



Jamie Kuhn
Dane County Executive

Dane County Planning & Development

Division of Zoning

May 24, 2024

FROSTWOOD FARM VI LLC
1325 BOUNDARY RD
MIDDLETON WI 53562

RE: Navigability Determination – Rezone petition 12065, Fitchrona Rd, Section 13, Town of Verona
Parcel: 0608-134-8100-4

The Dane County Zoning Division has processed your request for a navigability determination for two intermittent streams that are mapped on the northwest portion of 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 these waterways. The map shows that there are two converging intermittent streams located on or near the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on May 24, 2024. It was actively raining during the inspection and the area had received approximately 2 inches of rain during the week. It was observed that two gullies form on the property and provide an approximately 20-foot drop in elevation where the gullies converge. The gullies are predominantly vegetated with terrestrial vegetation except for some isolated areas where standing water has formed. At no point do either waterway have a defined enough bed or bank to support the floating of a small craft.

After further review of the streams, it has been determined that neither are navigable from their origin to a point at least 300 feet downstream of the subject property.

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.

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:

Page 1 of 2

Land & Water Resources
Liz Steinhauer, Raymond Management Company