

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: Doug Nelson

Farmstead Owner: Jacobson

Accelea ID:

Farmland Preservation Enacted: 5/3/1979

Density Study Date: 1/17/2025

Density Factor: 1:35acres

Town: Christiana

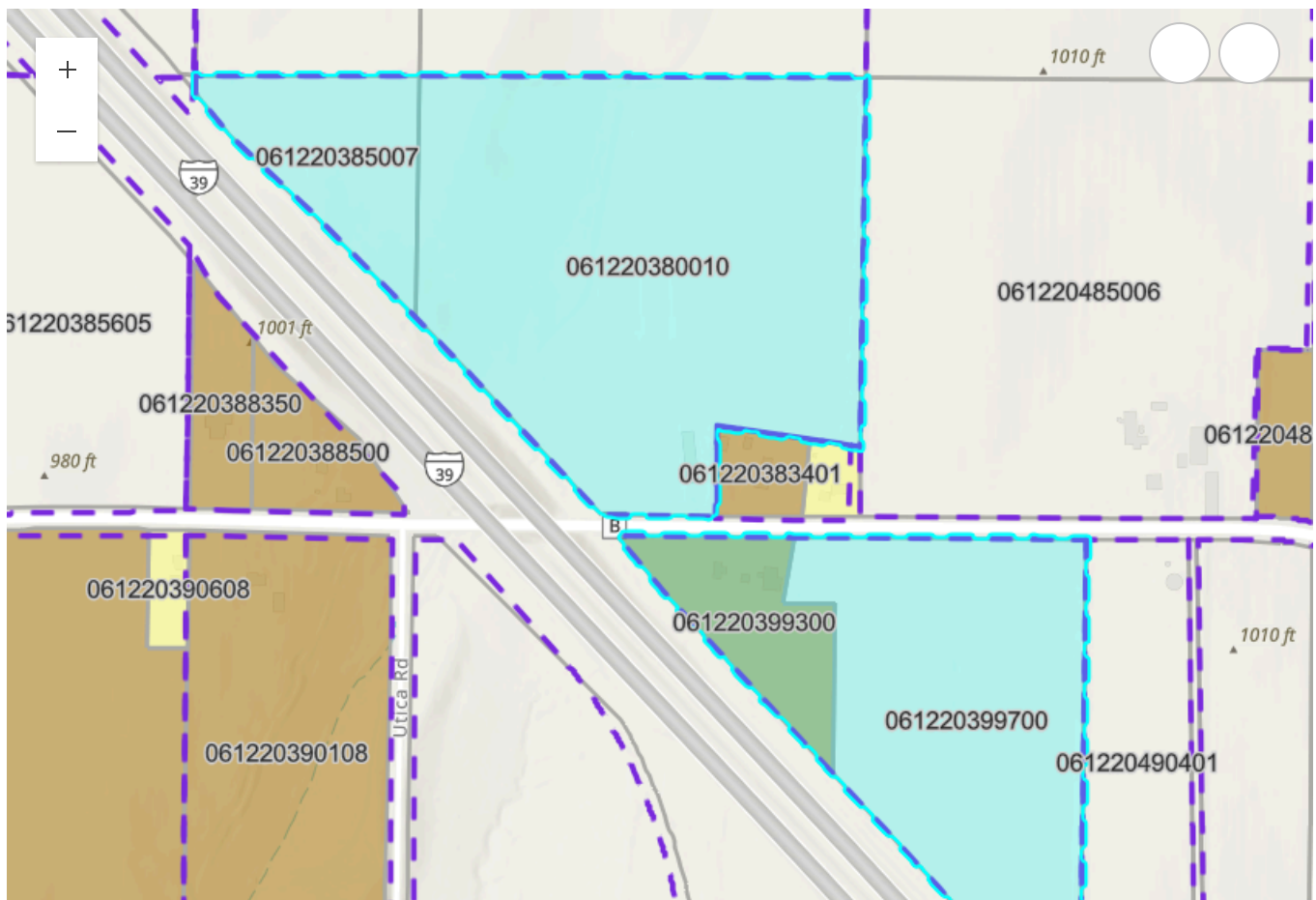
Farmstead Acres: 63.05

Section(s): 20

Available Density Unit(s): 1

Original Splits: 1.8 (no rounding)

Justification: The property remains eligible for 1 density unit (a/k/a "split"). Note that the town does not count separation of residences existing prior to 5/3/79. CSM 10889 separated a pre-1979 farm residence and does not count against the density limit.

