

VILLAGE OF COTTAGE GROVE

WISCONSIN

221 East Cottage Grove Road
Cottage Grove, Wisconsin 53527
608.839.4704
www.village.cottage-grove.wi.us



Matt Giese, Village Administrator
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COTTAGE GROVE WEB RESOURCES

Village of Cottage Grove

<http://www.village.cottage-grove.wi.us/>

Scan to find contact info, meeting schedules, agendas, and minutes



Village Interactive Economic Development Mapping Site

<http://www.village.cottage-grove.wi.us/211/Economic-Development>

Use Location One Information Systems interactive map to search for info on available land and buildings in Cottage Grove



Village Interactive Zoning & Engineering Mapping Site

[http://cottagegrove.maps.arcgis.com/apps/webappviewer/index.html?id=a030e7a0596144b589](http://cottagegrove.maps.arcgis.com/apps/webappviewer/index.html?id=a030e7a0596144b5895695e963e4ffa6)

5695e963e4ffa6

Scan to find interactive map providing information on zoning and engineering infrastructure



Cottage Grove Chamber of Commerce

<http://www.cottagegrovechamber.com/>

Scan to find a Cottage Grove business directory and other community information



Cottage Grove Commerce Park

<http://www.cottagegrovecommercepark.com/>

Scan to find information about land available in the Cottage Grove Commerce Park





DISTINCT, FRIENDLY COMMUNITY



- Small Town Charm
- Responsive Government
- Highly Rated School System
- Newly Built, High Quality Housing Stock
- Extensive Park & Recreation System
- Easy Access to Madison Area Cultural Events & Amenities
- Surrounded by Beautiful Rural Landscape

EXTENSIVE TRANSPORTATION NETWORK



- Direct Access to I-94 (to Madison, Milwaukee, & Minneapolis/St. Paul)
- I-94 Six Lanes between Cottage Grove & Madison
- Easy Access to I-39/90 (to Rockford) and Highway 151 (to the Fox Cities)
- Dane County Regional Airport 11 min. drive from I-94 & N interchange
- Regional Bicycle Trail Connections
- Railroad Connection to Madison & Beyond
- Wisconsin Dept. Transportation Park & Ride at I-94 & CTH N

VIBRANT FUTURE



- Steady Employment Growth
- Family Friendly with a Youthful Population Demographic
- High Median Household Income
- Easy Access to the University of Wisconsin - Madison
- Land Available Near I-94/Highway N Interchange



WELCOME TO THE VILLAGE OF COTTAGE GROVE

THE VILLAGE OF COTTAGE GROVE, WI INVITES YOU

to consider Cottage Grove as you analyze opportunities for your clients. Cottage Grove is a vibrant community and a growing high-quality employment center. While Cottage Grove maintains the values and friendliness of a small Midwestern town, we are located a mere fifteen minutes from Downtown Madison and share in the dynamic growth and the cultural, educational, and recreational opportunities that are abundant throughout Dane County.

Cottage Grove's I-94/CTH N interchange serves as the gateway between the Madison metro area and the I-94 Madison/Milwaukee corridor. The Cottage Grove Interstate Commerce Park is strategically located adjacent to the interchange, and the Summit Credit Union corporate headquarters is currently under construction and will bring an additional 250 jobs to the Village. The Commerce Park is within the Village's TIF District #5, and incentives may be available for desirable projects. Development opportunities can also be found north of I-94 (TID #10), in the N. Main St. Corridor (TID #5), along W. Cottage Grove Rd. (TID #8), around the intersection of N & BB (TID #9), and in the historic Olde Town core (TID #7).

The immediate Cottage Grove area is home to a top school district (Monona Grove) and ample recreational opportunities including three golf courses, Village and Dane County parks, and the western trailhead of the Glacial Drumlin State Trail which links Cottage Grove to Waukesha for bikers and hikers. The Village also features a newly built, high quality housing stock.

The Village of Cottage Grove employs an experienced and capable staff, dedicated to ensuring a smooth and predictable development process. Staff is available for pre-submittal meetings to provide local knowledge and guidance, and will become a trusted partner as your project grows to fruition.

Please feel free to contact us with any questions or comments. We, in the Village of Cottage Grove, look forward to making our home your home!

Sincerely,
Erin Ruth, AICP - Director of Planning & Development
ERuth@village.cottage-grove.wi.us
(608) 839-4704

COTTAGE GROVE, WISCONSIN STATE RANKINGS

- #28 of 277 Best Cities in WI to Raise a Family
- Niche.com (2019)
- Top 10 Safest Cities in Wisconsin
- NCHSS (2018)

MADISON, WISCONSIN AREA NATIONAL RANKINGS

- #1 Best City to Raise a Family
- SafeHomes.org (2019)
- #3 Best Places to Live
- Livability.com (2019)
- One of the Best Small Cities in America
- National Geographic (2018)
- #1 Quality of Life & Industry Diversity
- Business Facilities Magazine (2018)
- #1 Best City for an Active Lifestyle
- Wallet Hub (2017)
- #4 Sportiest City in the U.S.
- Men's Health (2017)
- #2 Super Cool Cities
- Expedia (2017)
- #3 America's Friendliest Cities
- Travel & Leisure (2016)
- #2 City for Post-Graduation
- Glamour (2016)
- #5 Best College Football Town
- Travel & Leisure (2016)
- #3 Healthiest City
- Livability.com (2015)
- Most Livable Cities in America
- Forbes (2015)
- #1 Greenest City in America
- Nerd Wallet (2014)



SUMMIT CREDIT UNION

In 2018, Summit Credit Union will construct a six-story, 190,000 sq. ft. office building in the Commerce Park to consolidate their corporate headquarters. The headquarters will house 250 employees, and the building will provide a landmark at the Village entry from I-94.



COTTAGE GROVE COMMONS

This 4-story, mixed-use building features 106 high end apartment units and 8,000 sq. ft. of office or retail space, with a parking garage in the interior of the building. The project also includes four 8-unit condo buildings. Construction will occur in 2020.



