

C. Land Market Trends

The Village’s land market has remained active over the years leading up to this *Plan* update slowed in recent years compared to the peak years of 2003 to 2004. Figure 5.2 shows the number and type of land divisions that occurred from 1999 to 2006 2009. The majority (84 83 percent) of parcels were created by land subdivisions. For this seven eleven year period, a total of 784 860 new parcels were created in the Village, at an average of 98 78.2 per year.

Figure 5.2: Land Divisions

Year	Parcels Created by Subdivision	Parcels Created by Certified Survey Map	Total Parcels Created
1999	0	3	3
2000	0	12	12
2001	122	20	142
2002	74	10	84
2003	301	11	312
2004	164	41	205
2005	0	22	22
2006	0	4	4
2007	0	12	12
2008	49	8	57
2009	0	7	7
Total	710	150	860
Average	64.6	13.6	78.2

Source: Dane County Department of Planning and Development

Figure 5.3 shows the number and type of residential building permits issued by the Village from 1997 to 2008 2009. For this eleven thirteen year period, the Village issued building permits authorizing a total of 1,102 1,113 housing units, and average of about 92 85.6 new units per year. Of this total, 743 718 (about 65 percent) were for single-family houses, 468 174 were for two-family units (15 percent) and 221 were for multi-family units (20 percent).

Figure 5.3: Number of Units for which Building Permits Were Issued

Year	Single-family	Two-Family	Multi-Family	Total
1997	68	22	36	126
1998	75	4	12	91
1999	59	8	4	71
2000	26	6	47	79
2001	28	6	8	42
2002	69	28	12	109
2003	64	30	0	94
2004	113	24	58	195
2005	105	20	0	125
2006	51	12	44	107
2007	37	8	0	45
2008	18	0	0	18
2009	5	6	0	11
Total	718	174	221	1,113
Average	55.2	13.4	17.0	85.6

Source: Dane County Department of Planning and Development

D. Projected Land Use Demand and Supply

Both local and regional factors will influence the direct population growth in Cottage Grove, including household size, the balance of residential and non-residential uses, and the average density of development. Figure 5.4 summarizes the estimated amount of land that would be consumed based on projected population growth and assumed land use requirements associated with that growth, based on the following assumptions:

Future Population: Based on a Straight-Line Population the most recent WiDOA Population Projection, reflecting historic trends for the Village from 1990 to 2008 which was developed in 2008.

Number of New Housing Units: The Village’s average household size was projected to decrease over time. Decreasing household sizes have been, and are expected to be a nationwide trend as the population ages. Average household sizes were assumed to be 2.78 in 2010, 2.77 in 2015, 2020, and 2025, and 2.76 in 2030.

New Residential Acreage Demand, Based on Residential Density: The number of homes that can be accommodated on a given area of land are usually measured as an average number of dwelling units per acre. For Cottage Grove, the average density was assumed to be 5 dwelling units per acre.

Non-Residential Development Ratio: The breakdown of non-residential land uses generally reflects the extrapolation of the historic balance of these uses in the Village as measured by ratios per 1,000 residents into