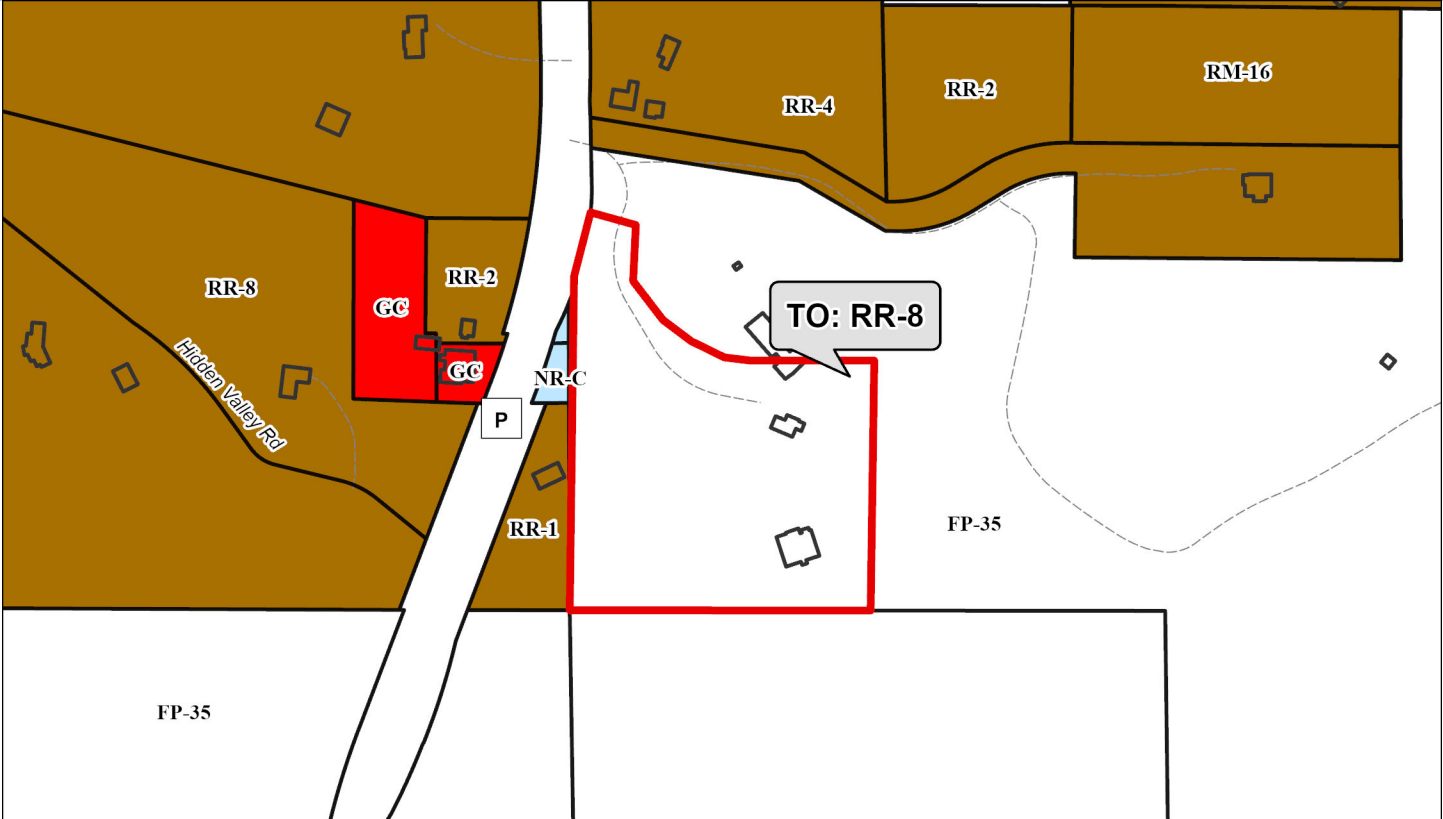


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 22, 2025		Petition 12185
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-8 Rural Residential District		<u>Town, Section:</u> CROSS PLAINS, Section 15
	<u>Size:</u> 9.1 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DETTMANN VINEYARDS LLC
	<u>Reason for the request:</u> creating a residential lot for an existing residence		<u>Address:</u> 4200 COUNTY HIGHWAY P



DESCRIPTION: Applicant would like to separate the existing residence from the 81-acre property.

OBSERVATIONS: Approximately 2 acres of the property is devoted to grape production. The property is accessed by a joint driveway off of County Highway P that serves two existing residences and the vineyard. The proposal will separate the existing residence and accessory building used to house livestock. If the rezoning is approved, livestock will be limited to 9 animal units. The property is currently described a one CSM lot (Lot 4 of CSM 13885).

COMPREHENSIVE PLAN: The property is located in an Agricultural Preservation Area under the Town Comprehensive Plan. The housing density rights for the original Larsen, Grace Tr. farm were exhausted per the Town Comprehensive Plan density policies when the development was approved in a previous petition. Recommend density restriction stating “Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land” on parcel 070715296700. The proposal does not change land use or development and is, therefore, consistent with the Comprehensive Plan. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem vanbelleghem.bridgit@danecounty.gov.

COUNTY HWY DEPARTMENT: The access for County Hwy P serves multiple residences along with the vineyard. In checking access records, only one residence is permitted to use the access. A revised access permit will need to be submitted to the Dane County Highway Department to account for the properties using the access point. Please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

RESOURCE PROTECTION: The far east side of the property contains wetlands and is subject to Shoreland Regulations. The developed area (house and vineyard) is outside of sensitive environmental features.

JULY 22nd ZLR COMMITTEE MEETING: The ZLR Committee postponed action due to no town action and concerns raised by the Dane County Highway Department. There was no public opposition.

TOWN ACTION: The Town Board recommended approval with no conditions.

STAFF UPDATE: The Zoning Division has received the town action as well as confirmation from the County Highway Department that the access permit issue has been resolved. The Town action and Hwy permit is attached to the file.

STAFF RECOMMENDATION: Staff recommends approval conditioned upon a CSM being recorded on the property.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.