

DENSITY STUDY

Note: Density policies vary by town. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Linus Hellenbrand

Farmstead Owner: Linus and Chere Hellenbrand

Accelea ID:

Farmland Preservation Enacted: 2002

Density Study Date: 9/19/2025

Density Factor: 1:25 acres

Public Hearing Date: 10/28/2025

Farmstead Acres: 289.32

Town: Springdale

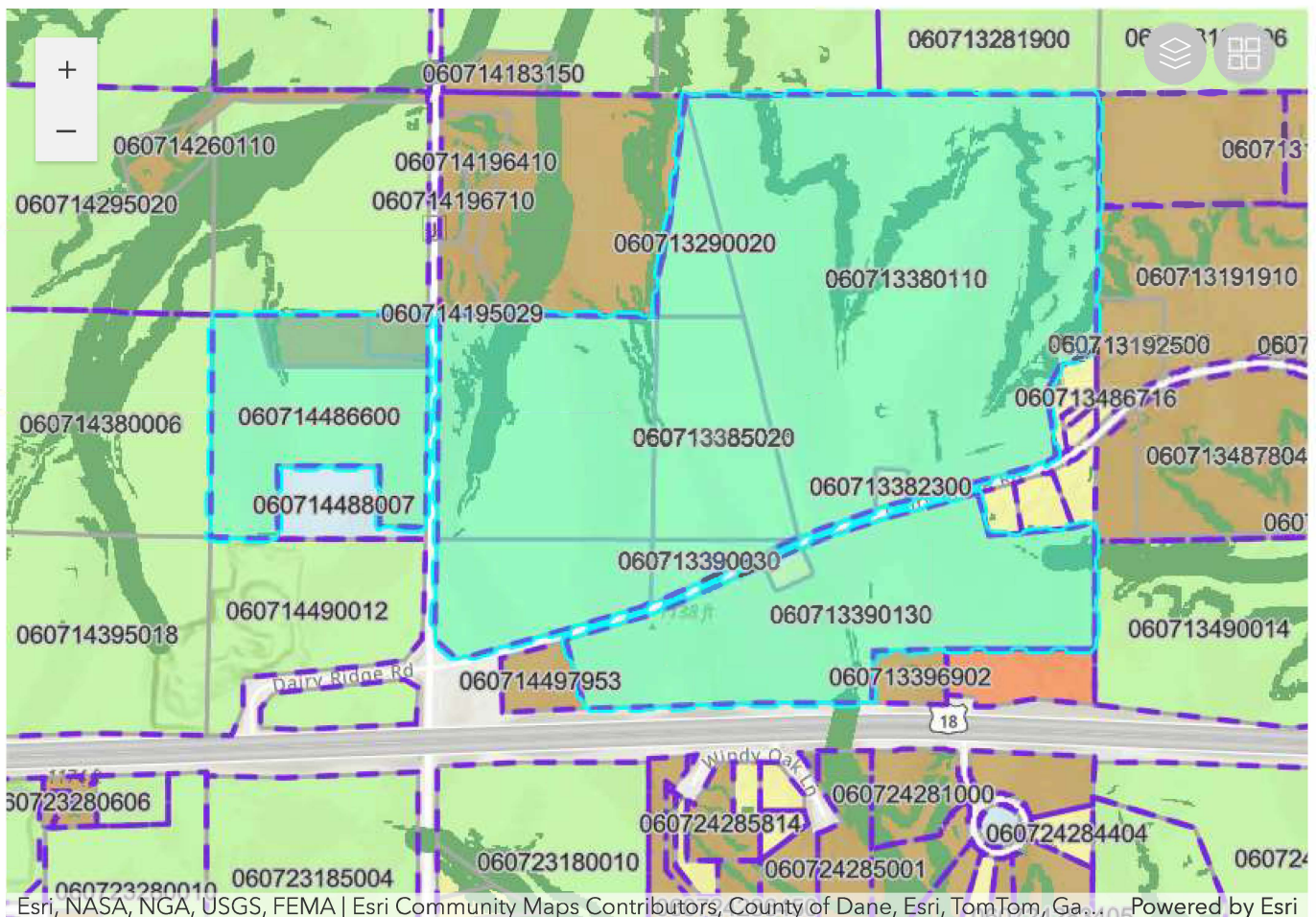
Available Density Unit(s): 7

Section(s): 13, 14

Original Splits: 11.57

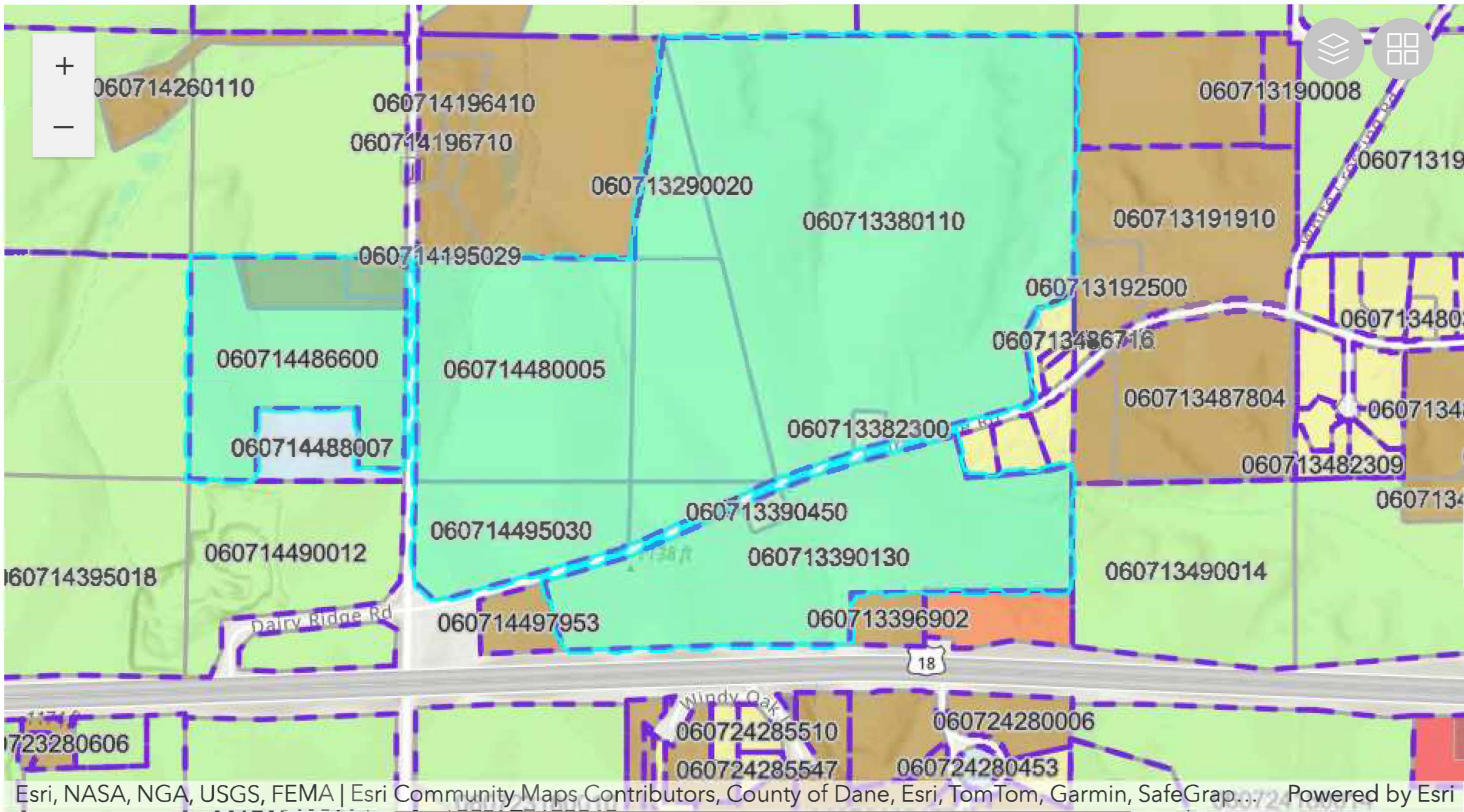
Petition Number: 12201

Justification: Twelve units under Option 1, rounding up (100+ acres). Five homesites per CSMs 11591, 11592, 14727, 14837, leaving 7 density units. Hellenbrand retains all units. If approved, restrict parcel 060714486600 from development.



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Parcel Number	Acres	Owner	CSM
060713290020	7.94	LINUS R HELLENBRAND & CHERE D HELLENBRAND	
060713380110	112.79	RAYMOND HELLENBRAND & HALEY HELLENBRAND	
060714485600	2.02	BEATA M NOWAK & MARCIN NOWAK	11591
060714486100	5.01	Current Owner	14727
060713382300	0.92	RAYMOND HELLENBRAND & HALEY HELLENBRAND	11592
060713385020	21.26	LINUS R HELLENBRAND & CHERE D HELLENBRAND	
060713390030	3.59	LINUS R HELLENBRAND & CHERE D HELLENBRAND	
060713390130	52.63	AMEN LIVING TR	
060713390450	1	AMEN LIVING TR	14837
060714480005	39.68	LINUS R HELLENBRAND & CHERE D HELLENBRAND	
060714486600	25.88	LINUS R HELLENBRAND & CHERE D HELLENBRAND	14727
060714495030	16.61	LINUS R HELLENBRAND & CHERE D HELLENBRAND	