

Planning Division

Dane County Planning & Development
Room 116, City-County Building, Madison, WI 53703
Phone (608) 266-4251 Fax (608) 267-1540

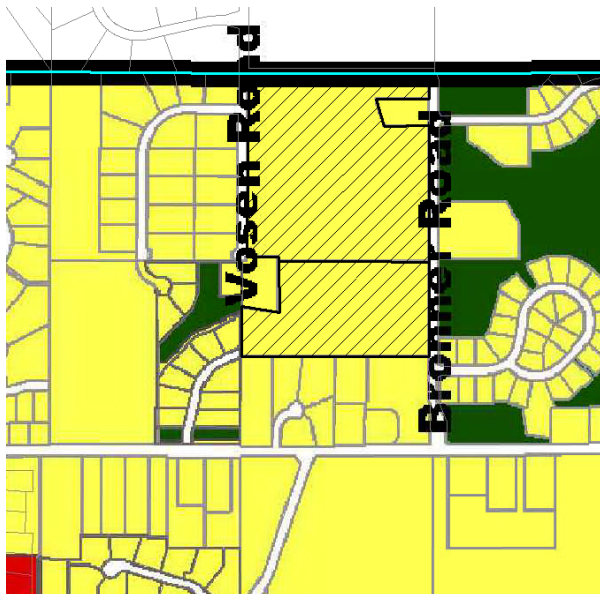


MEMORANDUM

TO: ZLR COMMITTEE
FROM: CURT KODL, SENIOR PLANNER
SUBJECT: PLANNING REVIEW OF DAYBREAK VALLEY PLAT
DATE: 05/03/2016

As of January 1, 2008, all county land use decisions are required to be consistent with the county's adopted comprehensive plan. This includes zoning and plat review decisions, among others. This memo provides an analysis of the proposed *Daybreak Valley Plat* for consistency with the Dane County Comprehensive Plan.

In addition to the numerous goals, objectives, and policies, of the Dane County Comprehensive Plan, the Plan also includes adopted town plan components, as well as city and village plans "as-is". This review focuses primarily on the proposed plat's consistency with the town of Middleton component of the county plan.



ANALYSIS

Below is a synopsis of the Daybreak Valley Plat's conformance to various provisions of the town of Middleton, and Dane County comprehensive plans:

TOWN OF MIDDLETON PLAN

- Meets Middleton Plan: maximum gross density of 1 dwelling unit per Acre. (53+ acres and 40 residential lots)
- Identified on the Town of Middleton Future Land Use map as Residential and well outside any of the Intergovernmental Agreement

boundaries.

- Plan includes the following applicable policies:
 - *Encourage the preservation of existing stone rows in good condition, fence lines and tree lines with mature native vegetation as defined by Town Ordinance.*

- *Subdivisions and certified surveys should be designed to blend with the natural contours of the land, to improve appearance and to minimize disturbance to the site.*
- *Require stormwater runoff and erosion control plans for all proposed subdivisions.*
- *Permit the continuation of existing institutional and research and development within the Town limits and, along with mixed use, as permitted residential development uses.*

Dane County Comprehensive Plan

Land Use

- Property is planned for Rural Development/Transitional in the Dane County Comprehensive Plan, subject to the following policies:

Rural Development And Transitional Areas -- Within Rural Development or Transitional Areas as identified in town plans adopted by the county board (See Chapter 8: Intergovernmental Coordination):

- (1) Continue to promote limited, compact, and efficient development;*
- (2) Encourage the use of conservation design, Transfer of Development Rights, site planning, design review and other techniques to ensure compatibility with agricultural, natural resource and open space use, and with neighboring communities;*
- (3) Develop opportunities and guidelines for limited, multi-family senior housing in unincorporated Rural Development and Transitional Areas to serve local aging populations, and;*
- (4) Continue to refer to town plans adopted by the county board for detailed land use policies within Rural Development and Transitional Areas.*

Transportation

This Plat would add 40 more residential lots in an area dominated by residential land use. The plat has outlets on Bronner Rd and through Sunset Ridge to Airport Road. The peripheral lots will utilize direct access to Vosen Rd and Koch Rd. as well.

Natural Resources

- One intermittent stream traverses SW to NE and is contained in Outlots 1 and 2.
- No wetlands are indicated onsite.
- No floodplains indicated on the property.
- The proposed outlots are configured to save most of the existing tree lines.

Conclusion

There are no major conflicts with the Dane County Comprehensive Plan.

If you have any questions, please do not hesitate to contact me by phone at (608)266-4183, or by email at kodl@co.dane.wi.us.

