

Central Mixed Use (Downtown): Pedestrian-oriented indoor commercial, office, community facility, and residential uses with streetscaping and low-key appropriate signage.

Planned Mixed Use: A carefully controlled mix of Planned Office, Planned Business, Multi-Family Residential, and/or Community Facilities based on high-quality detailed plans in a pattern determined by the Village Board, as advised by the Plan Commission, through zoning and land division processes.

Planned Industrial: High-quality indoor manufacturing, assembly, and storage uses with generous landscaping and limited appropriate signage.

General Industrial: Indoor industrial land uses and controlled outdoor storage areas with moderate landscaping and signage.

Extraction: Quarries, gravel pits, clay extraction, peat extraction, and related land uses.

Community Facility: Large-scale public buildings such as hospitals and special-care facilities. Small community facility uses may be permitted in other land use categories.

Airport: Sites used for airport and related facilities.

Public/Private Parks and Open Space: Open space facilities devoted to playgrounds, play fields, play courts, trails, picnic areas, and related recreation activities.

Environmental Corridor: Surface water, floodplains, wetlands, woodlands, prairies, rugged terrain, steep slopes, wildlife habitat areas, and poorly drained or organic soils.

Rights-of-Way: Areas reserved for transportation-oriented uses such as road and rail transportation.

B. Existing Land Use Pattern

Map 4 depicts the existing land use pattern within the Village's planning area. Figure 5.1 summarizes the land area (acreage) within the various land use categories. The following is a summary of the development patterns depicted in this map.

Residential Uses

The majority of the developed area within the Village is in residential uses; predominantly single-family development. Approximately 57 percent of the 864 acres devoted to residential development in the Village is single-family housing (see Figure 5.1). Within the Village, this development is served by sanitary sewers and public water. New residential developments have occurred throughout the Village. Increasingly, new development in the Village has been in neighborhoods that feature a mixture of housing types and densities.

Single-family development predominates Village-wide. While two-family residential development is most concentrated along Main Street on the north side of the Village, new neighborhoods are featuring integrated two and multi-family development. Multi-family residential development is located on sites along Clover Lane on the Village's north side as well as sites along CTH BB. Over the late 1990s through 2009, about 15 percent of new building permits were issued for two-family residences.

Commercial Uses

The Village's commercial uses are concentrated along its main thoroughfares: Cottage Grove Road (CTH BB) and along Main Street (CTH N) at the intersection with CTH BB and at the Commerce Park near the interchange.

Office and Industrial Uses

The Commerce Park area on the north side of the Village has recently become a hub of high-quality office and light industrial development. Office development accounts for less than 1 percent of developed area in the Village, and industrial development accounts for 3.7 percent of developed area.

Other Land Uses

Municipal buildings, school facilities, and churches comprise the Community Facility land use category. The Village municipal building is located on Cottage Grove Road, east of Main Street. There is dedicated Village parkland located throughout the Village. A system of neighborhood, community, and mini parks serve the Village. New residential developments are generally required to provide adequate park land to serve the neighborhood.

Figure 5.1: Existing Land Use: Village of Cottage Grove (2010)

Land Use	Village Acres	Percent
Vacant	223.0	9.0%
Agriculture/Rural	721.8	29.2%
Single-family	530.7	21.5%
Two Family	59.3	2.4%
Multi-Family	28.0	1.1%
Planned Neighborhood	0.0	0.0%
Neighborhood Office	0.0	0.0%
Planned Office	6.4	0.3%
Neighborhood Business	1.1	0.0%
Planned Business	28.8	1.2%
General Business	18.6	0.8%
Central Mixed Use	3.2	0.1%
Planned Industrial	47.4	1.9%
General Industrial	55.0	2.2%
Landfill/Extraction	0.0	0.0%
Planned Mixed Use	0.0	0.0%
Community Facility	112.9	4.6%
Airport	119.5	4.8%
Parks and Open Space	195.0	7.9%
Existing Right-of-way	289.4	11.7%
TOTAL	2,473.0	100.0%

Source: GRAEF