



# Dane County Planning & Development

## Division of Zoning

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April 7, 2021

Vermont Acres, LLC  
Karen & Aaron Carlock  
4374 State Highway 78  
Black Earth WI 53515

RE: Status of Wetlands east of Cedar Hill Ln, Section 5, Town of Vermont  
DCPWTR-2021-00006  
Parcel: 0706-052-9300-0

The Dane County Zoning Division is in receipt of your request for a determination of wetland boundary for a proposed building site on part of your property described above. Specifically, you requested a determination if the proposed driveway at the southern property line is within 75 feet of a wetland boundary.

Before conducting a field inspection, official Dane County aerial photographs with wetlands and soils data overlaid, as well as the official Wisconsin Wetlands Inventory Maps, were consulted to determine the approximate location and category of wetlands that might be found at your location. The map shows that **there are** wetlands and wetland indicators located on the property.

The site inspection was conducted on April 6, 2021 to verify if wetlands characteristics verified the location of any wetlands east of Cedar Hill Ln. Wetlands typically have 1) evidence of the existence of water, 2) a presence of water-loving plants, and 3) soils that indicate characteristics of often being wet. During the site inspection it was observed that the soils in the eastern ditch line were predominantly unsaturated clay. A dense carpet of grasses and some woody vegetation were the predominate vegetation. The vegetation was matted down showing evidence of the presence of standing water during the spring thaw, but no standing water was present during the inspection. Pockets of cattail and reed stalks were found within the lowest depressions of the ditch. West of Cedar Hill Ln, the soil was in a saturated state.

It was determined that given the elevation of the road bed, and lack of culvert, the drainage of stormwater from the east becomes dammed at the road and backwaters fill the eastern road ditch until the water evaporates or infiltrates. The presence of this water, and the hydric soils allows for hydrophilic plants to grow, however these wetland characteristics were only found within the lowest depressions along the ditch. These areas were limited to isolated areas of 10 to 20 square feet each. For this reason, it has been determined that the proposed driveway location will meet the locational standards, as there is no setback requirement for wetlands less than 2 acres, and the proposed driveway will not be located within a wetland. This determination was made for zoning purposes and is not a delineation of the Wisconsin Wetland Inventory or made for any other or future purpose.

This letter serves as notice that the proposed development of a single family residential lot on the parcel described above would be farther than the minimum 75 feet setback from a wetland

boundary, as per Chapter 11, Dane County Code of Ordinances. This determination is specific to this development at this time. A future determination or delineation of wetlands on this property may result in varying findings.

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  
Dane County Assistant Zoning Administrator

Cc:  
Adam Carrico, Carrico Engineering