

**2020 DEVELOPMENT OVERVIEW**

# **TID 5 DEVELOPMENT OVERVIEW**



## **Now Open:**

- **MADISON WINDOW CLEANING**

## **Opening Soon:**

- **DON MAGUEY MEXICAN RESTAURANT**

## **Under Construction:**

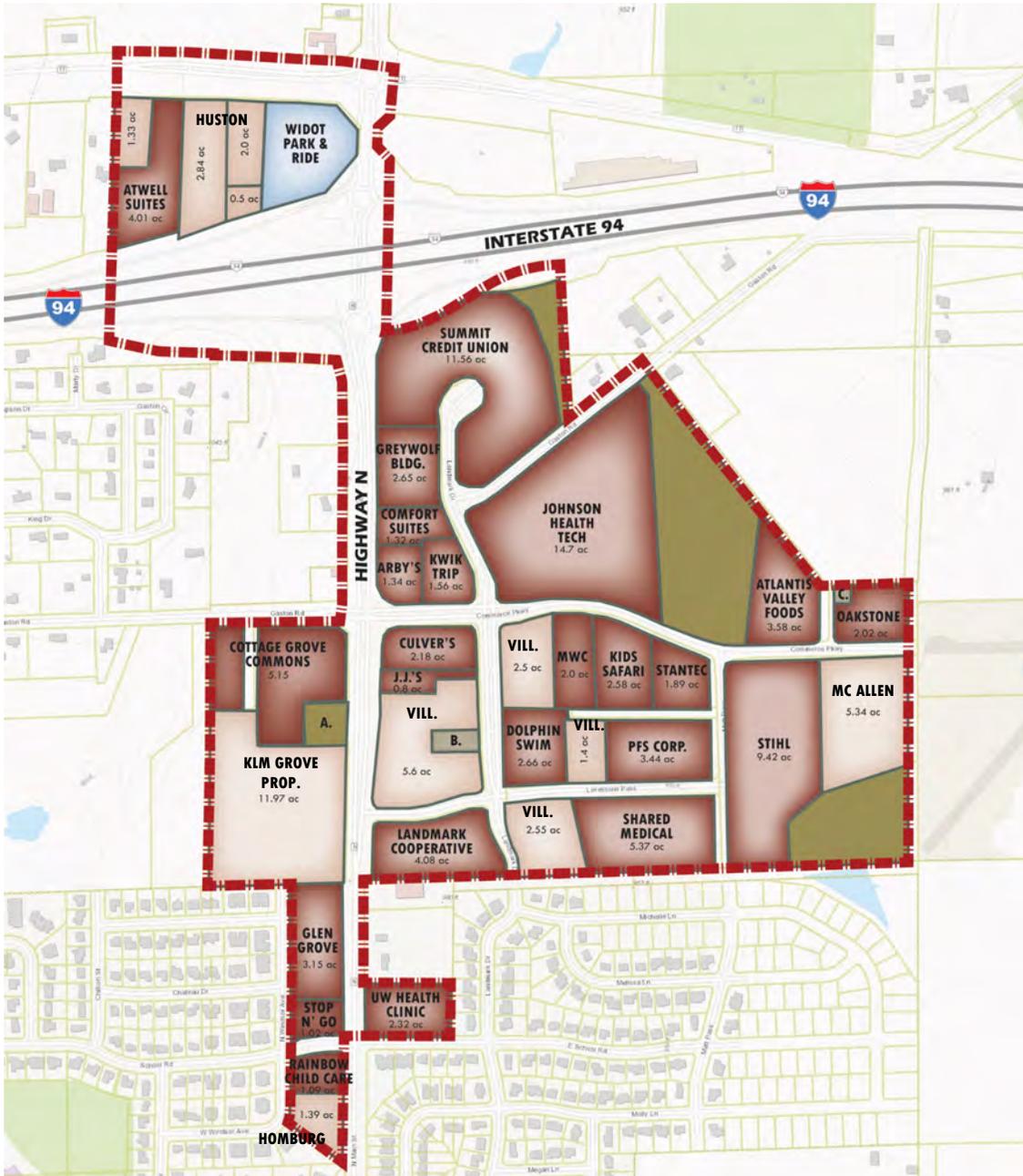
- **COMFORT SUITES**
- **COTTAGE GROVE COMMONS**

## **In Approval Process:**

- **GLEN GROVE APARTMENTS (MOVIN' OUT)**
- **DOLPHIN SWIM ACADEMY**

# TID 5 FUTURE PROSPECTS

- **COTTAGE GROVE COMMERCE PARK**
  - Village has 12 acres remaining
  - Limited space remains in Greywolf Bldg.
  - 5.3 acre McAllen parcel available
  
- **IN THE TID, BEYOND THE COMMERCE PARK**
  - Interest in extending mix of multi-family residential and commercial south of Cottage Grove Commons on 12 acres owned by KLM Grove Properties
  - Homburgs have approx. 1.4 acres remaining along N near School Rd. pending approval of Glen Grove project
  - Hustons have approx. 7 acres remaining adjacent to park and ride following approval of Atwell Suites

