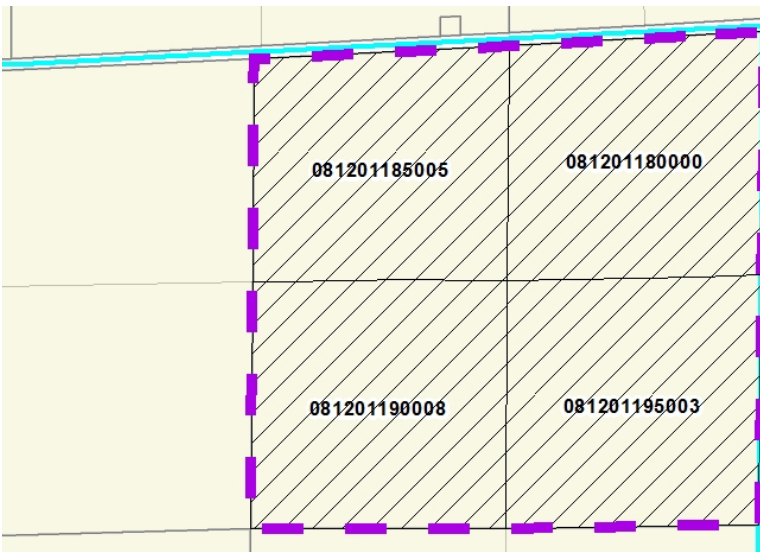


DRAFT: FOR DISCUSSION PURPOSES ONLY

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	4/27/2021	Petition Number	11676	Applicant:	Ronald P. Heffron
Town	Medina	A-1EX Adoption	10/2/1980	Orig Farm Owner	Arthur Ward
Section:	01	Density Number	35	Original Farm Acres	155.94
Density Study Date	11/12/2020	Original Splits	4.46	Available Density Unit(s)	4



Reasons/Notes:

The town of Medina uses a density policy of 1 housing development right (HDR) per 35 acres owned as of 2-4-1981. At that time the farm was owned by Arthur Ward and was 156 acres in size. There are 4 HDRs remaining on this property.

Currently the land from this farm is divided among 2 landowners, each owning approximately half of the farm acreage, and each eligible for 2 HDRs. This rezone will use 1.

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
081201190008	40.17	DENNIS R WARD & KRIS A WARD	
081201185005	36.92	DENNIS R WARD & KRIS A WARD	
081201195003	40.2	RONALD P HEFFRON & DIANNE M HEFFRON	
081201180000	38.66	RONALD P HEFFRON & DIANNE M HEFFRON	