

Dane County Rezone Petition

Application Date	Petition Number
05/15/2025	DCPREZ-2025-12185
Public Hearing Date	
07/22/2025	

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

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4200 County Highway P					
TOWNSHIP CROSS PLAINS	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-152-9670-0					

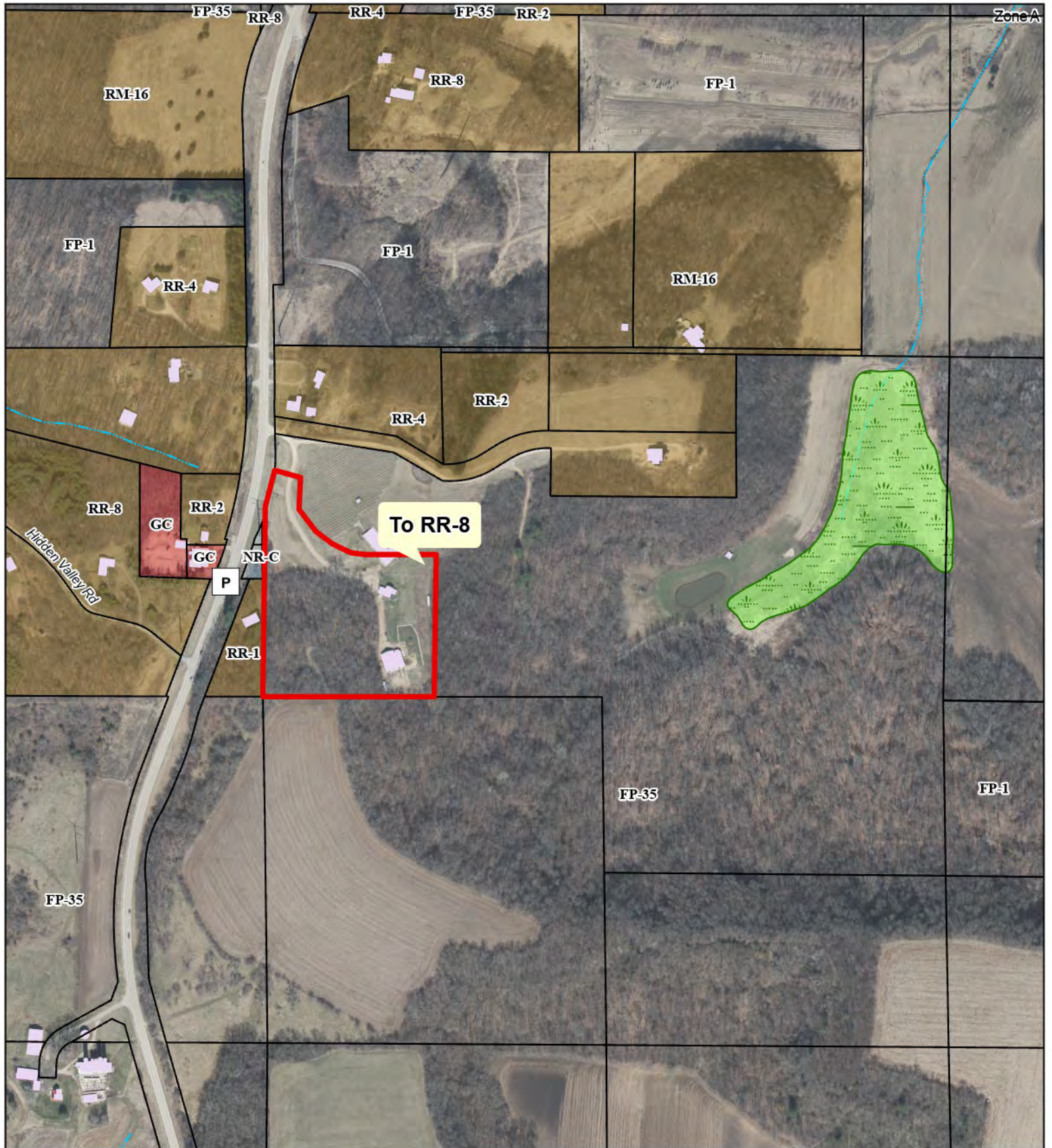
REASON FOR REZONE

CREATING A RESIDENTIAL LOT FOR AN EXISTING RESIDENCE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	9.1

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 1. THE REMAINING LANDS FOR LOT 4 OF CSM 13885 WILL BE REQUIRED TO BE SHOWN AS A SECOND LOT ON THE NEW CSM.



- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard



Petition 12185
DETTMANN VINEYARDS LLC



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

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Dettmann Vineyards LLC/Vine House	Agent Name:	D'Onofrio Kottke & Assoc.
Address (Number & Street):	4200 CTH P	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Cross Plains, WI 53528	Address (City, State, Zip):	Madison, WI 53717
Email Address:	karldettmann@gmail.com	Email Address:	rklaas@donofrio.cc
Phone#:	(608) 575-2692	Phone#:	(608) 833-7530

PROPERTY INFORMATION

Township:	Cross Plains	Parcel Number(s):	0707-152-9670-0
Section:	15	Property Address or Location:	4200 County Highway P

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

The owner would like to split a 9 acre Lot off of Lot 4, CSM 13885
This will prompt a rezone from FP-35 to RR-8.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	9.102

