

BEFORE THE DANE COUNTY BOARD OF ADJUSTMENT

Appeal of Dettmann Vineyards, 4200 County Highway P, Town of Cross Plains, Dane County, Wisconsin

Appeal No. 3680

BRIEF OF DANE COUNTY ZONING ADMINISTRATOR

Karl Dettmann is appealing the decision of the revocation of Dane County Zoning Permit DCPZP-2016-00590 for the construction of a building at 4200 County Highway P in the Town of Cross Plains. The zoning permit was revoked due to the construction deviating from the approved plans. It was observed that foundation walls were being constructed for the building. The zoning permit did not list any area for a basement area nor did the building plans show the installation of a full foundation. As a condition of approval, the zoning permit specifically states that any modification of the plans, without prior written approval, renders the zoning permit null and void. Further, the deviation appears to resemble the plans that were previously denied.

Argument of the appeal

In March of 2015, Mr. Dettmann was issued a zoning permit to construct a 4300 square-foot agricultural accessory building along the edge of an agricultural field. The building was to be used to support the future agricultural activities on the property. The building design appeared to match a typical farm building with large doors to facilitate the movement of farm implements. At completion, farm implements were being stored in the building.

In July of 2015, Mr. Dettmann was issued a zoning permit (DCPZP-2015-0547) to construct another agricultural accessory building on the property. This building had 14,669 square feet of usable space including a basement area below the first floor. The location of the building appeared unusual given that it was prominently placed in the center of an agricultural field. It was also odd that the building design did not match a typical farm building, although it was described as being used for storage. The oddest item about the proposed building is that it did not have overhead doors for the movement of farm machinery or product. See Exhibits A 1- 9.

On July 30, 2015, a letter was written to Mr. Dettmann expressing concerns for the intended use of the agricultural building proposed to be constructed on the property. The concern was that the building appeared be designed as an assembly hall rather than for agricultural storage. The letter notified Mr. Dettmann that a zoning change would be required if the building was to be used for non-farm storage. See Exhibits B 1 – 2.

On August 25, 2015, the Zoning Division discovered website information for Dettmann Vineyards. The website advertised Dettmann Vineyards having a banquet hall which could be used for wedding

events, wine tasting events, and private parties. A soil test report was also found for the property detailing an on-site sanitary system designed to facilitate 250 persons. With the discovered advertising, proposed sanitary system, and building design concerns, it was clear that the building had other purposes rather than agricultural use. The Zoning Division revoked Zoning Permit DCP-2015-0547 for misrepresentation of information. See Exhibit C 1-12.

In September of 2015, Mr. Dettmann once again submitted information to obtain a zoning permit for an agricultural building on the property. The building design was exactly the same as the building submitted previously (DCP-2015-0447); however, additional information was presented showing that there was agricultural activity on the property to support the need for a large agricultural building. The narrative stated that the proposed building would be used for agricultural storage purposes, however, the land uses would be expanded to wine tasting, weddings, and charity events. The zoning permit DCPZP-2015-0731 was denied by Dane County Zoning Division based on the lack of agricultural activity on the property as well as the design of the building did not support normal agricultural activity (no overhead doors). See Exhibits D 1- 11.

In December of 2015, Todd Violante, Town Chair Hyer, and I had a meeting with Mr. Dettmann to discuss the proposed construction of an agricultural building on his property. Mr. Dettmann had asked us what he needed to do in order to obtain a zoning permit for a building. We had explained to him that the previous two plan submittals were for an assembly hall, although the plans showed just agricultural storage. We explained to Mr. Dettmann that agricultural buildings generally have, at a minimum, large overhead doors for the movement of equipment and products. We had also explained that the property currently holds the zoning classification of A-1Ex Exclusive Agriculture, which designates the land for agricultural production, not banquet halls. We had also expressed our concerns that the building's size was out of character for the needs of the agricultural activity of the property. Mr. Dettmann agreed that he would construct a single story building with overhead doors. It was also agreed that the building would just be used exclusively for storage of farm equipment and Ag products.

In July of 2016, Mr. Dettmann once again submitted information to obtain a zoning permit for an agricultural accessory building on the property. The permit stated that the building would have one floor consisting of 7300 square feet and the building would have no basement. The building design was the same shape of previous submittals, but this time the plans show the installation of overhead doors. Zoning Permit DCPZP-2016-00590 was issued for the construction of the agricultural building noting that the building would only be used for the purposes of storage of tractors and farm implements, lumber and honey storage, and the storage of various containers. The zoning permit also contained a condition that the zoning permit was for the plans as presented; any modification to the design would require written approval by Dane County Zoning. See Exhibits E 1- 26.

On December 16, 2016, a site inspection was conducted on the property at 4200 County Highway P. It was observed that 10-foot foundation walls were under construction for the agricultural building under zoning permit DCPZP-2016-00590. It was clear that the building would have a full basement with an entrance located on the north end of the building. See Exhibits F1- 5. Given that the approved building design did not include a foundation, a stop work order was issued on the construction. In reviewing previous plans, it was concluded that Mr. Dettmann was constructing a building that was previously denied (DCPZP-2015-0731). Dane County zoning requested a copy of the foundation plans for the building. No plans were made available. On December 19, 2016, a letter was sent to Mr. Dettmann that Zoning Permit -2016-00590 was rendered null and void due to the building not being constructed to the approved plans. See Exhibit G 1- 3.

Excerpts from the Dane County Zoning Ordinance

10.123 A-1 EXCLUSIVE AGRICULTURE [A-1 (EX)] DISTRICT.

(1) Purpose and applicability. (a) State of purpose. The A-1 Exclusive Agriculture District is designed to:

1. Provide for a wide range of agriculture and agricultural accessory uses, at various scales. The A-1 (EX) district accommodates as permitted uses all activities typically associated with the primary production and harvesting of crops, livestock, animal products or plant materials. Such uses may involve noise, dust, odors, heavy equipment, use of chemicals and long hours of operation.
2. Allow for incidental processing, packaging, storage, transportation, distribution or other activities intended to add value to agricultural products produced on the premises or to ready such products for market. Such uses are conditional as they may have the potential to pose conflicts with agricultural use due to: volumes or speed of vehicular traffic; residential density; proximity to incompatible uses; environmental impacts; or consumption of agriculturally productive lands.
3. Allow for other incidental activities, compatible with agricultural use, to supplement farm family income and support the agricultural community.
4. Preserve productive agricultural land for food and fiber production.
5. Preserve productive farms by preventing land use conflicts between incompatible uses.
6. Maintain a viable agricultural base to support agricultural processing and service industries.
7. Reduce costs for providing services to scattered non-farm uses.
8. Pace and shape urban growth.
9. Meet the criteria for certification as a Farmland Preservation Zoning District under s.91.38, Wis. Stats.

10.25 ADMINISTRATION, ENFORCEMENT AND PENALTIES.

10.25(3)(c) 1. Whenever the zoning administrator finds that any construction does not comply with the provisions of this ordinance, the zoning administrator shall post, in a conspicuous place on the premises, a stop work order which shall cause all activity to cease until the construction is in compliance with the ordinance.

10.25 ADMINISTRATION, ENFORCEMENT AND PENALTIES.

10.25(2)(h) Any permit obtained through material misrepresentation shall be null and void.

Summary

The Dane County Zoning Division followed the proper procedures for conducting a site inspection, observing a deviation to approved plans, and the issuance of a stop work order.

The Dane County Zoning Division identified that the building being constructed under DCPZP-2016-0590 was being constructed with a basement foundation with usable space. The foundation walls were to be approximately 10 feet tall. The footings were designed to allow an entrance door at the north end of the building. The construction did not match the approved plans. Written approval was not obtained for the deviation of approved plans. Zoning Permit DCP-2016-0590 was rendered null and void due to the construction deviating from the approved plans.

Finding of Fact

I respectfully request that the Dane County Board of Adjustment make the following Findings of Fact:

1. Dane County Zoning permit DCPZP-2016-00590 was issued for the construction of an agricultural building that did not include foundation walls.

2. The zoning permit information and the submitted plans for Dane County Zoning Permit DCPZP-2016-00590 did not reflect that basement foundation was to be constructed as part of the building.
3. A site inspection on December 19, 2016 found that a basement foundation was being constructed with foundation walls on the property located at 4200 County Highway P.
4. Dane County Zoning Permit DCZP-2016-00590 contains a condition which states, Condition 1: "This approval by Dane County Zoning is only for the plan as presented. Any modification to the project requires the expressed written approval by Dane County Zoning. The permit shall be null and void if any modifications are made without the expressed written approval of Dane County Zoning".
5. Karl R. Dettmann nor Aldo Partners, LLC did not obtain expressed written approval from Dane County Zoning Division for the modifications.

Conclusion

With the aforementioned evidence, I respectfully request that the Dane County Board of Adjustment make the following conclusion:

1. The Zoning Administrator followed proper procedures with the inspection of a building that was being constructed. The inspection found that the building being constructed deviated from approved plans.
2. The Zoning Administrator had sufficient grounds to revoke Dane County Zoning Permit DCPZP-2016-00590 for the building construction deviating from approved plans without written approval from the Dane County Zoning Division.

DANE COUNTY ZONING PERMIT

ZONING PERMIT NO.

Page 1 of 2

DCPZP-2015-00547

OWNER INFORMATION		AGENT/CONTRACTOR INFORMATION		
OWNER NAME KARL R DETTMANN	PHONE (608) 575-2692	AGENT /CONTRACTOR NAME ALDOPARTNERS, LLC	PHONE (608) 209-2183	
BILLING ADDRESS (Number, Street) 435 MATTERHORN DR		ADDRESS (Number, Street) P.O. BOX 45601		
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MADISON, WI 53744		
E-MAIL ADDRESS KARLDETTMANN@GMAIL.COM		E-MAIL ADDRESS ANDY@ALDOPARTNERS.COM		
PARCEL NO. 0707-152-9670-0		TOWNSHIP TOWN OF CROSS PLAINS		SECTION 15
				1/4 NW
				1/4 1/4 SE
PROPERTY ADDRESS (Assignment of new address is subject to field verification.)	HOUSE NO. 4200	ST. DIRECTION	STREET NAME COUNTY HIGHWAY P	
ST. TYPE				
LOT 4	BLOCK	C.S.M. NO. or PLAT NAME CSM 13885		
ZONING DISTRICT A-1Ex Exclusive Ag District	PARCEL ACREAGE 81	PROPOSED PROJECT: New Structure/Addition Description: AGRICULTURAL ACCESSORY BUILDING		CENSUS CODE 329 - Other
Category <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other:	SEWER Private		SANITARY PERMIT NO.	
ROAD CLASSIFICATION B-County Highway	REZONE NO.	C.U.P. NO.	VARIANCE NO.	DEED RESTRICTION <input type="checkbox"/> YES <input type="checkbox"/> NO
SHORELAND <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	FLOOD ZONE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WETLAND <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	EC/SW NO. EC2015-0071	
HEIGHT (In Feet) 26	BASEMENT Sq. Ft. 3648		1st FLOOR Sq. Ft. 9033	TOTAL SQUARE FEET 14669
NO. OF STORIES 2	2nd FLOOR Sq. Ft. 1988		3rd FLOOR Sq. Ft.	PROJECT COST \$600,000.00
				PERMIT FEE \$1150.18

I, the undersigned, am the owner of the property or an authorized agent acting on behalf of the owner of the property. I certify that the work to be performed, as part of this zoning permit, will be constructed as noted on the submitted plans and comply with the applicable zoning ordinances. I understand that failure to comply with any provision or condition of this permit renders this zoning permit null and void and subject to enforcement action.

I acknowledge that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources web page at www.dnr.state.wi.us or contact the Department of Natural Resources Service Center.

I hereby consent to the entry on the permitted premises by Dane County zoning inspectors for the purposes of determining compliance with the zoning ordinances.



Owner & Agent hereby agree to comply with all Dane County Ordinances. Any unauthorized change from the information or plans submitted will invalidate the permit.		SIGNATURE: Owner/Agent 		DATE: 7/20/2015
OFFICE USE ONLY (form version 03.00.07)				
SURVEY REQUIRED ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Initials: 	DATE ISSUED 07/20/2015 DATE REVIEWED 7/24/15	INITIALS PMK2 SVO	1st INSPECTION DATE 2nd INSPECTION DATE	INITIALS INITIALS

EXHIBIT A-1

DANE COUNTY ZONING PERMIT

ZONING PERMIT NO.

Page 2 of 2

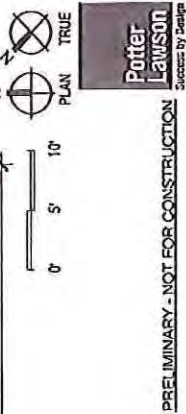
DCPZP-2015-00547

Conditions: 1. THIS APPROVAL BY DANE COUNTY ZONING IS ONLY FOR THE PLAN AS PRESENTED. ANY MODIFICATION TO THE PROJECT REQUIRES THE EXPRESS WRITTEN APPROVAL BY DANE COUNTY ZONING. THIS PERMIT SHALL BE NULL AND VOID IF ANY MODIFICATIONS ARE MADE WITHOUT THE EXPRESS WRITTEN APPROVAL OF DANE COUNTY ZONING. INITIALS AK

SURVEY ADVISORY NOTE: A LOCATION SURVEY MAY BE REQUIRED TO VERIFY THAT THE BUILDING IS CONSTRUCTED ACCORDING TO THE PLAN SUBMITTED WITH THIS APPLICATION.

EROSION CONTROL: OWNER/AGENT MUST CONTACT THE DANE COUNTY DEPARTMENT OF LAND & WATER RESOURCES (608-224-3647) TO HAVE IT DETERMINED IF AN EROSION CONTROL PERMIT IS REQUIRED. SIGNATURE [Signature] DATE

7/20/2015



TOTAL BUILDING AREA: 3,648 GSF
BASEMENT: 9,033 GSF
FIRST FLOOR: 1,988 GSF
MEZZANINE: 14,669 GSF
TOTAL:

7,315 GSF
1,718 GSF
9,033 GSF

FIRST FLOOR AREA
TOTAL ENCLOSED AREA:
TOTAL EXTERIOR COVERED AREA:
TOTAL AREA:

First Floor Plan

Detmanna Property

July 01, 2015

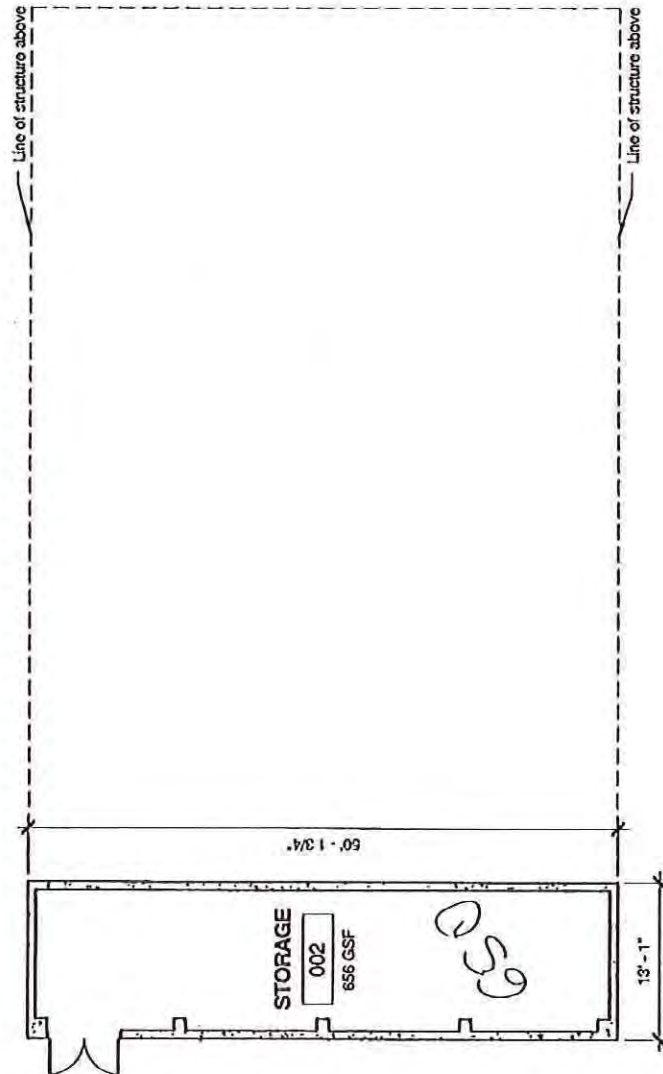
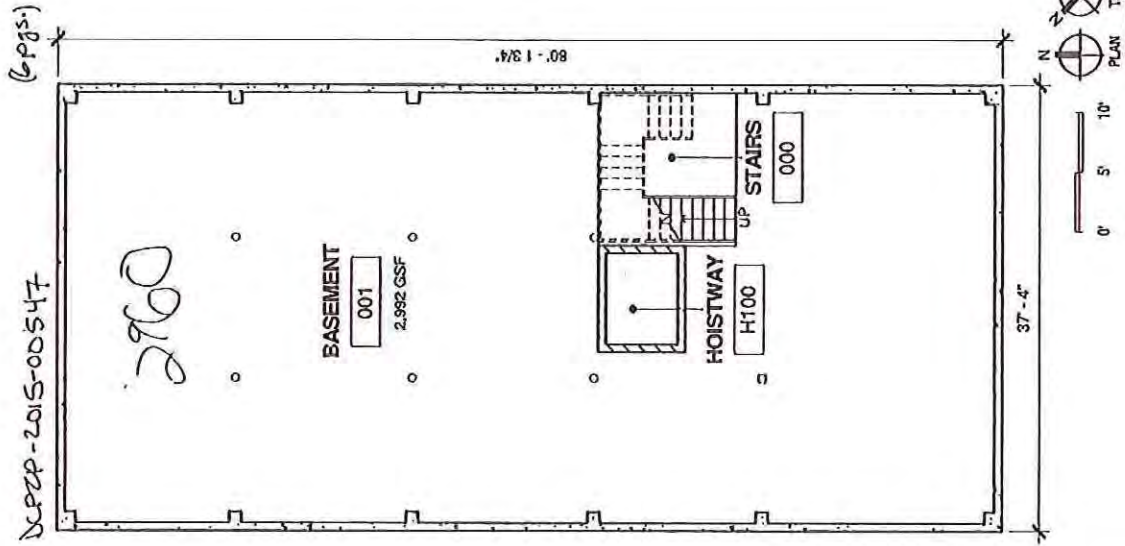
95301 42914 29 0000 Products/Services 2014 29 Defense Materiel - Small Ordnance for

