



# PETITION FOR CHANGE OF LAND USE

4058 County Road N; Cottage Grove, WI 53527  
[clerk@tn.cottagegrove.wi.gov](mailto:clerk@tn.cottagegrove.wi.gov) ♦ 608-839-5021

This is the Town of Cottage Grove, Wisconsin's unified petition for Town Plan Commission and/or Town Board review and/or approval of a land development or land use proposal in the Town. This form includes pages 2-4, which must be completed by all Petitioners. It also includes other pages to be completed or referenced only for the type of development approval petition indicated on the top of the associated page.

Each completed petition, fee, and digital copy of a full set of required materials must be provided to the Town Clerk at the email address shown above no later than the 1<sup>st</sup> Wednesday of the month for the matter to be placed on the next agenda of the Town Plan Commission. The Commission generally meets on the 4<sup>th</sup> Wednesday. 10 hard copies of all materials in packet form must be provided to the Town Clerk no later than the 3<sup>rd</sup> Tuesday, which allows adjustments after the digital submittal without having to reprint.

Certain development proposals in the Town also require Dane County, nearby village or city, and/or state or federal approvals. It is the responsibility of each Petitioner to secure all such approvals. Each petition that also requires Dane County approval shall first be submitted to the County, following initial consultation with the Town.

## For Town of Cottage Grove Office Use Only

Date completed petition received: 02/13/2025

Date other required materials received: Digital copy: 02/13/2025 10 hard copies in packet form: 02/17/2025

Application fee paid: Date: 02/14/2025 Amount paid: \$825.00 Check #: 2004

Dates scheduled to appear: Town Plan Commission: 02/26/2025

Town Board (if necessary): \_\_\_\_\_

Comments:

# GENERAL INFORMATION

(Pages 2-4 must be completed by all petitioners)

## Petitioner information:

Person's Name(s): Cory Clemens  
Firm Name (if any): Dunroven Ridge, LLC  
Relationship (check one):  Owner  Tenant  Prospective Owner/Tenant  Representing: \_\_\_\_\_  
Mailing Address: 7857 Dunroven Road City: Dane State: WI Zip: 53529  
Office/Home Phone #: 608-212-7327 Mobile Phone #: \_\_\_\_\_  
Email: corykori5@yahoo.com

## Property owner information:

Name(s): Dunroven Ridge, LLC  
Ownership (check one):  Individual  Trust  Partnership  Corporation/LLC  Other: \_\_\_\_\_  
Mailing Address: 7857 Dunroven Road City: Dane State: WI Zip: 53529  
Office/Home Phone #: 608-212-7327 Mobile Phone #: \_\_\_\_\_  
Email: corykori5@yahoo.com

## Parcel number or legal description of property:

Parcel ID: 018/0711/034/9001-0 and 018/0711-101-8502-0  
SW 1/4 of SE 1/4 Section 3 and NW 1/4 of the NE 1/4 of Section 10, Town of Cottage Grove

## Address or street boundaries of property:

None

## Number of acres in property:

17.3 Acres Public road(s) providing access: Scenic Oak Dr and Wooded Ridge Trail

## Current zoning district(s):

SFR-08 Proposed zoning district(s) (if different): \_\_\_\_\_

## Current and proposed uses of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- |   |   |
|---|---|
| <input type="checkbox"/> agriculture                                | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> natural area or open space                 | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> FEMA-designated floodplain                 | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> DNR- or field-delineated wetland           | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> navigable waterway on or next to land      | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> slopes of between 12% and 20%              | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> slopes of 20% or greater                   | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input checked="" type="checkbox"/> single-family home(s)           | ( <input type="checkbox"/> current use # _____ <input type="checkbox"/> proposed use # _____) |
| <input type="checkbox"/> commercial service or retail               | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> manufacturing/storage/contractor           | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> agricultural-related business or structure | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> commercial recreational use                | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> tourist rooming house                      | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> institutional or utility use               | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> driveway to a public road                  | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |
| <input type="checkbox"/> other use: _____                           | ( <input type="checkbox"/> current use <input type="checkbox"/> proposed use)                 |

Summary of proposed project (e.g., how will land use change, why?). For complicated proposals, attach additional pages.

Currently Agricultural use. Will be single family residential.

**Type of development review(s) requested (check all that apply, and submit check(s) payable to the Town of Cottage Grove along with application fee per the Town Fee Schedule and listed below):**

- Rezoning.** Petitioner must submit to Town a \$300 application fee plus all materials required by Dane County for a rezoning application. A rezoning is required where the Petitioner’s intended land use is not allowed under the current zoning district.
- Conditional Use Permit (CUP).** Petitioner must submit to Town a \$300 application fee plus all materials required by Dane County for a CUP application and listed in the CUP checklist attached to this petition. A CUP is required for all conditional uses in the associated zoning district as required under the Dane County zoning ordinance. Where a project requires both CUP and Design Review approval, the Town encourages submittal of both applications at the same time; redundant materials may be consolidated.
- Certified Survey Map (CSM).** Petitioner must submit to the Town an application fee of \$125 plus all materials listed in the CSM checklist attached to this petition.
- Design Review.** Petitioner must submit to Town a \$175 application fee plus all materials listed in the Design Review checklist attached to this petition. Design review is required prior to building permit issuance for development of:
  - Any project serving a commercial, industrial, utility, or institutional use, including any concentrated animal feeding operation but not any other permitted use in a farmland preservation zoning district.
  - Any non-metallic mineral extraction operation, which is also subject to [TCG Chapter 17](#).
  - Any residential land use consisting of three or more attached dwelling units per building.
  - Any 5+ space parking lot serving any of the above uses or developments.
  - Most expansions to any of the above uses/developments of at least 10% in building floor area, outdoor storage or display area, loading area, or parking—via one expansion project or two or more expansion projects occurring from 11/5/2001 forward. See [TCG § 12.08](#) for exceptions.
- Comprehensive Development Plan (CDP)/Concept Plan Review.** Required before submittal of a preliminary subdivision plat and advised in advance of other formal development proposals. Where associated with a proposed subdivision, see CDP checklist attached to this petition for materials required. For all other requested concept plan reviews, submit preliminary plans of sufficient detail to allow an understanding of development intent.
- Preliminary or Final Subdivision Plat (circle one).** Petitioner must submit to the Town an application fee of \$350 for the initial lot plus \$20 per additional lot plus all materials listed in the Preliminary Plat or Final Plat checklist attached to this petition. Petitioner may also be required to execute a predevelopment agreement with the Town regarding pre-payment and reimbursement for Town expenses associated with plat review.
- Variance, Exception, or Waiver to Ordinance Requirement.** Petitioner must cite the specific ordinance requirement by section; include the reasons for the request; and indicate the exceptional or undue hardship that would result were the variance, waiver, or modification not granted.
- Other:** \_\_\_\_\_  
(check with Town Clerk for any required fee & materials)

**Reimbursement for Development Review Services, Special Meetings, and Publication Expenses:**

The Town Planner, Town Engineer, Town Attorney, and other third-party consultants may expend time in the administration, investigation, and processing of the development review petition, for which they will invoice the Town. Further, the Town may incur publication expenses, costs associated with special meetings, and costs associated with Town employees who perform special tasks associated with the petition. The signing and submittal of this petition shall be construed as an agreement to pay for any and all professional consulting services, staff services, publication expenses, and special meeting costs associated with the administration, investigation, and processing of this petition and the associated development review and approval request.

Reimbursable costs from third-party consultants shall be based on actual invoices submitted to the Town using the same rates as the Town routinely pays those consultants. Costs associated with Town employees who perform special tasks associated with the petition shall be twice the actual hourly pay of the associated Town employee. The Petitioner shall pay all reimbursable costs within 30 days of receipt of one or more invoices from the Town, following the execution of the development review or publication expenses associated with the petition. In the event the Petitioner fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Such costs that are assigned to the Petitioner or property owner, but that are not actually paid within 30 days, may then be imposed by the Town as a special charge on the affected property.

**Acknowledgements and Signatures:**

By signing and dating below, I/We:

1. To the best of my/our knowledge, submitted a petition that is true, correct, complete, and meets the requirements of applicable ordinances and the [Town Comprehensive Plan](#).
2. Read, understand, and accept my/our responsibilities under the reimbursement section above.
3. Acknowledge that Town officials, employees, and consultants may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this petition.
4. Understand that all meeting dates are tentative and may be postponed by the Town for the reason of incomplete submittals or other administrative reasons.
5. If this petition is approved, agree to abide by this petition, approved plans, and required conditions associated with approval in the development of the subject property.
6. Understand that submittal of this petition and payment of the proper fee does not mean that requested development approval is imminent or guaranteed.
7. Understand that Town ordinances and/or the conditions of development approval may specify timeframes within which I/we must take certain actions related to the development of the subject property, or risk having the approval being nullified.
8. Understand that the approval(s) sought under this petition do not qualify as, nor replace the necessity for proper permitting for the proposed project or for other required governmental approvals.

  
\_\_\_\_\_  
Signature of Petitioner

1-31-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name of Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Property Owner (if different)



# 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	186.67'	333.00'	32°07'08"	S71°57'17"E	184.24'	S88°00'51"E	S55°53'43"E
C21	94.98'	333.00'	16°20'30"	S47°43'28"E	94.66'	S55°53'43"E	S39°33'13"E
C22	50.20'	30.00'	95°52'32"	S87°30'03"E	44.55'	N44°33'41"E	S39°33'47"E
C23	154.41'	200.00'	44°14'11"	N22°26'36"E	150.61'	N00°19'30"E	N44°33'41"E

- NOTES:
- 1) OUTLOT 1 IS PLANNED FOR FUTURE PLATTING PHASES
  - 2) 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.
  - 3) ACCESS RESTRICTION: NO DIRECT VEHICULAR ACCESS TO LOTS 17-19 FROM KENNEDY RD.
  - 4) THE OWNERS OF LANDS IN THIS SUBDIVISION ARE ESTOPPED FROM COMMENCING ANY ACTION WHATSOEVER AGAINST THE TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN FOR DAMAGES CAUSED BY SURFACE WATER RUN-OFF OR DRAINAGE.
  - 5) THESE LANDS HAVE BEEN SUBDIVIDED WITH SPECIAL ATTENTION BEING GIVEN TO DRAINAGE OF SURFACE WATER THEREFROM AND ADEQUATE PROVISIONS HAVE BEEN PROVIDED FOR THE LEAST POSSIBLE DAMAGES THEREFROM TO BOTH THE PLATTED LAND AND ADJACENT LANDS PROVIDING THE FOLLOWING:
    - A) IN ALL CASES EASEMENTS HAVE BEEN PROVIDED FOR DRAINAGE FROM ADJACENT PLATS THROUGH THE USE OF STREET PATTERNS. ALL DITCHES WILL BE PLANTED IN GRASS WHICH WILL PROVIDE DENSE COVER.
    - B) THE EXISTING NATURAL WATERSHED DIRECTION REMAINS UNCHANGED.
    - C) ALL STREETS HAVE BEEN DESIGNED WITH AS MINIMUM GRADE AS POSSIBLE SO AS TO PREVENT EROSION.
    - D) LAND NOW UNDER CULTIVATION SHALL BE PLANTED IN GRASS, AND BERMS CONSTRUCTED AS REQUIRED BY THE TOWNSHIP. OWNERS WILL SEED AND MULCH DITCHES AFTER ROAD CONSTRUCTION IS COMPLETED WHERE NEEDED TO CONTROL RUNOFF.
    - E) TOPSOIL FROM ROAD CONSTRUCTION IS TO BE STOCKPILED IN AREAS WHERE IT WILL BE LEAST AFFECTED BY EROSION RUNOFF.

## SYMBOL LEGEND

- SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - EXISTING RIGHT-OF-WAY
  - CENTERLINE
  - EASEMENT LINE
  - EXISTING LOT LINE
  - BUILDING SETBACK
  - 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.

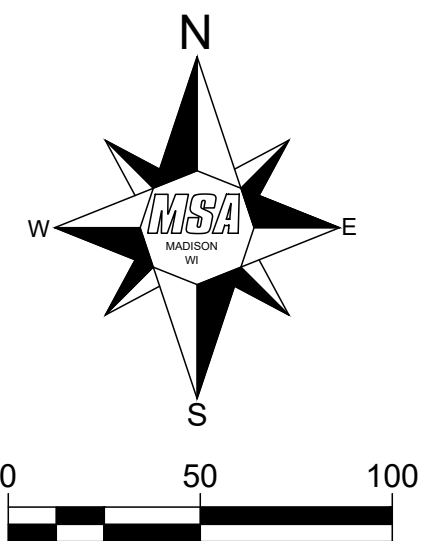
CURRENT OWNER AND SUBDIVIDER:  
DUNROVEN RIDGE LLC  
7857 DUNROVEN RD  
DANE, WI 53529

