



Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

April 20, 2022

KEVIN FOX & SARAH M FOX
6693 SUNSET DR
VERONA WI 53593

RE: Navigability Determination – 6693 Sunset Dr, Section 35, Town of Verona
Parcel: 0608-354-8630-7

The Dane County Zoning Division has processed your request for a navigability determination for a perennial stream that is located on the above described 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 this waterway. A perennial stream is one that has a continuous flow throughout the year.

A site inspection was conducted on April 19, 2022. Lite overnight snow had fallen the past two days, with accumulation quickly melting during daylight. It was observed that upstream from Sunset Dr the stream meandered through a dense mat of reed vegetation. A defined channel could be followed, but there was no evidence of a sizeable area or depth to float a small craft. Downstream of Sunset Dr a pattern of open water followed by dense wetland vegetation as above was observed into the subject property. In the western half of the subject property the stream bed migrated to a narrow, 1 foot wide, and 6 inch deep channel cutting through turf grass. Downstream pockets of standing water were observed within a grasslined swall before the stream returned to a channel through dense wetland vegetation just upstream of County Highway PB.

After further review of the stream, it has been determined that it is NOT navigable within 300 feet of the subject property as it lacks contiguous width and depth to float a small craft. It has further been determined that the entire stream corridor is exhibiting wetland characteristics.

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, however the subject property does contain portions of the shoreland-wetland district. While development on this lot will not be subject to shoreland regulations, any structural development must comply with the required 75 foot setback to the boundary of a wetland.

I have determined that the current proposed residential addition will comply with the 75 foot setback requirement and no further investigation of the wetland boundary is required. Future development on this property may necessitate a wetland delineation to determine compliance with wetland requirements at that time.

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