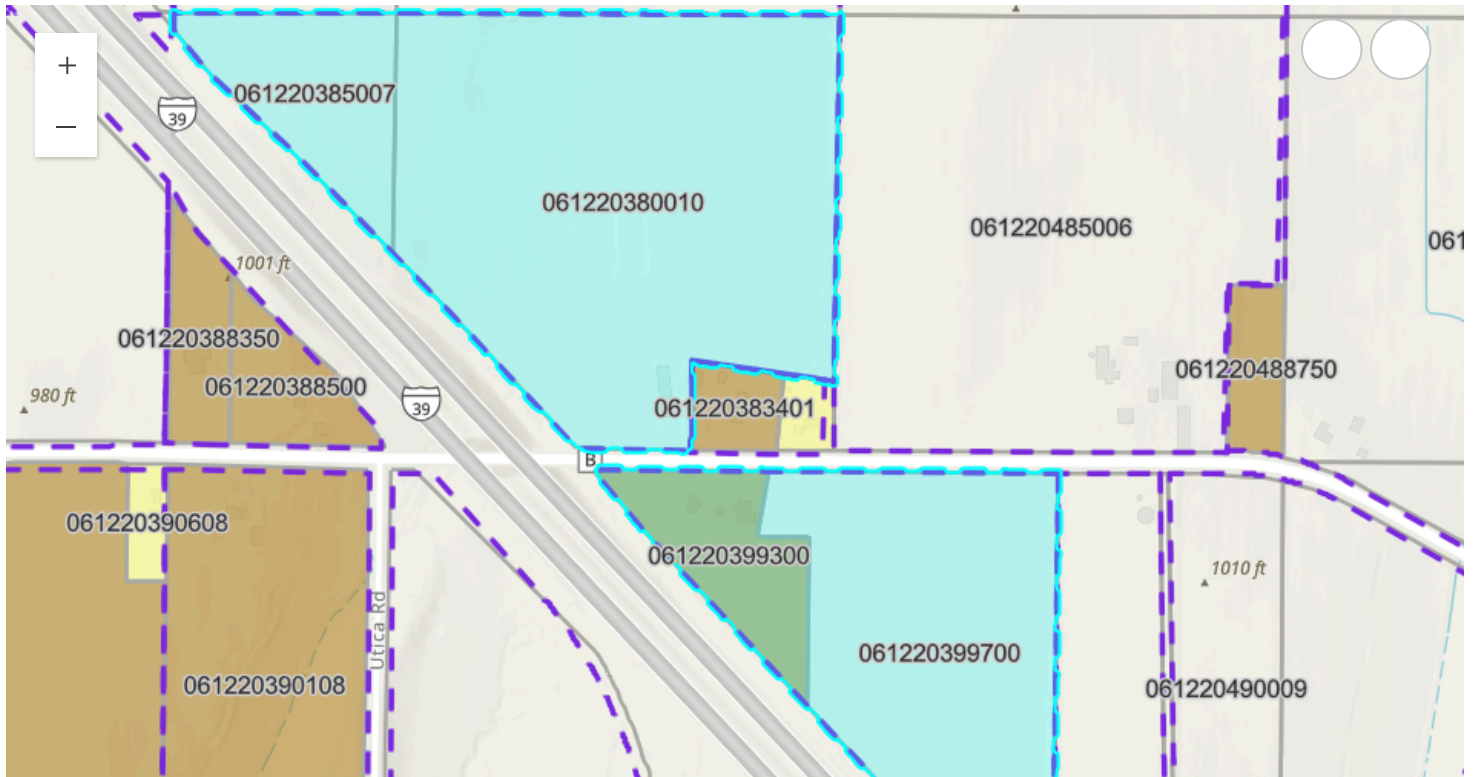


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Parcel Number	Acres	Owner	CSM
061220380010	33.49	DOUGLAS O NELSON & CARIE J NELSON	
061220385007	5.98	DOUGLAS O NELSON & CARIE J NELSON	
061220399300	4.67	Current Owner	10889
061220399700	18.9	DOUGLAS O NELSON & CARIE J NELSON	10889