

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 08/20/2021 | DCPREZ-2021-11757 |
| Public Hearing Date | |
| 10/26/2021 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|--|
| OWNER NAME SHAMROCK FARMS (MARK FARRELL) | PHONE (with Area Code) (608) 575-4246 | AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES | PHONE (with Area Code) (608) 255-5705 |
| BILLING ADDRESS (Number & Street) 3593 COUNTY HIGHWAY P | | ADDRESS (Number & Street) 104A W MAIN ST | |
| (City, State, Zip) CROSS PLAINS, WI 53528 | | (City, State, Zip) WAUNAKEE, WI 53597 | |
| E-MAIL ADDRESS mark.farrell@chsinc.com | | E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|--------------------------------|---------------|----------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| East of 8665 Bluff Valley Road | | | | | |
| TOWNSHIP CROSS PLAINS | SECTION 27 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0707-273-8560-0 | | 0707-273-8500-2, 0707-273-9000-5 | | | |

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT
REMOVING RR-1 SPOT ZONE FROM PROPERTY

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|--------------------------------------|-------|
| FP-35 Farmland Preservation District | RR-4 Rural Residential District | 4.55 |
| RR-1 Rural Residential District | FP-35 Farmland Preservation District | 1.0 |

| | | | | |
|---|--|--|---|---|
| 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: |
| COMMENTS: HOUSING DENSITY RIGHT CONCERN NOTE: Petition revised to remove RR-1 spot zone from property. | | | | |



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 |
| <ul style="list-style-type: none"> • 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: | SHAMROCK FARMS (Mark Farrell) | Agent Name: | Williamson Surveying & Assoc. LLC |
| Address (Number & Street): | 3593 County Hwy J | Address (Number & Street): | 104A W. Main St |
| Address (City, State, Zip): | Cross Plains, WI 53528 | Address (City, State, Zip): | Waunakee, WI 53597 |
| Email Address: | mark.farrell@chsinc.com | Email Address: | chris@williamsonsurveying.com |
| Phone#: | 608-575-4246 | Phone#: | 608-255-5705 |

PROPERTY INFORMATION

| | | | |
|-----------|--------------|-------------------------------|----------------------|
| Township: | Cross Plains | Parcel Number(s): | 0707-273-8560-0 |
| Section: | 27 | Property Address or Location: | NW 1/4 of the SW 1/4 |

REZONE DESCRIPTION

| | |
|---|--|
| <p>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.</p> | <p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
|---|--|

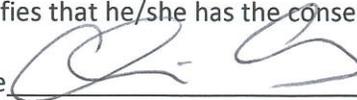
Shamrock Acres would like to create a new residential lot from their farm land.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | RR-4 | 4.55 |
| | | |
| | | |

