



VILLAGE ACTION REPORT

PROJECT: Kennedy Hills Preliminary Plat

APPLICANT: Dave Riesop

PROJECT LOCATION: NE corner of Hwy BB & Kennedy Road

REPORT DATE: July 11, 2019

PROJECT DESCRIPTION: The applicant has submitted a preliminary plat for a 16 lot subdivision to be known as Kennedy Hills, which includes the southernmost 21 acres of a potential 70 acre development located at the NE corner of Highway BB and Kennedy Road.

PLAN COMMISSION MEETING: July 10, 2019

STAFF REPORT PROVIDED BY: X Planner, ___ Engineer, ___ Public Works

MOTION: by Williams (1st), Broom (2nd)

The Preliminary Plat was APPROVED WITH CONDITIONS, with the conditions as follows:

1. Provide street and drainage plans prior to final plat approval per 274-26.
2. Provide any covenants, deed restrictions, or home owner's association documents for review prior to final plat approval per 274-28 and 29.
3. The Village authorizes lot sizes less than one acre, as long as those lot sizes are also approved by the Town of Cottage Grove Board per 274-32(4).

VOTE: 4 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- None

PLAN COMMISSION COMMENTS:

- (Ratcliff) – do we need to see any of the information in the conditions prior to approval? Ruth responded that the requested information is not expected to change the layout of the plat as submitted, so it could wait until the final plat.
- (Broom) – believes the minimum lot size in the Town is 20,000 sq. ft. Should the Village ordinance requiring 1 acre be changed? Ruth responded that it could be changed, but since the ordinance permits the Village to allow smaller lots if approved by the Town Board we have that flexibility already.

STAFF COMMENTS:

- See planning staff report and as noted above.