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**E. Land Use Goals, Objectives, and Policies**

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**Goals:**

1. Create an economically efficient and environmentally sustainable development pattern.
2. Plan for a future land use pattern in and around the Village that accommodates projected growth, while maintaining the Village's quality of life.

**Objectives:**

1. Minimize conflicts between neighboring land uses.
2. Utilize existing public facilities to serve new development whenever possible.
3. Encourage all non-rural new development within Cottage Grove's long-term growth area to be served with the full array of municipal services (e.g. sanitary sewer, storm sewer, municipal water, police, fire, and trash pick-up).
4. Encourage collaboration between the Village of Cottage Grove, the Cities of Madison and Sun Prairie, neighboring towns of Cottage Grove and Sun Prairie, Dane County, and other jurisdictions with regard to planning initiatives and development policies.
5. Coordinate land development with transportation system improvements.
6. Ensure that all neighborhoods are located within a ten-minute walk (approximately 1/3-mile) of a neighborhood park facility.
7. Provide quality, accessible recreation and open space facilities to all residents of the Village of Cottage Grove.

**Policies:**

1. Encourage smart, well-planned growth by preparing neighborhood development plans for parts of the Village's peripheral areas planned for neighborhood development within the Village, before development proposals are considered. Where Village neighborhood development plans do not exist or cannot be prepared in a timely or cost-effective manner, require landowners wishing to develop all or part of their property to prepare a master plan for future use of their entire contiguous ownership parcel for Village approval, along with connections to adjacent properties, in advance of formal development approval requests.
2. Require developers to coordinate development plans with adjoining property owners so that there will be an efficient system of streets, stormwater facilities, utilities, and other public facilities. Actively promote infill development and redevelopment where opportunities exist.
3. Maintain a sense of community separation through boundary agreements, open space planning, and landscaping requirements.
4. Require site plan review for all multi-family residential, commercial, office, industrial, recreational, and community facility land uses to achieve compatibility of adjacent land uses.
5. Ensure logical transitions between potentially incompatible land uses. Wherever possible, avoid locating potentially conflicting land uses adjacent to each other. Where necessary, require that incompatible land uses should be buffered from each other through the strategic use of plant materials, decorative fences, walls, or berms as directed by the Plan Commission.
6. Encourage new development and redevelopment projects to include high quality building design, landscaping, and signage. Existing ordinances should be amended as needed to ensure that this policy is implemented in a fair and consistent manner.

7. Encourage that major activity areas, such as building entrances, service and loading areas, parking lots, and trash receptacle storage areas be oriented away from less intensive land uses to the greatest degree possible.
8. Utilize the site plan review process to encourage that the outdoor lighting of parking and storage areas be designed in such a manner that it should not shine onto adjacent properties or public rights of way.
9. Use the zoning process as conditions warrant to limit hours of operation for certain types of land uses (e.g. night clubs) that have the potential to have significant negative impact on less intensive neighboring land uses.
10. Strongly encourage shared driveway access, shared parking spaces, and coordinated site plan designs for commercial land uses in order to avoid traffic congestion related to uncoordinated access.
11. Protect the visual quality of major community thoroughfares by requiring all development and redevelopment along these entry corridors to include site plan and design review.
12. Develop a central mixed use zoning district and a special development review process that includes a unique set of permitted uses, building setbacks, strict sign requirements, and architectural standards.
13. Identify and encourage preservation of architecturally, culturally, and historically significant structures, buildings, and sites to the extent possible.
14. Encourage the provision of a full range of high quality housing types in Cottage Grove.
15. New housing should be built in areas of the Village with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services.
16. Within the Village's existing and planned urban service area (described on the following page), require that all development be served with Village sewer and water service. Premature rural development on private well and septic systems should not be allowed except for as consistent with the Village's Future Land Use Map.
17. Promote the assessment, clean-up, and reuse of existing "brownfield" sites within the Village where redevelopment is complicated by real or perceived contamination. This *Plan's* land use recommendation for any brownfield site applies only after proper environmental assessment and any required clean-up has occurred. Basic environmental site assessments are needed to determine the type and extent of contamination of potential brownfield sites. This is a critical first step in ultimately reusing these properties. Several state and federal grant programs are available to assist with environmental site assessments. After the site assessment process, the Village and private property owners should prepare a unique redevelopment strategy for the property. Such strategies are extremely site specific; therefore, this *Plan* does not offer one generic approach.
18. Review all development proposals against the recommendations of this *Comprehensive Plan*.