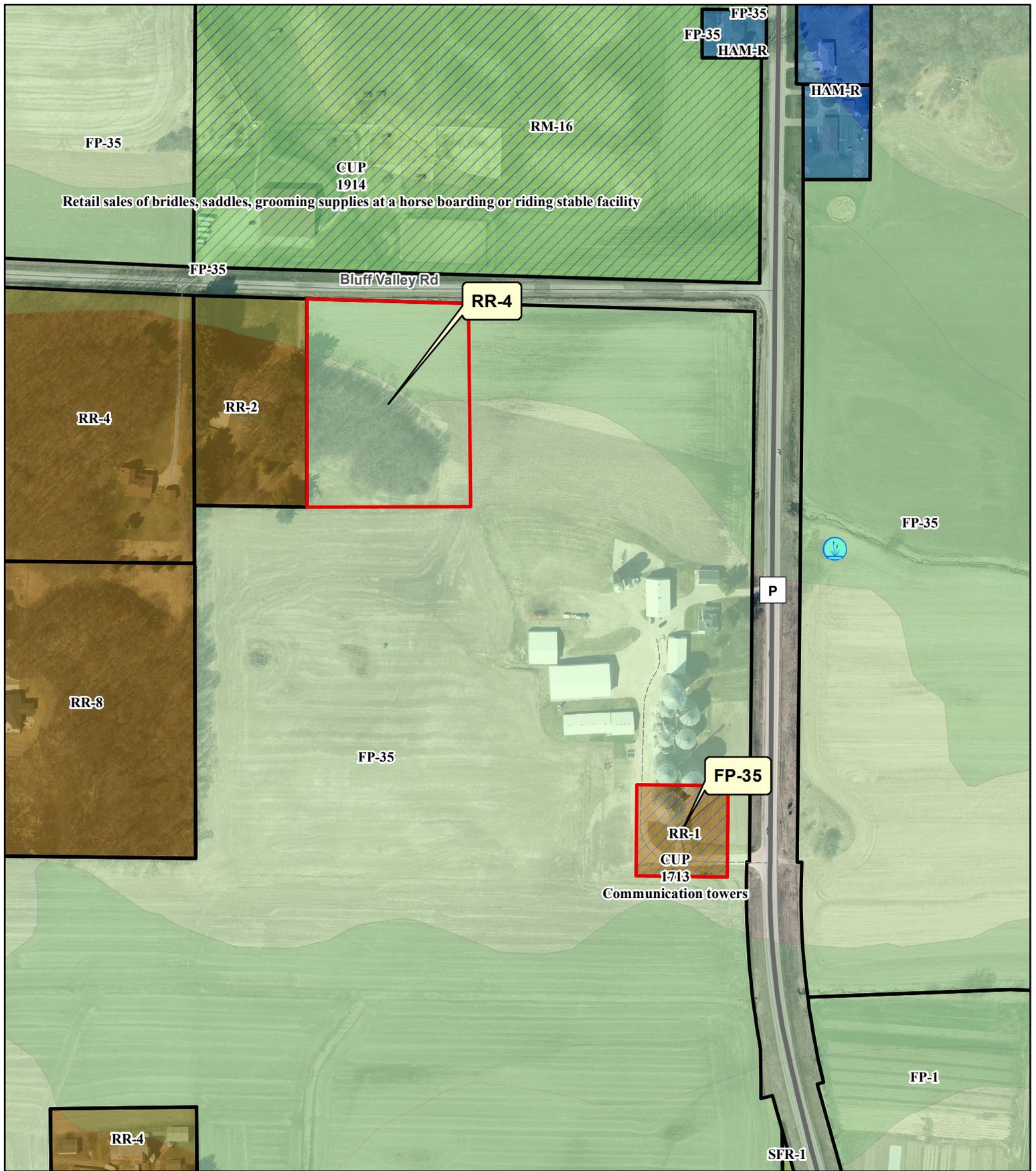
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 |
|--|--|---|---|---|