MADISON WINDOW CLEANING

Madison Window Cleaning is a 90+ year old family company relocating from Downtown Madison to a new 12,000 sq. ft. office and light industrial building in the Commerce Park, which is expected to open in 2020.



WISCONSIN BANK & TRUST

Wisconsin Bank & Trust opened a new 3,200 sq. ft. bank branch in January, 2018 at the corner of Main Street and Cottage Grove Road, replacing an existing branch on the same site.

RECENT PROJECTS



DRUMLIN RESIDENCES

The Drumlin Residences apartments will include 60 units in an approximately 105,000 square foot building, which will also include a 4,400 square foot community room. The project will be completed in 2017.



RAINBOW CHILD CARE CENTER

Rainbow Child Care Center, a national daycare company, opened their new facility at N. Main Street in Cottage Grove in 2017. The approximately 11,000 square foot facility will accommodate up to 115 students.



STIHL, INC.

Stihl's new midwest distribution facility is a 65,000 sq. ft. building on 9 acres in the Cottage Grove Commerce Park. The facility opened with approximately 25 employees in December 2015.



UW HEALTH CLINIC

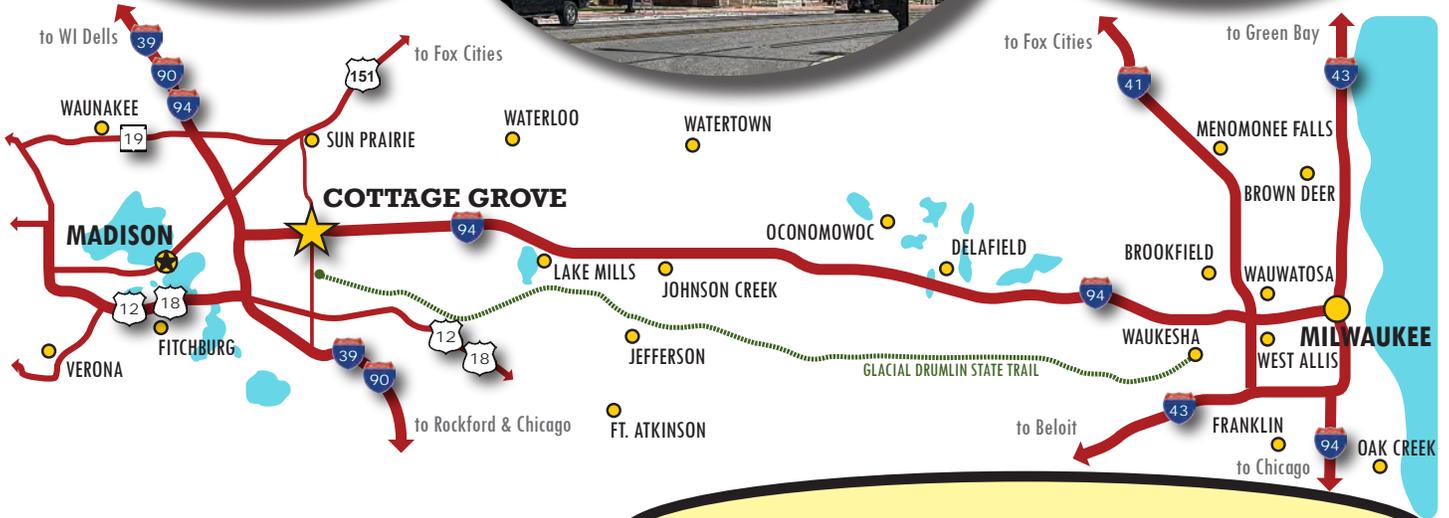
UW Medical Foundation replaced their existing Cottage Grove clinic with this new 14,000 sq. ft. building on N. Main Street. The facility opened with approximately 25 employees in January 2016.

