

Dane County Rezone Petition

Application Date	Petition Number
01/23/2023	DCPREZ-2023-11932
Public Hearing Date	
03/28/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SHAMROCK FARMS	PHONE (with Area Code) (608) 712-3849	AGENT NAME WILLIAMSON SURVEYING & ASSOC	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 shamrockfarms81@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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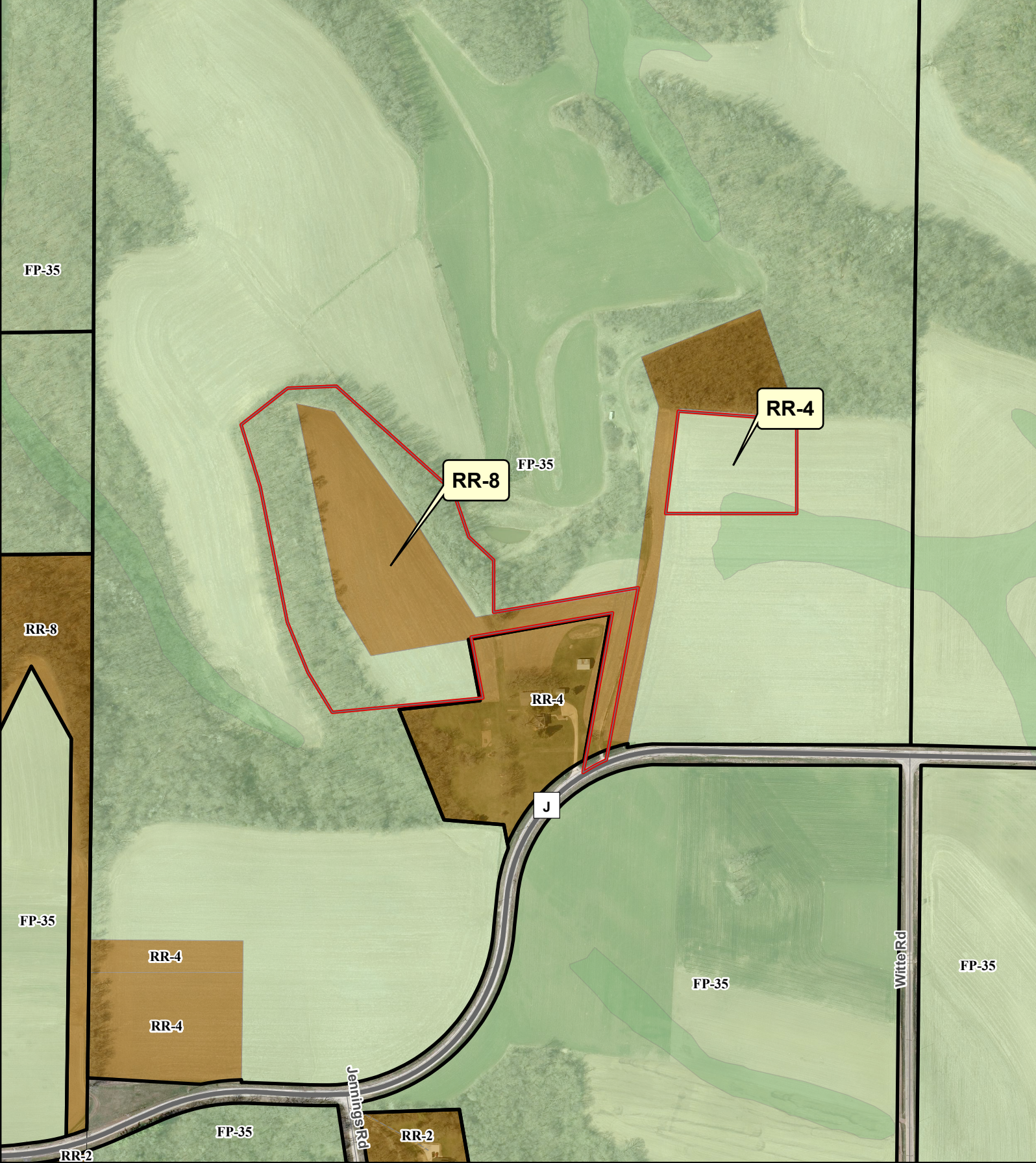
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East/NW of 4974 COUNTY HIGHWAY J					
TOWNSHIP CROSS PLAINS	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-303-9430-0		0707-303-9550-0			

