

## **F. Future Land Use Pattern and Map Overview**

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The Village's *Comprehensive Plan* and Future Land Use Map (Map 5) includes recommendations for both the existing Village limits (Central area), including recently annexed lands, lands within the Village's urban service area, and lands within the Village's extraterritorial jurisdiction.

### **Central Area**

Within the central area, this *Plan* generally proposes minor changes in the existing land use pattern, as depicted in Map 5. There are, however, new development opportunities on large sites on the east side of the Village and redevelopment opportunities on the south side. There is a strong recommendation to establish a clearly defined area of downtown development for the Village, which would place the downtown closer to the planned geographic center of the Village and provide better access via the two main thoroughfares to and through the Village.

Historic residential neighborhoods are planned to remain intact. Because increases in traffic along CTH N are likely to create pressure for change in the character of the historic downtown and the neighborhoods along that route, the neighborhood directly surrounding the historic downtown and a few homes to the north along CTH N are designated for Planned Neighborhood. This will allow a wider range of land uses, including the conversion of older single-family homes into two- or three-flat apartments, while still preserving the character of the area. Intrusions of side-by-side duplex development and multi-family structures (other than two-flats and related configurations that already exist in this area) are not recommended. Rehabilitation and re-investment in the existing housing stock is the key to the long-term health of these historic neighborhoods.

The area surrounding the CTH N/I-94 interchange serves as an important gateway to the Village. A carefully arranged mix of Planned Office and Planned Industrial is planned in and near these areas, with logical transitions of Neighborhood Office, and higher-density residential development buffering existing and planned neighborhoods. Because development throughout these areas has strong visual exposure to I-94, aesthetic treatments for building design and materials, signage, landscaping, and streetscaping should reflect the fact that this development will establish the primary image of the community. Among the recommendations for these areas are strict landscaping requirements, coordinated signage policies, and complete pedestrian and bicycle accommodations. Strong bicycle and pedestrian facilities should be provided throughout this area, including under I-94, to ensure safe and convenient travel options to the rest of the Village.

### **Urban Service Area**

The urban service area represents the land within which the Village has legal the ability to provide municipal water and sanitary sewer. New development within the current urban service area should be served with a full range of municipal services, particularly Village sewer and water service, and police and fire protection, urban storm sewer, and garbage and recyclables collection. Premature rural development on private well and septic systems should not be allowed in these areas.

### **Extraterritorial Jurisdiction (ETJ)**

To effectively manage growth, this *Plan* identifies desirable land use patterns within the existing Village limits and in the unincorporated areas around the Village. Wisconsin Statutes specifically allow villages to prepare plans for lands both inside and outside their municipal boundaries.

Before land within the Village's ETJ is developed into urban uses in the future, only development that is of a rural or agricultural nature—at densities equal to or less than one dwelling unit per 35 acres—is recommended to continue. In the absence of binding intergovernmental boundary agreements, the Village should actively oppose other forms of development in its extraterritorial jurisdiction. The Village should also continue its policy of not extending sanitary sewer service and public water service into these areas, except to

parcels annexing into the Village, or, per the conditions of a binding intergovernmental agreement that does not compromise the ability of the Village to grow its land area and tax base for the foreseeable future.

Implementing many of the land use recommendations of this *Plan* will be significantly aided by intergovernmental coordination and cooperation. Specific strategies to achieve this coordination and cooperation with neighboring jurisdictions are described in the Intergovernmental Cooperation chapter.

### **G. Explanation of Detailed Future Land Use Recommendations**

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The Village's Future Land Use Map is intended as a Future Land Use Map for the planning area that includes guidelines for the Village based on the Village's own desires for future growth over the 20-year planning horizon, while respecting and reflecting the plans of neighboring communities to the extent they are consistent with Village policies. While the future land uses represented on this map *may* reflect the Village's desired ultimate land use pattern for the planning area, they may not necessarily be in all places. In particular, given that the *Comprehensive Plan* (and Future Land Use Map) represents a 20-year vision for the future, certain lands currently designated as Agriculture/Rural on the Future Land Use Map may be more appropriate for non-agricultural development beyond the 20-year planning period, depending on the Village's longer-range growth intentions and needs.

Although this *Plan* has been designed to accommodate a future population in excess of official state population projections, it does not assume that all areas depicted on the Future Land Use Map will develop during the 20-year planning period. Instead, the Future Land Use Map shows those areas in and around the Village that are the most logical development areas, regardless of the absolute timing of development. This *Plan* does not specifically state or recommend when these areas will develop, although development should first be guided to areas that can be most efficiently served with urban services. The Village of Cottage Grove advocates the development of a land use pattern that focuses growth in areas that can most efficiently be served by transportation and infrastructure facilities—specifically the areas within the Village's current and future urban service area. The recommendations of this *Plan* are made independent of jurisdictional considerations, but absolutely require intergovernmental coordination and cooperation to be effective.

The Future Land Use Map and detailed written recommendations provided in this chapter will be used as a basis for all public and private sector development decisions. These include annexations, re-zonings, conditional use permits, subdivisions, extension of municipal utilities, and other public or private investments.

The Future Land Use Map makes recommendations for future land uses utilizing the categories described in the beginning of this chapter. The specific polices and programs associated with these categories are described in the following section and should be used in conjunction with the Future Land Use Map.