RECENT PROJECTS

MADISON

COTTAGE GROVE

MILWAUKEE

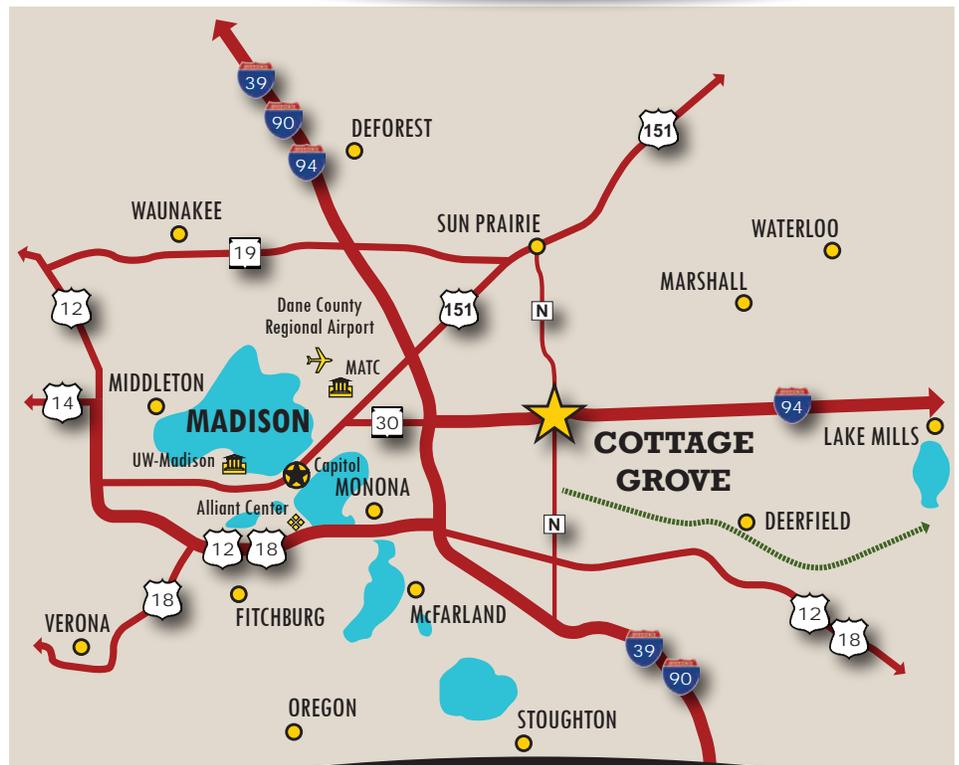


I-94 MADISON TO MILWAUKEE CORRIDOR

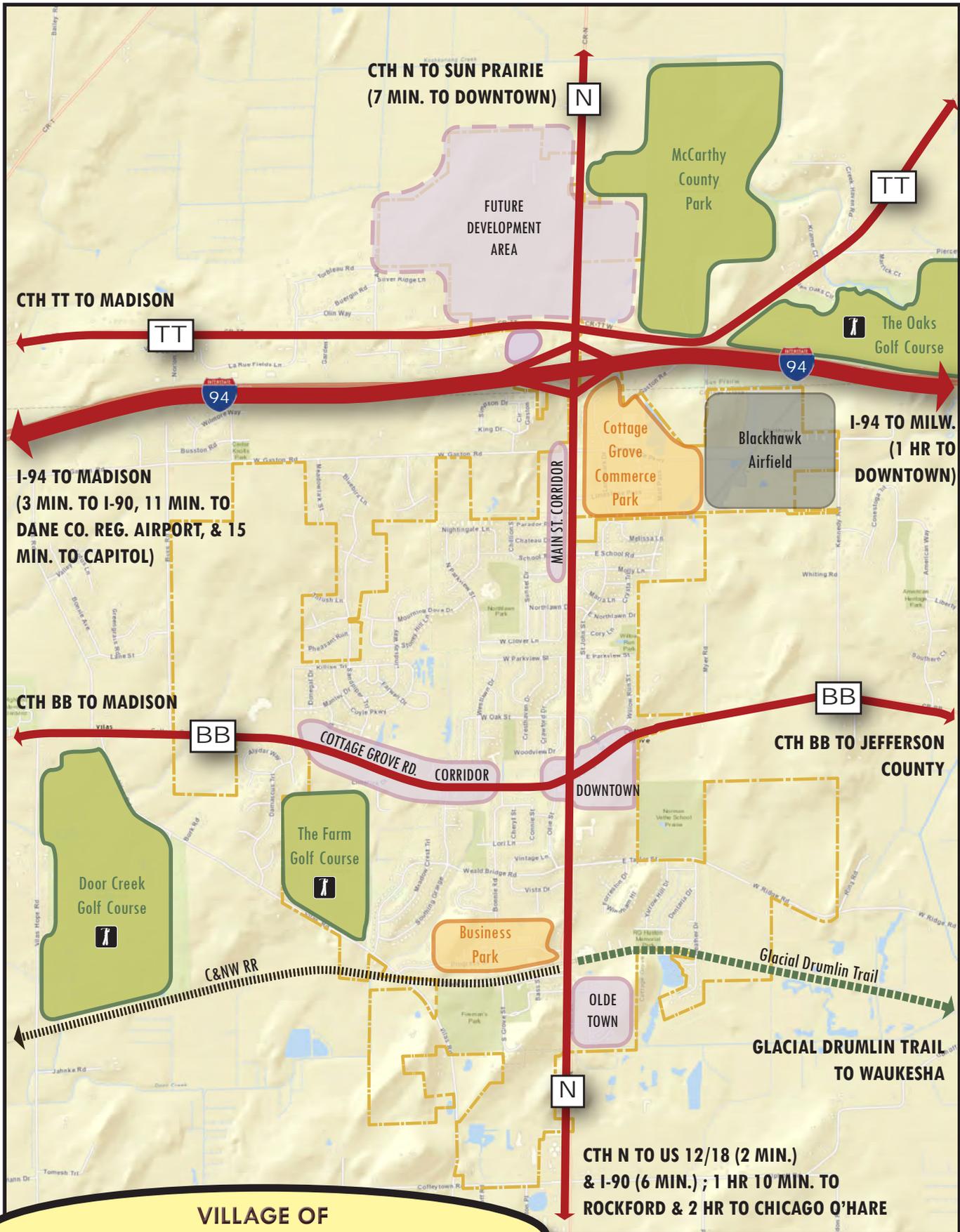
IT'S GOOD TO BE HERE...

Cottage Grove combines the charm, values, and attentive leadership of a distinct small town with the world class cultural and educational amenities available throughout the Madison metro area.

Furthermore, due to its strategic location, Cottage Grove acts as the gateway to the Madison area from Milwaukee, the state's largest city, via the burgeoning I-94 Corridor. 40,000 vehicles per day travel through the Village on I-94. Cottage Grove also offers quick, convenient access to routes to Chicago, Minneapolis, and the Fox Cities.



MADISON METROPOLITAN AREA



**VILLAGE OF
COTTAGE GROVE**



VILLAGE OF COTTAGE GROVE TIF DISTRICTS

TID #5

- Open: 2003, Close: 2026
- Industrial district
- Includes Cottage Grove Commerce Park & adjacent sites
- Developer incentives may be available for desirable projects

TID #6

- Open: 2005, Close: 2025
- Mixed-use district
- Includes area around Main St./Cottage Grove Rd. intersection
- Developer incentives may be available for desirable projects

TID #7

- Open: 2005, Close: 2025
- Mixed-use district
- Includes Olde Town and Cottage Grove Business Park
- Developer incentives may be available for desirable projects