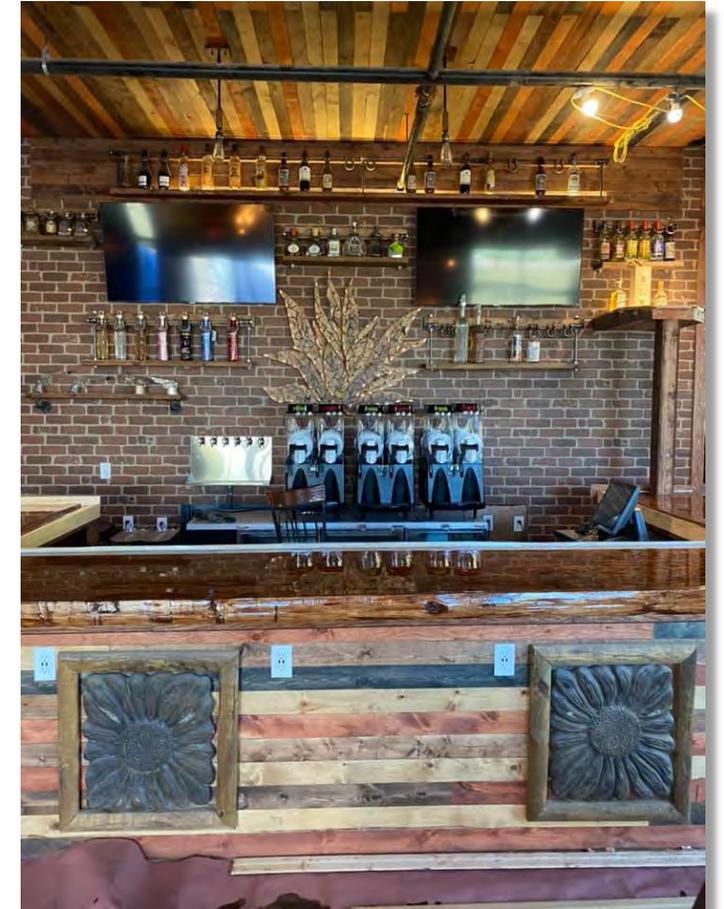






# **GREYWOLF BUILDING - DON MAGUEY MEXICAN RESTAURANT**

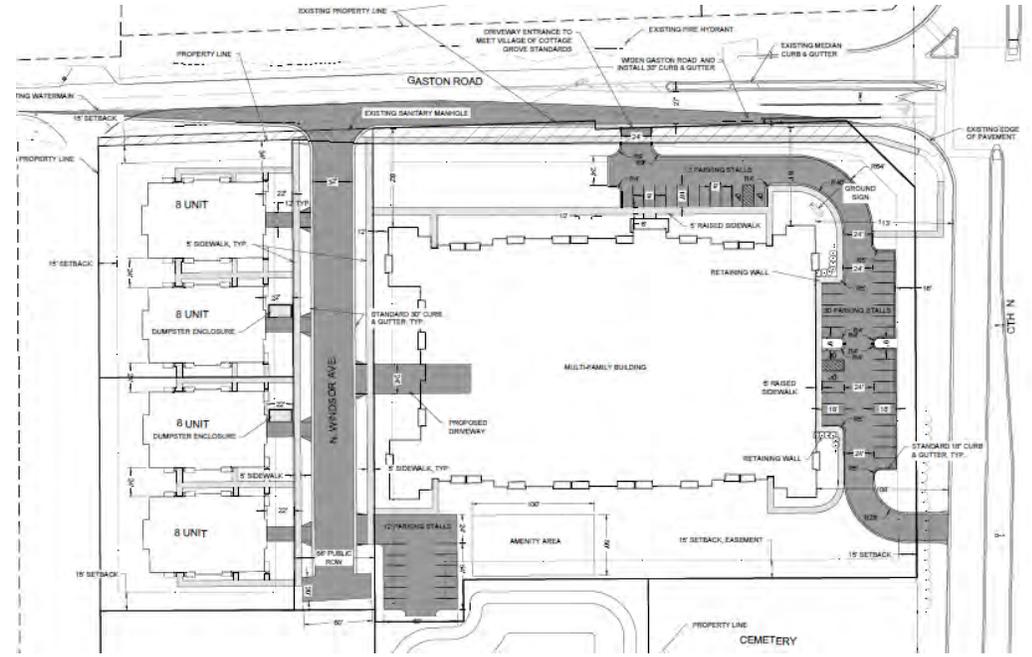
- **Opening in September 2020**





# COTTAGE GROVE COMMONS

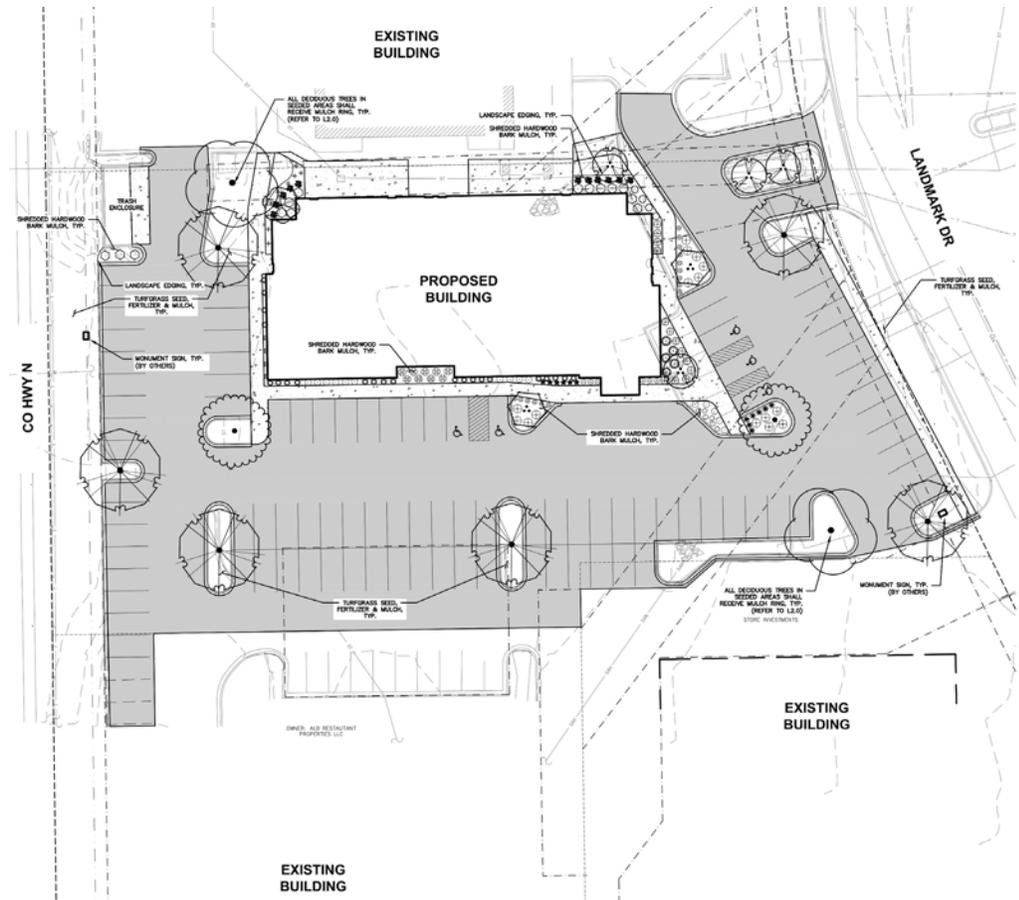
- 106 luxury apartment units in mixed-use building on SW corner of Hwy N & Gaston Rd. w/8,000 sq. ft. retail/
- Interior parking garage surrounded by units on all sides
- 32 condo units in four 8-unit buildings
- Project currently under construction
- Guaranteed value min. \$23 million





