



Dane County Planning & Development

Land Division Review

Date: October 8, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Kennedy Hills 1st Addition (preliminary plat)
Town of Cottage Grove, Section 3&10
(22 lots, 44.578 acres)
Rezone Petition: 12048; AT-35 (Ag Transition) to SFR-08 (Single Family)

- Average residential lot size: 0.706 acres
- Review deadline: December 18, 2024
- Sensitive environmental features: None

Staff recommends accepting the preliminary plat and schedule for future consideration.

Draft Conditions:

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.”
3. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Town of Cottage Grove.

4. 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*
5. Comments from the Public Health department are to be recognized:
 - *No concern from Public health on this preliminary plat. No soil tests yet recorded for septic system placement.*
6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.

