

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/10/2022	DCPREZ-2022-11826
<b>Public Hearing Date</b>	
05/24/2022	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME DETTMANN VINEYARDS LLC	PHONE (with Area Code) (608) 575-2692	AGENT NAME D'ONOFRIO KOTTKE & ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 4200 COUNTY HIGHWAY P		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) MADISON, WI 53717	
E-MAIL ADDRESS karldettmann@gmail.com		E-MAIL ADDRESS RKLAAS@DONOFRIO.CC	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4200 and 4202 County Hwy P					
TOWNSHIP CROSS PLAINS	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-152-9670-0		0707-152-9630-0		0707-152-9590-0	

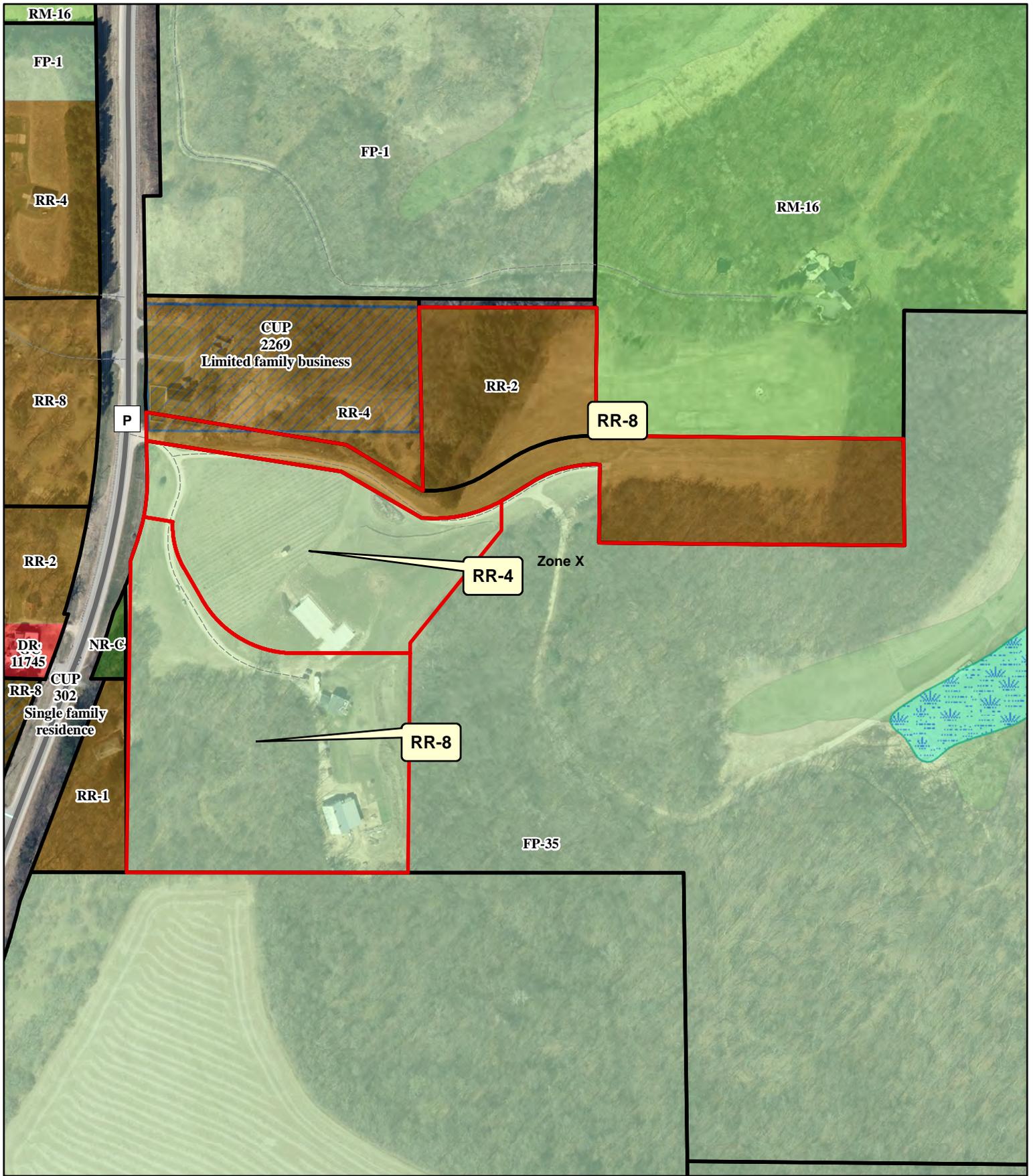
**REASON FOR REZONE**

CONSOLIDATING TWO EXISTING RESIDENTIAL LOTS AND CREATING TWO RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-8 Rural Residential District	3.37
RR-4 Rural Residential District	RR-8 Rural Residential District	5.87
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.11
FP-35 Farmland Preservation District	RR-8 Rural Residential District	9.01

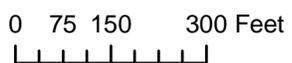
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: THE EXISTING FOUNDATION ON PROPOSED LOT 2 MAY BE A CONCERN.  
EXISTING STRUCTURE IN CLOSE PROXIMITY TO THE WETLANDS, EAST SIDE OF PROPERTY, MAY BE A CONCERN.