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 8/18/21



Legend

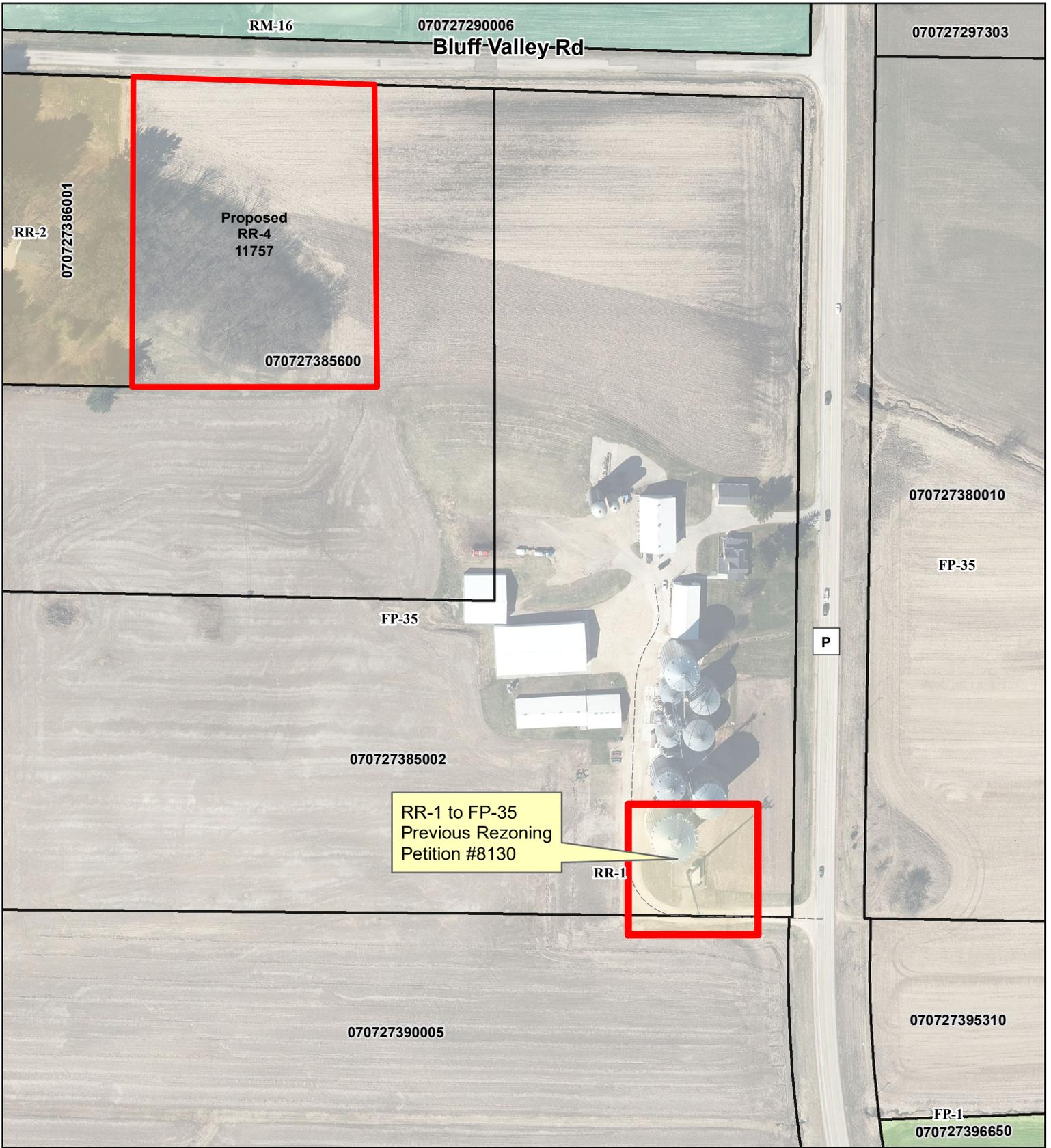
-  Wetland
-  Significant Soils Class 1
-  Significant Soils Class 2



0 100 200 400 Feet



Petition 11757
SHAMROCK FARMS (Mark Farrell)



RM-16

070727290006

Bluff-Valley-Rd

070727297303

RR-2

070727386001

Proposed
RR-4
11757

070727385600

070727380010

FP-35

FP-35

P

070727385002

RR-1 to FP-35
Previous Rezoning
Petition #8130

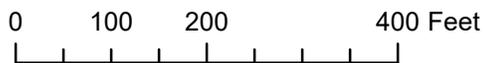
RR-1

070727390005

070727395310

FP-1

070727396650





WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP

PREPARED FOR:

SHAMROCK FARMS
3593 COUNTY HWY J
CROSS PLAINS, WI 53528



W 1/4 CORNER
SEC. 27-7-7

264.15
S 89°57'58" W

375.31
N 89°57'58" E

B L U F F V A L L E Y R D

S 00°30'24" E 2664.77

C. S. M. 6140

N 00°30'24" W 528.02

FP-35 TO RR-4
AREA INCLUDING R/W = 4.55 ACRES
AREA EXCL. R/W = 4.01 ACRES

S 00°30'24" E 528.02

375.31
S 89°57'58" W

L A N D S

SW CORNER
SEC. 27-7-7

FP-35 to RR-4

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin being more particularly described as follows: Commencing at the West $\frac{1}{4}$ corner of said Section 27; thence S $89^{\circ}57'58''$ W, 264.15 feet to the point of beginning. Thence continue S $89^{\circ}57'58''$ W, 375.31 feet; thence S $00^{\circ}30'24''$ E, 528.02 feet; thence S $89^{\circ}57'58''$ W, 375.31 feet; thence N $00^{\circ}30'24''$ W, 528.02 feet to the point of beginning. This description contains 4.55 acres and is subject to a road right of way over the northerly part thereof.