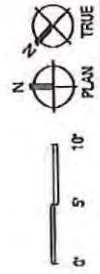
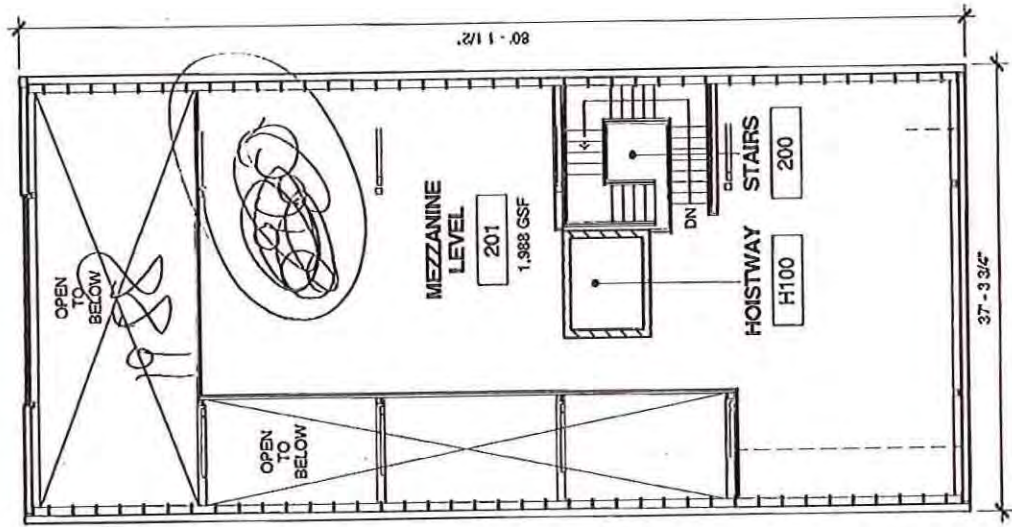
PRELIMINARY - NOT FOR CONSTRUCTION

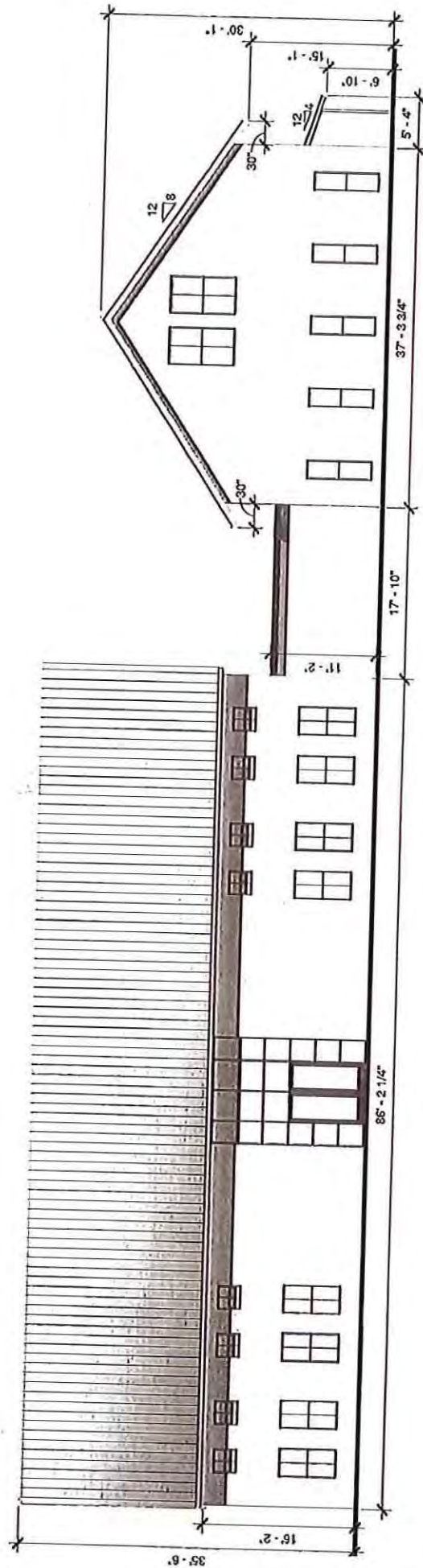
**Potter
Lawson**

Success by Design

EXHIBIT A-3







Scale: 1" = 10'-0"

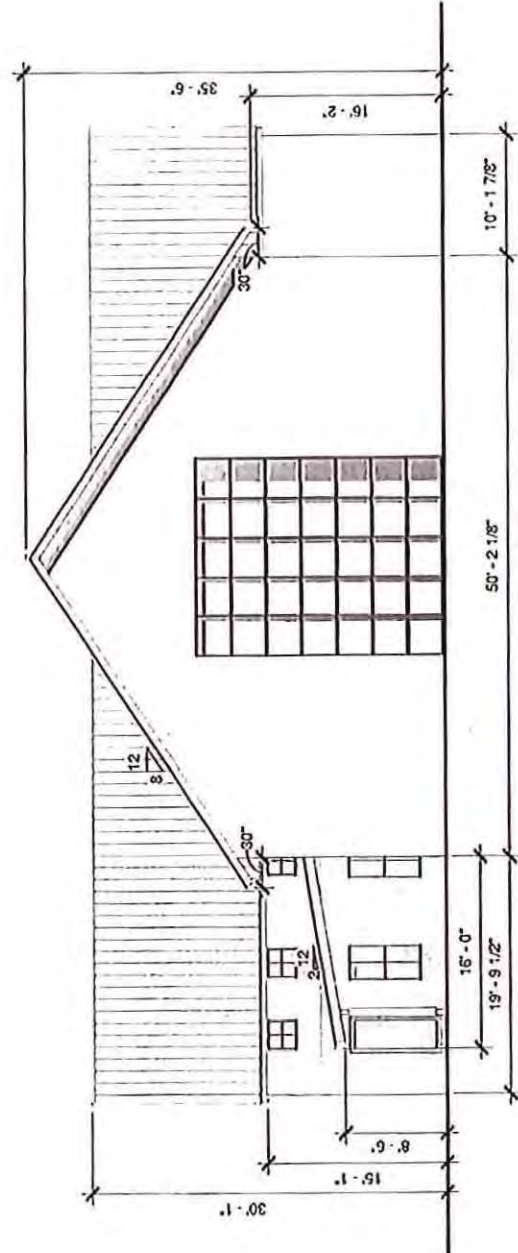
0 5' 10'

South Elevation
 Detmann Property
 July 01, 2015

PROJECT: 14.00.0000 Preliminary/Architectural/2014/20 Detmann Property - 2nd Submission.dwg

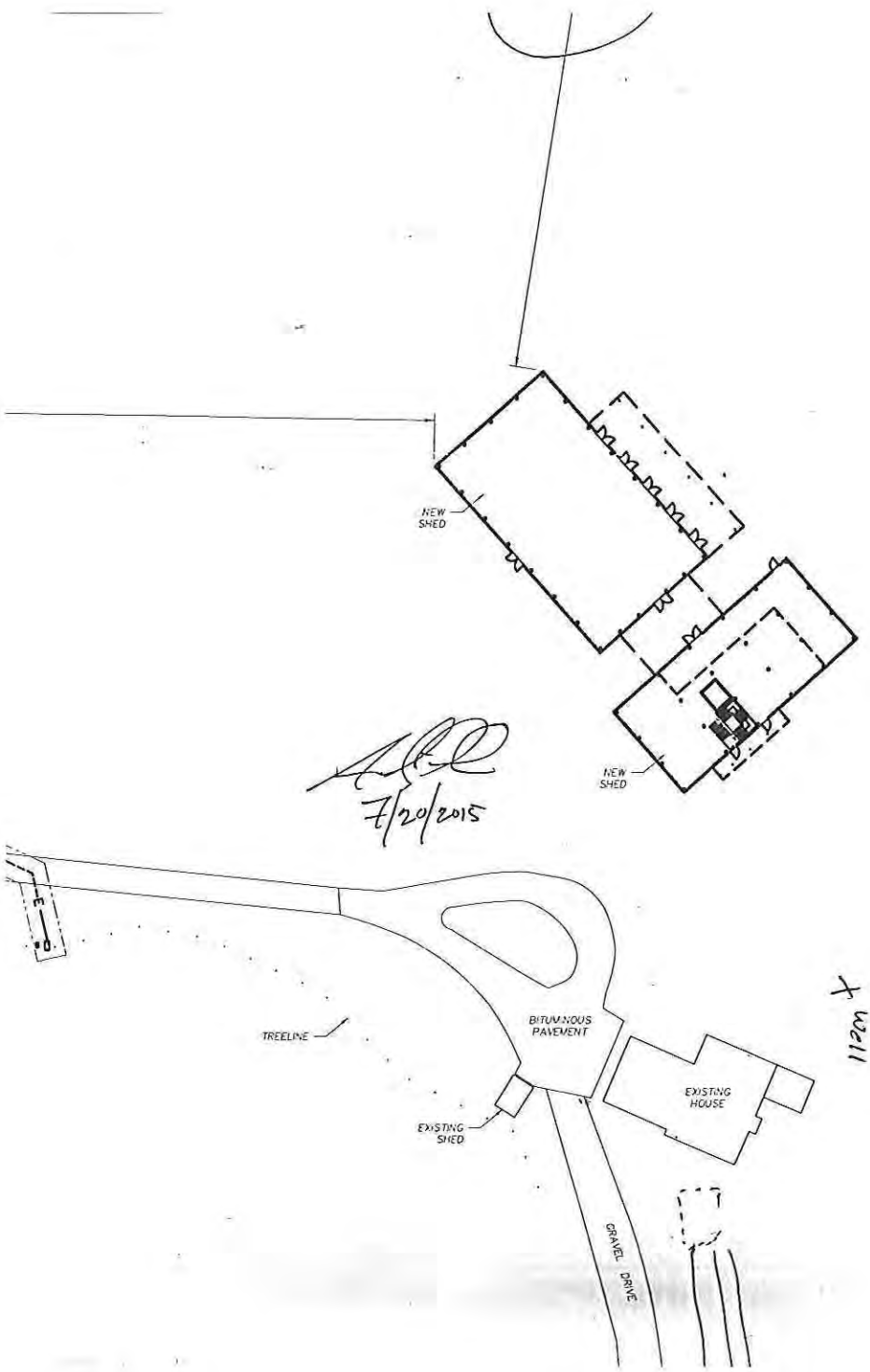
EXHIBIT A-6

EXHIBIT A-7



Scale: 1" = 10'-0"

0 5 10'



LOT 1



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

July 30, 2015

Karl Dettmann
435 Matterhorn Drive
Verona, WI 53593

RE: Proposed Agricultural Building at 4200 County Hwy P
Town of Cross Plains

Dear Mr. Dettmann,

This correspondence is to express my concern regarding a recent zoning permit, DCPZP-2015-00547, that was issued by the Dane County Zoning Division for the property at 4200 County Highway P in the Town of Cross Plains. The zoning permit allows for a 14,699 sq.ft. agricultural accessory building to be constructed on the premises for the purposed of agricultural production. It was explained that the intention of this building is to assist in the production and storage of grapes that will be produced on the property. It has also been explained that you are in the process of establishing a vineyard on the property as a farming operation. Under Dane County Code of Ordinance Section 10.01(23f) farm is defined as:

(23f) Farm means all land under common ownership that is primarily devoted to agricultural use. Agricultural Use is defined as:

(2a) Agricultural use. Means any of the following activities conducted for the purpose of producing an income or livelihood: (a) Crop or forage production. (b) Keeping livestock. (c) Beekeeping. (d) Nursery, sod, or Christmas tree production. (e) Floriculture. (f) Aquaculture. (g) Fur farming. (h) Forest management. (i) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.

As you are aware, property is zoned A-1 Exclusive Agriculture and is located in the Agricultural Preservation Area as designated in the Town of Cross Plains Comprehensive Plan. The primary use permitted on this property is agricultural production. Ancillary uses could possibly be permitted in this district in conjunction with an active farm operation. Commercial operations such as, restaurants, wine tasting rooms, wedding/event facilities are prohibited in the A-1 Exclusive Agriculture Zoning District. Also the production of wine from grapes that have not been grown on the property would also be considered a commercial operation and thus prohibited in the A-1 Exclusive Agriculture Zoning District.

Dane County Zoning Division has reviewed the current conditions of the property and have determined that it is not a farm operation. The majority of the property is wooded with steep slope topography. A majority of the crop field has recently been zoned for residential development. The remaining fields, approximately 11 acres, are dormant. There a single-family dwelling on the property that is used as rental property. The proposed agricultural building is being located in an agricultural field. There is no evidence that the land is devoted to agricultural use.

Please be informed that ancillary uses such as Agricultural Entertainment is a farm based activity and may only occur on the property containing a legitimate farm operation. Given that a farm operation is not present on your property, Agricultural Entertainment is prohibited.

With the existing wooded areas, the recent residential development, and the proposed building, the property has very little land remaining to establish a farm operation. It appears that the majority of land is devoted to items other than agricultural uses. Please note that farms, by definition, must have lands primarily devoted to agricultural uses.

My concern is that the proposed agricultural building is not being constructed for the purposes of agricultural production. The design of the building appears likely to be used for other purposes. The building does not have large overhead doors for the ingress/egress of farm equipment or for the movement of agricultural product. It appears that the building is designed more as an assembly hall.

If the construction of this building is for other purposes, I strongly suggest that you obtain approvals for the intended use prior to the construction of this building. Using this building for commercial purposes will be considered a violation of Dane County Code of Ordinances and operations will be required to cease immediately through injunctive relief.

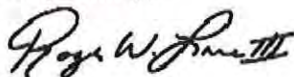
I have explained the development limitations of this property to you on previous occasions. The Town of Cross Plains Comprehensive Plan designates the area as an Agricultural Preservation Area. This area is intended for agriculture production and not for commercial purposes. Land use conflicts may arise from uses other than agricultural purposes. Please be aware that the Comprehensive Plan may need to be amended to support commercial activity on your property.

The following is a list of land uses permitted in other zoning districts. If the building will be used for these purposes, I would strongly suggest securing the proper zoning prior to the construction of the building.

Banquet hall for wedding and events – C-1 Commercial Zoning District
Outdoor theater for wedding events – C-1 Commercial Zoning District w/ Conditional Use Permit
Restaurant / Tavern (tasting room) – C-1 Commercial Zoning District w/ Conditional Use Permit
Winery / Wine Production (not grown on property) – C-1 Commercial Zoning District

I am making you aware of these facts to avoid conflicts in the future. If you have any questions or concerns, please feel free to call me at (608) 266-9078.

Respectfully,



Roger Lane
Dane County Zoning Administrator

Cc: Nancy Meinholz, Cross Plains Town Clerk
Greg Hyer, Town of Cross Plains Chair
Town of Cross Plain Plan Commission members
Dane County Zoning and Land Regulation Committee members
Andy Fieber, Aldo Partners, Inc.



Dane County Planning & Development

Division of Zoning

August 25, 2015

Karl Dettmann
435 Matterhorn Drive
Verona, WI 53593

Re: Zoning permit DCPZP-2015-00547

Dear Mr. Dettmann,

A zoning permit was issued by our department on July 20, 2015 that allowed for a 14,669 square foot "agricultural accessory building". This building was to be located at 4200 County Highway P, in the Town of Cross Plains.

A certified letter was mailed to you on July 30, 2015 by Zoning Administrator, Roger Lane, and received by Laura Dettmann on August 3, 2015 expressing concerns of the use of the structure. A copy of this letter is attached.

Subsequently the department became aware of a website advertising the site as Dettmann Vineyards noting a scheduled opening in the spring of 2016. The Vineyard appears to include a tasting room; weddings for up to 250 guests and private events. It has also been discovered that soil testing occurred in June of this year for a "proposed" wine tasting and wedding event building which is sited within the building envelope the Zoning Division permitted as an agricultural accessory building.

Dane County Code of Ordinance, Chapter 10.25(2)(h) states "any permit obtained through material misrepresentation shall be null and void".

As of today's date this zoning permit, DCPZP-2015-00547, **has been deemed null and void** due to the misrepresentation of the building being used for agricultural purposes.

Please feel free to contact me directly in efforts to determine which course of action might best suit your short and long term needs of the property.

Sincerely,

Shawn Widish
Dane County Zoning Inspector
Widish.shawn@countyofdane.com
608-266-9085

CC: Nancy Meinholz, Cross Plains Town Clerk
Greg Hyer, Town of Cross Plains Chair
Abigail Wuest – Dane County Supervisor, District 28
Andy Fieber, Aldo Partners, Inc.



Public Health

MADISON & DANE COUNTY

Healthy people and places

Janel Heinrich, MPH, MA, Director

Environmental Health Division
2701 International Lane, Suite 204
Madison, WI 53704

608 242-6515 Well & Septic
608 243-0330 Lic. Establishments
608 242-6435 fax
www.publichealthmdc.com

June 12, 2015

Soil Test Permit ID: PERPSS-2015-04193

KARL R DETTMANN
435 MATTERHORN DR
VERONA, WI 53593

Reference: SE 1/4 of NW 1/4 of Section 15,
CSM: 13885 Lot: 4
Tax Parcel Number: 0707-152-9670-0
Property Address:

Dear Karl R Dellmann:

Public Health Madison and Dane County has verified the findings of the soil test performed at the property described above and reviewed the "Soil and Site Evaluation Report" as submitted by your Certified Soil Tester, Paul Hardy, CST # 225394. Based on this information, we have issued our soil suitability report to the soil tester and you may obtain the results of our evaluation from the soil tester.

At this time, you are required by Dane County ordinance (ch 46.25(8)) to close any test holes that remain open on your property described above. Please close these test holes as soon as possible so as to avoid any injuries due to accidental falls caused by the holes. The holes must be closed within 30 days of this letter.

Thank you for your cooperation in this matter. If you have any questions, please feel free to call me at 242-6515.

