

**TOWN OF COTTAGE GROVE
PLAN COMMISSION
RESOLUTION 2026-06-24**

**A RESOLUTION RECOMMENDING THE CONDITIONAL APPROVAL OF THE
FINAL PLAT OF KENNEDY HILLS SECOND ADDITION**

WHEREAS, on May 14, 2026, Dunroven Ridge, LLC (the “Developer”) submitted an application for final plat approval to the Town, for Kennedy Hills Second Addition, a single-family residential development;

WHEREAS, the proposed Kennedy Hills Second Addition final plat attached hereto and incorporated herein 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 final plat has been reviewed by the Town Engineer and Town Planner, who have determined the Developer’s proposed final plat is consistent with the approved preliminary plat and meets the Town’s requirements for final plat approval subject to the recommended conditions included in this resolution;

WHEREAS, the Plan Commission has reviewed the proposed final plat and the review letters from the Town Engineer and the Town Planner regarding the proposed final plat;

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

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 final plat for Kennedy Hills Second 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 plans and permits to the Town;
 - c. The Developer shall provide confirmation from Dane County that the soil studies conducted for Kennedy Hills Second Addition indicate that the lots in the final plat are suitable for septic without any lot requiring a holding tank;

- d. The Developer shall enter a Development Agreement with the Town regarding the development of the final plat. 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. The Development Agreement shall address the Developer's removals plan and tree preservation.
- e. Pursuant to Town Ordinance § 15.08(3), the Developer shall provide a copy of the covenants to be recorded on the lots to the Town prior to Town Board approval of the final plat. Said covenants shall address the following matters:
 - i. Maintenance responsibilities and/or maintenance payments for stormwater management facilities serving the plat;
 - ii. Provisions to limit tree removal on Lots 37, 54, and 55; and
 - iii. Exterior lighting provisions preserving dark night sky.
- 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 contact the local Postmaster to determine the required configuration and placement of mailboxes to serve the new homes in the plat;
- h. 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.
- i. Farmhouse Road shall be developed to Neighborhood Connector Street Standards;
- j. The parking lot to be installed on Outlot 3 shall include two ADA compliant parking spaces;
- k. Recreational impact fees shall be waived for Kennedy Hills Second Addition, and Note 1 on the proposed Final Plat shall be revised to remove the first sentence regarding recreational impact fees;
- l. As part of its Removals Plan, the Developer shall study the trees adjacent to the northline of the Kennedy Hills Second Addition plat to determine which can be maintained;
- m. The Developer shall address all of the Town Engineer's comments on the Final Plat and associated engineering plans in his letter dated June 17, 2026, and all of

the Town Planner's underlined suggestions in his memo dated June 17, 2026 (except second sentence of plat note 1 shall remain); and

- n. In addition to those outlined above, the Developer shall obtain all required approvals from other approving authorities, as required by law.

This Resolution was duly adopted by Plan Commission of the Town of Cottage Grove, Dane County, Wisconsin at a meeting on June 24, 2026, by a vote of __ in favor, __ opposed.

TOWN OF COTTAGE GROVE PLAN COMMISSION

By: 
Steven Anders, Town Board Chair

Attested by:


Kim Banigan, Town Clerk

Incorporated by Reference:

Exhibit A, Final Plat for Kennedy Hills Second Addition