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11826  
**DETTMANN VINEYARDS  
 LLC**



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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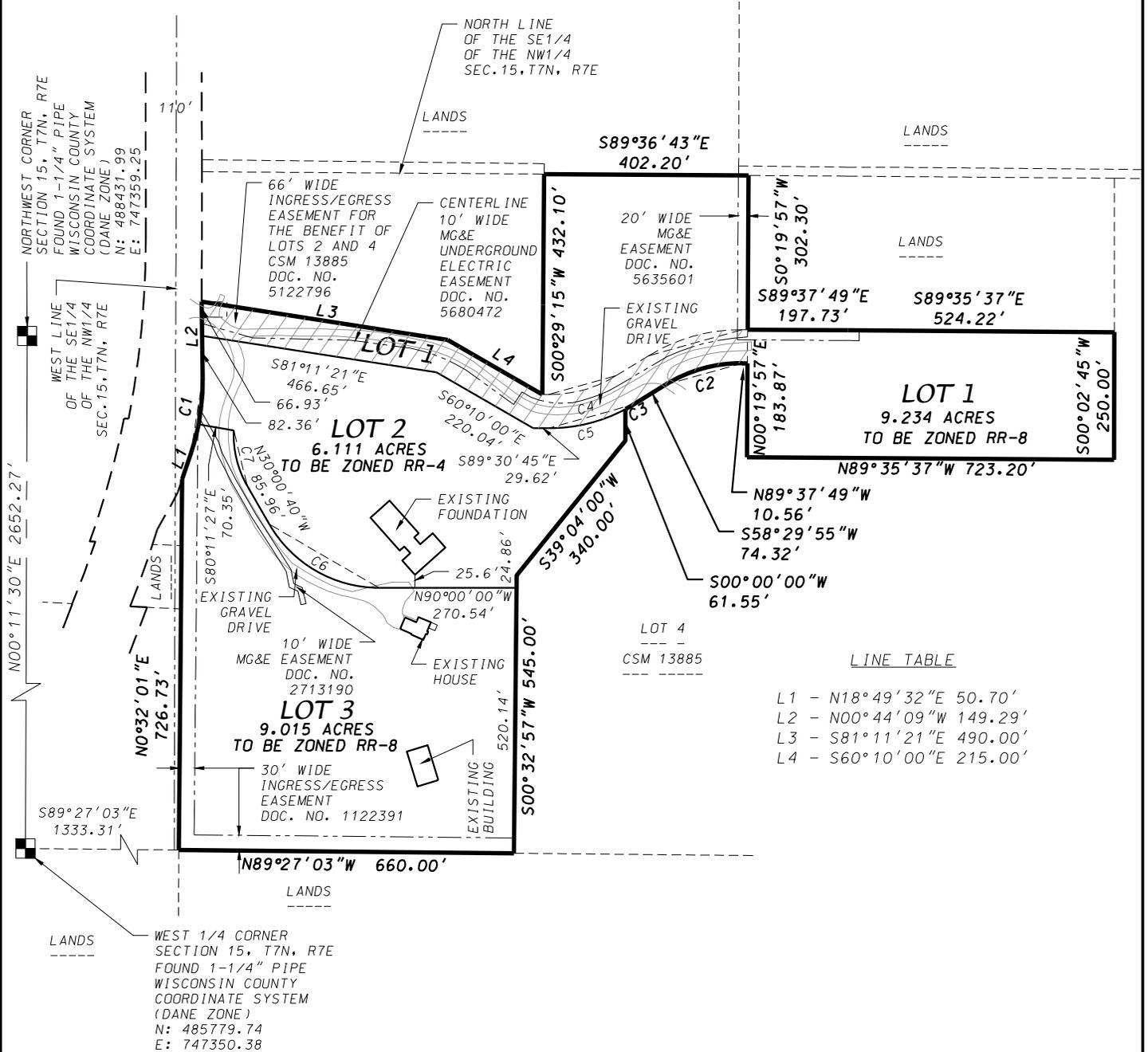
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

# PRELIMINARY CERTIFIED SURVEY MAP/ZONING MAP

LOTS 2, 3 AND PART OF LOT 4, CERTIFIED SURVEY MAP NO. 13885  
 LOCATED IN THE SE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4  
 SECTION 15, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN



GRID NORTH  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 (DANE ZONE)  
 THE WEST LINE OF THE  
 NW1/4 OF SECTION 15,  
 T7N, R7E BEARS  
 N00°11'30"E

0 300  
  
 Scale 1" = 300'

