

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Public Hearing Date	2/28/2017	Petition Number	11093	Applicant:	Affeldt Family Trust
Town	Primrose	A-1EX Adoption	12/16/1985	Orig Farm Owner	Affeldt, Otto G.
Section:	09, 10	Density Number	35	Original Farm Acres	148.22
Density Study Date	2/28/2017	Original Splits	4.23	Available Density Unit(s)	1



Reasons/Notes:
 Homesites created to date: 3 per CSMs 4471, 7157, & 14407 (lot 2). Note: Dane County conservation easement (ROD DOC# 4726116) does NOT reduce development potential of entire farm. New development must meet siting criteria in town / county plan.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050709485003	20.9	AFFELDT FAMILY TR	
050709480008	40.77	AFFELDT FAMILY TR	
050709496100	24.55	JOEL REINDERS	14047
050709495800	19.62	JOHN O AFFELDT	14047
050709492500	0.11	JOHN O AFFELDT	
050709491820	4.86	JOHN O AFFELDT	13674
050710385010	32.18	MICHAEL T AFFELDT	
050709492004	5.31	MICHAEL T AFFELDT & MARY M SUTTER	04471