

Dane County Rezone Petition

Application Date	Petition Number
03/21/2024	DCPREZ-2024-12048
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KENNEDY HILLS LLC	PHONE (with Area Code) (608) 764-5602	AGENT NAME DAVE RIESOP	PHONE (with Area Code) (608) 225-5864
BILLING ADDRESS (Number & Street) 306 W QUARRY ST		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS wismapping@charter.net		E-MAIL ADDRESS wismapping@charter.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 4500 Kennedy Road					
TOWNSHIP COTTAGE GROVE	SECTION 3, 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-034-9001-0		0711-101-8502-0			

REASON FOR REZONE

CREATING 50 ADDITIONAL RESIDENTIAL LOTS FOR THE KENNEDY HILLS SUBDIVISION



FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	SFR-08 Single Family Residential District	47.6

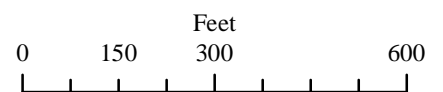
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 6 RESIDENTIAL DEVELOPMENT UNITS (RDU) SHALL BE IDENTIFIED AND PURCHASED PRIOR TO ACTION ON THE ZONING CHANGE.



REZONE 12048

-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	KENNEDY HILLS LLC	Agent Name:	DAVID RIESOP
Address (Number & Street):	306 WEST QUARRY ST	Address (Number & Street):	306 WEST QUARRY ST
Address (City, State, Zip):	DEERFIELD, WI 53531	Address (City, State, Zip):	DEERFIELD, WI 53531
Email Address:	wismapping@charter.net	Email Address:	wismapping@charter.net
Phone#:	608-764-5602	Phone#:	608-225-5864

PROPERTY INFORMATION

Township:	COTTAGE GROVE	Parcel Number(s):	0711-034-9001-0, 0711-101-85020
Section:	3, 10	Property Address or Location:	KENNEDY ROAD

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

create 50 residential lots

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	SFR-08	47.6

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|---|---|---|--|--|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|--|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 3/20/2024

Wisconsin Mapping, LLC

306 West Quarry Street.

Deerfield, Wisconsin, 53531

608-764-5502

March 20, 2024

Roger Lane
Dane County Planning and Development

Roger

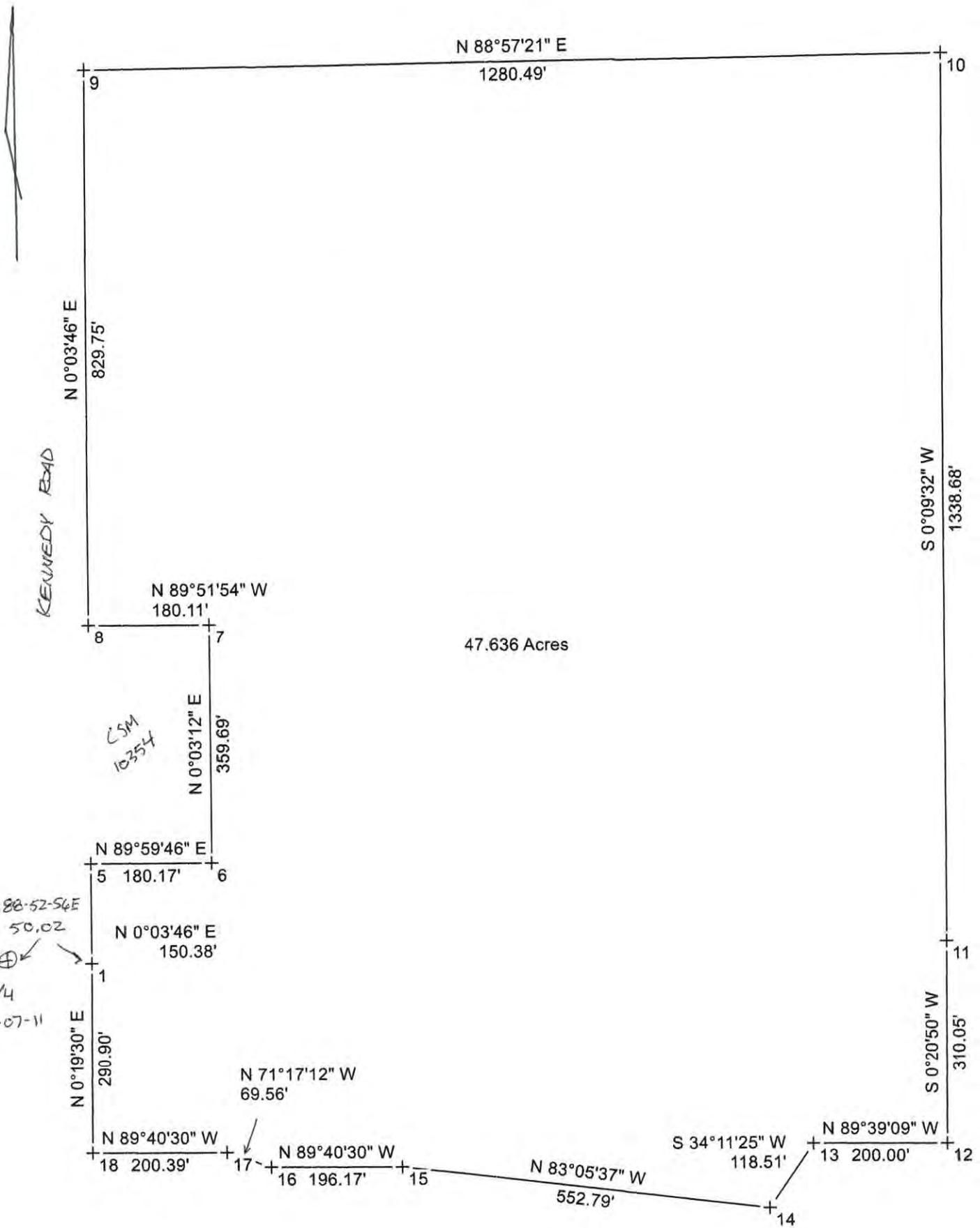
Attached is a rezone application for Kennedy Hills LLC in Section 3 and 10 of the Town of Cottage Grove. It consists of 47.6 acres of land in an infill area, currently zoned AT-35, agricultural transition.

