

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: Skaar Revocable Trust

Farmstead Owner: Duane and James Skaar

Accela ID:

Farmland Preservation Enacted: 05/03/1979

Density Study Date: 7/25/2025

Density Factor: 1:35acres

Town: Christiana

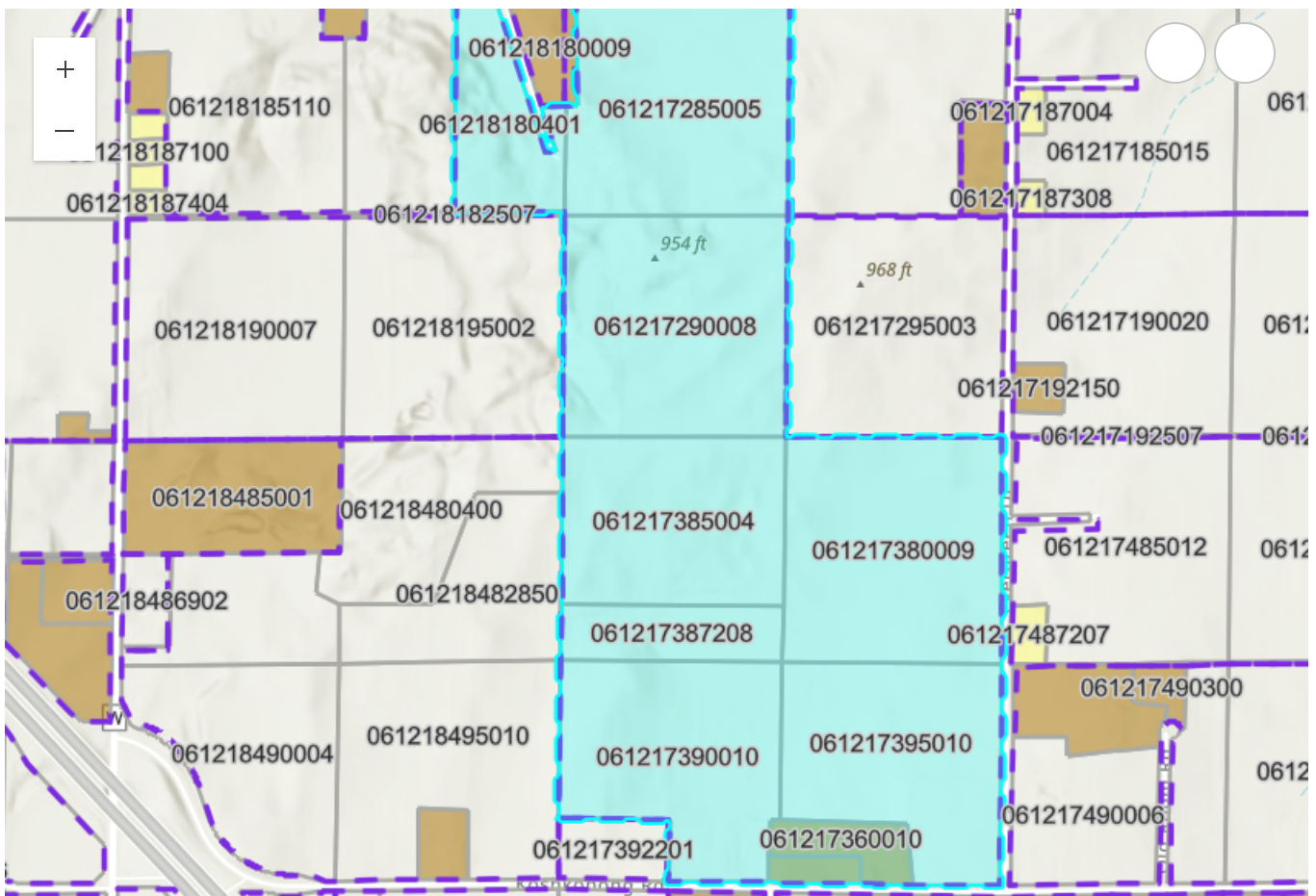
Farmstead Acres: 246.26

Section(s): 17

Available Density Unit(s): 7

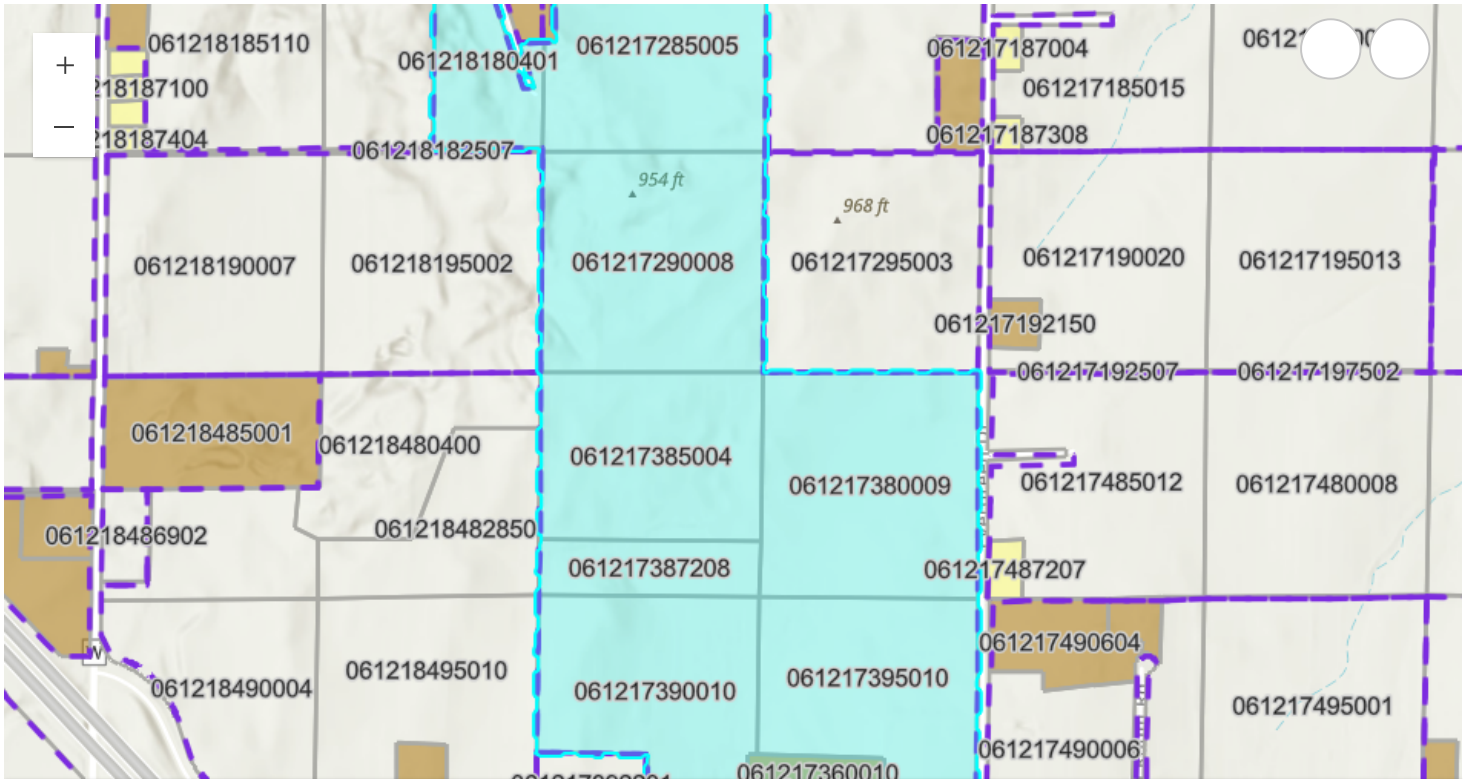
Original Splits: 7.04

Justification: The original farmstead totaled approximately 286 acres, making the property eligible for 7 density units or "splits". CSM 16719 separated two residences existing as of 5/3/79 and does not count toward the density limitation. All 7 density units currently remain. If proposed TDR from 0612-173-8000-9 is approved, 6 density units will remain available.



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Parcel Number	Acres	Owner	CSM
061217285005	38.26	SKAAR FAMILY TR	
061217290008	40.09	SKAAR FAMILY TR	
061217360010	5.17	SKAAR FAMILY TR	16719
061217360120	2	SKAAR FAMILY TR	16719
061217380009	39.96	SKAAR FAMILY TR	
061217385004	30.37	SKAAR FAMILY TR	
061217387208	10.17	SKAAR FAMILY TR	
061217390010	33.44	SKAAR FAMILY TR	
061217395010	32.88	SKAAR FAMILY TR	
061218180401	13.91	SKAAR FAMILY TR	