



1702 Pankratz Street

Madison, WI 53704

P (608) 242-7779

TF (800) 446-0679

F (608) 242-5664

www.msa-ps.com

October 8, 2024

Town of Cottage Grove
4058 County Road N
Cottage Grove, WI 53527

Re: Kennedy Hills Revised Preliminary Plat Submittal

To Whom it May Concern,

On behalf of Dunroven Ridge, LLC, attached is the revised Kennedy Hills Preliminary Plat submittal. After receiving comments from the Town at the previous meeting, the plan set and preliminary plat have been updated to show these changes:

- Protection of two large oak trees called out specifically on the plans.
- Reduced tree removal to only where necessary to construct the road. Developer is happy to walk the site with the board to look at trees.
- Updated Wooded Ridge Trail typical section to meet neighborhood connector requirements of 70 ft right-of-way and 5 ft bike lanes.
- Updated grading to reduce cut by removing stockpile from the existing surface to better show actual conditions.
- Updated ditch swales to have a minimum of 1% slopes.
- The plat lots have been renumbered to better flow with future phases.
- Updated lot line between lots 20 and 21 to create more usable space.
- Added pedestrian trail to public space in first phase of neighborhood development.

With these changes, the development meets the required minimum number of standards provided by the Town of Cottage Grove.

The provided plans are still preliminary and have not been approved by Dane County Land and Water Resources Department or the DNR. We expect comments on our permit submittals to those agencies in the next week or two. At that time, we believe the stormwater best management practices standard will be met through swale conveyance to existing stormwater management facilities.

Please contact me with any questions or concerns.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in blue ink, appearing to read "Christine Pelto", written in a cursive style.

Christine Pelto,
Project Engineer Public Works
(608) 355-8859

PRELIMINARY PLAT OF KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE
NW1/4 OF THE NE1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST,
TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CH. DIST.	TAN IN	TAN OUT
C1	232.72'	266.00'	50°07'42"	S25°23'21"W	225.37'	S50°27'12"W	S00°19'30"W
C2	72.77'	266.00'	15°40'27"	S8°09'44"W	72.54'	S15°59'57"W	S00°19'30"W
C3	114.80'	266.00'	24°43'41"	S28°21'48"W	113.91'	S40°43'38"W	S15°59'57"W
C4	45.15'	266.00'	9°43'34"	S45°36'25"W	45.10'	S50°27'12"W	S40°43'38"W
C5	147.32'	167.00'	50°32'42"	S25°10'51"W	142.59'	S00°05'30"E	S50°27'12"W
C6	205.78'	233.00'	50°36'06"	N25°09'09"E	199.16'	N00°08'54"W	N50°27'12"E
C7	105.40'	233.00'	25°55'07"	N12°48'39"E	104.50'	N00°08'55"W	N25°46'12"E
C8	100.38'	233.00'	24°41'00"	N38°06'42"E	99.60'	N25°46'12"E	N50°27'12"E
C9	47.13'	30.00'	90°00'25"	N5°26'59"E	42.43'	N50°27'12"E	N39°33'13"W
C10	233.47'	267.00'	50°06'01"	N64°36'13"W	226.10'	N39°33'13"W	N89°39'14"W
C11	51.22'	267.00'	10°59'31"	N45°02'58"W	51.14'	N39°33'13"W	N50°32'44"W
C12	158.97'	267.00'	34°06'47"	N67°36'07"W	156.63'	N50°32'44"W	N84°39'31"W
C13	23.28'	267.00'	4°59'42"	N87°09'22"W	23.27'	N84°39'31"W	N89°39'14"W
C14	47.12'	30.00'	90°00'00"	S45°20'47"W	42.43'	N89°39'13"W	S00°20'47"W
C15	35.04'	265.00'	7°34'35"	S3°26'30"E	35.02'	S00°20'47"W	S07°13'48"E
C16	44.30'	335.00'	7°34'35"	N3°26'30"W	44.26'	N07°13'48"W	N00°20'47"E
C17	47.12'	30.00'	90°00'00"	S44°39'13"E	42.43'	S89°39'13"E	S00°20'47"W
C18	291.18'	333.00'	50°06'00"	S64°36'13"E	281.99'	S39°33'13"E	S89°39'13"E
C19	9.53'	333.00'	1°38'22"	S88°50'02"E	9.53'	S89°39'13"E	S88°00'51"E
C20	165.66'	333.00'	28°30'12"	S73°45'45"E	163.96'	S88°00'51"E	S59°30'39"E
C21	21.01'	333.00'	3°36'56"	S57°42'11"E	21.01'	S59°30'39"E	S55°53'43"E
C22	94.98'	333.00'	16°20'30"	S47°43'28"E	94.66'	S55°53'43"E	S39°33'13"E
C23	50.20'	30.00'	95°52'32"	S87°30'03"E	44.55'	N44°33'41"E	S39°33'47"E
C24	154.41'	200.00'	44°13'20"	N22°26'38"E	150.61'	N00°19'56"E	N44°33'16"E

