or bank exist for the waterway within 300 feet of the proposed building site. The waterway is the defined drainage way leading into the riparian wetland of Mount Vernon Creek. It appears that a channel forms within the mapped wetland much closer to the creek.

After further review of the waterway, it has been determined that it is not navigable from its origin to a point downstream at least 300 feet from the location of proposed development.

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
Ken Karls, Quality West Construction

