



## Dane County Planning and Development Department

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### *Planning*

(608)266-4251, Rm. 116

### *Records & Support*

(608)266-4251, Rm. 116

### *Zoning*

(608)266-4266, Rm. 116

TO: Justin Zampardi, Matt Miller, Jonathan Lilley

FROM: Majid Allan, Senior Planner

DATE: February 21, 2025

RE: Revised Density Study for Johnson 2012 Trust Property in sections 35 and 36, Town of Oregon

CC: Johnson 2012 Tr, Town of Oregon, Other Interested Parties

Attached is a revised density study report for property owned by the Johnson 2012 Trust in sections 35 and 36 of the Town of Oregon. This report is being issued to correct a previous one dated January 10, 2025 conducted by my former colleague, Brian Standing, who retired earlier this month. The property is within the town's Farmland Preservation Planning Area, within which non-farm development is limited to 1 dwelling unit, (a/k/a "density unit", or "split") per 35 acres of land owned as of December 15, 1994.

As indicated on the attached report, the property remains eligible for a total of 4 density units. This is based on an original farmstead size of 157.64 net acres, which yields 4.50 density units, which rounds up to 5 under the town's policy.

While this determination is consistent with the prior study, the conclusion is based on a different set of findings. In short, the prior study was not based on the correct original farmstead acreage, and did not count the homesite at 185 Union Rd that was created after 12/15/94 (parcel #[0509-351-9725-0](#)).

Below is a more detailed summary.

- **Original 12/15/94 farm size:** The original Doyle Farm totaled 157.64 net acres per the county's GIS records. The previous study dated 1/10/25 documented 126.45 acres. The reason for the increase in farmstead acreage is the inclusion of two tax parcels totaling ~27 acres (0509-364-8580-6, and 0509-364-9030-9) that had previously been shown as part of the Russell and Esther Schmid farm. The additional 27 acres of property was never part of the Schmid farm but rather was acquired by the Doyles in 1984 under a Sheriff's foreclosure deed (ROD document #1854710) and part of their contiguous holdings as of 12/15/94. That deed also included an additional 20 acres of land in the village of Belleville, but that land is not subject to town density policies and therefore not included in the original farmstead acreage.

In addition, ~2 acre tax parcel 0509-351-9760-0 (lot 3, CSM 14608) was added back in to the Doyle farmstead. The 1/10/25 study did not include this property because it was believed to have been a pre-existing legal parcel of record prior to 12/15/94. Additional research found this was not the case, and the property was *not* a separate legal parcel of record prior to 12/15/94 but rather was part of the overall contiguous acreage. The pre-1995 home on this property (181 Union Rd) was parceled off in 2017 and does not count against the density limitation.

- **Homesite at 185 Union Rd:** The previous study indicated that parcel #[0509-351-9725-0](#) / Lot 2, CSM 14608 separated a pre-1995 residence, which does not count towards the density limitation.

Upon further examination, it's evident that there was no pre-1995 residence at that location. As a result, this lot counts towards allotment of 5 total density units, leaving 4 remaining. It's worth noting that, even if there were a pre-1995 residence on the property, the relevant town plan provision only exempts one such home from the density limitation.

Please note that this density analysis does not guarantee town or county approval of a particular land division, rezone, or development proposal. The Town of Oregon Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town comprehensive plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval. A copy of this density analysis is being forwarded to the Town of Oregon Clerk, Jennifer Hanson for the town's records.

Thanks for your patience as I researched the property in greater detail. I hope this letter clarifies things adequately. If you have any questions about this density analysis, please feel free to contact me by phone at 608-720-0167, or by email [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Majid Allan". The signature is fluid and cursive, with the first name "Majid" written in a larger, more prominent script than the last name "Allan".

