

program, but may not be used for additional development on the original farm.

- (d) Driveways shall not cross more than 300 linear feet of historically cropped lands to access an appropriate building site.
- (e) All new or expanded building sites, driveways and public or private roads developed under Density Option B shall comply with all general siting criteria described in 2. below.

- c) **Subdivision Plats:** Subdivision plats (defined in Chapter 75, Dane County Code as 5 or more lots less than 35 acres in size created within 5 years) are not permitted in Agricultural Preservation Areas.
- d) **Rounding:** The town's density limitation is meant literally, with no rounding up of fractional density units permitted. For example, a 4/28/1981 farm unit totaling 56 acres would be eligible for no more than one nonfarm development site ($56 / 35 = 1.6$, truncated to 1).
- e) **Determining original 4/28/1981 farm units:** The Town will utilize the 1981 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide to determining original farm ownership and acreage as of April 28, 1981. Parcel size will be based on gross acreage, which includes road and other public rights of way, as calculated by the Dane County GIS system. Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as recorded deeds or surveys.

An original farm unit, or base farm tract, is defined as contiguous lands in single ownership as of April 28, 1981. For the purposes of this policy, single ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Parcels interrupted by roads, other public rights-of-way, or by navigable waterways shall be considered contiguous for the purposes of calculating allowable density. Parcels meeting at a single point shall be considered contiguous.

For A-1(exclusive) zoned parcels determined by the Dane County Department of Planning and Development to qualify for a building site under s. 10.16(3)(a), Dane County Code, Policy (j) below will apply. Acreage of nonconforming parcels under s. 10.16(3)(a), Dane County Code, shall be deducted from the total acreage of the original farm unit, or base farm tract,.

- f) **Eligible lands:** When calculating original farm acreage and eligible density units, all property under single ownership within the Agricultural Preservation Area shall be included. This includes land under water, within mapped wetlands, floodplains, or environmental corridors.