



**VILLAGE OF COTTAGE GROVE
NOTICE OF PUBLIC MEETING
Village Board of Trustees
Monday, February 2, 2026
6:30 p.m.**

This meeting will take place as a hybrid meeting both virtually and in person at Village Hall at 221 E. Cottage Grove Road. If you are utilizing Zoom, please join the meeting from your computer, tablet or smartphone by visiting <https://us06web.zoom.us/j/86054998103?pwd=Bm0QZbvRz4DP4CxYa998S2857OEoGU.1> You can also participate via phone by dialing 1 312 626 6799 and use [Meeting ID 860 5499 8103#](#) 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 Village 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 And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak
5. Discuss And Consider The Minutes Of The Village Board Meeting On January 20, 2026.

Documents:

[1-20-26 VB MINUTES.PDF](#)

6. New Business
 - a. Discuss And Consider Resolution 2026-02 Re: TID#5 Termination

Documents:

[2026-02 TID5 TERMINATION.PDF](#)

- b. Discuss And Consider Resolution 2026-03 Re: Black History Month.

Documents:

[2026-03 BLACK HISTORY MONTH.PDF](#)

7. Reports From Village Boards, Commissions & Committees

a. Plan Commission

Documents:

[01-14-2026 PLAN COMMISSION AGENDA.PDF](#)

- a.i. Discuss And Consider A Request From The Village Board Of Trustees For The Rezoning Parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, And #0711-091-9194-1 From PB, Planned Business To CB, Central Business.

Documents:

[CG_TID9-RZN_2026-01-29.PDF](#)
[CG_VAR_PC_TID9REZONING_2026-01-15.PDF](#)
[MEMO - ZONING CHANGES- N_BB.PDF](#)
[CG_TID9-RZN_2025-12-23.PDF](#)
[ORD XX-2026_OFFSTREETPARKING_2026-01-14.PDF](#)

b. Emergency Preparedness Committee

Documents:

[1-21-26 EMERGENCY PREPAREDNESS COMMITTEE AGENDA.PDF](#)

c. Cottage Grove Fire District Commission

Documents:

[11-24-2025 COTTAGE GROVE FIRE COMMISSION AGENDA.PDF](#)

- c.i. Discuss And Consider Direction To Staff Regarding Potential Amendments To The False Alarm Ordinance.

d. Law Enforcement Committee

Documents:

[1.27.2026 LEC AGENDA.PDF](#)

- d.i. Discuss And Consider Ordinance 03-2026 Re: Sexting Ordinance.

Documents:

[2026 SEXTING ORDINANCE STAFF MEMO.PDF](#)
[03-2026 SEXTING ORDINANCE.PDF](#)

e. Library Board

Documents:

[01.21.2026 LIBRARY BOARD AGENDA.PDF](#)

f. Parks, Recreation & Forestry Committee

Documents:

[1.22.2026 PRFC AGENDA.PDF](#)

g. Natvig Landfill Monitoring Review Committee

Documents:

[01-26-2026 LANDFILL AGENDA.PDF](#)

h. Ad Hoc Housing Chapter Update Committee

Documents:

[01.28.2026 AD HOC HOUSING CHAPTER AGENDA.PDF](#)

8. Reports From Village Officers

a. Village Attorney

i. Legal briefings/status update.

b. Village Administrator

Documents:

[VILLAGE ADMINISTRATOR REPORT - 2.2.26.PDF](#)

[PROJECTS, INITIATIVES, AND DEVELOPMENT TRACKER 1.29.26.PDF](#)

c. Assistant Administrator/Finance Director

i. Update on Impact Fee Study and staff direction regarding proposed impact fee amounts.

9. Communications And Miscellaneous Business

a. Consider Approval Of Vouchers

Documents:

[BILLS LIST.PDF](#)

b. Correspondence

c. Upcoming Community Events

d. Future Agenda Items

10. Adjournment

Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call [608-839-4704](tel:608-839-4704) at least 24 hours prior to the meeting. It is possible that members of and possibly 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.

Upcoming meetings:

2/11/26- Utility Commission

2/11/26- PW

2/11/26- Plan Commission

VILLAGE OF COTTAGE GROVE
VILLAGE BOARD OF TRUSTEES
Tuesday, January 20, 2026

MINUTES

1. Call to Order

President Kelm-Nelson called the Village Board of Trustees 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 Village Board members present were Cindi Kelm-Nelson, Heidi Murphy, Chris Stoa, Paula Severson, Pete Doll and Dr. Rene Buenzow. Staff present were Village Administrator Matt Giese, Assistant Administrator/Finance Director Cameron Sawyer, Assistant Administrator/HR Manager Inga Cushman, Director of Planning & Development Erin Ruth, Director of Parks and Recreation Sean Brusegar, Public Works Director Kyela O'Loughlin, Police Chief Mark Garry, Lieutenant Matt Wagner, Clerk, Lisa Kalata, EMS Director Eric Lang, Fire Chief Nick Archibald, Assistant Fire Chief April Hammond and Village Attorney Larry Konopacki.

3. Pledge of Allegiance.

4. PUBLIC APPEARANCES – Public's opportunity to speak- None

5. Discuss and consider the minutes of the Village Board meeting on January 5, 2026.

Motion by Severson to approve January 5, 2026, meeting minutes with edit, seconded by Murphy. **Motion** carried with a voice vote of 6-0-0.

6. Unfinished Business

a. Discuss and consider Village Emergency Preparedness Plan.

Motion by Severson to send the plan back to the Emergency Preparedness Committee and then bring back to Village Board, if possible, by February 2, 2026 and if not by February 16, 2026, seconded by Buenzow. **Motion** carried with a voice vote of 6-0-0.

b. Discuss and consider service agreement with Public Administration Associates, LLC (PAA).

Motion by Severson to approve service agreement with Public Administration Associates, LLC (PAA), seconded by Murphy. **Motion** carried with a voice vote of 6-0-0.

7. New Business

a. Discuss and consider Special Event permit from Hot2trot.

Motion by Severson to approve the special event permit from Hot2trot, seconded by Doll. **Motion** carried with a voice vote of 5-0-1 with Kelm-Nelson abstaining.

b. Discuss and consider Special Event permit for Community Night Hike.

Motion by Severson to approve the special event permit for Community Night Hike, seconded by Murphy. **Motion** carried with a voice vote of 5-0-1 with Kelm-Nelson abstaining.

c. Discuss and consider Discontinuing Newspaper Publication of Meeting Minutes.

Motion by Doll to discontinue newspaper publication of meeting minutes and continue to post on the website. Also to include in the next Village communication that if you would like a copy to contact Village Hall, seconded by Stoa. **Motion** carried with a voice vote of 6-0-0.

d. Discuss and consider potential purchase of 107 E. Cottage Grove Rd in TID #9. The Village Board may vote to enter closed session under item 11 to be held at the end of the meeting.

Giese gave a brief overview of the agenda item. The Village Board would like to discuss it in closed session.

e. Discuss and consider potential purchase of property on Bonnie Rd. The Village Board may vote to enter closed session under item 12 to be held at the end of the meeting.

Murphy gave a brief overview of the item. Staff was given direction to get more information on the property and bring back to the Village Board.

