



# Dane County Planning & Development

## Land Division Review

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Date: January 14, 2025

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Kennedy Hills 1<sup>st</sup> Addition (preliminary plat)

Town of Cottage Grove, Section 3&10

(21 lots, 44.578 acres)

Rezone Petition: 12048; AT-35 (Ag Transition) to SFR-08 (Single Family)

- Average residential lot size: 0.708 acres (excluding the outlot)
- Outlot 1 is planned for future platting
- Sensitive environmental features: None

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

4. 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.
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
  - *Quercus Drive approved by Dane County Surveyor on December 17, 2024.*
  - *Scenic Oak Drive and Wooded Ridge Trail are continuations of established streets.*
6. 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*
7. Comments from the Public Health department are to be recognized:
  - *No concern from the Public Health department on this preliminary plat. No soil tests yet recorded for septic system placement.*
8. 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.