TID #8

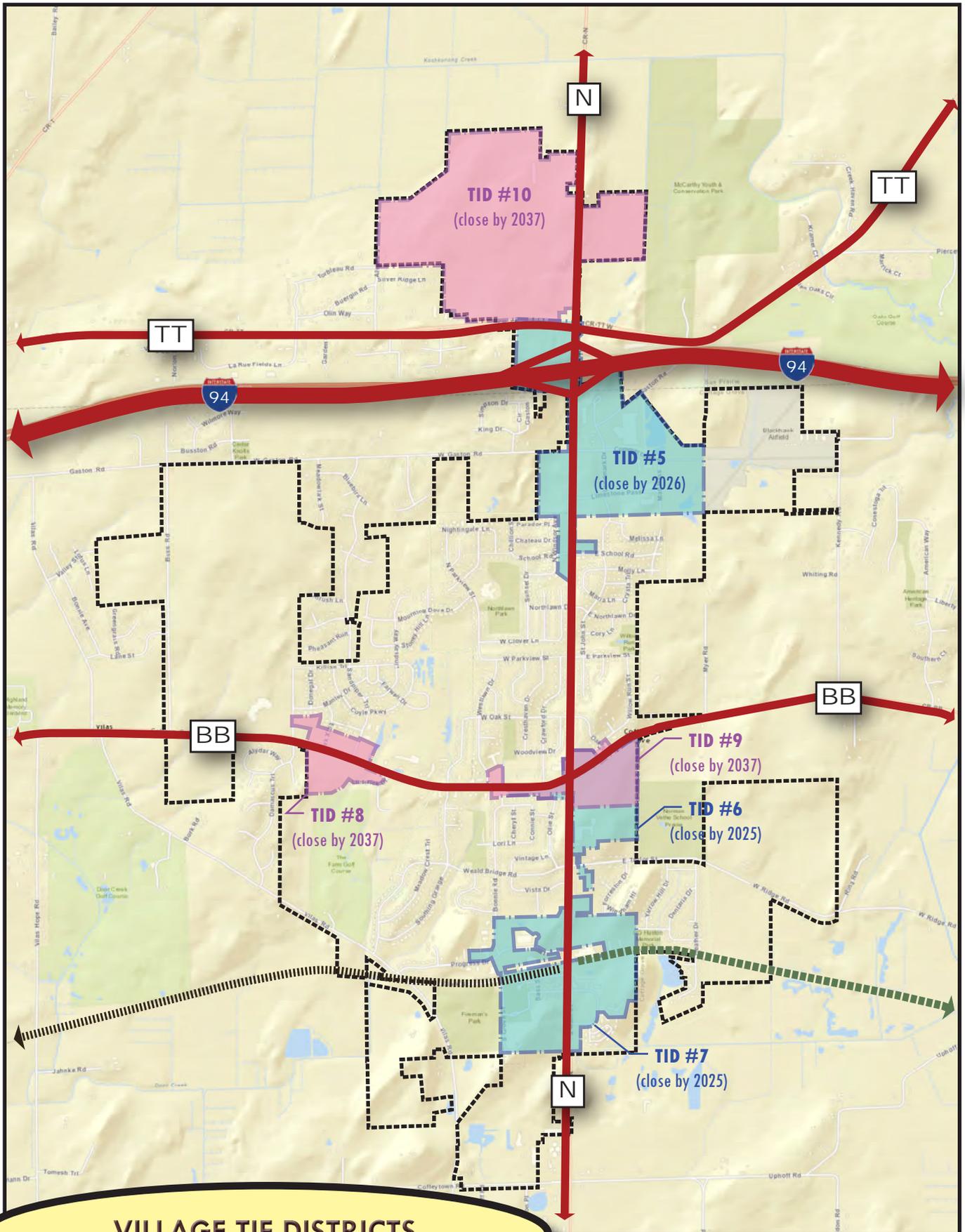
- Open: 2018, Close: 2037
- Mixed-use district
- Includes W. Cottage Grove Rd. commercial district
- Developer incentives may be available for desirable projects

TID #9

- Open: 2018, Close: 2037
- Mixed-use district
- Overlaps and will eventually replace TID #6
- Developer incentives may be available for desirable projects

TID #10

- Open: 2018, Close: 2037
- Mixed-use district
- Includes land north of I-94
- Developer incentives may be available for desirable projects
- Planned TID projects include improvements & utilities in Hwy N



