

Figure 8.2 compares housing stock characteristics for the Village of Cottage Grove with surrounding comparable Dane County jurisdictions and the State communities, per the 2000 U.S. Census. The Village has a higher proportion of renters (31.5 percent) than all surrounding townships. Among the comparable communities, the Village of Cottage Grove had the highest occupancy rate (98.2%), and the newest housing stock with a median year built of 1994, and nearly 73% of units built between 1990 and 2000. The median contract gross rent (contract amount plus utilities) for housing in the Village (\$819 in 2000) was also higher than that of surrounding all the comparable communities. The Village's median housing value (\$163,600 in 2000) was similarly higher than all comparison communities ranked third after Waunakee and Middleton.

Figure 8.2: Housing Stock Characteristics, 2000

	Village of Cottage Grove	City of Middleton	City of Stoughton	City of Sun Prairie	City of Verona	Village of DeForest	Village of Oregon	Village of Waunakee
Total housing units	1,453	7,397	4,890	8,198	2,664	2,761	2,895	3,295
Ave. Household Size	2.83	2.21	2.52	2.56	2.68	2.74	2.66	2.76
% Owner occupied	68.5%	51.8%	64.9%	60.8%	72.6%	72.0%	71.5%	66.3%
% Renter occupied	31.5%	48.2%	35.1%	39.2%	27.4%	28.0%	27.5%	33.7%
% Occupied	98.2%	95.9%	96.8%	96.1%	97.3%	96.9%	96.6%	97.2%
% built between 1990 & 2000	72.6%	22.2%	30.2%	32.1%	27.4%	37.3%	41.0%	43.2%
Median year built	1994	1975	1974	1979	1982	1984	1982	1986
Median value	\$164,100	\$171,300	\$130,000	\$142,300	\$159,100	\$136,200	\$145,800	\$175,500
Median gross rent	\$819	\$641	\$596	\$654	\$606	\$664	\$635	\$715

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

B. Housing Programs

Housing programs available to Cottage Grove residents include home mortgage and improvement loans from Wisconsin Housing and Economic Development Authority (WHEDA) and home repair grants for the elderly from the USDA. The Dane County Housing Authority serves Dane County outside of the city limits of Madison.

Figure 8.3 shows the need for assisted rental housing in the Village of Cottage Grove. The figure indicates a need for an additional supply of assisted rental housing for families in the Village over the planning period.

Figure 8.3: Need for Assisted Rental Housing in Village, 1999

	2000 Assisted Rental Need	2000 Need*	1999 Supply	% of Need Met	Est. Persons/Families with Unmet Needs
Elderly Units	58	40	68.6%	18	
Family Units	44	2	4.5%	42	

Source: U.S. Bureau of the Census, U.S. HUD, Wisconsin Housing and Economic Development Authority and Dane County Regional Planning Commission

** Need indicated by U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS).*

There were an estimated 441 rental units (including both two- and multi-family residential units) in the Village in 2000.

C. Housing and Neighborhood Development Goals, Objectives, and Policies

Goal:

1. Provide safe, affordable housing for all Cottage Grove residents.

Objectives:

1. Provide a range of housing sites in the Village of Cottage Grove.
2. Design mixed housing neighborhoods that provide a range of housing types, densities, and costs, which maintain the predominantly single-family character of the community.
3. Locate essential community facilities such as schools, churches, libraries, and community centers in strategic locations that provide convenient access to residential neighborhoods.
4. Design neighborhoods that are well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities.
5. Encourage Village landowners to open up suitable undeveloped areas for new residential development as the need arises.
6. Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities (sanitary sewer, municipal water, stormwater management facilities, police, fire, etc.).

Policies:

1. Provide for a wide variety of dwelling unit types within zoning districts through conditional use process, with detailed standards for setbacks, required open space, and landscaped buffers in rear and side yards for types of units which are not typical to the zoning district.
2. Adhere to the *Comprehensive Plan* for limits on the location and density of development.
3. Sufficient school capacity to accommodate new students should be a minimum standard for all residential development.
4. See Policies under Land Use (Residential Development).

D. Housing & Neighborhood Development Programs and Recommendations

Housing Balance Plan

The Village should attempt to ensure that the historic balance between owner-occupied housing (approximately 70 percent) and rental housing (approximately 30 percent) remains stable. This is important to retain the community’s existing character. To implement this important objective, the Village should consider any new residential subdivisions based on a Detailed Neighborhood Plan (discussed in the Planned Neighborhood section of the Land Use Chapter) that pre-identifies an appropriate mixture and arrangement