



PLANNING STAFF REPORT

MEMO DATE: July 3, 2019

MTG. DATE: JULY 10, 2019

TO: Village of Cottage Grove Plan Commission

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: Kennedy Hills ETJ Preliminary Plat

BACKGROUND

Property Owner: David Riesop

Location: NE corner of Highway BB and Kennedy Rd.

Area: 21 acres

Agent: David Riesop

Existing Zoning: AT-35 per Dane County Zoning

Proposed Zoning: SFR-08 per Dane County Zoning

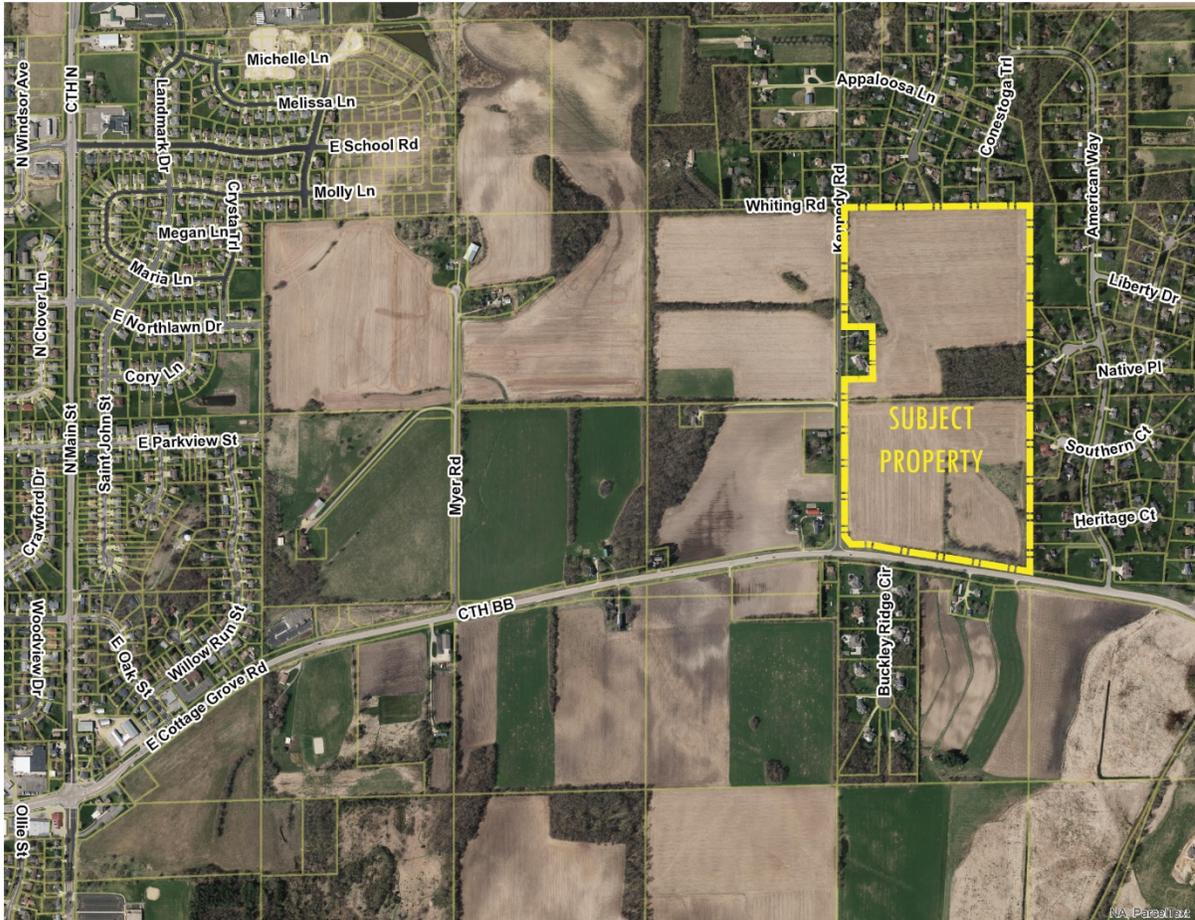
OVERVIEW

The applicant has submitted a preliminary plat for a 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. The Plan Commission reviewed the concept plan at the April 2019 meeting, and had no objections to the proposal. The plat is unchanged from that concept.

In June, the Plan Commission voted to allow the applicant to submit the preliminary and final plat simultaneously at this meeting. However, the applicant has decided to proceed with only the preliminary plat at this time.



LOCATION MAP



SUBDIVISION ORDINANCE CONSISTENCY

The proposed plat is located within the Village's extraterritorial jurisdiction. Therefore, the Village has review authority over the plat.

The plat appears to have the information required under 274-25, which lists data required to appear on the plat.

Prior to final plat approval the Village will need to review the street and drainage plans per 274-26.

If the project has covenants, deed restrictions, or documents related to creation and maintenance of a property owner's association these should be forwarded to the Village for review, per 274-28 and 29.



Per 274-32(4) the minimum lot size in the ETJ should be 1 acre, but “a smaller lot size may be allowed if also approved by the respective Town Board.” Thirteen of the sixteen lots in the plat are less than 1 acre. Staff has no objection to the smaller lots, and it appears that the Town Board is in favor of the project as shown.

ZONING CONSISTENCY

The subdivision will be under Dane County Zoning, therefore the Village has no review authority over the zoning.

The lots are proposed to have SFR-08 zoning under the Dane County ordinance, which is intended primarily for single-family residences with minimum 20,000 sq. ft. lot sizes.

COMPREHENSIVE PLAN CONSISTENCY

The subject property is designated as unsewered single-family residential in the Comprehensive Plan. The proposed plat is consistent with the description of that designation in the Plan’s Land Use chapter.

The plan suggests a future road running north south through the property to connect Conestoga Trail on the north to Highway BB on the south. The proposed plat and larger concept plan include most of that suggested road up to Conestoga Trail. The plat does not extend the street to Highway BB. As part of their plat review, Dane County is requiring roadway improvements at the intersection of BB and Kennedy Road. Therefore, accessing the subdivision from Kennedy via the improved intersection is preferred over adding another access from BB.

STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of the proposed Preliminary Plat for Kennedy Hills, 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).