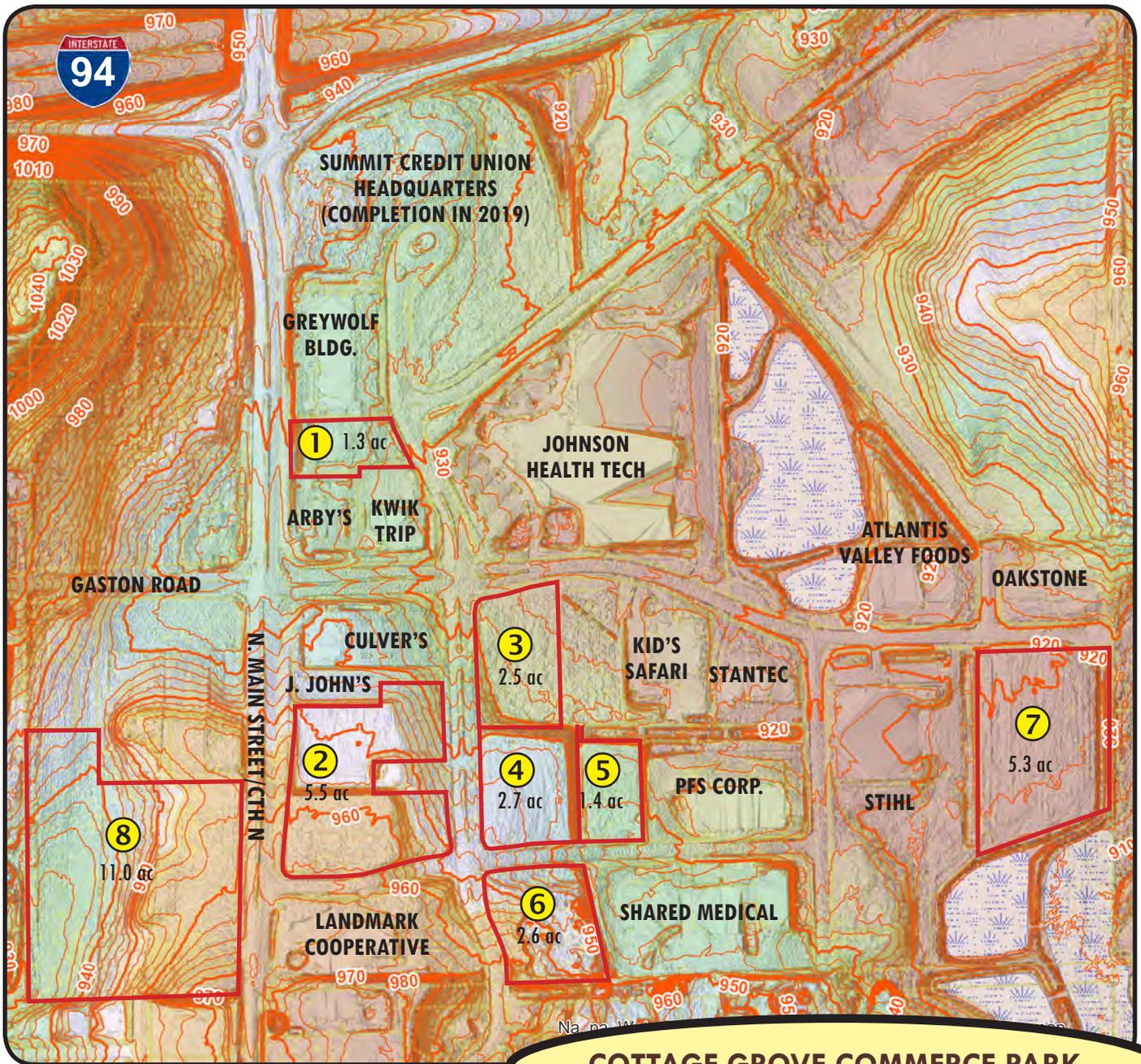
VILLAGE TIF DISTRICTS



COTTAGE GROVE COMMERCE PARK

The Cottage Grove Commerce Park features a number of ready to build parcels in a variety of sizes. The park is in a TIF district, and incentives may be available depending on the project. All sites benefit from recently completed freeway interchange improvements such as enhanced streetscaping, new roundabouts, and an expanded Park & Ride immediately NW of the interchange. Also, there is space available for lease within the Greywolf Building, which features optimal visibility and high-quality design.





COTTAGE GROVE COMMERCE PARK

1: Parcel No. 071104121201
 Area: 1.32 acres
 Zoning: PO, Planned Office
 Future Land Use: Planned Office
 Owner: JRW Hotel, LLC

2: Parcel No. 071104120201
 Area: 5.5 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Village of Cottage Grove

3: Parcel No. 071104190301
 Area: 2.5 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: Village of Cottage Grove

4: Parcel No. 071104131651
 Area: 2.66 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: Village of Cottage Grove

5: Parcel No. 071104131711
 Area: 1.4 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: Village of Cottage Grove

6: Parcel No. 071104131601
 Area: 2.554 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: Village of Cottage Grove

7: Parcel No. 071104131001
 Area: 5.34 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: McAllen Properties

8: Parcel No. 071104295151
 Area: 11.0 acres
 Zoning: NO, Neighborhood Office
 Future Land Use: Planned Business
 Owner: KLM Grove Properties

T Parcel available from
Homburg Realty - Call
(608) 244-9266



Currently zoned PB, Planned Business, these lots are part of the Northlawn Estates subdivision. They range from 1 to 1.4 acres and are intended for high-quality indoor retail, commercial service, office, health care, or community facilities. The lots are located southwest of the Commerce Park fronting CTH N (N. Main Street), approximately 1/2 mile south of the I-94/CTH N interchange. The lots benefit from a new traffic signal at the intersection of School Road and Highway N. The parcels are in a TIF district, and incentives may be available depending on the project.