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

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

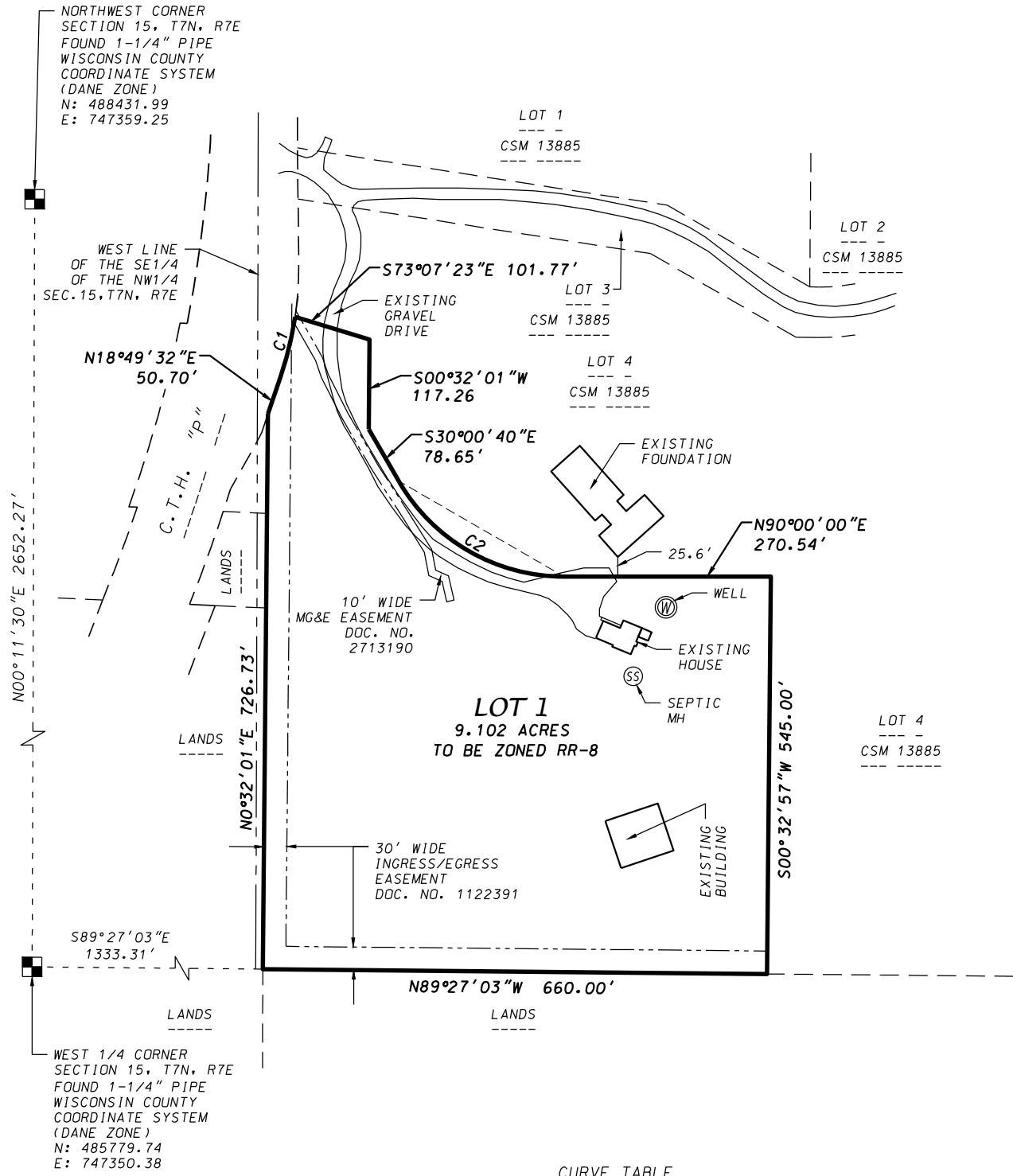
Owner/Agent Signature

Date

5/8/25

PRELIMINARY CERTIFIED SURVEY MAP/ZONING MAP

PART OF LOT 4, CERTIFIED SURVEY MAP NO. 13385, LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 15, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	450.00	81.25	81.36	N13°38'45"E	10°21'34"	OUT-N08°27'58"E
C2	250.00	249.96	261.75	S60°00'20"E	59°59'20"E	



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



Scale 1" = 200'

SHEET 1 OF 1

DATE: May 07, 2025
F.N.: 25-02-112

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PROPERTY TO BE ZONED RR-8

Part of Lot 4, Certified Survey Map No. 13885, recorded in Volume 92 of Certified Survey Maps on pages 137-144 as Document Number 5122796 in the Dane County Register of Deeds Office, located in the SE1/4 of the NW1/4 of Section 15, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:
Beginning at the Southwest corner of said Lot 4; thence N00°32'01"E, 726.73 feet; thence N18°49'32"E, 50.70 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 450.00 feet and a chord which bears N13°38'45"E, 81.25 feet; thence S73°07'23"E, 101.77 feet; thence S00°32'01"W, 117.26 feet; thence S30°00'40"E, 78.65 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 250.00 feet and a chord which bears S60°00'20"E, 249.96 feet; thence S90°00'00"E, 270.54 feet; thence S00°32'57"W, 520.14 feet; thence N89°27'03"W, 660.00 feet to the point of beginning.
Containing 9.102 acres.