REASON FOR REZONE

INCREASE THE SIZE OF TWO RESIDENTIAL LOTS

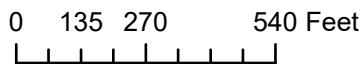
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-8 Rural Residential District	7.98
FP-35 Farmland Preservation District	RR-8 Rural Residential District	6.7
FP-35 Farmland Preservation District	RR-4 Rural Residential District	2.89

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		



Legend

- Floodplain
- Wetland
- Significant Soils**
- Class**
- Class 1
- Class 2
- 6 in Color**
- Orthophoto (2022)**
- RGB**
- Red: Red



Petition 11932
SHAMROCK FARMS



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

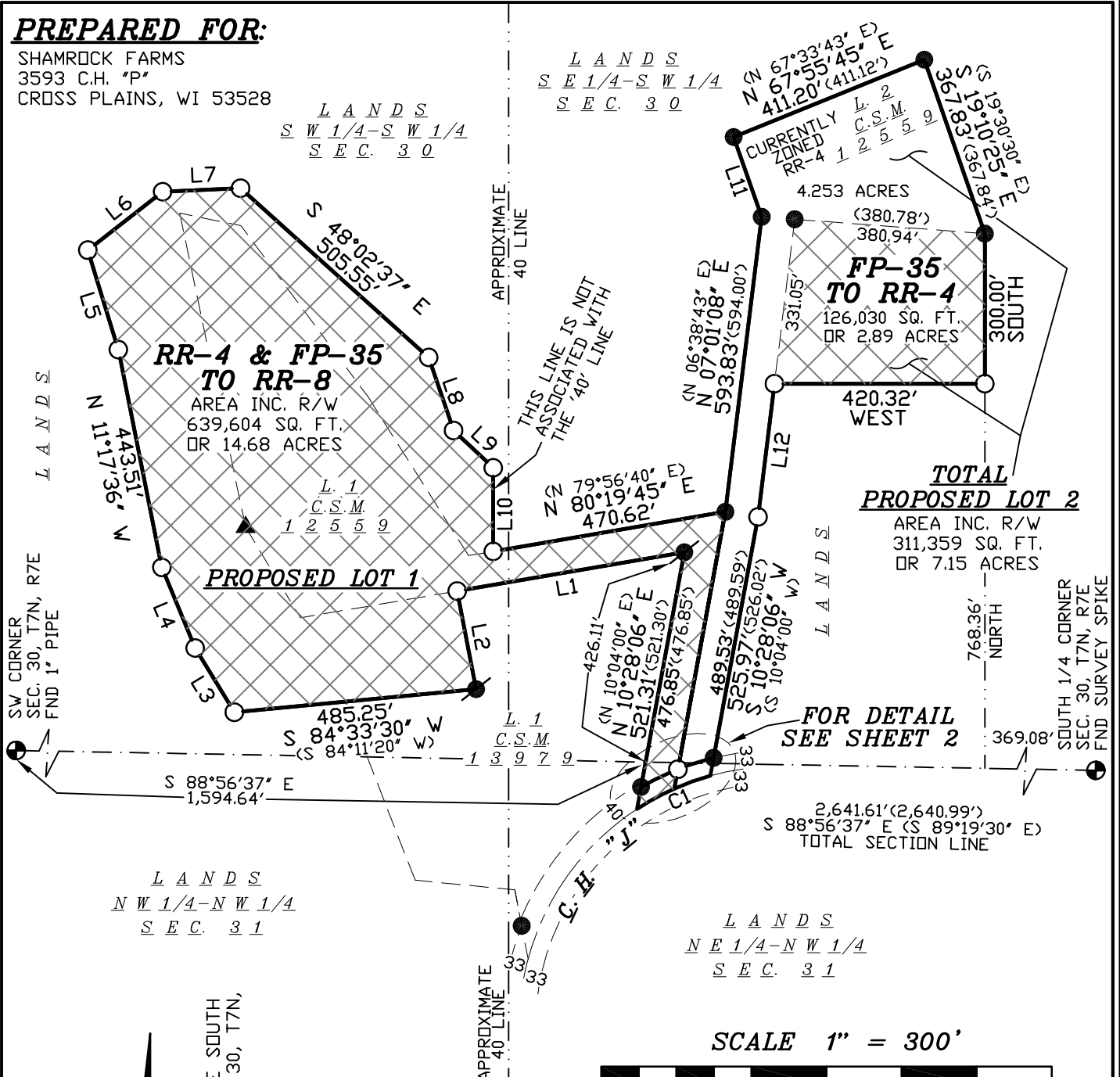
Located in the SW & SE 1/4's of the SW 1/4 of Section 30, T7N, R7E and also the NE 1/4 of the NW 1/4 of Section 31, T7N, R7E, all within the Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 1 and 2 of C.S.M. No. 12559.