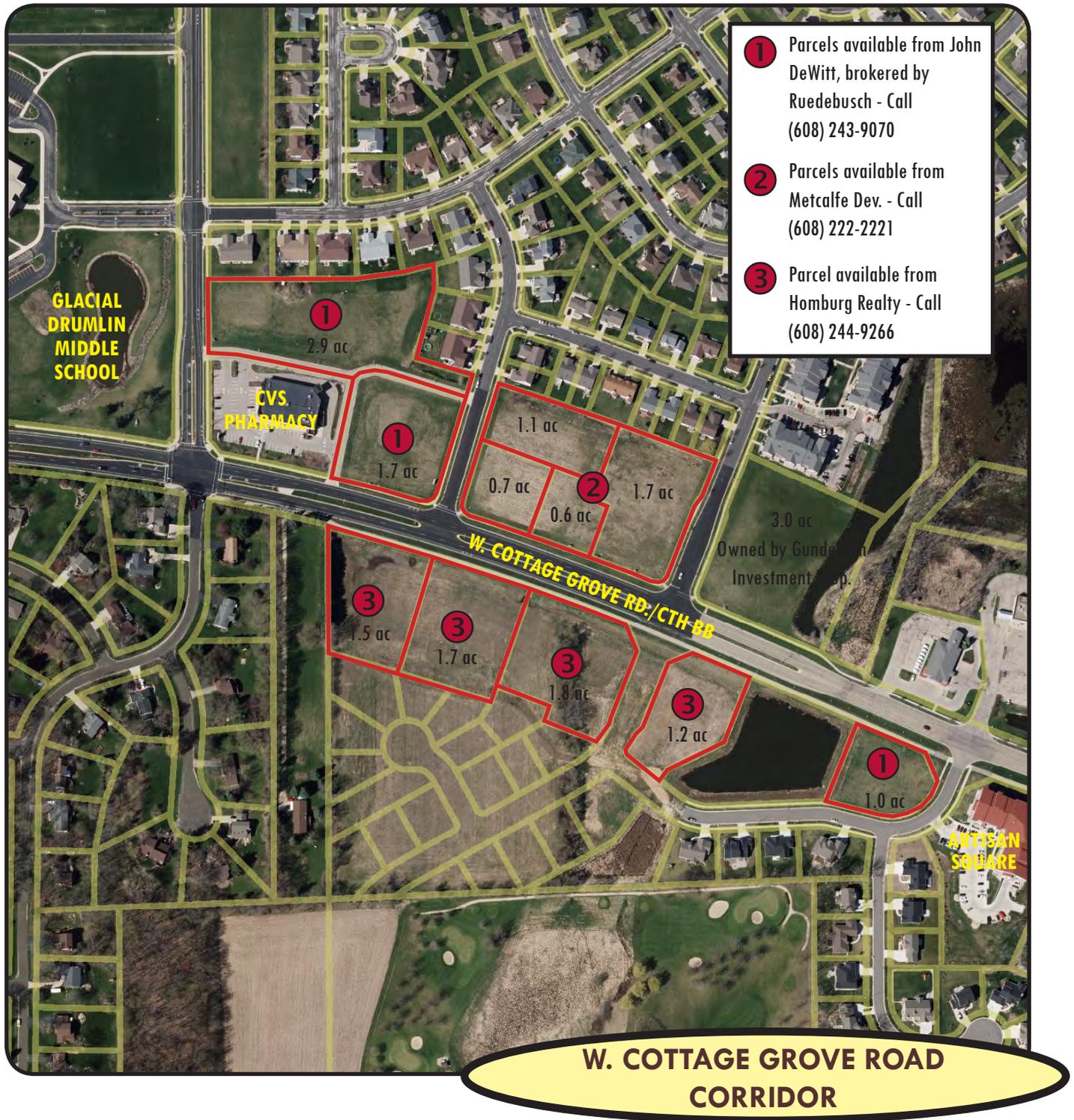


1: Parcel No. 071104300066
 Area: 1.091 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment, Inc.

2: Parcel No. 071104300173
 Area: 1.033 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment, Inc.

3: Parcel No. 071104300280
 Area: 1.033 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment, Inc.

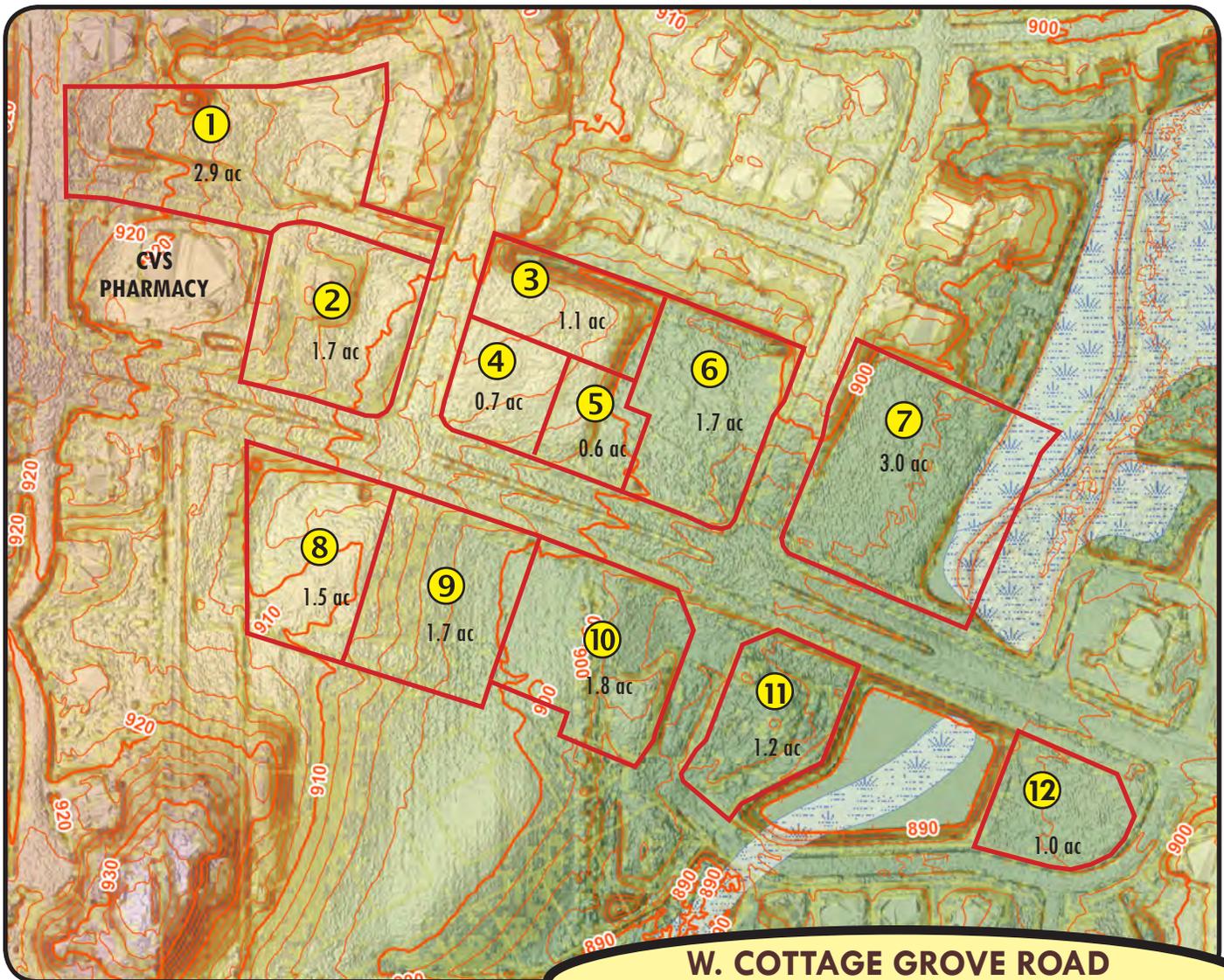
4: Parcel No. 071104300619
 Area: 1.387 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment, Inc.



Currently zoned as PB, Planned Business north of CTH BB and NO, Neighborhood Office to the south, this area is envisioned as the entry into the Village from Madison's developing eastern neighborhoods.



As of 2013, the annual average daily traffic count on this portion of CTH BB was nearly 9,300. The remainder of Cottage Grove Road heading east forms the primary commercial district within the Village anchored by a grocery store and hardware store.



**W. COTTAGE GROVE ROAD
CORRIDOR**

1: Parcel No. 071108124141

Area: 2.9 acres
 Zoning: NB, Neighborhood Business
 Future Land Use: Multi-Family Residential
 Owner: Coyle Holdings, LLC

2: Parcel No. 071108124211

Area: 1.7 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Coyle Holdings, LLC

3: Parcel No. 071108141051

Area: 1.1 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: UMJ/Sandpiper Dev.

4: Parcel No. 071108141501

Area: 0.8 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: UMJ/Sandpiper Dev.