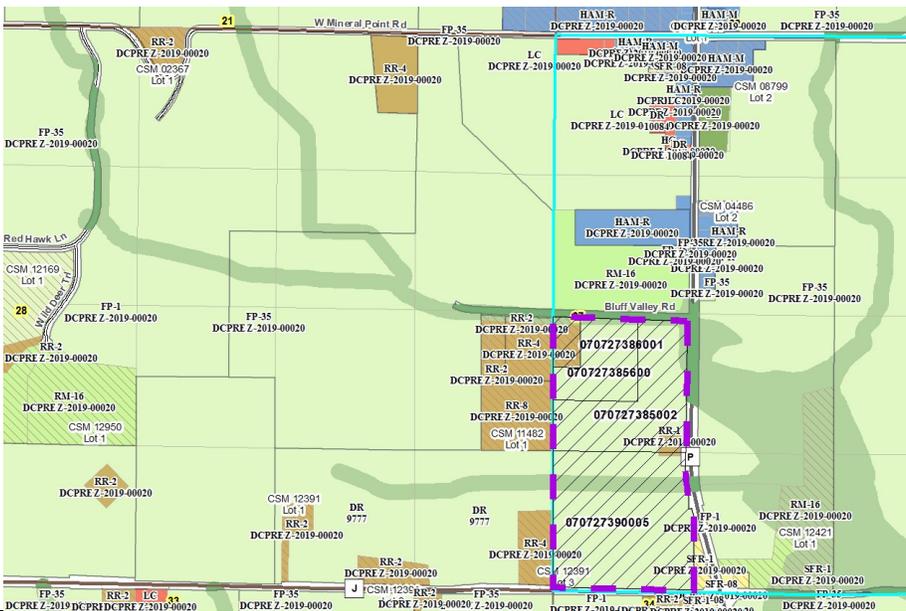
RR-1 to FP-35

A parcel of land located in the Southwest and Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, T7N, R7E, Town of Cross Plains described as follows: Commencing at the Southwest corner of said Section 27; thence S $89^{\circ}33'21''$ East, 987.77 feet along the South line of the Southwest $\frac{1}{4}$ of said Section 27; thence N $00^{\circ}26'39''$ East, 1304.47 feet to the point of beginning. Thence continue N $00^{\circ}26'39''$ East 208.71 feet; thence S $89^{\circ}33'21''$ East 208.71 feet; thence S $00^{\circ}26'39''$ West 208.71 feet; thence N $89^{\circ}33'21''$ West 208.71 feet to the point of beginning. Containing 1 acre.

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES

| | | | | | |
|---------------------------------|--------------|------------------------|------------|----------------------------------|--------------------|
| Applicant Shamrock Farms | | | | | |
| Town | Cross Plains | A-1EX Adoption | 12/26/1981 | Orig Farm Owner | Farrell, Robert H. |
| Section: | 27 | Density Number | 35 | Original Farm Acres | 76.62 |
| Density Study Date | 10/17/2019 | Original Splits | 2.19 | Available Density Unit(s) | 0 |



Reasons/Note

Homesites created to date: 2 per CSM 6140 and Rezone 8130.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

| Parcel # | Acres | Owner Name | CSM |
|--------------|-------|-------------------------------------|-------|
| 070727386001 | 2.83 | ROBERT H FARRELL & ROSEMARY FARRELL | 06140 |
| 070727390005 | 39.42 | SHAMROCK FARMS | |
| 070727385600 | 11.9 | SHAMROCK FARMS | |
| 070727385002 | 22.47 | SHAMROCK FARMS | |