



Dane County Planning and Development Department

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

Fax (608) 267-1540

Community Development

(608)261-9781, Rm. 421

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

What is a Density Study Report?

Most towns that have adopted A-1EX (Exclusive Agriculture) zoning have land use policies in place that establish some sort of limitation on the amount of residential and, in some cases commercial, development that can be created in agricultural 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 may be changed over time by amendments to town plan components of the *Dane County Farmland Preservation Plan*, which must be adopted by both the town and county boards.

Density policies establish the total number of potential residential or commercial development opportunities based on acreage owned at a certain point in time, rather than the acreage currently owned. The density study report will show farm acreage owned at the time the particular town adopted its density policy, or some other date specified in the town plan. The report will calculate the total number of potential dwelling units, or lots (aka, “splits”) permitted under the town density policy, and the number of dwelling units or lots created to date since the policy went into effect. *Density study reports should be considered working drafts that 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 information that the original farm boundaries, acreage or number of lot splits taken so far shown in the density report is incorrect, please call the Planning Division at 266-4251 to schedule an appointment to review your information.

Density study applications that are speculative in nature (i.e., 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 report is \$100. Checks should be made payable to Dane County Planning and Development. Mailed applications and payment should be sent to the address above (room 116 of city-county building). 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.



**Dane County Department of Planning & Development
Application for Density Study Report**

Date: _____

Landowner information:

Name: _____

Address: _____ City: _____ Zip Code: _____

Daytime phone: _____

Fax: _____ E-mail: _____

Applicant information (if different from landowner):

Name: _____

Address: _____ City: _____ Zip Code: _____

Daytime phone: _____

Fax: _____ E-mail: _____

Relationship to landowner: _____

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

Property information:

Property address: _____

Parcel ID #: _____

Legal description of property:

____ 1/4 of ____ 1/4, Section _____, Town of _____

OR

Certified Survey Map ID: _____ Lot _____

Sketch map provided? Yes ___ No ___

Additional information (optional):

Name of owner of original farm (if known): _____

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 _____

Comments: _____

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