



**VILLAGE OF COTTAGE GROVE
NOTICE OF PUBLIC MEETING
Ad Hoc Housing Chapter Update Committee
Thursday, January 28, 2026
6:30pm**

This meeting will take place as a hybrid meeting both virtually via Zoom and in person at Village Hall at 221 E. Cottage Grove Road. If you are using Zoom, please join the meeting from your computer, tablet or smartphone by visiting <https://us06web.zoom.us/j/84075554297?pwd=3eeFaCXclSKjSmtew5fY8SjrMdnCLI.1> . You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID 840 7555 4297# When asked for your Participant ID, just press #, when asked for the Passcode enter 221. You may also choose to participate by providing public comment prior to the meeting via email to Clerk Lisa Kalata: lkalata@villageofcottagesgrove.gov. If this is a teleconference, virtual or hybrid meeting, please review the Village of Cottage Grove's policy.

1. Call To Order
2. Determination Of Quorum That The Meeting Was Properly Posted
3. Discuss And Consider The Minutes From The December 4, 2025 Meeting.

Documents:

[12-4-25 AD HOC HOUSING CHAPTER UPDATE MINUTES.PDF](#)

4. Review Previous Work Activities
5. Q&A Re: Downtown Master Plan, Cooperative Housing, Co-Housing, And Tiny Homes

[DOWNTOWN MASTER PLAN | VILLAGE OF OREGON, WI](#)

[MADISON COMMUNITY COOPERATIVE FAQ](#)

[MCC HOUSES OVERVIEW](#)

[VILLAGE CO-HOUSING COMMUNITY](#)

[FAQ VCC](#)

[ARBORETUM CO-HOUSING](#)

[BOUNDLESS TINY HOMES - ADU & TINY HOME BUILDER IN MADISON, WI](#)

[AARP ARTICLE](#)

GALLERY | WISCONSINTINYHOMES

6. Review Final Core Values, Priorities, And Strategies

Documents:

[MEETING 4 COTTAGE GROVE CORE VALUES AND HOUSING PRIORITIES.PDF](#)
[MEETING 4 COTTAGE GROVE PRIORITIES STRATEGIES.PDF](#)

7. Discuss And Finalize Action Items

8. Next Steps

9. Adjournment

This agenda has been prepared by Staff and approved by the Chair of the Ad Hoc Housing Chapter Update Committee for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodation should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and a quorum of members of other governmental bodies may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF COTTAGE GROVE
Ad Hoc Housing Chapter Update Committee
Thursday, December 4, 2025

MINUTES

1. Call to Order

Olivia Parry, Dane County Planner called the meeting to order at 6:30 pm. This was a hybrid meeting.

2. Determination of quorum and that the agenda was properly posted.

It was determined that there was a quorum of members present, and that the agenda was properly posted. The Ad Hoc Housing Chapter Update Committee members present were Chris Stoa, Paula Severson, Loreen Gage, JP Villavicencio and Katy Byrnes Kaiser. Staff present were Director of Planning & Development Erin Ruth, Olivia Parry, Dane County Planning & Development, Paige Marshall, Dane County Planning & Development and Village Clerk Lisa Kalata.

3. Discuss and consider the minutes from the July 30, 2025 meeting.

Motion by Severson to approve the minutes from July 30, 2025, seconded by Villavicencio. **Motion** carried with a voice vote of 5-0-0.

4. Review Dane County's new Best Practices Residential Zoning Code and considerations for the Village of Cottage Grove.

Ruth gave a brief overview of the best practices of Residential Zoning Code.

5. Review financing resources and tools.

Olivia gave a brief overview of the financing tools for housing.

6. Discuss and refine priorities and strategies.

Olivia reviewed the priorities and strategies from previous meetings. Severson gave a brief overview of the memo she provided.

7. Discuss and identify specific action items for each priority.

The committee worked through the priorities and refined them from previous meetings.

8. Next Steps

The next meeting will be January 7, 2026 @ 6:30 pm and this will be a virtual meeting. The committee is to submit action items for each priority to Ruth by December 18th.

9. Adjournment

Motion by Stoa to adjourn at 9:17 p.m., seconded by Villavicencio. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

These minutes represent the general subject discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.

Village of Cottage Grove—Core Values and Housing Priorities Meeting #4

Updated: 12.8.25

CORE VALUES

Affordability— All people have housing they can access, afford, and maintain that meets their changing needs.

Economic Growth— Housing production meets employee needs and supports employer retention and growth.