The area has been approved in concept in the past by the Township and Village of Cottage Grove, And is located within a receiving area for the transfer of development rights. It is also designated as unsewered residential on the Village comprehensive plan and neighborhood Development area on the comprehensive plan for the Town of Cottage Grove.

Currently the proposed concept plan shows the addition to the original 16 lot Kennedy Hills plat to An additional 50 lots, each in the 30,000 square foot size.

Thank you





N 88°57'21" E
1280.49'

KENNEDY ROAD
N 0°03'46" E
829.75'

S 0°09'32" W
1338.68'

N 89°51'54" W
180.11'

47.636 Acres

CSM
10354

N 0°03'12" E
359.69'

N 89°59'46" E
180.17'

N 0°03'46" E
150.38'

N 88°52'56" E
50.02
N 1/4
10-07-11

N 0°19'30" E
290.90'

N 71°17'12" W
69.56'

N 89°40'30" W
200.39'

N 89°40'30" W
196.17'

N 83°05'37" W
552.79'

S 34°11'25" W
118.51'

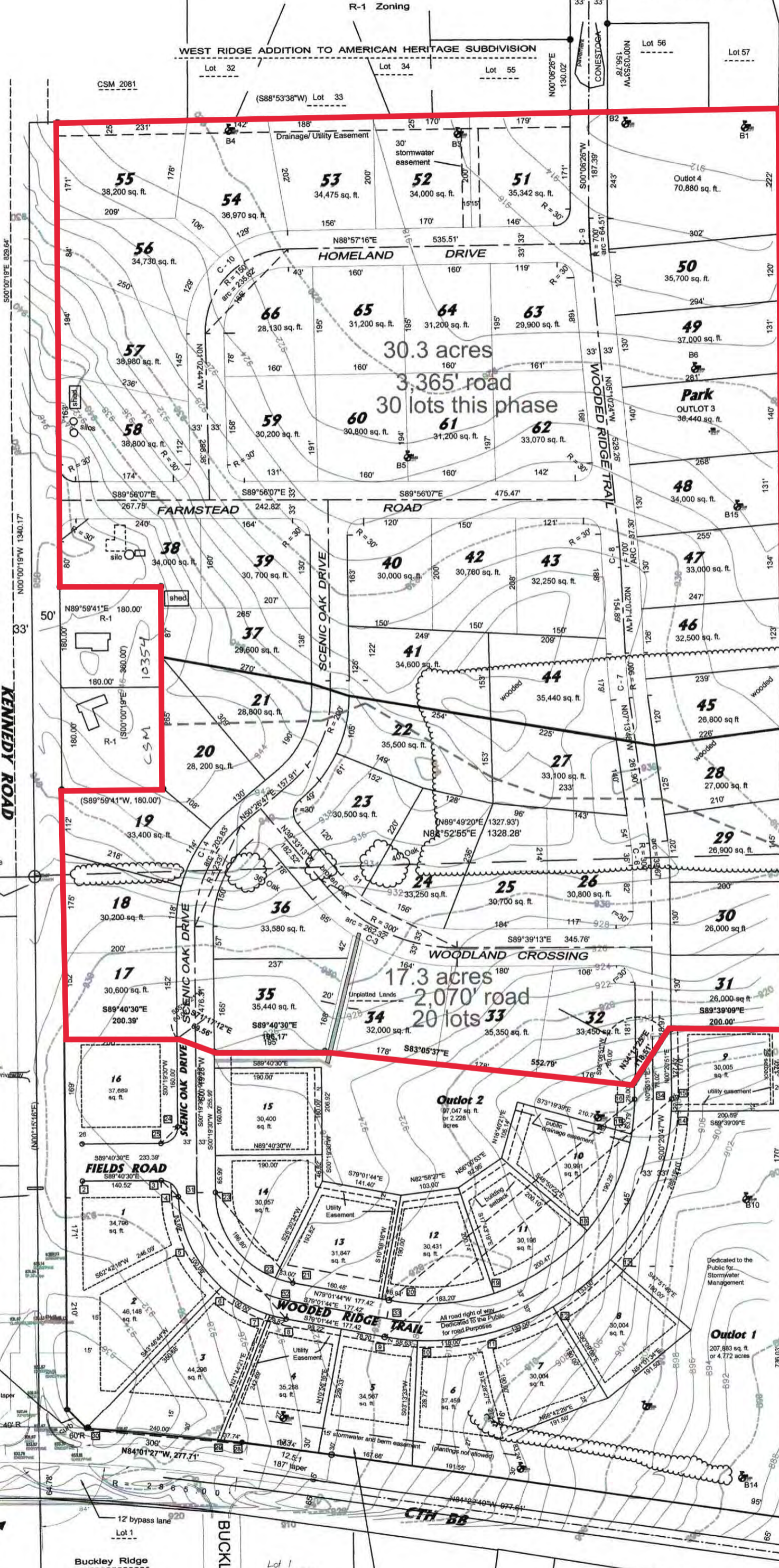
N 89°39'09" W
200.00'

S 0°20'50" W
310.05'

SCALE 1" = 200'

SCALE 8" = 180'

Concept Plan



Sarah Steele
UNPLATTED LANDS
A-1-16x

North 1/4 Corner,
Section 10,
T.7N., R.11E.,
Town of Cottage Grove
Aluminum Monument

18' RCP,
West invert =
930.3'
East invert =
930.1'

UNPLATTED LANDS
Brandt Family Trust

Type B1
intersection
proposed

Buckley Ridge

BUCKLE

Lot 1
CSM 8011

Drainageway
Easement
on CSM
6310

Lot 2

Lot 3

Lot 4

Outlot

Parts of the SW ¼ of the SE ¼ of Section 3, and the NW ¼ of the NE ¼ of Section 10, all in T.7N., R.11E., Town of Cottage Grove, Dane County Wisconsin, described as follows:

