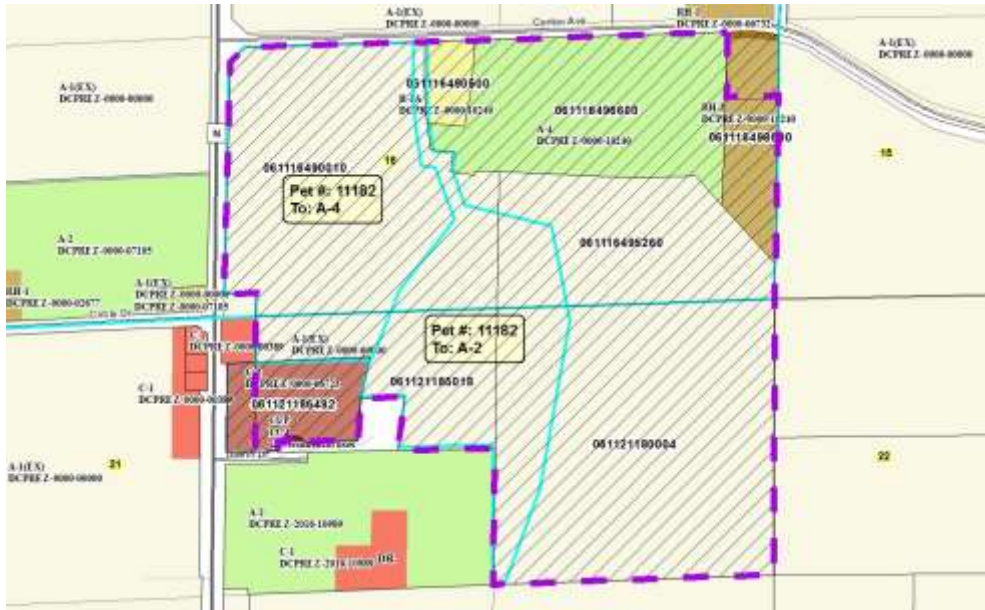


DRAFT: FOR DISCUSSION PURPOSES ONLY

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	9/26/2017	Petition Number	11182	Applicant:	David Smithback
Town	Pleasant Springs	A-1EX Adoption	6/6/1978	Orig Farm Owner	Manson, David
Section:	16, 21	Density Number	35	Original Farm Acres	129.26
Density Study Date	9/26/2017	Original Splits	3.69	Available Density Unit(s)	2



Reasons/Notes:

It appears 2 possible splits remain, with Smithback and Manson each eligible for a split.

A previous study from 2014 erroneously counted a 1995 sale of land from the previous owner, Holly Manson, to the town as a split. The land was zoned to C-2 and expanded the size of the town hall property.

Because the sale pre-dated the 2006 town policy change counting "commercial development", and because no commercial development ever occurred, the split should not have been counted. As a result, one split remains with the Holly Manson property on parcel #0611-164-9660-0.

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
061121185018	10.97	DAVID W SMITHBACK & TAMMIE SMITHBACK	
061121180004	39.62	DAVID W SMITHBACK & TAMMIE SMITHBACK	
061116495260	16.51	DAVID W SMITHBACK & TAMMIE SMITHBACK	
061116490010	32.53	DAVID W SMITHBACK & TAMMIE SMITHBACK	
061116496600	19.25	HOLLY R MANSON	13045
061116490500	1.98	HOLLY R MANSON	13045
061116498600	5.53	MANSON REV TR, BEVERLY	13045
061121186482	5.87	PLEASANT SPRINGS, TOWN OF	08413