Sincerely,

Michael Griffin, Sanitarian
Environmental Health Division

SOIL EVALUATION REPORT

Page 1 of 4

In accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BIA), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County **Dane**
Parcel I.D. **0707-162-9670-0**
Reviewed by _____ Date _____

Property Owner **Karl & Laura Dettmann**
Property Owner's Mailing Address **435 Matterhorn Drive**
City **Verona** State **WI** Zip Code **53593** Phone Number **()**
Property Location **SE 1/4 NW 1/4 S 15 T 7 N R 7 E (cont'd)**
Lot # **4** Block # **CSM 13885**
City ☐ Village ☐ Town ☒ Nearest Road **Cross Plains 4200 CTH P**

☒ New Construction Use: ☐ Residential / Number of bedrooms _____ Code derived design flow rate **1600** GPD
☐ Replacement ☒ Public or commercial - Describe: **Wine Tasting/Wedding Banquet Facility**
Parent material **Loess Over Dolomite Bedrock** Flood Plain elevation if applicable **N/A** ft.
General comments and recommendations: **Suitable For Mound System (11" Sand Fill Required)**
RECEIVED
JUN 10 2015
Public Health HDC
Environmental Health

1 Boring # ☐ Boring ☒ Pit Ground surface elev. **93.3** ft. Depth to limiting factor **26** in.
Soil Application Rate GPD/ft²
Effluent #1 Effluent #2
Horizon Depth In. Dominant Color Munsell Redox Description Qu. Sz. ConL Color Texture Structure Gr. Sz. Sh. Consistency Boundary Roots
A 0-8 10YR3/2 None sll 2fsbk mvfr cs 1vf-f 0.6 0.8
B1 8-20 10YR4/4 None slcl 2msbk mfr gs 1vf 0.4 0.6
B2 20-25 7.5YR4/6 None slcl 1csbk lmfl cs 1vf 0.2 0.3
R 25+ Dolomite Bedrock

2 Boring # ☐ Boring ☒ Pit Ground surface elev. **83.5** ft. Depth to limiting factor **28** in.
Soil Application Rate GPD/ft²
Effluent #1 Effluent #2
Horizon Depth In. Dominant Color Munsell Redox Description Qu. Sz. ConL Color Texture Structure Gr. Sz. Sh. Consistency Boundary Roots
A 0-18 10YR3/2 None sll 2fsbk mvfr cs 2vf-c 0.8 0.8
B 18-28 10YR4/4 None slcl 2msbk mfr cw 1vf-c 0.4 0.6
R 28+ Dolomite Bedrock

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS > 30 < 150 mg/L

* Effluent #2 = BOD₅ < 30 mg/L and TSS < 30 mg/L

CST Name (Please Print) **Paul A. Hardy** Signature _____ CST Number **226394**
Address **7226 Timberwood Drive, Madison, WI 53719** Date Evaluation Conducted **6-3-15** Telephone Number **608-848-4869**

Property Owner **Karl & Laura Daltmann**Parcel ID # **4200 CTH P**Page **2** of **4**

3 Boring # ☐ Boring ☒ Pit Ground surface elev. **92.0** ft. Depth to limiting factor **25** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/A ¹	
									'Eff#1	'Eff#2
A	0-10	10YR3/2	None	sll	2fshk	mvfr	cs	1vf-f	0.0	0.8
B1	10-18	10YR4/4	None	slol	2msbk	mfr	gs	1vf	0.4	0.6
B2	18-25	10YR4/4	None	slol	1msbk	mfl	cs	1vf	0.2	0.3
R	25+		Dolomite Bedrock							

4 Boring # ☐ Boring ☒ Pit Ground surface elev. **84.2** ft. Depth to limiting factor **33** in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/A ¹	
									'Eff#1	'Eff#2
A1	0-12	10YR3/2	None	sll	2fshk	mvfr	cs	1vf-c	0.6	0.8
A2	12-23	10YR3/3	None	sll	2msbk	mfr	gs	1vf-c	0.6	0.8
IIB	23-33	7.5YR4/6	None	slol	2fshk	mfr	cs	1vf-c	0.4	0.6
R	33+		Dolomite Bedrock							

5 Boring # ☐ Boring ☒ Pit Ground surface elev. **90.6** ft. Depth to limiting factor **20** in.

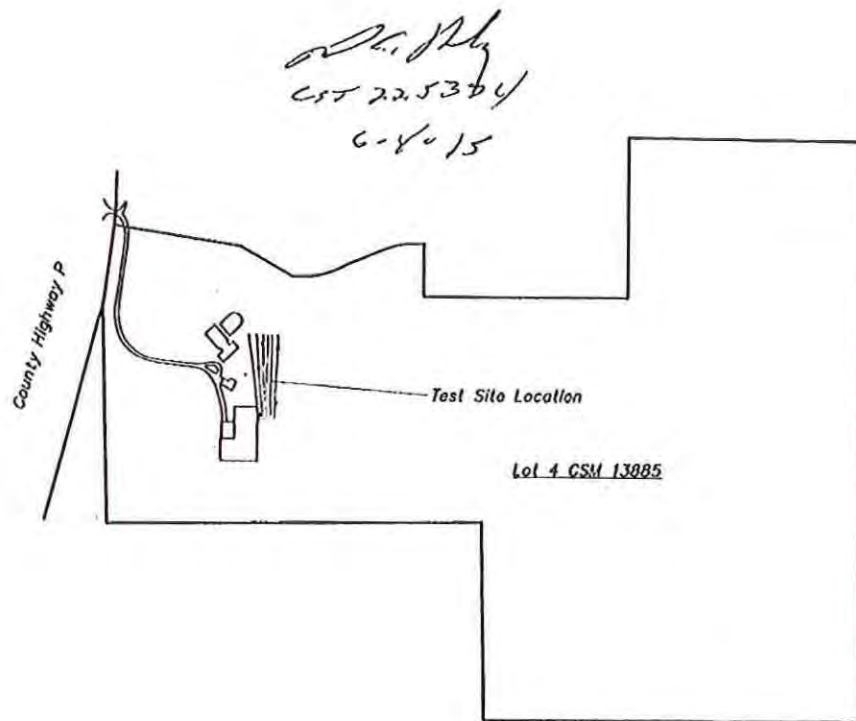
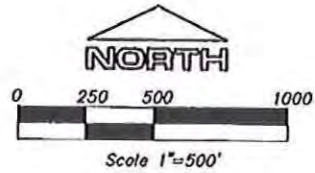
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/A ¹	
									'Eff#1	'Eff#2
A	0-11	10YR3/2	None	sll	2fshk	mvfr	cs	1vf-f	0.6	0.8
B1	11-18	10YR4/4	None	slol	2msbk	mfr	gs	1vf	0.4	0.6
IIB2	18-20	7.5YR4/6	None	slol	1msbk	mfl	cs		0.2	0.3
R	20+		Dolomite Bedrock							

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

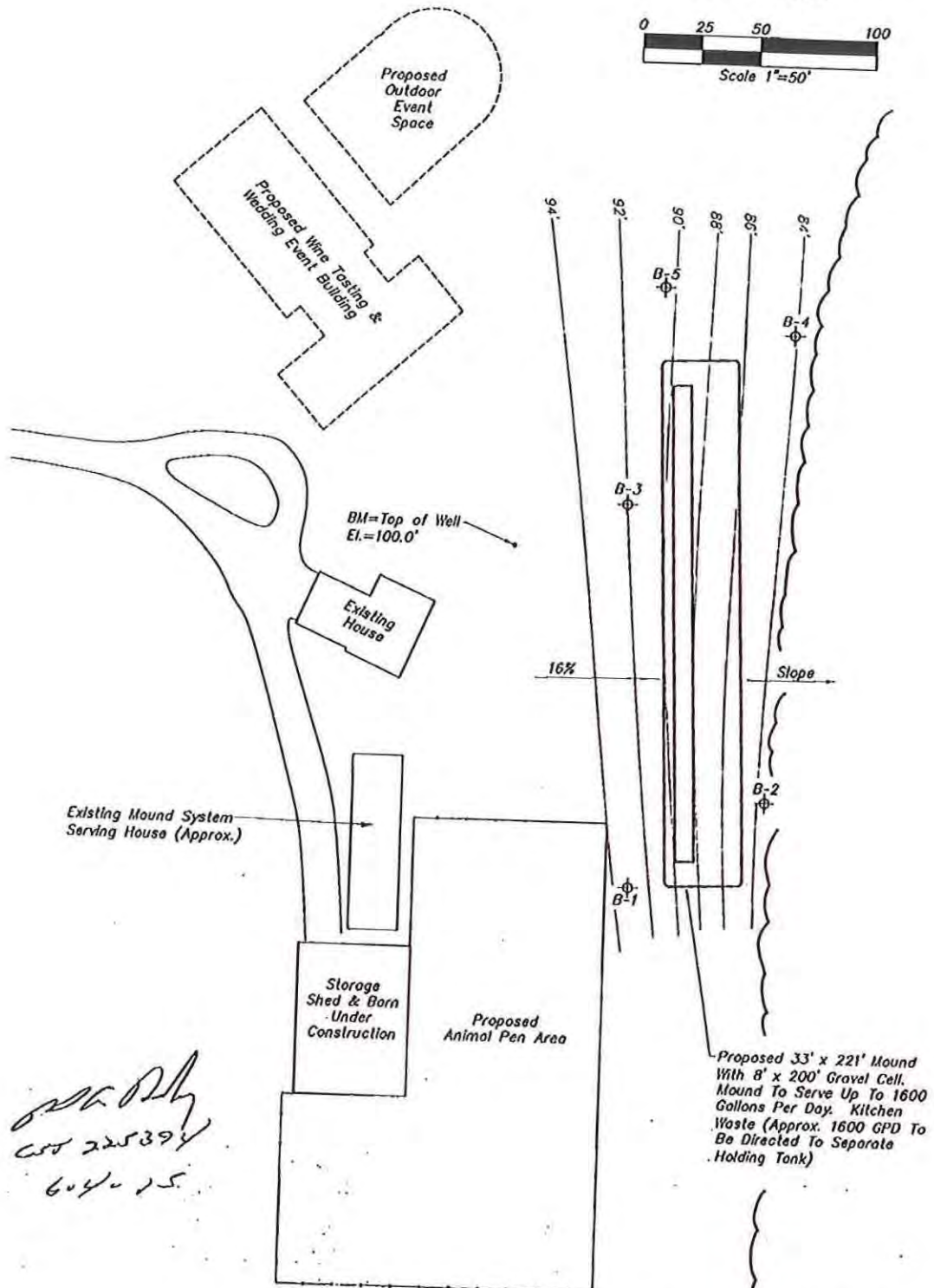
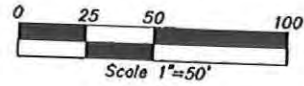
The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

SBD-43) (8.64)

Location Map
Karl & Laura Dettmann Site
4200 County Highway P
Lot 4 Certified Survey Map 13885
SE1/4, NW1/4, Section 15, T7N, R7E
Town of Cross Plains, Dane County, Wisconsin



Karl & Laura Dettmann Site
 4200 County Highway P
 Lot 4 Certified Survey Map 13885
 SE1/4, NW1/4, Section 15, T7N, R7E
 Town of Cross Plains, Dane County, Wisconsin





karl dettmann 4200 county highway p



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SafeSearch on

About 5,170 results (0.28 seconds)

Karl R Dettmann Public Record | 4200 County Road P ...
allspubrecords.com/name/karl-r-dettmann/cross-plains-wi/33884b

We have detected that Karl Robert Dettmann, a resident of Cross Plains, Wisconsin has been charged by Dane County, with charges of Speeding On Freeway ...

Dettmann Vineyards - Winery & Vineyard, Event Venue ...
www.facebook.com/.../Cross-Plains-Wisconsin-Winery-&-Vineyard

Rating: 4.8 - 6 votes - Price range: \$\$\$

... this - I was here. Dettmann Vineyards is the premier vineyard and event space for the Madison Wisconsin. ... 4200 County Road P Laura and Karl Dettmann are in California touring wineries for even more inspiration and ideas. They saw ...

Story — Dettmann Vineyards
www.dettmannvineyards.com/story

Karl grew up in Middleton, Wisconsin and attended college at the University ... 4200 County Road P, Cross Plains, WI 53528 | © 2015 Dettmann Vineyards, LLC.

Home : Karl Dettmann : Northwestern Mutual
www.karldettmann.com/

Karl Dettmann is thankful every day that he has the opportunity to listen to his clients, and to teach and energize them about their future. Karl works with his ...

Missing: 4200 county highway p

Personal : Karl Dettmann : Northwestern Mutual
www.karldettmann.com/Personal.htm

Karl Dettmann grew up in Madison, WI and like any good Madisonian, he spent his summers as a kid swimming at the neighborhood pool. Karl was a Parkcrest ...

Missing: 4200 county highway p

mckenzie vine house llc - Bizapedia.com
www.bizapedia.com/vw/MCKENZIE-VINE-HOUSE-LLC.html

Jul 16, 2015 - The Registered Agent on file for this company is Karl R Dettmann and is located at 4200 County Road P, Cross Plains, WI 53528.

4200 County Road P Cross Plains, WI 53528 - Bizapedia.com
www.bizapedia.com/vw/4200-COUNTY-ROAD-P-CROSS-PLAINS-WI-53528.html

Jul 16, 2015 - Address: 4200 County Road P Cross Plains, WI 53528. Address Types: Registered Agent. Registered Agent: Karl R Dettmann. Filing Date: July ...

List of Chapter 7 Panel Trustees - US Department of Justice
www.justice.gov/usdoj/eof/.../7.htm

Phone: (602)274-4200. Jill H. Ford P.O. Box ... 7090 N. Oracle Road, Suite 178-204, Tucson, AZ Karl T. Anderson 340 South ... Michael P. Dacquist P.O. Box ... 400 South County Farm Road Suite 330 Darrell R. Dettmann 419 West ...

PDF EMS Services Employee/Volunteer Roster - Nebraska ...
dhhs.ne.gov/.../EMS_Roster.pdf

Nebraska Health and Human Services ... 7 days ago - Fleischmann, David C. 12/31/ ... 2019 P St Ord NE 63862. 19306 ... 22311 County Road 36 Arlington NE 68002. 20512 ... Paramedic. 508 N 4th St Bellvue NE 68005. 4200. Roys, Sheri Ann Dettmann, Jessica Dawn.

PDF cust_id formatted_name formatted_street_address ...
garyklinka.com/qual/grand_list.pdf

BELOIT, WI 53511. 1233 DAVID RONALD SEVERSON W3491 NORTH RD N38821 COUNTY ROAD D, WHITEHALL 1695 KEITH P VANDENBOOGAARD 018 EVANS STREET 2440 KIRK L DETTMANN 4200 MEADOWLARK LN.

[1](#)
[2](#)
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DETTMANN

VINEYARDS

[WINERY](#)[WEDDINGS](#)[PRIVATE EVENTS](#)[ALPACAS](#)[CONTACT](#)[Wedding Services & Amenities](#) [Preferred Vendors](#)

Wedding Spaces

Our professional services team will work with you to define and ensure a personalized, elegant and memorable event.

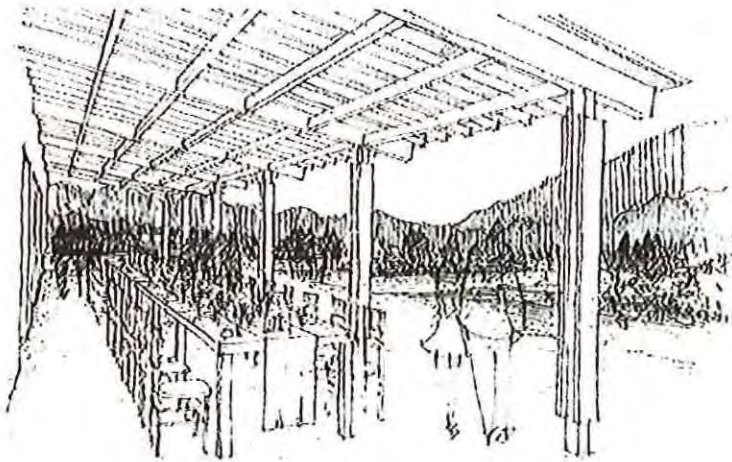
The 1800 Room

The 1800 Room is a 5,000 square foot event space that accommodates up to 250 guests. The 1800 Room is inspired by hand-hewn beams from several barns in Ohio and Iowa from the 1800s that have been deconstructed and then treated before being



rebuilt as part of Dettmann Vineyards' rustic yet modern building design.

Special features include large barn-inspired doors on both sides that can be opened in the summer, band/DJ specific power, natural and overhead lighting, temperature-controlled heating and air, beautiful hardwood floors, large bar, and grand fireplace with plenty of cozy seating.



Terrace

After the ceremony, host your cocktail hour on our terrace during sunset. The terrace includes plush outdoor furniture, fire pit, lighting, available sound system, and plenty of shade.

The Commons (Tasting Room)

Our tasting room is available throughout the evening.

Your guests can enjoy a casual yet elegant space for mingling and relaxing. The tasting room offers a large bar area and plenty of additional seating. Guests can easily flow back and forth between the tasting room and terrace or the tasting room and main event space— even stopping by the cozy fireplace on their way to the event space.

Bridal Suite (available in 2017)

The loft features access to our whimsical, spacious bridal suite, which includes a full en-suite bathroom, make-up counter, closet, three-way mirror and sitting lounge. Our bridal suite is the perfect place for the bride and her wedding party to relax and get ready.

Bachelor (for the last time) Pad (available in 2017)

Our bachelor-inspired man cave features a full an en-suite bathroom, large screen television, and comfortable lounge.

DOWNLOADABLE
PDF: 2016
WISCONSIN
WEDDING PRICING

STORY

COMMUNITY

BRIDE-EYED BLOG

4200 County Road P, Cross Plains, WI 53528 |

© 2015 Dettmann Vineyards, LLC





DETTMANN VINEYARDS

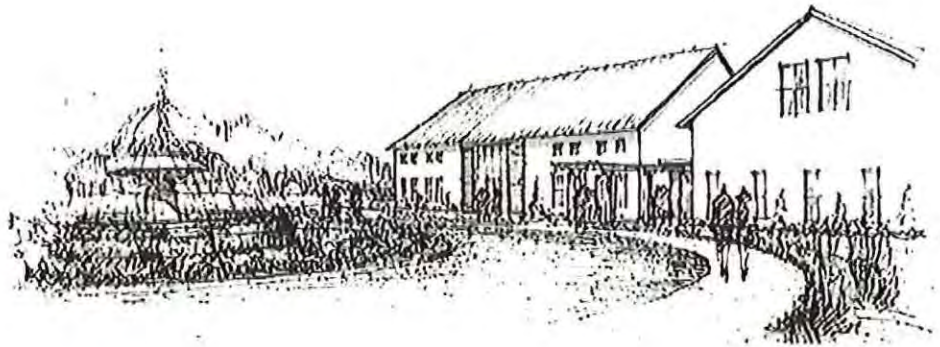
WINERY

WEDDINGS

PRIVATE EVENTS

ALPACAS

CONTACT



About The Winery

Taste and enjoy the best of Wisconsin wines while experiencing what makes this amazing state so special to us all. Only a 10 minute drive from the heart of Middleton and 19 miles from downtown Madison, you will experience our passion and purpose at Dettmann Vineyards. Our 90 acres includes 90 acres of scenic landscapes, rolling hills, beautiful vineyards, picturesque barns, unique animals, and authentic people. Bring friends, the kids, and the dog and take a short drive to Cross Plains, Wisconsin.

Within the next six months, 3,000 vines will cover close to three acres of our property. We will grow Marquette and Petite Pearl grapes, both of which are used in red wine making and very hardy in that they can sustain extremely cold Wisconsin temperatures.



can make the vineyard the premier vineyard in the
best grape growing possible.



The Tasting Room

Our tasting room will open in the spring of 2016.

Hours of Operation:

- Mondays: Closed
- Tuesday: 10 am - 5 pm
- Wednesday: 10 am - 5 pm
- Thursday: 10 am - 5 pm
- Friday: 10 am - 5 pm
- Saturday: 10 am - 5 pm
- Sunday: 12 noon - 4 pm





Dane County Planning & Development

Division of Zoning

September 18, 2015

Karl Dettmann
435 Matterhorn Drive
Verona, WI 53593

Re: Denial of Zoning Permit Application DCPZP-2015-00731

Dear Mr. Dettmann,

On September 14, 2015, the Dane County Zoning Division received a zoning permit application by Aldo Partners, LLC for your property located at 4200 County Highway P in the Town of Cross Plains. The application describes a proposed project for a 14,669 square foot building on the property. This proposed project is surprisingly similar to a zoning permit that was recently rescinded on this very same property.

Zoning Permit DCPZP-2015-00547 was rescinded due to misrepresentation of the proposed use of the structure. The application for the project stated that the proposed use was for an agricultural accessory building. However, website information for "Dettmann Vineyards" stated that the building will be used for wedding events and wine tasting parties. Dane County Zoning Division also researched the Department of Health information for private on-site sanitary systems. The Division found that a septic system was being planned for this property to support a wine tasting/wedding banquet facility. Based on this information, the zoning permit was rendered null and void due to the misrepresentation of the proposed use.

This letter serves as notice that the application for Zoning Permit DCPZP-2015-00731 that was submitted on September 14, 2015 is denied. The permit is being denied due to the misrepresentation of the proposed use of the structure. Although the narrative attached to the zoning permit application indicates that there are minor agricultural uses proposed for the property, there is no clear association that the building will be used for agricultural use. The narrative does describe, under Phase 2, that the future plans for the property will be open to the public, provide wine tasting, holding wedding and non-profit events. It appears clear that this proposed building is for commercial uses and will not be used to support the proposed agricultural activity on the property.

