

b) **Density Option B:** The density of non-farm development is limited to one non-farm use (also referred to herein as, “split” or “density unit”) per 70 contiguous acres held in single ownership as of April 28, 1981.

Example: The density standard of one dwelling unit or non-farm use per 70 acres of land owned as of April 28, 1981 means that a 140-acre farm as of that date would be eligible for up to 2 new lots for non-farm development if all other plan policies were met. This policy is not meant to require or encourage 70-acre dwelling unit lots; rather landowners are encouraged to create smaller clustered dwelling unit lots that meet the siting criteria of this plan.

(1) Option B Siting Criteria: Landowners may cross historically cropped lands to reach pasture or woodlands with a residential driveway if all of the following criteria are met:

(a) The landowner records with the Dane County Register of Deeds either a deed restriction document or a conservation easement that prohibits nonfarm development on 70 acres of agricultural land for each nonfarm lot created. The town will also record deed notice documents on the entire 1981 farm indicating that further nonfarm development on the original farm is limited to no more than one unit per 70 acres.

(b) Deed restrictions or conservation easements must run in favor of, at a minimum, both the Town of Primrose and Dane County Boards of Supervisors.

(c) Additional, restricted, density units not used for proposed nonfarm development may be transferred to other properties if the town develops a Transfer of Development Rights (TDR) program, or may be sold as part of a future town Purchase of Development Rights (PDR) program, but may not be used for additional development on the original farm.

(d) Driveways shall not cross more than 300 linear feet of historically cropped lands to access an appropriate building site.

(e) All new or expanded building sites, driveways and public or private roads developed under Density Option B shall comply with all general siting criteria described in 2. below.