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

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\_\_\_\_

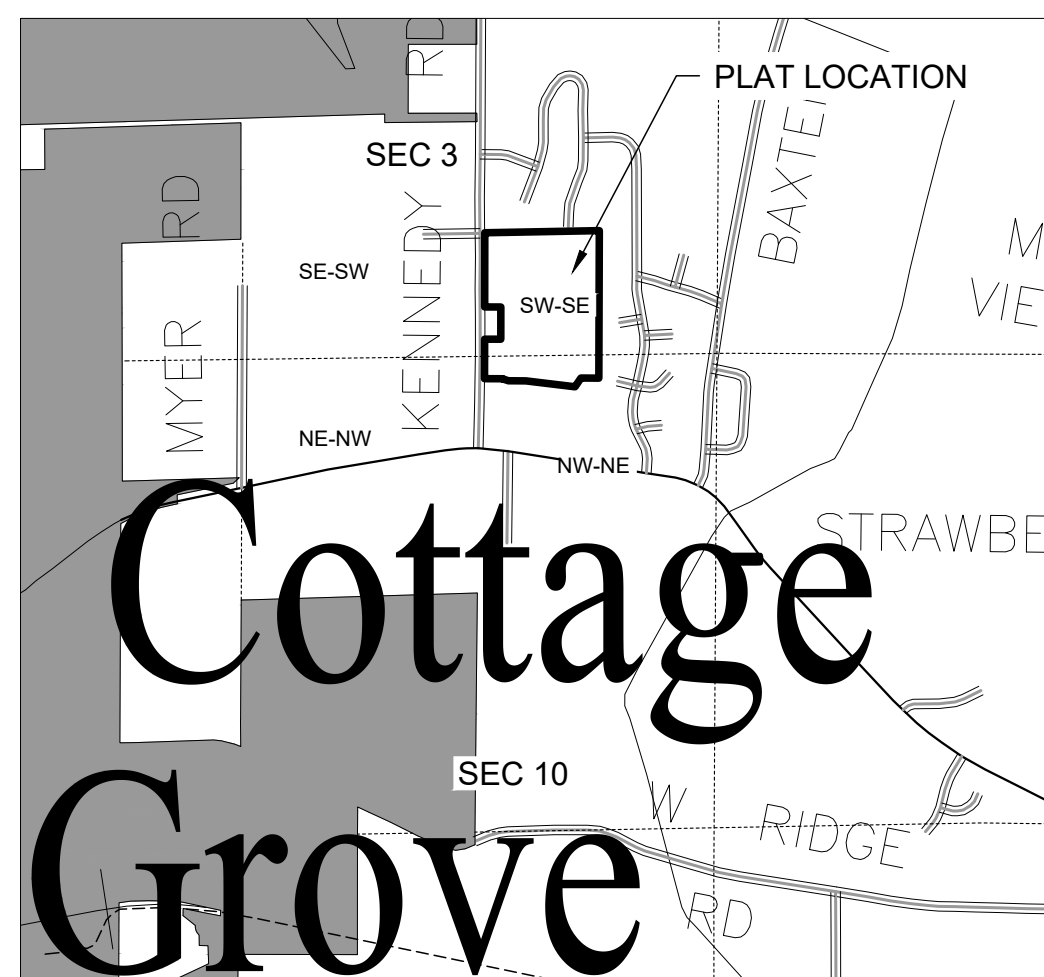
Department of Administration



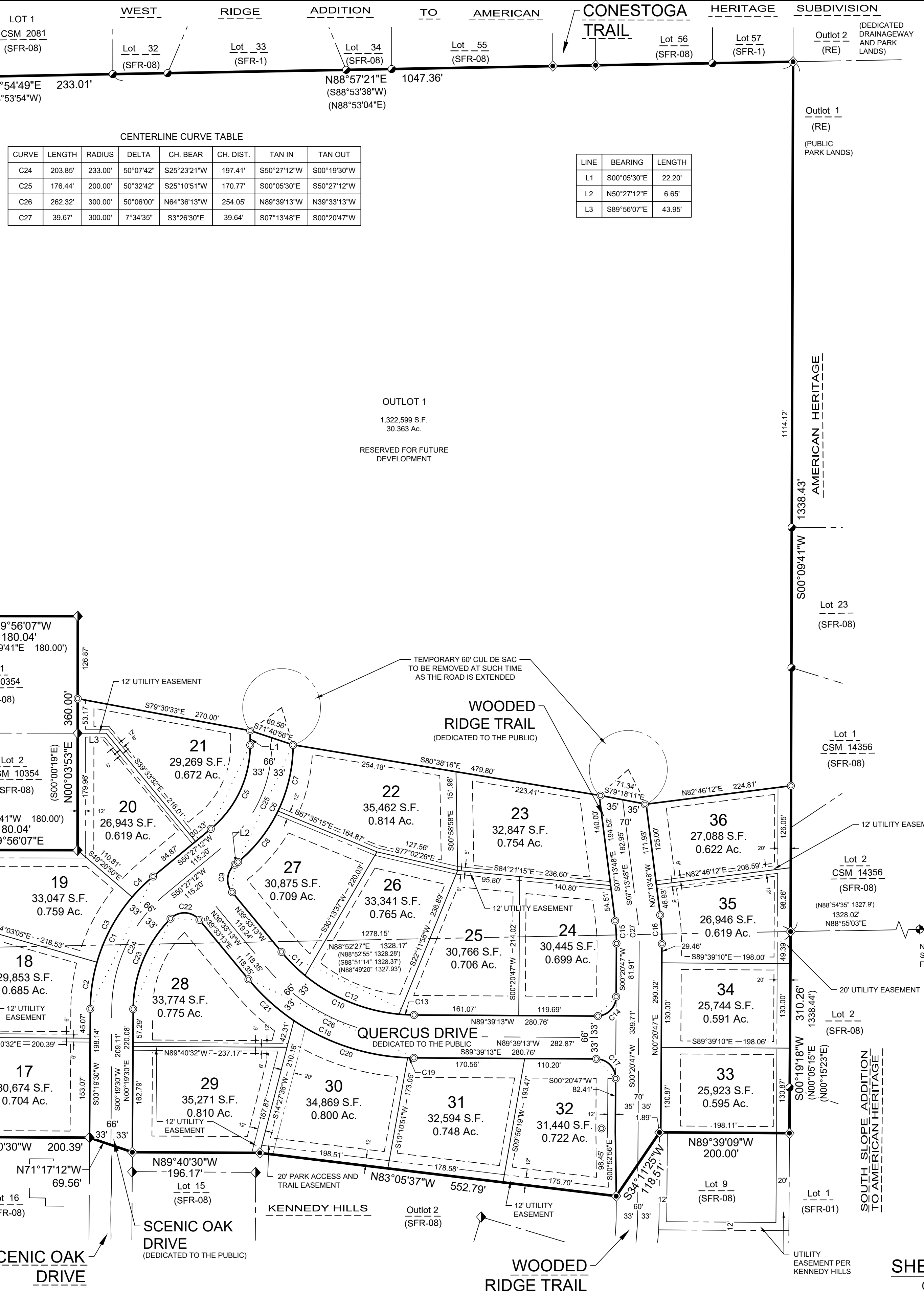
BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 BEARS N88°52'27"E.



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



VICINITY MAP





# 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.

## SURVEYOR'S CERTIFICATE

I, BRADLEY TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF COTTAGE GROVE, WISCONSIN, AND UNDER THE DIRECTION OF DUNROVEN RIDGE LLC, KENNEDY HILLS FIRST ADDITION HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LAND SURVEYED; AND THAT THIS LAND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N88°52'27"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, 50.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD AND THE POINT OF BEGINNING;

THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 150.52 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 10354, RECORDED IN V. 61, P. 62-65 AS DOCUMENT #3470661;

THENCE S89°56'07"E ALONG THE SOUTH LINE OF SAID LOT 2, 180.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°03'53"E ALONG THE EAST LINE OF SAID CSM 10354, 360.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CSM 10354;

THENCE N89°56'07"W ALONG THE NORTH LINE OF SAID LOT 1, 180.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY OF KENNEDY ROAD;

THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 829.51 FEET TO THE SOUTH LINE OF CSM 2081, RECORDED IN V. 8, P. 272-273 AS DOCUMENT #1476719;

THENCE N88°54'49"E ALONG THE SOUTH LINE OF SAID CSM 2081, 233.01 FEET TO THE SOUTHEAST CORNER OF SAID CSM 2081;

THENCE N88°57'21"E ALONG THE SOUTH LINE OF WEST RIDGE ADDITION TO AMERICAN HERITAGE SUBDIVISION, RECORDED IN V. 49, P. 50-51 AS DOCUMENT #1590878, 1047.36 FEET TO THE SOUTHEAST CORNER OF LOT 57 OF WEST RIDGE ADDITION TO AMERICAN HERITAGE SUBDIVISION;

THENCE S00°09'41"W ALONG THE WEST LINE OF AMERICAN HERITAGE, RECORDED IN V. 44, P. 46 AS DOCUMENT #1486759 AND THE WEST LINE OF CSM 14356, RECORDED IN V. 98, P. 115-117 AS DOCUMENT #5273836, 1338.43 FEET TO THE SOUTHWEST CORNER OF SAID CSM 14356, BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3;

THENCE S00°19'18"W ALONG THE WEST LINE OF SOUTH SLOPE ADDITION TO AMERICAN HERITAGE, RECORDED IN V. 55, P. 17-18 AS DOCUMENT #1866484, 310.26 FEET TO THE NORTHEAST CORNER OF LOT 9 OF KENNEDY HILLS, RECORDED IN V. 61-034A, P. 184-185 AS DOCUMENT #5640581;

THENCE N89°39'09"W ALONG THE NORTH LINE OF SAID LOT 9, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE S34°11'25"W ALONG THE NORTH LINE OF KENNEDY HILLS, 118.51 FEET TO THE NORTHEAST CORNER OF OUTLOT 2 OF KENNEDY HILLS;

THENCE N83°05'37"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 552.79 FEET;

THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 196.17 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2;

THENCE N71°17'12"W ALONG THE NORTH LINE OF KENNEDY HILLS, 69.56 FEET TO THE NORTHEAST CORNER OF LOT 16 OF KENNEDY HILLS;

THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID LOT 16, 200.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, BEING A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD;

THENCE N00°19'30"E ALONG THE EAST RIGHT-OF-WAY OF KENNEDY ROAD, 290.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,074,766 SQUARE FEET OR 47.630 ACRES MORE OR LESS TOTAL AND 1,941,810 SQUARE FEET OR 44.578 ACRES MORE OR LESS EXCLUDING DEDICATED RIGHT-OF-WAY.

\_\_\_\_\_  
BRADLEY L. TISDALE  
PROFESSIONAL LAND SURVEYOR #S-2824

\_\_\_\_\_  
DATE

## CORPORATE OWNER'S CERTIFICATE

DUNROVEN RIDGE, LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE DEPARTMENT OF ADMINISTRATION, DANE COUNTY ZONING AND LAND REGULATION COMMITTEE, THE TOWN OF COTTAGE GROVE, AND THE VILLAGE OF COTTAGE GROVE FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, DUNROVEN RIDGE, LLC HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY

THEIR REPRESENTATIVE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
REPRESENTATIVE

STATE OF WISCONSIN ) SS  
DANE COUNTY )

PERSONALLY CAME BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

THE ABOVE NAMED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_  
COUNTY, STATE

\_\_\_\_\_  
MY COMMISSION EXPIRES

## TOWN OF COTTAGE GROVE CERTIFICATE

THIS PLAT OF KENNEDY HILLS FIRST ADDITION HAS BEEN APPROVED BY THE TOWN BOARD OF THE TOWN OF COTTAGE GROVE AS PER ACTION OF THE TOWN BOARD ON

\_\_\_\_\_, 2025.

\_\_\_\_\_  
KIM BANIGAN, TOWN CLERK

\_\_\_\_\_  
DATE

## VILLAGE OF COTTAGE GROVE CERTIFICATE (EXTRATERRITORIAL JURISDICTION)

THIS PLAT OF KENNEDY HILLS FIRST ADDITION HAS BEEN APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF COTTAGE GROVE AS PER ACTION OF THE VILLAGE BOARD ON

\_\_\_\_\_, 2025.

\_\_\_\_\_  
LISA KALATA, VILLAGE CLERK

\_\_\_\_\_  
DATE

## TOWN TREASURER CERTIFICATE

I, KIM BANIGAN, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE TOWN OF COTTAGE GROVE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES AND NO UNPAID SPECIAL ASSESSMENTS AS OF

\_\_\_\_\_, 2025  
AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF KENNEDY HILLS FIRST ADDITION.

\_\_\_\_\_  
KIM BANIGAN, TOWN TREASURER

## DANE COUNTY TREASURER CERTIFICATE

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES AND NO UNPAID SPECIAL ASSESSMENTS AS OF

\_\_\_\_\_, 2025  
AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF KENNEDY HILLS FIRST ADDITION.

\_\_\_\_\_  
ADAM GALLAGHER, COUNTY TREASURER

## DANE COUNTY CERTIFICATE

THIS PLAT KNOWN AS KENNEDY HILLS FIRST ADDITION IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
JERRY BOLLIG, CHAIR  
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

## DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT

\_\_\_\_ O'CLOCK \_\_ M.

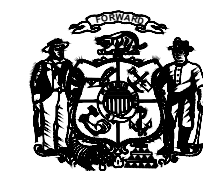
AND RECORDED IN VOLUME \_\_\_\_ OF PLATS AT DANE COUNTY ON PAGES

\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS  
DANE COUNTY, WISCONSIN

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

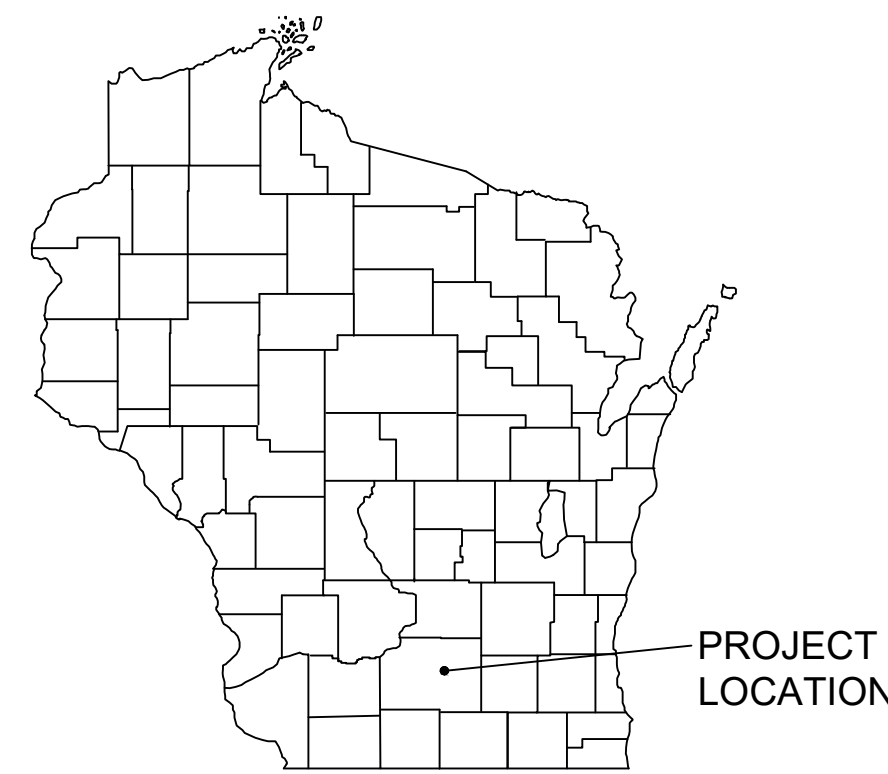


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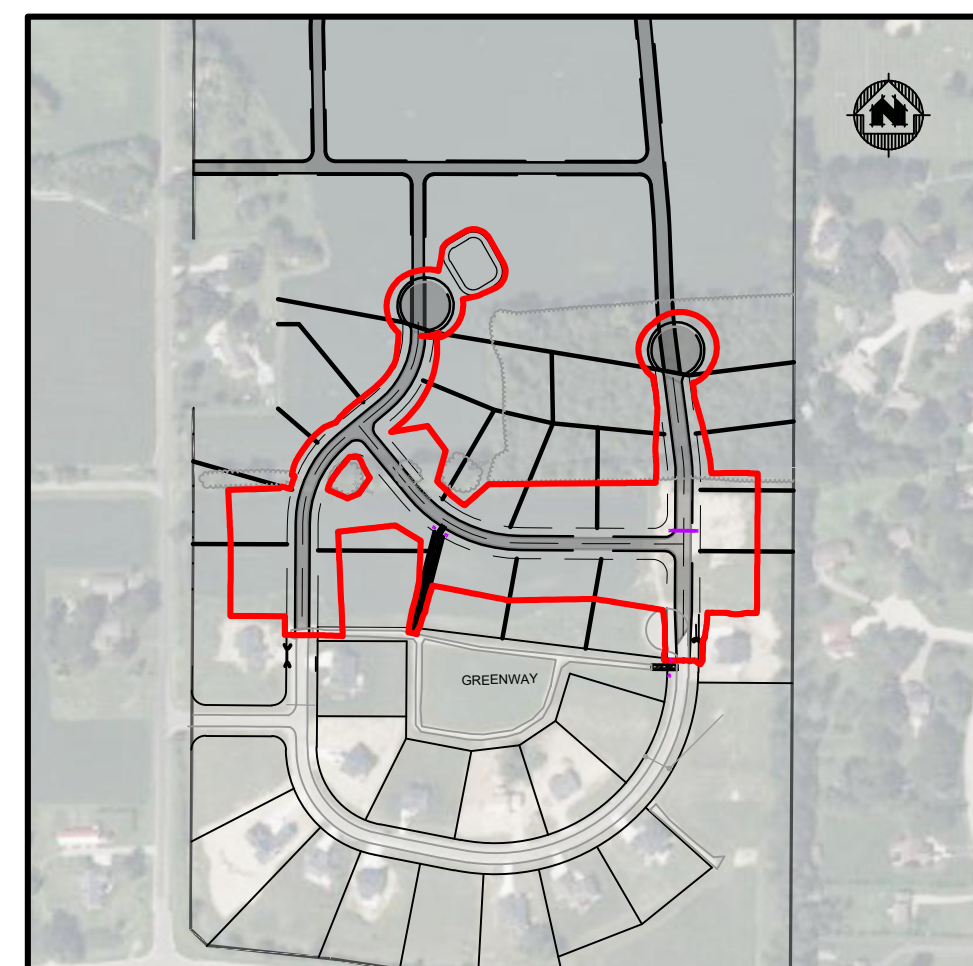


# KENNEDY HILLS PLAT PHASE 2

## COTTAGE GROVE DANE COUNTY, WISCONSIN



PROJECT LOCATION



**LOCATION MAP**  
NOT TO SCALE

### SHEET INDEX

#### G - GENERAL SHEETS

- G 1 TITLE SHEET
- G 2-3 DETAILS
- G 4 TYPICAL SECTION
- G 5 SHEET INDEX

#### ST - SITE SHEETS

- ST 1 REMOVALS PLAN
- ST 2 EROSION CONTROL PLAN
- ST 3 OVERALL SITE AND GRADING PLAN
- ST 4 TEMPORARY CUL DE SAC GRADING PLAN
- ST 5 TEMPORARY STORMWATER POND GRADING PLAN
- ST 6 INTERSECTION DETAILS

#### PP - PLAN AND PROFILE SHEETS

- PP 1 PLAN & PROFILE SHEET - SCENIC OAK DRIVE
- PP 2 PLAN & PROFILE SHEET - WOODLAND CROSSING
- PP 3 PLAN & PROFILE SHEET - WOODED RIDGE TRAIL
- PP 4 PLAN & PROFILE SHEET - PATH

### LEGEND

- W — EXISTING WATER MAIN
- W — V — H — EXISTING WATER MAIN, VALVE & HYDRANT
- W — C — EXISTING WATER SERVICE & CURB STOP
- W — V — H — PROPOSED WATER MAIN, VALVE, & HYDRANT
- W — C — PROPOSED WATER SERVICE & CURB STOP
- SAN — EXISTING SANITARY SEWER & MANHOLE
- SAN — V — H — PROPOSED SANITARY SEWER & MANHOLE
- FM — EXISTING FORCEMAIN
- SS — EXISTING STORM SEWER & INLET
- SS — V — H — PROPOSED STORM SEWER & INLET
- SS — V — H — PROPOSED STORM SEWER & MANHOLE
- E — BURIED ELECTRIC
- G — BURIED GAS & VALVE
- TV — BURIED CABLE TELEVISION
- T — BURIED TELEPHONE
- FO — BURIED FIBER OPTICS
- OH — OVERHEAD UTILITY
- R — RAILROAD TRACKS
- C — EXISTING CURB & GUTTER
- C — PROPOSED CURB & GUTTER
- S — EXISTING SIDEWALK
- S — PROPOSED SIDEWALK
- CP — EXISTING CULVERT PIPE
- CP — PROPOSED CULVERT PIPE
- X — X — X — FENCE LINE
- D — DRAINAGE ARROW
- S — SILT FENCE
- R — RIGHT-OF-WAY
- B — BASELINE
- P — PROPERTY LINE
- T — TREE LINE
- BENCHMARK
- IRON PIPE
- IRON ROD
- ▲ CONTROL POINT
- → UTILITY POLE & GUY
- ⊙ SOIL BORING
- ⊗ LIGHT POLE
- ⊠ PEDESTAL
- ⊡ STREET SIGN
- ⊞ MAILBOX
- ⊟ FLAGPOLE
- ⊛ TREE - DECIDUOUS
- ⊜ TREE - CONIFEROUS
- ⊝ TREE TO BE REMOVED

