

## **Cottage Grove Economic Development**

### **Infrastructure**

Among the Village's local community assets are its easy access to I-94 and placement between the State's largest metropolitan areas, Madison and Milwaukee. This access has sprouted the recent Cottage Grove Commerce Park at the north end of the Village just south of the I-94 and CTH N interchange. This growing business park is currently home to Johnson Health Tech, PFS Corporation, Natural Resources Consulting, Landmark Cooperative, supporting commercial and service centers, and Kids Safari daycare. The Cottage Grove Business Park, located at the southern end of the Village, runs parallel to the C & NW Railroad.



### **Environmentally Contaminated Sites and Brownfield Redevelopment Opportunities**

New state statutes require a comprehensive plan to evaluate and promote environmentally contaminated sites for commercial and industrial uses in the community. The WisDNR, through its Environmental Remediation and Redevelopment Program, maintains a list of contaminated sites, or brownfields, in the state. WisDNR defines brownfields as “abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination.” Examples of brownfields can be anything from a large abandoned industrial site to a small corner gas station. Properties listed in the WisDNR database are self-reported, and do not represent a comprehensive listing of possible brownfields in a community. Other state and federal databases may provide more comprehensive lists for the Village.

According to the Bureau for Remediation and Redevelopment Tracking System (BRRTS), as of ~~February 2009~~ **March 2011** there were ~~seven~~ **ten** contaminated sites in the Village of Cottage Grove that were either in need of clean up or where clean up was already underway. Of the ~~seven~~ **ten** incidents shown, ~~two~~ **five** are classified as LUSTs, or leaking underground storage tanks. These tanks are, or were, known to be contaminating the soil and/or groundwater with petroleum. Five sites in the Village are classified as environmental report (ERP). These sites are often ~~times~~ older and have been releasing contaminants to the soil, groundwater, or air over a long period or time. The ERP locations are typical brownfield sites. Many of the properties on the BRRTS list will need special attention for successful redevelopment to occur.

The locations of these environmentally contaminated sites were considered when making the land use recommendations in this *Plan*. The Village encourages remediation and redevelopment of these sites for economic development where appropriate.

## **B. Local Economic Development Organizations and Programs**

In addition to the Cottage Grove Chamber of Commerce and Economic Development Corporation, the Village promotes business retention and economic development in the community through the following programs:

- **Tax Incremental Financing Districts:** The Village uses Tax Increment Financing (TIF) districts to create incentives for industrial development. TIF provides for up-front public expenditures for land and infrastructure for industrial development. The resulting development pays for such initial expenditures over time through dedicated property tax revenues. At the time this *Plan* was updated in 2009, the Village operated three TIF districts: TID 5 in the Commerce Park business park area, TID 6 in the Village's planned downtown area, and TID 7 on the south side of the Village.

- **Community Development Block Grant Loan Fund (CDBG):** The Dane County Department of Planning and Development administers the County CDBG loan fund, which Cottage Grove Area businesses have access to for creation or expansion.
- **Dane County Better Urban Infill Development (BUILD) Program:** The Dane County Better Urban Development (BUILD) Program aids in the preparation of redevelopment and infill plans of blighted, run-down, underutilized, or contaminated sites. The program assists communities in planning for the design and implementation of infill projects. BUILD projects are geared toward more efficient and effective utilization of existing infrastructure; encouraging the location of community services, jobs and shopping within neighborhoods; stabilization of neighborhoods, downtowns, and business districts; providing housing and jobs for low to moderate income people; promoting alternative transportation modes; and avoiding the pre-mature conversion of agricultural land. **At the time this plan was most recently updated, the BUILD program had been temporarily retired.**
- **Alliant Energy Economic Development Efforts:** Alliant Energy’s Economic Development staff provides a variety of technical and consulting services to economic and community development organizations, including: information resources, site and building evaluation, marketing material development, community assessments, industrial marketing support, workforce development assistance.
- **Thrive:** Thrive is a multi-county regional economic development entity comprised of Dane, Dodge, Columbia, Sauk, Jefferson, Green, Iowa, and Rock counties. Thrive’s mission is to “grow the Madison Region’s economy in ways that preserve and enhance the quality of life.” Thrive’s primary focus is to maintain strong base sector industries while pursuing a “grow your own” strategy through leveraging existing assets in three target sectors: agriculture, biotechnology, and healthcare. Thrive also completed an analysis of the region’s key assets and opportunities, identifying some potential future directions for the region. Thrive maintains a website that serves as a clearinghouse for regional information ([www.thrivehere.org](http://www.thrivehere.org)).

### C. State and Federal Economic Development Programs

The Village has successfully partnered with the State on several of its economic development programs. This partnership has promoted economic development and improved the quality of life of the community and the Village will use all means available to continue this success. The following programs have been utilized by the Village or other communities in the region to promote economic development.

- **Public Facilities for Economic Development Grant (PFED):** This grant program assists with the construction of public improvements necessary to facilitate economic development programs. Through the Wisconsin Department of Commerce, communities in the region have been awarded money for economic development projects.
- **Brownfields Assessment and Clean-Up Grants:** Wisconsin’s Brownfield Initiative provides access to State and federal financial assistance programs government to encourage brownfield redevelopment through grants, loans, and tax incentives. The activities funded include preliminary site assessment and identification, property acquisition, clean-up and remediation, removal of underground storage tanks and containers, economic development, public facilities infrastructure improvements, large-scale physical development, rehabilitation, and demolition.

State resources are available through competitive grant programs administered through WisDNR and Department of Commerce. Federal resources are primarily from the Environmental Protection Agency.

- **Transportation Economic Enhancements:** Through WisDOT, Transportation Economic Assistance grants for a broad range of transportation, rail, and bicycle related projects. This program