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-

Applicant: Mario Gobel

Accela ID:

Density Study Date: 7/7/2025

Public Hearing Date:

Town: Montrose

Section(s): 16, 21, 22

Petition Number: 0

Farmstead Owner: Gobel, Giles & Maria

Farmland Preservation Enacted: 9/10/1978

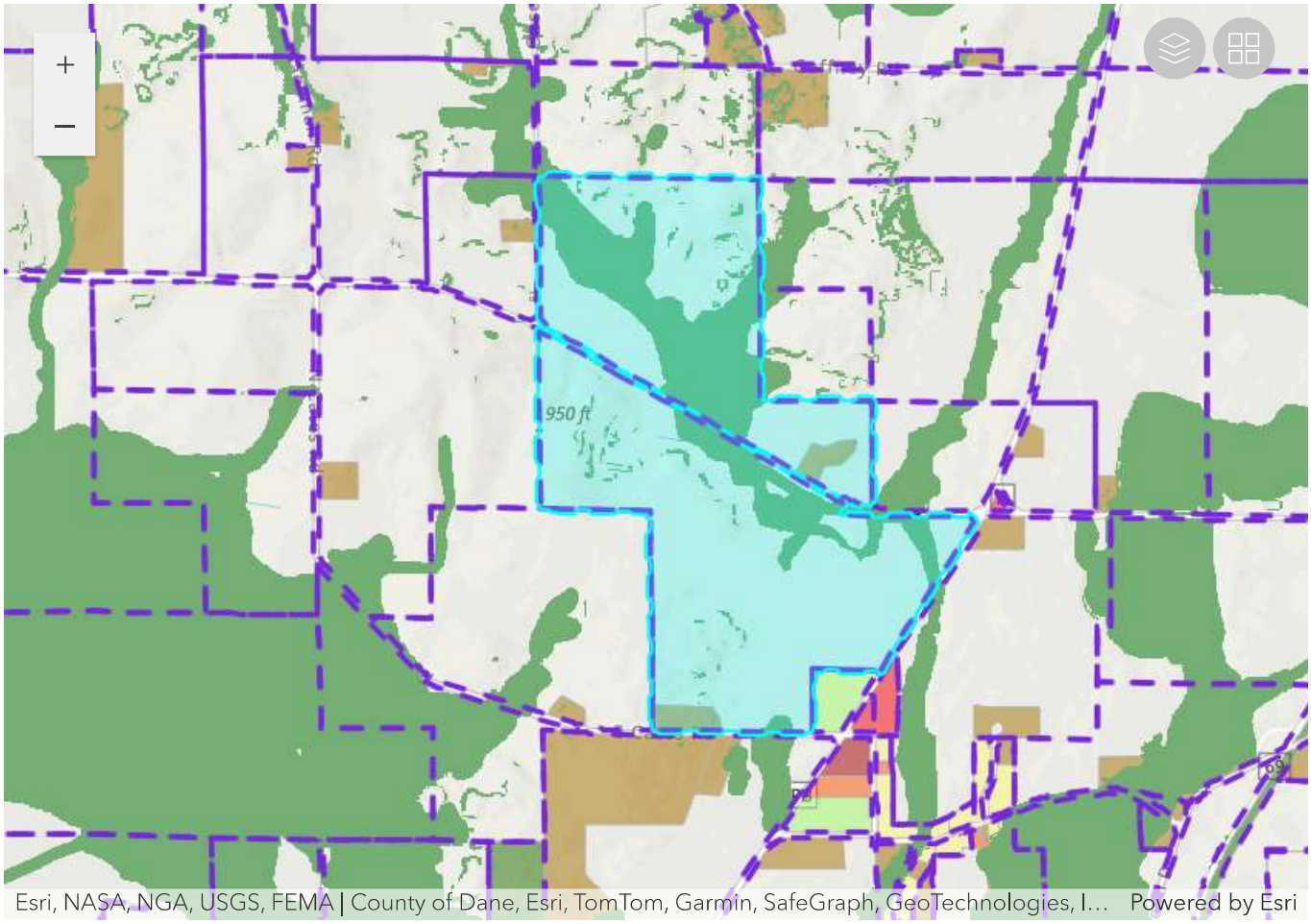
Density Factor: 1:35 acres

Farmstead Acres: 446.11

Available Density Unit(s): 12

Original Splits: 12.75

Justification: Twelve original density units. Two used per CSMs 15413 and 05866, leaving 10 density units. If the CUP for two secondary farm homes is approved, 8 density units will remain. Note presence of Resource Protection Corridors.



