



# Dane County Planning & Development

## Land Division Review

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Date: June 14, 2016

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Daybreak Valley (preliminary plat)  
Town of Middleton, Section 5  
(41 residential lots, 4 outlots, 53 acres)  
Current Zoning District – A-1  
*Review deadline – July 18, 2016*

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

1. Compliance with the Dane County Comprehensive Plan is to be established. This property is planned for rural development/transitional.
  - *See attached memo from Planner Curt Kodl that states that 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.*
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 “A” 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.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
8. The required approval certificates are to be satisfied.
  - *Town of Middleton*