

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	7/25/2023	Petition Number	11959	Applicant:	James Nostad Living Trust
Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Orlow Notstad
Section:	28, 33	Density Number	35	Original Farm Acres	391.86
Density Study Date	6/12/2023	Original Splits	11.2	Available Density Unit(s)	11



Reasons/Notes:

11 possible density units or "splits" remain available. CSMs 6709 and 10593 appear to have separated homes built prior to 5/3/1979, which the town does not count toward the density limitation.

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
061228492805	2.15	DEAN SELJE & BONNIE SELJE	06709
061228485000	38.69	NOTSTAD LIVING TR	
061228295000	28.96	NOTSTAD LIVING TR	
061228296009	10.64	NOTSTAD LIVING TR	
061228380006	28.22	NOTSTAD LIVING TR	
061228290005	39.83	NOTSTAD LIVING TR	
061228381005	9.81	NOTSTAD LIVING TR, JAMES O	
061228385010	36.81	NOTSTAD LIVING TR, JAMES O	
061228388500	1.73	NOTSTAD LIVING TR, JAMES O	10593
061228390004	29.16	NOTSTAD LIVING TR, JAMES O	

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.

061228395009	24.03	NOTSTAD LIVING TR, JAMES O
061228398104	4.98	NOTSTAD LIVING TR, JAMES O
061233285001	13.46	NOTSTAD LIVING TR, JAMES O
061228490003	34.97	NOTSTAD LIVING TR, JAMES O
061228495704	19.85	NOTSTAD LIVING TR, JAMES O
061233181006	3.61	NOTSTAD LIVING TR, JAMES O
061233185011	36.11	NOTSTAD LIVING TR, JAMES O
061233280006	15.48	NOTSTAD LIVING TR, JAMES O
061233280659	1.15	NOTSTAD LIVING TR, JAMES O
061233281005	3.66	NOTSTAD LIVING TR, JAMES O
061228396008	9.77	NOTSTAD LIVING TR, JAMES O