### UTILITIES

#### GAS & ELECTRIC:

ALLIANT ENERGY  
1521 PROGRESS LANE  
STOUGHTON, WI 53589  
CONTACT: TUE KONG  
OFFICE: 608-877-1648  
MOBILE: 608-574-5434  
TUEKONG@ALLIANTENERGY.COM

#### TELEPHONE:

FRONTIER COMMUNICATIONS  
2222 W. WISCONSIN STREET  
PORTAGE, WI 53901  
CONTACT: JERRY MOORE  
OFFICE: 608-742-9507  
MOBILE: 608-346-0353  
JERALD.MOORE@FTR.COM

#### CATV:

CHARTER COMMUNICATIONS  
2701 DANIELS STREET  
MADISON, WI 53718  
CONTACT: KIRK UPPERMAN  
MOBILE: 608-209-3206  
KIRK.UPPERMAN@CHARTER.COM

#### FIBER OPTIC

TDS TELECOM  
16924 W. VICTOR ROAD  
NEW BERLIN, WI 53151  
CONTACT: CHRISTOPHER WALSH  
OFFICE: 608-664-4734  
MOBILE: 608-609-2777  
CHRISTOPHER.WALSH@TDSTELECOM.COM

#### SEWER & WATER:

VILLAGE OF COTTAGE GROVE  
210 PROGRESS DRIVE SUITE #2  
COTTAGE GROVE, WI 53527  
(608) 839-5813

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

NOTE:  
UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT DATE:	DRAWN BY:	JMC	NO.	DATE	REVISION	BY
	DESIGNED BY:	JMC	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC
	CHECKED BY:	CKP				



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DUNROVEN DEVELOPMENT LLC  
TOWN OF COTTAGE GROVE, WI

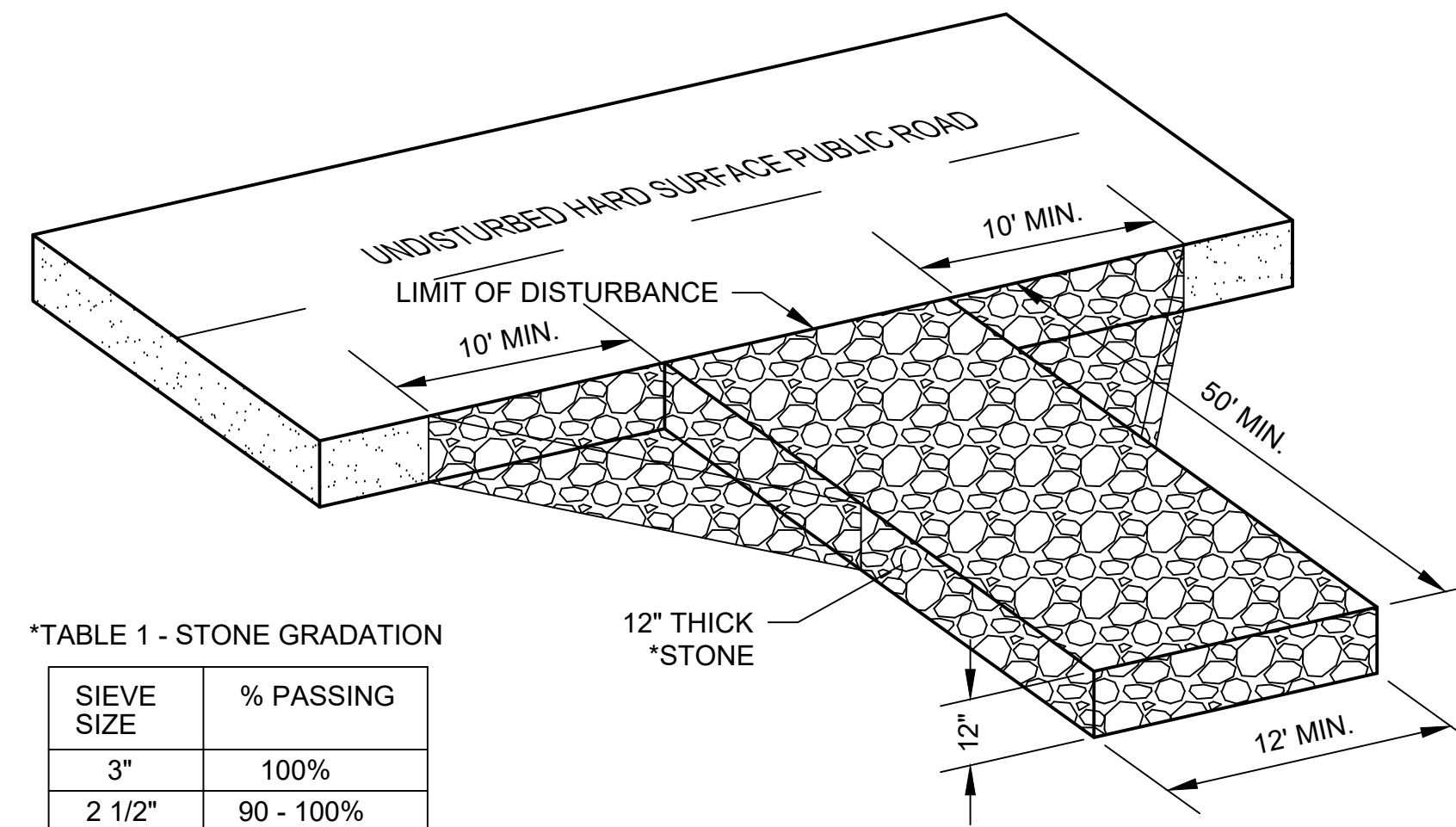
TITLE SHEET

PROJECT NO.  
217570002  
SHEET  
G1



**CONSTRUCTION SITE  
EROSION CONTROL REQUIREMENTS**

- SECTION NR216.46 OF WISCONSIN STATE ADMINISTRATIVE CODE IDENTIFIES REQUIREMENTS FOR CONSTRUCTION SITE AND POST-CONSTRUCTION EROSION CONTROL. IT IS THE INTENT OF THESE PLANS TO SATISFY THESE REQUIREMENTS. THE METHODS AND STRUCTURES USED TO CONTROL EROSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL IMPLEMENT AN APPROPRIATE MEANS OF CONTROLLING EROSION DURING SITE OPERATION AND UNTIL THE VEGETATION IS RE-ESTABLISHED. ADJUSTMENTS TO THE CONTROL SYSTEM SHALL BE MADE AS REQUIRED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WISCONSIN DNR'S CONSERVATION PRACTICE STANDARDS. THESE STANDARDS ARE PERIODICALLY UPDATED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND REFERENCE THE MOST RECENTLY RELEASED STANDARD.
- THIS INFORMATION IS ONLY ONE PART OF THE OVERALL EROSION CONTROL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY ALSO BE SHOWN ON THE CONTRACT DRAWINGS AND IN THE ACCOMPANYING SPECIFICATIONS.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE OWNER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- THE AREA OF EROSION LAND EXPOSED TO THE ELEMENTS BY GRUBBING, EXCAVATION, TRENCHING, BORROW AND FILL OPERATIONS AT ANY ONE TIME SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. ALL DISTURBED AREAS SHALL BE TREATED WITH PERMANENT STABILIZATION MEASURES WITHIN 3 WORKING DAYS OF FINAL GRADING.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN HAS OCCURRED. ALL NECESSARY REPAIR AND MAINTENANCE WILL BE DONE AT THIS INSPECTION TIME.
- ALL EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE PROPERLY INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS WITHIN THEIR RESPECTIVE DRAINAGE AREAS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
- ANY SLOPES STEEPER THAN 3H:1V SHALL BE STAKED WITH EROSION CONTROL FABRIC UNLESS INDICATED ON THE PLAN.
- ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH, OR A TACKING AGENT MAY BE REQUIRED TO PROTECT NEARBY RESIDENCES AND WATER RESOURCES.
- CHANNELIZED RUNOFF ENTERING THE PROJECT SITE FROM ADJOINING LANDS SHALL BE DIVERTED THROUGH NATURALLY OR ARTIFICIALLY EROSION-RESISTANT CONVEYANCES. IF CHANNELIZED RUNOFF CANNOT BE DIVERTED, SITE BEST MANAGEMENT PRACTICES MUST ACCOUNT FOR THE ADDITIONAL FLOW RATES AND EROSION POTENTIAL THAT SUCH RUNOFF PRESENTS.
- THE CONTRACTOR SHALL TAKE ALL POSSIBLE PRECAUTIONS TO PREVENT SOILS FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED (NOT FLUSHED) PERIODICALLY TO REMOVE SOIL, DIRT, AND/OR DUST.
- EROSION CONTROLS SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF TEMPORARY STOCKPILES. ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ALL STOCK PILES SHALL BE PLACED AT LEAST 75 FEET FROM STREAMS OR WETLANDS.
- ADDITIONAL EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) SHALL INCLUDE THE FOLLOWING:
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - DISCHARGE OF TRENCH WATER OR DEWATERING EFFLUENT MUST BE PROPERLY TREATED TO REMOVE SEDIMENT IN ACCORDANCE WITH THE WDNR CONSERVATION PRACTICE STANDARD 1061 - DEWATERING OR A SUBSEQUENT WDNR DEWATERING STANDARD PRIOR TO DISCHARGE INTO A STORM SEWER, DITCH, DRAINAGEWAY, OR WETLAND OR LAKE.
- ALL DRAINAGE CULVERTS, STORM DRAIN INLETS, MANHOLES, OR ANY OTHER EXISTING STRUCTURES THAT COULD BE DAMAGED BY SEDIMENTATION SHALL BE PROTECTED ACCORDING TO THE VARIOUS METHODS PROVIDED IN THE PRINTED CONSERVATION PRACTICE STANDARDS.
- ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- THE FIRST SIX WEEKS AFTER INITIAL STABILIZATION, ALL NEWLY SEEDED AND MULCHED AREAS SHALL WATERED WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BMP'S SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
- ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH UNLESS OTHERWISE SPECIFIED. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.



\*TABLE 1 - STONE GRADATION

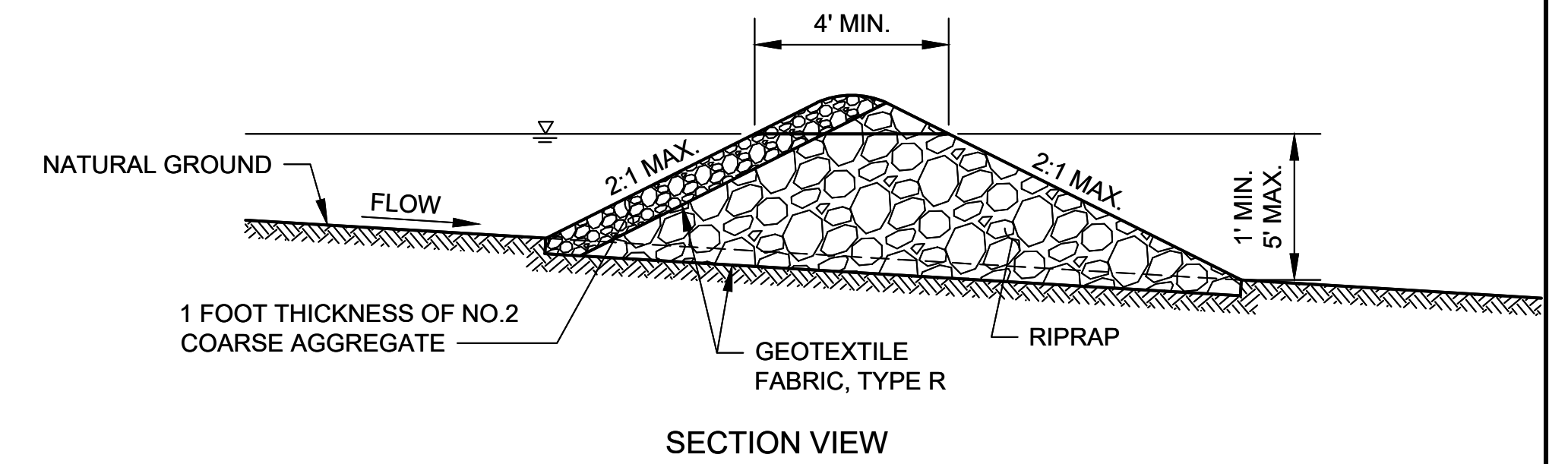
SIEVE SIZE	% PASSING
3"	100%
2 1/2"	90 - 100%
1 1/2"	25 - 60%
3/4"	0 - 20%
3/8"	0 - 5%

**NOTES:**

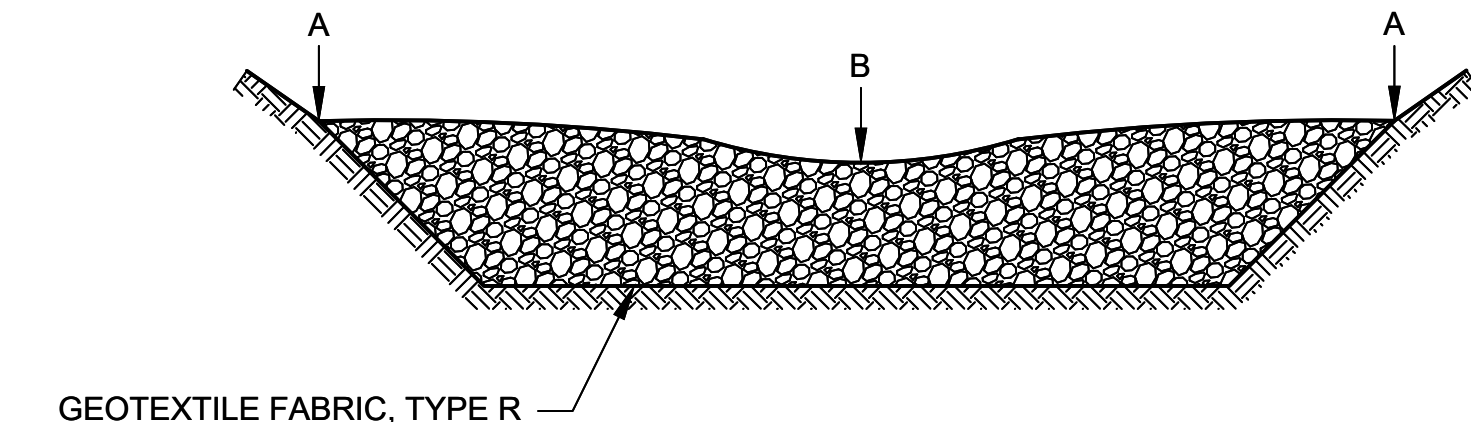
- TRACKING PAD WIDTH SHALL BE AT LEAST THE FULL WIDTH OF THE EGRESS POINT OR 12' WIDE MINIMUM.
- TRACKING PAD LENGTH SHALL BE 50' FOR CONSTRUCTION SITES, 30' FOR SINGLE FAMILY RESIDENTIAL, OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF TRACKING PAD MAY NEED TO BE INCREASED OR ADDITIONAL SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR IF SEDIMENT TRACK-OUT OCCURS.
- GEOTEXTILE FABRIC TYPE R SHALL BE INSTALLED BETWEEN THE STONE AND SUBGRADE ON SITES WHERE HIGH GROUND WATER IS OBSERVED.
- CONTRACTOR SHALL CLEAN STREET/ROADWAY ADJACENT TO ALL CONSTRUCTION ACCESS POINTS AT THE END OF EACH WORKDAY OR MORE FREQUENTLY IF REQUESTED.

