



# Dane County Planning & Development Zoning Division

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March 11, 2022

DETTMANN VINEYARDS LLC  
4200 COUNTY HIGHWAY P  
CROSS PLAINS WI 53528

RE: Potential wetland zoning violations occurring at 4200 County Highway P  
Parcel #0707-152-9670-0

On March 10, 2022 the Dane County Zoning Department processed an application to rezone a portion of your property at 4200 County Highway P in the Town of Cross Plains. During the review potential zoning and wetland zoning violations were identified. It appears that a driveway and structure have been placed within an 8 acre mapped wetland area and within the required 75 foot setback to the boundary of a wetland greater than 2 acres. After reviewing aerial imagery it appears that the structure and driveway were developed between 2014 and 2015, however no zoning permits exist for the structures.

Under Dane County Code of Ordinance section 11.99(1)(b)1. a shoreland zoning permit is required prior to any new construction or placement of permanent or temporary structures within the shoreland, shoreland-wetland, and inland-wetland districts. Section 11.03(2)(a)2. requires a 75 foot setback, measured horizontally, from the boundary of wetlands two acres or larger in area. Section 11.07 and 11.08 regulate land uses within a wetland. In addition a zoning permit is required under 10.101(1)(a) for land uses and structures prior to development.

This letter serves as notice that your property is in violation of the ordinance for failure to obtain necessary permits prior to development.

Please be aware under Dane County Zoning Ordinance Section 10.101(8)(c)1.b., The zoning committee may postpone action on any rezone petition until any unresolved violations of this Chapter or Chapters 11, 12, 13, 14, 17, 74, 75 or 78 are corrected and the property brought into full compliance with applicable standards.

You are hereby instructed to bring the property into compliance with zoning and wetland zoning regulations within 30 days of the date of this letter. To comply you may obtain all necessary permits for the structures or remove them from the property. A wetland delineation of the mapped wetland boundary will be required prior to the issuance of a zoning permit to confirm compliance with wetland zoning regulations.

If the violations are not corrected within the 30-day time period, further enforcement action will be taken.

Your cooperation is appreciated in this matter.

