

Figure 5.3 shows the number and type of building permits issued by the Village from 1997 to 2008. For this eleven year period, the Village issued building permits authorizing a total of 1,102 housing units, and average of about 92 new units per year. Of this total, 713 (about 65 percent) were for single-family houses, 168 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 |
| Total | 713 | 168 | 221 | 1,102 |
| Average | 59.4 | 14.0 | 18.4 | 91.8 |

Source: Dane County Community Analysis and Planning Division Survey of local incorporated units of government

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 Projection reflecting historic trends for the Village from 1990 to 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 and uses generally reflects the extrapolation of the historic balance of these uses in the Village as measured by ratios per 1,000 residents into the future.

Land Needed for Roads, Utilities, Stormwater Management, etc: Allowance was added to factor in land required for roads, utilities, stormwater management facilities for both residential and non-residential areas. For both, a land area equivalent to 27 percent of the total acreage demand was assumed.

Flexibility Factor: Because the market for land is not only driven by demand, but is also dictated by the motivations and desires of land owners and developers, it is important to factor in an allowance for uncertainty. In other words, a given parcel of land may not be available for development when the market is ripe for development. Therefore, incorporating a flexibility factor into the projection of land use demand ensures that the supply of land area designated as appropriate for development will reasonably accommodate future demand. The projections utilized a 100% flexibility factor (i.e. total projected land area needs were doubled).

These land use projections suggest a total residential land demand of 445 acres between 2005 and 2030, and 105 acres of non-residential land demand over that same period. When accounting for a general flexibility factor and the land needed for roads and other public uses, the Village should allocate 1,120 acres for new residential development and 270 acres for new non-residential development, a total of 1,390 acres or roughly 2.2 square miles.

Figure 5.4: Future Land Use Demand

| | 2005-2010 | 2010-2015 | 2015-2020 | 2020-2025 | 2025-2030 | Total |
|--|------------|------------|------------|------------|------------|--------------|
| Number of new residents (based on Straight Line Extrapolation growth projection) | 1,221 | 1,221 | 1,221 | 1,221 | 1,221 | 6,105 |
| Number of new housing units (based on WisDOA projected household size decreasing over time from 2.78, 2.77, 2.77, 2.77, 2.76)) | 439 | 441 | 441 | 441 | 441 | 2,203 |
| New Residential Acreage Demand (Using an average density of 5 dwelling units per acre) | 88 | 88 | 88 | 88 | 88 | 440 |
| Land for Roads, Utilities, Stormwater Management, etc. (Assumed to be 27 percent of Residential Land Demand) | 24 | 24 | 24 | 24 | 24 | 120 |
| Total Residential Acreage Demand (including land dedicated for public rights-of-way) with 100% Flexibility Factor | 224 | 224 | 224 | 224 | 224 | 1,120 |
| New Commercial Acreage Demand (Based on extrapolation of 2009 ratio of commercial acreage per 1,000 residents) | 5 | 5 | 5 | 5 | 5 | 25 |
| New Office Acreage Demand (Based on extrapolation of 2009 ratio of office acreage per 1,000 residents) | 1 | 1 | 1 | 1 | 1 | 5 |
| New Industrial Acreage Demand (Based on extrapolation of 2009 ratio of industrial acreage per 1,000 residents) | 6 | 6 | 6 | 6 | 6 | 30 |
| New Community Facilities Acreage Demand (Based on extrapolation of 2009 ratio of community facilities acreage per 1,000 residents) | 9 | 9 | 9 | 9 | 9 | 45 |
| New Non-Residential Acreage Demand | 21 | 21 | 21 | 21 | 21 | 105 |
| Lands for Roads, Utilities, Stormwater Management, etc. (Assumed to be 27 percent of Land Demand) | 6 | 6 | 6 | 6 | 6 | 30 |
| Total Non-Residential Acreage Demand (including land dedicated for public rights-of-way) with 100% Flexibility Factor | 54 | 54 | 54 | 54 | 54 | 270 |
| Total Land Demand (including flexibility factor) | 278 | 278 | 278 | 278 | 278 | 1,390 |