



Dane County Planning & Development

Land Division Review

Date: June 11, 2019

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Kennedy Hills (preliminary plat)
Town of Cottage Grove, Section 10
(18 lots, 21.2 acres)
Rezone Petition #11283, AT-35 to SFR-08, *no sensitive environmental areas within this plat*
Review deadline: August 19, 2019

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.
 - *See memo from Planner Pam Andros that verifies that this plat is consistent with the land use plan for the Town of Cottage Grove.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *The amount of land to be provided shall be at least 1,750 square feet of land for each proposed residential dwelling unit within the plat. 16 lots = 28,000 s.f.*
 - *Outlot 2 shown as park 96,305 s.f., (no indication of it being dedicated to the public)*
3. All public land dedications are to be clearly designated “dedicated to the public.”
 - *Outlot 1 shown for storm water pond/management.*
 - *Outlot 2 shown as park.*
4. Comments from the Dane County Highway department are to be satisfied:
 - *ROW is acceptable as shown.*
 - *Type B2 intersection with passing lane needed in Phase 1.*
 - *Provide detail of pond outlet with respect to impact on County ROW. Due to past water issues at this location a drop inlet with discharge at grade may be required.*
5. 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*

6. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Cottage Grove.
7. Dead-end streets shall not be permitted without suitable turn-around. Appropriate arrangements shall be made for those parts of temporary turn-arounds outside of street right-of-way to revert to the abutting property owners at such time as streets shall be extended.
8. Comments from the Dane County Surveyor are to be satisfied:
 - *Conestoga Trail is planned to continue south through the adjoining lands to the north and terminate at the intersection with Scenic Oak Drive. This is acceptable; however, Scenic Oak Drive may not continue to the north beyond that intersection, per chapter 76 of the Dane County Ordinances. An additional road name will be required for one of those segments.*
 - *Where a street maintains the same general direction except for curvilinear changes for short distances, the same name shall continue for the entire length of the street.*
9. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
10. No comments at this point from the Public Health department.
11. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
12. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance
 - *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.*
13. An Owner's approval certificate is to be included and contain the following language:
 - *As owners we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.*
14. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *KENNEDY HILLS LLC*
15. The required approval certificates are to be included.
 - *Town of Cottage Grove*
 - *Village of Cottage Grove (extra-territorial jurisdiction)*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation committee*