Informed & Engagement Community— Residents and local leaders understand the housing crisis, are empowered and responsible for being part of the solution (accountability, access to information)

Economic Stability— All residents have equitable access to housing, including specialized housing, as well as information, programs, and resources that meets their needs. (adaptive, equity, access to information)

HOUSING PRIORITIES

Housing Priority 1: Diversify housing stock and increase supply of townhomes, condominiums, missing middle rentals, small format single-family homes.

Housing Priority 2: Increase overall supply of housing units.

Housing Priority 3: Increase supply of housing units affordable to low- and moderate-income households including our local workforce-teachers, retail workers, public employees, etc.

Housing Priority 4: Support development of affordable single-family homes for first time homebuyers and young families.

Housing Priority 5: Increase community awareness and education about the housing shortage and affordability crisis.

Housing Priority 6: Expand senior housing options including independent living, assisted living, affordable seniors housing, and age-in place options)

Village of Cottage Grove— Housing Priorities and Strategies

Updated: 12.8.25, 12.23.25

HOUSING PRIORITY 1:

Diversify housing stock to include townhomes, condominiums, missing middle rentals, small format single-family homes, accessory dwelling units, and cottage courts

1. **STRATEGY:** Update local zoning code to allow for a greater diversity of housing types
 2. **STRATEGY:** Increase the supply of missing middle housing (townhomes, condominiums, accessory dwelling units (ADUs), small format single family homes, cottage courts, small multi-family
 3. **STRATEGY:** Plan neighborhoods that include a range of housing types, densities, and costs
 4. **STRATEGY:** Use the future land use plan to specify locations for a range of housing types to diversify available housing stock
 5. **STRATEGY:** Increase density compatible with single family development
 6. **STRATEGY:** Make Cottage Grove more inclusive to diverse populations
-

Action Items:

HOUSING PRIORITY 2:

Increase overall supply of housing units of in demand housing types

1. **STRATEGY:** Increase overall supply of rental units to keep rents comparable with neighboring communities
2. **STRATEGY:** Coordinate new residential development with school district to ensure adequate capacity
3. **STRATEGY:** Ensure neighborhoods are well-served by sidewalks, bicycle routes, and other non-motorized facilities, connecting neighborhoods whenever possible
4. **STRATEGY:** Plan and develop more pedestrian and bicycle friendly housing and neighborhoods with access to transit (complete streets)
5. **STRATEGY:** Create attractive and safe neighborhoods for example clearly marked walkways and pedestrian lighting, and that are well served by municipal services and facilities –
6. **STRATEGY:** Plan pocket parks and more green space
7. **STRATEGY:** Prioritize accessibility, ADA accessibility and integrating universal design in housing and neighborhood development

Action Items:

HOUSING PRIORITY 3:

Increase supply of housing units affordable to low- and moderate-income households including our local workforce (teachers, retail workers, public employees, etc.) and seniors so they can age in place.

1. **STRATEGY:** Plan for opportunities to improve and promote connectivity throughout the community
2. **STRATEGY:** Provide housing, resources, and protections for underrepresented groups and vulnerable populations
3. **STRATEGY:** Utilize TIF and other financial tools to provide affordable housing

Action Items:

HOUSING PRIORITY 4:

Support the development and preservation of affordable single-family homes for first time homebuyers and young families

1. **STRATEGY:** Increase supply of owner-occupied affordable single-family housing (small format housing, Habitat for Humanity, MACLT)
2. **STRATEGY:** Identify resources for the preservation of older housing stock, (for example the Renew Monona Program)
3. **STRATEGY:** Promote affordable homeownership with down payment assistance programs, and resources
4. **STRATEGY:** Explore down payment assistance funding with village resources/tools and potential partnerships?

Action Items:

Example – Invite Habitat, MACLT and other small format housing developers to present to Cottage Grove to understand their model and how best to partner with them

HOUSING PRIORITY 5:

Increase community awareness and education about the housing shortage and affordability crisis.

STRATEGY: Make housing information and resources available for current and future residents and developers

STRATEGY: Create educational materials that demonstrate the impact of the housing shortage and affordability crisis on the Village of Cottage Grove and its residents

Action Items:

Example – Create a Housing webpage for Cottage Grove with housing information and resources

HOUSING PRIORITY 6:

Expand senior housing options including independent living, assisted living, affordable senior housing, and age-in place options)

STRATEGY: Identify suitable sites within the Village for a mix of senior housing types, including independent living, assisted living, and affordable age-restricted units.

STRATEGY: Incentivize age-in-place designed housing

STRATEGY: Partner with senior housing developers and non-profits on projects that meet local needs

Action Item: Expand ADA compliant connectivity as well as sidewalks, trails, etc. to ensure seniors can access services, parks, and commercial areas.