The property located as 4200 County Highway P in the Town of Cross Plains holds the zoning district classification of A-1 Exclusive Agriculture. A wine tasting/wedding banquet facility is not listed as a permitted use or a conditional use in this zoning district. In order to construct this type of building, the zoning district classification must be changed to the C-1 Commercial Zoning District.

If you feel aggrieved by this decision, an appeal can be filed with the Dane County Board of Adjustment within 30 days of the date of this letter. Please contact, Assistant Zoning Administrator Hans Hilbert, with regards to the appeal process.

Respectfully,

Roger Lane
Dane County Zoning Administrator

CC: Nancy Meinholz, Cross Plains Town Clerk
Greg Hyer, Town of Cross Plains Chair
Abigail Wuest – Dane County Supervisor, District 28
Andy Fieber, Aldo Partners, Inc.

ZONING PERMIT APPLICATION www.countyofdane.com

SUPPLEMENT to Web-App #

PROPERTY OWNER INFORMATION				CUSTOMER TO PROVIDE	
OWNER NAME Karl R. Dettmann				<input type="checkbox"/> Zoning Status; CUP; Deed Restriction; CSM Variance (# _____)	
OWNER ADDRESS (Number, Street, City, State, Zip) 4200 County Highway P, Cross Plains, WI 53528				<input type="checkbox"/> Site Plan drawn to scale and includes dimensions	
HOME PHONE	CELL PHONE (608) 575-2692	E-MAIL ADDRESS karldettmann@gmail.com		<input type="checkbox"/> Site Plan including location of well/septic	
AGENT INFORMATION		CONTRACTOR INFORMATION		<input type="checkbox"/> Setbacks	
AGENT NAME		CONTRACTOR NAME Aldo Partners, LLC		<input type="checkbox"/> Site Plan approval from applicable township.	
AGENT ADDRESS		CONTRACTOR ADDRESS P.O. Box 45601		<input type="checkbox"/> Floor plans to scale	
(City, State, Zip)		(City, State, Zip) Madison, WI, 53744		<input type="checkbox"/> Elevation of property frontage drawn to scale.	
PHONE		PHONE (608) 209-2183		<input type="checkbox"/> Driveway permits (state, county, town)	
E-MAIL ADDRESS		E-MAIL ADDRESS andyf@aldopartners.com		<input type="checkbox"/> Sanitary permits (public, private)	
PROPERTY/LOCATION INFORMATION (http://accessdane.co.dane.wi.us/)					
<input type="checkbox"/> PARENT PARCEL NUMBER	PARCEL NUMBER: 0707 070-152-9670	CURRENT ZONING: AL-Ex	ACREAGE: 81.00		
TOWNSHIP: Cross Plains		SECTION: 15 1/4 NW 1/4 SE			
ADDRESS: 4200 County Highway P					
CSM: 13,885	LOT 4	SUBDIVISION	BLOCK/LOT		
PROPOSED PROJECT INFORMATION					
PROJECT DESCRIPTION: Agricultural Accessory Building					
<input checked="" type="checkbox"/> This project is a new building or structure.					
<input type="checkbox"/> This project is an addition/alteration to an existing building or structure.					
SANITARY SERVICE: <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC		PERMIT NUMBER:			
HEIGHT IN FEET: 26.0		NUMBER OF STORIES: (Not including basement) 2.0			
AREA TO NEAREST SQUARE FOOT: (Outside dimensions including unfinished area, attached garages and above grade decks or porches)					
BASEMENT: 3,648.0	1ST FLOOR: 9,033.0	↓ TOTAL SQUARE FOOTAGE: ↓			
2ND FLOOR: 1,988.0	3RD FLOOR:	14,669.0			
ESTIMATED CONSTRUCTION COST: (Please round to nearest dollar)		→ → → → → \$ 600,000.00			
STAFF REVIEW					
<input type="checkbox"/> Zoning District					
<input type="checkbox"/> Permitted Use?					
<input type="checkbox"/> Rural Address (new/existing)					
<input type="checkbox"/> Wetland/Floodplain/ Shoreland (attachment)					
<input type="checkbox"/> Erosion Control permit (slopes, disturbance, filling/access)					
<input type="checkbox"/> Review Location Survey and available options.					

1. The property is within 300 feet of a stream or 1000 feet from a pond or lake?
2. Is there a wetland or floodplain on or near the property?
3. Have you talked with the township about your project and are they in agreement?
4. Has there been a zoning permit issued for this property in the past 5 years?
5. Is this project associated with a rezone/CUP/variance (petition/appeal # _____)
6. Is a location survey required? (see reverse)
7. Is this to correct a violation?

- | | | |
|-----------------------------------------|----------------------------------------|-------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| (leave blank if none) | | |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

DCPZP-2015-00731

Denied

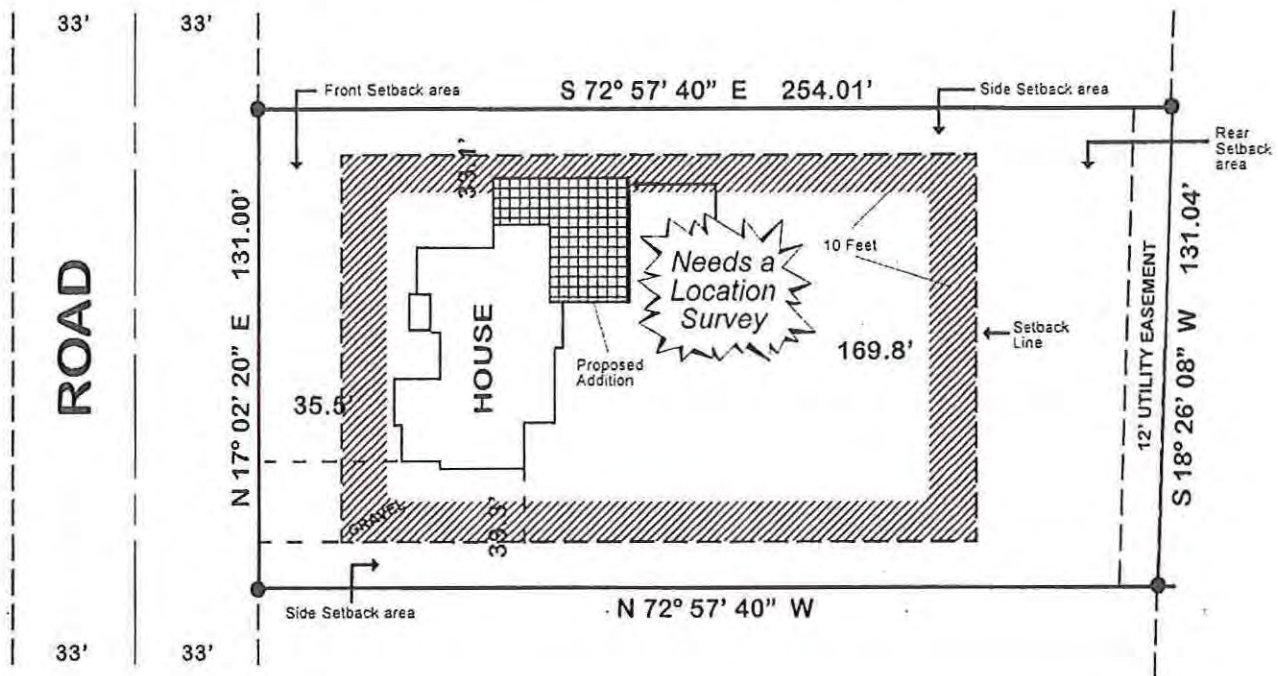
APPLICATION MUST BE SIGNED
(Continue on Back) → → →

EXHIBIT D-3

A location survey, by a licensed surveyor, is required if your construction is within 10 feet of a setback line.

- You will need to hire a surveyor to prepare a location survey to verify the construction location.
- The survey shall be done at the time when foundations or basement walls are completed.
- A location survey shall be submitted to the zoning office before continuing work on the project.
- Note: A location survey may add significant cost to your project. Please contact a Wisconsin Licensed Land Surveyor.

you may need this if . . .



1. I, the undersigned, hereby make application for a zoning permit only for the location and the work described herein and certify to the accuracy of that information. I further certify I am the property owner, or a duly authorized representative, and may sign this permit application on behalf of the owner(s) of said property, and I have read and understand all of the conditions of this permit and will construct the project in compliance with those conditions. I understand that failure to provide accurate information or to comply with any provisions of the permit renders it null and void and may result in an enforcement action.
2. I, the undersigned, hereby consent to the entry on the permitted premises by zoning inspectors of the Dane County Department of Planning & Development to determine compliance with the county's zoning ordinances. This consent is valid for the period commencing with issuance of this zoning permit and terminating with issuance of a certificate of compliance or until earlier revoked in writing by the owner of the property.

PRINT: Owner/Agent

Andy Fieber

DATE:

09/13/15

SIGNATURE: Owner/Agent

Karl and Laura Dettmann Bought 90 acers of land in the Township of Cross Plains in early 2013. After spending time on the land they decided to turn the land into a thriving farm. Mainly a vineyard. Through some trial and error working with the Township and the Dane County Zoning Committee, Dettmann Vineyards (Now referred to as DV) believes that we have the proper business plan moving forward that will safely fall under our A1-EX zoning permitted uses.

provide
←
DV has filed a schedule F (Farm) income on their taxes for 2013 and 2014. When we file taxes for 2015 we will have completed three years of schedule F income. This has not been easy to accomplish as we do have the land to produce farm income; we don't have the proper facilities to make this easy. We currently need to hire/rent the majority of the machinery for the tasks to be done as we don't have an effective place to store or maintain the machinery or production. As well, our livestock that we currently own (Alpacas, Chickens, Pheasants, and Bee Hives) are currently kept off site at different locations where they have the proper facilities. Our plan is to relocate our livestock to our 4200 County Road P address from now thru the spring of 2016 as our proposed AG Accessory building is finishing up being built and we have the correct facilities for our livestock to be taken care of.

2P detached bldg etc
Rodger Lane at the Dane County Zoning Commission provided the following definitions for what a farm means as well as agricultural use means. I have highlighted the areas that I will touch on later as a part of our business plan.

(23f) Farm means all land under common ownership that is primarily devoted to agricultural use. Agricultural Use is defined as:

(2a) Agricultural use. Means any of the following activities conducted for the purpose of producing an income or livelihood: (a) Crop or forage production. (b) Keeping livestock. (c) Beekeeping. (d) Nursery, sod, or Christmas tree production. (e) Floriculture. (f) Aquaculture. (g) Fur farming. (h) Forest management. (i) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.

In late 2014 the Dettmann's completed a rezone of a small portion of their land to create two residential lots. Looking at the definition of Farm above that "all land under common ownership that is primarily devoted to agricultural use." The Dettmann's wanted to make sure that they separated out the AG land from non-AG land. They subsequently transferred the AG land (the vast majority of the land) into Dettmann Vineyards ownership. The Non-AG land is still owned personally by the Dettmann's personally. The Dettmann's wanted to do this to ensure that there was a clean break between AG and non-AG land.

The DV property is about 80 acers of total land. Much of it is wooded with steep topography which has presented some challenges for certain types of crop production such as corn, or soy beans. But the land is perfect for Grape Vines as they grow on sloped ground. Also, Grape Vines have a much more valuable yield per acer when compared to other more common crops.

For phase one of DV's farm plan, the property will be kept completely private. Meaning no public access. As private A1-EX property we will be establishing ourselves as a productive farm in the Cross Plains area. Since our grape vines won't yield there first substantial crop until 2017, we will not use the grape vines as a source of farming production in the short term as they won't technically meet the definition of farming until they produce a crop. Long term the grape vines will become a substantial

revenue source. What I will detail out below is the areas of AG production DV will be engaged in during phase 1 of our farm plan.

1. Hay production has been produced on our property for the past decade and will continue. This counts as *Forage Production* in the definition of Agricultural Use.
2. Our Alpacas, Chickens, and Pheasants fall under the *Keeping Livestock* portion of the definition of Agricultural Use. The Alpacas are used for their hair, Chickens are for eggs and meat, and Pheasants for meat production.
3. We own two bee honey hives which would fall under *Beekeeping* portion of the definition of Agricultural Use. We have not moved them to the property yet, but plan to after our Ag Accessory building is finished being built as that is where we would process the honey. Our plan is to expand our hive once the proposed building is built.
4. We are currently cloning plants, vegetables, and fruit trees in small scale. One of the big uses of the proposed building will be to house the year round cloning of these plants and to expand substantially. Some for our own use and the rest for sale. This would fall under the *Nursery* portion of the definition of Agricultural Use.
5. The last piece of phase 1 of our property falls under the *Forest Management* portion of the definition of Agricultural Use. Our land is a part of the Wisconsin Woodland Tax Credit Program and we are required to manage the forest. This winter we are completing logging of a portion of our land. DV is working with a logging firm and we will be hiring some of the logging out while doing some of the logging ourselves. We have been working with Steven Holiday as he is in charge of this program. The proposed building would house the equipment and much of the finished product from sawing the wood into usable lumber that will be sold.

In the entirety of phase 1, that is our plans. There will be no tasting room for our vineyard, and no event space.

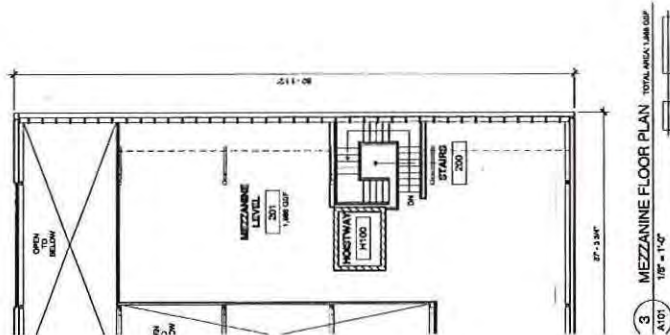
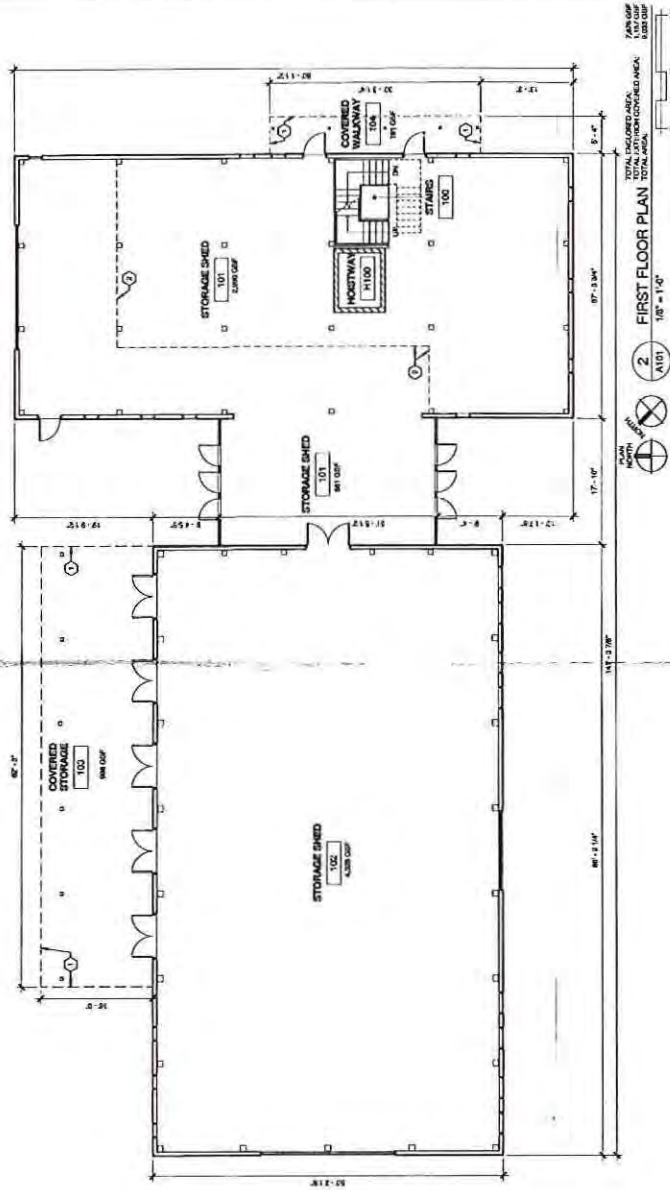
Once DV has firmly established itself as a farm in the Cross Plains area, we will look to expand. For Phase 2 we plan on the following.

1. Seeking approval (Whether it be by rezone or CUP) to open our land to the public.
2. Seeking approval (whether it be by rezone or CUP) to open a tasting room on the property.
3. Seeking approval (whether it be by rezone or CUP) to add sanitary structures to that tasting room.
4. Seeking approval (whether it be by rezone or CUP) to be able to have events at our land like weddings, or charity events.
5. Pending which approvals we get (if any), then we will build an addition to or retrofit the proposed building for those functions.
6. We will work under the guidelines and restrictions that our zoning and CUP's do and don't allow.
7. If we never get approval for anything, then the property stays just the same as it was in phase 1 and remains private.

A few last comments:

- The proposed building is shaped the way it is because we already purchased and took down existing farm barns and are reconstructing them on our property. Since they are existing structures and already built, for us to change the shape of the frame just doesn't make sense. Since they were AG buildings when we took them down, I don't see why they would not be considered AG buildings going up.
- Because of the non-flat nature of our property, to put a barn on the property would require either a huge exposed foundation and would only provide access to our building from one side. In order to have easy access to the building from all angles we opted to bring in dirt. As that seemed to make more sense to get materials and machinery in and out of the building. We had the opportunity to get free dirt from the Wisconsin Department of Transportation, but the catch is that we had to take none or all of the dirt. That is why the dirt pile is so large (larger than we would have paid someone to bring in), but the pile will be knocked down significantly as we move the dirt around our property. The end result will be an increase usable land for us to grow grape vines and fruit trees on.
- We were (past tense....meaning no more) marketing for weddings and events for our property back in early to mid 2015. We did this based on incorrect information that we had gotten when we believed it was ok. As soon as we were given the correct information stating we could not have public events we took down the advertising and are not accepting any bookings for any public event.
- We want to work hand in hand with the township and the county to make sure that we fall within our zoning permitted uses.
- Our goal is to become a valuable asset to the township of Cross Plains.
- It would be greatly appreciated if anyone reading this feels that we are still missing the mark on what is allowed on A1-EX land, that you please call Karl Dettmann on his cell phone 608-575-2692 anytime. Please offer up a solution to what we CAN do. Please don't just tell me what I can't do.

