COTTAGE GROVE WEB RESOURCES

Village of Cottage Grove
http://www.village.cottage-grove.wi.us/
Scan to find contact info, meeting schedules, agendas, and minutes

Village Interactive Economic Development Mapping Site
http://www.village.cottage-grove.wi.us/211/Economic-Development
Use Location One Information Systems interactive map to search for info on available land and buildings in Cottage Grove

Village Interactive Zoning & Engineering Mapping Site
http://cottagegrove.maps.arcgis.com/apps/webappviewer/index.html?id=a030e7a0596144b5895695e963e4ffaf6
Scan to find interactive map providing information on zoning and engineering infrastructure

Cottage Grove Chamber of Commerce
http://www.cottagegrovechamber.com/
Scan to find a Cottage Grove business directory and other community information

Cottage Grove Commerce Park
http://www.cottagegrovecommercepark.com/
Scan to find information about land available in the Cottage Grove Commerce Park
DISTINCT, FRIENDLY COMMUNITY

- Small Town Charm
- Responsive Government
- Highly Rated School System
- Newly Built, High Quality Housing Stock
- Extensive Park & Recreation System
- Easy Access to Madison Area Cultural Events & Amenities
- Surrounded by Beautiful Rural Landscape

EXTENSIVE TRANSPORTATION NETWORK

- Direct Access to I-94 (to Madison, Milwaukee, & Minneapolis/St. Paul)
- I-94 Six Lanes between Cottage Grove & Madison
- Easy Access to I-39/90 (to Rockford) and Highway 151 (to the Fox Cities)
- Dane County Regional Airport 11 min. drive from I-94 & N interchange
- Regional Bicycle Trail Connections
- Railroad Connection to Madison & Beyond
- Wisconsin Dept. Transportation Park & Ride at I-94 & CTH N

VIBRANT FUTURE

- Steady Employment Growth
- Family Friendly with a Youthful Population Demographic
- High Median Household Income
- Easy Access to the University of Wisconsin - Madison
- Land Available Near I-94/Highway N Interchange
THE VILLAGE OF COTTAGE GROVE, WI INVITES YOU
to consider Cottage Grove as you analyze opportunities for your clients. Cottage Grove is a vibrant community and a growing high-quality employment center. While Cottage Grove maintains the values and friendliness of a small Midwestern town, we are located a mere fifteen minutes from Downtown Madison and share in the dynamic growth and the cultural, educational, and recreational opportunities that are abundant throughout Dane County.

Cottage Grove’s I-94/CTH N interchange serves as the gateway between the Madison metro area and the I-94 Madison/Milwaukee corridor. The Cottage Grove Interstate Commerce Park is strategically located adjacent to the interchange, and the Summit Credit Union corporate headquarters is currently under construction and will bring an additional 250 jobs to the Village. The Commerce Park is within the Village’s TIF District #5, and incentives may be available for desirable projects. Development opportunities can also be found north of I-94 (TID #10), in the N. Main St. Corridor (TID #5), along W. Cottage Grove Rd. (TID #8), around the intersection of N & BB (TID #9), and in the historic Olde Town core (TID #7).

The immediate Cottage Grove area is home to a top school district (Monona Grove) and ample recreational opportunities including three golf courses, Village and Dane County parks, and the western trailhead of the Glacial Drumlin State Trail which links Cottage Grove to Waukesha for bikers and hikers. The Village also features a newly built, high quality housing stock.

The Village of Cottage Grove employs an experienced and capable staff, dedicated to ensuring a smooth and predictable development process. Staff is available for pre-submittal meetings to provide local knowledge and guidance, and will become a trusted partner as your project grows to fruition.

Please feel free to contact us with any questions or comments. We, in the Village of Cottage Grove, look forward to making our home your home!

Sincerely,
Erin Ruth, AICP - Director of Planning & Development
ERuth@village.cottage-grove.wi.us
(608) 839-4704
WISCONSIN BANK & TRUST

Wisconsin Bank & Trust opened a new 3,200 sq. ft. bank branch in January, 2018 at the corner of Main Street and Cottage Grove Road, replacing an existing branch on the same site.

SUMMIT CREDIT UNION

In 2018, Summit Credit Union will construct a six-story, 190,000 sq. ft. office building in the Commerce Park to consolidate their corporate headquarters. The headquarters will house 250 employees, and the building will provide a landmark at the Village entry from I-94.

COTTAGE GROVE COMMONS

This 4-story, mixed-use building features 106 high end apartment units and 8,000 sq. ft. of office or retail space, with a parking garage in the interior of the building. The project also includes four 8-unit condo buildings. Construction will occur in 2020.

MADISON WINDOW CLEANING

Madison Window Cleaning is a 90+ year old family company relocating from Downtown Madison to a new 12,000 sq. ft. office and light industrial building in the Commerce Park, which is expected to open in 2020.