**STONE TRACKING PAD**

NO SCALE



SECTION VIEW



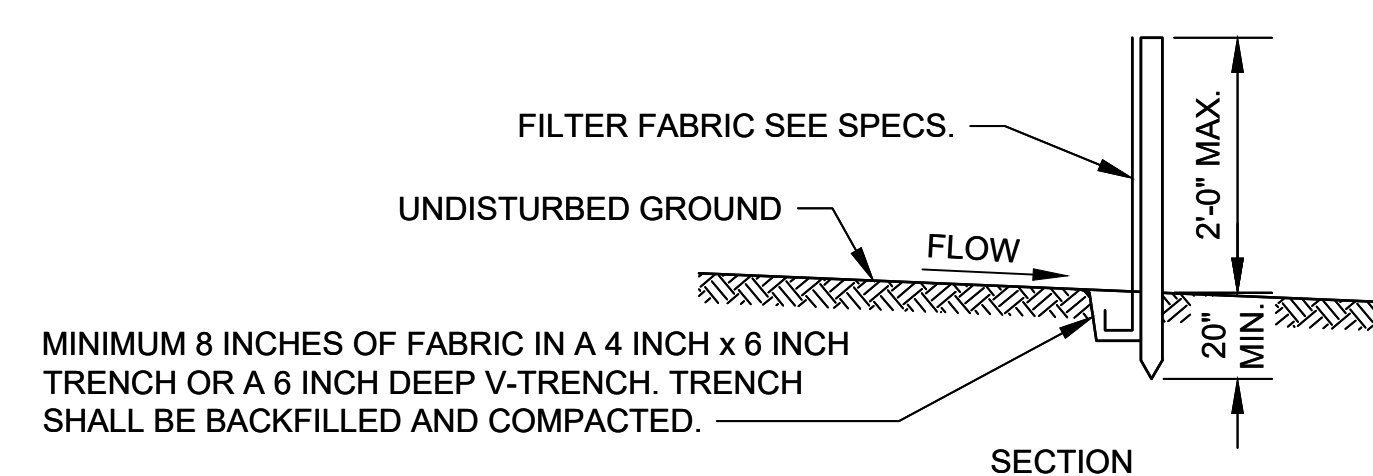
FRONT VIEW

**GENERAL NOTES:**

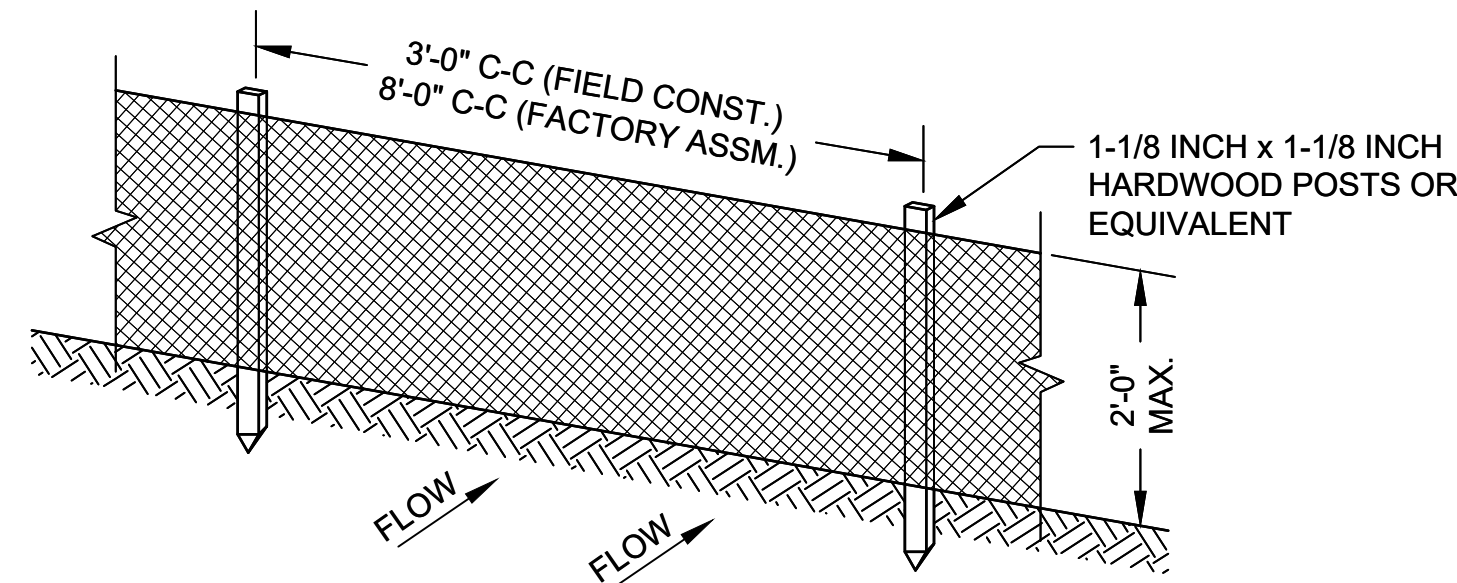
- DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS AND THE "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK".
- POINTS A SHALL BE HIGHER THAN B.
- SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF OF THE OUTLET HEIGHT OF THE TRAP.

**CHECK DAM DETAIL**

NO SCALE



SECTION



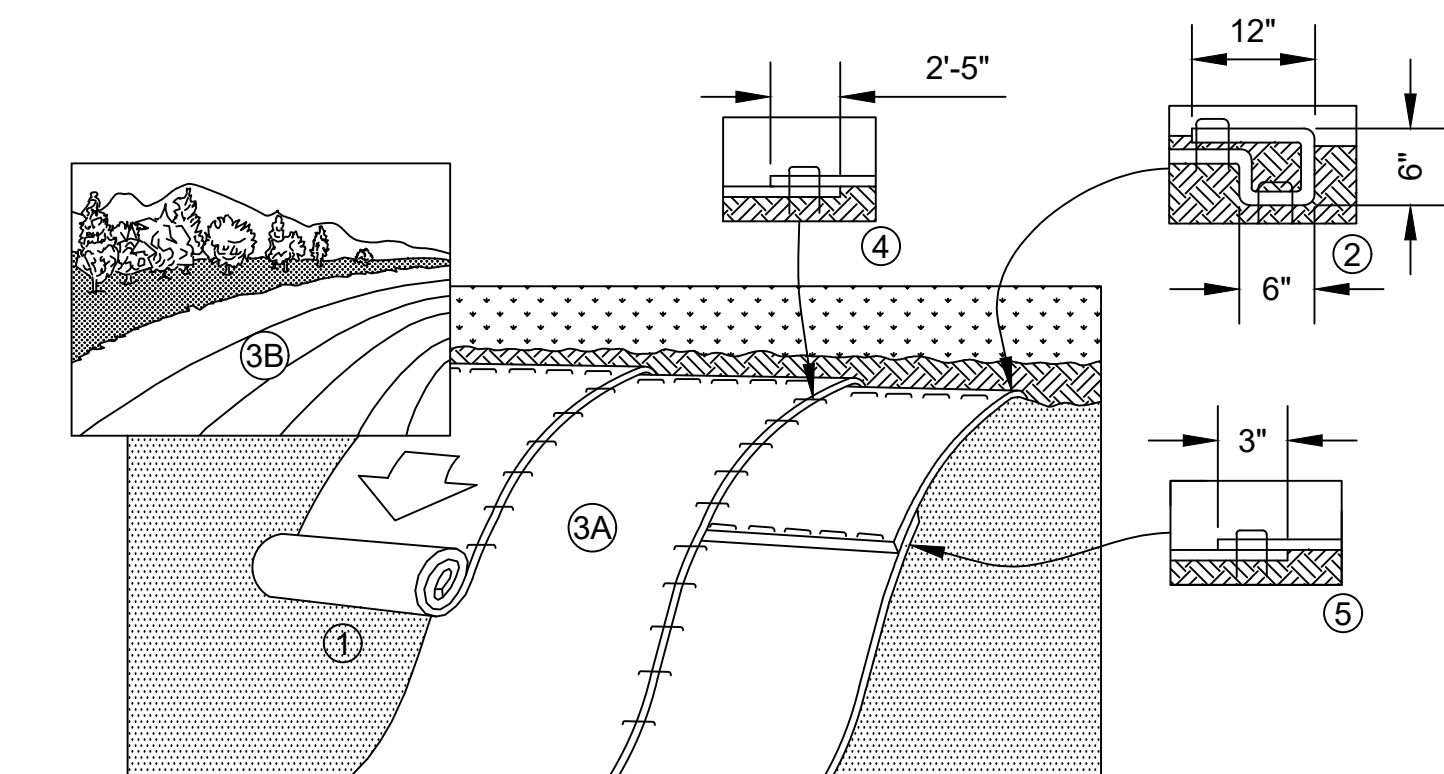
PERSPECTIVE VIEW

**GENERAL NOTES:**

- ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
- STAPLE FABRIC WITH 1/2 INCH (MINIMUM) STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

**TYPICAL SILT FENCE INSTALLATION AT SITE PERIMETER DETAIL**

NO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

**NOTE:**

"IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

**EROSION CONTROL BLANKET DETAIL**

NO SCALE

PROJECT DATE:	DRAWN BY:	JMC	NO.	DATE	REVISION	BY
1/23/2025 3:49 PM, G:\2121757\21757002\CADD\C3D\Sheets\21757002 G Sheets.dwg	JMC	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC	
	DESIGNED BY:	JMC				
	CHECKED BY:	CKP				



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KENNEDY HILLS PLAT PHASE 2  
DUNROVEN DEVELOPMENT LLC  
TOWN OF COTTAGE GROVE, WI

DETAILS

PROJECT NO.  
217570002  
SHEET  
G2



TABLE OF QUANTITIES  
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	12" DEPTH RIPRAP (CU.YDS.)	18" DEPTH RIPRAP (CU.YDS.)	24" DEPTH RIPRAP (CU.YDS.)
12	8	2.8	4.1	5.5
15	8	2.9	4.4	5.8
18	10	3.9	5.9	7.8
21	10	4.2	6.3	8.4
24	12	5.5	8.3	11.0
27	12	5.8	8.7	11.6
30	14	7.3	10.9	14.5
36	16	9.2	13.8	18.3
42	18	10.9	16.3	21.7
48	20	12.9	19.4	25.8

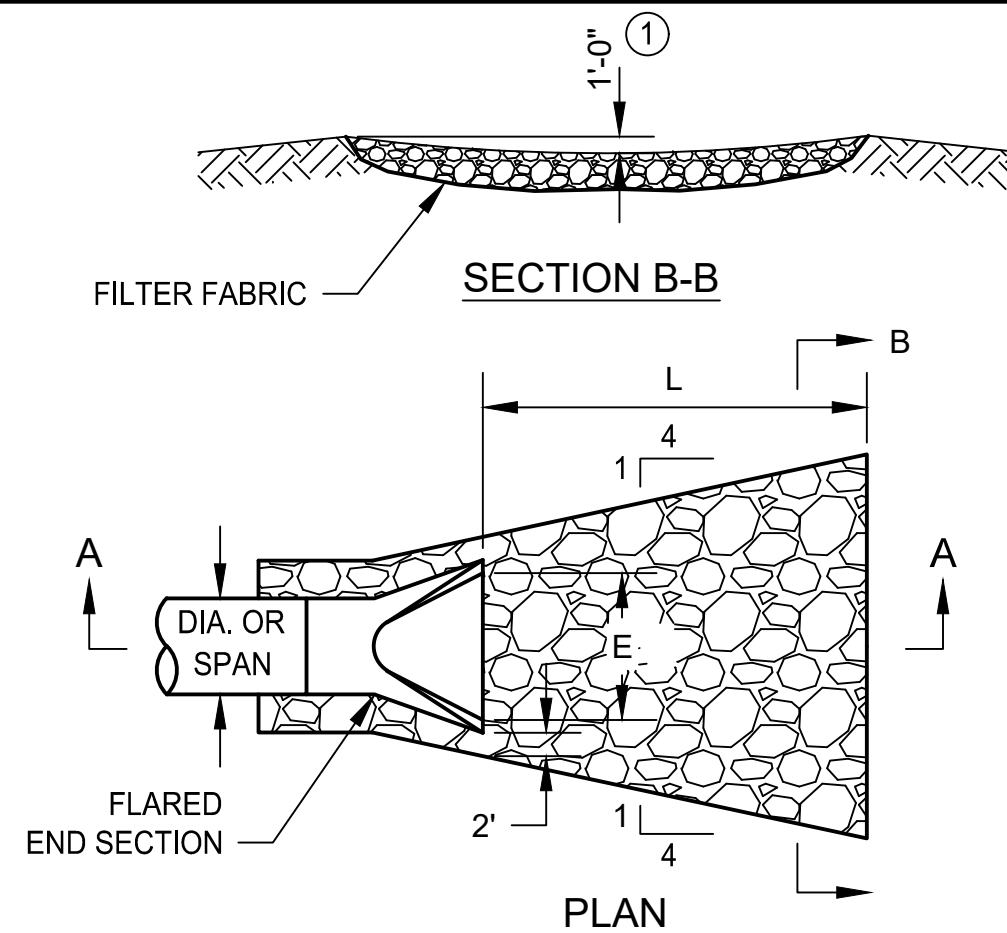
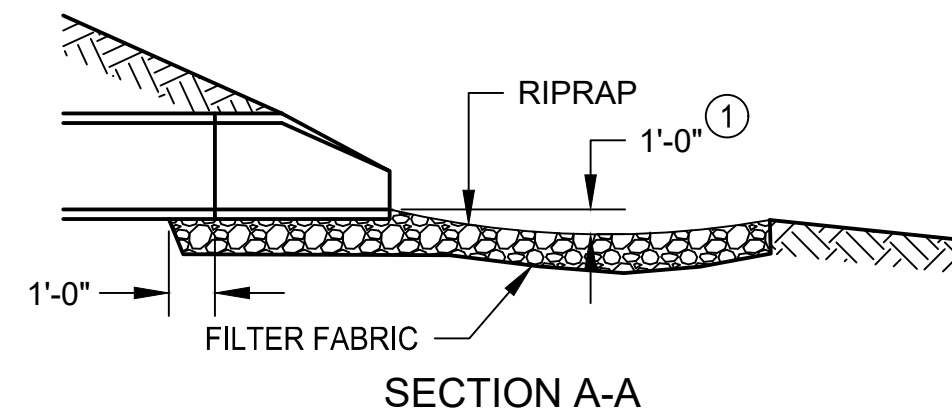


TABLE OF QUANTITIES  
RIPRAP AT HERCP OUTLETS  
OR BOXES OF EQUIVALENT SPAN WIDTH

SPAN OF HERCP (IN.)	L (FT.)	LIGHT d50=6"	MEDIUM d50=9"	HEAVY d50=12"
		12" DEPTH RIPRAP (CU.YDS.)	18" DEPTH RIPRAP (CU.YDS.)	24" DEPTH RIPRAP (CU.YDS.)
22	10	3.9	5.9	7.8
30	12	5.5	8.2	10.9
38	14	7.2	10.8	14.3
45	16	9.2	13.7	18.3
53	18	10.9	16.3	21.7
60	20	12.7	19.0	25.4



NOTES:

PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

LIGHT RIPRAP SHALL BE UNDERLAIN WITH TYPE R FABRIC.  
MEDIUM AND HEAVY SHALL BE UNDERLAIN W/ TYPE HR FABRIC.

① FOR PIPES GREATER THAN OR EQUAL TO 30" USE 1.5'.