NOTE:
 1. LINE OF ROOF FLOOR ABOVE
 2. LINE OF MEZZANINE ABOVE
 3. TOTAL BUILDING AREA
 4. TOTAL MEZZANINE AREA
 5. TOTAL FLOOR AREA
 6. TOTAL MEZZANINE AREA
 7. TOTAL FLOOR AREA



PRELIMINARY
 NOT FOR CONSTRUCTION

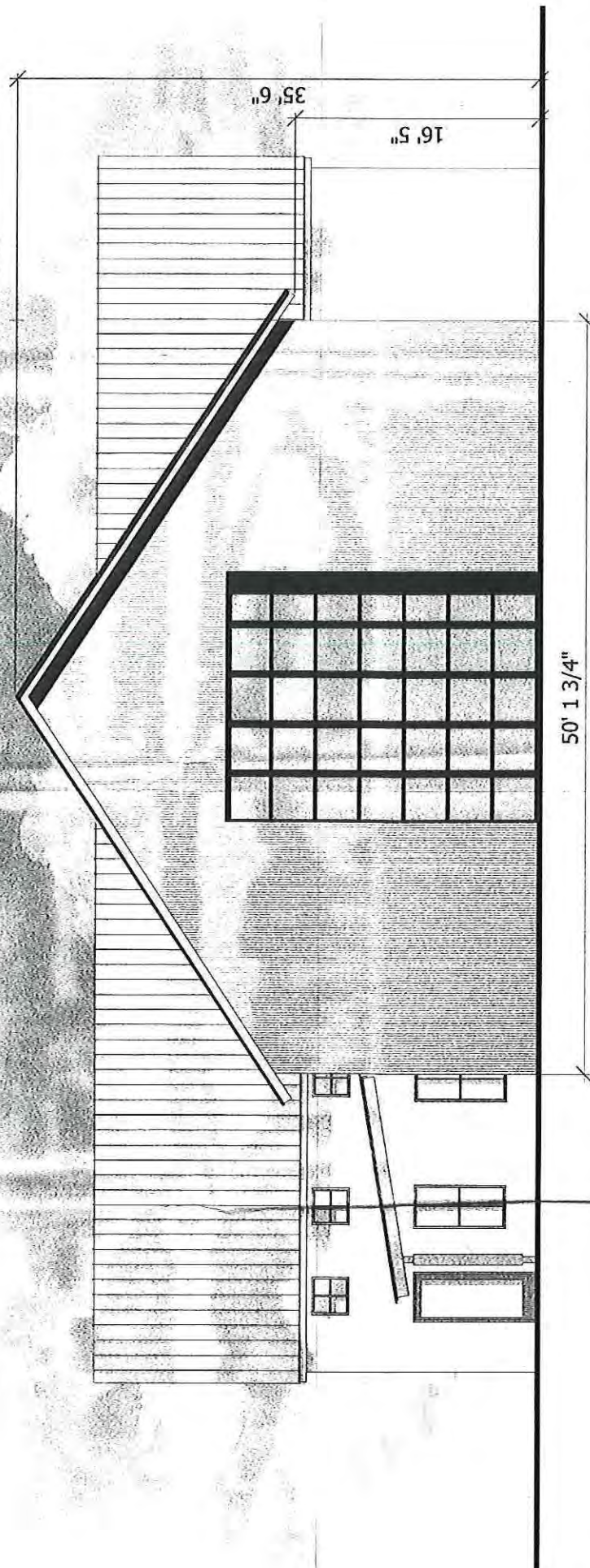
Detmann Property

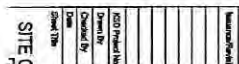
DCPZP-2015-00731

2014.39

NOT FOR CONSTRUCTION
 DETMANN PROPERTY

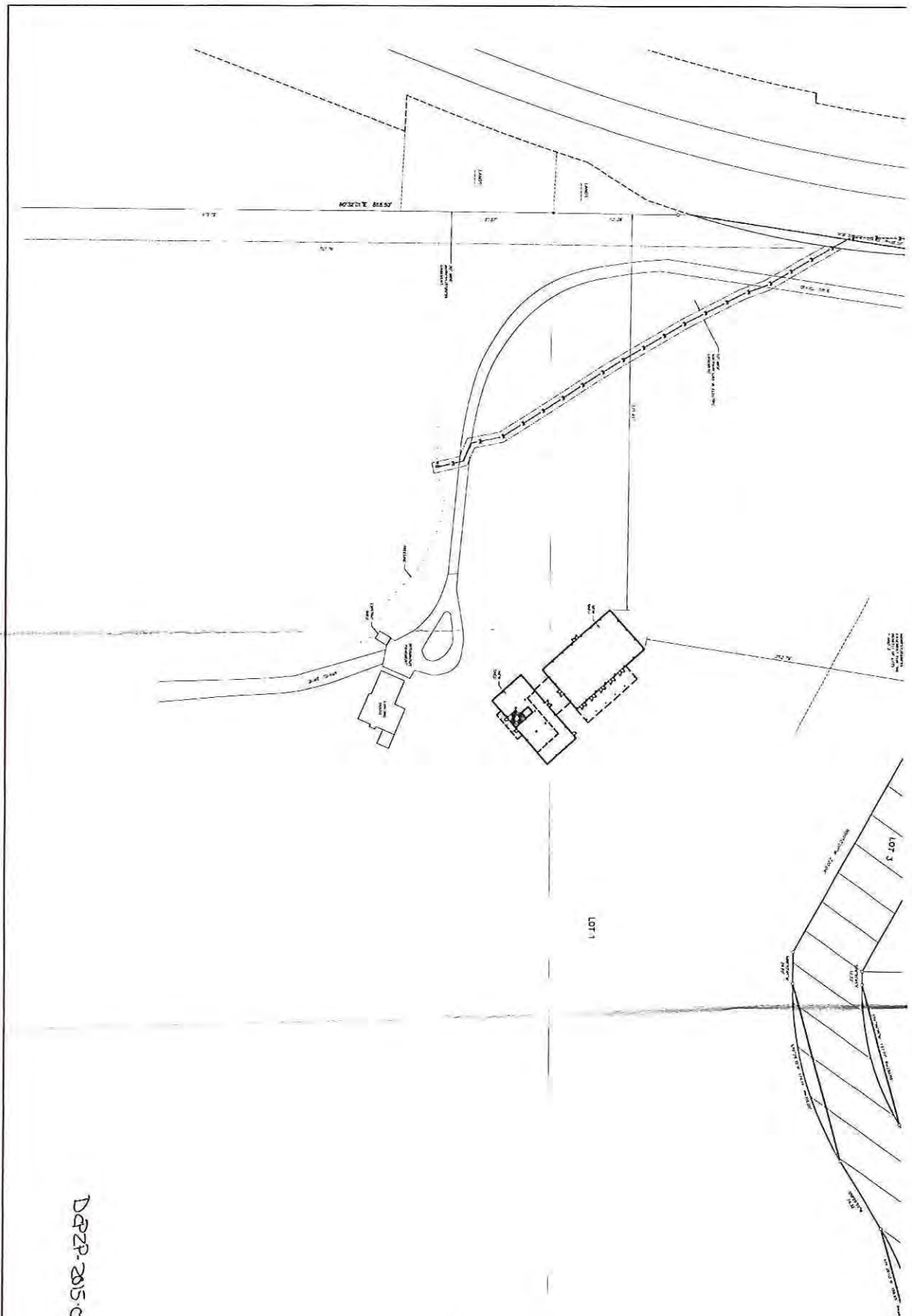
DCPZP-2015-00731





DCP2P-2015-00731

EXHIBIT D-10



DPZF-2015-00731

PR

DANE COUNTY ZONING PERMIT

ZONING PERMIT NO.

Page 1 of 2

DCPZP-2016-00590

OWNER INFORMATION		AGENT/CONTRACTOR INFORMATION	
OWNER NAME DETTMANN VINEYARDS LLC	PHONE (608) 575-2692	AGENT /CONTRACTOR NAME	PHONE (608) 575-2692
BILLING ADDRESS (Number, Street) 436 MATTERHORN DR		ADDRESS (Number, Street) 436 MATTERHORN DR	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS	
PARCEL NO. 0707-152-9670-0	TOWNSHIP TOWN OF CROSS PLAINS	SECTION 15	1/4 NW
1/4 SE			
PROPERTY ADDRESS (Assignment of new address is subject to field verification.)	HOUSE NO. 4200	ST. DIRECTION	STREET NAME COUNTY HIGHWAY P
ST. TYPE			
LOT 4	BLOCK	C.S.M. NO. or PLAT NAME CSM 13885	
ZONING DISTRICT A-1Ex Exclusive Ag District	PARCEL ACREAGE 81	PROPOSED PROJECT: New Structure/Addition Description: Farm accessory building - no plumbing, storage for tractors with various attachments, lumber, honey storage and bins	
CENSUS CODE 328 - Other Non-Residential			
Category <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other:	SEWER		SANITARY PERMIT NO.
ROAD CLASSIFICATION B-County Highway	REZONE NO.	C.U.P. NO.	VARIANCE NO.
DEED RESTRICTION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
SHORELAND <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FLOOD ZONE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WETLAND <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	EC/SW NO. SM2015-0440
HEIGHT (In Feet) 35'-6"	BASEMENT Sq. Ft.	1st FLOOR Sq. Ft. 7300	TOTAL SQUARE FEET 7300
NO. OF STORIES 1	2nd FLOOR Sq. Ft.	3rd FLOOR Sq. Ft.	PROJECT COST \$315,000.00
			PERMIT FEE \$0.00

I, the undersigned, am the owner of the property or an authorized agent acting on behalf of the owner of the property. I certify that the work to be performed, as part of this zoning permit, will be constructed as noted on the submitted plans and comply with the applicable zoning ordinances. I understand that failure to comply with any provision or condition of this permit renders this zoning permit null and void and subject to enforcement action.

I acknowledge that I am responsible for complying with State and Federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources web page at www.dnr.state.wi.us or contact the Department of Natural Resources Service Center.

I hereby consent to the entry on the permitted premises by Dane County zoning inspectors for the purposes of determining compliance with the zoning ordinances.

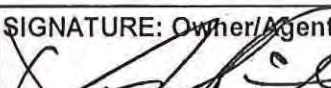
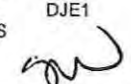
Owner & Agent hereby agree to comply with all Dane County Ordinances. Any unauthorized change from the information or plans submitted will invalidate the permit.		SIGNATURE: Owner/Agent 		DATE: 9/7/2016
OFFICE USE ONLY (form version 03 01.00)				
SURVEY REQUIRED ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DATE ISSUED 07/22/2016 DATE REVIEWED 9/21/16	INITIALS DJE1 	1st INSPECTION DATE	INITIALS
Initials: _____			2nd INSPECTION DATE	INITIALS

EXHIBIT E-1

DANE COUNTY ZONING PERMIT

ZONING PERMIT NO.

Page 2 of 2

DCPZP-2016-00590

Conditions:

1. THIS APPROVAL BY DANE COUNTY ZONING IS ONLY FOR THE PLAN AS PRESENTED. ANY MODIFICATION TO THE PROJECT REQUIRES THE EXPRESS WRITTEN APPROVAL BY DANE COUNTY ZONING. THIS PERMIT SHALL BE NULL AND VOID IF ANY MODIFICATIONS ARE MADE WITHOUT THE EXPRESS WRITTEN APPROVAL OF DANE COUNTY ZONING.

2. THIS APPROVAL BY DANE COUNTY ZONING DOES NOT CONVEY PERMITS OR PERMISSIONS FROM OTHER DANE COUNTY AGENCIES, STATE GOVERNMENT OR LOCAL MUNICIPALITIES. IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING A PROJECT.

I acknowledge the above conditions. INITIALS

XAE

Other Potential Regulating Agencies:

Dane County Land And Water Resources Department: 608-224-3730

Dane County Environmental Health: 608-242-6515

Wisconsin Department Of Natural Resources: 608-266-2621

ZONING PERMIT APPLICATION www.countyofdane.com

SUPPLEMENT to Web-App #

PROPERTY OWNER INFORMATION

OWNER NAME Karl R. Dettmann		
OWNER ADDRESS (Number, Street, City, State, Zip) 4200 County Highway P, Cross Plains, WI 53528		
HOME PHONE	CELL PHONE (608) 575-2692	E-MAIL ADDRESS karldettmann@gmail.com

AGENT INFORMATION

AGENT NAME
AGENT ADDRESS
(City, State, Zip)
PHONE
E-MAIL ADDRESS

CONTRACTOR INFORMATION

CONTRACTOR NAME Aldo Partners, LLC
CONTRACTOR ADDRESS P.O. Box 45601
(City, State, Zip) Madison, WI, 53744
PHONE (608) 209-2183
E-MAIL ADDRESS andyf@aldopartners.com

PROPERTY/LOCATION INFORMATION (<http://accessdane.co.dane.wi.us/>)

<input type="checkbox"/> PARENT PARCEL NUMBER	PARCEL NUMBER: 070-152-9670-0 0707-	CURRENT ZONING: AL-Ex	ACREAGE: 81.00
TOWNSHIP: Cross Plains	SECTION: 15 1/4 NW 1/4 SE		
ADDRESS: 4200 County Highway P			
CSM: 13,885	LOT 4	SUBDIVISION	BLOCK/LOT

PROPOSED PROJECT INFORMATION

PROJECT DESCRIPTION: Agricultural Accessory Building		
<input checked="" type="checkbox"/> This project is a new building or structure. <input type="checkbox"/> This project is an addition/alteration to an existing building or structure.		
SANITARY SERVICE: <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC	PERMIT NUMBER:	
HEIGHT IN FEET: 26.0	NUMBER OF STORIES: (Not including basement) 2.0	
AREA TO NEAREST SQUARE FOOT: (Outside dimensions including unfinished area, attached garages and above grade decks or porches)		
BASEMENT: 0	1ST FLOOR: 7300	↓ TOTAL SQUARE FOOTAGE: ↓
2ND FLOOR: 0	3RD FLOOR: 0	7300
ESTIMATED CONSTRUCTION COST: (Please round to nearest dollar) → → → → →		\$ 315,000.00

CUSTOMER TO PROVIDE

<input type="checkbox"/> Zoning Status; CUP; Deed Restriction; CSM Variance (# _____)
<input type="checkbox"/> Site Plan drawn to scale and includes dimensions
<input type="checkbox"/> Site Plan including location of well/septic
<input type="checkbox"/> Setbacks
<input type="checkbox"/> Site Plan approval from applicable township.
<input type="checkbox"/> Floor plans to scale
<input type="checkbox"/> Elevation of property frontage drawn to scale.
<input type="checkbox"/> Driveway permits (state, county, town)
<input type="checkbox"/> Sanitary permits (public, private)

STAFF REVIEW

<input type="checkbox"/> Zoning District
<input type="checkbox"/> Permitted Use?
<input type="checkbox"/> Rural Address (new/existing)
<input type="checkbox"/> Wetland/Floodplain/Shoreland (attachment)
<input type="checkbox"/> Erosion Control permit (slopes, disturbance, filling/access)
<input type="checkbox"/> Review Location Survey and available options.

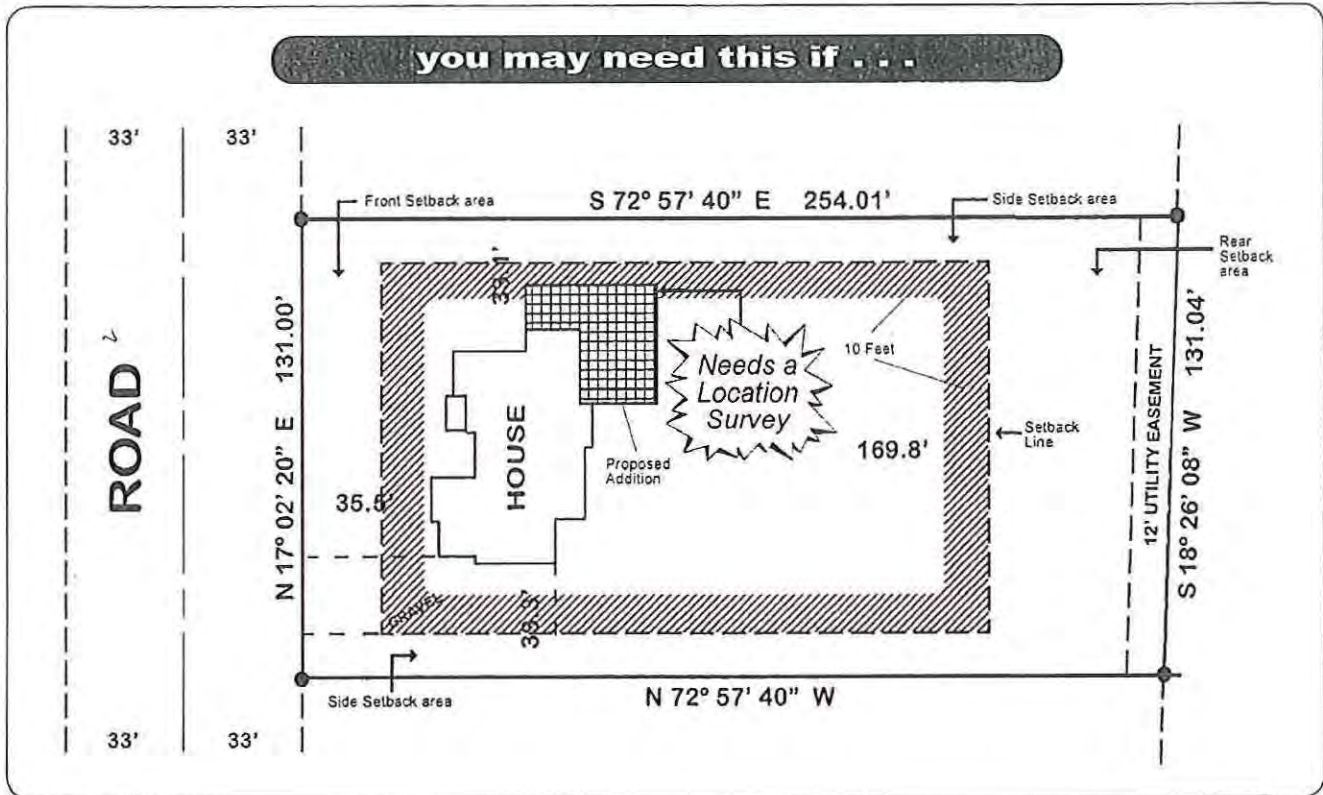
1. The property is within 300 feet of a stream or 1000 feet from a pond or lake?
2. Is there a wetland or floodplain on or near the property?
3. Have you talked with the township about your project and are they in agreement?
4. Has there been a zoning permit issued for this property in the past 5 years?
5. Is this project associated with a rezone/CUP/variance (petition/appeal # _____)
6. Is a location survey required? (see reverse)
7. Is this to correct a violation?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't know
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(leave blank if none)		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
<input type="checkbox"/> Yes	<input type="checkbox"/> No	

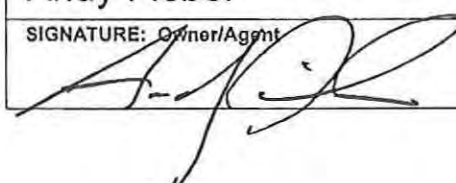
APPLICATION MUST BE SIGNED
(Continue on Back) → → →

A location survey, by a licensed surveyor, is required if your construction is within 10 feet of a setback line.

- You will need to hire a surveyor to prepare a location survey to verify the construction location.
- The survey shall be done at the time when foundations or basement walls are completed.
- A location survey shall be submitted to the zoning office before continuing work on the project.
- Note: A location survey may add significant cost to your project. Please contact a Wisconsin Licensed Land Surveyor.



1. I, the undersigned, hereby make application for a zoning permit only for the location and the work described herein and certify to the accuracy of that information. I further certify I am the property owner, or a duly authorized representative, and may sign this permit application on behalf of the owner(s) of said property, and I have read and understand all of the conditions of this permit and will construct the project in compliance with those conditions. I understand that failure to provide accurate information or to comply with any provisions of the permit renders it null and void and may result in an enforcement action.
2. I, the undersigned, hereby consent to the entry on the permitted premises by zoning inspectors of the Dane County Department of Planning & Development to determine compliance with the county's zoning ordinances. This consent is valid for the period commencing with issuance of this zoning permit and terminating with issuance of a certificate of compliance or until earlier revoked in writing by the owner of the property.

