

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. 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: Levi and Lydia Yoder

Accela ID: DCPREZ-2025-12211

Density Study Date: 9/30/2025

Public Hearing Date: 11/25/2025

Town: Black Earth

Section(s): 20, 21, 28, 29

Petition Number: 12211

Farmstead Owner: Henry Flogel

Farmland Preservation Enacted: 8/14/1981

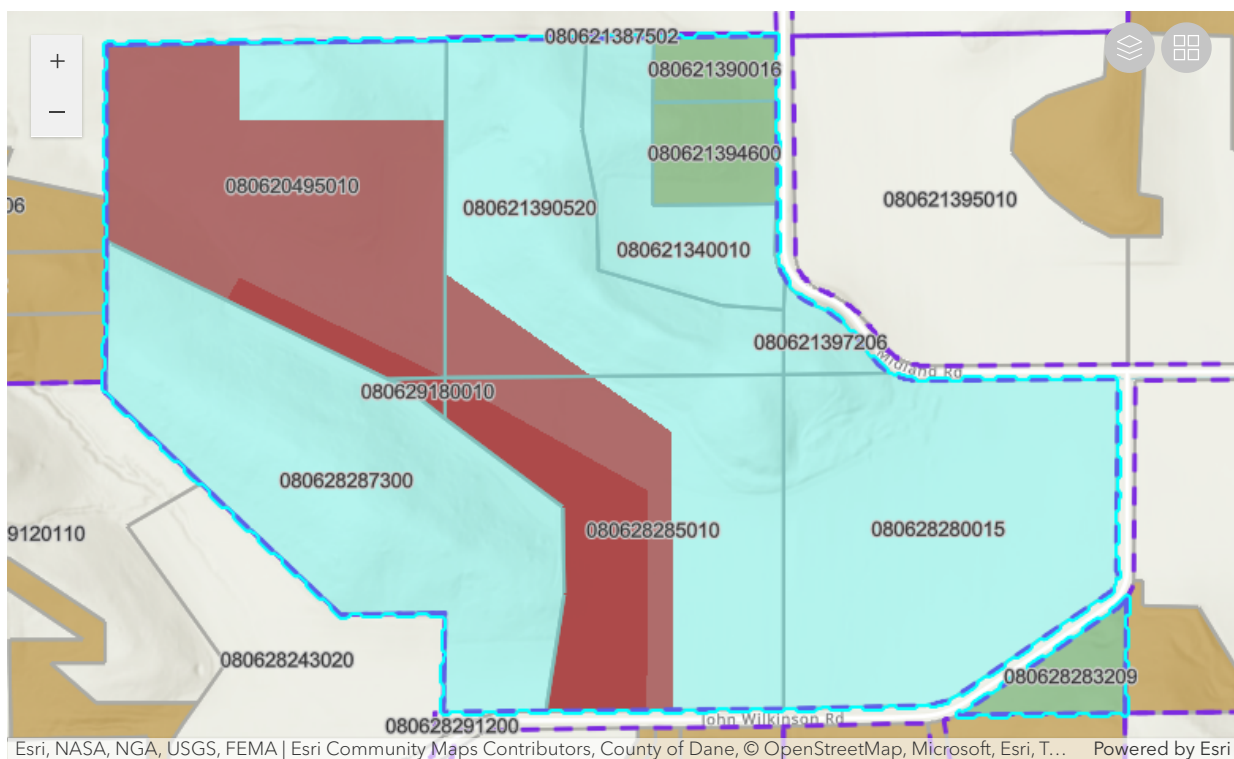
Density Factor: 1:35 acres

Farmstead Acres: 175.82

Available Density Unit(s): 2

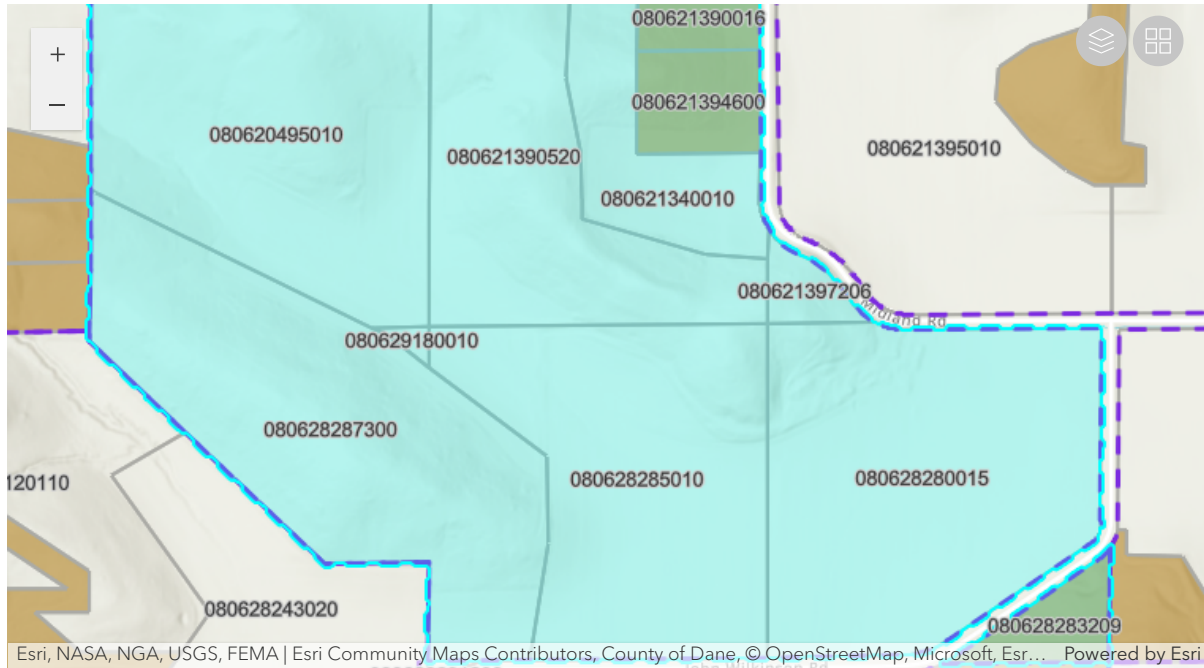
Original Density Units: 5.02

Justification: 5 original splits, -3 for RR-2 and RR-4 lots. (080621390016, 080628283209 and 080621394600) 2 splits remain. Petition 12211 using Town TDR for 1 split.



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Parcel Number	Acres	Owner	CSM
080621340010	9.45	STEVEN L FLODEL & LISA D FLODEL	16706
080621390520	22.3	RACHEL E BONTRAGER & JOAS W BONTRAGER	
080621397206	1.83	RACHEL E BONTRAGER & JOAS W BONTRAGER	
080628280015	34.32	RACHEL E BONTRAGER & JOAS W BONTRAGER	
080628283209	3.16	CRAIG DREIKOSEN & SONYA DREIKOSEN	07052
080620495010	32.9	RACHEL E BONTRAGER & JOAS W BONTRAGER	
080621390016	2.75	FISHER REV LIVING TR, KEVIN & DIANE	07990
080621394600	4.39	STEVEN L FLODEL & LISA D FLODEL	11575
080628285010	29.31	LEVI R YODER & LYDIA J YODER	
080628287300	35.07	THOMAS J FLODEL	
080629180010	0.38	RACHEL E BONTRAGER & JOAS W BONTRAGER	