8. Reports from Village Boards, Commissions & Committees

a. Police Commission

Chief Garry reported they discussed the interview questions, and the commission will review and bring back to the next meeting. They approved retention of officers that are past the probation period. They approve the 5-year strategic plan. The next meeting is May 7th.

b. Utility Commission

Stoa reported they awarded the bid for the Well#2 project, they discussed replacing the pipe on Vilas Rd that a dip was discovered, this will come back to a future meeting. They discussed a lease with Upnet and the Director/Engineer report was given.

c. Public Works, Properties and Sustainability Committee

Stoa reported there was a public appearance regarding Amazon traffic. They discussed traffic flow and provided staff direction. E-cycle event will be on April 18th at Bonnie Rd.

d. Plan Commission

d.i. Discuss and Consider a request from Stoddard's Meat Market & Catering for approval of a site plan amendment to construct an approximately 930 sq. ft. addition to the existing building located at 205 E. Cottage Grove Road.

Motion by Murphy to approve Stoddard's Meat Market & Catering a site plan amendment to construct approximately a 930 sq. ft. addition to the existing building located at 205 E. Cottage Grove Rd, seconded by Buenzow. **Motion** carried with a voice vote of 6-0-0.

e. Deer-Grove EMS Commission

Doll reported the approved the financial reports, bills and the staff report was given. There was an update on the medical services contract. There was a closed session for hiring the Administrative Services Director and the Chief's yearly performance evaluation.

9. Reports From Village Officers

a. Village Attorney

i. Legal briefings/status update- None

b. Village Administrator

Giese reported that two officers have been hired and are currently at the academy. They received a compliment from a resident on Bonnie Rd regarding the snowplow operations.

c. Police Chief

i. Overview of 2026-2030 CGPD Strategic Plan.

10. Communications And Miscellaneous Business

a. Consider approval of vouchers

Motion by Murphy to approve the vouchers as presented, seconded by Kelm-Nelson. **Motion** carried with a voice vote of 6-0-0.

b. Correspondence- Kelm-Nelson reported that her and Cushman had a conversation with Colonial Club and the Town of Cottage Grove.

c. Upcoming community events- CGPD Polar Plunge Feb 13-14 for Special Olympics. Cottage Grove Community read on February 3.

d. Future agenda items- Emergency Preparedness Plan, cost of development presentation, Ad Hoc Housing Chapter update, Impact fees

11. Discuss and consider entering into closed session to discuss potential purchase of 107 E. Cottage Grove Rd in TID #9 as discussed in item 7d.

The Village of Cottage Grove Village Board Will Enter into Closed Session Pursuant to Wisconsin State Statute §19.85 (1)(e) Deliberating or Negotiating the Purchasing of Public Properties, The Investing of Public Funds, or Conducting Other Specified Public Business, Whenever Competitive or Bargaining Reasons Require a Closed Session.

Motion by Kelm-Nelson to enter into closed session to discuss potential purchase of 107 E. Cottage Grove Rd in TID #9 as discussed in item 7d..The Village of Cottage Grove Village Board Will Enter into Closed Session Pursuant to Wisconsin State Statute §19.85 (1)(e) Deliberating or Negotiating the Purchasing of Public Properties, The Investing of Public Funds, or Conducting Other Specified Public Business, Whenever Competitive or Bargaining Reasons Require a Closed Session, seconded by Murphy. **Motion** carried with a roll call vote of Buenzow Aye, Doll Aye, Kelm-Nelson Aye, Murphy Aye, Severson Aye, Stoa Aye.

12. Discuss and consider entering into closed session to discuss and consider potential purchase of property on Bonnie Rd as discussed in item 7e.

The Village of Cottage Grove Village Board will enter Closed Session pursuant to Wisconsin State Statute §19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

Village Board did not enter into closed session for this item.

13. Reconvene into open session and possible consideration of closed session items

Motion by Murphy to reconvene into open session at 8:14 p.m., seconded by Doll. **Motion** carried with a roll call vote Buenzow Aye, Doll Aye, Kelm-Nelson Aye, Murphy Aye, Severson Aye, Stoa Aye.

14. Adjournment

Motion by Murphy to adjourn at 8:16 p.m., seconded by Buenzow. **Motion** carried with a voice vote of 6-0-0.

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.

RESOLUTION 2026-02
TID #5 TERMINATION

WHEREAS, the Village of Cottage Grove created Tax Increment Financing District #5 on May 19, 2003, and adopted a project plan in the same year, and

WHEREAS, all TID #5 projects were completed in the prescribed allowed time; and:

WHEREAS, sufficient increment was collected as of the 2025 (year) tax roll, payable 2026 (year), to cover TID #5 project costs.

THEREFORE BE IT RESOLVED, that the Village of Cottage Grove terminates TID #5; and

BE IT FURTHER RESOLVED, that the Village Clerk shall notify the Wisconsin Department of Revenue, within sixty (60) days of this resolution or prior to the deadline of April 15, 2026, whichever comes first, that the TID has been terminated; and

BE IT FURTHER RESOLVED, that the Village Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares as determined in the final audit by the Village's auditor, Baker Tilly US.

Adopted this 2nd day of February, 2026.

Cynthia Kelm-Nelson, Village President

ATTEST:

Lisa Kalata, Village Clerk

RESOLUTION 2026-03
BLACK HISTORY MONTH

The Village Board of the Village of Cottage Grove, Dane County, Wisconsin, does resolve as follows:

WHEREAS, the United States of America was founded upon the principles of liberty, justice, and opportunity for all, and Black History Month provides an opportunity to honor the many contributions of Black Americans who have helped shape our nation; and

WHEREAS, Black Americans have played a vital role in the development of our country, from serving in the military and holding public office to advancing innovation, business, faith, education, and community leadership; and

WHEREAS, the Village of Cottage Grove values the principles of hard work, faith, family, and civic responsibility, which are reflected in the lives and legacies of many Black Americans throughout history; and

WHEREAS, recognizing Black History Month fosters an appreciation for the diverse cultural heritage that enriches our community and promotes a spirit of unity, respect, and shared American values; and

WHEREAS, by learning from history and recognizing the achievements of Black Americans, we strengthen our commitment to ensuring that every citizen has the opportunity to contribute to and benefit from the success of our great nation;

NOW, THEREFORE, BE IT RESOLVED that the Village of Cottage Grove, does hereby proclaim February 2026 as Black History Month in the Village of Cottage Grove and encourage all residents to learn about, reflect upon, and celebrate the many contributions of Black Americans to our shared history and future.

BE IT FURTHER RESOLVED, that the Village Board of the Village of Cottage Grove recognizes February 2026 as Black History Month across the Village of Cottage Grove and celebrates the contributions and legacy of Black Americans.

Adopted this 2nd day of February, 2026.

Cynthia Kelm-Nelson, Village President

ATTEST:

Lisa Kalata, Village Clerk



VILLAGE OF COTTAGE GROVE NOTICE OF PUBLIC MEETING

Plan Commission Wednesday, January 14, 2026 6:30 p.m.