# COMFORT SUITES

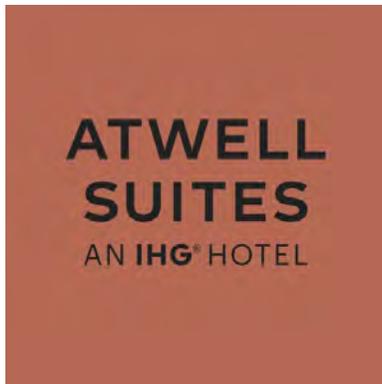
- **Planned Unit Development Approved – May 2020**
- **Groundbreaking – Aug. 2020**
- **Opening expected in fall 2021**
- **82 room hotel with indoor pool and fitness room**
- **Guaranteed value min. \$5.25 million**





# ATWELL SUITES

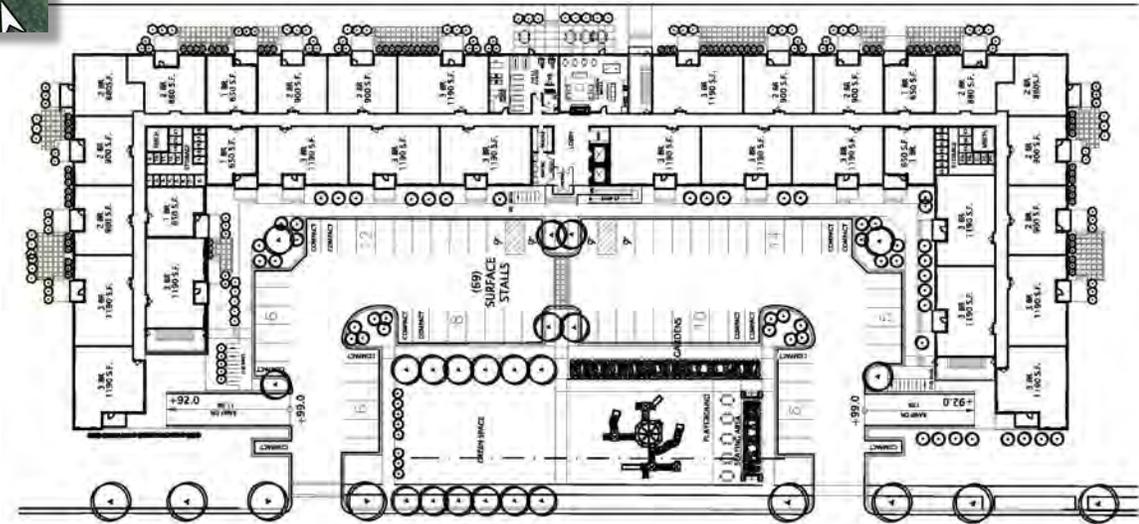
- **Planned Unit Development Approved – June 2020**
- **Initial site grading is underway**
- **Opening expected in fall 2021**
- **97 room hotel with food and bar service and expanded work areas**
- **New IHG brand – first in area**
- **Village’s first major project north of I-94**
- **Developer agreement pending**





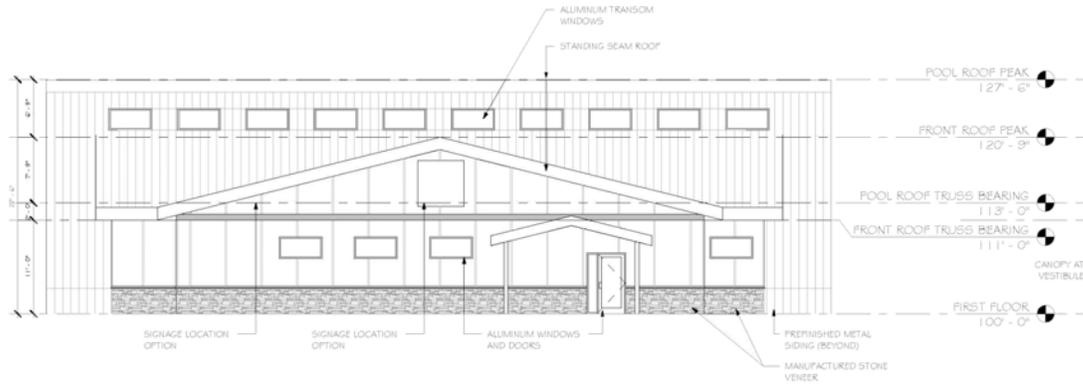
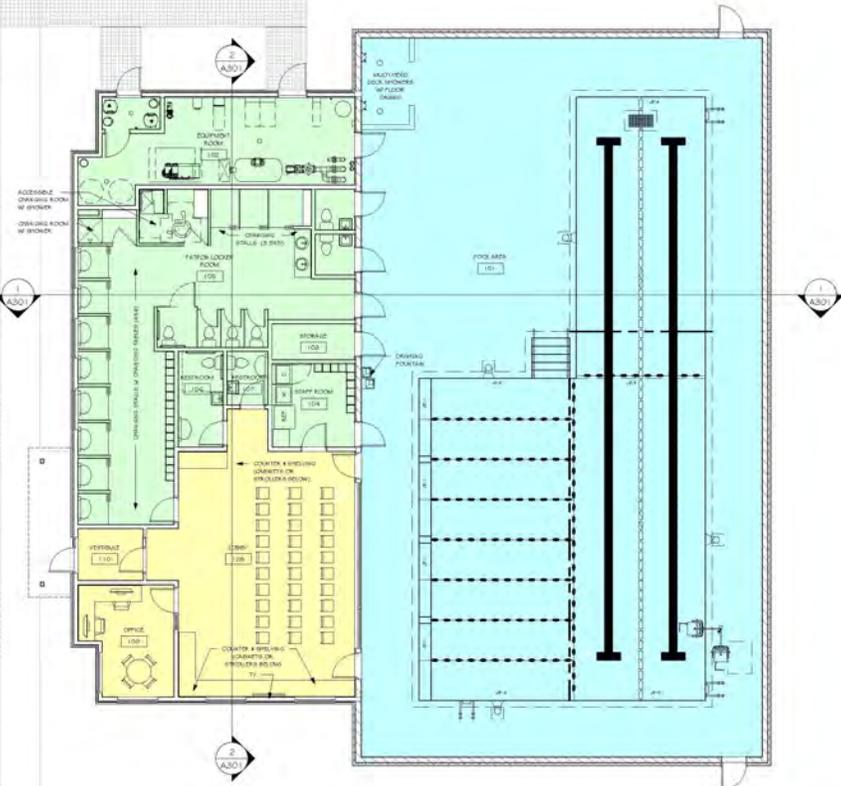
## **GLEN GROVE APARTMENTS**

