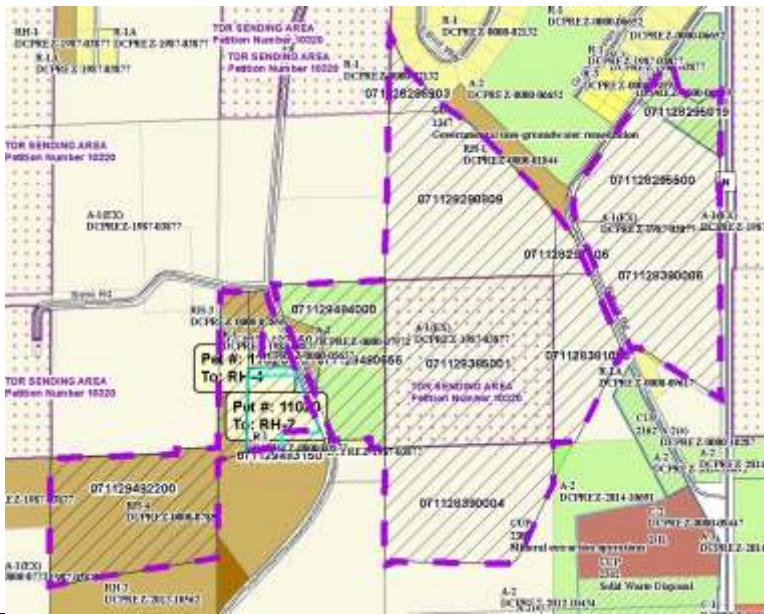


DRAFT: FOR DISCUSSION PURPOSES ONLY

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	8/23/2016	Petition Number	11020	Applicant:	Jeffrey Natvig
Town	Cottage Grove	A-1EX Adoption	5/15/1982	Orig Farm Owner	Natvig, Gerald & Roger
Section:	28, 29	Density Number	35	Original Farm Acres	226.47
Density Study Date	8/23/2016	Original Splits	6.47	Available Density Unit(s)	2



Reasons/Notes:

The original farm was eligible for 6 RDUs. 4 RDUs taken:

- CSM 7197 (1 lot)
- CSM 9819 (2 lots)
- CSM 9879 (1 lot)

It appears 2 RDUs are available to Skaar. No RDUs remain west of Natvig Rd. Proposal will bring parcels into compliance.

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
071128295019	4.69	COTTAGE GROVE, TOWN OF	
071129484000	16.95	GERALD B NATVIG & CAROL F NATVIG	09879
071129492200	35.03	HENRY J HANDZEL JR & CHARLETTE A HANDZEL	09819
071129483150	7.65	JEFFREY R NATVIG & SUSAN A HALVERSON NATVIG	09819
071129480656	2	JOSEPH M DIPIAZZA & TAMI K DIPIAZZA	07197
071128390004	26.35	SKAAR SCATTERED ACRES INC	
071128385001	40.65	SKAAR SCATTERED ACRES INC	
071128381005	11.62	SKAAR SCATTERED ACRES INC	
071128380006	23.48	SKAAR SCATTERED ACRES INC	
071128297106	1.78	SKAAR SCATTERED ACRES INC	

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071128295500	18.73	SKAAR SCATTERED ACRES INC	
071128290809	33.24	SKAAR SCATTERED ACRES INC	
071128286903	2.91	SKAAR SCATTERED ACRES INC	
071129492550	2.56	WARD REV LIVING TR, TIMOTHY G & COLLEEN A	09819