**RIP RAP AT OUTLETS**  
NO SCALE

PROJECT DATE:	DRAWN BY:	JMC	NO.	DATE	REVISION	BY
	DESIGNED BY:	JMC	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC
	CHECKED BY:	CKP	-	-	-	-

**PRELIMINARY**

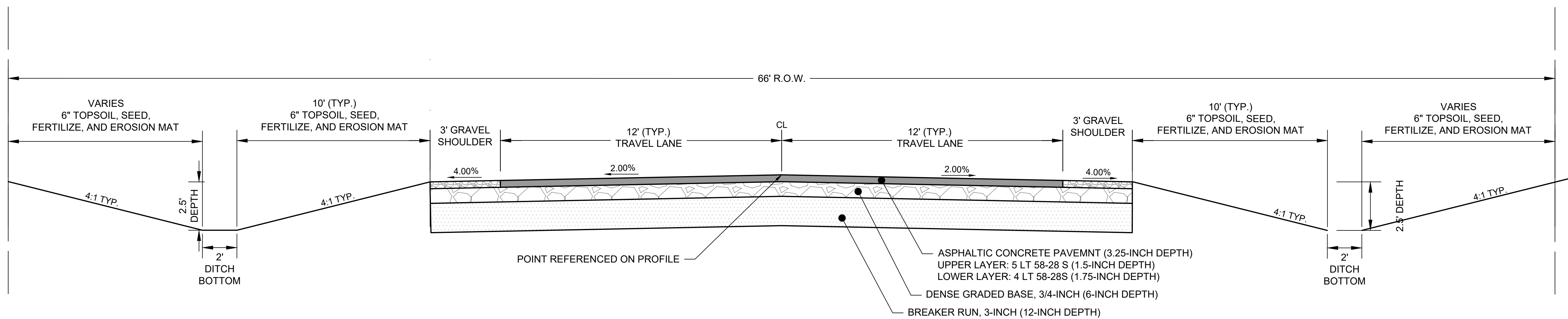


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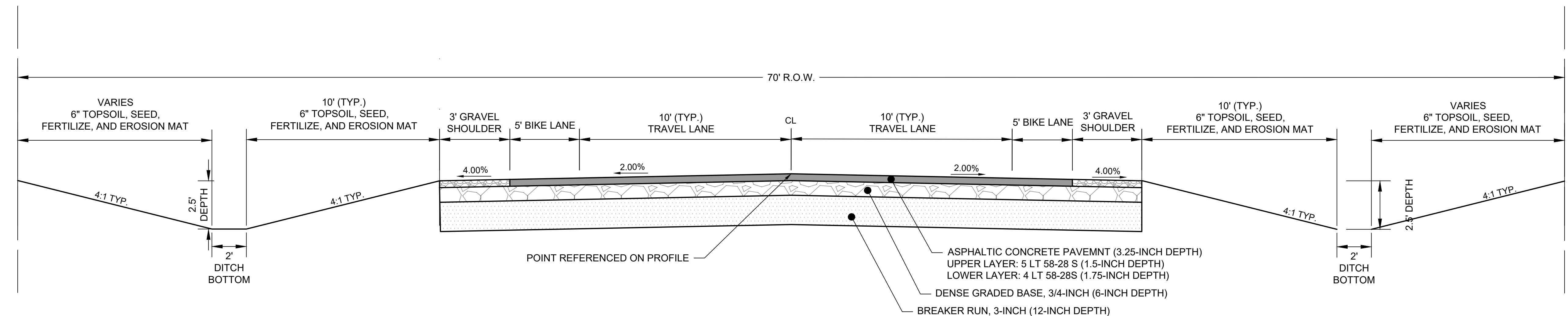
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DUNROVEN DEVELOPMENT LLC  
TOWN OF COTTAGE GROVE, WI

DETAILS

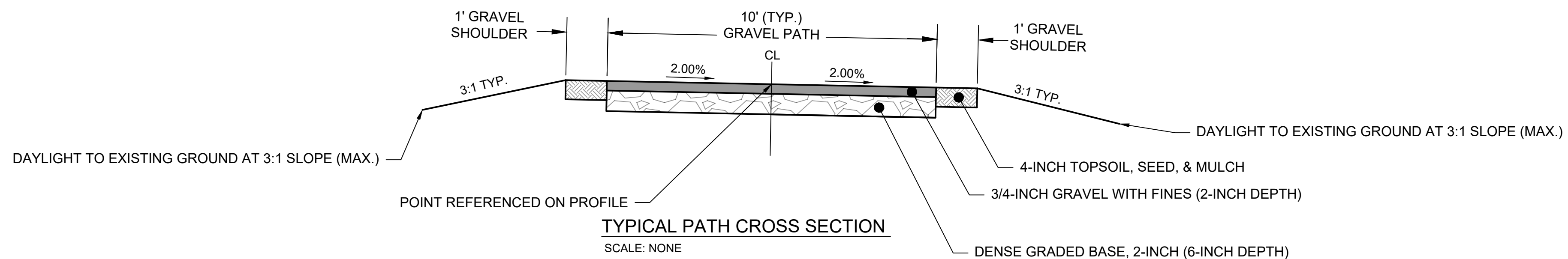
PROJECT NO.  
217570002  
SHEET  
G3



TYPICAL ROAD CROSS SECTION - SCENIC OAK DRIVE & WOODLAND CROSSING  
SCALE: NONE



TYPICAL ROAD CROSS SECTION - WOODED RIDGE TRAIL  
SCALE: NONE



TYPICAL PATH CROSS SECTION  
SCALE: NONE

PROJECT DATE:	DRAWN BY:	JMC	NO.	DATE	REVISION	BY
1/23/2025 3:49 PM, G:\21\21757\21757002\CADD\C3D\Sheets\21757002 G Sheets.dwg	JMC	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC	
	DESIGNED BY:	JMC				
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**PRELIMINARY**



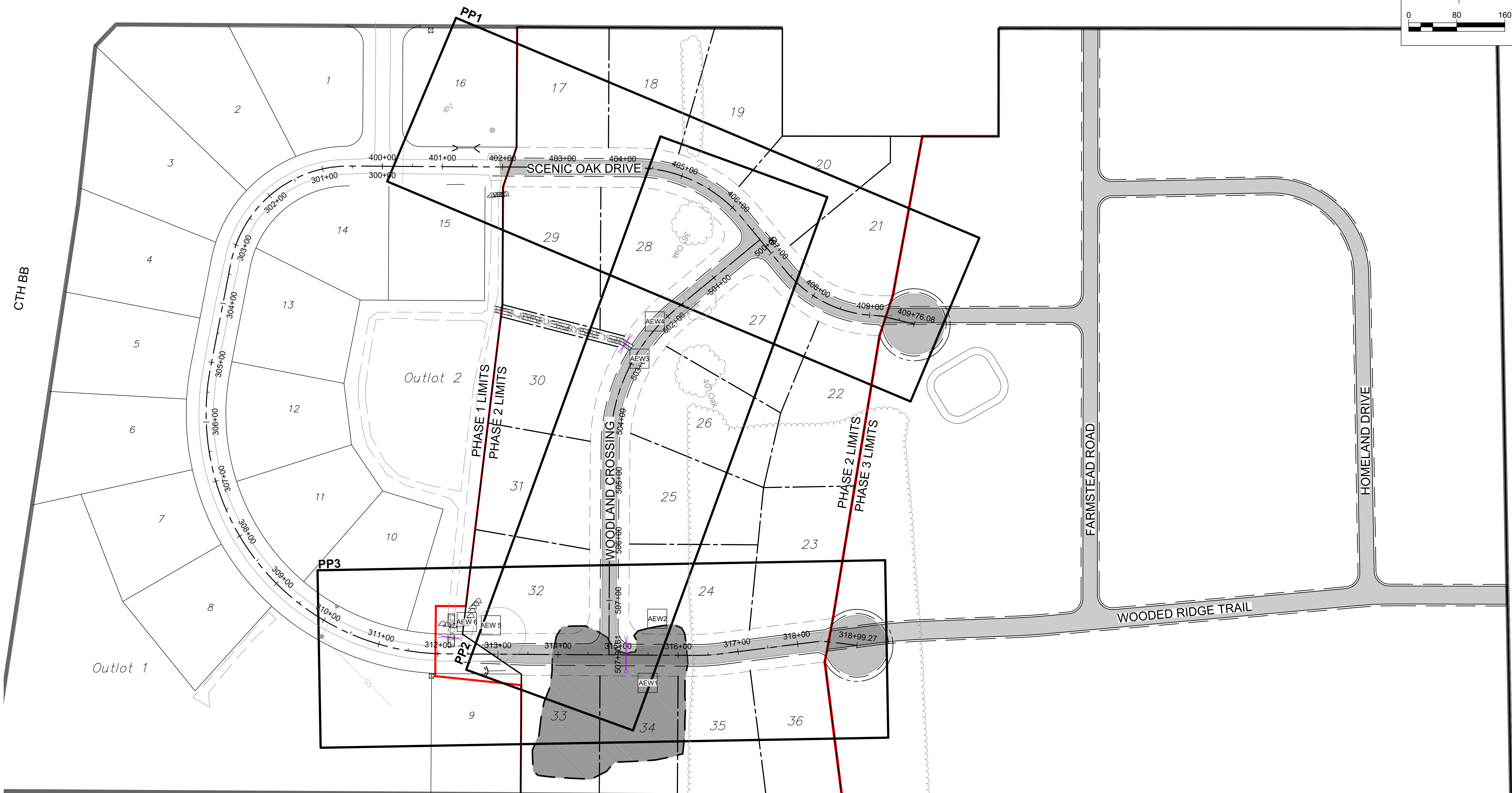
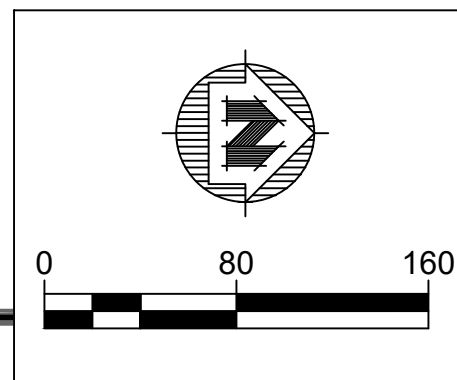
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DUNROVEN DEVELOPMENT LLC  
TOWN OF COTTAGE GROVE, WI

TYPICAL SECTION

PROJECT NO.  
217570002  
SHEET  
G4

KENNEDY ROAD



PROJECT DATE:	DRAWN BY:	JMC	NO.	DATE	REVISION	BY
	DESIGNED BY:	JMC	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC
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**PRELIMINARY**



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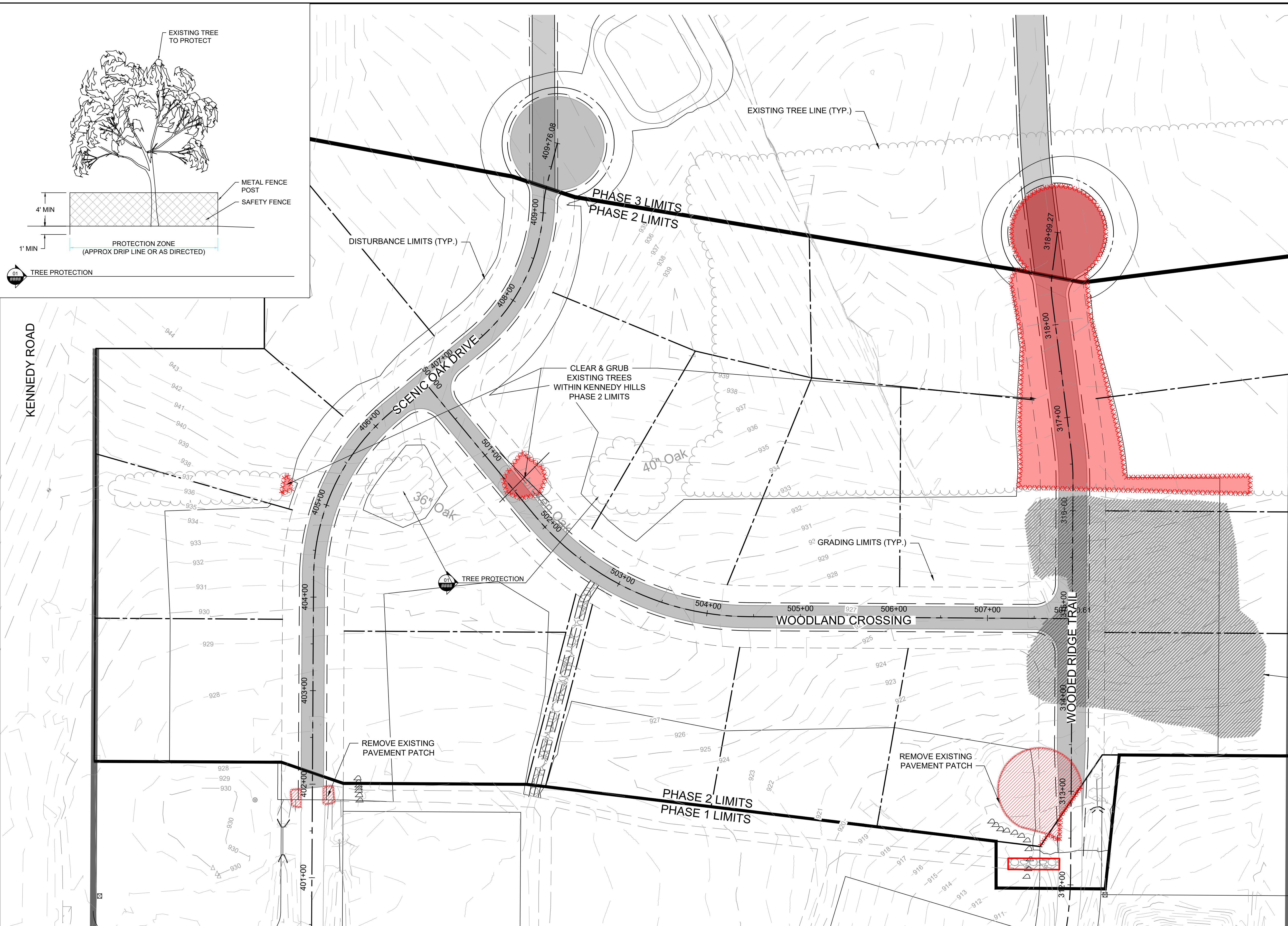
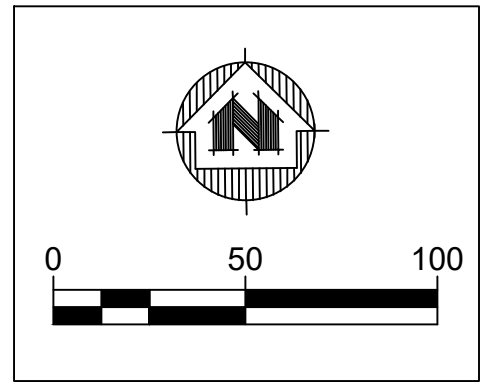
KENNEDY HILLS PLAT PHASE 2  
 DUNROVEN DEVELOPMENT LLC  
 TOWN OF COTTAGE GROVE, WI

SHEET INDEX

PROJECT NO.  
217570002  
 SHEET  
G5

PLOT DATE: 1/23/2025 3:49 PM, G:\21\21757\21757002\CADD\C3D\Sheets\21757002 G Sheets.dwg





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	DESIGNED BY:	JMC					30% PLANS FOR PRELIMINARY PLAT	JMC
	CHECKED BY:	CKP						

**PRELIMINARY**



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REMOVALS PLAN

PROJECT NO.  
217570002  
 SHEET  
ST1

PLOT DATE: 1/23/2025 4:11 PM, G:\21\21757\21757002\CADD\C3D\Sheets\21757002 Removal Sheets.dwg



**EROSION CONTROL NOTES:**

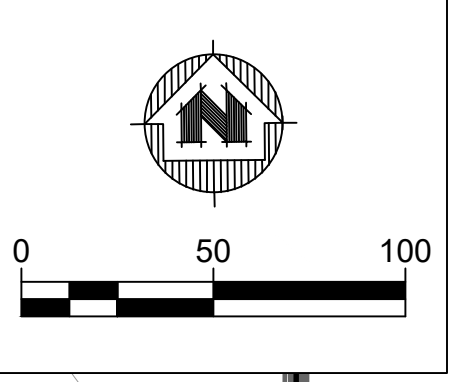
1. THE STONE TRACKING PAD SHALL BE INSTALLED IN THE RIGHT-OF-WAY/PROJECT ENTRANCE PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IT TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
2. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 25 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN SEVEN DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING. ANY SOIL PILE LOCATIONS NEED APPROVAL BY THE DEVELOPER'S ENGINEER OR DEVELOPER'S SOIL SCIENTIST TO PRESERVE POTENTIAL SEPTIC AND INFILTRATION DRAINFIELDS. FURTHERMORE ANY SUCH SOIL PILES REQUIRE EROSION CONTROL MEASURES TO MEET DANE COUNTY AND TOWN STANDARDS.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
5. WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.
6. THE ROCK CHECK DAMS INSTALLED IN THE DITCH LINES AT THE NORTH END OF SCENIC OAK DRIVE, STA. 407+62, SHALL REMAIN UNTIL THE NEXT PHASE (PHASE 3 IS STABLE). ALL OTHER ROCK CHECK DAMS FOR THIS PROJECT ARE TEMPORARY AND MUST BE REMOVED BY THE CONTRACTOR WHEN THE SITE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

**CONSTRUCTION SCHEDULE:**  
 MARCH 1, 2025 BEGIN CONSTRUCTION  
 MARCH 1, 2025- MAY 8, 2025 SITE CONSTRUCTION  
 JULY 5, 2025 RESTORATION COMPLETE

