

## Town of Vienna Density Requirements discussion 12/11

1. Definition
  - a. Non-farm residential.
  - b. Commercial does not count.
  - c. Not all rezones.
2. Adoption Date – 1/1/1986
3. Land area data source
  - a. GIS/CSM
  - b. Tax Roles
  - c. Plat Book
  - d. Areas to be used (water, ROW's etc.)
4. Contiguous Definition
5. Rounding - no
6. Metric – 1 home per 75 acres, very clear.
7. Pre-adoption homes count? Yes or no
  - a. Separation of existing needs clarification
  - b. Part of the farm now, but not in 3-5 years
8. Density Study Requirement
9. Tenure Policy
  - a. Review, revise or remove

## Plan Add On

1. Examples of Density Calculations.
2. Transfer of Development Rights (TDR), no.
3. Annexation implications
4. Accessory Dwelling Unit Policy

Contiguous: In all Towns in Dane County except Vienna, contiguity is only used for definitions of the starting point, the original farm that is used to measure density. (150 acres = 2 splits)

## Examples:

- Determining original 12/26/1981 farm units: The Town will utilize the 1981 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide to determining original farm ownership and acreage as of December 26, 1981. Parcel size will be based on gross acreage, which includes road and other public rights of way, as calculated by the Dane county GIS system (Map 8-5).
- Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as recorded deeds or surveys. An original farm unit or parcel is defined as contiguous lands in single ownership as of December 26, 1981. For the purposes of this policy,

single ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual.

- Parcels interrupted by roads, other public rights-of-way, or by navigable waterways shall be considered contiguous for the purposes of calculating allowable density. Parcels meeting at a single point shall be considered contiguous.
- Farm units existing as of June 7, 1978, which contained 35 acres or more in common ownership are awarded splits rights on a 1 per 35 basis (Table 1). For the purpose of this part, a farm unit may consist of multiple legally defined parcels that are not contiguous or adjoining
- RDUs shall be determined for each parcel of land in contiguous single ownership as it existed on May 15, 1982, and shall run with that parcel going forward regardless of change of ownership or division. Land transfers occurring after May 15, 1982 do not result in new allotments of RDUs.
- “Contiguous single ownership” is defined as all parcels under single ownership on July 26, 1978 that share a common boundary (including lands in an adjacent Open Space and Environmental Corridor under the same contiguous single ownership). A public road, navigable waterway, or connection at only one point should not be considered to break up contiguity.

#### Original Farm Homes

- Separation of residences built prior to December 26, 1981 shall not count against this density policy. All residences built after December 26, 1981, including residences for farm owners or operators under sections 10.123(2)(b) and (c), Dane County Code, shall count against the density policy, except as provided below.
- Separation of residences built prior to August 28, 1980 shall not count as a split. All residences built after August 28, 1980 shall count as a split against the density policy, except as provided below. (Basically replacement of a home)
- All farm residences on July 26, 1978 parcels shall be considered one dwelling unit for the purposes of this density policy, regardless of when such residences were constructed.

#### Recommended changes to Consider:

- Removal of Tenure
- Removal of contiguous as related to DR
- Clear Policy on existing houses