PRINT: Owner/Agent Andy Fieber	DATE: 07/21/2016
SIGNATURE: Owner/Agent 	

PRELIMINARY USE ONLY

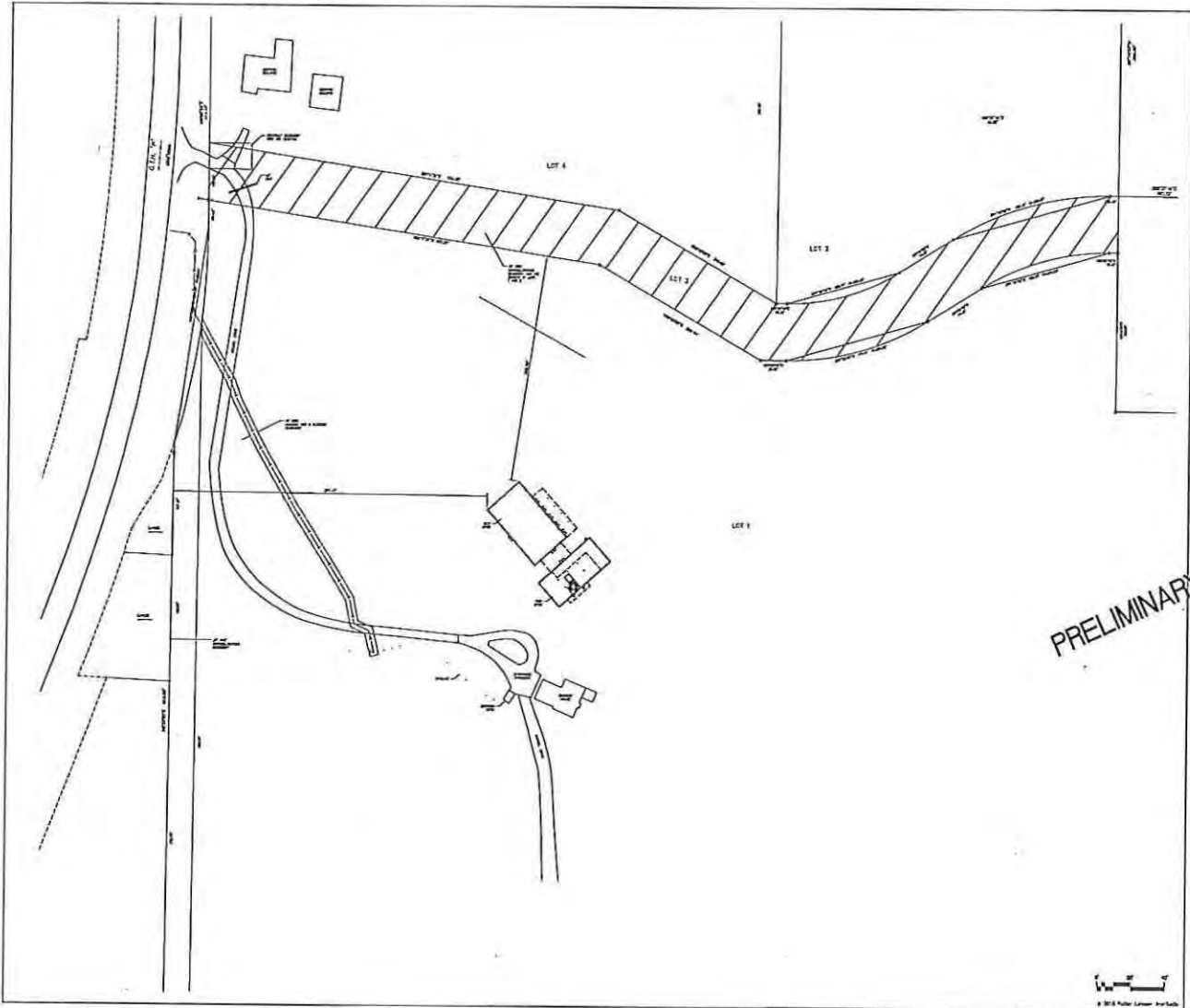
Dettmann Property

2014.39

Rev	Description/Revisions	By	Date
1/1/15	PLANNING DEPARTMENT		

Site Plan -
Building Location

A001



UPDATE SITE PLAN (FOOTPRINT, DIMENSIONS)



DATE: 04/09/16

DATE: 0

REVISION: 0

DATE: 24/11/2020

211-50-51-85

Exhibit 3

Figure 1

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR TO PREVENT EROSION OF THE EXCAVATION SLOPES. EROSION CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES TO PREVENT EROSION OF THE EXCAVATION SLOPES.
2. INITIAL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED. THE EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
3. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
4. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
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13. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
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16. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
17. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
18. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
19. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.
20. EROSION CONTROL MEASURES SHALL BE CONSIDERED TO BE IN PLACE PRIOR TO ANY SITE WORK INCLUDING GRADING TO BE CONSIDERED.

SEQUENCE/ANTICIPATED TIME SCHEDULE:

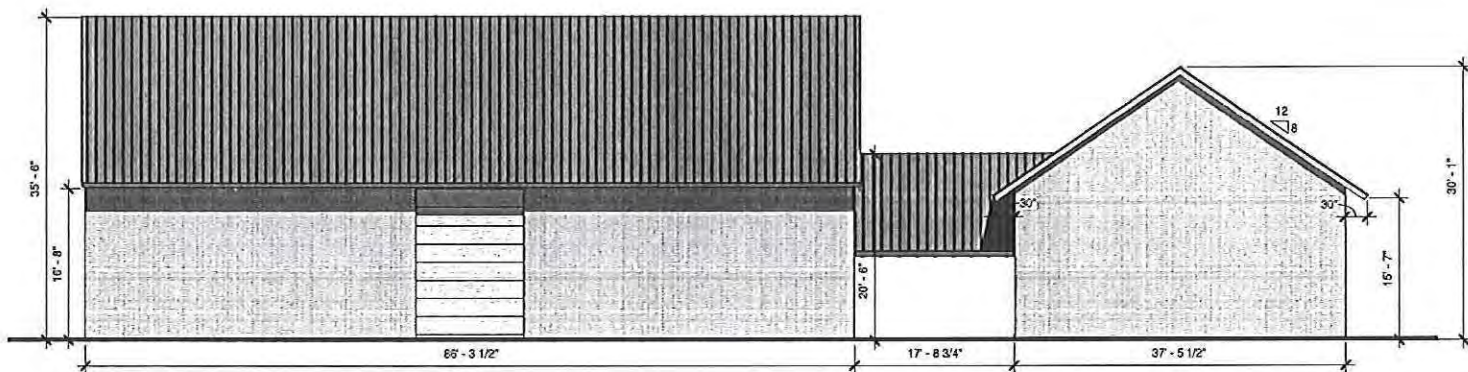
- 07/27/16 - 10/15/16
08/14/16
10/15/16
- FINAL RESTORATION SOUTH DRIVEWAY
STABILIZATION, EROSION CONTROL, WHEN SITE HAS BECOME
SAFE FOR WALKING
- AMTS OF DISTURBANCE 48,230 SQFT
TOTAL AREA = 81 ACRES
PROPOSED IMPERVIOUS AREA = 4,289 SQFT
EXISTING IMPERVIOUS AREA REMOVED = 7,005 SQFT
NEW IMPERVIOUS AREA ADDED TO SITE = 28,400 SQFT

GENERAL NOTES:

- ALL SITE WORK SHALL BE PER THE TOWN OF CROSS PLAINS STANDARDS

LEGEND

- MONITOR ADJUST
WOOD LEAD/DELAY TIME
LIMITS OF DISTURBANCE
SPOT ILLUMINATION
27% EDGE OF PAVEMENT
REDUCING CONTRAST
IMPROVING CONTRAST

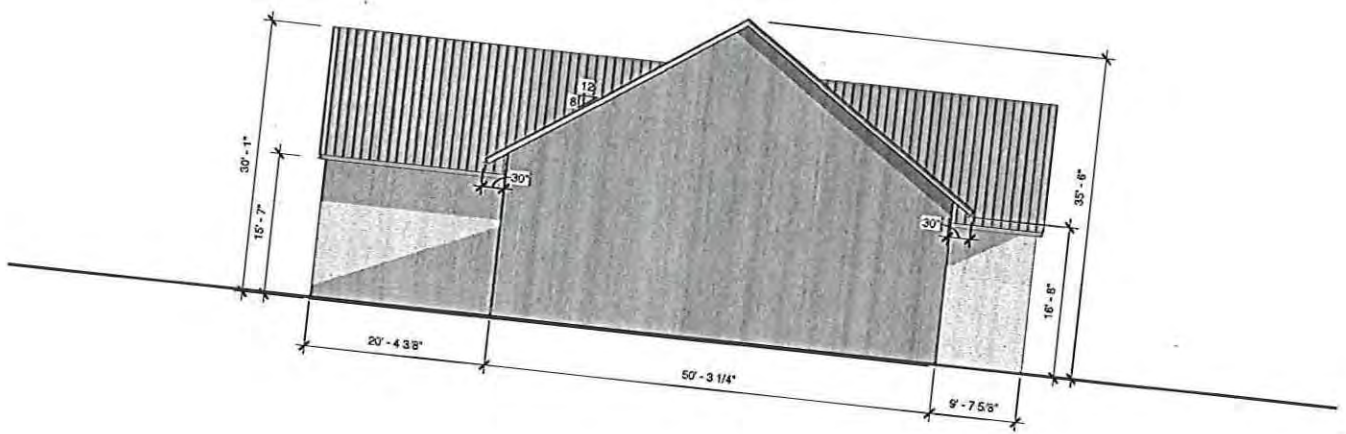


South Elevation
 Deltmar Property
 May 17, 2016

Scale: 1" = 10'-0"
 0' 5' 10'

PRELIMINARY - NOT FOR CONSTRUCTION



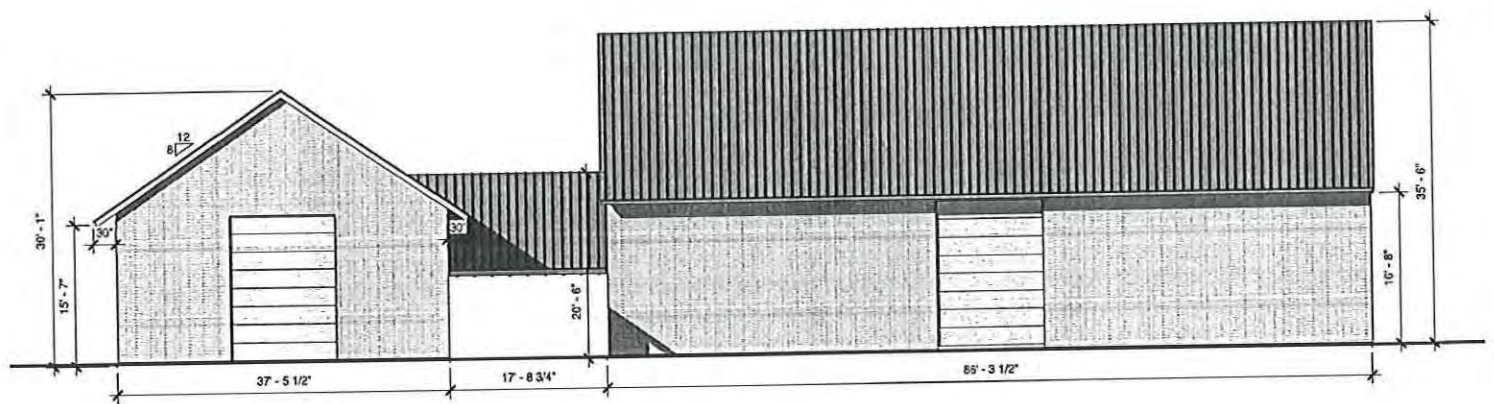


West Elevation
 Detmar Property
 May 17, 2016

Scale: 1" = 10'-0"
 0' 5' 10'

PRELIMINARY - NOT FOR CONSTRUCTION

Potter
 Lawson
 Success by Design

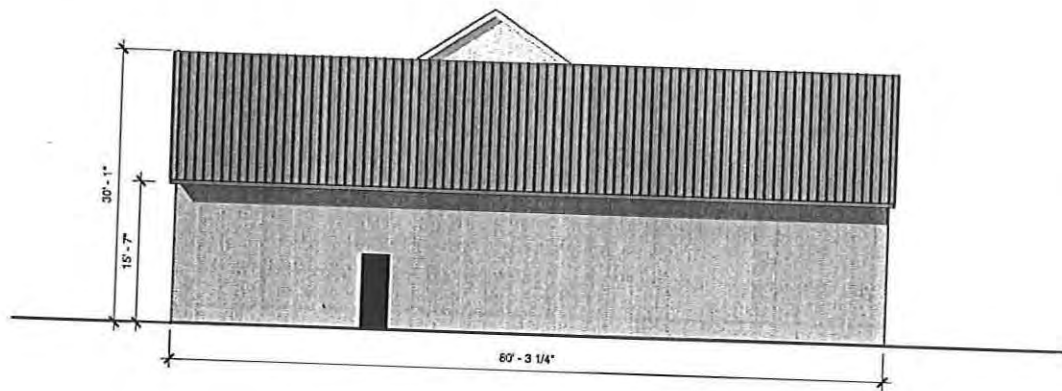


North Elevations
 Delmarva Property
 May 17, 2018

Scale: 1" = 10'-0"
 0' 5' 10'

PRELIMINARY - NOT FOR CONSTRUCTION

**Potter
 Lawson**
 Success by Design



East Elevation
 Detmar Property
 May 17, 2016

Scale: 1" = 10'-0"
 0' 5' 10'

PRELIMINARY - NOT FOR CONSTRUCTION

Potter
 Lawson
 Architects by Design

July 21, 2016

Dane County Zoning Administrator
Roger Lane

Re: Dettmann Vineyards Zoning Permit Application Request

Dear Mr. Lane,

Dettmann Vineyards organized this Zoning Permit Application for approval to building Agricultural Accessory Buildings on the property located at 4200 County Highway P. The purpose of this document is to provide clarity regarding the proposed agricultural accessory building, there intended use, and how the structures align A1-EX Agricultural building guidelines. In an effort to provide a very comprehensive Zoning Permit Application, Dettmann Vineyards has incorporated instruction from various governing organizations and professional organizations that oversee Agriculture, Forestry, and Vineyards in the state of Wisconsin.

Although this Zoning Permit Application is a new request, Dettmann Vineyards wants to recognize the brief history of their quest to build Agricultural Accessory buildings on the property located at 4200 County Highway P, Cross Plains property.

- From August, 2014 thru February 2015 Dettmann Vineyards devised a business plan to construct a vineyard that included a AG Accessory building. The intent was to comply with all A1-EX guidelines (as Dettmann Vineyards had understood them to be). This AG building included the ability to have a tasting room as well as a production floor that would double as an event venue space for up to 250 people. This business plan was developed based on phone calls with the Dane County Zoning department as well as conversations with the Cross Plains Planning and Development Board. Based on the guidance we had received from all parties involved Dettmann Vineyards continued to further develop the plan.
- In April 2015 Dettmann Vineyards held a open forum at Marit Sathrum's Barn (neighbors to Dettmann Vineyards) to share our business/building plan and to receive feedback from the neighbors. Members of the Cross Plains Planning and Development Board were invited to attend. The feedback we received was positive and cautiously optimistic (as would be typical with any business expansion).

- During the months of May-June 2015 Dettmann Vineyards, Roger Lane and the Dane County Zoning Department informed Dettmann Vineyards that certain aspects of the business plan and building did not comply with A1-EX zoning. Dettmann Vineyards updated their plans to what they believed would allow them to comply.
- On July 20th, 2015 Dettmann Vineyards was given approval for building of a 15,000 sq ft to be built on the Dettmann's property.
- On August 25th, 2015 The Building Permit was revoked due to material misrepresentation.
- On September 14th, 2015 a revised Zoning Permit Application was filed by Dettmann Vineyards to Dane County Zoning. This new permit included updates to the building and business plans. The updates addressed the material misrepresentation stated on the prior building permit revocation. This permit was denied on September 18th, 2015.
- On September 21st, 2015 Dettmann Vineyards met with Roger Lane and Todd Violante to work through the outstanding discrepancies preventing an approved Zoning Permit Application for an AG-Accessory building. During this meeting, Roger stated the building plans as submitted did not show an acceptable AG use. During a lengthy conversation with Roger and Todd, the group concluded that a detailed resubmittal was needed. This Zoning Application re-submittal needed to include detailed building use information that justified the size of the building and Ag use of the building.
- On September 28th, 2015 the Zoning Application re-submittal was filed. This Application included a reduced building footprint and building use allocation with detailed Ag operations.
- On October 2nd, 2015 Dettmann Vineyards received notice that this permit was again denied.

Dettmann Vineyards is a newer business and there has been a steep learning curve with regards to Zoning Permit Application process. At times, the process has been taxing, but Dettmann Vineyards recognizes that Roger Lane was in the right to deny the previous Zoning Permit Applications. The prior Zoning Permit Applications did not provide substantial evidence to receive a permit. Dettmann Vineyards acknowledges that these missteps have caused this process to be more lengthy and daunting than required. In an effort to persevere, Dettmann Vineyards has taken a lengthy amount of time to re-work the business and building plans. We are excited to illustrate how Dettmann Vineyards has become a productive agricultural operation and how that operation will continue to grow. In addition, the Agricultural building plans have been revised to reflect the current agricultural land use.

The below list items highlights the feedback received by Dane County Zoning for not issuing an approved Zoning Permit. By the end of this Zoning Permit Application document, it is Dettmann Vineyards intention to provide clarity regarding each concern.

1. Dane County Zoning Commission reviewed the current operations and determined the Dettmann's property is not a farming operation.
2. Agriculture is not seen as the primary use of this property.
3. The majority of the property is woodlands with very little fields suitable for farming.
4. A majority of the crop field has been rezoned to Residential.
5. The proposed \$600k, 8600 sq foot building is disproportionate to the scale of proposed operations on the farm.
6. The proposed building is the same building as had its building permit revoked due to proposed banquet hall/commercial use. Which suggests that we are still entertaining this use which would be commercial and not agricultural.
7. The proposed building is in the middle of a crop field.
8. The single dwelling family building is rented out.
9. There is no evidence that the land is being devoted to agricultural use.
10. There is little land to establish a farming operation on the property.
11. We have an existing 4,300 sq ft Cleary building that can be used for our needed for our proposed agricultural operations.
12. Our grape vines haven't taken root yet and is still unknown if we will be able to successfully grow grapes.
13. Dane county zoning commission found that a septic system was being planned and that it was being used to support an event venue.
14. A1-ex zoning is established to severely limit development and is geared for agricultural production and limited accessory uses.
15. The filling and grading of the land to use as an amphitheater.
16. Storage of wine not produced on the property is considered a warehousing and is a commercial activity.
17. The building does not have overhead doors nor ingress and egress for farm machinery to enter and exit the building.
18. Restaurant/Tavern (Tasting Room) is a C1 Commercial zoning w/ a Conditional Use Permit.
19. Winery/Wine Production (not grown on property) is a C1 commercial zoning.

Dettmann Vineyards has thoroughly reviewed each of the above listed items and has revised their business plan to reflect each concern.

As a business, Dettmann Vineyards aims to accomplishing the following with the property located at 4200 County Highway P.