BEGIN CONSTRUCTION  
 SITE CONSTRUCTION  
 RESTORATION COMPLETE

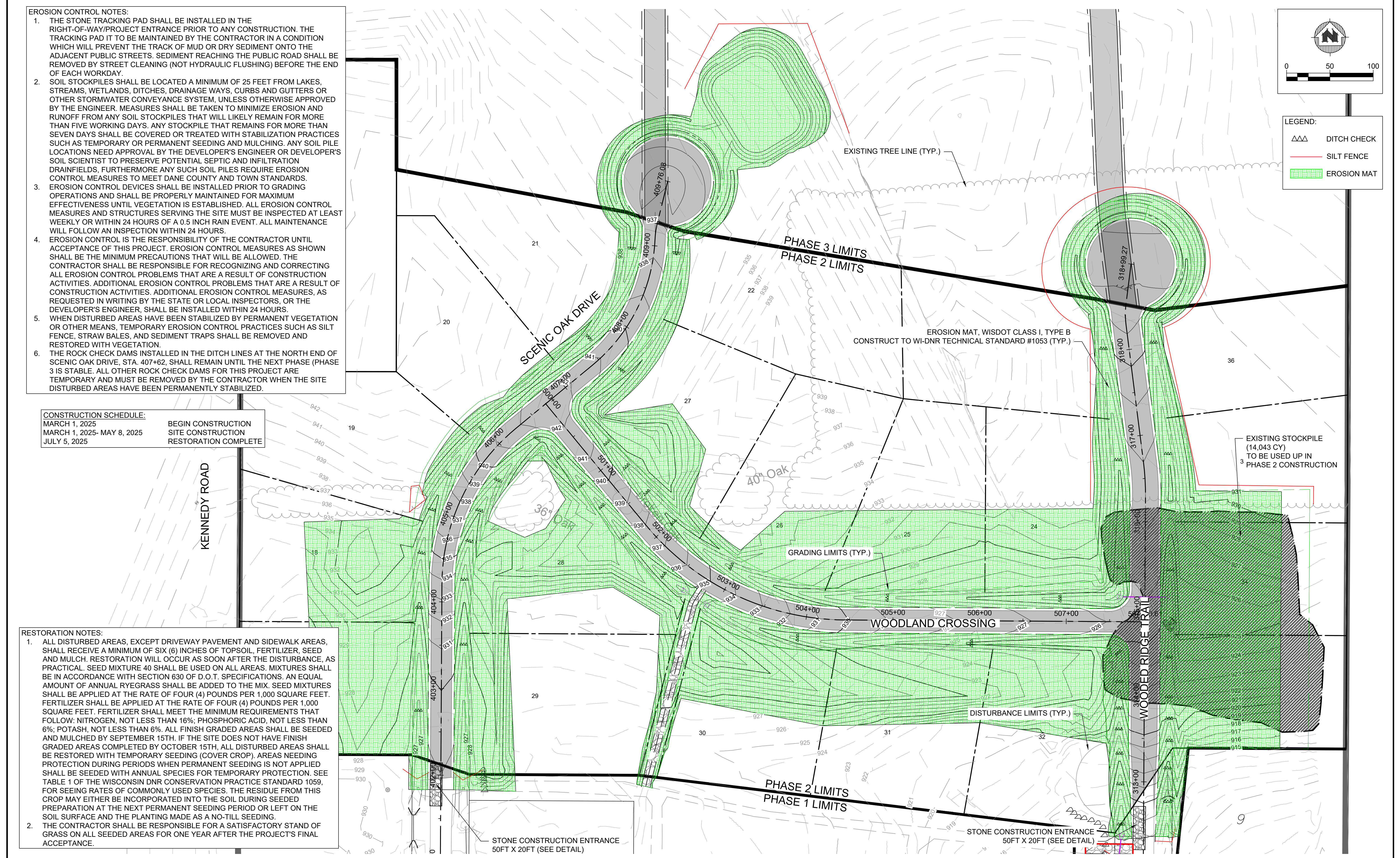
**RESTORATION NOTES:**

1. ALL DISTURBED AREAS, EXCEPT DRIVEWAY PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE, AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.



**LEGEND:**

	DITCH CHECK
	SILT FENCE
	EROSION MAT



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1/23/2025 4:12 PM, G:\2121757\21757002\CADD\C3D\Sheets\21757002 Removal Sheets.dwg	JMC	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC	
	DESIGNED BY:	JMC				
	CHECKED BY:	CKP				



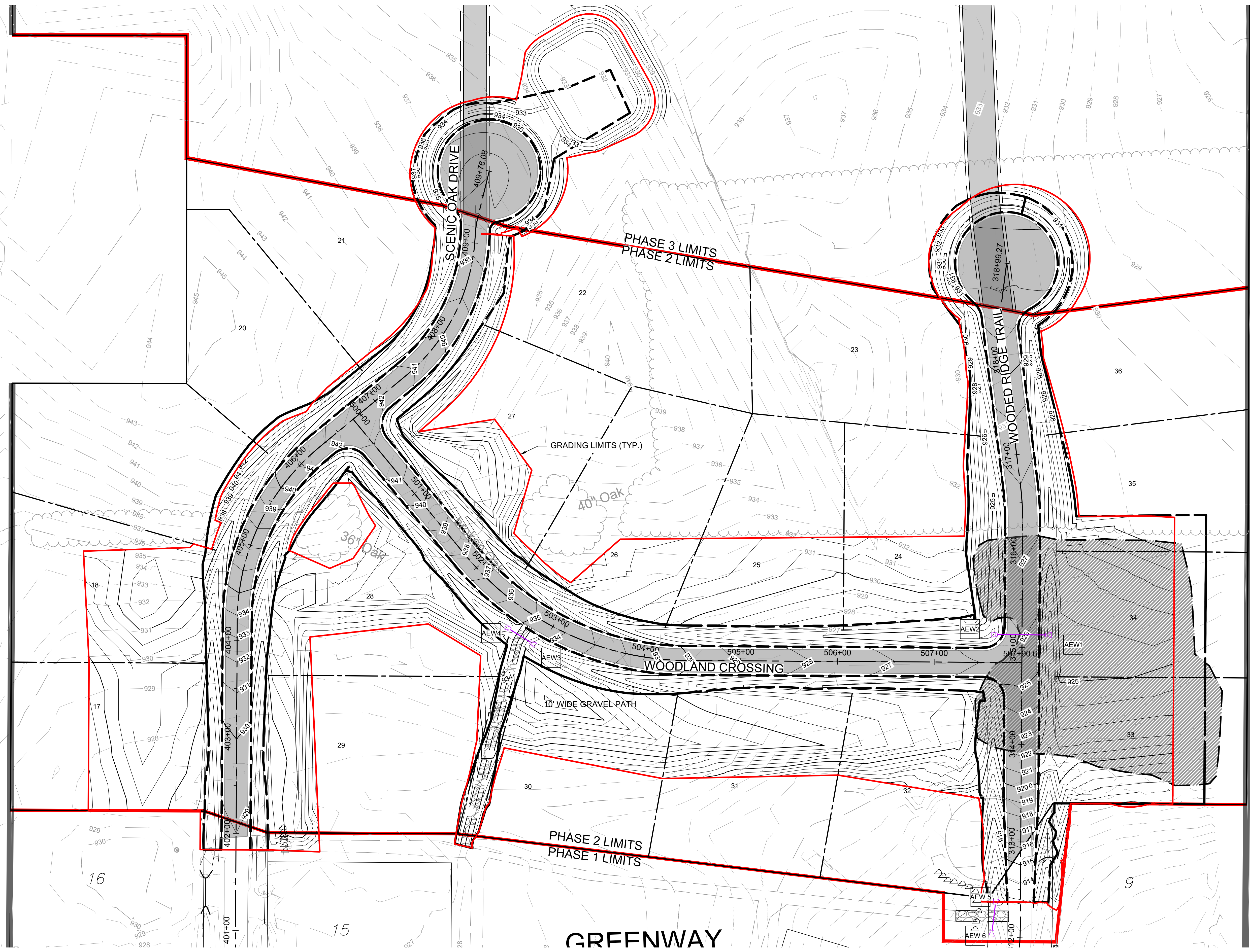
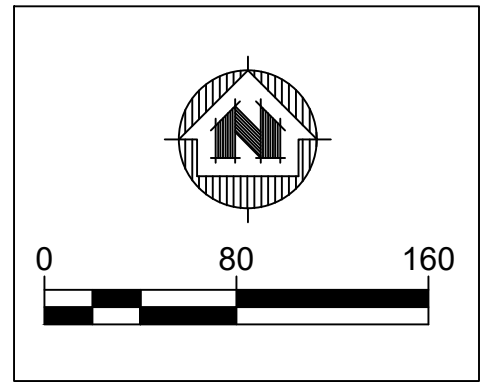
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**KENNEDY HILLS PLAT PHASE 2**  
 DUNROVEN DEVELOPMENT LLC  
 TOWN OF COTTAGE GROVE, WI

**EROSION CONTROL**

PROJECT NO. 217570002  
 SHEET ST2





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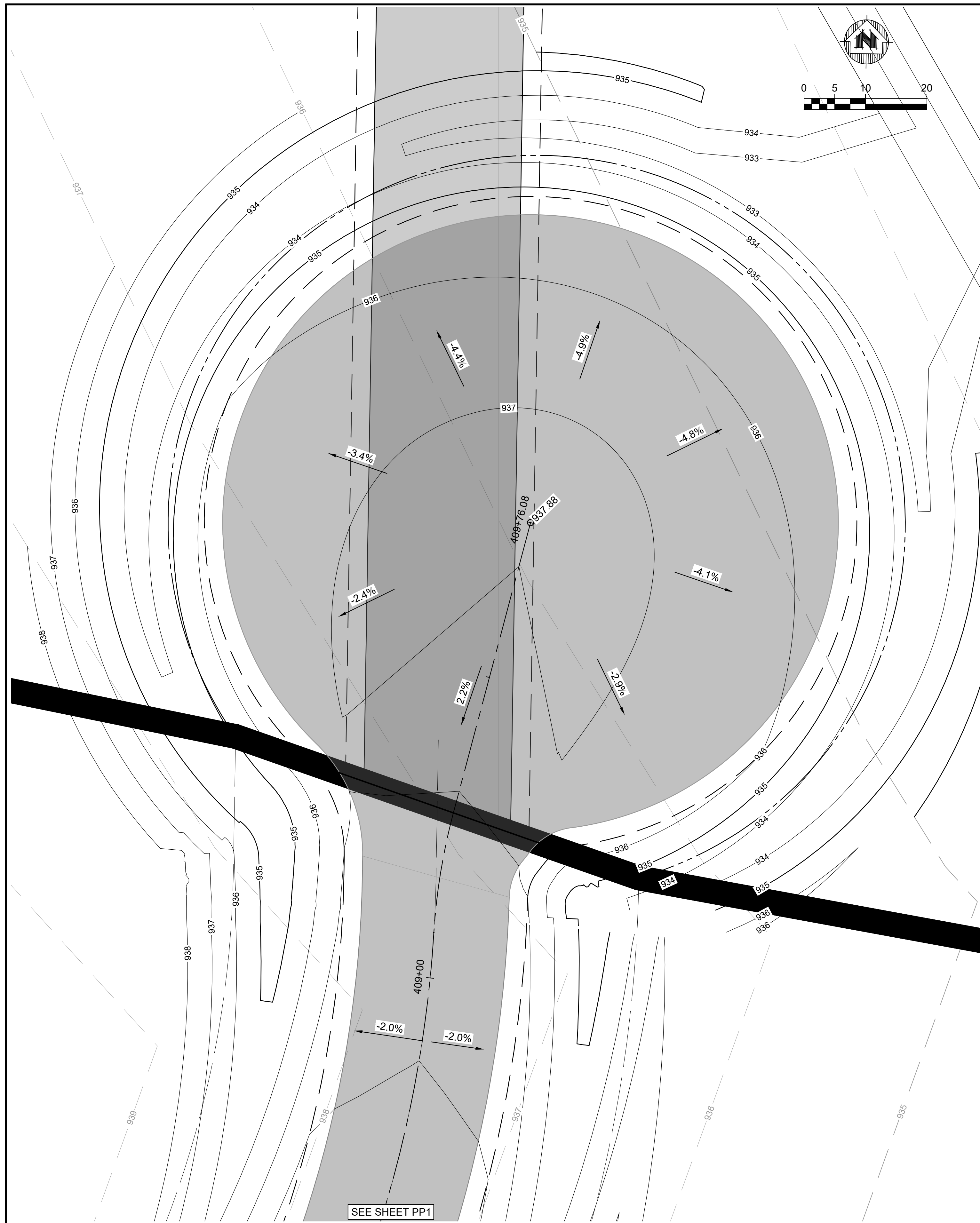
**KENNEDY HILLS PLAT PHASE 2**  
 DUNROVEN DEVELOPMENT LLC  
 TOWN OF COTTAGE GROVE, WI