This meeting will take place as a hybrid meeting both virtually and in person at Village Hall at 221 E Cottage Grove Road. The hybrid link can be found in the header of the agenda on the agenda center of the village website <https://www.vi.cottagegrove.wi.gov/agendacenter>. You may also choose to participate by providing public comment prior to the meeting via email to Village Clerk Lisa Kalata: ikalata@villageofcottagegrove.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 and that the agenda was properly posted
3. Pledge of Allegiance
4. PUBLIC APPEARANCES-Public's opportunity to speak
5. Discuss and Consider the Minutes from The Plan Commission Meeting of November 12, 2025.
Documents: [11-12-25 PLAN COMMISSION MINUTES.PDF](#)
6. PUBLIC HEARING: The Public's opportunity to provide input regarding a request from Dave Hensiak of New Tech Golf Carts for approval of a conditional use permit to allow an 'outdoor display incidental to indoor sales' land use at 645 Sandpiper Trail.
Documents:
 1. [CG_NEWTECH-CUP_2025-12-18.PDF](#)
 2. [APP_NEWTECHCUP_2025-11-24.PDF](#)
7. Discuss and Consider a request from Dave Hensiak of New Tech Golf Carts for approval of a conditional use permit to allow an 'outdoor display incidental to indoor sales' land use at 645 Sandpiper Trail.
8. PUBLIC HEARING: The Public's opportunity to provide input regarding a request from The Village Board of Trustees for the rezoning parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, and #0711-091-9194-1 from PB, Planned Business to CB, Central Business.
Documents:
 1. [CG_TID9-RZN_2025-12-23.PDF](#)
 2. [ORD_XX-2026_OFFSTREETPARKING_2026-01-14.PDF](#)
9. Discuss and Consider a request from The Village Board of Trustees for the rezoning parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, and #0711-091-9194-1 from PB, Planned Business to CB, Central Business.
10. Discuss and Consider a request from Stoddard's Meat Market & Catering for approval of a site plan amendment to construct an approximately 930 sq. ft. addition to the existing building located at 205 E. Cottage Grove Road.
Documents:
 1. [CG_STODDARDS-SITE_2026-01-05.PDF](#)

2. [25-04-002 STODDARDS PLAN SET \(11-20-25\).PDF](#)
3. [2025-12-25 STODDARDS - PROJECT NARRATIVE.PDF](#)
4. [SITE MAP.PDF](#)
5. [SITE PLAN AMEND APP-UPDATED 2024 \(SIGNED\).PDF](#)
6. [ZONING MAP.PDF](#)

11. Future Agenda Items

12. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission 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 possibly 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.



PLANNING STAFF REPORT

MEMO DATE: January 28, 2026

MTG. DATE: FEBRUARY 2, 2026

TO: Village of Cottage Grove Board of Trustees

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Kyela O’Loughlin – Public Works & Utilities Director
Larry Konopacki – Village Attorney
Rick Manthe – Village Attorney
Josh Straka – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Central Business Rezoning**

BACKGROUND

Property Owner: Village of Cottage Grove & various

Location: NE Corner of N. Main St. and Cottage Grove Rd. (parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, and #0711-091-9194-1)

Area: 4.7 acres

Agent: Village of Cottage Grove

Existing Zoning: PB, Planned Business

Proposed Zoning: CB, Central Business

OVERVIEW

In October 2025 the Village Board unanimously approved directing staff to prepare a rezoning application to change the above listed parcels from PB, Planned Business to CB, Central Business. The proposed rezoning from PB, Planned Business to CB, Central Business was approved by the Plan Commission at their January 2026 meeting. Following that meeting staff was contacted by a property owner who had questions and concerns. To allow for more time for input from property owners, the rezoning was not placed on the January 20 Village Board agenda.

Staff sent a letter offering meetings during the week of January 26, and eventually spoke with owners of three of the properties in the proposed rezoning area. The general themes that came from those discussions were:

1. The property owners would like more input in what does, or doesn't, happen to the corner, and they would like the broader neighborhood to be included.
2. They would like more specificity regarding the vision for the area.
3. They questioned the timing of the rezone relative to the rest of the process.

The scope of the upcoming Comprehensive Plan update includes at least two public design sessions and the drafting of potential urban design options for the corner area. The plan update is expected to begin in late March, and the exercises for the corner area would likely occur in the summer or fall of this year. This process would work toward addressing the first two concerns.

STAFF RECOMMENDATION

Given the property owner feedback that occurred following the Plan Commission meeting, staff recommends that the Board withdraw the application to rezone the properties at this time. The Board could reconsider the zoning later this year after the Comp Plan exercises for the area.

Note that delaying the rezoning does leave open the possibility that a parcel could redevelop per the current PB zoning regulations. The alternative option is that the Board could move forward with approving the rezoning.



VILLAGE ACTION REPORT

PROJECT: TID #9 Central Business Rezoning

APPLICANT: Village of Cottage Grove

PROJECT LOCATION: NE corner of N. Main St. and E. Cottage Grove Rd.

REPORT DATE: January 15, 2026

PROJECT DESCRIPTION: The Village Board directed staff to bring a potential zoning amendment forward to the Plan Commission, specifically to rezone parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, and #0711-091-9194-1 from PB, Planned Business to CB, Central Business. The parcels are identified for potential future redevelopment as a downtown area.

PLAN COMMISSION MEETING: JANUARY 14, 2026

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Murphy (1st), Villavicencio (2nd)

The request for approval of the zoning amendment was **APPROVED WITH CONDITIONS**, with the following conditions:

1. Amend zoning ordinance per the attached document related to off-site parking.

VOTE: 5 Aye, 0 Nay, 1 Abstain (Sale)

APPLICANT COMMENTS:

- Ruth explained the amendment would ensure any parcels that are not part of a future Village redevelopment project would be redeveloped in a compatible manner.

PUBLIC HEARING COMMENTS:

- (Cal Steiner – 622 N. Main St.) – has lived in the Village for a long time and has seen many changes; redevelopment in the area has potential to be very positive, or negative; change should be carefully considered as this area is the ‘front door’ of the Village. Ruth stated he agreed and explained this is very early in the process, and there will be opportunities for public input as the site’s plans are developed further.

PLAN COMMISSION COMMENTS:

- (Jushchyshyn) – asked about the timing and process of redevelopment, and why the rezoning needs to happen now. Ruth and Kelm-Nelson explained the next comp plan will include additional design work on this site, which would provide the basis for a future RFP. Meanwhile, the Village will continue to work toward acquiring additional

- parcels in the area. Ruth added that the rezoning is requested now as a placeholder to ensure all redevelopment in the area will be compatible with a downtown area.
- (Sale) – asked what the zoning was on the Authentix site prior to development. Ruth replied it was RH, Rural Holding because that land had never been developed.

STAFF COMMENTS:

See staff reports and as noted above.



Trustee Memo

Meeting Date: 10/20/2025

Memo Date: 10/14/2025

To: Village Board

From: Trustee Chris Stoa

Subject: Rezoning of Parcels 071109191941, 071109192755, 071109192657, 071109192308, 071109192211, 071109192102, 071109192013, 071109191871, 071109191809 from Planned Business to Central Business

Background/Overview

At the 10/6 meeting there was interest in rezoning parcels on the northeast corner of Highways N and BB. This memo is just to follow up on that and allow the Village Board to direct staff to begin the process of rezoning by sending it to Plan Commission for discussion and a public hearing.

As the Village continues to plan for future development, we have to be more mindful of how we are developing. Developments that are mostly parking lots with a setback commercial space are uninviting, reduce the amount of space that can be used productively, and are, in my opinion, unsightly. Instead, we should begin to focus more on developments that mirror the look of Olde Town Center- mixed-use developments that nevertheless maintain a small-town feel. Such buildings provide inviting, walkable commercial areas that contribute to a small-town feel that we often hear from residents is desirable.

To do so, the first step is to rezone areas as central business, which is more forgiving in terms of requirements for setbacks, lot coverage, and landscaping. This rezoning is consistent with the comprehensive plan.