PREPARED FOR:

SHAMROCK FARMS
3593 C.H. "P"
CROSS PLAINS, WI 53528

LANDS
SW 1/4-SW 1/4
SEC. 30

LANDS
SE 1/4-SW 1/4
SEC. 30



TOTAL PROPOSED LOT 2
AREA INC. R/W
311,359 SQ. FT.
OR 7.15 ACRES

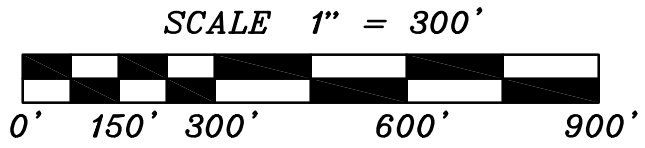
FOR DETAIL
SEE SHEET 2

LANDS
NW 1/4-NW 1/4
SEC. 31

LANDS
NE 1/4-NW 1/4
SEC. 31

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 30, T7N,
R7N, WHICH BEARS N 88°56'37" W

SEE SHEET 2
FOR CURVE AND
LINE TABLES



- LEGEND**
- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
 - = FOUND 1" PIPE
 - = FOUND 3/4" PIPE
 - ▲ = FOUND 60D NAIL
 - ⊕ = FOUND SECTION CORNER
 - (##) = RECORDED AS