**OVERALL SITE AND GRADING PLAN**

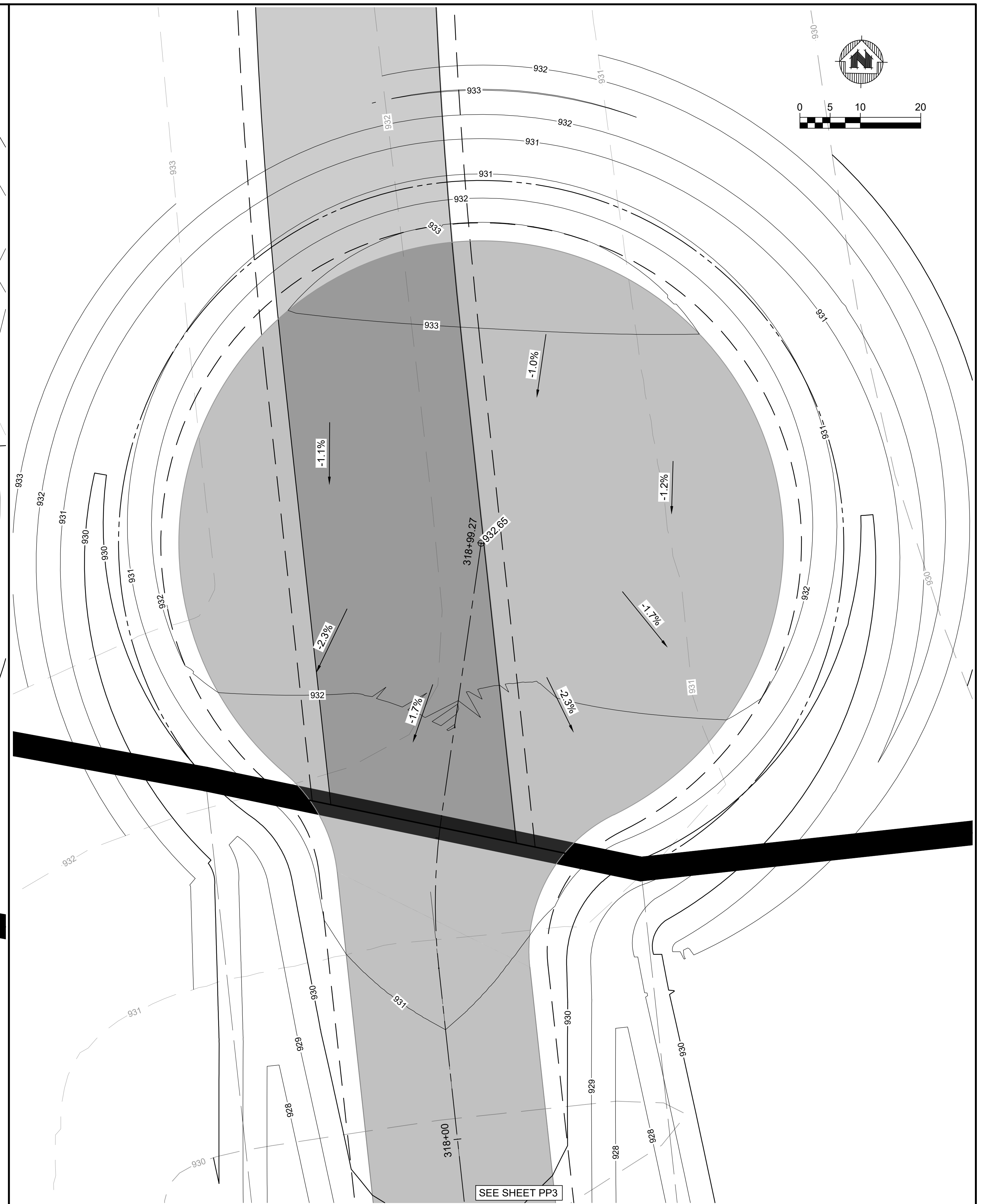
PROJECT NO.  
217570002  
 SHEET  
ST3

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SEE SHEET PP1



SEE SHEET PP3

PROJECT DATE:	DRAWN BY:	JMC	NO.	1	DATE	08/09/2024	REVISION	BY
	DESIGNED BY:	JMC					30% PLANS FOR PRELIMINARY PLAT	JMC
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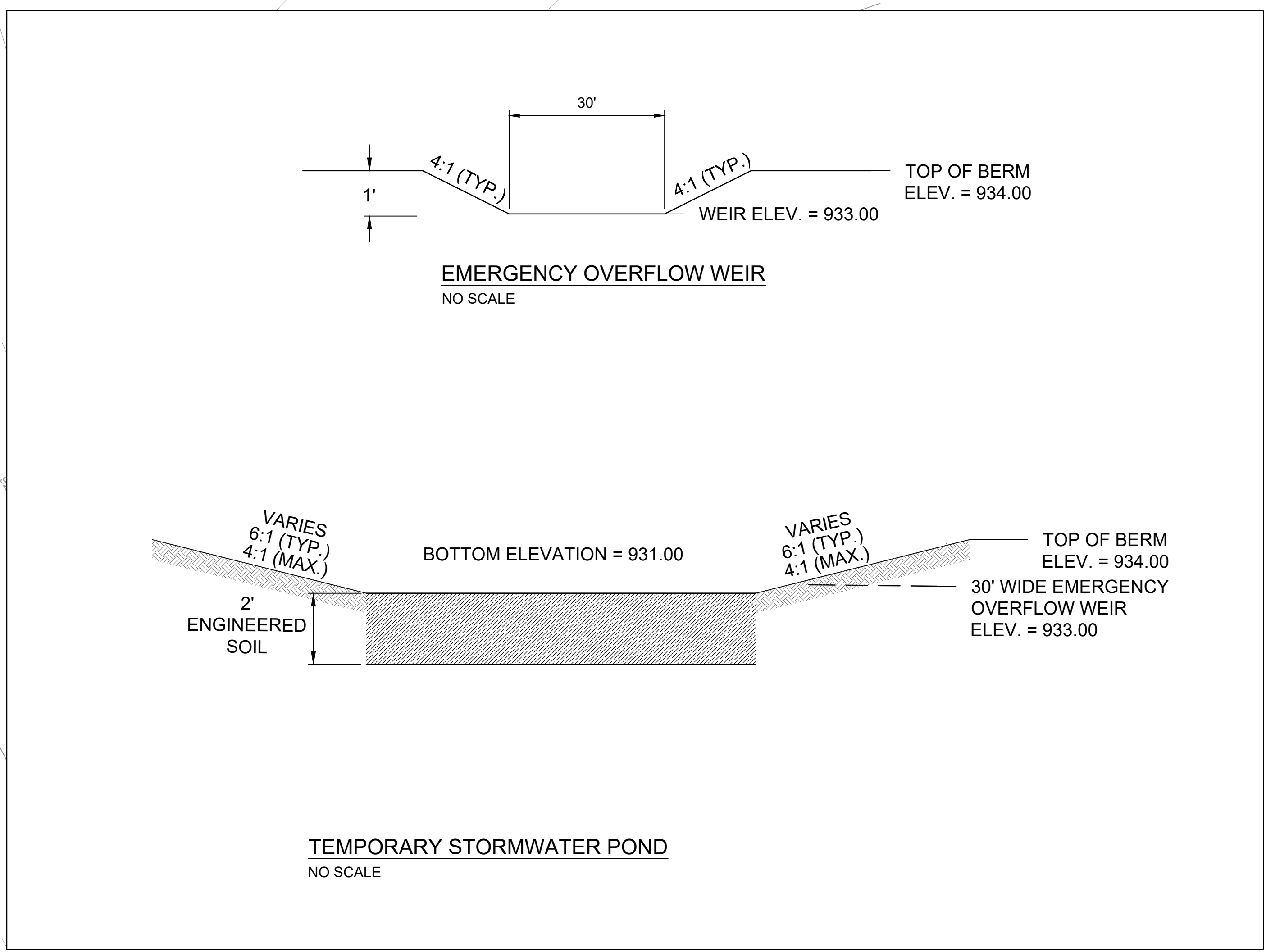
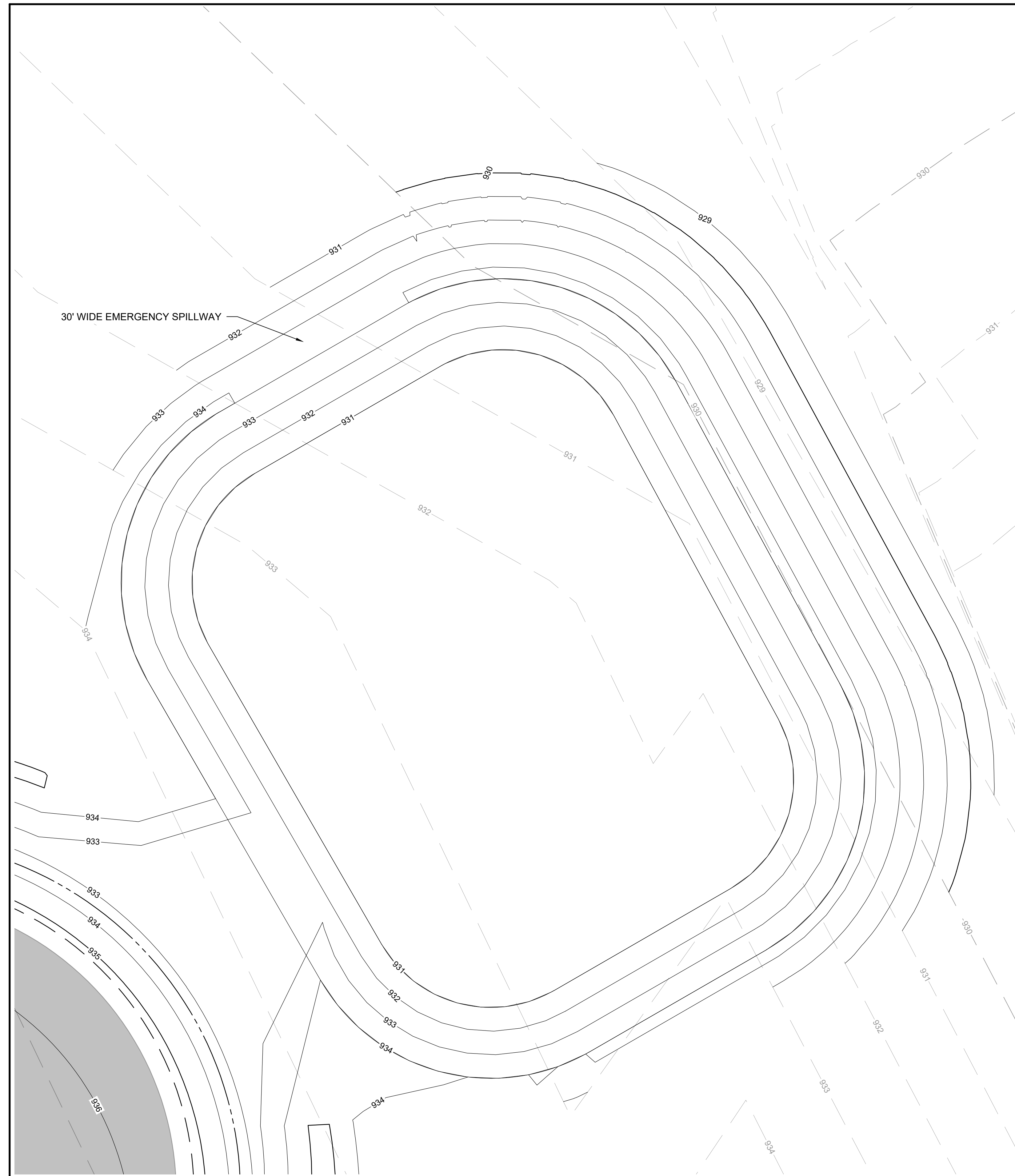
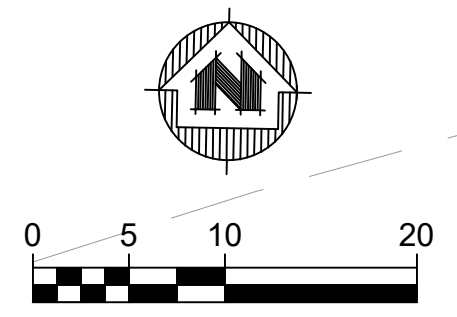
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 TOWN OF COTTAGE GROVE, WI

TEMPORARY CUL DE SAC GRADING PLAN

PROJECT NO.  
217570002  
 SHEET  
ST4





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1/23/2025 3:51 PM, G:\21\21757\21757002\CADD\C3D\Sheets\21757002 CulDeSac Grading Plan.dwg	JMC	CKP	1	08/09/2024	30% PLANS FOR PRELIMINARY PLAT	JMC

**PRELIMINARY**



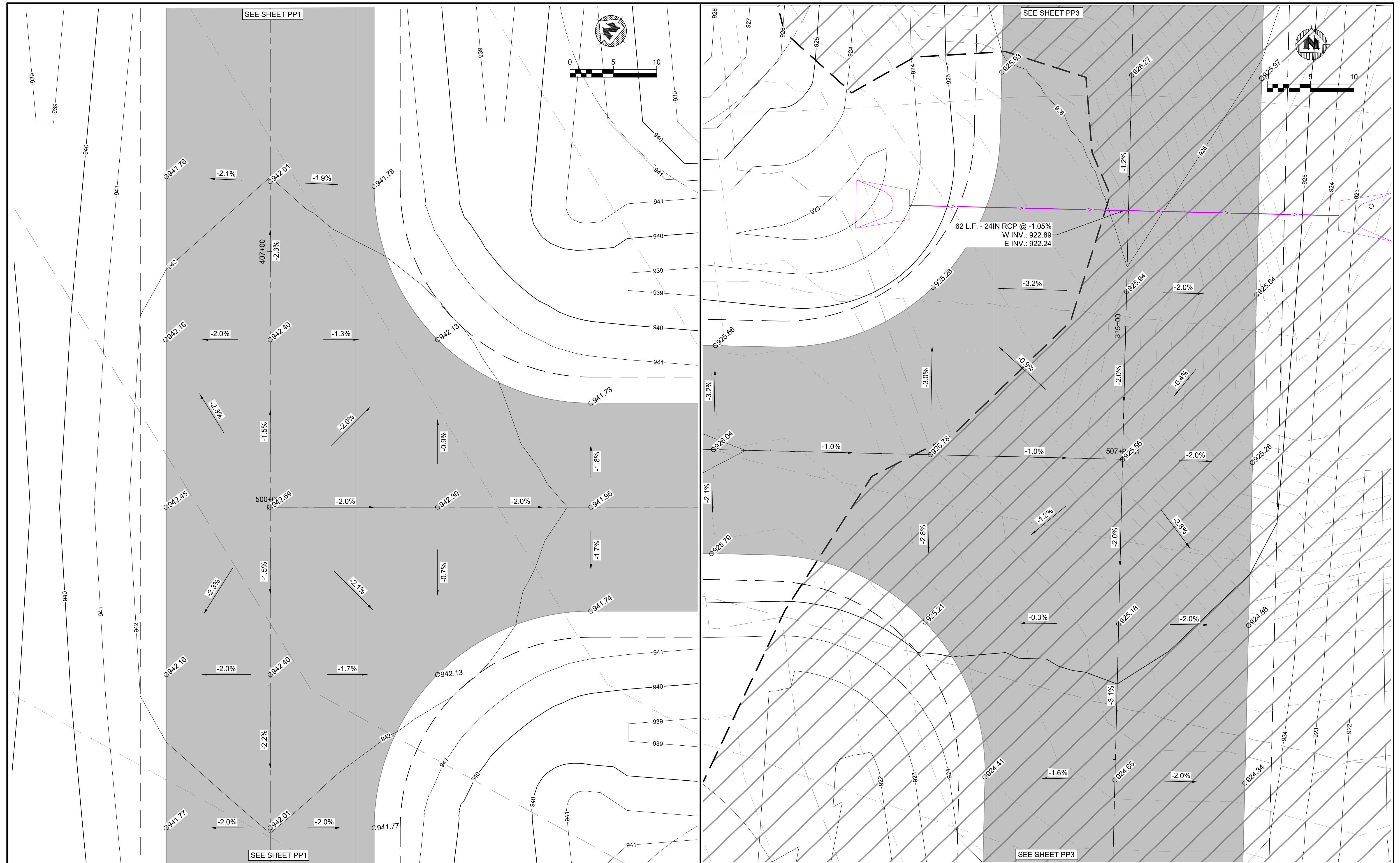
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TEMPORARY STORMWATER POND GRADING PLAN

PROJECT NO:  
 217570002  
 SHEET  
 ST5





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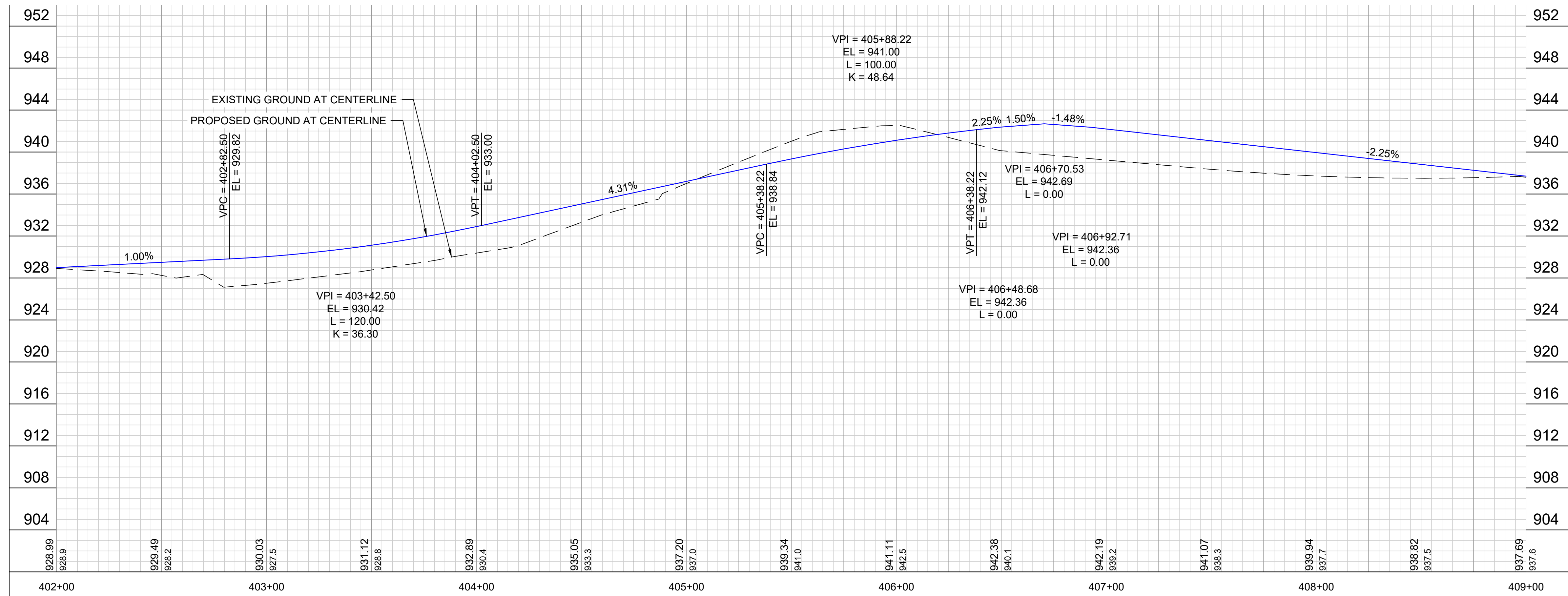
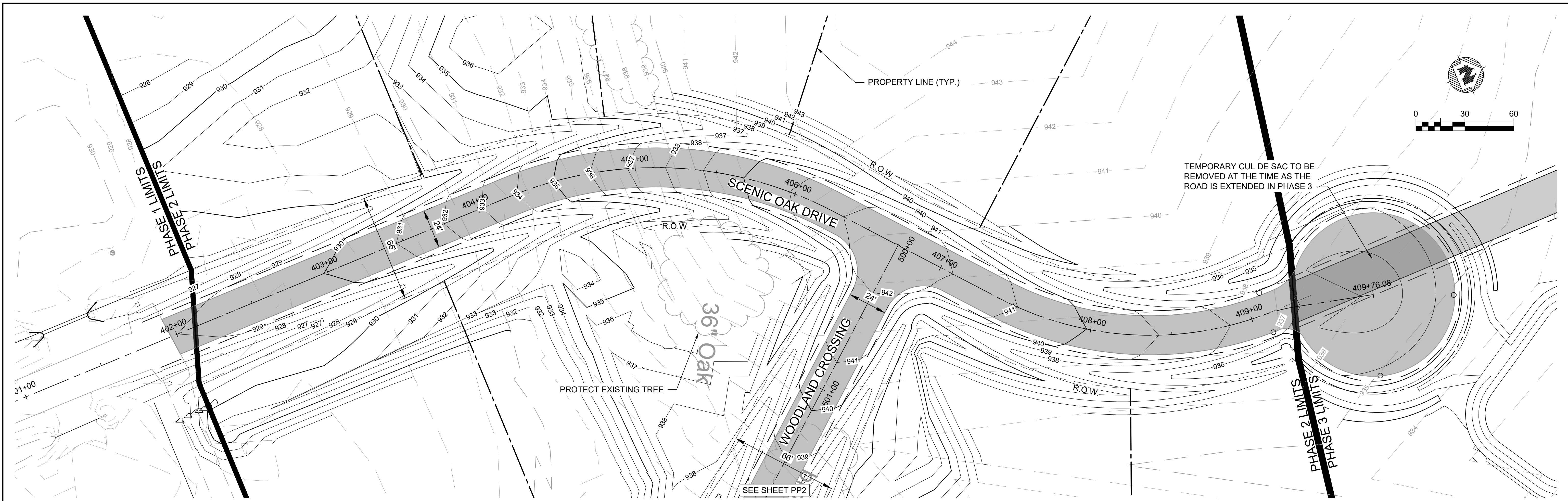
**KENNEDY HILLS PLAT PHASE 2**  
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 TOWN OF COTTAGE GROVE, WI