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: March 3, 2022

F.N.: 21-07-133

PROPERTY TO BE ZONED RR-8 – PROPOSED LOT 1

Lots 2 and 3, Certified Survey Map No. 13885, recorded in Volume 92 of Certified Survey Maps on pages 137-144 as Document Number 5122796 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Beginning at the Northeast corner of said Lot 3; thence S00°02'45"W, 250.00 feet; thence N89°35'37"W, 723.20 feet; thence N00°19'59"E, 183.87 feet; thence N89°37'49"W, 10.56 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 284.00 feet and a chord which bears S74°26'03"W, 155.95 feet; thence S58°29'55"W, 74.32 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 316.00 feet and a chord which bears S74°29'35"W, 174.14 feet; thence N89°30'45"W, 29.62 feet; thence N60°10'00"W, 220.04 feet; thence N81°11'21"W, 466.65 feet; thence N00°44'09"W, 66.93 feet; thence S81°11'21"E, 490.00 feet; thence S60°10'00"E, 215.00 feet; thence N00°29'15"E, 432.10 feet; thence S89°36'43"E, 402.20 feet; thence S00°19'57"W, 302.30 feet; thence S89°37'49"E, 197.73 feet; thence S89°35'37"E, 524.22 feet to the point of beginning. Containing 9.234 acres.

PROPERTY TO BE ZONED RR-4– PROPOSED LOT 2

Part of Lot 4, Certified Survey Map No. 13885, recorded in Volume 92 of Certified Survey Maps on pages 137-144 as Document Number 5122796 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Beginning at the Northwest corner of said Lot 4; thence S81°11'21"E, 466.65 feet; thence S60°10'00"E, 220.04 feet; thence S89°30'45"E, 29.62 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 316.00 feet and a chord which bears N76°10'26"E, 156.25 feet; thence S00°00'00"W, 61.55 feet; thence S39°04'00"W, 340.00 feet; thence S00°32'57"W, 24.86 feet; thence N90°00'00"W, 270.54 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 250.00 feet and a chord which bears N60°00'20"W, 249.96 feet; thence N30°00'40"W, 85.96 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 200.00 feet and a chord which bears N13°40'55"W, 112.46 feet; thence N80°11'27"W, 70.35 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 450.00 feet and a chord which bears N05°06'20"E, 91.60 feet; thence N00°44'09"W, 82.36 feet to the point of beginning. Containing 6.111 acres.

PROPERTY TO BE ZONED RR-8 – PROPOSED LOT 3

Part of Lot 4, Certified Survey Map No. 13885, recorded in Volume 92 of Certified Survey Maps on pages 137-144 as Document Number 5122796 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Beginning at the Southwest corner of said Lot 4; thence N00°32'01"E, 726.73 feet; thence N18°49'32"E, 50.70 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 450.00 feet and a chord which bears N14°53'11"E, 61.83 feet; thence S80°11'27"E, 70.35 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 200.00 feet and a chord which bears S13°40'55"E, 112.46 feet; thence S30°00'40"E, 85.96 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 250.00 feet and a chord which bears S60°00'20"E, 249.96 feet; thence S90°00'00"E, 270.54 feet; thence S00°32'57"W, 520.14 feet; thence N89°27'03"W, 660.00 feet to the point of beginning. Containing 9.015 acres.

## Lane, Roger

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**From:** Ron Klaas <rklaas@donofrio.cc>  
**Sent:** Thursday, March 3, 2022 3:14 PM  
**To:** Lane, Roger; Greg Hyer  
**Cc:** Karl Dettmann; Brett Stoffregan  
**Subject:** Dettmann/McKenzie CSM and rezone  
**Attachments:** Dettmann-McKenzie Rezone Application 2022.03.03.pdf; Dettmann-McKenzie - Town of Cross Plains - Zoning Legal Descriptions 2022.03.03.pdf; Dettmann-McKenzie Preliminary CSM-Zoning Map 2022.03.03.pdf; Dettmann Floor Plan 3.2.22.pdf

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Roger and Greg,

Karl Dettmann (Dettmann Vineyards LLC) and Steve Mckenzie (Vine House LLC) have asked us to assist them with a new CSM and rezone for their lands in the Town of Cross Plains.

Attached are the materials for said request;

1. Rezone application
2. Legal descriptions for the parcels to be rezoned
3. Preliminary CSM
4. Conceptual floor plan for the new house on the existing foundation

Steve will own lot 1, which will combine existing lots 2 & 3 of CSM 13885. This new lot is 9.2 acres and proposed zoning is RR-8.

As we have discussed in the past, Karl's plan is to build a new house on the existing foundation that is on the proposed lot 2. The last attachment includes the preliminary house plans that Summit Custom Homes is working on. This lot is 6.1 acres and would be zoned RR-4.

Lot 3 includes the existing house and barn. Lot size is 9.0 acres with RR-8 zoning.

All 3 lots will have frontage on CTH P. The existing driveway maintenance agreement will be updated to address the new lot configuration. The 3 splits that are available for these lands would be used by the 3 proposed lots.

Please review and let us know if there are any questions. A check for the review fee will be delivered upon confirmation of the amount.

Thanks,

**Ronald R. Klaas, P.E.**

D'Onofrio Kottke and Associates | President  
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[rklaas@donofrio.cc](mailto:rklaas@donofrio.cc) | [www.donofrio.cc](http://www.donofrio.cc)

