

# Chapter Eight: Housing and Neighborhood Development

A community’s housing stock is its largest long-term capital asset. As is typical in most communities, residential development encompasses the largest amount of land in Cottage Grove (25 percent of the Village’s total land area). This section describes the Village’s predominate housing stock characteristics and available housing programs. A compilation of goals, objectives, and policies to provide an adequate housing supply is presented at the end of this chapter.

## A. Existing Housing Framework

In 1990, there were 396 housing units in the Village of Cottage Grove. By 2000, there were 1,447 housing units in the Village. This represents an increase of 1,051 new housing units during the 1990s (or an increase of 265 percent). The housing stock in 1990 was predominately Single-family (69 percent in the Village—see Figure 8.1). In 2000, single-family homes made up 69 percent of the housing stock. Two-family homes and duplexes made up approximately 19 percent of the housing stock in 1990 and 8.6 percent of the housing stock in 2000. Multiple family housing made up 12 percent of the 1990 housing stock and 14.7 percent of the estimated housing stock in 2000. There were no mobile homes or trailers reported in the Village in the 1990 or 2000 Census.



**Figure 8.1: Housing Types, 1990 & 2000**

Housing Type	1990		2000	
	Units	Percent	Units	Percent
Single-family	274	69%	1,111	76.7%
Two-Family	76	19%	124	8.6%
Multiple Family	46	12%	212	14.7%

*Source: 1990 & 2000 Census of Population & Housing*

*\*This analysis excludes the mobile home/other category, because the future amount of mobile home development in the Village is not expected to be significant and the calculation excluding this category makes the results more meaningful for land use planning purposes.*

*(There were 6 housing units listed as mobile home units or “other” in the Village in 1990)*

Figure 8.2 compares housing stock characteristics for the Village of Cottage Grove with surrounding Dane County jurisdictions and the State. The Village has a higher proportion of renters (31.5 percent) than all surrounding townships. The median contract rent for housing in the Village (\$819 in 2000) was also higher than that of surrounding communities. The Village's median housing value (\$163,600 in 2000) was similarly higher than all comparison communities.

**Figure 8.2: Housing Stock Characteristics, 2000**

	Village of Cottage Grove	Town of Cottage Grove	Town of Blooming Grove	Town of Sun Prairie	City of Monona	Dane County	State of Wisconsin
Total Housing Units	1,453	1,356	748	830	3,922	180,398	2,321,144
Household Size	2.83	2.87	2.44	2.86	2.12	2.37	2.5
% Occupied	98.2	98.7	96.7	97.1	96.1	96.2	89.8
% Owner Occupied	68.5	91.6	80.4	83.7	60.9	57.6	68.4
% Rental Occupied	31.5	8.4	19.6	16.3	39.1	42.4	31.6
% built before 1940	4.4	12.7	17.9	26.9	7.8	15.1	23.4
% built 1990 – March 2000	72.6	21.1	9.1	19.2	3.9	21.1	16.8
Median Housing Value	\$163,600	\$147,200	\$123,500	\$161,700	\$137,300	\$146,900	\$112,200
Median Contract Rent	\$819	\$707	\$544	\$817	\$577	\$641	\$540
Median # of Rooms	6.3	6.3	6.1	6.3	5.2	5.3	5.4

Source: U.S. Census of Population and Housing, 2000