In addition, this could be a good chance to modify allowable uses for the central business district. Currently Cottage Grove permits, by right, "off-site parking lot" in central business zoning. I do not want to speak for any trustee other than myself, but I am skeptical that any trustee would want to go through the time and work of redeveloping a downtown area just to have a full lot be designated as a parking lot, which would be an unproductive use of space and



Trustee Memo

out of step with what we likely envision for a downtown area. Instead, I believe that we should move that to a conditional use- so that we can allow it if it is proven to be necessary but not outright letting anyone create that without further scrutiny.

Trustee Request/Recommendation

Begin the process of rezoning the named parcels from Planned Business to Central Business. The process can take significant time, so it is important that we get the ball rolling as soon as we can.

Attachments

n/a



PLANNING STAFF REPORT

MEMO DATE: December 23, 2025

MTG. DATE: JANUARY 14, 2026

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Kyela O’Loughlin – Public Works & Utilities Director
Larry Konopacki – Village Attorney
Rick Manthe – Village Attorney
Josh Straka – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Central Business Rezoning**

BACKGROUND

Property Owner: Village of Cottage Grove & various

Location: NE Corner of N. Main St. and Cottage Grove Rd. (parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, and #0711-091-9194-1)

Area: 4.7 acres

Agent: Village of Cottage Grove

Existing Zoning: PB, Planned Business

Proposed Zoning: CB, Central Business

To facilitate that redevelopment, the Village has used TIF increment generated by the Authentix project to purchase three of the parcels: #0711-091-9230-8 (101 E. Cottage Grove Road), #0711-091-9187-1 (612 N. Main Street), and #0711-091-9194-1 (123 E. Cottage Grove Road). The Village is seeking opportunities to purchase the remaining parcels within the district. The ultimate goal is to assemble all of the parcels and issue an RFP to developers.

In the event that any of the listed parcels cannot be purchased by the Village, the Village would at least like to ensure that any private redevelopment will compliment a future Village redevelopment project. Hence, the request from the Board to apply CB, Central Business zoning to the parcels.

COMPREHENSIVE PLAN CONSISTENCY

The parcels are designated as Central Mixed Use in the Comprehensive Plan. CB, Central Business zoning is consistent with the desired uses, which include mixed use with ground floor storefronts, and public open space.

ZONING CONSISTENCY

The CB, Central Business district is regulated under 325-40(C). Per the ordinance, the purpose of the CB district is to “permit both large and small scale downtown commercial development at an intensity that provides significant incentives for infill development, redevelopment, and the continued economic vitality of existing development.”

The purpose reflects the intent of the Comprehensive Plan.

OTHER CONSIDERATIONS

One of the uses permitted by right in the CB district is an ‘off-site parking lot.’ Staff recommends amending the ordinance to differentiate between public and private off-site parking, and to make only public off-site parking permitted by right in the district.

STAFF RECOMMENDATION

Staff recommends approval of the following:

1. Rezoning parcels #0711-091-9180-9, #0711-091-9187-1, #0711-091-9201-3, #0711-091-9210-2, #0711-091-9221-1, #0711-091-9230-8, #0711-091-9265-7, #0711-091-9275-5, and #0711-091-9194-1 from PB, Planned Business to CB, Central Business.
2. Amend zoning ordinance per the attached document related to off-site parking.

**ORDINANCE XX-2026
AMENDING CHAPTER 325
VILLAGE OF COTTAGE GROVE MUNICIPAL CODE**

The Village Board for the Village of Cottage Grove, Dane County Wisconsin, does hereby ordain as follows:

SECTION I. – OFF-SITE PARKING

PART A. - BACKGROUND RATIONALE

The Village of Cottage Grove zoning ordinance currently does not differentiate between public and private off-site parking. Staff feels a governmental agency such as the Village, County, or State should have increased flexibility to create off-site parking to fill a public need and should therefore have different regulations than private off-street parking.

PART B. –AMENDED TEXT

The following text shall be amended in 325-49(F)(1). New text is underlined and blue, deleted text is ~~struckthrough and red~~.

Current text:

(1) Off-site parking lot; description. Off-site parking lots are any areas used for the temporary parking of vehicles that are fully registered, licensed, and operative. See also 325-75 for additional parking regulations.

(a) Regulations

[1] Access to an off-site parking lot shall only be permitted to a collector or arterial street.

[2] Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

Proposed text:

(1) Public ~~Off-site parking lot; description. Off-site parking lots are any areas~~ operated by a local, county, state, or federal governmental agency used for the temporary parking of vehicles that are fully registered, licensed, and operative. See also 325-75 for additional parking regulations.

(a) *Regulations*

[1] Access to an off-site parking lot shall only be permitted to a collector or arterial street.

[2] Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

The following shall be added to 325-49(F). New text is underlined and blue.

New text:

(5) Private off-site parking lot; description. Private off-site parking lots are any areas operated by a private business or other non-governmental agency used for the temporary parking of vehicles that are fully registered, licensed, and operative. See also 325-75 for additional parking regulations.

(a) *Regulations*

[1] Access to an off-site parking lot shall only be permitted to a collector or arterial street.

[2] Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

The following text shall be amended in 325-40(C)(2)(a) under CB, Central Business. New text is underlined and blue, deleted text is ~~struckthrough and red~~.

Current text:

[10] Off-site parking lot.

Amended text:

[10] Public ~~Off~~-site parking lot.

The following text shall be amended and added in 325-41(B)(2)(a) under GI, General Industrial. New text is underlined and blue, deleted text is ~~struckthrough and red~~.

Current text:

[8] Off-site parking lot.

Amended text:

[8] Public ~~Off-site parking lot.~~

Added text:

[13] Private off-street parking lot.

The following text shall be amended and added in 325-41(C)(2)(a) under HI, Heavy Industrial. New text is underlined and blue, deleted text is ~~struckthrough and red~~. This amendment also addresses a typo under [9].

Current text:

[9] *Off-site parking lot distribution center.*

Amended text:

[9] Public ~~Off-site parking lot~~ ~~distribution center.~~

Added text:

[14] Distribution Center.

[15] Private off-street parking lot.

The following text shall be added to 325-42(A)(2)(a) under Park and Open Space. New text is underlined and blue.

[6] Public off-street parking lot.

SECTION II. – CONFLICT & SEVERABILITY

SECTIONS 1-10 and 1-11 of the MUNICIPAL CODE OF THE VILLAGE OF COTTAGE GROVE shall apply to this ordinance.

Adopted this 20th day of January, 2026.

BY ORDER OF THE VILLAGE BOARD
VILLAGE OF COTTAGE GROVE

Cindi Kelm-Nelson, Village President

Attest:



VILLAGE OF COTTAGE GROVE NOTICE OF PUBLIC MEETING

Emergency Preparedness Committee

Friday, January 23, 2026

9:00 a.m.