- **100 apartment units include 1, 2, and 3 bedroom units proposed by Movin' Out**
- **Amenities include a fitness center, underground parking, playground, and garden beds for tenant use**
- **Project uses WHEDA tax credits to ensure affordable rents – units set aside for families including a person with a disability**
- **Project currently in approval process**
- **Developer agreement pending project approval**

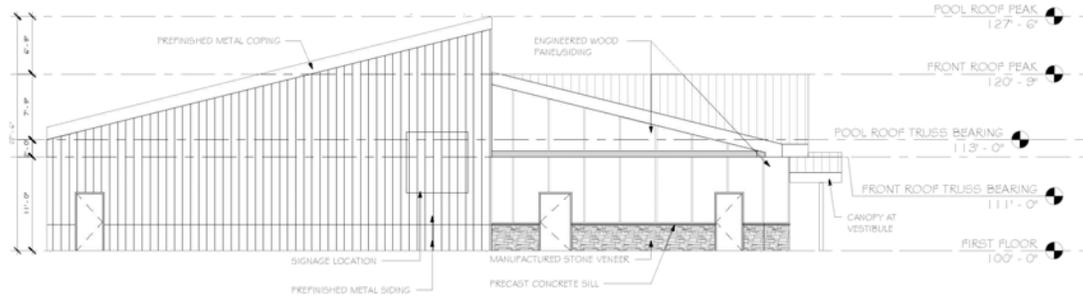


# DOLPHIN SWIM ACADEMY

- Includes 2,000 sq. ft. pool with two 8' wide, 25 yard long lanes with lockers and viewing area
- Project currently in approval process
- Developer agreement pending approval



