

Staff Report



Zoning & Land Regulation Committee

Public Hearing: July 22, 2025

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO RR-8 Rural Residential District

Size: 9.1 Acres

Survey Required: Yes

Reason for the request:

creating a residential lot for an existing residence

Petition 12185

Town, Section:

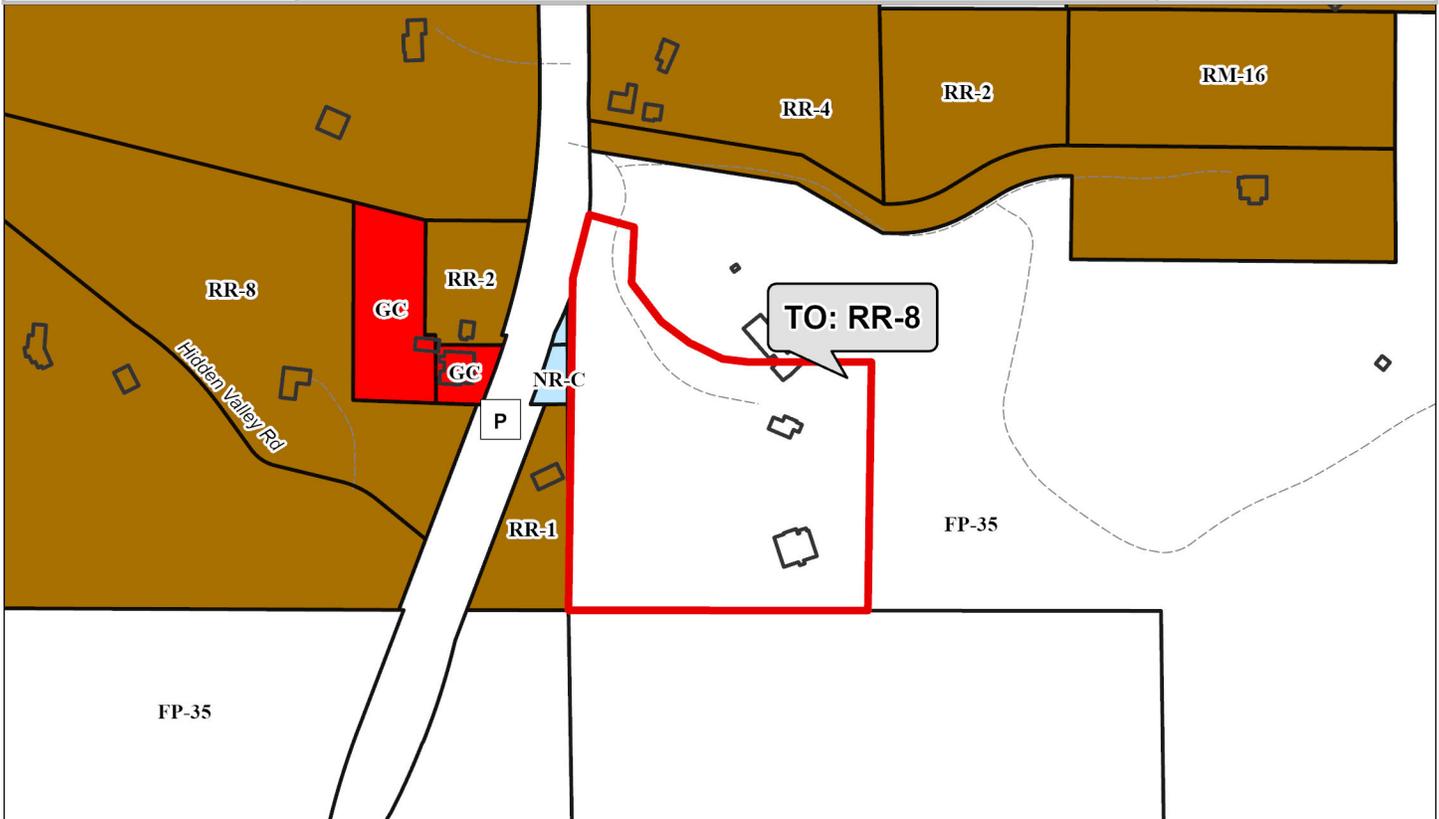
CROSS PLAINS, Section 15

Applicant:

DETMANN VINEYARDS LLC

Address:

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 farm have been exhausted due to the creation of the residential lots to the north. See density study. 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.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends POSTPONEMENT at this time until the town takes action on the petition, and the access issue from County Hwy P is resolved.

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