This meeting will take place as a hybrid meeting both virtually and in person at Village Hall at 221 E Cottage Grove Road. The hybrid link can be found in the header of the agenda on the agenda center of the village website <https://www.vi.cottagegrove.wi.gov/agendacenter>. You may also choose to participate by providing public comment prior to the meeting via email to Village Clerk Lisa Kalata: lkalata@villageofcottagegrove.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 and that the agenda was properly posted
3. PUBLIC APPEARANCES-Public's opportunity to speak about any subject that is not a specific agenda item
4. Appointment Of a Chair and Vice Chair to The Emergency Preparedness Committee.
5. Discuss and Consider the Minutes from The Emergency Preparedness Meeting on May 1, 2024.
Documents: [5.1.24 EMERGENCY PREPAREDNESS MINUTES.PDF](#)
6. Discuss and Consider Emergency Management Preparedness Plan and Ordinance Changes for Recommendation to The Village Board.
Documents: [TRACK CHANGES COMBINED COPY_EPP.PDF](#)
7. Discuss And Consider Recommendations for Committee Restructuring and Name Change.
8. Discuss And Consider Recommendations for Website Updates.
9. Committee Discussion on Emergency Protocols and Communication Between Departments.
10. Future Agenda Items
11. Schedule Next Meeting (Date, Time, And Location)
12. Adjournment

Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call [608-839-4704](tel:608-839-4704) at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at 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 & TOWN OF COTTAGE GROVE NOTICE OF PUBLIC MEETING

Cottage Grove Joint Fire District Commission Meeting

Monday, November 24, 2025

Cottage Grove Town Hall, 4058 County Road N, Cottage Grove WI 53527

6:30 p.m.

You may also join the meeting from your computer, tablet or smartphone at

<https://www.gotomeet.me/Towncg/joint-fire-committee>

You can also dial in using your phone. United States: +1 (872) 240-3212.

Access Code: 433-882-293

Please note that virtual meetings may be subject to technical difficulties beyond our control. Please consider attending the meeting in person if you want to be sure of your participation.

1. Call to Order
2. Determination of quorum and that the agenda was properly posted
3. PUBLIC APPEARANCES - Public's opportunity to speak about any subject that is not a specific agenda item
4. Discuss and consider the [minutes from the September 22, 2025 meeting](#)
5. [Chief's report](#)
6. Update on building electrical upgrades.
7. Update on building dehumidifier installation.
8. Update on apparatus bay striping.
9. Discuss and consider revising Town and Village ordinances regarding false alarms.
 - [Town Ordinance](#)
 - [Village Ordinance](#)
 - [Assistant Chief Hammond advice](#)
10. Discuss and consider next meeting date and agenda items
11. Adjournment

BY: Steven Anders, Commission Chair

Certified Posting on November 21, 2025

ALL AGENDA ITEMS ARE SUBJECT TO ACTION

Notice: Persons needing special accommodations should call 839-5021 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at 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 NOTICE OF PUBLIC MEETING

Law Enforcement Committee

Tuesday, January 27, 2026
Municipal Service Building
210 Progress Drive
5:30 p.m.

You may also choose to participate by providing public comment prior to the meeting via email to Deputy Village Clerk Kelly Cahill: kcahill@villageofcottagegrove.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 and that the agenda was properly posted
3. PUBLIC APPEARANCES-Public's opportunity to speak
4. Discuss and Consider the Minutes from November 25, 2025 Law Enforcement Committee Meeting.
Documents: [11.25.2025 LEC MINUTES.PDF](#)
5. Old Business:
 - a. Discuss and Consider Sexting Ordinance
 - b. Social Media Police Blotter Update
Documents: [SEXTING ORDINANCE.PDF](#)
[2026 SEXTING ORDINANCE STAFF MEMO.PDF](#)
6. New Business:
 - a. Flock Safety Equipment Overview
 - b. 2026 Polar Plunge
 - c. Discussion of CG Staff Memo for CG Fire District
Documents: [COTTAGE GROVE WI.PDF](#)
[FLOCK AND DRUG TRAFFICKING.PDF](#)
[FLOCK AND IMPAIRED DRIVING.PDF](#)
[FLOCK AND MISSING PERSONS_HUMAN TRAFFICKING.PDF](#)
[FLOCK AND PEDESTRIANS_CYCLISTS SAFE STREETS.PDF](#)
[FLOCK AND SENIORS_ELDERS.PDF](#)
[FLOCK SAFETY SECURITY CLAIMS AND FACTS.PDF](#)
[LPR_FAQ.PDF](#)
[MADD LETTER OF SUPPORT - 2025.PDF](#)
[NCMEC X FLOCK SAFETY LETTER OF SUPPORT.PDF](#)
[OAKLAND NAACP LETTER OF SUPPORT 7.3.25.PDF](#)
[TRANSPARENCY PORTAL ONE-PAGER.PDF](#)
[VIDEO CAMERAS OVERVIEW - LE.PDF](#)
[AR PLUNGE INFO \(002\).JPG](#)
[COMPARABLE ALARM ORDINANCES PROGRESSION.PDF](#)
[CG STAFF MEMO FOR CG FIRE DISTRICT.PDF](#)

7. Chief's Reports - November

Documents: [CGPD NON-TRAFFIC BY DAY OF THE WEEK.PDF](#)
[CGPD NON-TRAFFIC BY HOUR OF THE DAY.PDF](#)
[CGPD TRAFFIC ONLY BY DAY OF THE WEEK.PDF](#)
[CGPD TRAFFIC ONLY BY HOUR OF THE DAY.PDF](#)
[FIELD REPORT-OFFICER CREATED FIELD REPORTS.PDF](#)
[K-9 MONTHLY REPORT NOVEMBER 2025.PDF](#)
[MONTHLY SUMMARY.PDF](#)
[ROLLING SUMMARY.PDF](#)
[SRO LOG NOVEMBER 2025.PDF](#)
[TRAFFIC STOPS BY OFFICER.PDF](#)

8. Chief's Reports - December

Documents: [CGPD MONTHLY SUMMARY.PDF](#)
[CGPD NON-TRAFFIC BY DAY OF THE WEEK.PDF](#)
[CGPD NON-TRAFFIC BY HOUR OF THE DAY.PDF](#)
[CGPD TRAFFIC ONLY BY DAY OF THE WEEK.PDF](#)
[CGPD TRAFFIC ONLY BY HOUR OF THE DAY.PDF](#)
[FIELD REPORT-OFFICER CREATED FIELD REPORTS.PDF](#)
[K-9 MONTHLY REPORT DECEMBER 2025.PDF](#)
[ROLLING SUMMARY.PDF](#)
[SRO LOG DECEMBER 2025.PDF](#)
[TRAFFIC STOPS BY OFFICER.PDF](#)

9. Future Agenda Items

- a. Discussion of possible ordinance related to E-Bike and E-Scooter usage
- b. 2025 Annual Report

10. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Law Enforcement 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.

Meeting Date: 27 JAN 26

Memo Date: 21 JAN 26
To: LEC Committee
From: Chief Mark Garry
Subject: Discuss and Consider Village Ordinance on Sexting

Background

Officer Lee, our School Resource Officer (SRO), has investigated several incidents over the past year which involved juveniles and the inappropriate use of electronic media (i.e., phones, computers, social media platforms, etc.) - sexting. During these investigations appropriate corrective actions were taken within the current confines of the legal resources. In looking at additional avenues to address such matters, the implementation of a Village ordinance to address these types of incidents would be beneficial.

Overview

Currently when the Village of Cottage Grove Police Department investigates the above referenced incidents the option for corrective actions is either counseling or referral to the Juvenile Assistant District Attorney for review of criminal charges. Most of these incidents don't rise to the level for criminal charges, and counseling does not always change the behavioral pattern.