1 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

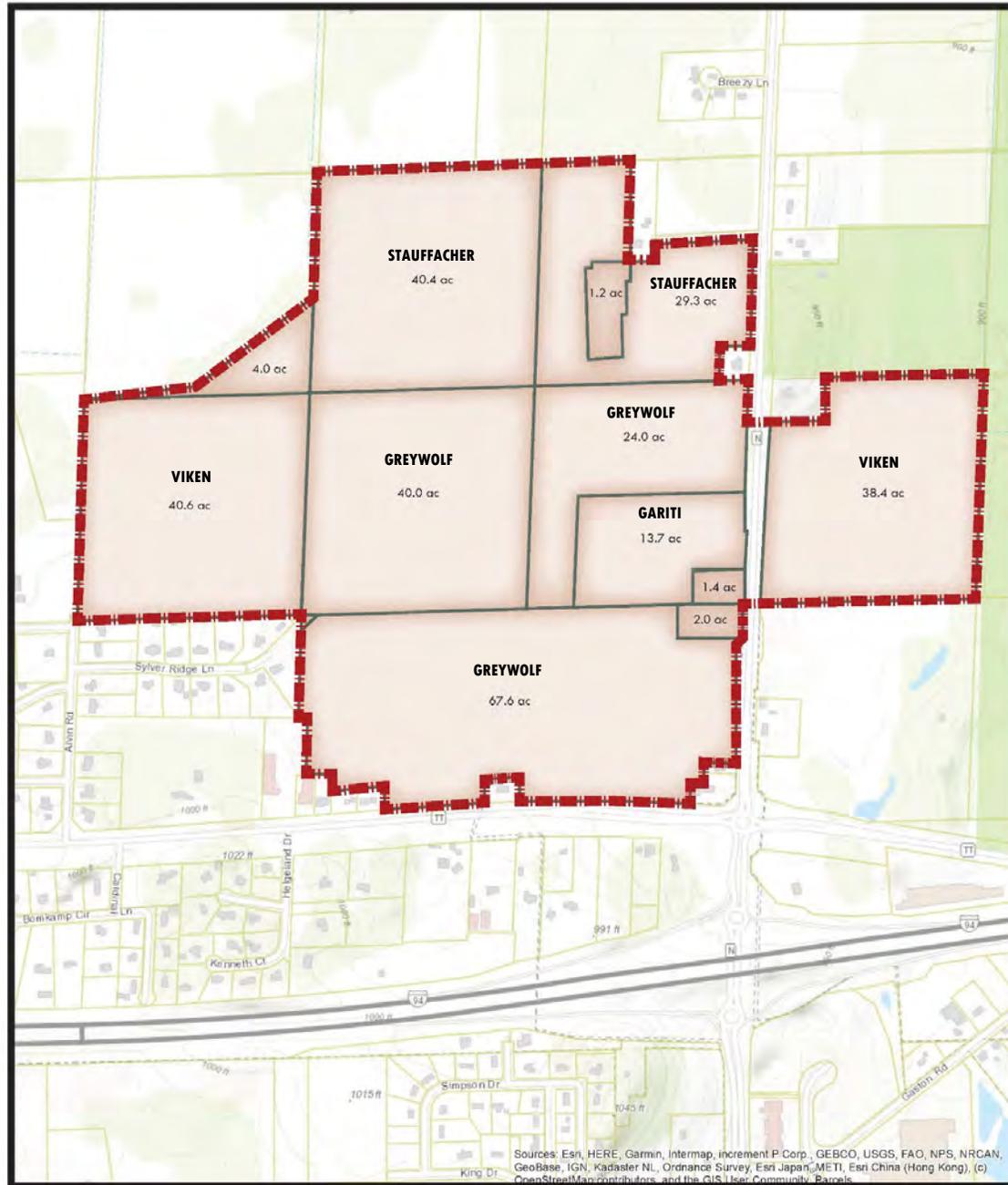


3 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



## TID 10

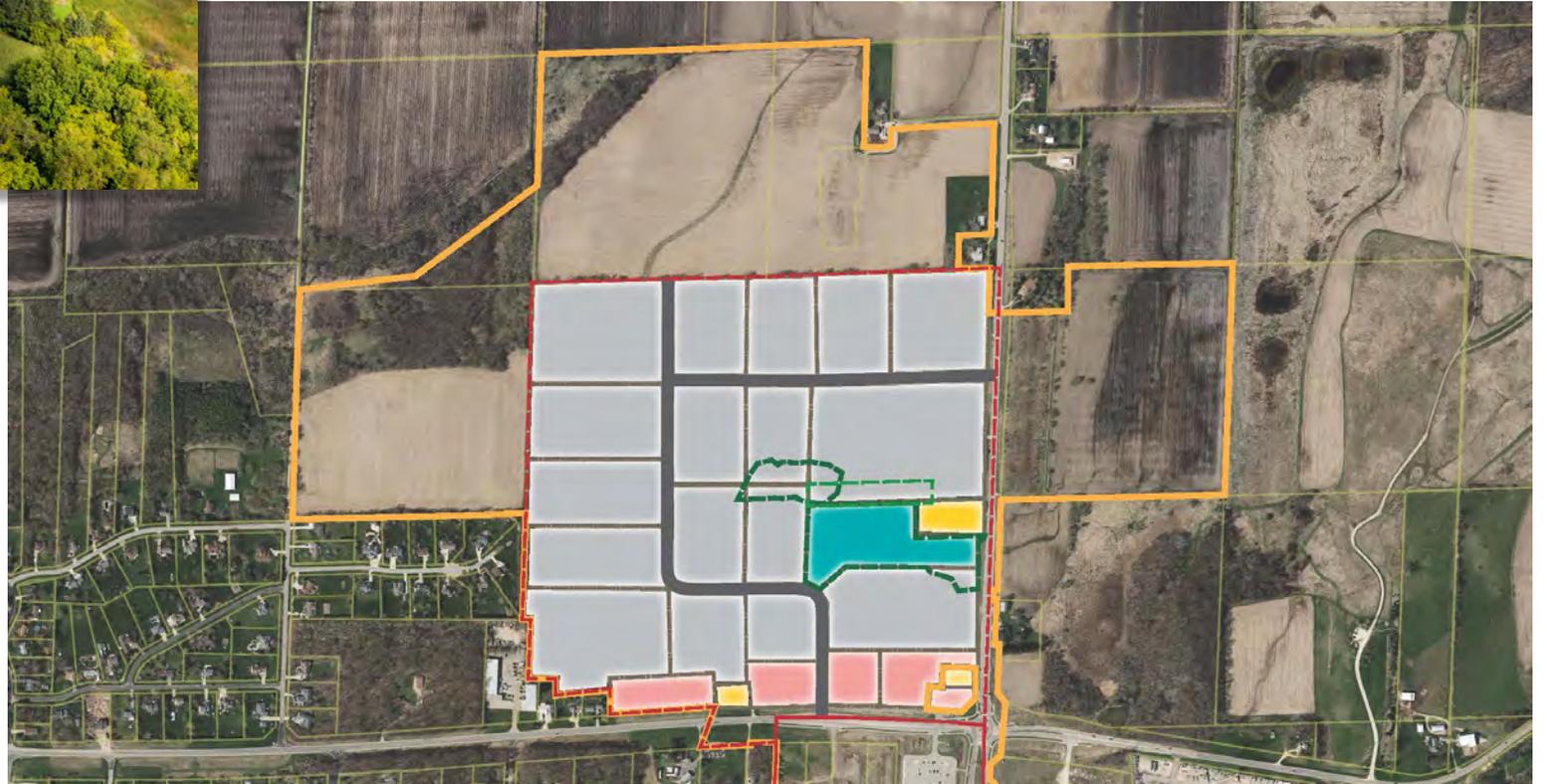
- TID 10 created in 2018 and boundary amended in 2019
- Greywolf Partners working on development of North Grove office/light industrial business park
- Will include large parcels that are not currently available in the Village
- Light industrial development also expected on approx. 15 acres owned by Gariti family





