



# DANE COUNTY PLANNING & DEVELOPMENT

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October 15, 2019

Mark Farrell  
Shamrock Farms  
3593 County Road P  
Cross Plains, WI 53528

Dear Mr. Farrell

Attached is the Density Study Report and associated information you requested for the Shamrock Farms properties in Sections 27, 28, 31, 33 and 34 of the Town of Cross Plains.

In 1981, these landholdings were six separate farms:

1. A 76.62-acre farm owned by Robert H. Farrell. Under the policies of the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have no potential for further residential development.
2. A 149.15-acre farm owned by Mark L. Farrell. Under the policies of the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have the potential for up to four (4) residential homesites.
3. A 78.27-acre farm owned by Joseph W. Sukowatey. Under the policies of the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have no potential for further residential development.
4. A 137.23-acre farm owned by Donald Olday, Sr. Under the policies of the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have the potential for one (1) additional residential homesite.
5. A 192.88-acre farm owned by Walter Tschanz. Under the policies of the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have the potential for up to two (2) additional residential homesites.
6. A 16.99-acre parcel owned by R. Farrell. This property was a legal, nonconforming parcel under the old zoning designation of A-1(exclusive). Under the policies of the *Town of Cross Plains / Dane County Comprehensive Plan*, this property would have the potential for up to two (2) residential homesites.

The town/county plan does allow for homesites to be transferred from one farm to another, through the town's Transfer of Development Rights program. I have enclosed the relevant section from the town/county comprehensive plan. I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing, Senior Planner

Enclosures. cc: Nancy Meinholz, Town of Cross Plains