Implementation of a Village ordinance specific to these types of offenses would allow for an additional tool to positively affect change in behavior. An offender could be directed into the Restorative Juvenile Justice system for corrective actions. This direction will allow for the juveniles to receive positive corrective actions without a long-term punitive consequence.

The City of Monona has a similar ordinance already in place, and the Monona Grove School District has found it beneficial and supports such an ordinance for the Village of Cottage Grove to help deal with matters within the school district.

Recommendation

Staff has worked with the Village's legal team and drafted an ordinance to address these concerns. (See attached) Request that LEC review and recommend approval of ordinance as written for consideration and adoption by the Village Board at the February 2nd regular meeting.

ORDINANCE 03-2026
AN ORDINANCE CREATIGN SECTION 235-11 OF THE VILLAGE OF COTTAGE
GROVE CODE OF ORDINANCES

The Village Board of the Village of Cottage Grove, Dane County, Wisconsin, does hereby ordain as follows:

Section I: Create section 235-11 of the Village of Cottage Grove Code of Ordinances to read as follows:

§ 235-11 Sharing of Explicit Images Prohibited

A. Intent. The Village of Cottage Grove has determined that the sharing of explicit images and related activities between minors represents a concern for the health, safety, welfare, peace and order to the citizens of the Village of Cottage Grove. The Village has further determined that prohibiting sharing of explicit images and related activities between minors will serve to deter such activities within the Village.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

Nudity means the showing of the human male or female genitals, pubic area, or buttocks with less than fully opaque covering; or the showing of the female breast with less than a fully opaque covering of any portion thereof below the top of the nipple; or the depiction of covered male genitals in a noticeably erect state. A mother's breastfeeding of her baby does not under any circumstances constitute nudity, irrespective of whether the nipple is covered during or incidental to feeding.

Minor means any person under the age of 18 years.

C. Prohibited conduct. A minor has committed a violation of this section if they knowingly do any of the following:

(1) Use a computer, phone, tablet, or any other device capable of electronic data transmission or distribution, to transmit or distribute to another minor any photograph or video of any person which depicts nudity.

(2) Possesses a photograph or video of any person that was transmitted or distributed by another minor which depicts nudity. A minor does not violate this paragraph if all of the following apply:

(a) The minor did not solicit the photograph or video;

- (b) The minor took reasonable steps to report the photograph or video to a school or law enforcement official; and
- (c) The minor did not transmit or distribute the photograph or video to a third party other than a law enforcement official.

D. Violations. Any person who violates this section shall, upon conviction of such violation(s), be subject to penalty pursuant to section 1-9, penalty provisions, of the Cottage Grove Municipal Code.

Section II: This ordinance shall take effect upon compliance with the publication/posting requirements of the Wisconsin Statutes.

Adopted this ____ day of _____, 2026.

BY ORDER OF THE VILLAGE BOARD
VILLAGE OF COTTAGE GROVE

Cynthia Kelm-Nelson, Village President

Attest:

Lisa Kalata, Village Clerk



VILLAGE OF COTTAGE GROVE NOTICE OF PUBLIC MEETING

Library Board Wednesday, January 21, 2025 6:30 p.m.

This meeting will take place as a hybrid meeting both virtually and in person at Village Hall at 221 E Cottage Grove Road. The hybrid link can be found in the header of the agenda on the agenda center of the village website <https://www.vi.cottagegrove.wi.gov/agendacenter>. You may also choose to participate by providing public comment prior to the meeting via email to Deputy Clerk Kelly Cahill: kcahill@villageofcottagegrove.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 and that the agenda was properly posted
3. PUBLIC APPEARANCES-Public's opportunity to speak
4. Discuss and Consider Minutes from The December 17, 2025 Library Board Meeting
Documents: [LIBRARY BOARD MINUTES 12.17.25.PDF](#)
5. Presentations to the Library Board
6. Old Business
 - a. Annual review mission, vision, core values
 - b. Annual review programming mission statement
7. Programming Report
 - a. Discuss programming.
 - b. Update on mailer.
 - c. Discuss lunch and learn schedule and topics.
 - d. Discuss programming cards.
 - e. Update on little free library at Glen Grove.
 - f. Update on little free library at Shady Grove.Documents: [!PROGRAM TRACKER 2026.1.21.PDF](#)
8. Communications And Miscellaneous Business
 - a. Consider approval of vouchersDocuments: [LIBRARY PAYMENT APPROVAL REPORT - 1.22.2026.PDF](#)
[LIBRARY OPERATING EXPENSES - JAN-DEC 2025.PDF](#)
9. Committee Reports
10. Village Board Updates

11. Library Board President's Report
 - a. Correspondence Updates

12. Friends Report

13. Announcements

- Future Meetings:

- a. Library Board Wednesday, February 18, 2026 6pm VH**

14. Future Agenda Items

15. Adjournment

This agenda has been prepared by Staff and approved by the President of the Library Board for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at 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 NOTICE OF PUBLIC MEETING

Parks, Recreation & Forestry Committee Thursday, January 22, 2026 5:00 p.m.

This meeting will take place as a hybrid meeting both virtually and in person at Village Hall at 221 E Cottage Grove Road. The hybrid link can be found in the header of the agenda on the agenda center of the village website <https://www.vi.cottagegrove.wi.gov/agendacenter>. You may also choose to participate by providing public comment prior to the meeting via email to Deputy Clerk Kelly Cahill: kcahill@villageofcottagegrove.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. Public appearances: Public's opportunity to speak about any subject that is not a specific agenda item.
4. Discuss And Consider the Minutes of The Parks, Recreation and Forestry Committee Meeting on November 20, 2025
Documents: [11.20.2025 PARKS, REC, FORESTRY MINUTES.PDF](#)
5. Miracle League Playground Update
6. Shady Grove Park Update
7. Director's Report
8. Future agenda items
9. Adjournment

This agenda has been prepared by Staff and approved by the by the Chair of the Parks, Recreation and Forestry 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 possibly 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.

JOINT COTTAGE GROVE NATVIG LANDFILL MONITORING COMMITTEE

Monday, January 26, 2026 – 6:00 PM
Cottage Grove Town Hall
4058 COUNTY ROAD N, COTTAGE GROVE, WI

AGENDA

1. Call to Order.
2. Determine quorum and agenda properly posted.
3. Public concerns: Public's opportunity to discuss anything that is not an agenda item.
4. Approval of [minutes from previous meeting\(s\)](#).
5. Discuss and consider approval of Landfill monitoring bills.
 - [November Strand Bill](#)
 - [December Strand Bill](#)
6. Review recent Landfill Testing and Monitoring results (no new results at the time of agenda posting).
7. Items for the next agenda.
8. Discuss and consider next meeting date.
9. Adjournment.

Submitted by: Steven Anders
Committee Chair

ALL AGENDA ITEMS ARE SUBJECT TO ACTION.

It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any other governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NOTE: If you require an interpreter, materials in alternative formats, or other accommodations to access this service, activity of program, please contact the Town Clerk's office at 839-5021 or Fax 839-4432 at least 24 hours prior to this meeting.



VILLAGE OF COTTAGE GROVE NOTICE OF PUBLIC MEETING

Ad Hoc Housing Chapter Update Committee

Wednesday, January 28, 2026

6:30pm

This meeting will take place as a hybrid meeting both virtually and in person at Village Hall at 221 E Cottage Grove Road. The hybrid link can be found in the header of the agenda on the agenda center of the village website <https://www.vi.cottagegrove.wi.gov/agendacenter>. You may also choose to participate by providing public comment prior to the meeting via email to Clerk Lisa Kalata: lkalata@villageofcottagegrove.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.