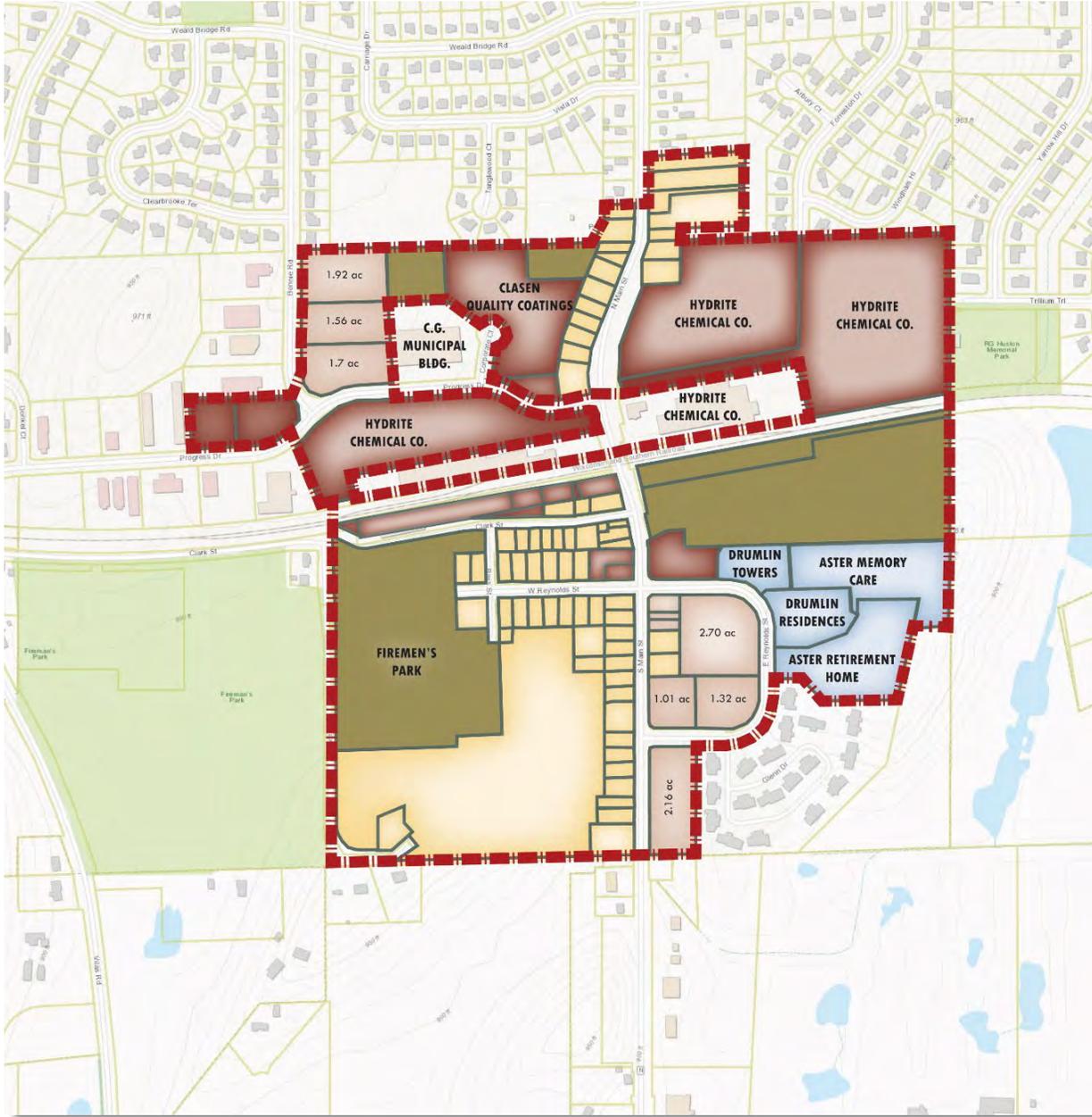
## **TID 10 – NORTH GROVE CORPORATE PARK**

- **Greywolf Partners developing approx. 120 acre business park at TT & N, just north of I-94**
- **Property added to urban service area in 2020**



**NORTHGROVE**  
CORPORATE PARK

  
**GREYWOLF**  
PARTNERS, INC.



## TID 7

- TID 7 includes the Cottage Grove Business Park and the Olde Town neighborhood
- 2020 projects include the Doundrins Distilling cocktail garden and the expansion of the patio at 1855 Saloon

# **COTTAGE GROVE BUSINESS PARK - DOUNDRINS DISTILLING**



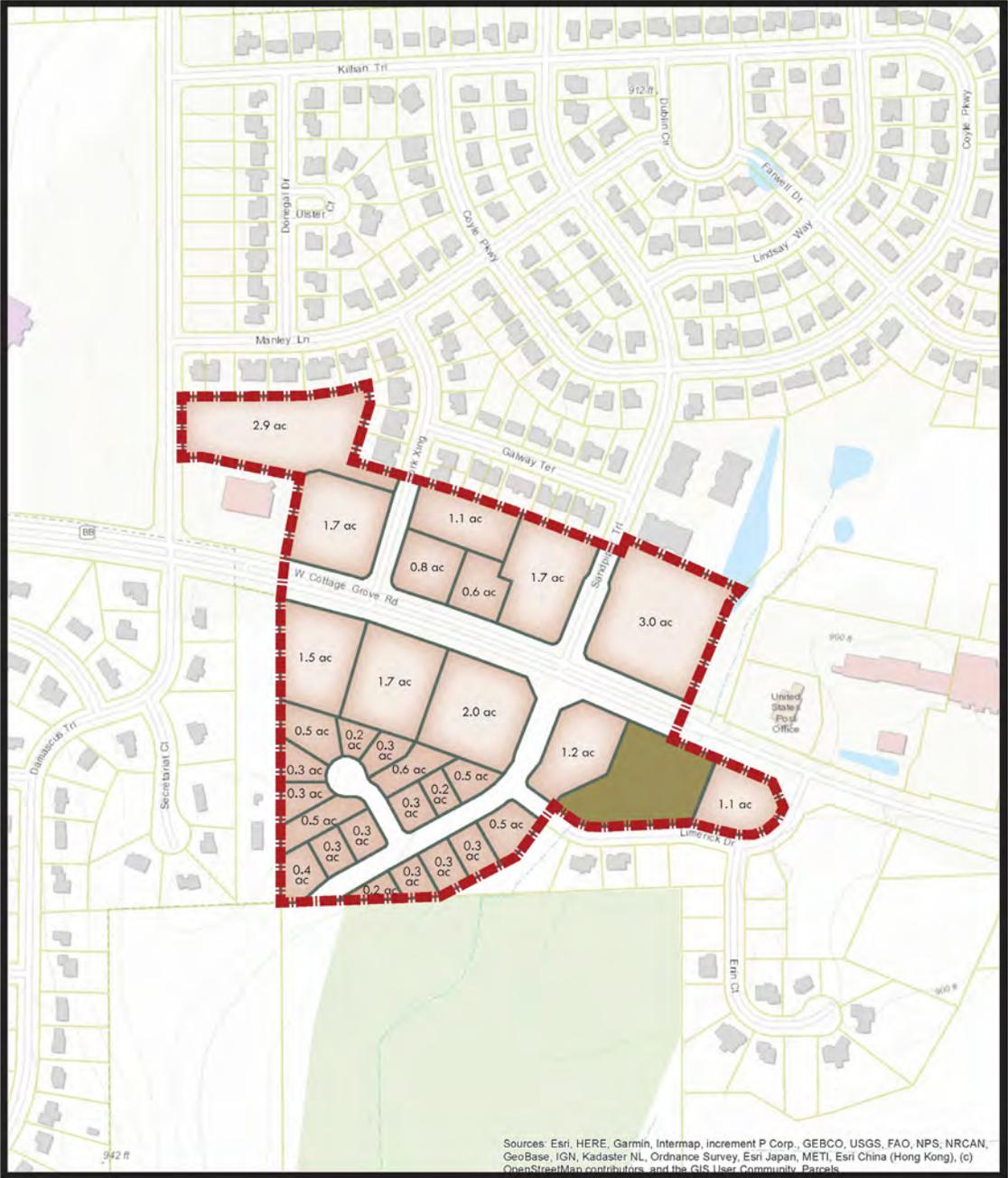
- **Manufacturing facility and tasting room opened in 2019**
- **Cocktail garden with outdoor stage opened in 2020**