LINE	BEARING	LENGTH
L1	S00°05'30"E	22.20'
L2	N50°27'12"E	6.65'
L3	S89°56'07"E	43.95'

- NOTE:
- OUTLOT 1 IS DEDICATED FOR TRAIL/PARK ACCESS PURPOSES
 - OUTLOT 2 IS PLANNED FOR FUTURE PLATTING PHASES
 - EACH LOT OWNER SHALL BE OBLIGATED TO PAY PARK IMPACT FEES TO THE TOWN OF COTTAGE GROVE AT THE TIME A BUILDING PERMIT IS ISSUED FOR THEIR LOT.
 - ACCESS RESTRICTION: NO DIRECT VEHICULAR ACCESS TO LOTS 17-19 FROM KENNEDY RD.

CURRENT OWNER AND SUBDIVIDER:
DUNROVEN RIDGE LLC
7857 DUNROVEN RD
DANE, WI 53529

SURVEYOR:
BRADLEY TISDALE, PLS
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

ENGINEER:
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

SYMBOL LEGEND


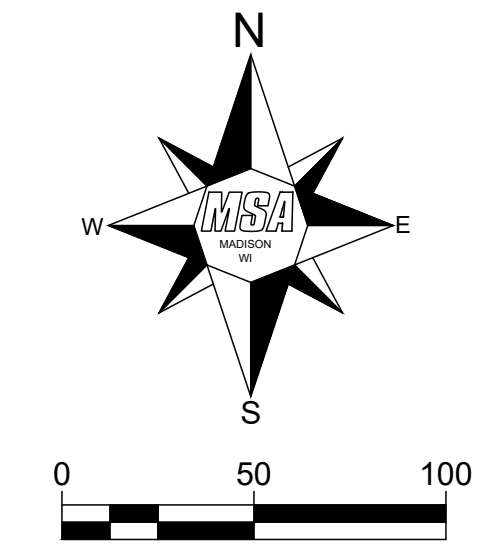
