

**TOWN OF COTTAGE GROVE  
PLAN COMMISSION  
RESOLUTION 2024-10-23a**

**RECOMMENDING CONDITIONAL APPROVAL OF THE  
PRELIMINARY PLAT OF KENNEDY HILLS FIRST ADDITION**

**WHEREAS**, Dunroven Ridge, LLC (the “Developer”) has submitted an application for preliminary plat approval to the Town, for Kennedy Hills First Addition, a single-family residential development;

**WHEREAS**, the proposed Kennedy Hills First Addition preliminary plat attached hereto as Exhibit A, consists of Lots 17-36 for single family residential development, an Outlot, and public street improvements, and is located in part of the SW ¼ of the SE ¼ of Section 3 and part of the NW ¼ of the NE ¼ of Section 10, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin;

**WHEREAS**, the proposed Kennedy Hills First Addition preliminary plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer’s proposed preliminary plat meets the Town’s requirements for preliminary plat approval;

**WHEREAS**, the proposed Kennedy Hills First Addition preliminary plat generally conforms to the requirements of Town Ordinance § 15.07;

**NOW, THEREFORE, BE IT RESOLVED** by the Plan Commission of the Town of Cottage Grove as follows:

1. The Plan Commission recommends approval of the preliminary plat for Kennedy Hills First Addition subject to the following conditions:
  - a. The Developer is required to develop the preliminary plat in compliance with all applicable State statutes and Town ordinances and in accordance with generally accepted engineering standards and practices;
  - b. The Developer shall include on the preliminary plat any drainage or utility easement as determined necessary by the Town Engineer;
  - c. The Developer shall obtain from County Land and Water Resources Department (“LWRD”) all reviews and permits necessary for: (a) soil and erosion control within the preliminary plat; and, (b) stormwater management facilities that fully satisfy County requirements and address stormwater runoff issues related to the preliminary plat.
  - d. The Developer shall provide the Town written certification from the Developer’s engineer, in the same format as required by County LWRD, that the stormwater

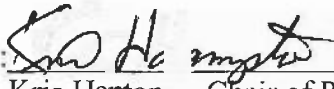
management facilities as-built are in compliance with all applicable permits and are operating in accordance with the approved design.

- e. The Developer shall establish design requirements and construction standards for the street improvements within the preliminary plat in accordance with Town specifications as approved by the Town Engineer.
- f. The Developer shall enter a Development Agreement with the Town regarding the development of the preliminary plat acceptable to the Town Attorney. The Development Agreement shall be drafted by the Town Attorney and reviewed by the Town Engineer and Town Board. When approved by the Town Board, the Development Agreement shall be executed by and between the Developer and Town. The Final Plat shall not be signed by the Town until the Development Agreement is fully executed.
- g. The Developer shall obtain approval of the preliminary plat from the Cottage Grove Fire Department and the Deer-Grove EMS District and present such approval to the Town.
- h. The Developer shall obtain written confirmation of appropriate rezoning of the preliminary plat from Dane County and present such confirmation to the Town.
- i. The Developer shall replace on the preliminary plat and engineering plans the current cul-de-sac bulb at the northern terminus of current Wooded Ridge Trail with a hammerhead turnaround within the dedicated right-of-way, of a design approved by the Town Engineer.
- j. The Developer shall contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the new homes in the plat;
- k. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.
- l. The Developer shall promptly reimburse the Town for all costs and expenses incurred by the Town in connection with the review and approval of the preliminary plat, including, but not limited to, the costs of professional services incurred by the Town for the review and preparation of required documents, attendance at meetings, or other related professional services.
- m. All street names on the preliminary plat must be reviewed and approved by the Dane County Surveyor;
- n. The Developer shall address all of the Town Engineer's comments in his letter dated October 21, 2024, to the satisfaction of the Town Engineer;


- o. The Plan Commission's recommendation for approval of the preliminary plat expires one hundred eighty (180) days from the date of adoption of this Resolution unless the Developer has satisfied all conditions of approval stated herein. Time is of the essence. If the Developer encounters an unforeseen development delay, it shall immediately advise the Town Clerk and may request an extension.
- p. The Town Engineer, at the developer's expense, shall investigate historical groundwater levels and what impact these additional homes may have on it.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on October 23, 2024 by a vote of 7 in favor, 0 opposed, and 0 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By:   
Kris Hampton, Chair of Plan Commission

Attested by:

  
Kim Banigan, Town Clerk

Incorporated by Reference:  
Preliminary Plat for Kennedy Hills First Addition



# 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


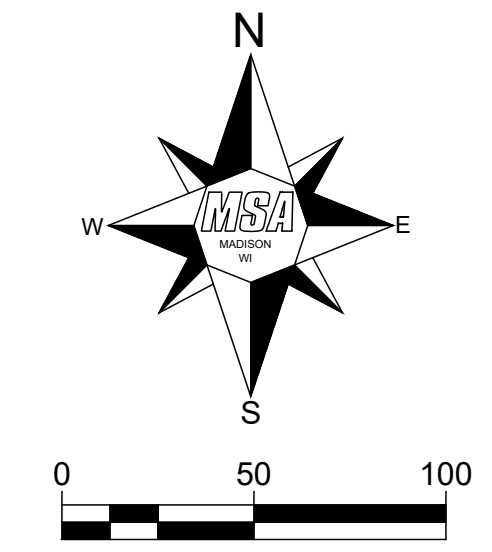
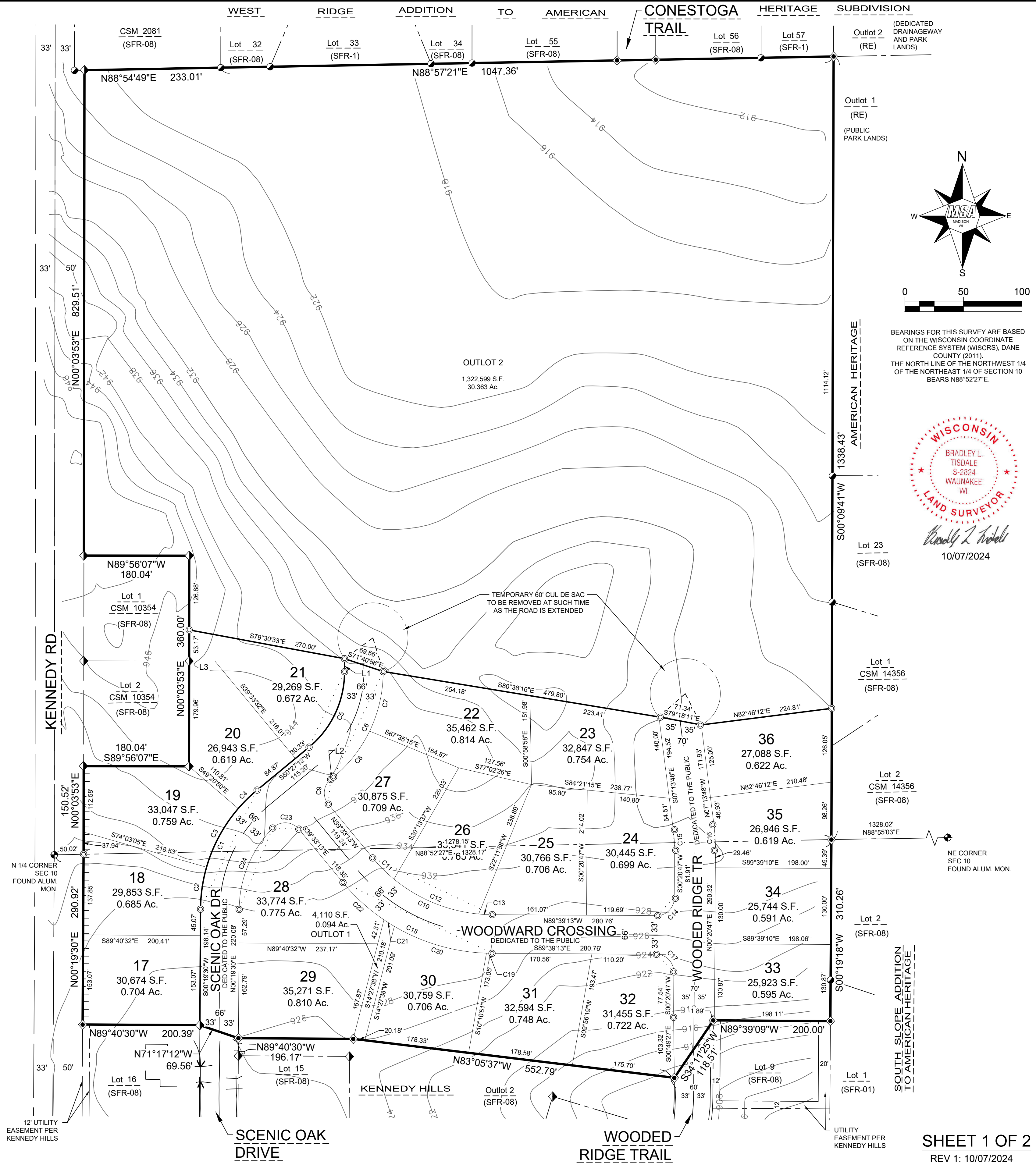
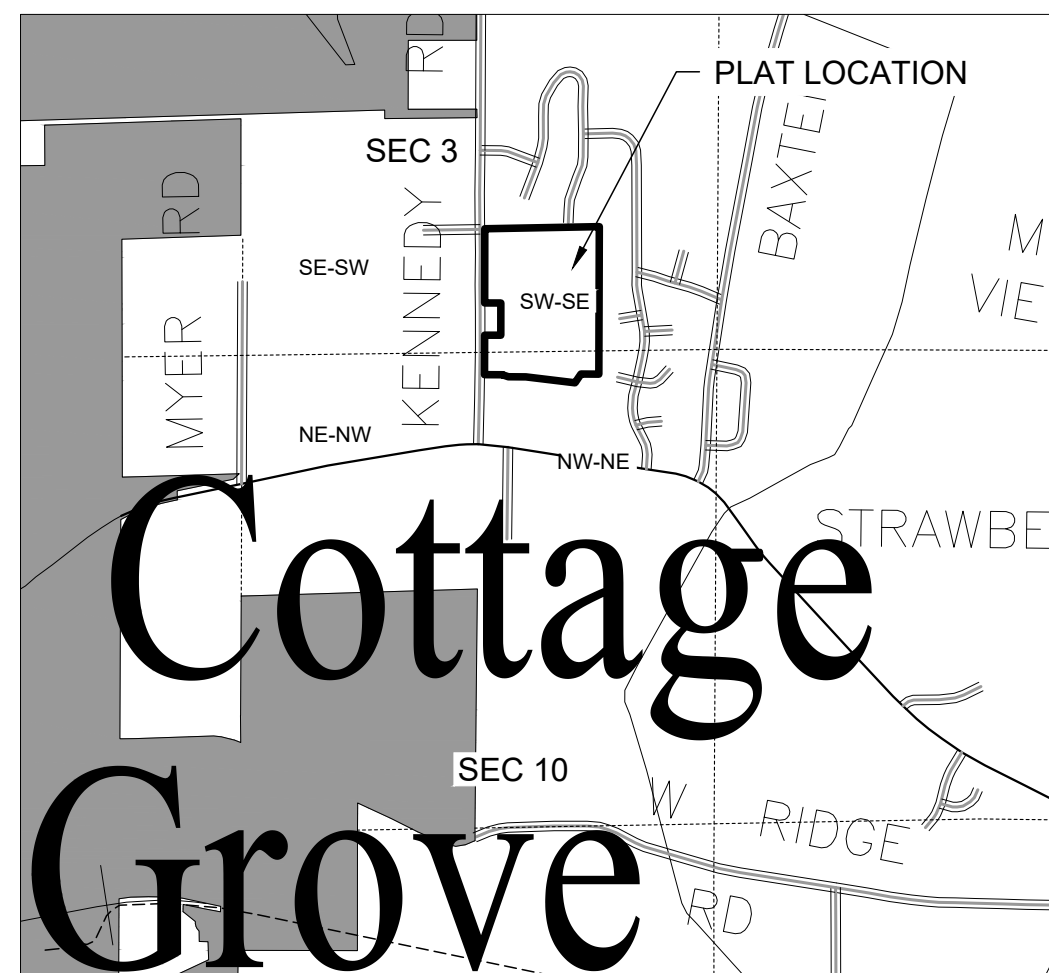
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- ACCESS RESTRICTION

- 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)

  
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AFFIDAVIT OF POSTING OF  
TOWN OF COTTAGE GROVE RESOLUTIONS AND ORDINANCES


STATE OF WISCONSIN    )  
   ) ss.  
COUNTY OF DANE        )

I, Kim Banigan, Cottage Grove Town Clerk-Treasurer, being first duly sworn, on oath, state as follows:

On October 24, 2024 the following were duly posted on the Town of Cottage Grove's internet site and on the Cottage Grove Town Hall Bulletin board, all in accordance with TCG 25.01(4) and Wis. Stats., §60.80.

**Plan Commission Resolution 2024-10-23a  
Recommending Conditional Approval of the  
Preliminary Plat of Kennedy Hills First Addition**

**Plan Commission Resolution 2021-10-23b  
Recommending amendments to the  
Town of Cottage Grove Comprehensive Plan**

  
\_\_\_\_\_  
Kim Banigan, Town Clerk-Treasurer

Subscribed to and sworn before me  
this 24<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Deputy Clerk

or

\_\_\_\_\_  
(print name)  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

