



# Dane County Planning & Development

## Land Division Review

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Date: January 10, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Daybreak Valley (final plat)  
Town of Middleton, Section 5  
(41 residential lots, 5 outlots, 56.5 acres)  
Current Zoning District – A-1  
*Review deadline – January 21, 2017*

Staff recommends the following conditions that will be applicable in approving the final plat.

1. Compliance with the Dane County Comprehensive Plan is to be established. This property is planned for rural development/transitional.
  - *Attached memo from Planner Kodl states there are no conflicts with the Dane County Comprehensive Plan.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
  - *Private open space is shown for the purpose of public stormwater management and recreational trail easements.*
  - *Developer is paying fees to the town to meet this requirement.*
3. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
  - *Dane County Surveyor approval is to be obtained for Daybreak Court.*
  - *Sunset Ridge Drive is being extended*
4. Utility easements are to be provided.
5. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established prior to commencement of land disturbing activities.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established prior to commencement of land disturbing activities.

8. The required approval certificates are to be satisfied.

- *Town of Middleton*
- *Dane County*