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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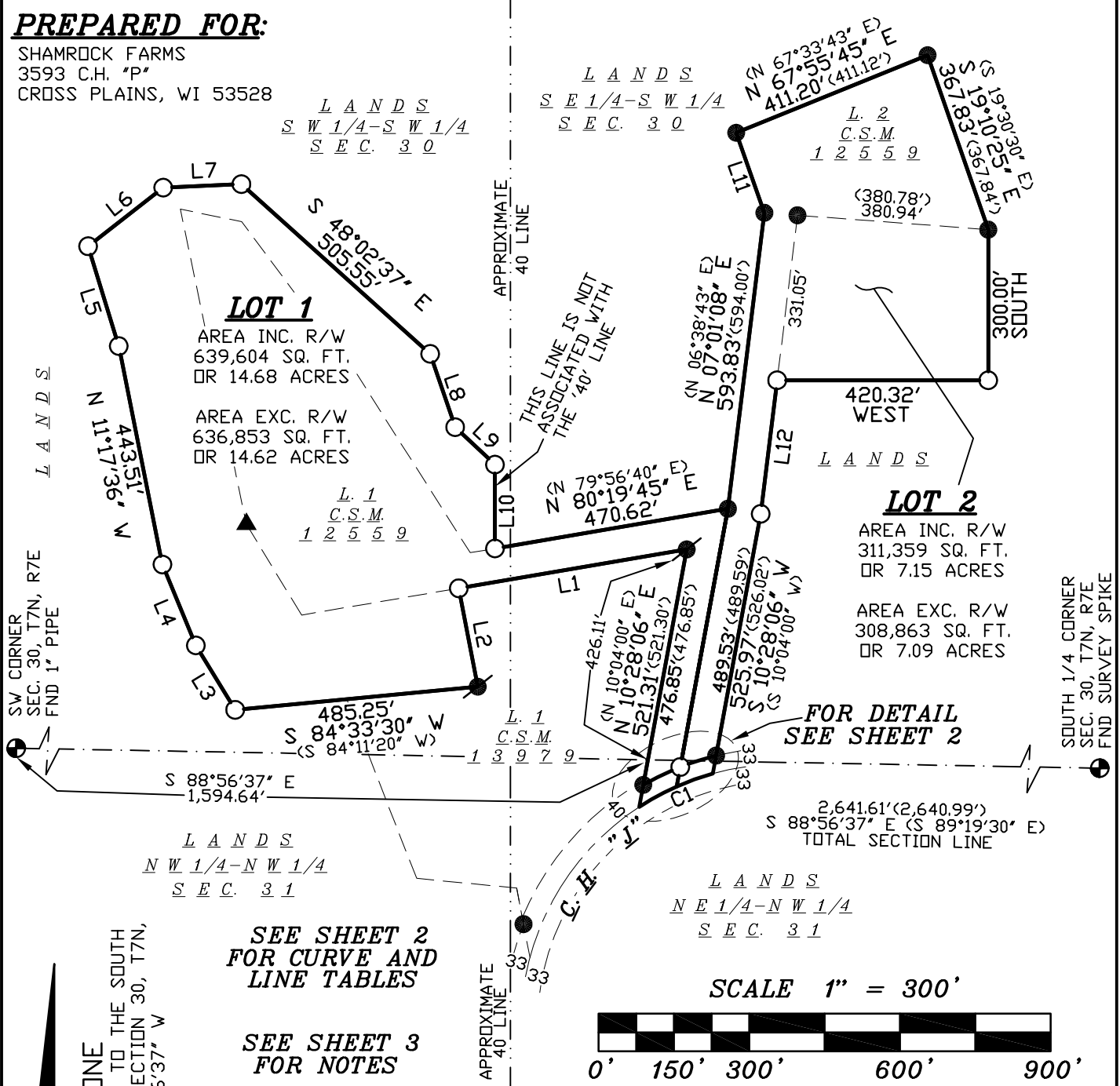
PREPARED FOR:

SHAMROCK FARMS
3593 C.H. "P"
CROSS PLAINS, WI 53528

LANDS
SW 1/4-SW 1/4
SEC. 30

LANDS
SE 1/4-SW 1/4
SEC. 30

L. 2
C.S.M.
12559



LEGEND

- = SET 3/4"x24" REBAR
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BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 30, T7N,
R7N, WHICH BEARS N 88°56'37" W

