



Jamie Kuhn  
Dane County Executive

# Dane County Planning & Development

## Division of Zoning

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April 15, 2025

Syed Nizamuddin  
460 Presidential Ln  
Madison WI 53711

RE: Navigability Determination – County Highway S, Section 32, Town of Cross Plains  
DCPWTR-2025-00005  
Parcel: 0707-324-9220-7

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 the Sugar River flowing south to north across the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on April 14, 2025. It was observed that west of Sugar Valley Rd the stream had no defined bed or bank, with the exception of a reach within a ravine, however within this reach a depth to float a craft would not be reached.

After further review of the waterway, it has been determined that it is non-navigable west of Sugar Valley Rd. Navigability begins at some point east before the confluence with the Sugar River, however the establishment of this point was not within the scope of this determination.

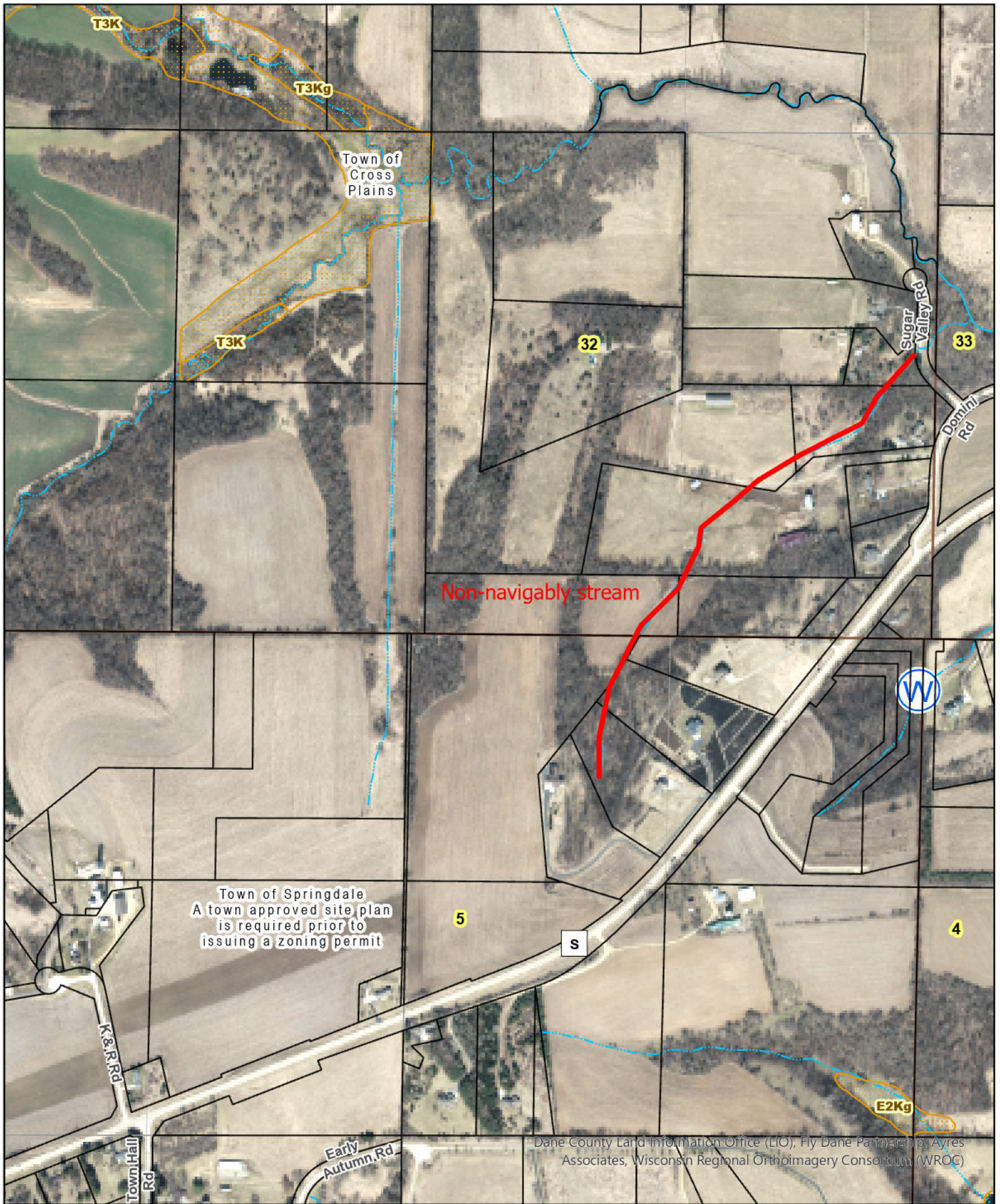
This letter serves as notice that the future development that will occur on the above-described lot is not within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

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  
Chris Adams, Williamson Surveying



Non-navigably stream

Town of Springdale  
A town approved site plan  
is required prior to  
issuing a zoning permit

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres  
Associates, Wisconsin Regional Orthoimagery Consortium (WROC)