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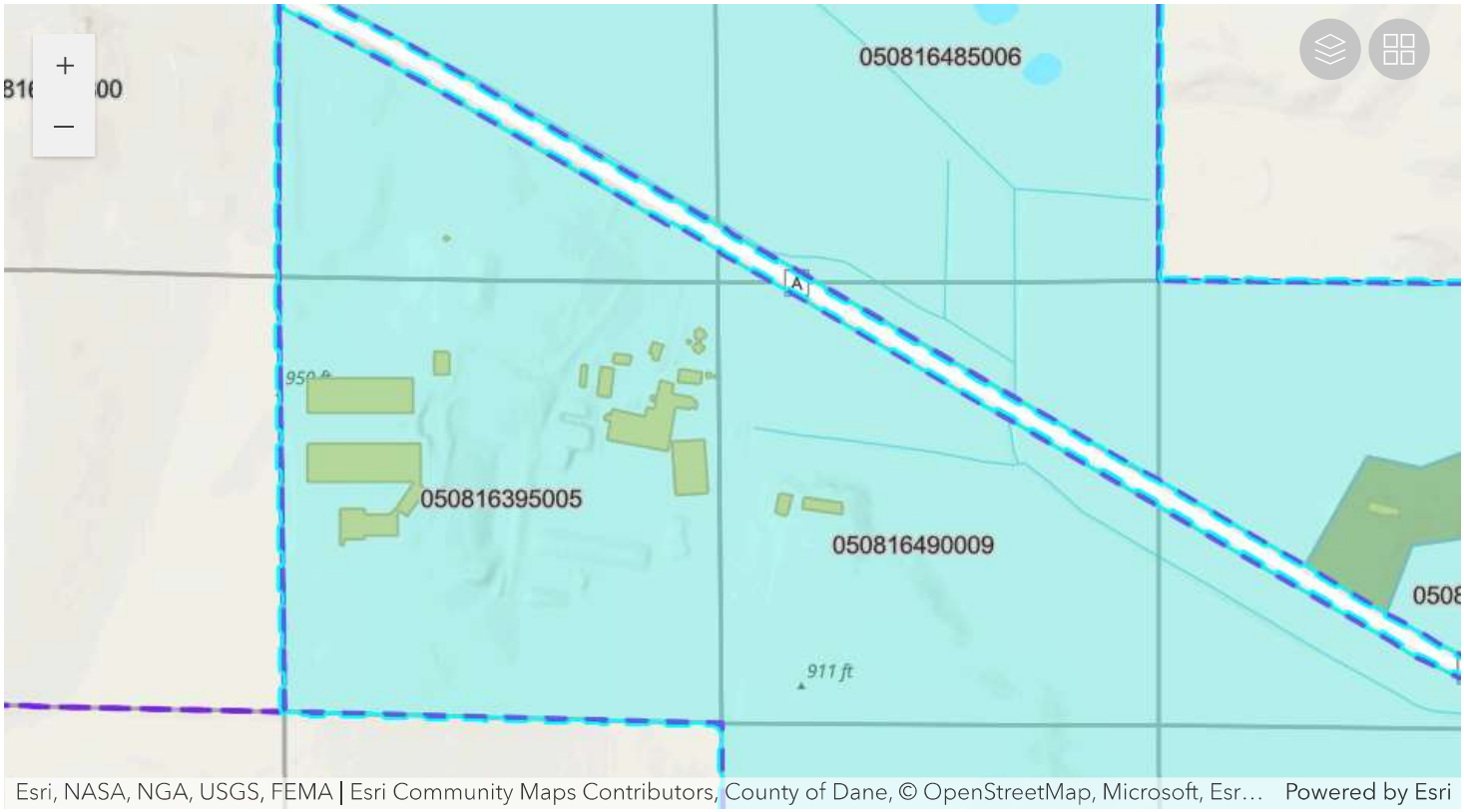

Parcel Number	Acres	Owner	CSM
050816190002	40.35	GOBEL REV TR, MARIO & KATHLEEN	
050816295006	39.19	GOBEL REV TR, MARIO & KATHLEEN	
050816380002	36.96	GOBEL REV TR, MARIO & KATHLEEN	
050816395005	39.53	GOBEL DAIRY LLC	
050816395005	39.53	GOBEL DAIRY LLC	
050816495200	33.89	GOBEL REV TR, MARIO & KATHLEEN	
050816497155	4.09	JAMES A RIES & MARGARET V RIES	05866
050821185008	39.72	GOBEL REV TR, MARIO & KATHLEEN	
050816485006	40.06	GOBEL REV TR, MARIO & KATHLEEN	
050816490009	38.01	GOBEL REV TR, MARIO & KATHLEEN	
050821180003	40.38	GOBEL REV TR, MARIO & KATHLEEN	
050821190020	33.42	GOBEL REV TR, MARIO & KATHLEEN	
050821192350	5.2	GOBEL REV TR, MARIO & KATHLEEN & GOBEL TR, JEROME & JO ELLEN	15413
050821195006	27.19	GOBEL REV TR, MARIO & KATHLEEN	