# NEW TIF DISTRICTS

## TID 8

- TID 8 created in 2018
- All parcels currently vacant and available for development
- Concept proposed for 4.2 acre multi-family project comprised of 9 4-unit buildings on north side of Cottage Grove Rd. – awaiting formal submittal



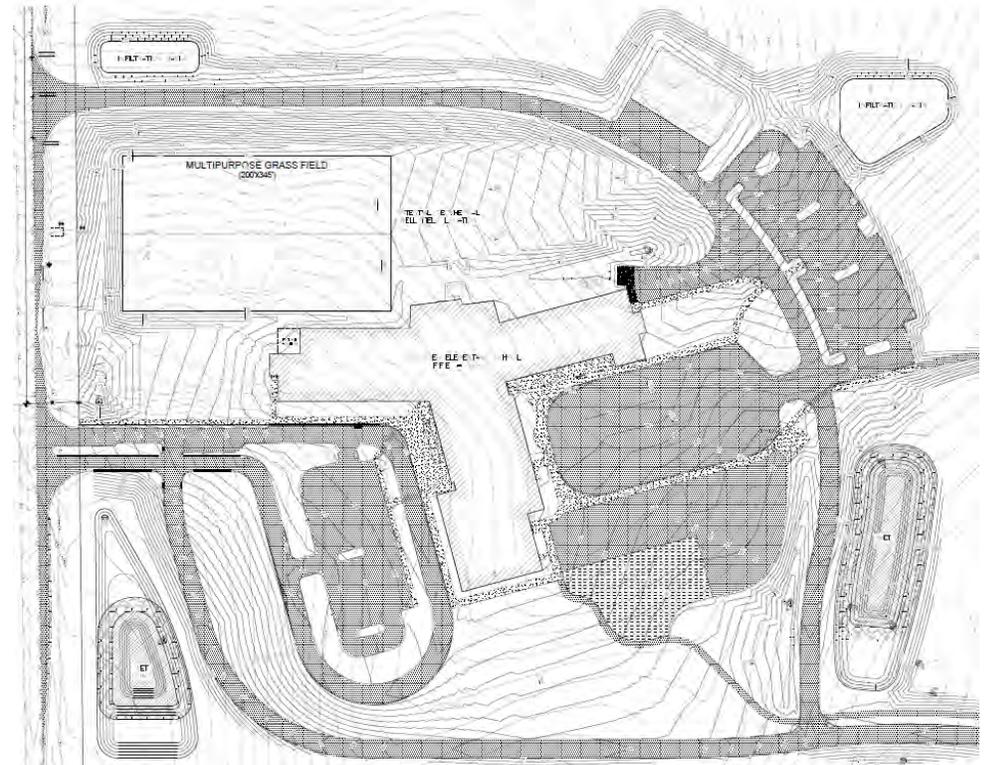




# INSTITUTIONAL PROJECTS



- **GRANITE RIDGE ELEMENTARY SCHOOL**
  - Site plan approved Jul. 2019
  - 128,000 sq. ft. school for grades 3 to 5
  - Project currently under construction; scheduled to open fall 2021





