

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	10/22/2019	Petition Number	11483	Applicant:	Justamere Farms
Town	Dunkirk	A-1EX Adoption	12/17/1979	Orig Farm Owner	Justamere Farm Inc.
Section:	31	Density Number	40	Original Farm Acres	257.54
Density Study Date	10/22/2019	Original Splits	6.44	Available Density Unit(s)	0



Reasons/Notes:

Original farm eligible for 6 splits / dwelling units. Three splits used per CSM 9722, and the farm residences located at 155 STH 138 and 104 Danks Rd. Three possible splits remain available. Current TDR proposal would not use a split from the farm.

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
051131385008	35.46	JUSTAMERE FARMS INC	
051131380003	37.94	JUSTAMERE FARMS INC	
051131295007	36.97	JUSTAMERE FARMS INC	
051131290002	35.89	JUSTAMERE FARMS INC	
051131195008	39.93	JUSTAMERE FARMS INC	
051131190003	33.45	JUSTAMERE FARMS INC	
051131185700	28.39	JUSTAMERE FARMS INC	
051131185010	9.5	PAUL F HUCHTHAUSEN & MELANIE L HUCHTHAUSEN	09722