

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	4/30/2019	Petition Number	11409	Applicant:	Orbin Combs
Town	Rutland	A-1EX Adoption	6/7/1978	Orig Farm Owner	Orbin Combs
Section:	15	Density Number	35	Original Farm Acres	79.03
Density Study Date	3/22/2019	Original Splits	2.26	Available Density Unit(s)	1



Reasons/Notes:

The 1978 Combs farm was eligible for two possible splits in addition to the existing farm residence. One prior split take per CSM 7323. Proposed rezoning to FP-1 will not result in any residential development. One possible split will remain available.

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
051015495010	32.63	ORBIN COMBS & JOAN COMBS	
051015490006	40.17	ORBIN COMBS & JOAN COMBS	
051015498008	6.04	STEVEN MICHAEL COMBS	07323