WISCONSIN BANK & TRUST

Wisconsin Bank & Trust opened a new 3,200 sq. ft. bank branch in January, 2018 at the corner of Main Street and Cottage Grove Road, replacing an existing branch on the same site.
**STIHL, INC.**

Stihl’s new midwest distribution facility is a 65,000 sq. ft. building on 9 acres in the Cottage Grove Commerce Park. The facility opened with approximately 25 employees in December 2015.

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**RAINBOW CHILD CARE CENTER**

Rainbow Child Care Center, a national daycare company, opened their new facility at N. Main Street in Cottage Grove in 2017. The approximately 11,000 square foot facility will accommodate up to 115 students.

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**DRUMLIN RESIDENCES**

The Drumlin Residences apartments will include 60 units in an approximately 105,000 square foot building, which will also include a 4,400 square foot community room. The project will be completed in 2017.

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**UW HEALTH CLINIC**

UW Medical Foundation replaced their existing Cottage Grove clinic with this new 14,000 sq. ft. building on N. Main Street. The facility opened with approximately 25 employees in January 2016.
IT'S GOOD TO BE HERE...

Cottage Grove combines the charm, values, and attentive leadership of a distinct small town with the world class cultural and educational amenities available throughout the Madison metro area.

Furthermore, due to its strategic location, Cottage Grove acts as the gateway to the Madison area from Milwaukee, the state’s largest city, via the burgeoning I-94 Corridor. 40,000 vehicles per day travel through the Village on I-94. Cottage Grove also offers quick, convenient access to routes to Chicago, Minneapolis, and the Fox Cities.
TID #5
• Open: 2003, Close: 2026
• Industrial district
• Includes Cottage Grove Commerce Park & adjacent sites
• Developer incentives may be available for desirable projects

TID #6
• Open: 2005, Close: 2025
• Mixed-use district
• Includes area around Main St./Cottage Grove Rd. intersection
• Developer incentives may be available for desirable projects

TID #7
• Open: 2005, Close: 2025
• Mixed-use district
• Includes Olde Town and Cottage Grove Business Park
• Developer incentives may be available for desirable projects

TID #8
• Open: 2018, Close: 2037
• Mixed-use district
• Includes W. Cottage Grove Rd. commercial district
• Developer incentives may be available for desirable projects

TID #9
• Open: 2018, Close: 2037
• Mixed-use district
• Overlaps and will eventually replace TID #6
• Developer incentives may be available for desirable projects

TID #10
• Open: 2018, Close: 2037
• Mixed-use district
• Includes land north of I-94
• Developer incentives may be available for desirable projects
• Planned TID projects include improvements & utilities in Hwy N
TID #10 (close by 2037)
TID #5 (close by 2026)
TID #9 (close by 2037)
TID #8 (close by 2037)
TID #6 (close by 2025)
TID #7 (close by 2025)

VILLAGE TIF DISTRICTS
The Cottage Grove Commerce Park features a number of ready to build parcels in a variety of sizes. The park is in a TIF district, and incentives may be available depending on the project. All sites benefit from recently completed freeway interchange improvements such as enhanced streetscaping, new roundabouts, and an expanded Park & Ride immediately NW of the interchange. Also, there is space available for lease within the Greywolf Building, which features optimal visibility and high-quality design.
1: Parcel No. 071104121201
Area: 1.32 acres
Zoning: PO, Planned Office
Future Land Use: Planned Office
Owner: JRW Hotel, LLC

2: Parcel No. 071104120201
Area: 5.5 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Village of Cottage Grove

3: Parcel No. 071104190301
Area: 2.5 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: Village of Cottage Grove

4: Parcel No. 071104131651
Area: 2.66 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: Village of Cottage Grove

5: Parcel No. 071104131711
Area: 1.4 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: Village of Cottage Grove

6: Parcel No. 071104131601
Area: 2.554 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: Village of Cottage Grove

7: Parcel No. 071104131001
Area: 5.34 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: McAllen Properties

8: Parcel No. 071104295151
Area: 11.0 acres
Zoning: NO, Neighborhood Office
Future Land Use: Planned Business
Owner: KLM Grove Properties
Currently zoned PB, Planned Business, these lots are part of the Northlawn Estates subdivision. They range from 1 to 1.4 acres and are intended for high-quality indoor retail, commercial service, office, health care, or community facilities. The lots are located southwest of the Commerce Park fronting CTH N (N. Main Street), approximately 1/2 mile south of the I-94/CTH N interchange. The lots benefit from a new traffic signal at the intersection of School Road and Highway N. The parcels are in a TIF district, and incentives may be available depending on the project.

Parcel available from Homburg Realty - Call (608) 244-9266
1: Parcel No. 071104300066
Area: 1.091 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Homburg Equipment, Inc.

2: Parcel No. 071104300173
Area: 1.033 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Homburg Equipment, Inc.

3: Parcel No. 071104300280
Area: 1.033 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Homburg Equipment, Inc.

4: Parcel No. 071104300619
Area: 1.387 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Homburg Equipment, Inc.
Currently zoned as PB, Planned Business north of CTH BB and NO, Neighborhood Office to the south, this area is envisioned as the entry into the Village from Madison’s developing eastern neighborhoods.