5: Parcel No. 071108141351

Area: 0.6 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: UMJ/Sandpiper Dev.

6: Parcel No. 071108141201

Area: 1.7 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: UMJ/Sandpiper Dev.

7: Parcel No. 071108140741

Area: 3.0 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Gunderson Investment Prop.

8: Parcel No. 071108141881

Area: 1.5 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment

9: Parcel No. 071108141921

Area: 1.7 acres
 Zoning: PB, Planned Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment

10: Parcel No. 071108142031

Area: 1.8 acres
 Zoning: NB, Neighborhood Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment

11: Parcel No. 071108144391

Area: 1.2 acres
 Zoning: NB, Neighborhood Business
 Future Land Use: Planned Business
 Owner: Homburg Equipment

12: Parcel No. 071108161481

Area: 1.0 acres
 Zoning: NB, Neighborhood Business
 Future Land Use: Multi-Family Residential
 Owner: County BB Holdings, LLC



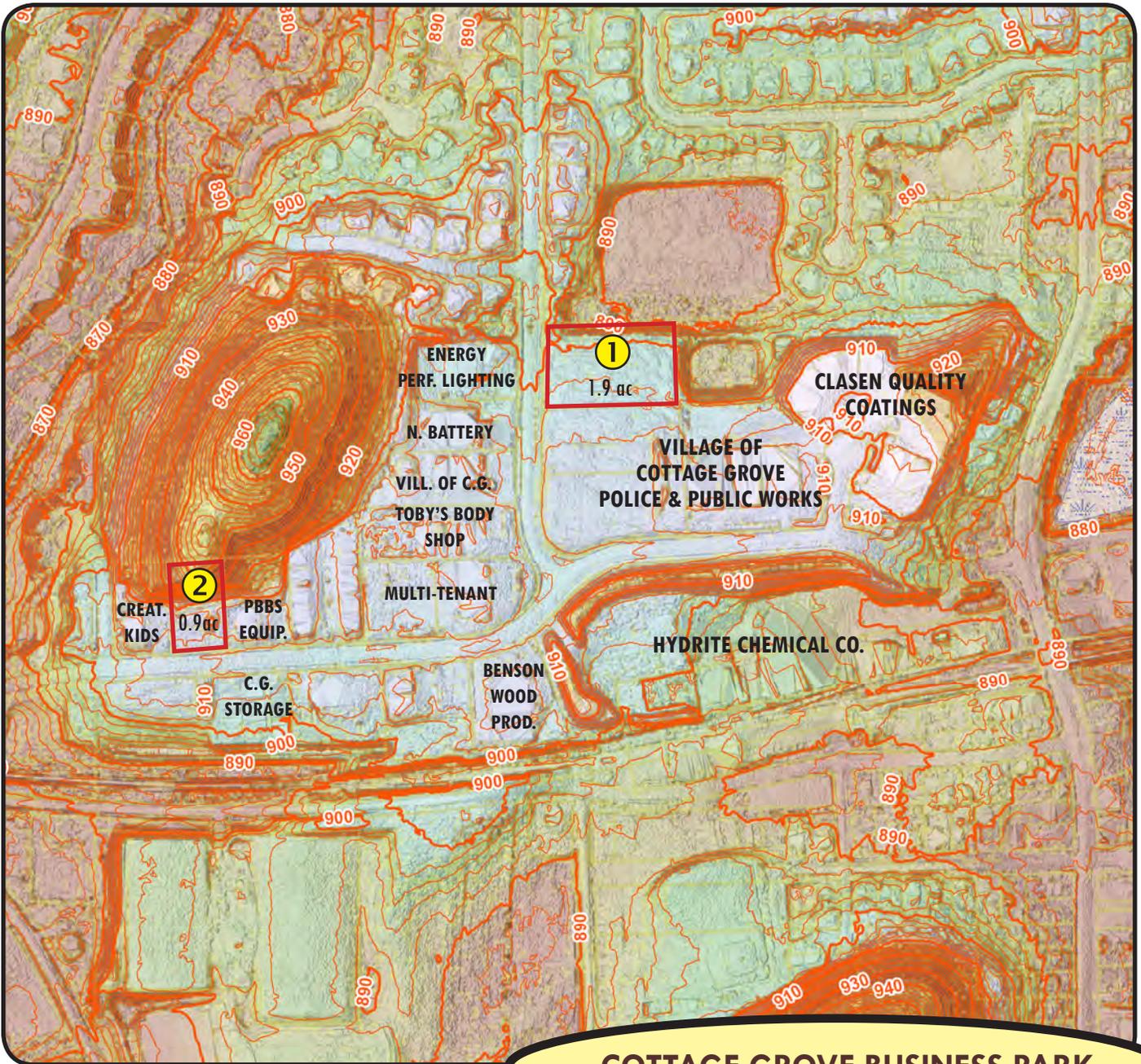
1 Parcel available from
Homburg Realty - Call
(608) 244-9266

COTTAGE GROVE BUSINESS PARK

Currently zoned PI, Planned Industrial, this area is intended for high-quality indoor manufacturing, warehousing, distribution, office, research and development, and support (day care, health club, bank) uses.



The two southernmost lots are directly adjacent to the C & NW Railroad line. Buildings in the planned industrial area are intended to utilize higher quality building materials, improved window treatments, and landscaping to protect property values and encourage compatibility with surrounding land uses.



COTTAGE GROVE BUSINESS PARK

1 - Parcel No. 071116206655
 Area: 1.924 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: Homburg Equipment, Inc.

2 - Parcel No. 071116221661
 Area: 0.855 acres
 Zoning: PI, Planned Industrial
 Future Land Use: Planned Industrial
 Owner: Homburg Equipment, Inc.



1 Parcel owned by Huston Properties - (608) 255-9223

OLDE TOWN COMMERCIAL AREA

The Olde Town Commercial area is located just south of Cottage Grove's original downtown area, including a new four story mixed use building that is home to a coffee shop, specialty retail, and the popular 1855 Saloon & Grill.



Other notable nearby neighborhood amenities include the Glacial Drumlin State Trail trailhead, Fireman's Park, and several senior housing facilities.