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

22W-485

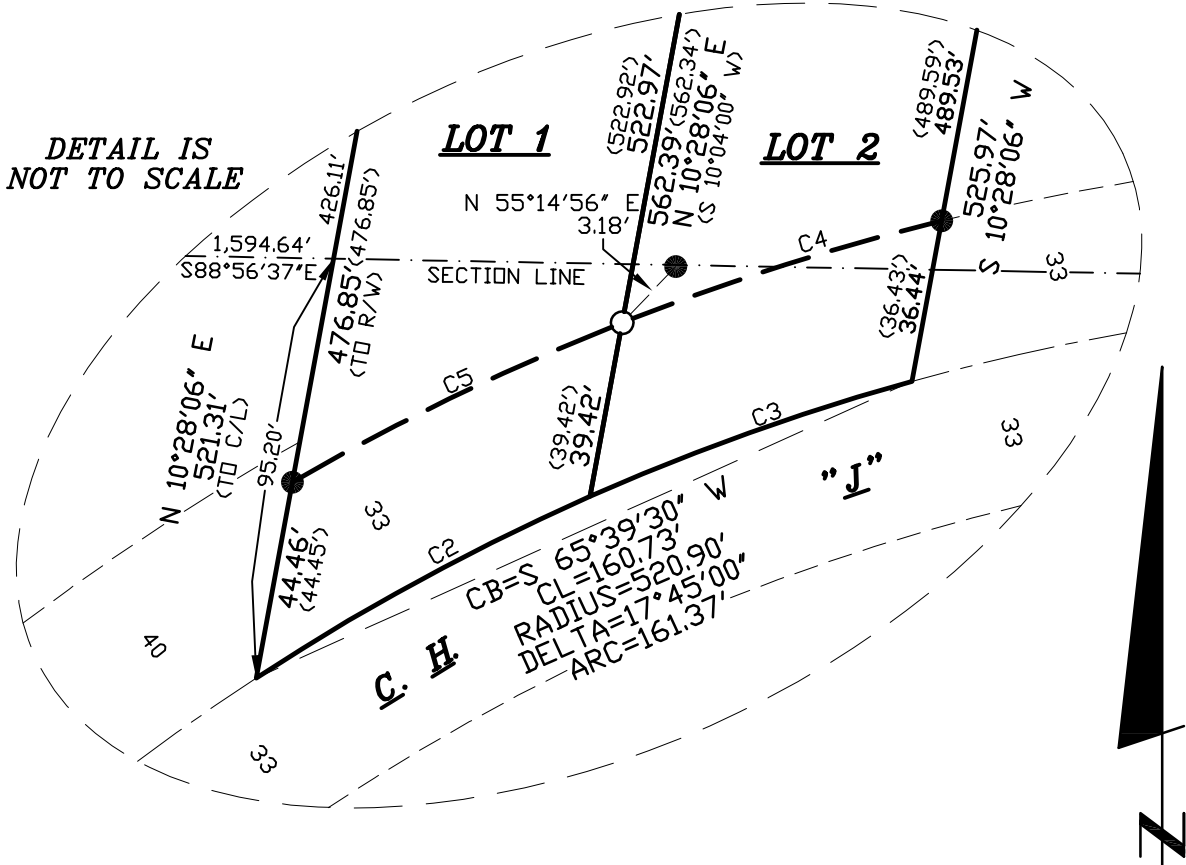


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CURVE TABLE

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE
C1	161.37'	17°45'00"	520.90'	S 65°39'30" W 160.73'
C2	84.98'	9°20'51"	520.90'	S 61°27'26" W 84.89'
C3	76.39'	8°24'09"	520.90'	S 70°19'56" W 76.32'
C4	74.93'	7°45'01"	553.90'	S 72°18'24" W 74.87'
C5	81.89'	8°28'14"	553.90'	S 64°11'48" W 81.81'

LEGEND

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LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 80°19'45" W	460.48'
L2	S 10°54'52" E	199.65'
L3	N 31°25'03" W	150.27'
L4	N 22°26'06" W	174.40'
L5	N 17°03'13" W	207.93'
L6	N 52°00'24" E	189.62'
L7	N 87°27'33" E	155.85'
L8	S 18°47'47" E	154.15'
L9	S 46°43'12" E	108.88'
L10	SOUTH	166.89'
L11	N 19°23'40" W	169.01'
L12	S 07°01'08" W	268.02'

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
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NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL SECTION CORNER TIES FOR THE SW CORNER AND THE SOUTH 1/4 CORNER WERE CHECKED AND VERIFIED TO THE MOST RECENT SECTION CORNER TIE SHEET ON RECORD.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Cross Plains on this _____day of _____, 20____.