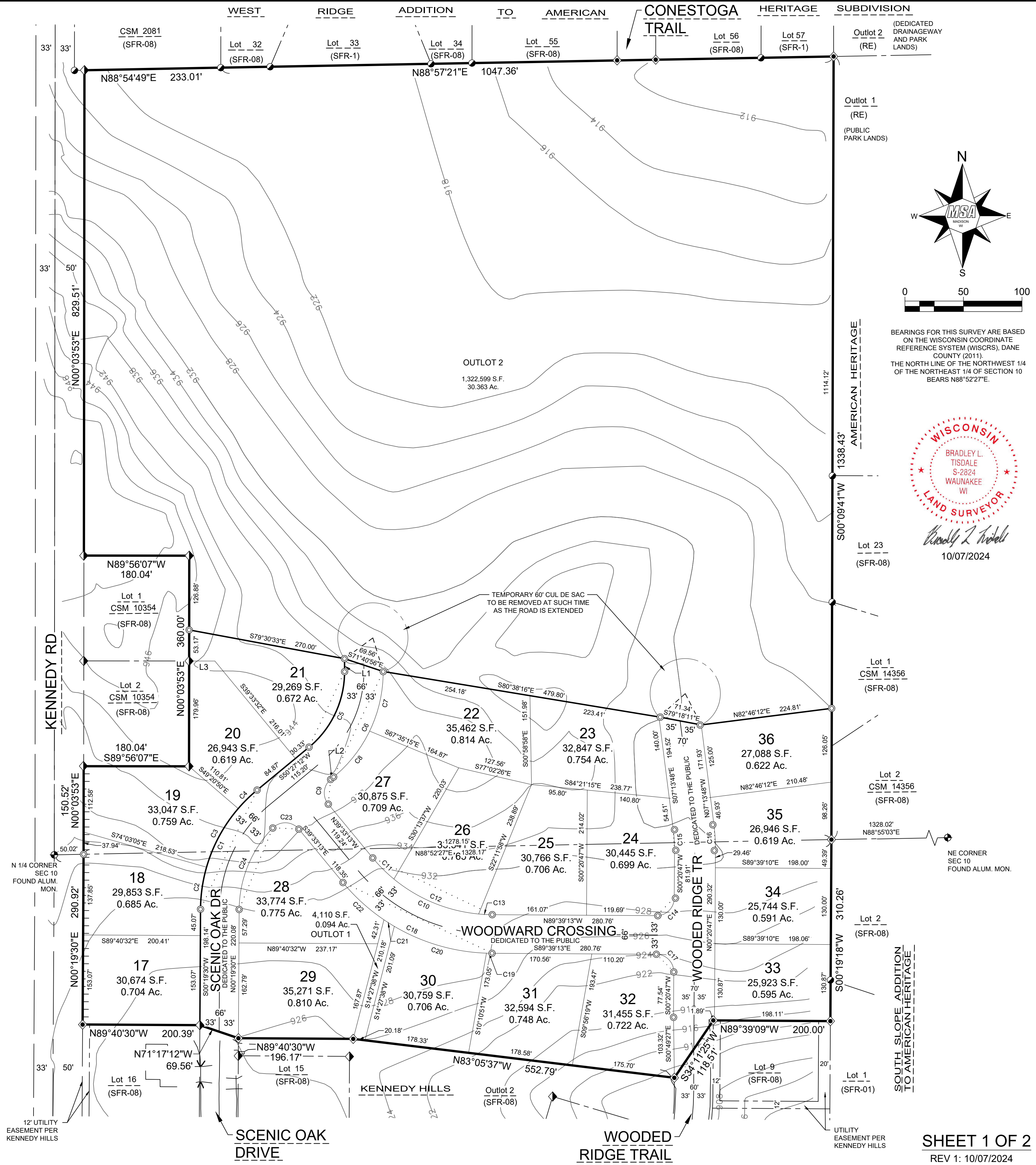
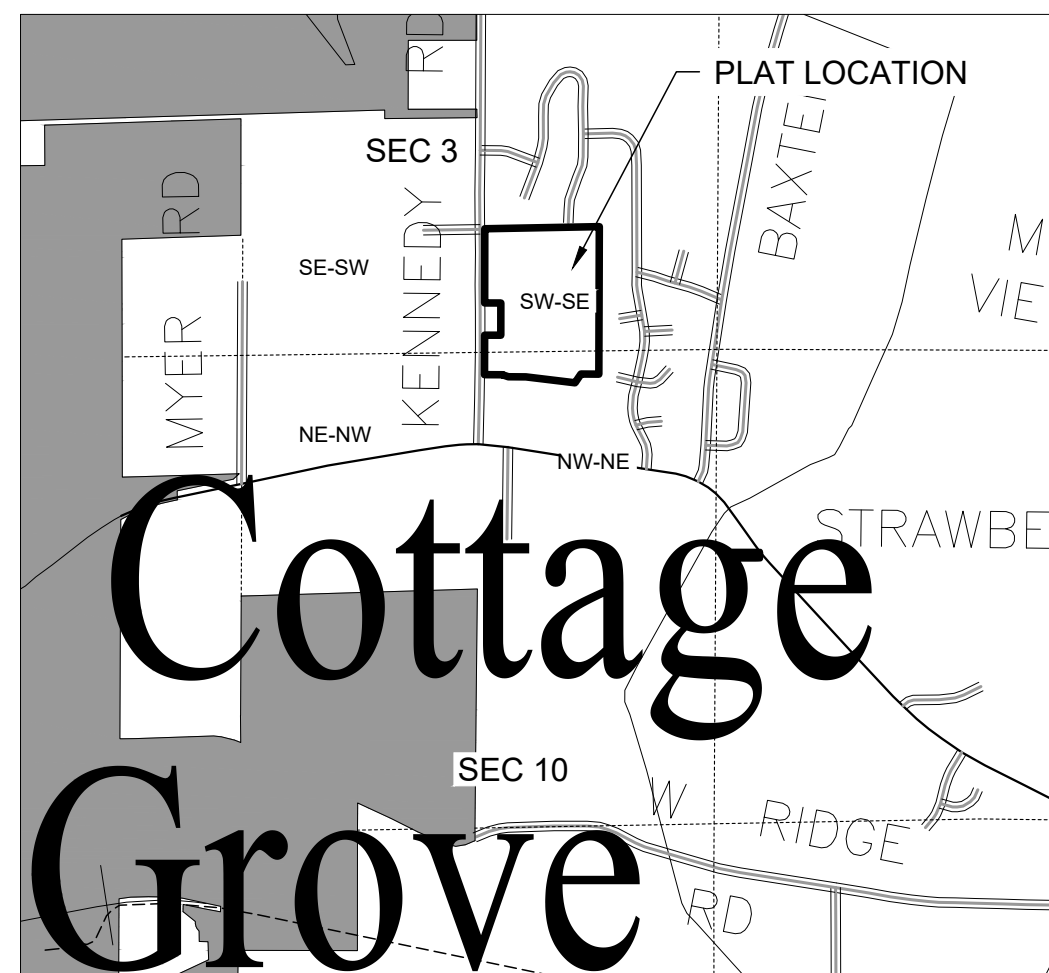
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- ACCESS RESTRICTION

- SECTION CORNER AS SHOWN
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- FOUND 1 1/4" IRON REBAR
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011).
THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 BEARS N88°52'27"E.

WISCONSIN
BRADLEY L. TISDALE
S-2824
WAUWAKEE
WI
LAND SURVEYOR

Bradley L. Tisdale
10/07/2024

TOWN OF COTTAGE GROVE
EXISTING ZONING:
SINGLE FAMILY RESIDENTIAL
(SFR-08)


ENGINEERING | ARCHITECTURE | SURVEYING
FUNDING | PLANNING | ENVIRONMENTAL
1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com
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