Commencing at the South ¼ corner of Section 3; thence N88°52'56"E along the South line of said section, 50.02 feet to the East line of Kennedy Road, and the point of beginning; thence N00°03'46"E along said East line, 150.38 feet to the Southwest corner of Lot 2, Dane County Certified Survey Map number 10354; thence N89°59'46"E, 180.17 feet to the Southeast corner of said lot; thence N00°03'12"E, 359.69 feet to the Northeast corner of Lot 1 of said Certified Survey; thence N89°51'54"W, 180.11 feet to its Northwest Corner thereof and the East line of Kennedy Road; thence N00°03'46"E along said East line, 829.75 feet to the South line of Dane County Certified Survey Map number 2081; thence N88°57'21"E along the South line of said Certified Survey and the South line of the West Ridge Addition to American Heritage, 1280.49 feet to the Northwest corner of Outlot 1 of the plat of American Heritage; thence S00°09'32"W, 1338.68 feet to the Northwest corner of the plat of South Slope Addition to American Heritage; thence S00°20'50"W along the West line of said plat, 310.05 feet to the Northeast Corner of the plat of Kennedy Hills; thence N89°39'09"W, 200.00 feet; thence S34°11'25"W, 118.51 feet; thence N83°05'37"W, 552.79 feet; thence N89°40'30"W, 196.17 feet; thence N71°17'12"W, 69.56 feet; thence N89°40'30"W, 200.39 feet to the Northwest corner of the plat of Kennedy Hills and the East line of Kennedy Road; thence N00°19'30"E along said East line, 290.90 feet to the point of beginning. The above described containing 47.636 acres.

Previous development approved under Rezoning Petition 11283