Nancy Meinholz
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW & SE 1/4's of the SW 1/4 of Section 30, T7N, R7E and also the NE 1/4 of the NW 1/4 of Section 31, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lots 1 and 2 of Certified Survey Map No. 12559, Vol. 79, Pages 1-2, Doc. No. 4473993, more particularly described as follows:

Commencing at the SW Corner of said Section 30; thence S 88°56'37" W along the south line of the SW 1/4 of said Section 30, 1,594.64 feet to the point of beginning.

Thence N 10°28'06" E, 426.11 feet; thence S 80°19'45" W, 460.48 feet; thence S 10°54'52" E, 199.65 feet; thence S 84°33'30" W, 485.25 feet; thence N 31°25'03" W, 150.27 feet; thence N 22°26'06" W, 174.40 feet; thence N 11°17'36" W, 443.51 feet; thence N 17°03'13" W, 207.93 feet; thence N 52°00'24" E, 189.62 feet; thence N 87°27'33" E, 155.85 feet; thence S 48°02'37" E, 505.55 feet; thence S 18°47'47" E, 154.15 feet; thence S 46°43'12" E, 108.88 feet; thence due South, 166.89 feet; thence N 80°19'45" E, 470.62 feet; thence N 07°01'08" E, 593.83 feet; thence N 19°23'40" W, 169.01 feet; thence N 67°55'45" E, 411.20 feet; thence S 19°10'25" E, 367.83 feet; thence due South, 300.00 feet; thence due West, 420.32 feet; thence S 07°01'08" W, 268.02 feet; thence S 10°28'06" W, 525.97 feet to the centerline of County Highway "J"; thence along said centerline and also along an arc of a curve concaved southeasterly having a radius of 553.90 feet and a long chord bearing and distance of S 65°39'30" W, 160.73 feet; thence N 10°28'06" E, 95.20 feet to the point of beginning. The above described parcel contains 950,963 square feet or 21.83 acres and is subject to a 33 foot wide right of way over the most southerly portion thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Shawn R. Farrell - Shamrock Farms

Personally came before me this _____ day of _____, 20____ the above named Shawn R. Farrell to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



