



PLANNING STAFF REPORT

MEMO DATE: March 10, 2020

MTG. DATE: MARCH 11, 2020

TO: Village of Cottage Grove Plan Commission

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: Kennedy Hills ETJ Final 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

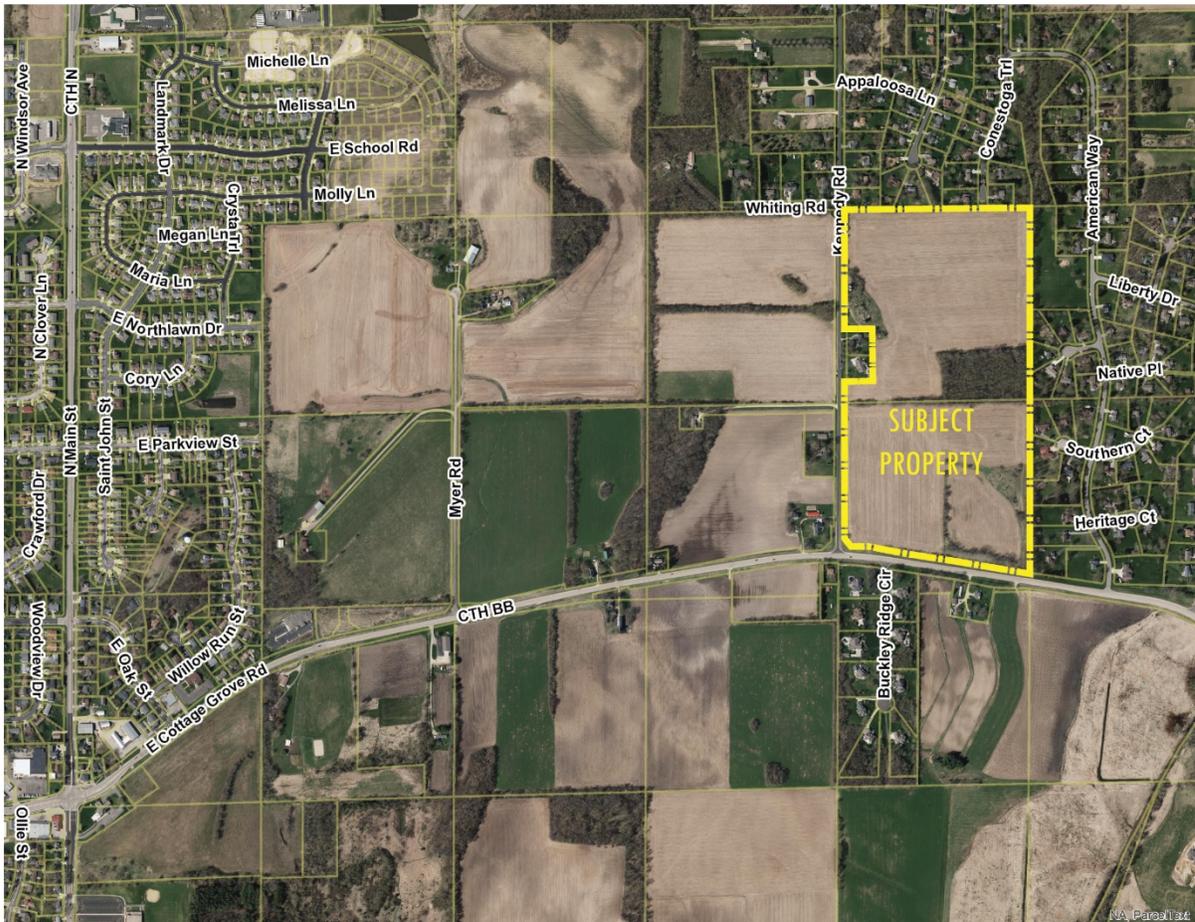
The applicant has submitted a final plat for a subdivision to be known as Kennedy Hills, which includes the southernmost 21 acres of a potential 70-acre development located at the NE corner of Highway BB and Kennedy Road. The Plan Commission and Village Board approved the preliminary plat in July 2019.

Per statute, if the final plat is substantially similar to the preliminary plat, it should be approved. While the proposed final plat includes some minor changes, in the opinion of staff it should be considered substantially similar. The minor changes include the following: 1) Outlot 1, dedicated for stormwater management, is roughly doubled in size; 2) some of the street



names have been changed; 3) the curve of Wooded Ridge Trail is gentler and the parcels within the curve are reconfigured slightly.

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 final plat has been submitted within 24 months or preliminary plat approval per 274-31(B), and it appears to include the information required per 274-32 with the exception of streetlight locations. If street lights are to be provided, submit a drawing showing proposed locations.



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 prior to the Village certifying the final plat.

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.

STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of the proposed Final Plat for Kennedy Hills, with the conditions as follows:

1. Provide map showing any streetlight locations.
2. Provide any covenants, deed restrictions, or home owner's association documents for review prior to certification of final plat.
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).