

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: Terrill Frey

Accela ID: DCPREZ-2025-12211

Density Study Date: 10/2/2025

Public Hearing Date: 11/25/2025

Town: Black Earth

Section(s): 29

Petition Number: 12211

Farmstead Owner: Marvin Johnson

Farmland Preservation Enacted: 8/14/1981

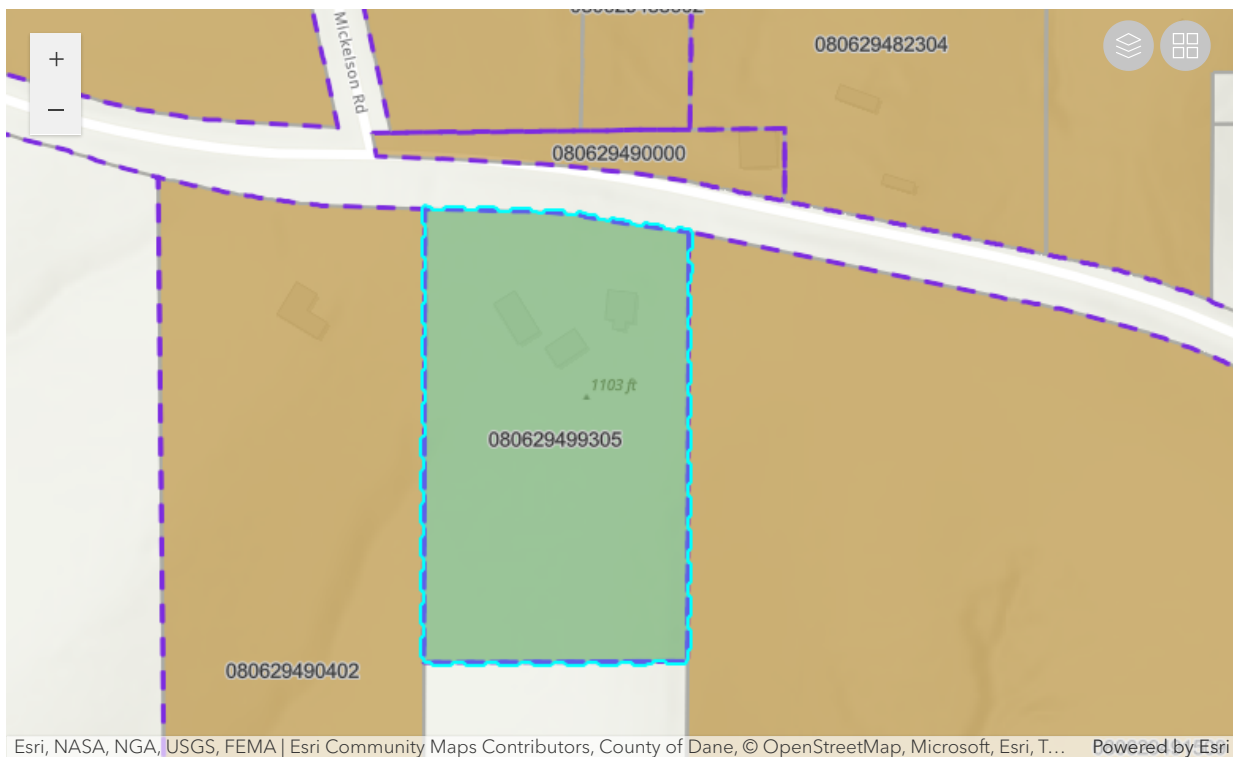
Density Factor: 1:35 acres

Farmstead Acres: 4.53

Available Density Unit(s): 1

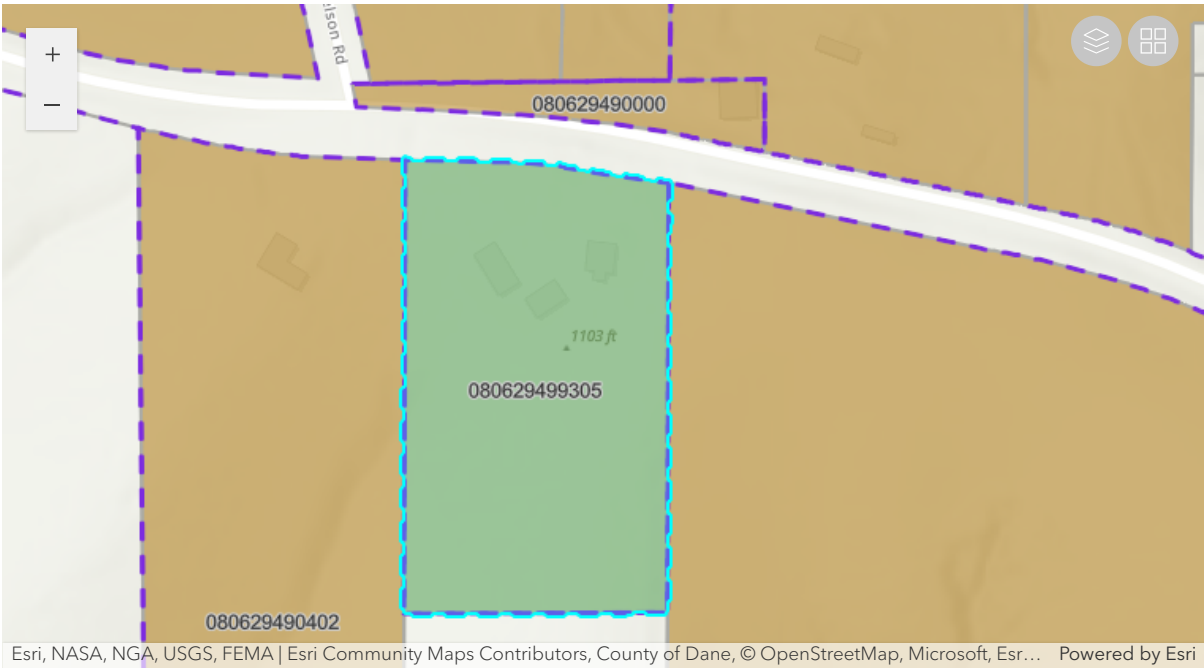
Original Density Units: 0.13

Justification: Substandard parcels between 4 and 35 acres in size, with one existing residence as of June 3, 1981 may be rezoned and divided by CSM to allow no more than one additional Dwelling unit, must be able to satisfy the Town's siting criteria



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Parcel Number	Acres	Owner	CSM
080629499305	4.53	FREY REV TR, TERRILL & MARY ANDERSON	02954