

**TOWN OF COTTAGE GROVE
TOWN PLAN COMMISSION
RESOLUTION 2025-02-26**

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

WHEREAS, on January 31, 2025, Dunroven Ridge, LLC (the “Developer”) submitted an application for final plat approval to the Town, for Kennedy Hills First Addition, a single-family residential development;

WHEREAS, the proposed Kennedy Hills First Addition final plat attached hereto as Exhibit A, consists of Lots 17-36 for single family residential development, an Outlot reserved for future development, 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 final plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer’s proposed final plat meets the Town’s requirements for final plat approval subject to conditions;

WHEREAS, the proposed Kennedy Hills First Addition final plat generally conforms to the requirements of Town Ordinance § 15.08;

WHEREAS, the Plan Commission has reviewed the final plat and recommends approval of the final plat to the Town Board, with certain conditions;

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

1. The Plan Commission hereby recommends approval of the final plat for Kennedy Hills First Addition subject to the following conditions:
 - a. The Developer is required to develop the final 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 submit copies of Dane County-approved stormwater and erosion control permits to the Town;
 - c. The Developer shall enter a Development Agreement with the Town regarding the development of the final 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.

- d. The Developer shall provide a Declaration of Covenants for the final plat for review and approval by the Town Attorney and Town Board, which shall be recorded on all lots depicted in the final plat. The Declaration of Covenants must be recorded on the lots depicted in the final plat prior to the sale of any lot. The Declaration of Covenants shall address the following:
 - i. Maintenance responsibilities for stormwater management facilities serving the plat, including whether the maintenance of said facilities is shared with the lots in the plat of Kennedy Hills;
 - ii. Provisions to limit tree removal in Lots 22-26, 35, and 36; and
 - iii. Exterior lighting provisions preserving dark night sky.
- e. In accordance with the requirements of the Transfer of Development Rights (TDR) program, the Developer must record a TDR Notice Document against all new lots in the Receiving Area, currently Tax Parcel ID No. 0711-101-8502-0. The Developer shall ensure TDR Agricultural Conservation Easements are recorded over the Sending Areas, Tax Parcel ID Nos. 0711-364-9000-6, 0711-123-8000-9, and 0711-123-9500-2. The Developer shall provide the Town with copies of the recorded documents before any building permit is recorded.
- f. The Developer shall obtain approval of the final plat from the Cottage Grove Fire Department and the Deer-Grove EMS District and present such approval to the Town.
- g. The Developer shall ensure payment of the Recreational Improvement Impact Fee, in accordance with Town Ordinance§ 15.03(4)(d).
- h. The final plat and associated engineering plans shall be revisited to:
 - i. Remove the proposed temporary cul-de-sac bulb at the northern terminus of Wooded Ridge Trail extended, and replace with an alternative temporary turnaround utilizing less wooded area, the design of which shall be approved by the Town Engineer.
 - ii. Adjust final plat note 2) so that it reads: “Each lot owner shall be obligated to pay a recreational improvement impact fee to the Town of Cottage Grove in the amount specified by Town ordinance at the time of application for a residential building permit.”
 - iii. Remove “building setback“ lines and legend entry be removed from the final plat, unless required by another agency with jurisdiction.
 - iv. Address any technical corrections from the Town Engineer.
 - v. Provide a temporary construction access to the north.
- i. The Developer shall contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the new homes in the plat;

- j. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.
 - k. 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 final 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.
 - l. The Developer shall address all comments on the Town Engineer's letter dated February 21, 2025, to the satisfaction of the Town Engineer.
2. The Plan Commission recommends that the final plat not be signed and submitted for recording until the Town has verified the Developer's compliance with each of the conditions set forth herein, to the extent possible at the time.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on Feb 26, 2025 by a vote of 6 in favor, 0 opposed, and 1 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By: Kris Hampton
Kris Hampton, Plan Commission Chair

Attested by:
Kim Banigan
Kim Banigan, Town Clerk

Incorporated by Reference:
Final Plat for Kennedy Hills First Addition

AFFIDAVIT OF POSTING OF
TOWN OF COTTAGE GROVE ORDINANCE

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 February 27, 2025 the following was 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 2025-02-26
Recommending Conditional Approval of the
Final Plat of Kennedy Hills First Addition**



Kim Banigan
Cottage Grove Town Clerk-Treasurer

Subscribed to and sworn before me
this 27th day of February, 2025.

Signature of Town Board Chair

or



Amber Steele (print name)
Notary Public, State of Wisconsin

My Commission expires: 2/15/27