1. Maintain the land as Agricultural Zoning.
2. Maximize all agricultural offerings that the current Dettmann Vineyards property has to offer.

3. Create new agricultural offerings on the property.
4. Create a valuable asset to the Cross Plains community.

Current Property Summary: The Dettmann Vineyard Property located at 4200 County Highway P, Cross Plains, is an 90.3 acre parcel of land. The land is stereotypical of the non-glaciated region of WI, relatively poor farming soil, numerous ridges and valleys, and large timber stands. Of the 90.3 acre parcel: (Appendix A Attached to illustrate breakdown)

- 81.06 is Zoned A1-EX
- 9.24 is Zoned RH-1
- Approx. 14 acres are tillable farmland
 - Soil types include:
 - BaC2 (Baxter Gravelly Silt Loam): suitable for hay and row crops, with a high probability of erosion with both. Hard to till
 - NeC2 (Nesbitt Silt Loam): suitable for hay, row crops, woodland trees, and pasture. High probability of erosion with terracing.
- Approx. 72 acres are heavily sloped, mature hardwood timber stands with slightly mixed softwoods.

(1) Keep the Land Zoned Agricultural

There are many reasons Dettmanns want to keep the property zoned AG (tax, assistance, protected identity), but most importantly because AG zoning aligns with the Town of Cross Plains Land Use Plan. In addition, the primary land use is agricultural.

As defined by Chapter 91, Wis. Stats., a farm is land under common ownership that is primarily devoted to agricultural use. Agricultural use is defined as any of the following activities conducted for the purpose of producing an income or livelihood: (a) crop or forage production; (b) keeping livestock; (c) beekeeping; (d) nursery, sod, or Christmas tree production; (e) floriculture; (f) aquaculture; (g) fur farming; (h) forest management; (i) a federal commodity payment program or a federal or state agricultural land conservation payment program. There is no income minimum in order to be considered a farm.

Dettmann Vineyards aligns with this definition very well. The property is under common ownership and is devoted to agricultural use. In addition:

- a) The property will produce forage production for its Livestock
- b) Livestock (Alpacas) are currently housed on the property
- c) Beekeeping hives are maintained on-site to produce honey and pollinate crops
- d) Tree saplings are being produced as part of the forestry component
- e) NA
- f) NA
- g) Alpacas are producing fur

- h) Property is being sustainable management and harvested for timber production.
- i) NA

(2) Maximize Current Land Offerings / (3) Create New Agricultural Offerings

When the Dettmann's purchased the property in 2013, the land was largely sitting dormant and used for occasional grass hay harvest—typical for the soil conditions. The Dettmann's have a strong desire to fully understand this property and use to it's full extent. This includes restoring this land to an active agricultural operation, which they have been working on since purchase. Dettmann's research in their land type and condition resulted in the following conclusion.

- Soil types are bad for traditional WI cash crop rotational farming (corn, soy)
- Soil type, topography, and orientation is good for permaculture farming (grapes, berries, nuts, fruit, and annual vegetables)
- Wooded acreage has strong potential to provide sustainable yearly hardwood harvest and pulp wood production.
- Small amount of acreage is suitable for building due to topography
- Land is not suitable to maintain large livestock production (pigs, cattle, etc).
- Land is suitable for small livestock production that requires minimal feed and water input (Alpacas, Lamas, Chickens, Goats, Bees etc).

As a result of this in-depth land understanding, Dettmann Vineyards have evolved their agricultural plan to be a multi-product system that works with the land, rather than against—permaculture thoughtfulness approach. The evolution is outlined in the below yearly outline.

- 2013
 - They have started with simple hay production with the existing dormant fields. **Total Schedule F AG Revenue is \$2000**
 - Karl Dettmann also planted 100 grape vines to test and see which ones would survive. The two varietals that did the best were Marquette and Petite Pearl.
- 2014
 - The Dettmann's purchased Alpacas for harvesting of their hair. The Dettmann's rent facilities for the Alpacas at Offbeat Acres in Sun Prairie due to the fact that the Dettmann's didn't have a facility.
 - Continue with hay production at **\$2000/yr Schedule F Revenue.**
- 2015
 - Purchase of 1500 Marquette and 1500 Petite Pearl Grape vines that will be growing and will be transplanted in 2016.
 - Property improvement investment of \$250,000.00 to support Alpacas, Chickens, Wood harvesting equipment, and maintenance equipment.

- Cleary Ag Accessory building is built for Alpacas, future livestock, and equipment maintenance/woodworking shop. Building is at capacity from storage, there is room for a few more livestock.
- Alpacas are moved from Offbeat Acres to Dettmann Vineyards.
- Extensive prep work for agricultural field #1 completed which is on the Northeast corner of the Dettmann's property. This is where the 3000 grape vines will grow
- Over \$100k of farm equipment purchased. Most in paid storage off site thru the winter because of building delays
- Honey Bee hives and harvesting equipment purchased and due to building delays, we are renting space for our hives and equipment.
- Sale of Hay, Alpaca Hair, honey and lumber **schedule F revenue is at \$25,000 for 2015**
- 2016 To Date:
 - Purchase of 200 fruit trees and 50 fruit bushes completed for the agricultural field #2 on the north west corner of the property.
 - Prep on Fruit orchard and vegetable garden started on the north west corner of the Dettmann's property.
 - Timber consultant preliminary evaluation completed for scheduled fall 2016 harvest
- 2016 Scheduled Completions that don't need a permit
 - April 2016, add Chicken Cleary Ag Accessory Building
 - May 2016, 3000 grape vines will be transplanted to Ag Field #1
 - May 2016, Ag Field #2 will be finished and over 250 fruit tree/bushes will be planted
- 2016 Scheduled Completions that hinge on getting an approved building permit
 - 2016 Start building of proposed AG Accessory Building
 - 2016 move honey bee hives next to Ag Field #2
 - 2016 AG Accessory Building finished
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 - Production of grapes into wine onsite.
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To date, the agricultural production on the Dettmann property has exceeded their current building space. Dettmann's are paying rent at three separate storage facilities to house all of the various agricultural equipment and products. It is Dettmann

Vineyards intention to continue to grow their business and farm their land. Their goal is to increase productivity by having all of their ag equipment/product on-site. Therefore, they are proposing the following building plans to meet their current needs and future anticipated needs.

(4) A Valuable Asset To The Cross Plains Community

Dettmann Vineyards has worked alongside, the Wisconsin Department of Agricultural and the Trade and Consumer Protection Agency—who oversees the Wisconsin Farmland Preservation Initiative—to create a plan that aligns with the department's interpretation of the Preservation Initiative. The Preservation Initiative strives to take dormant AG land and turn it into a valuable asset for the community of Cross Plains and the State of Wisconsin.

Urban sprawl is continuing to push further west of Madison. Dormant AG land and typical cash crop AG land are slowly turning to residential neighborhoods. The Township of Cross Plains has a Zoning Plan in place to help limit sprawl. However, there will come a time when farmers are being approached by developers who want to turn the AG land into residential/commercial development. This may be 5 years in the future; it could be 25 years in the future. Eventually, the financial incentive will be too great and the community of Cross Plains will be pressured to reduce the township's restrictions on development. This is one of the main reasons that the Wisconsin has a Farmland Preservation Initiative in the first place and one of the main reasons Dettmann's want to keep their land zoned AG.

The value of an established vineyard (which the Dettmann's are building) greatly exceeds the value of typical crop land and even more so than dormant AG land. The Dettmann's have already invested significant time and hundreds of thousands of dollars to establish a vineyard, fruit orchard, and plan to start restoring the forests to a healthy status. Through all of this, the Dettmann's are securing their property for agricultural use for the long-term future.

Sincerely,

Karl Dettmann

June 28, 2016

Dane County Zoning Administrator
Roger Lane

Re: Dettmann Vineyards Zoning Permit Application Request

Dear Mr. Lane,

Dettmann Vineyards organized this Zoning Permit Application for approval to building Agricultural Accessory Buildings on the property located at 4200 County Highway P. The purpose of this document is to provide clarity regarding the proposed agricultural accessory building, there intended use, and how the structures align A1-EX Agricultural building guidelines. In an effort to provide a very comprehensive Zoning Permit Application, Dettmann Vineyards has incorporated instruction from various governing organizations and professional organizations that oversee Agriculture, Forestry, and Vineyards in the state of Wisconsin.

Although this Zoning Permit Application is a new request, Dettmann Vineyards wants to recognize the brief history of their quest to build Agricultural Accessory buildings on the property located at 4200 County Highway P, Cross Plains property.

- From August, 2014 thru February 2015 Dettmann Vineyards devised a business plan to construct a vineyard that included a AG Accessory building. The intent was to comply with all A1-EX guidelines (as Dettmann Vineyards had understood them to be). This AG building included the ability to have a tasting room as well as a production floor that would double as an event venue space for up to 250 people. This business plan was developed based on phone calls with the Dane County Zoning department as well as conversations with the Cross Plains Planning and Development Board. Based on the guidance we had received from all parties involved Dettmann Vineyards continued to further develop the plan.
- In April 2015 Dettmann Vineyards held a open forum at Marit Sathrum's Barn (neighbors to Dettmann Vineyards) to share our business/building plan and to receive feedback from the neighbors. Members of the Cross Plains Planning and Development Board were invited to attend. The feedback we received was positive and cautiously optimistic (as would be typical with any business expansion).

- During the months of May-June 2015 Dettmann Vineyards, Roger Lane and the Dane County Zoning Department informed Dettmann Vineyards that certain aspects of the business plan and building did not comply with A1-EX zoning. Dettmann Vineyards updated their plans to what they believed would allow them to comply.
- On July 20th, 2015 Dettmann Vineyards was given approval for building of a 15,000 sq ft to be built on the Dettmann's property.
- On August 25th, 2015 The Building Permit was revoked due to material misrepresentation.
- On September 14th, 2015 a revised Zoning Permit Application was filed by Dettmann Vineyards to Dane County Zoning. This new permit included updates to the building and business plans. The updates addressed the material misrepresentation stated on the prior building permit revocation. This permit was denied on September 18th, 2015.
- On September 21st, 2015 Dettmann Vineyards met with Roger Lane and Todd Violante to work through the outstanding discrepancies preventing an approved Zoning Permit Application for an AG-Accessory building. During this meeting, Roger stated the building plans as submitted did not show an acceptable AG use. During a lengthy conversation with Roger and Todd, the group concluded that a detailed resubmittal was needed. This Zoning Application re-submittal needed to include detailed building use information that justified the size of the building and Ag use of the building.
- On September 28th, 2015 the Zoning Application re-submittal was filed. This Application included a reduced building footprint and building use allocation with detailed Ag operations.
- On October 2nd, 2015 Dettmann Vineyards received notice that this permit was again denied.

Dettmann Vineyards is a newer business and there has been a steep learning curve with regards to Zoning Permit Application process. At times, the process has been taxing, but Dettmann Vineyards recognizes that Roger Lane was in the right to deny the previous Zoning Permit Applications. The prior Zoning Permit Applications did not provide substantial evidence to receive a permit. Dettmann Vineyards acknowledges that these missteps have caused this process to be more lengthy and daunting than required. In an effort to persevere, Dettmann Vineyards has taken a lengthy amount of time to re-work the business and building plans. We are excited to illustrate how Dettmann Vineyards has become a productive agricultural operation and how that operation will continue you grow. In addition, the Agricultural building plans have been revised to reflect the current agricultural land use.

The below list items highlights the feedback received by Dane County Zoning for not issuing an approved Zoning Permit. By the end of this Zoning Permit Application document, it is Dettmann Vineyards intention to provide clarity regarding each concern.

1. Dane County Zoning Commission reviewed the current operations and determined the Dettmann's property is not a farming operation.
2. Agriculture is not seen as the primary use of this property.
3. The majority of the property is woodlands with very little fields suitable for farming.
4. A majority of the crop field has been rezoned to Residential.
5. The proposed \$600k, 8600 sq foot building is disproportionate to the scale of proposed operations on the farm.
6. The proposed building is the same building as had its building permit revoked due to proposed banquet hall/commercial use. Which suggests that we are still entertaining this use which would be commercial and not agricultural.
7. The proposed building is in the middle of a crop field.
8. The single dwelling family building is rented out.
9. There is no evidence that the land is being devoted to agricultural use.
10. There is little land to establish a farming operation on the property.
11. We have an existing 4,300 sq ft Cleary building that can be used for our needed for our proposed agricultural operations.
12. Our grape vines haven't taken root yet and is still unknown if we will be able to successfully grow grapes.
13. Dane county zoning commission found that a septic system was being planned and that it was being used to support an event venue.
14. A1-ex zoning is established to severely limit development and is geared for agricultural production and limited accessory uses.
15. The filling and grading of the land to use as an amphitheater.
16. Storage of wine not produced on the property is considered a warehousing and is a commercial activity.
17. The building does not have overhead doors nor ingress and egress for farm machinery to enter and exit the building.
18. Restaurant/Tavern (Tasting Room) is a C1 Commercial zoning w/ a Conditional Use Permit.
19. Winery/Wine Production (not grown on property) is a C1 commercial zoning.

Dettmann Vineyards has thoroughly reviewed each of the above listed items and has revised their business plan to reflect each concern.

As a business, Dettmann Vineyards aims to accomplishing the following with the property located at 4200 County Highway P.

1. Maintain the land as Agricultural Zoning.
2. Maximize all agricultural offerings that the current Dettmann Vineyards property has to offer.

3. Create new agricultural offerings on the property.
4. Create a valuable asset to the Cross Plains community.

Current Property Summary: The Dettmann Vineyard Property located at 4200 County Highway P, Cross Plains, is an 90.3 acre parcel of land. The land is stereotypical of the non-glaciated region of WI, relatively poor farming soil, numerous ridges and valleys, and large timber stands. Of the 90.3 acre parcel: (Appendix A Attached to illustrate breakdown)

- 81.06 is Zoned A1-EX
- 9.24 is Zoned RH-1
- Approx. 14 acres are tillable farmland
 - Soil types include:
 - BaC2 (Baxter Gravelly Silt Loam): suitable for hay and row crops, with a high probability of erosion with both. Hard to till
 - NeC2 (Nesbitt Silt Loam): suitable for hay, row crops, woodland trees, and pasture. High probability of erosion with terracing.
- Approx. 72 acres are heavily sloped, mature hardwood timber stands with slightly mixed softwoods.

(1) Keep the Land Zoned Agricultural

There are many reasons Dettmanns want to keep the property zoned AG (tax, assistance, protected identity), but most importantly because AG zoning aligns with the Town of Cross Plains Land Use Plan. In addition, the primary land use is agricultural.

As defined by Chapter 91, Wis. Stats., a farm is land under common ownership that is primarily devoted to agricultural use. Agricultural use is defined as any of the following activities conducted for the purpose of producing an income or livelihood: (a) crop or forage production; (b) keeping livestock; (c) beekeeping; (d) nursery, sod, or Christmas tree production; (e) floriculture; (f) aquaculture; (g) fur farming; (h) forest management; (i) a federal commodity payment program or a federal or state agricultural land conservation payment program. There is no income minimum in order to be considered a farm.

Dettmann Vineyards aligns with this definition very well. The property is under common ownership and is devoted to agricultural use. In addition:

- a) The property will produce forage production for its Livestock
- b) Livestock (Alpacas) are currently housed on the property
- c) Beekeeping hives are maintained on-site to produce honey and pollinate crops
- d) Tree saplings are being produced as part of the forestry component
- e) NA
- f) NA
- g) Alpacas are producing fur

- h) Property is being sustainable management and harvested for timber production.
- i) NA

(2) Maximize Current Land Offerings / (3) Create New Agricultural Offerings

When the Dettmann's purchased the property in 2013, the land was largely sitting dormant and used for occasional grass hay harvest—typical for the soil conditions. The Dettmann's have a strong desire to fully understand this property and use to it's full extent. This includes restoring this land to an active agricultural operation, which they have been working on since purchase. Dettmann's research in their land type and condition resulted in the following conclusion.

- Soil types are bad for traditional WI cash crop rotational farming (corn, soy)
- Soil type, topography, and orientation is good for permaculture farming (grapes, berries, nuts, fruit, and annual vegetables)
- Wooded acreage has strong potential to provide sustainable yearly hardwood harvest and pulp wood production.
- Small amount of acreage is suitable for building due to topography
- Land is not suitable to maintain large livestock production (pigs, cattle, etc).
- Land is suitable for small livestock production that requires minimal feed and water input (Alpacas, Lamas, Chickens, Goats, Bees etc).

As a result of this in-depth land understanding, Dettmann Vineyards have evolved their agricultural plan to be a multi-product system that works with the land, rather than against—permaculture thoughtfulness approach. The evolution is outlined in the below yearly outline.

- 2013
 - They have started with simple hay production with the existing dormant fields. **Total Schedule F AG Revenue is \$2000**
 - Karl Dettmann also planted 100 grape vines to test and see which ones would survive. The two varietals that did the best were Marquette and Petite Pearl.
- 2014
 - The Dettmann's purchased Alpacas for harvesting of their hair. The Dettmann's rent facilities for the Alpacas at Offbeat Acers in Sun Prairie due to the fact that the Dettmann's didn't have a facility.
 - Continue with hay production at **\$2000/yr Schedule F Revenue.**
- 2015
 - Purchase of 1500 Marquette and 1500 Petite Pearl Grape vines that will be growing and will be transplanted in 2016.
 - Property improvement investment of \$250,000.00 to support Alpacas, Chickens, Wood harvesting equipment, and maintenance equipment.