As of 2013, the annual average daily traffic count on this portion of CTH BB was nearly 9,300. The remainder of Cottage Grove Road heading east forms the primary commercial district within the Village anchored by a grocery store and hardware store.
1: Parcel No. 071108124141
Area: 2.9 acres
Zoning: NB, Neighborhood Business
Future Land Use: Multi-Family Residential
Owner: Coyle Holdings, LLC

2: Parcel No. 071108124211
Area: 1.7 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Coyle Holdings, LLC

3: Parcel No. 071108141051
Area: 1.1 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: UMJ/Sandpiper Dev.

4: Parcel No. 071108141501
Area: 0.8 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: UMJ/Sandpiper Dev.

5: Parcel No. 071108141351
Area: 0.6 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: UMJ/Sandpiper Dev.

6: Parcel No. 071108141201
Area: 1.7 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: UMJ/Sandpiper Dev.

7: Parcel No. 071108140741
Area: 3.0 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Gunderson Investment Prop.

8: Parcel No. 071108141881
Area: 1.5 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Homburg Equipment

9: Parcel No. 071108141921
Area: 1.7 acres
Zoning: PB, Planned Business
Future Land Use: Planned Business
Owner: Homburg Equipment

10: Parcel No. 071108142031
Area: 1.8 acres
Zoning: NB, Neighborhood Business
Future Land Use: Planned Business
Owner: Homburg Equipment

11: Parcel No. 071108144391
Area: 1.2 acres
Zoning: NB, Neighborhood Business
Future Land Use: Planned Business
Owner: Homburg Equipment

12: Parcel No. 071108161481
Area: 1.0 acres
Zoning: NB, Neighborhood Business
Future Land Use: Multi-Family Residential
Owner: County BB Holdings, LLC
Currently zoned PI, Planned Industrial, this area is intended for high-quality indoor manufacturing, warehousing, distribution, office, research and development, and support (day care, health club, bank) uses.

The two southernmost lots are directly adjacent to the C & NW Railroad line. Buildings in the planned industrial area are intended to utilize higher quality building materials, improved window treatments, and landscaping to protect property values and encourage compatibility with surrounding land uses.
1 - Parcel No. 071116206655
Area: 1.924 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: Homburg Equipment, Inc.

2 - Parcel No. 071116221661
Area: 0.855 acres
Zoning: PI, Planned Industrial
Future Land Use: Planned Industrial
Owner: Homburg Equipment, Inc.
The Olde Town Commercial area is located just south of Cottage Grove's original downtown area, including a new four story mixed use building that is home to a coffee shop, specialty retail, and the popular 1855 Saloon & Grill.

Other notable nearby neighborhood amenities include the Glacial Drumlin State Trail trailhead, Fireman's Park, and several senior housing facilities.
1: Parcel Nos. 071116191351, 071116191653, 071116191608, and 071116191706
Area: 0.5 acres
Zoning: MR-10
Future Land Use: Multi-Family Residential
Owner: WH Olde Town Center 2, LLC

2: Parcel No. 071116147568
Area: 1 acres
Zoning: Planned Unit Development
Future Land Use: Planned Business
Owner: Dwight Huston

3: Parcel No. 071116140010
Area: 2.2 acres
Zoning: Planned Unit Development
Future Land Use: Planned Business
Owner: Huston Living Tr., Dale & Joan
NORTH GROVE

Parcels outlined in red above were annexed into the Village in 2010. Parcels outlined in yellow above have not yet been annexed into the Village. The lots have easy access to I-94, CTH TT and CTH N. Nearby amenities include McCarthy County Park, and a Park & Ride operated by the Wisconsin DOT.

These properties comprise the Village’s new TID #10, and incentives are available for suitable projects.
1: Parcel Nos. 081132183111, 081132195011, 081133290011, 081133295011, & 081133190011
Total Area: 147.0 acres
Zoning: RH, Rural Holding
Future Land Use: Planned Mixed Use
Owner: Tom Viken

2: Parcel Nos. 081133285011, & 081133280721
Total Area: 69.7 acres
Zoning: RH, Rural Holding
Future Land Use: Planned Mixed Use
Owner: David Stauffacher

3: Parcel No. 081133281821
Total Area: 1.2 acres
Zoning: RH, Rural Holding
Future Land Use: Planned Mixed Use
Owner: Barn Development Co.

4: Parcel Nos. 081133297821, & 081133297911
Area: 15.1 acres
Zoning: RH, Rural Holding
Future Land Use: Planned Mixed Use
Owner: Spaces Secure Self Storage

5: Parcel Nos. 081133380751
Total Area: 102.8 acres
Zoning: under Dane Co. zoning
Future Land Use: Planned Mixed Use & Planned Business
Owner: CG Business Development LLC

6: Parcel No. 081133380011
Area: 2.0 acres
Zoning: RH, Rural Holding
Future Land Use: Planned Mixed Use
Owner: David Francis