



Dane County Planning & Development

Land Division Review

Date: April 22, 2025

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Kennedy Hills 1st Addition (*final plat*)
Town of Cottage Grove, Sections 3 & 10

- (21 lots, 47.634 acres)
- Rezone Petition: 12048; *AT-35 (Ag Transition) to SFR-08 (Single Family)*
- Average residential lot size: *0.71 acres (OL 1 is planned for future platting)*
- Sensitive environmental features: *None*
- Public Health: *No concerns*
- Review deadline: *May 19, 2025*

The final plat is a land division of an unplatted parcel into 21 lots for residential purposes. The proposed road name is acceptable as per the county surveyor and staff recommends the following conditions in approving the final 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. 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.*
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. 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.
7. 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:
 - *DUNROVEN RIDGE LLC*
8. The required approval certificates are to be executed.
 - *Town of Cottage Grove*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation Committee*
9. The Town approval certificate shall be amended to include language that accepts the public road dedications.
10. The Dane County approval certificate is to reflect Michele Doolan as the chair.