Board Meeting: 2.2.26
To: Village Board
From: Matt Giese – Village Administrator
Subject: Village Administrator Report

Introduction

Please see below for highlights from the Administrator's Office since the last Village Board meeting. Also attached is the Village Projects, Initiatives, and Development "Tracker": a database of active Village projects that lists brief status updates and next steps for notable initiatives.

--Please note that this report is not a comprehensive list. The bullet points summary and projects tracker is designed to provide general knowledge of the breadth of activity during this period of time. If any Board members have any questions or desire more information, please let me know.

Administrator's Office Highlights

- Led collaborative department head and management team meeting
- Engaged in various phone conferences with individual Board members
- Preparation, coordination, and review of the Village Board meeting agenda and memos for the meeting packet
- Reviewed draft of impact fee study
- Attended introductory development meeting with prospective multi-family developer
- Attended Emergency Planning Committee meeting
- Updated draft of Village Organizational Chart
- Met with Utility Commission Chairperson to discuss development process, growth and impacts to staff
- Held an Administration Team meeting
- Attended Fire-EMS study kick-off meeting
- Led biannual public safety and development meeting
- Attended meeting with Adams Outdoor signs regarding their potential pursuit of a billboard in the Village
- Phone conference with Homburg regarding his Bonnie Rd. property
- Staff Recognition and Celebration
 - Employment anniversaries in February
 - Police Officer Jessica Frutiger: 21 years
 - Support Specialist (for PD and Court): 1 year

VILLAGE OF COTTAGE GROVE - PROJECTS, INITIATIVES, & DEVELOPMENT TRACKER



ITEM	DEPARTMENT	DESCRIPTION	STATUS	NEXT STEPS
1 2026 Village Budget	Administration	Official policy document covering how the Village will generate revenue and spend money	Approved	N/A
2 2026 Revaluation	Administration	Revaluation/re-assessment of all taxable property in the Village to establish fair market value and equitable tax distribution	Assessor is performing external property inspections. Village Board approved the Revaluation Communications Plan	Schedule/Confirm dates for Open Book and Board of Review
3 Law Enforcement Impact Fee Study	Administration	Village's Financial Advisor (Ehlers) is developing a study to determine eligible impact fee allocations for new residential and commercial growth, relative to law enforcement facility needs.	Draft study and proposed fees completed and ready for public feedback and Board review.	Public Information Meeting regarding the study and proposed fees scheduled for February 19th. Village Board review and consideration in March.
4 Request for Proposals (RFP) - Fire and EMS Study	Administration	Study to Update Fire and EMS Organizational Analyses. Public Administration Associates (PAA) hired to complete the study.	PAA held study kick-off meeting in late January	Staff to compile data/information as requested by PAA. PAA to visit Station 1 in February.
5 Shady Grove Park	Parks & Recreation	Construction of new park in the Shady Grove subdivision	Project bid was awarded to Property Solutions Contracting	Anticipated construction commencement in Q1/Q2 '26
6 Miracle League Playground	Parks & Recreation	An all inclusive playground that will eventually replace the existing Bakken "Dream Park" playground structures.	Miracle League fundraising efforts	Anticipated construction commencement in Q3 '26
7 Housing Chapter Update - Comprehensive Plan	Planning & Development	The Village, with assistance from Dane County Planning staff, is developing an update to the Housing Chapter of the Comp Plan	In progress	Anticipated completion in Q1 '26
8 Cloud Permit	Planning & Development	New cloud-based software system for the Village to efficiently manage building, development, and other miscellaneous permits	Staff is receiving training prior to implementation	Implementation by Q1 2026
9 2026 Comprehensive Plan Update	Planning & Development	Full update to the entire Comp Plan. Proposed to be developed and facilitated by a consultant	RFP released in January '26	Review of proposal responses in February/March
10 Amazon	Planning & Development	3.4 Million SF Distribution Center; located in TID #10 on 150 acres; at the NW corner of CTH N/TT	Under construction	Approved; anticipated substantial completion Q4 2026
11 Creed Sports Facility	Planning & Development	150,000 SF indoor sports facility with outdoor fields, on 30 acres NE of Commerce Park	Developer has the land under contract and has submitted application materials for February review	Developer application for: Zoning, Conditional Use Permit, and Site Plan review/approvals
12 Verizon Store	Planning & Development	New retail store located in Cottage Grove Commons Mixed Use Building at SW corner of CTH N/Gaston Rd.	Opened in September '25	N/A
13 Stauffacher Property	Planning & Development	70 acre parcel; located in TID #10, directly north of Amazon	Local development company interested in developing the parcel into a light industrial park consisting of four to five different projects	Prospective developer to propose conceptual plans in Q1 2026
14 Stauffacher Property AND Other Lands North	Planning & Development	Approximate 230 acre area: 70 acres in TID 10, and 160 acres north of TID 10 and the Village boundary.	Commercial Real Estate Broker reached out (Dec. '25) on behalf of a client inquiring about industrial development in this area.	TBD depending on private due diligence efforts
15 Bulman Property	Planning & Development	10 acres located north of School Grounds on the west side of CTH N; adjacent land could bring total to 13 acres. Property would need to be annexed into the Village and also brought into the Village's Urban Service Area (USA)	As of July '25 the land was under contract for potential commercial development	Future developer to propose conceptual plans ahead of pre-annexation discussions
16 Johnson Health Tech (JHT) Expansion	Planning & Development	JHT is planning to expand their operations on the vacant 3 acre lot they own at the SE corner of Landmark/Commerce	JHT has indicated that they're planning to submit a site plan application in 2026	Village Approvals needed: Site Plan
17 Learning Ladder Property	Planning & Development	2 acre parcel located in the 300 block of W. CG Rd.	Real Estate Broker eyeing potential redevelopment opportunities consisting of: Mixed Use, Multi-Family, or Retail (as of June '25)	Future developer to propose conceptual plans
18 616 N. Main St.	Planning & Development	1 acre parcel zoned for Planned Business; located on the East side of N. Main St; North of the intersection of Main St./CG Rd. and TID #9	General inquiries received about vehicle repair shop and vehicle storage uses. Most recent contact: October '25	Future developer to propose conceptual plans