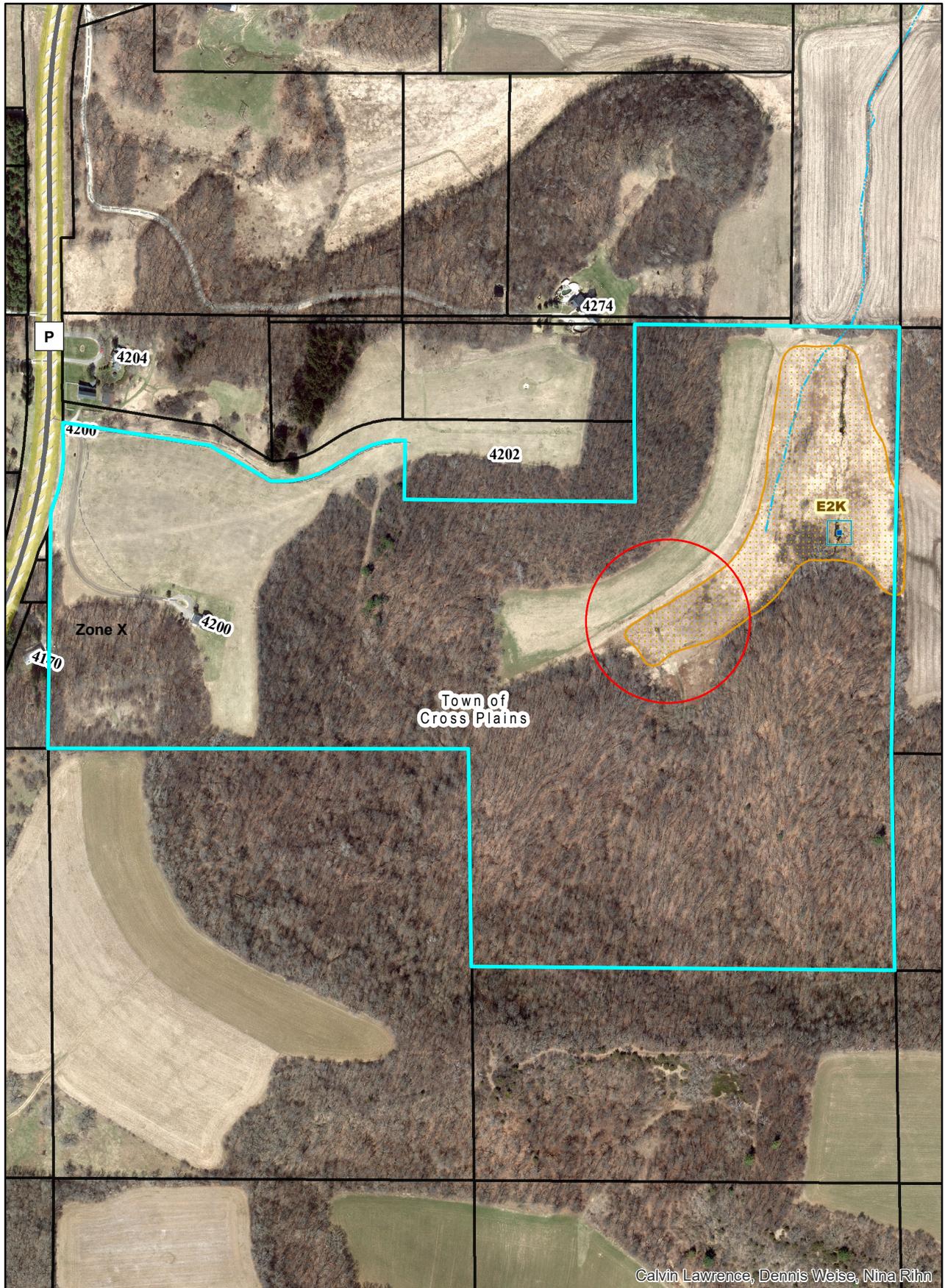
Sincerely,

Hans Hilbert  
Assistant Zoning Administrator  
County of Dane  
608-266-4993  
[hilbert.hans@countyofdane.com](mailto:hilbert.hans@countyofdane.com)

Enclosures:

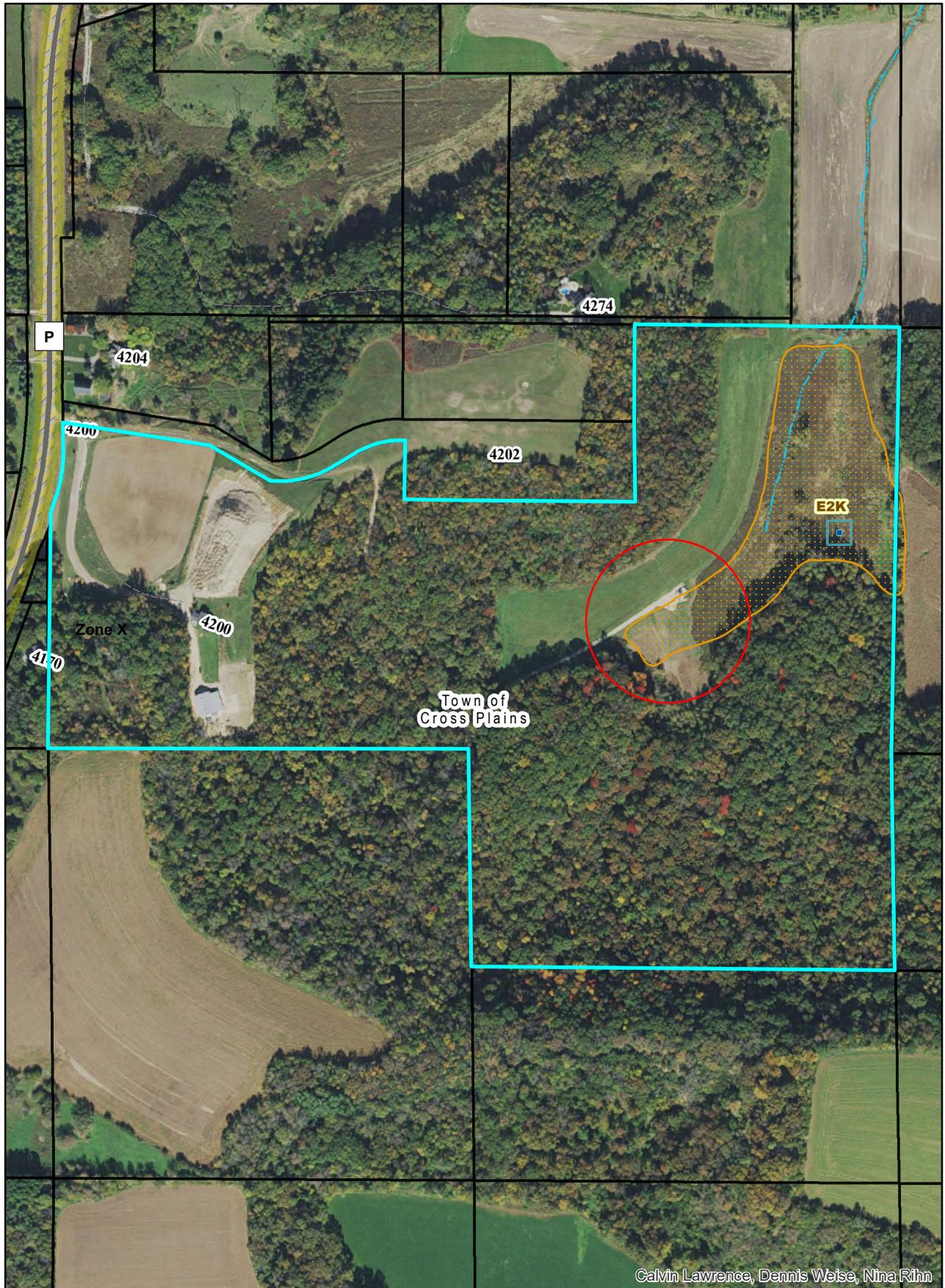
2014 Aerial image  
2015 Aerial image

CC:  
Dane County Zoning Administrator  
Town of Cross Plains  
Ron Klaas, Donofrio Kottke



Calvin Lawrence, Dennis Weise, Nina Rihn

2014 aerial imagery showing no existing structure or driveway in circled location.



Calvin Lawrence, Dennis Weise, Nina Rihn

2015 aerial imagery with unpermitted development (structure and driveway) circled in red