**1: Parcel Nos. 071116191351,
071116191653, 071116191608,
and 071116191706**

Area: 0.5 acres

Zoning: MR-10

Future Land Use: Multi-Family Residential

Owner: WH Olde Town Center 2, LLC

2: Parcel No. 071116147568

Area: 1 acres

Zoning: Planned Unit Development

Future Land Use: Planned Business

Owner: Dwight Huston

3: Parcel No. 071116140010

Area: 2.2 acres

Zoning: Planned Unit Development

Future Land Use: Planned Business

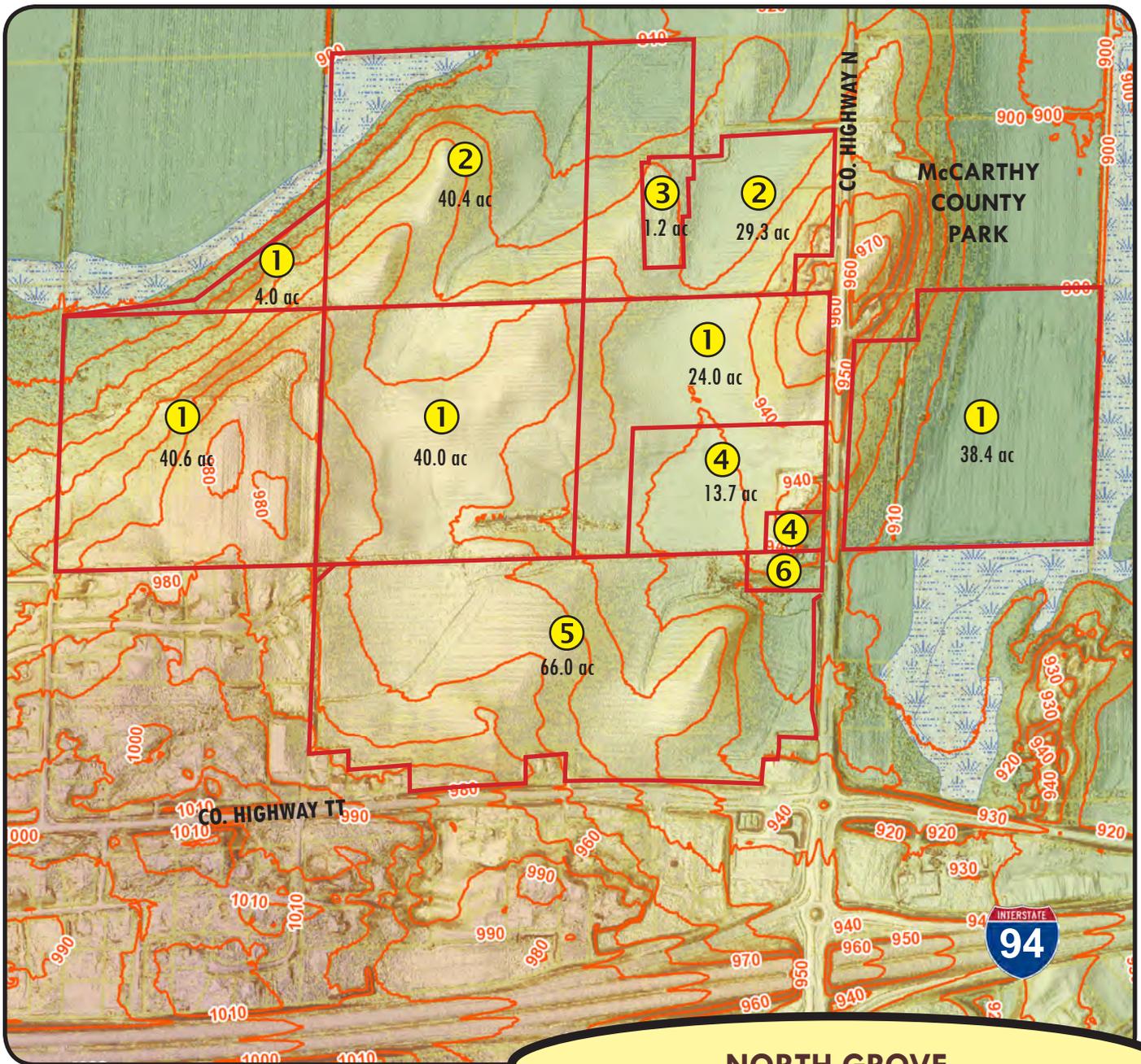
Owner: Huston Living Tr., Dale & Joan



Parcels outlined in red above were annexed into the Village in 2010. Parcels outlined in yellow above have not yet been annexed into the Village. The lots have easy access to I-94, CTH TT and CTH N. Nearby amenities include McCarthy County Park, and a Park & Ride operated by the Wisconsin DOT.

These properties comprise the Village's new TID #10, and incentives are available for suitable projects.





NORTH GROVE

1: Parcel Nos. 081132183111, 081132195011, 081133290011, 081133295011, & 081133190011
 Total Area: 147.0 acres
 Zoning: RH, Rural Holding
 Future Land Use: Planned Mixed Use
 Owner: Tom Viken

2: Parcel Nos. 081133285011, & 081133280721
 Total Area: 69.7 acres
 Zoning: RH, Rural Holding
 Future Land Use: Planned Mixed Use
 Owner: David Stauffacher

3: Parcel No. 081133281821
 Total Area: 1.2 acres
 Zoning: RH, Rural Holding
 Future Land Use: Planned Mixed Use
 Owner: Barn Development Co.

4: Parcel Nos. 081133297821, & 081133297911
 Area: 15.1 acres
 Zoning: RH, Rural Holding
 Future Land Use: Planned Mixed Use
 Owner: Spaces Secure Self Storage

5: Parcel Nos. 081133380751
 Total Area: 102.8 acres
 Zoning: under Dane Co. zoning
 Future Land Use: Planned Mixed Use & Planned Business
 Owner: CG Business Development LLC

6: Parcel No. 081133380011
 Area: 2.0 acres
 Zoning: RH, Rural Holding
 Future Land Use: Planned Mixed Use
 Owner: David Francis