



Dane County Planning & Development

Land Division Review

Date: February 24, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Kennedy Hills 2nd Addition (preliminary plat)
Town of Cottage Grove, Section 10
(29 lots, 1 outlot, 30.36 acres)
Rezone Petition: 12048; *AT-35 (Ag Transition) to SFR-08 (Single Family)*

- Average residential lot size: *0.776 acres; 33,834 square feet*
- Review deadline: *March 11, 2026*
- Sensitive environmental features: *None*
- Public Health: *No comments*
- County Highway: *No comments*

The proposed preliminary plat is a division of Outlot 3, Kennedy Hills First Addition. Staff recommends the following conditions that will be applicable in approving the preliminary plat.

1. Rezone Petition #12048 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (*County Board approved the Petition on July 18, 2024*)
 - *Recording of an approved plat*
 - *Up to 50 residential lots may be platted on the SFR-08 zoned land.*
 - *The TDR-S (Sending Area) overlay zoning district shall be applied to tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC).*
 - *The TDR-R (Receiving Area) overlay zoning district shall be applied to the portion of the proposed SFR-08 property corresponding to tax parcel 0711-101-8502-0.*
 - *A deed notice shall be recorded on the receiving area property indicating that the SFR-08 zoned property was created by a transfer of development rights.*
 - *Two separate agricultural conservation easements prohibiting nonfarm development on a minimum of 35 acres shall be recorded on each of the following two identified sending properties:*
 - a. Tax parcel 0711-364-9000-6 (Duane and Linda Skaar)*
 - b. Tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC)*
2. All public land dedications are to be clearly designated “dedicated to the public.”
 - *Outlot 1 needs to clarify if the intention is to dedicate to the public.*

3. Utility easements are to be provided.
 - *Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines*
4. All street names shall be consistent with chapter 76 of the Dane County Ordinances. Comments provided by Land Records Administrator/County Surveyor Dan Frick.
 - *The new road names of HOMELAND DRIVE and FARMHOUSE ROAD are approved with no duplication county-wide.*
 - *CONESTOGA TRAIL and WOODED RIDGE TRAIL on one alignment will need to change at a prominent intersection. The logical place to change these names is at the intersection with FARMHOUSE ROAD. Please move the location of the label of CONESTOGA TRAIL on the plat to between HOMELAND DRIVE and FARMHOUSE ROAD.*
 - *Recommend that the Town make this intersection a 3 way stop to further indicate the change in road name. It is not good practice to have a singular alignment change road name with no indication or change in traffic pattern / intersection.*
5. As per Ch. 14.45 and 14.46 of the DCCO, an erosion control plan and a stormwater permit shall be approved by the Dane County Land and Water Resource department prior to any land disturbing activities associated with this plat.
 - *Storm water drainage facilities of a size and design that will adequately accommodate design volumes of flow and which will present no hazard to life or property shall be installed in accordance with plans and specifications approved by the committee.*
 - *The subdivider shall cause all gradings, excavations, open cuts, side slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented. The committee may request the subdivider to submit an erosion control plan that specifies measures that will be taken to assure the minimization of erosion problems. The erosion control plan may be reviewed by the soil conservation district to determine the adequacy of the proposed measures. Guidelines, standards and specifications contained within the publication "Minimizing Erosion in Urbanizing Areas" will provide a framework for the development, review and implementation of the erosion control plan.*
6. Existing structures shown on proposed lots 48 and 49 are to be removed prior to the recording of the final plat.
7. As per Ch. 75.16(1), the final plat is to be submitted within six months from the approval date of the preliminary plat.