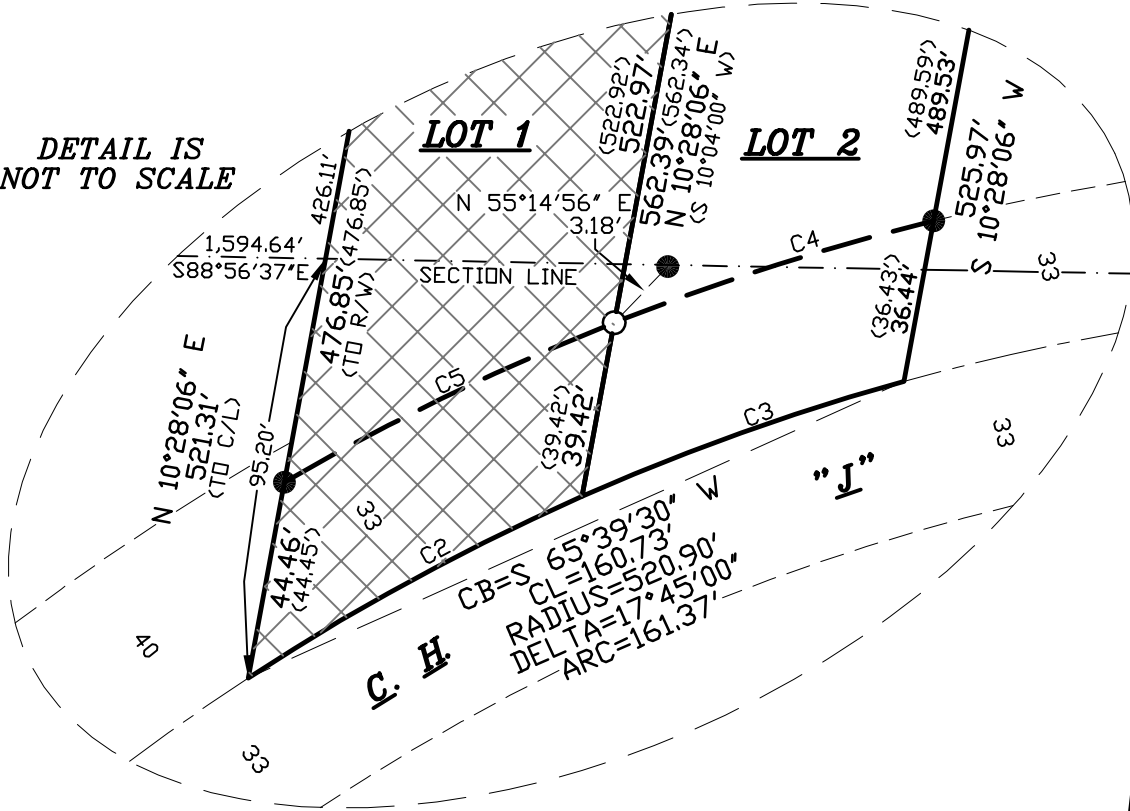
REZONE MAP

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DETAIL IS
NOT TO SCALE



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- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

RR-4 & FP-35 TO RR-8

A parcel of land located in the SW & SE ¼'s of the SW ¼ of Section 30, T7N, R7E and also the NE ¼ of the NW ¼ of Section 31, T7N, R7E, all within the Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 of C.S.M. No. 12559, more particularly described as follows.

Commencing at the SW Corner of said Section 30; thence S 88°56'37" W along the south line of the SW ¼ of said Section 30, 1,594.64 feet to the point of beginning.

Thence N 10°28'06" E, 426.11 feet; thence S 80°19'45" W, 460.48 feet; thence S 10°54'52" E, 199.65 feet; thence S 84°33'30" W, 485.25 feet; thence N 31°25'03" W, 150.27 feet; thence N 22°26'06" W, 174.40 feet; thence N 11°17'36" W, 443.51 feet; thence N 17°03'13" W, 207.93 feet; thence N 52°00'24" E, 189.62 feet; thence N 87°27'33" E, 155.85 feet; thence S 48°02'37" E, 505.55 feet; thence S 18°47'47" E, 154.15 feet; thence S 46°43'12" E, 108.88 feet; thence due South, 166.89 feet; thence N 80°19'45" E, 470.62 feet; thence S 10°28'06" W, 562.39 feet to the centerline of County Highway "J"; thence along said centerline and also along an arc of a curve concaved southeasterly having a radius of 520.90 feet and a long chord bearing and distance of S 61°27'26" W, 84.89 feet; thence N 10°28'06" E, 95.20 feet to the point of beginning. The above described parcel contains 639,604 square feet or 14.68 acres and is subject to a 33 foot wide right of way over the most southerly portion thereof.

AND

FP-35 TO RR-4

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 30, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin. Including all of Lot 1 of C.S.M. No. 12559, more particularly described as follows.

Commencing at the South ¼ Corner of said Section 30; thence N 88°56'37" W along the south line of the NW ¼ of said Section 30, 369.08 feet; thence due North, 768.36 feet to the point of beginning. Thence due West, 420.32 feet; thence N 07°01'08" E, 331.05 feet, thence S 85°41'58" E, 380.94 feet; thence due South, 300.00 feet to the point of beginning. The above described parcel contains 126,030 square feet or 2.89 acres.