

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.

		Applicant:	Wayne Melton		
Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Buck
Section:	08	Density Number	35	Original Farm Acres	77.96
Density Study Date	8/15/2023	Original Splits	2.23	Available Density Unit(s)	0



Reasons/Notes:

The original ~80 acre farm was eligible for 2 density units ("splits"). 2 prior splits per Certified Survey Maps 3278 and 7636. CSM 11011 (Arington) created an ag/open space lot and is deed restricted to prohibit development. No additional splits remain available for new development.

Proposed separation of the existing home and creation of 2 ag lots would not count toward 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
061208180010	25.58	ARINGTON TREE FARM LLC	11011
061208197903	0.99	DAVID R MELTON	07636
061208196904	0.92	GUETSCHOW TR, STEVEN & SUSAN	03278
061208196708	0.83	GUETSCHOW TR, STEVEN & SUSAN	03278
061208195012	35.97	LLOYD E MELTON & BARBARA L MELTON	
061208183000	13.67	LLOYD E MELTON & BARBARA L MELTON	