Majid Allan  
Senior Planner

## 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:** Justin Zampardi

**Accela ID:** 2025-00006

**Density Study Date:** 2/10/2025

**Town:** Oregon

**Section(s):** 35

**Farmstead Owner:** Doyle Farms, Inc.

**Farmland Preservation Enacted:** 1/4/1995

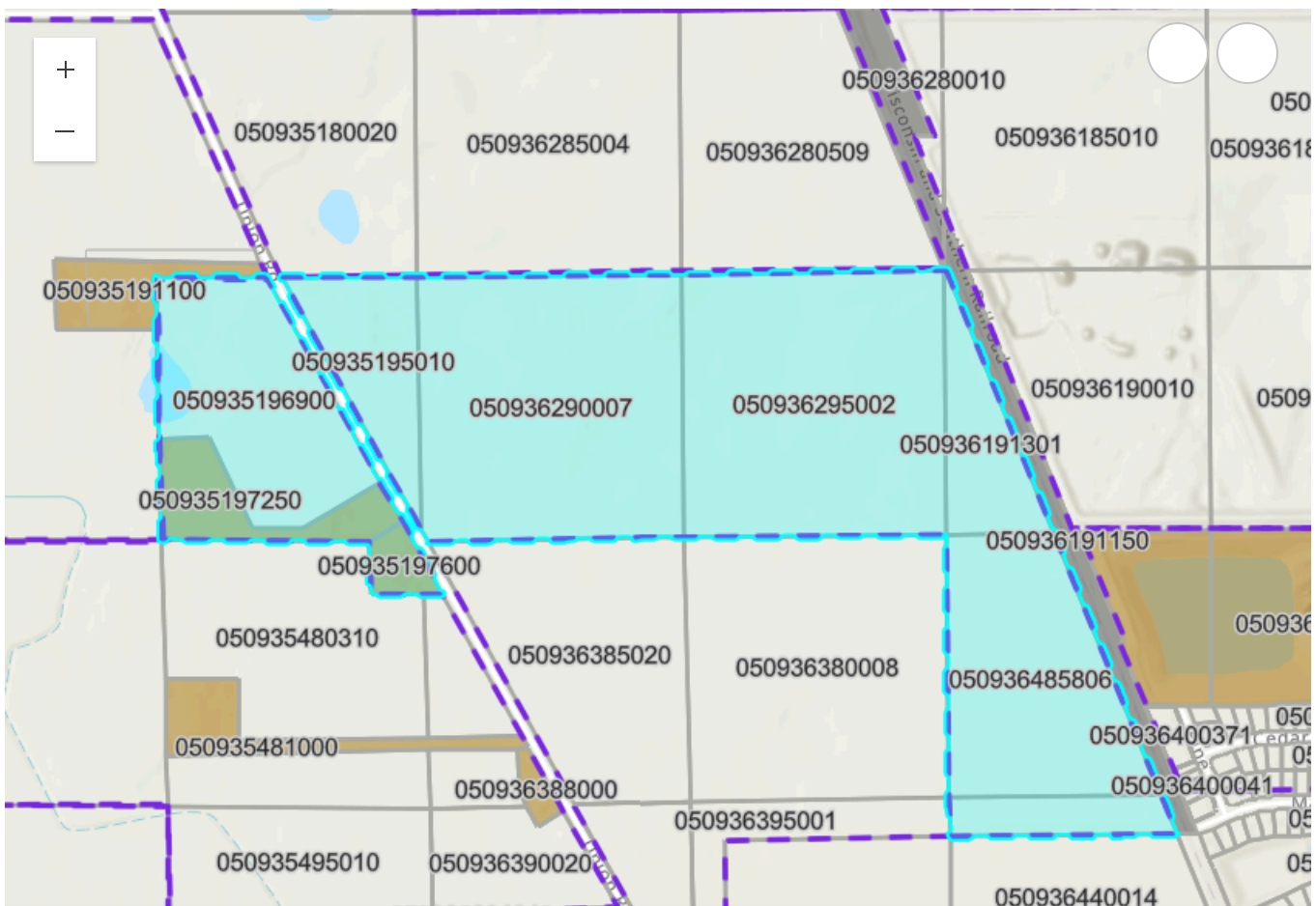
**Density Factor:** 1:35acres

**Farmstead Acres:** 157.64

**Available Density Unit(s):** 4

**Original Splits:** 4.5

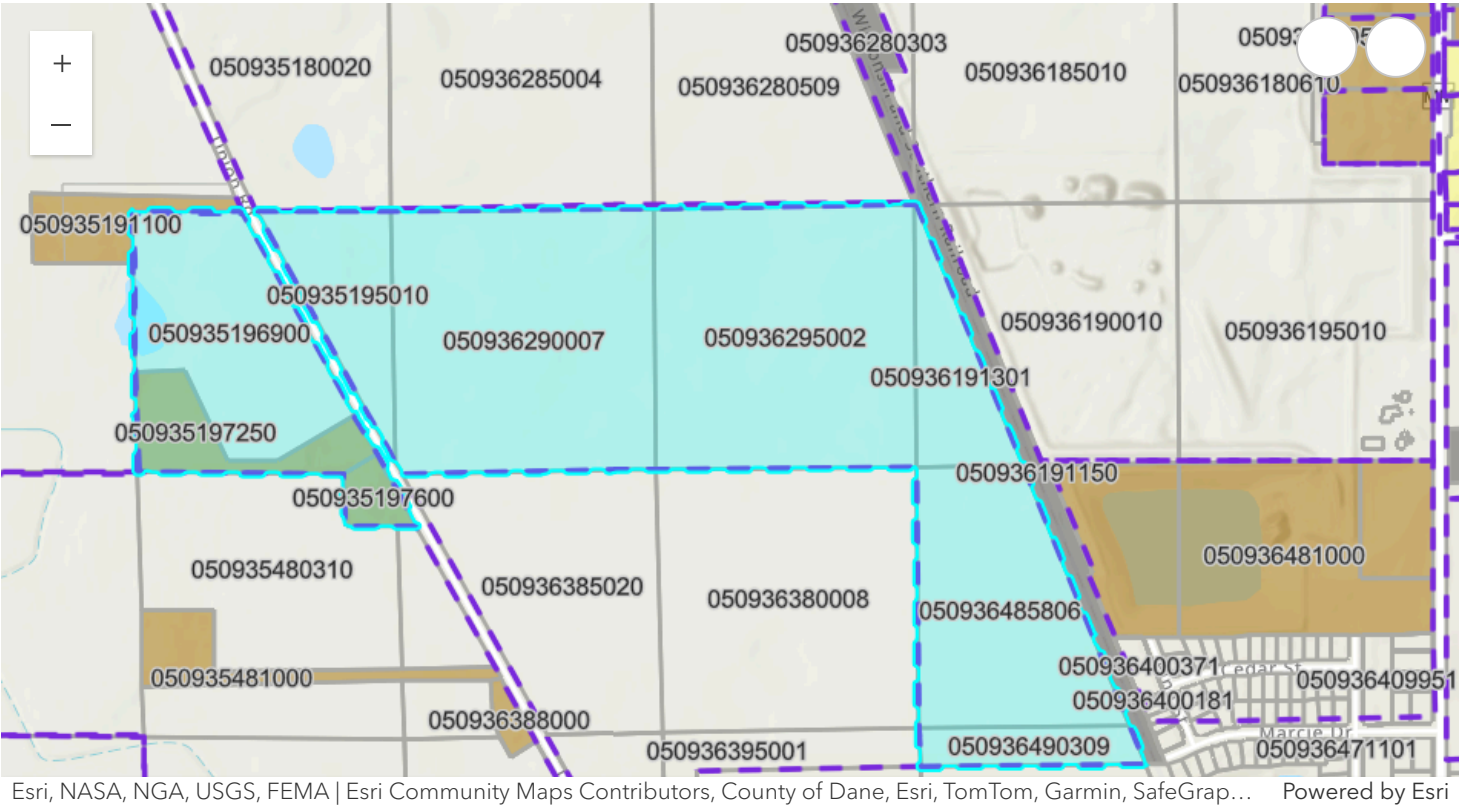
**Justification:** This is a revised density study. Homesites created to date: One per Lot 2 CSM 14608. Lots 1 and 3 of CSM 14608 are exempt from town density cap. Lot 1 is zoned FP-1 which does not allow nonfarm development, and Lot 3 separated a pre-1995 farm residence. Please see attached letter for additional information.



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FARMLAND PRESERVATION DENSITY STUDY

Applicant: Justin Zampardi



Parcel Number	Acres	Owner	CSM
050935195010	10.01	JOHNSON 2012 TR	
050935196900	20.84	JOHNSON 2012 TR	14608
050935197250	6.72	DONOVAN D JOHNSON & SARAH M JOHNSON	14608
050935197600	2	JOHNSON 2012 TR	14608
050936191301	8.11	JOHNSON 2012 TR	
050936290007	40.41	JOHNSON 2012 TR	
050936295002	40.36	JOHNSON 2012 TR	
050936485806	24.21	JOHNSON 2012 TR	
050936490309	4.97	JOHNSON 2012 TR	