

**TOWN OF COTTAGE GROVE
PLAN COMMISSION
RESOLUTION 2026-01-28**

**RECOMMENDING CONDITIONAL APPROVAL OF THE
PRELIMINARY PLAT OF KENNEDY HILLS SECOND ADDITION**

WHEREAS, Dunroven Ridge, LLC (the “Developer”) has submitted an application for preliminary plat approval to the Town, for Kennedy Hills Second Addition, a single-family residential development;

WHEREAS, the proposed Kennedy Hills Second Addition preliminary plat attached hereto as Exhibit A, consists of Lots 37-65 for single family residential development, an Outlot for park and stormwater management purposes, and public street and infrastructure improvements, and is located in part of the SW ¼ of the SE ¼ of Section 3, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin;

WHEREAS, the proposed Kennedy Hills Second Addition preliminary plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer’s proposed preliminary plat meets the Town’s requirements for preliminary plat approval subject to the conditions included in this resolution;

WHEREAS, the proposed Kennedy Hills Second Addition preliminary plat generally conforms to the requirements of Town Ordinance § 15.07;

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

1. The Plan Commission recommends approval of the preliminary plat for Kennedy Hills First Addition subject to the following conditions:
 - 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.
 - b. The Developer shall include on the preliminary and final plat any drainage or utility easement as determined necessary by the Town Engineer.
 - 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.
 - 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.

- e. Pursuant to Town Ordinance § 15.06(2), the Developer shall provide a report from a soil/environmental scientist that reviews the plat for septic suitability.
- f. 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.
- g. 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.
- h. 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.
- 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. 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.
- k. All street names on the preliminary plat must be reviewed and approved by the Dane County Surveyor;
- l. The Developer shall address all comments from the Town Planner in Paragraphs 2c and 7 of his review memorandum dated January 21, 2026;
- m. The Developer shall address all of the Town Engineer's comments in his letter dated January 22, 2026, to the satisfaction of the Town Engineer;
- n. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.
- o. The Plan Commission's recommendation for 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.

This Resolution was duly adopted by the Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on January 28, 2026, by a vote of 7 in favor, 0 opposed, and 0 not voting.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By: 
Steven Anders, Plan Commission Chair

Attested by:


Kim Banigan, Town Clerk

Incorporated by Reference:
Preliminary Plat for Kennedy Hills Second Addition