**INTERSECTION DETAILS**

PROJECT NO.  
**217570002**  
 SHEET  
**ST6**

PLOT DATE: 1/23/2025 3:51 PM, G:\21\21757\21757002\CADD\C3D\Sheets\21757002 CulDeSac Grading Plan.dwg

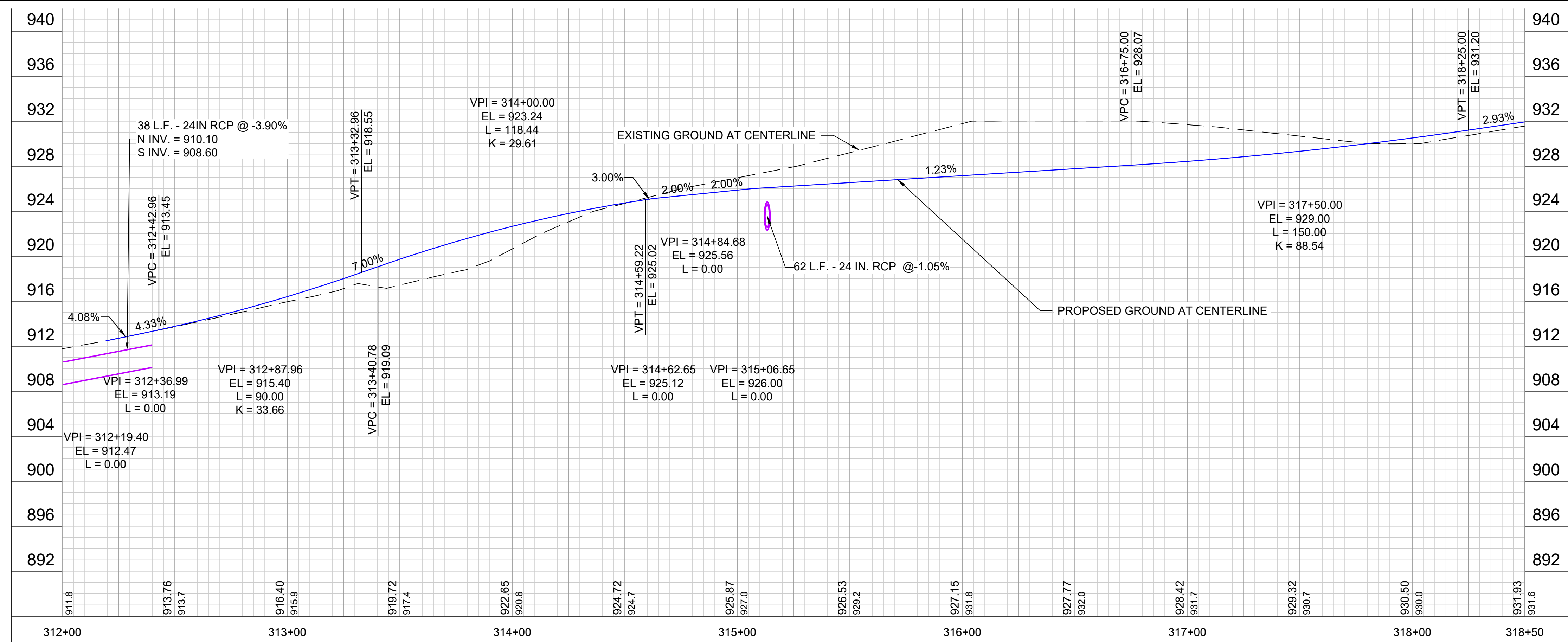
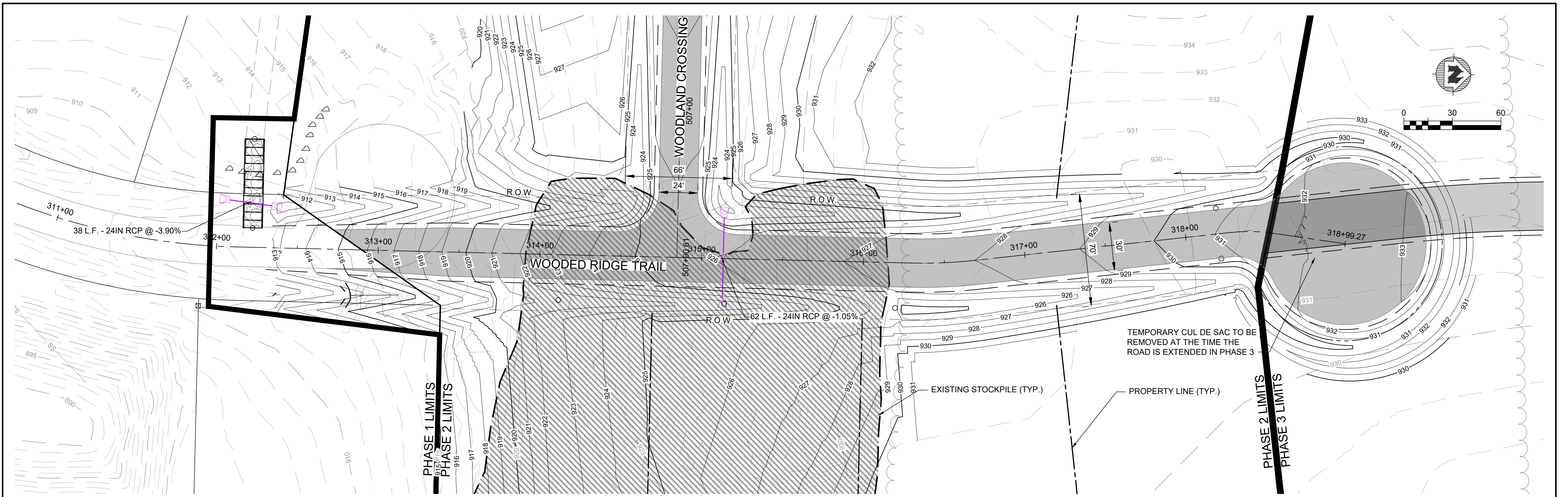












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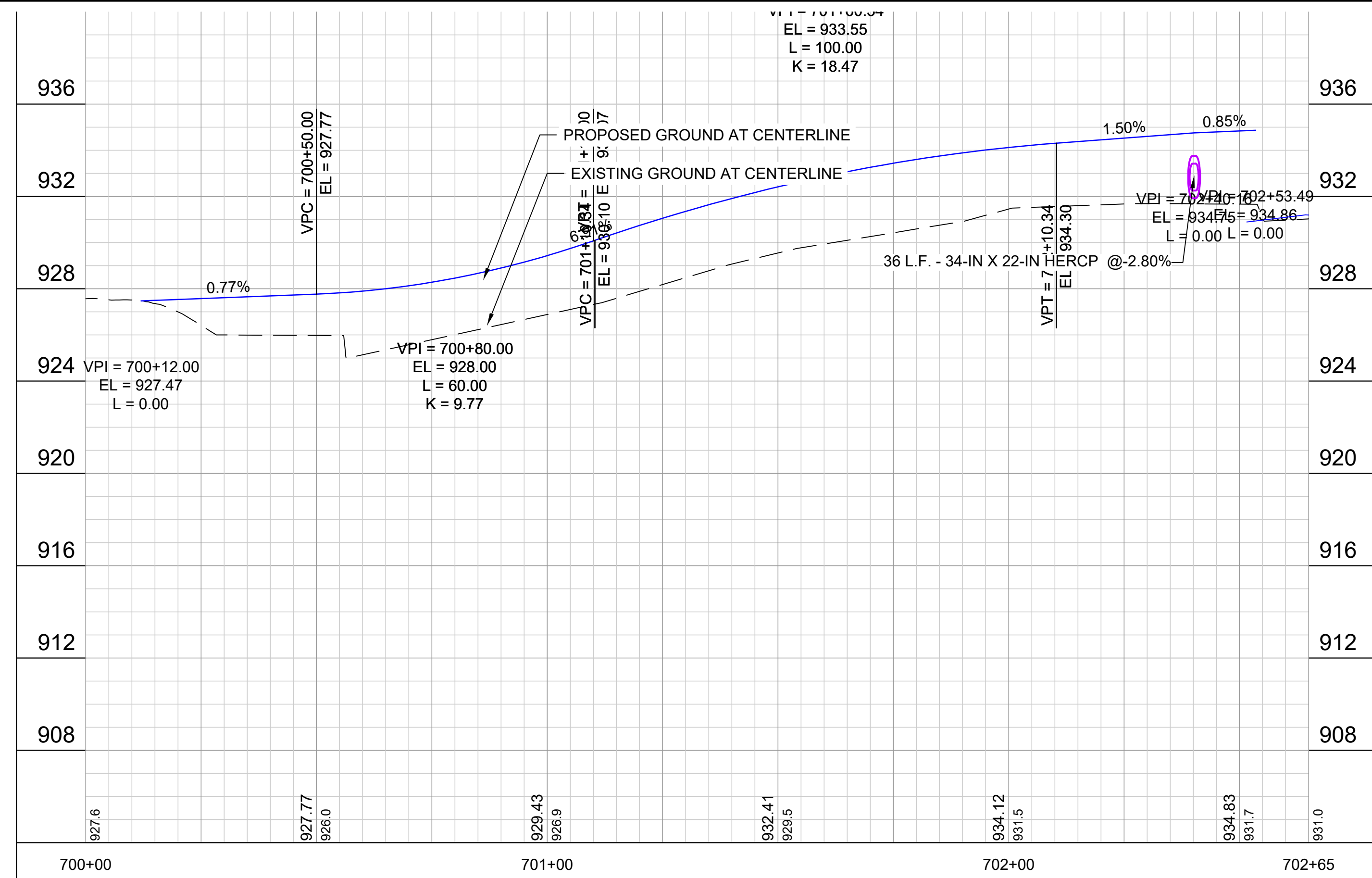
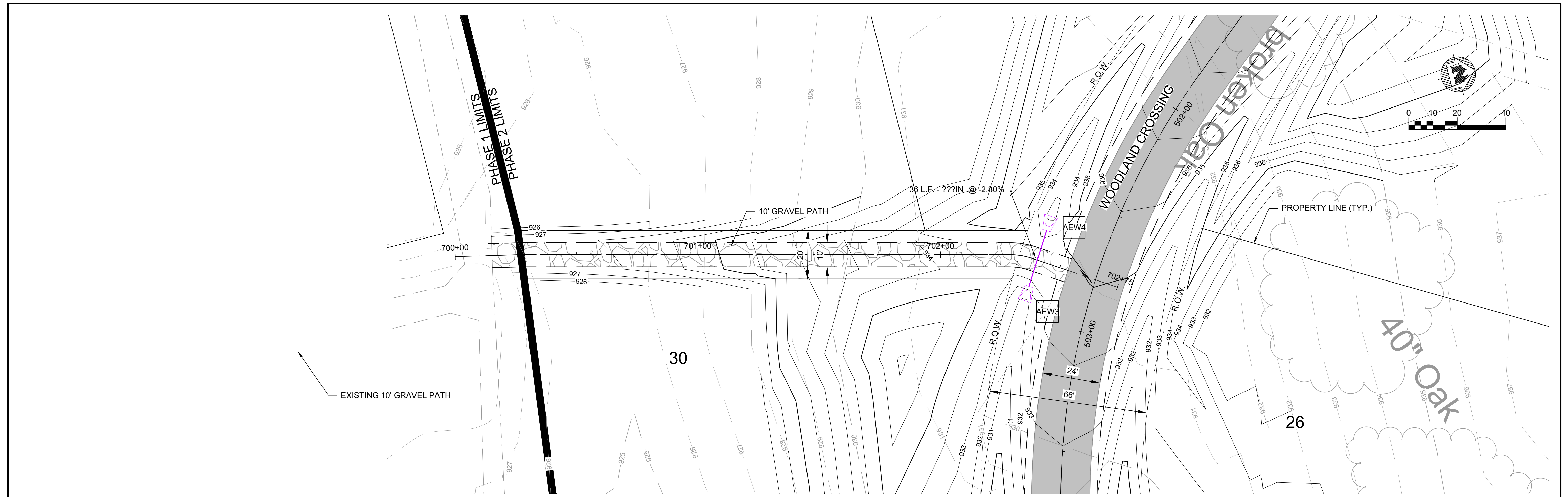
**KENNEDY HILLS PLAT PHASE 2**  
DUNROVEN DEVELOPMENT LLC  
TOWN OF COTTAGE GROVE, WI

**PLAN & PROFILE SHEET - WOODED RIDGE TRAIL**

PROJECT NO. 217570002  
SHEET PP3

PLOT DATE: 1/23/2025 4:04 PM, G:\21\21757\21757002\CADD\C3D\Sheets\21757002 Plan & Profile Sheet Wooded Ridge Trail - Phase 2.dwg





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TOWN OF COTTAGE GROVE, WI

PLAN & PROFILE SHEET - PATH

PROJECT NO. 217570002  
SHEET PP4





# MSA Memo

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**To:** Town of Cottage Grove  
**From:** MSA  
**Subject:** Kennedy Hills Final Plat Checklist  
**Date:** February 12, 2025

---

- a. All information required under §§ 236.15 and 236.20, Wis. Stats., TCG § 15.05, and as required by Preliminary Plat approval.  
**Noted.**
- b. Exact length and bearing of the centerline of all streets.  
**See final plat document.**
- c. Exact street width along the line of any obliquely intersecting street.  
**See final plat document.**
- d. Railroad rights-of-way within and abutting the plat.  
**N/A**
- e. Any unique setbacks or building lines as may be required by the Town Plan Commission.  
**All setbacks are shown.**
- f. All lands reserved for future public acquisition or reserved for the common use of property owners within the plat, and other lands dedicated to the public for common use.  
**See final plat document.**
- g. Special restrictions required by the Town Plan Commission, Town ordinance, or County or State law relating to access control along public ways or to the provision of planting or buffer strips.  
**N/A**
- h. The rural fire number to be assigned to each lot, unless assignments cannot be made at such time.  
**Per email from the Town, assignments will be made when building permits are pulled for each lot.**
- i. The surface water run-off statement shown in TCG § 15.08(4).  
**See final plat document.**
- j. All certificates required by §236.21 Wis. Stats., plus certification that the surveyor has fully complied with the Town Land Division and Planning Code.  
**Noted.**

The following additional information shall be submitted with a Final Plat for a complete petition:



## MEMO

February 11, 2025

---

1. Verification that the Petitioner has submitted the plat to all private utilities, communication providers, and post office serving the plat area for identification of appropriate easements and mailbox/cluster box placements to deliver the associated services.  
**Emails to all relevant entities can be provided, please confirm how the Town would like to receive these.**
2. Plans, profiles, and specifications required by TCG § 15.07(3), 15.11(1) and by the results of any tests required by TCG § 15.07(4).  
**Please see included plan set.**
3. If required by the Plan Commission, protective covenants which the subdivider intends to record regulating land use in the proposed subdivision or to otherwise protect the proposed development.  
**The developer is working with his attorney and will provide if needed.**



---

**To:** Town of Cottage Grove  
**From:** MSA  
**Subject:** Kennedy Hills Preliminary Plat  
**Date:** February 11, 2025

---

- 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.  
**Understood.**
- b. The Developer shall include on the preliminary plat any drainage or utility easement as determined necessary by the Town Engineer.  
**Easements are up to date per discussions with Alliant Energy and Dane County.**
- 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.  
**Stormwater and erosion control permits from Dane County and the DNR have been obtained.**
- 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.  
**Dane County has signed off on the existing stormwater facilities as being acceptable and meeting current standards. Permit cards can be provided.**
- 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.  
**See plans provided with submittal. All comments from the Town Engineer have been addressed.**
- 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.  
**The development agreement has been sent to the Town for review.**
- 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.  
**The final plat has been sent to both entities for their review and approval.**



## MEMO

February 12, 2025

---

- h. The Developer shall obtain written confirmation of appropriate rezoning of the preliminary plat from Dane County and present such confirmation to the Town.  
**MSA understands that this has been resolved as the preliminary plat has been approved at Dane County.**
- 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.  
**MSA will update as requested for approval of final plans, but more information is needed from the Town Engineer on what they are looking for. Is the hammerhead requested for the existing end of Wooded Ridge Trail or is it for the future end of the street?**
- 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.  
**Developer proposes using the existing mailbox cluster to serve the new phase of development.**
- k. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.  
**Noted.**
- 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.  
**Noted. Please contact Cory for payment.**
- m. All street names on the preliminary plat must be reviewed and approved by the Dane County Surveyor.  
**Street names have been approved by Daniel Frick. Email confirmation can be provided.**
- 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.  
**All comments have been addressed.**
- o. The Town Board's 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.  
**Noted.**
- p. The Town Engineer, at the developer's expense, shall investigate historical groundwater levels and what impact these additional homes may have on it.  
**We have not received anything from the Town's Engineer to indicate there are any concerns.**