- Cleary Ag Accessory building is built for Alpacas, future livestock, and equipment maintenance/woodworking shop. Building is at capacity from storage, there is room for a few more livestock.
- Alpacas are moved from Offbeat Acres to Dettmann Vineyards.
- Extensive prep work for agricultural field #1 completed which is on the Northeast corner of the Dettmann's property. This is where the 3000 grape vines will grow
- Over \$100k of farm equipment purchased. Most in paid storage off site thru the winter because of building delays
- Honey Bee hives and harvesting equipment purchased and due to building delays, we are renting space for our hives and equipment.
- Sale of Hay, Alpaca Hair, honey and lumber **schedule F revenue is at \$25,000 for 2015**
- 2016 To Date:
 - Purchase of 200 fruit trees and 50 fruit bushes completed for the agricultural field #2 on the north west corner of the property.
 - Prep on Fruit orchard and vegetable garden started on the north west corner of the Dettmann's property.
 - Timber consultant preliminary evaluation completed for scheduled fall 2016 harvest
- 2016 Scheduled Completions that don't need a permit
 - April 2016, add Chicken Cleary Ag Accessory Building
 - May 2016, 3000 grape vines will be transplanted to Ag Field #1
 - May 2016, Ag Field #2 will be finished and over 250 fruit tree/bushes will be planted
- 2016 Scheduled Completions that hinge on getting an approved building permit
 - 2016 Start building of proposed AG Accessory Building
 - 2016 move honey bee hives next to Ag Field #2
 - 2016 AG Accessory Building finished
 - 2016 move equipment for honey processing, grape production, agricultural equipment from paid storage to Dettmann Vineyards.
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Sincerely,

Karl Dettmann



United States
Department of
Agriculture

Dane County, Wisconsin

Farm 19110

Tract 15634

2016 Program Year

CLU	Acres	HEL	Crop
1	6.96	UHEL	
2	7.64	UHEL	
3	12.06	UHEL	
65	63.4	UHEL	
68	0.75	UHEL	

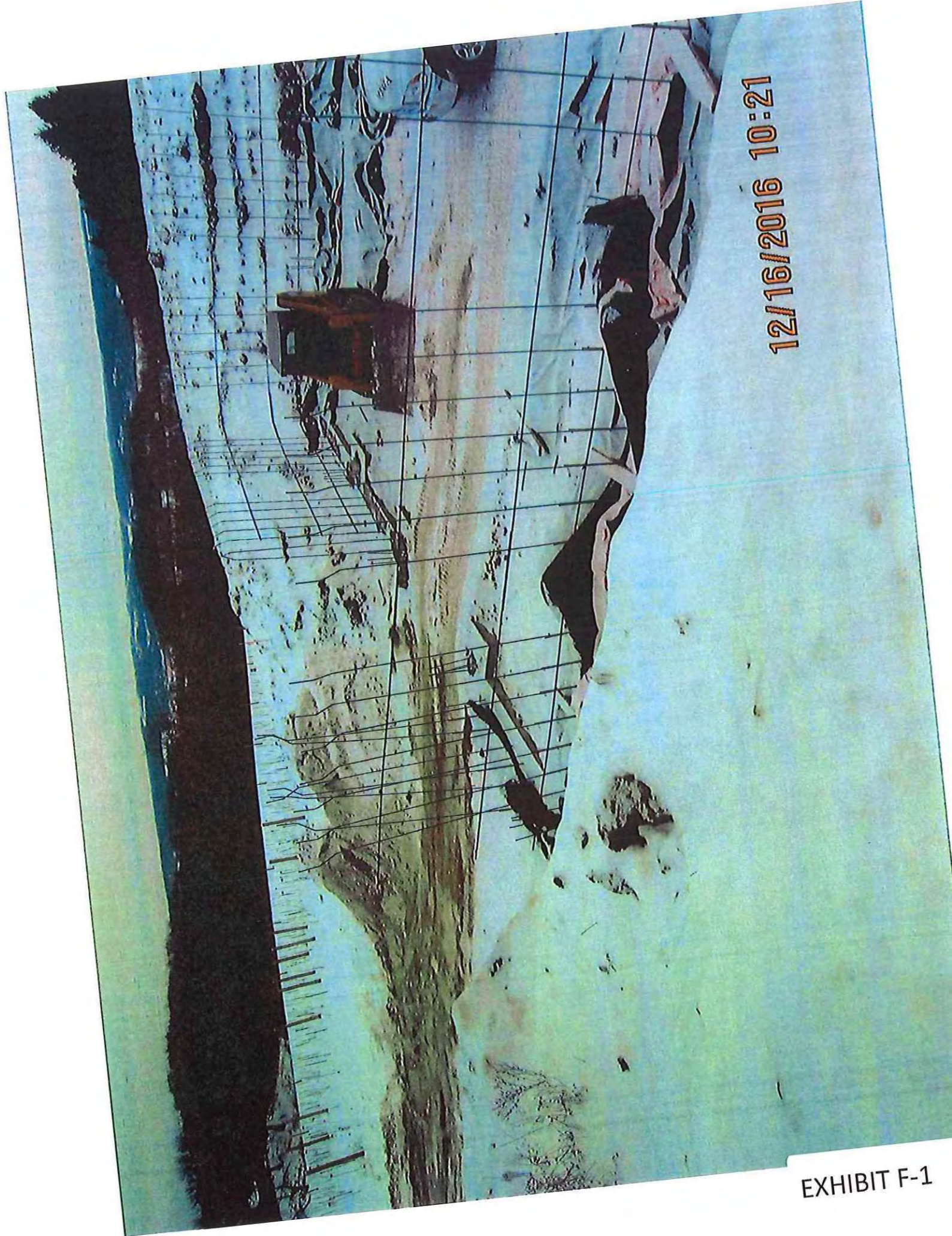
Page Cropland Total: 26.66 acres



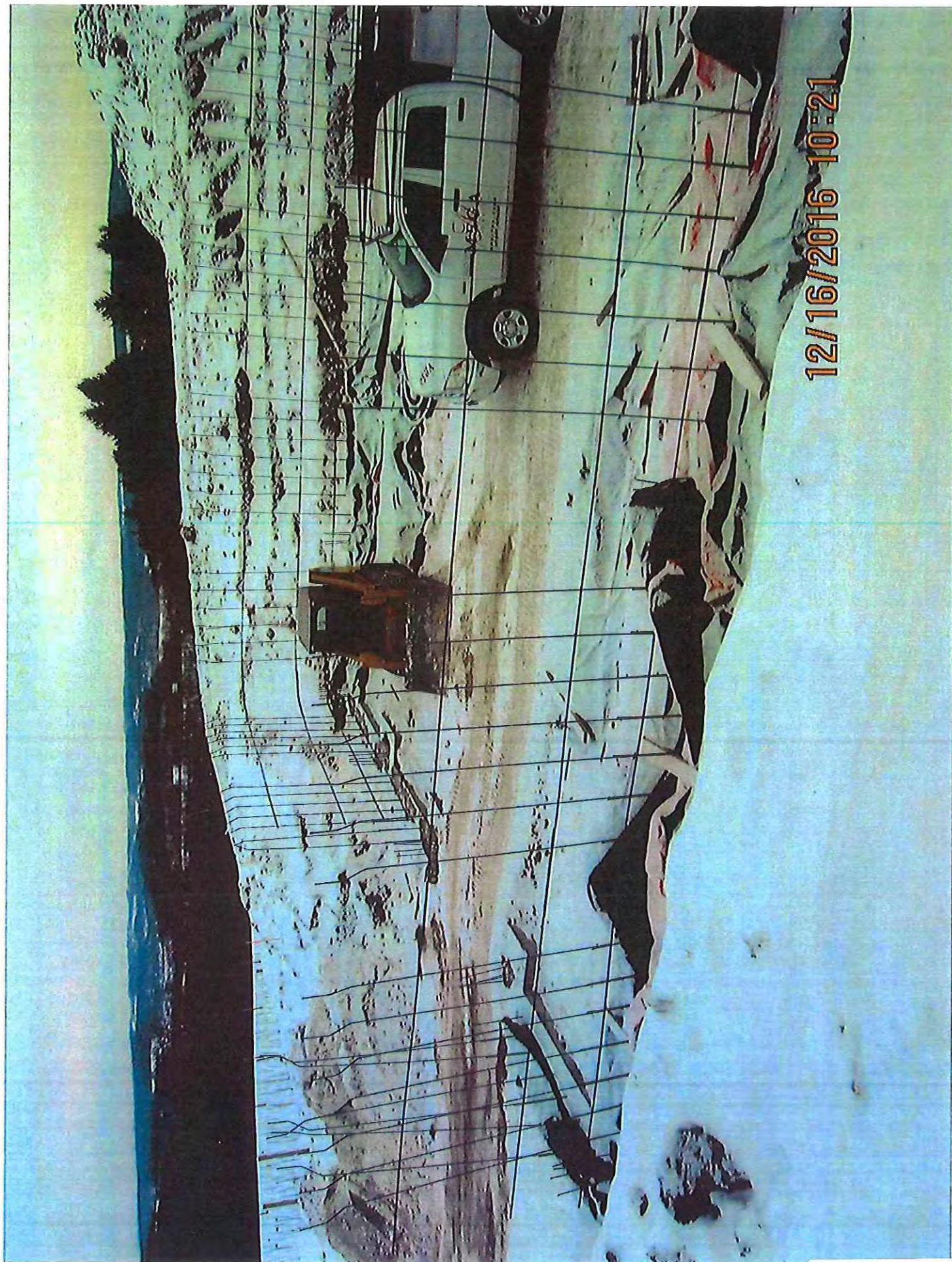
Map Created March 02, 2016

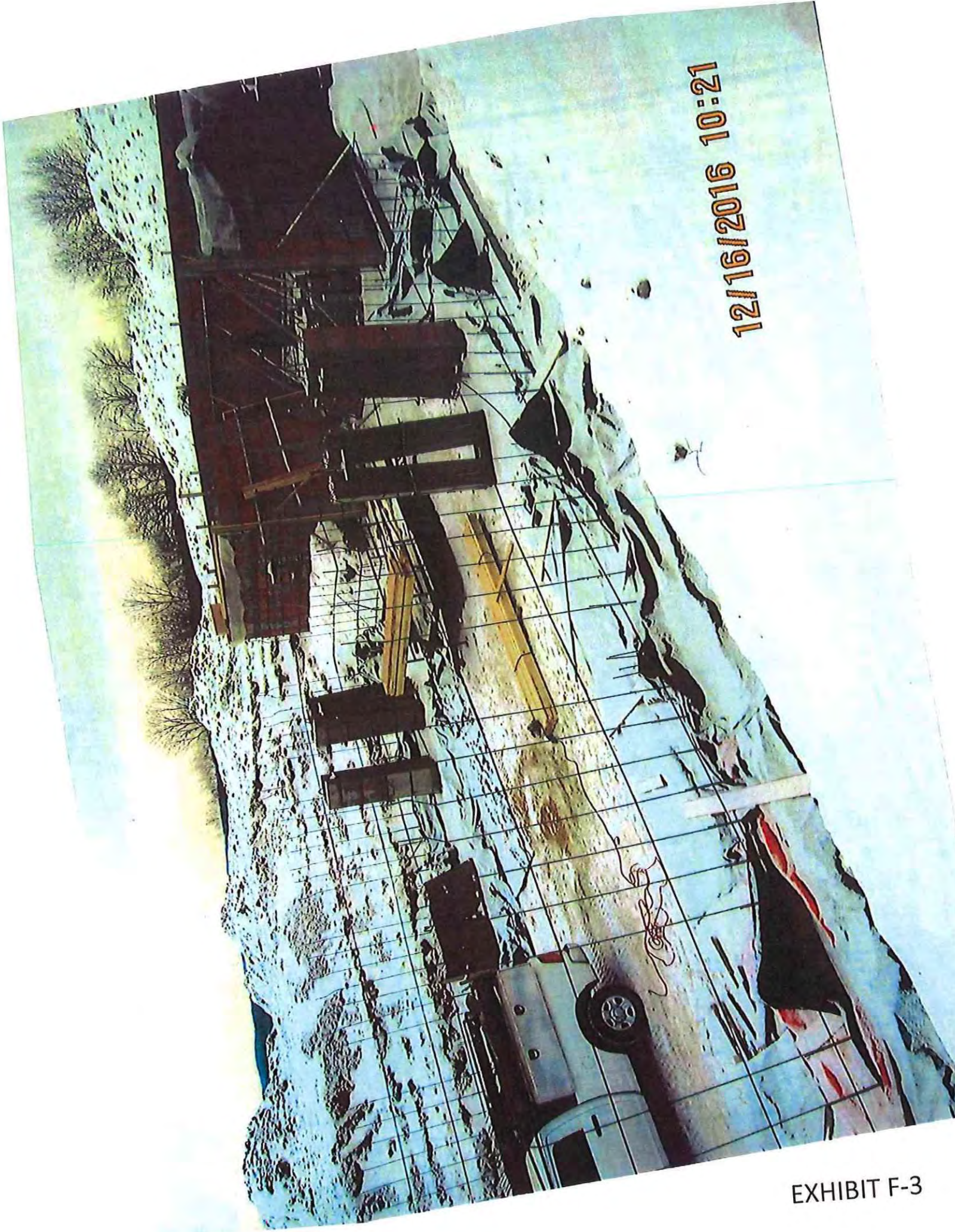
Common Land Unit
Cropland
Non-Cropland
Tract Boundary
PLSS
NAIP Imagery 2015
Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
□ Exempt from Conservation
Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



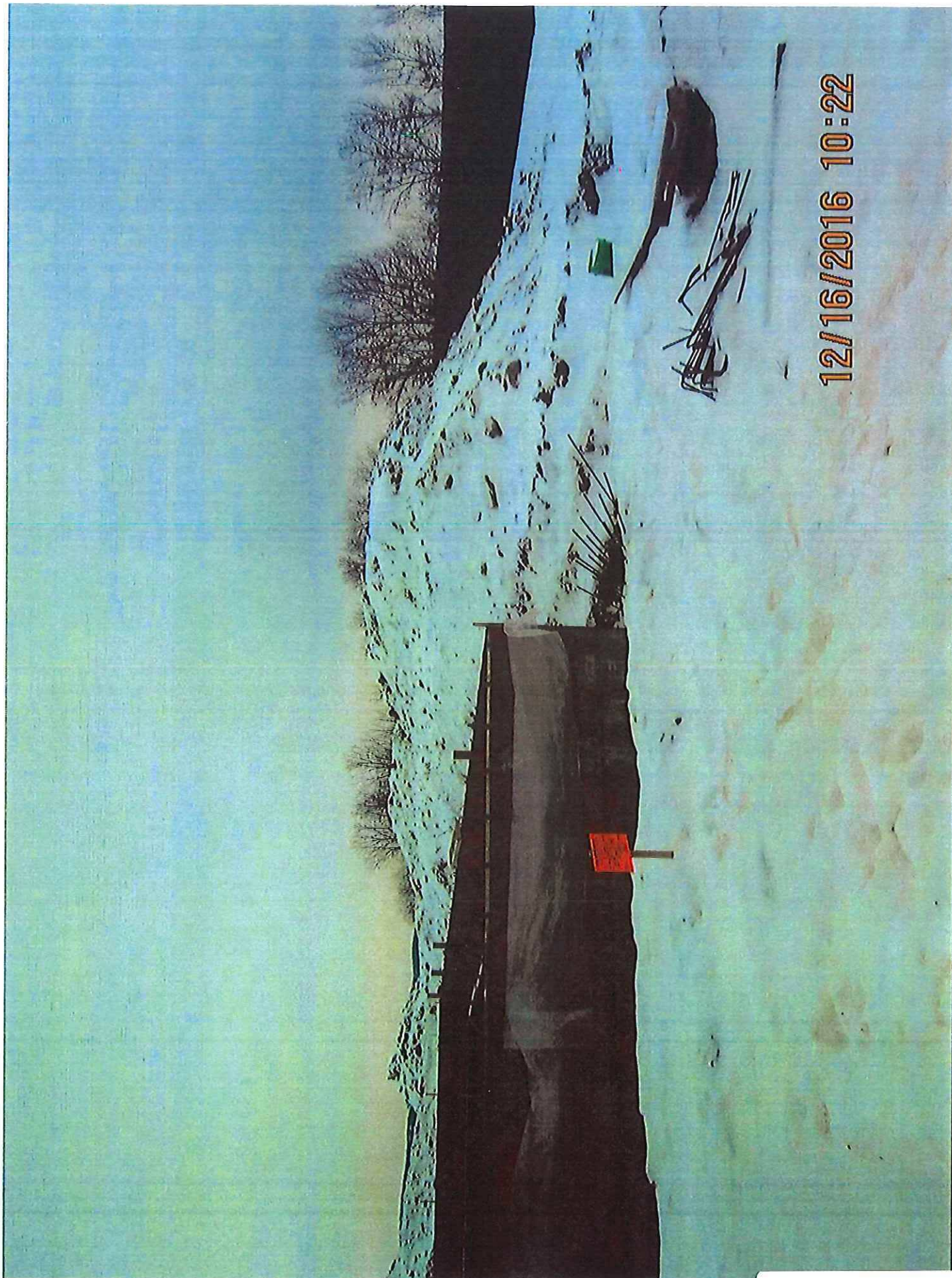
12/16/2016 10:21







12/16/2016 10:21





Dane County Planning & Development

Division of Zoning

December 19, 2016

Karl Dettmann
435 Matterhorn Drive
Verona, WI 53593

Re: Zoning permit DCPZP-2016-00590 rendered Null and Void

Dear Mr. Dettmann,

A zoning permit was issued by the Dane County Zoning Division on July 22, 2016 that allowed for a 7300 square foot farm accessory building. This building was to be located at 4200 County Highway P, in the Town of Cross Plains. The building design that was approved showed a slab on grade structure without a basement (see attached zoning permit). The plans did not show a wall foundation as part of the design.

A site inspection was conducted at 4200 County Highway P on December 16, 2016. It was observed that foundation walls were being installed as part of construction of the building. As such, the design of the building being constructed does not comply with the building plans that were approved under Dane County Zoning Permit DCPZP-2016-00590. As stated under Condition 1 of the zoning permit, "This approval by Dane County Zoning is only for the plan as presented. Any modification to the project requires the express written approval by Dane County Zoning. The permit shall be null and void if any modifications are made without the express written approval of Dane County Zoning".

Since no modification was approved by Dane County Zoning Division, Dane County Zoning Permit DCPZP-2016-00590 is hereby rendered Null and Void. A new zoning permit shall be obtained prior to any further construction of the building.

In reviewing the past zoning permit applications that were denied for the property, it is apparent that the building is being constructed to the plans that were previously denied under Dane County Zoning Permit DCPZP-2015-00547 and DCPZP-2015-00731. These permit applications were denied due to the fact that a commercial assembly hall was proposed under the guise of a "farm accessory building". This is substantiated by the attached website material showing Dettmann Vineyards having an event space for meetings, weddings, and wine tasting (see attached). Further, a Soil Evaluation Report was submitted to the public health department for the design of an on-site sanitary system for a commercial banquet facility (see attached).

As you are aware, the property currently holds the zoning district classification of A-1Ex Exclusive Agriculture. As stated in numerous letters and discussions with you, a commercial banquet hall is not a permitted use in the A-1Ex Exclusive Agriculture Zoning District and is therefore prohibited. In order to construct a banquet hall/wine tasting/wedding event facility on the property, the property's zoning must be changed to Commercial Zoning. This has been explained to you in previous letters as well.

As an example of zoning district requirements, the Wollersheim Winery in the Town of Roxbury (Dane County) has portions of their property zoned C-1 Commercial in order to conduct wine tasting and events at their winery.

No further zoning permits for the construction of this structure will be issued until such time as commercial zoning is established for the property. You are further required to cease all construction on the property and fill in the excavation that has been completed in violation of the Zoning Permit. Failure to comply will result in legal action by Dane County seeking injunctive relief and forfeitures of \$200 per day.

Please be informed, you have a right to appeal this decision to the Dane County Board of Adjustment within 30 days of the date of this letter pursuant to Dane County Zoning Code of Ordinances Section 10.26(3).

Respectfully,

Roger Lane
Dane County Zoning Administrator

CC: Nancy Meinholz, Cross Plains Town Clerk
Greg Hyer, Town of Cross Plains Chair
Nikki Jones – Dane County Supervisor, District 28
Andy Fieber, Aldo Partners, Inc.

STOP WORK ORDER

NOTICE IS HEREBY GIVEN TO STOP ALL WORK ON THIS
PROJECT UNTIL THE REMOVAL OF THIS CARD IS
AUTHORIZED BY THE DANE COUNTY ZONING DEPARTMENT

This stop work order is posted because CONSTRUCTION DOES NOT
MATCH APPROVED CONSTRUCTION PLANS.

COMMERCIAL BLDG. BEING CONSTRUCTED ON AGRICULTURAL LANDS

Town CROSS PLAINS Section 10.25(3)(c)

Permit No. DC28-2016-00510 RENDERED NULL & VOID

Date 12/16/16

By ROGER LANE

DANE COUNTY ZONING ADMINISTRATION

Unauthorized removal of
this card is a violation of
Section 10.25(3)(c)
of the D.C.C.O.

DANE COUNTY ZONING DEPARTMENT
CITY-COUNTY BUILDING
MADISON, WI 53709
TELEPHONE (608) 266-4266