

DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the 2002 Comprehensive Plan adoption date. 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: Bilse Family LLC

Accela ID: N/A

Density Study Date: 9/12/2025

Public Hearing Date: 10/28/2025

Town: Springdale

Section(s): 17

Petition Number: 12209

Farmstead Owner: Beth Elver and Alan Bilse

Comprehensive Plan Date: 2002

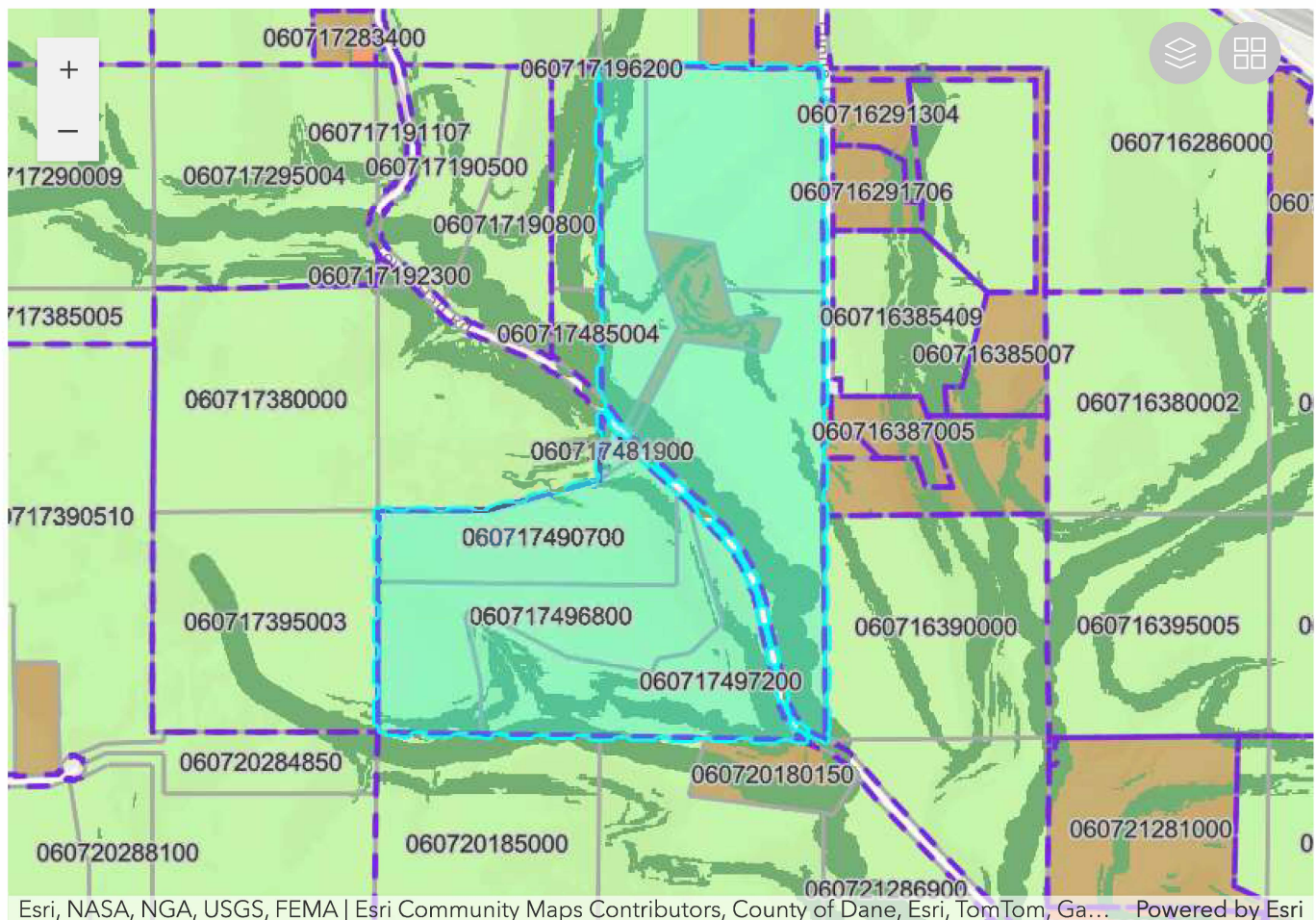
Density Factor: 1:17 acres

Farmstead Acres: 159.34

Available Density Unit(s): 4

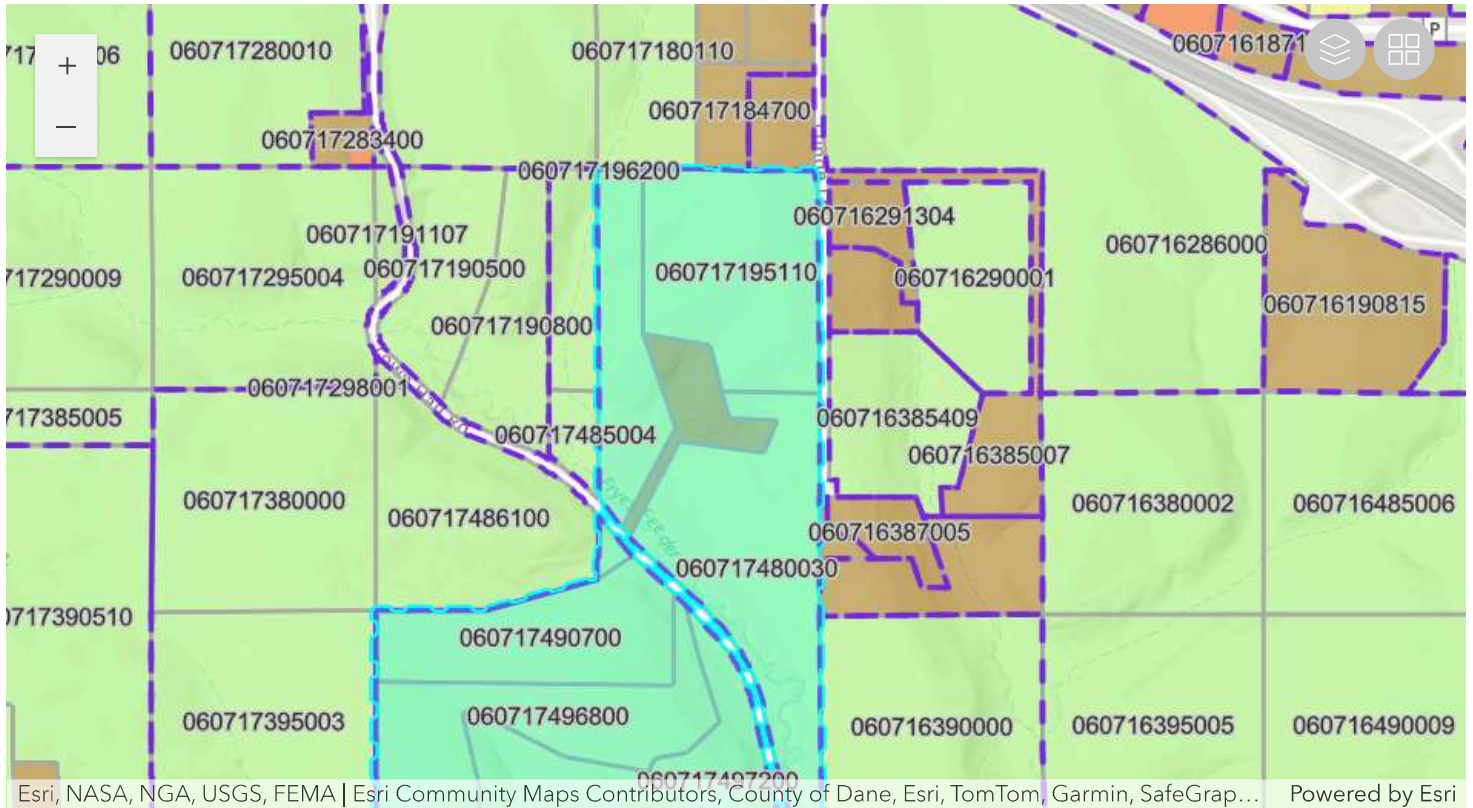
Original Splits: 9

Justification: Under town option 2, nine (9) density units exist. Four sites used via CSMs 11162, 14273, 15139, one unit retired voluntarily by property owner. If proposal is approved, the 4 new sites will exhaust the development rights for the Elver/Bilse Farm. Restrict deed for no further land division.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: ELVER LIVING TR



Parcel Number	Acres	Owner	CSM
060717195110	28.75	BILSE FAMILY LLC	
060717196200	0.01	DEER RIDGE LLC	
060717480030	34.89	BILSE FAMILY LLC	
060717481900	0.87	JFPJH TR	
060717490700	21.75	BILSE FAMILY LLC	11162
060717480750	7.2	DANIEL A ELVER & KELSEY M ELVER	14273
060717481150	14.61	PAUL A ELVER	14273
060717497200	25.12	DAVID R ELVER & LORI JO ELVER	15139
060717496800	26.13	ELVER FAMILY TR	15139