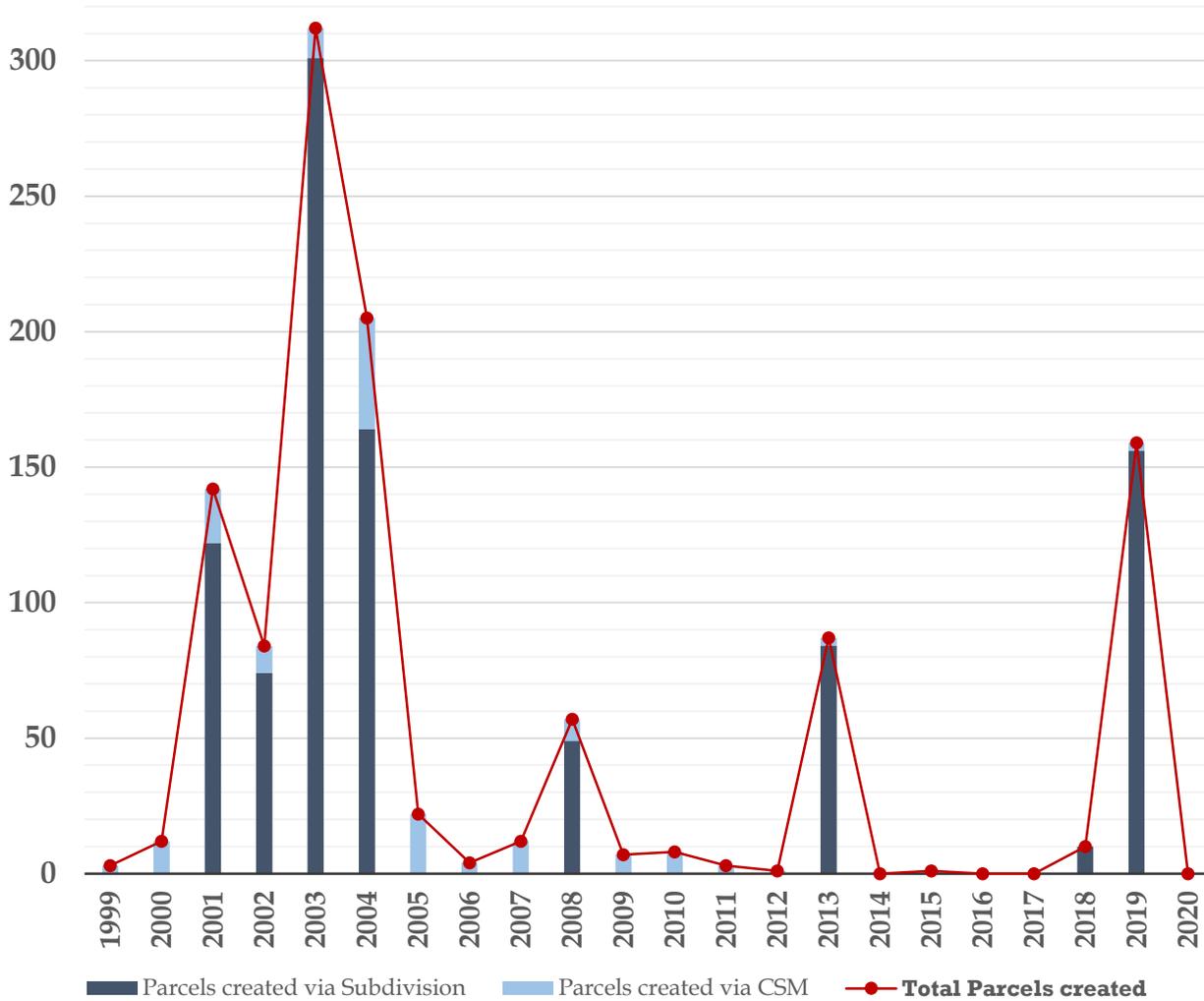
## **BAKKEN PARK PROJECTS**

- **BAKKEN PARK SHELTER & SPLASHPAD**
  - **Currently under construction**
- **MIRACLE LEAGUE BALLFIELD**
  - **Baseball field for players with disabilities**
  - **Currently under construction**
- **MADISON UNITED RUGBY CLUBHOUSE**
  - **Rugby complex has two fields and holds numerous events each year**
  - **Clubhouse currently under construction**

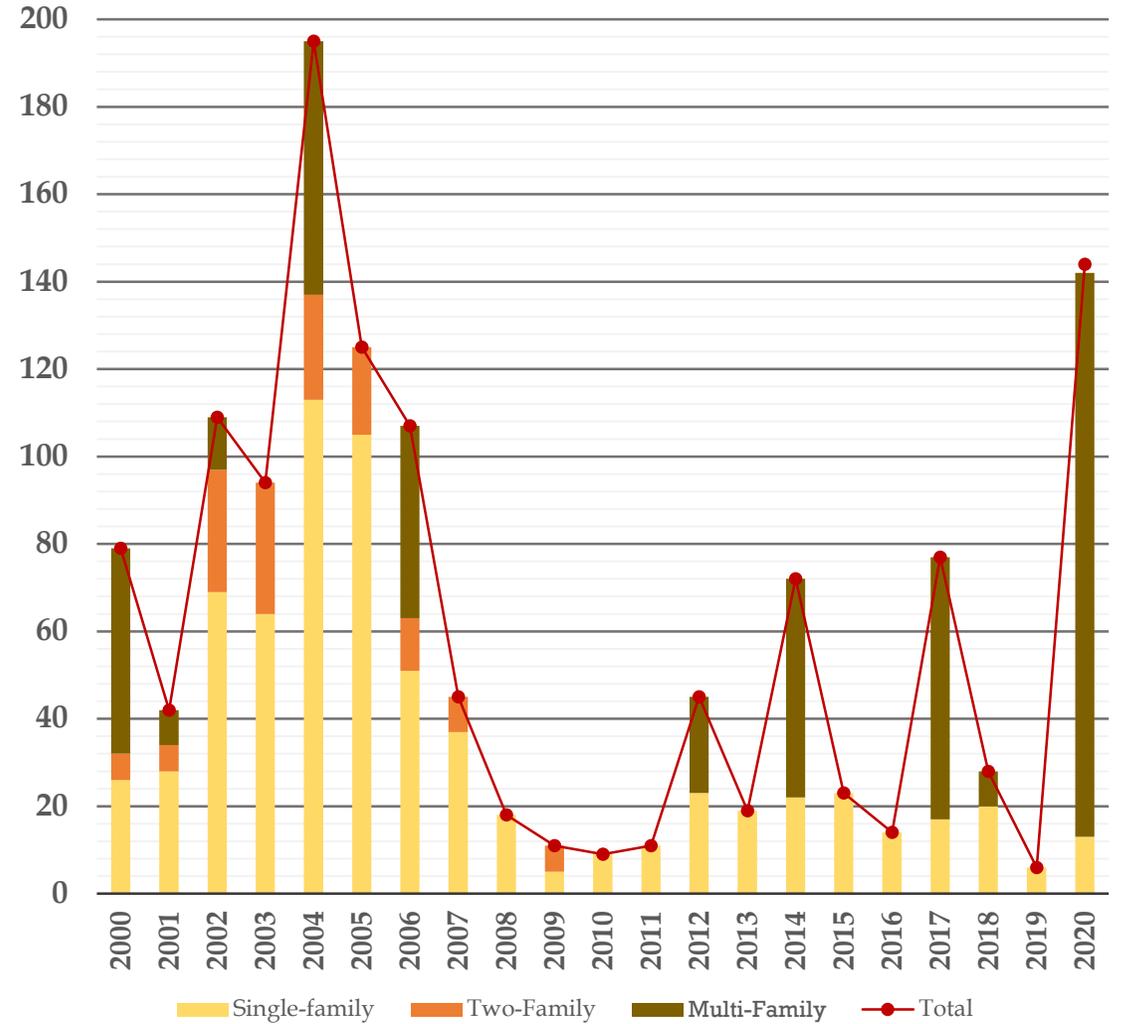


# RESIDENTIAL DEVELOPMENT

## Residential Parcels Created



## Residential Building Permits Issued







**VILLAGE ADMINISTRATOR – MATT GIESE**

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