

Dane County Planning & Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Density Study Information and Application

Most towns that participate in the state's Farmland Preservation Program have land use policies in place that establish a limitation on the amount of residential and, in some cases commercial, development that can occur in designated agricultural or farmland preservation areas. These policies are commonly called "density policies," since they limit the total density of new development permitted in particular areas of the town. Density policies vary from town to town, and change over time by amendments to town plan components of the *Dane County Farmland Preservation Plan*.

Density policies establish the total number of potential residential or commercial development opportunities based on acreage owned at a certain historic point in time, typically in the mid 1970s to mid 1980s, rather than the acreage currently owned. Using the farm acreage owned at the time the town adopted its density policy or another specified date, the study calculates the total number of potential density units (aka lots or splits) permitted under the town density policy, and subtracts the number of density units or lots created since the policy was enacted. *Density study reports should be considered informational only and do not guarantee town or county approval of a particular land division, rezone, or development proposal.* In some cases, additional information, or interpretation by town or county officials and staff may be necessary.

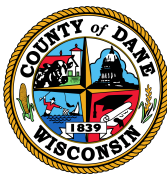
Determination of original ownership boundaries and acreage values depends on historic and current records located at the Dane County Department of Planning and Development (such as the county Geographic Information System, archived plat books, zoning permit data and recorded Certified Survey Maps). All acreage shown is net of public right-of-ways, unless otherwise specified, and is derived from the county's digital parcel database, which is usually more accurate than acreage amounts reported in tax assessment rolls. If you have any questions or concerns about the findings in a density study report, please contact the Planning Division at (608) 266-4251 to schedule an appointment to review your information.

Density study applications that are submitted and not associated with a pending rezone petition will only be accepted if submitted by the landowner(s), an authorized agent of the owner(s) (e.g., realtor, attorney), or with the landowner(s) written consent.

The cost for a density study is \$120. Make checks payable to Dane County Planning and Development.

Mailed applications and payment should be sent to 210 Martin Luther King Jr. Blvd. Rm 116, Madison, WI 53703. Please allow 2-4 weeks to process your request. A copy of the report will be sent to the landowner, the applicant (if different from the landowner) and the town clerk.

Applications can be digitally submitted using the SUBMIT button on the application. Planning staff will contact you to complete payment online. Payment must be received to continue the process.



Density Study Application

Landowner Information

Date: _____

Name: _____

Address: _____ City: _____ Zip Code: _____

Phone: _____ E-mail: _____

Applicant Information (if different from landowner)

Name: _____

Address: _____ City: _____ Zip Code: _____

Phone: _____ E-mail: _____

Are you submitting this application as an authorized agent for the landowner? Yes No

Property Information

Address: _____

Parcel ID #(s): _____

Legal description: _____ 1/4 of _____ 1/4, Section _____, Town of _____

OR

Certified Survey Map ID: _____ Lot _____

Sketch map provided? Yes No

Additional Information (optional)

1. Original Farmstead Owner Name (if known): _____
2. Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes, Reg. of Deeds Doc. No. (if known) _____

No

Don't know

Additional Comments:

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.