19	Zielke Cork Crossing Retail/Flex Building	Planning & Development	18,000 SF multi-tenant commercial building; located on 2 acre parcel at NE corner of Cork Crossing/CG Rd. in TID #8	Approved	Pending building permits and construction
20	Near and Far Brewery	Planning & Development	Potential 10,000 SF brewery and restaurant on 1 acre parcel located on SW corner of Sandpiper/CG Rd. in TID #8	Developer presented concept plan	Developer to submit applications for site plan and conditional use permit consideration
21	Homburg Bonnie Rd. Property	Planning & Development	Approximate 2 acre parcel located directly north of the Village's new police station site. Planned for light industrial development.	Homburg has indicated he has a light industrial business set to close on the property in early February	Concept plans/site plan application potentially forthcoming
22	Mr. Queso Bar & Restaurant	Planning & Development	New bar and restaurant that opened, following closure of bb Jack's in the Greywolf retail building within Commerce Park	Opened Q2 '25	N/A
23	TID 9 Redevelopment	Planning & Development	An approximate 4-acre area that the Village Board plans to redevelop under Central Business zoning	Village owned house at 101 E Cottage Grove Rd. razed in December 2025. Village is seeking to secure 107 E. CG Rd currently.	Village Board to consider possible Offer To Purchase 107 E. CG Rd. property
24	Osteo Strong	Planning & Development	New retail store located in Cottage Grove Commons Mixed Use Building at SW corner of CTH N/Gaston Rd.	Opened Q1 '25	N/A
25	HeyDay	Planning & Development	114 unit townhouse apartment development located at NE corner of CG Rd./Buss on	Under construction	Anticipated substantial completion Q4 2026
26	Quarry Ridge Estates	Planning & Development	A residential neighborhood located on the NE side of the Village (south of Commerce Park). The final phase of this four phase plat is substantially complete. There are about 20 lots remaining as unbuilt.	Substantially complete	Approved
27	Coyle South - Residential	Planning & Development	Final phase of Coyle South consisting of 12 single family lots and 4 duplex lots; located on the south side of CG Rd. and west of Sandpiper, in TID #8; developer is Homburg	Approved	Pending building permits and construction
28	Authentix - 2nd Addition	Planning & Development	Potential 204 unit townhouse apartment development on 17 acres; located on south side of CG Rd. directly east of their existing phase (across from Village Hall); developer is Continental; subject property needs annexation	Developer notified staff (Q3 '25) that they're no longer pursuing this project due to the cost to develop the site.	N/A
29	Westlawn 5th Addition	Planning & Development	A residential neighborhood located on the west side of the Village (north of Glacial Drumlin School). There is one remaining phase to construct as part of this six phase residential plat. The 6th phase includes 18 single family lots. There are 5-10 additional lots in previous phases that do not have homes built yet. The developer is Homburg.	5th phase is substantially complete.	Consideration of approval for release of 6th and final phase
30	Westlawn 6th Addition	Planning & Development	An approximate 70 acre planned neighborhood located primarily west of the 5th Addition of Westlawn. The future neighborhood is planned to have a 20+ acre community park.	Awaiting developer submission/application	Concept Plan presentation to Plan Commission and Village Board; Other: developer to hold neighborhood meeting
31	Shady Grove Subdivision	Planning & Development	A residential neighborhood on the west side of the Village, south of the BB/Buss intersection. This single phase plat has about 15 lots remaining to be built on.	Public improvements are complete	Approved
32	"The Farm" Tierney Property	Planning & Development	An approximate 100 acre planned neighborhood located south of Coyle South to Vilas Rd. The developer is Tierney.	Developer is working through due diligence	Concept Plan presentation to Plan Commission and Village Board; Other: developer to hold neighborhood meeting
33	Homburg Gaston Rd. Property	Planning & Development	An approximate 50 acres of planned neighborhood and single family homes located west of the Huston Quarry on the south side of Gaston Rd., between the 1st and 3rd Additions to Westlawn	Developer is working through due diligence	Concept Plan presentation to Plan Commission and Village Board; Other: developer to hold neighborhood meeting

34	2001 Realty	Planning & Development	An approximate 110 acre planned neighborhood located on the SW side of the Village, off Vilas Rd. (SW of Bakken Park); 30 of the 110 acres are in the Village with 80 acres needing annexation.	Property owner is negotiating with interested developers; Owner presented concept plan to Plan Commission in June, which consisted of 300-350 single family homes and 400-450 units of multi-family homes. More recently (Dec. '25) a developer inquired about the property and informed us of due diligence they're pursuing regarding a mix of single family rental homes and multi-family rental homes consisting of a similar density as was previously presented.	Future developer to propose conceptual plans ahead of pre-annexation discussions
35	Lakewood Residential	Planning & Development	An approximate 140 acre planned neighborhood located primarily north of W. Ridge Rd. Initial concepts included mix of age-restricted (i.e. "senior") homes (145 units) and single family homes (344 units). Development of this area will trigger the need for a regional lift station, which the developer would pay their portion of based on impact to the system. The developer is Lakewood.	Concept plans presented in November '24 and the developer held a neighborhood meeting; developer reached back out to gather more information about the regional lift station in October '25. Lakewood has 140 acres under contract.	Potential future re-submission of concept plans and additional neighborhood meeting
36	Lennar Residential	Planning & Development	Lennar has about 70 acres of Lakewood's 140 acres under contract. Lennar is considering development of about 162 single family owner occupied homes.	Lennar met with Village staff for introductions and briefing of their concept.	Developer to present conceptual plans at future Plan Commission/Village Board meetings
37	Lindstrom Acres	Planning & Development	An approximate 120 acre planned neighborhood east of Quarry Ridge. Prospective developer is considering up to 250 owner occupied single family homes. All 120 acres need annexation. The developer is Neumann Companies.	Village Board tabled consideration of pre-annexation agreement	Developer working through feedback from the Village Board and may return with updates at an up-coming meeting.
38	Advenir Azora	Planning & Development	An approximate 40 acre planned mixed use area on the NW corner of Buss and BB (west of HeyDay). Prospective developer is considering possible annexation and development of about 200 market rate rental townhouse units; the development would also include a commercial parcel.	Developer is in early due diligence stage (as of January)	Potential future concept plan presentations to Plan Commission and Village Board
39	Greywolf Property	Planning & Development	An 11 acre planned mixed use parcel located on the east side of CTH N, across from Amazon, in TID #10. The developer is Greywolf/Blackdeer Investment Group	Developer is considering (as of Q4 '25) a request for multi-family development of the site, consisting of about 130 units	Potential submission of conceptual plans for Plan Commission and Village Board feedback
40	New Police Station	Police	27,000 SF Station located at the NE corner of Progress Dr. and Bonnie Rd.	Permitting work is in progress	Geothermal work to begin in March
41	2026 - 2027 Collective Bargaining Agreement (CBA)	Police	With the 2024-2025 CBA set to expire at the end of the year, a new agreement was negotiated	2026-2027 CBA approved	N/A
42	Police Officer Recruitment	Police	There were two open Police Officer positions.	Officer Chase Radke and Officer Ross Paulat began the basic law enforcement recruit academy at Madison Area College in January	Successful graduation from training in May
43	2026 - 2030 CGPD Strategic Plan	Police	Development of next 5-Year Strategic Plan for the PD	2026 - 2030 Strategic Plan implementation underway	N/A
44	2025 Streets and Pedestrian Improvements	Public Works & Utilities	Improvements included the following road/path segments: Bonnie Rd (Weald Bridge to Progress); Heather Dr. (Heather Ct. to Termini), Heather Ct., and Hawthorn Ct.: CG Rd. Multi-use path (Southing Grange to Main St.); Weald Bridge/Taylor St./Main St. intersection pedestrian improvements	Substantially complete for all components of the project. Due to manufacturer delays, the RRFB is anticipated in Q1	Approved
45	Stormwater Utility Feasibility Study	Public Works & Utilities	Study to investigate the feasibility and implementation of a Stormwater Utility to replace the current practice of levying for construction and maintenance of stormwater facilities.	Funding approved in 2026 Budget	Study to be completed by Q3
46	Public Works Technician Recruitment	Public Works & Utilities	To fill a vacant position due to retirement	Employee started December 1st	N/A
47	Water & Sewer Impact Fee Updates	Public Works & Utilities	Comprehensive updates to fees established in the '90s	Draft study and proposed fees completed and ready for public feedback and Commission review.	Public Information Meeting regarding the study and proposed fees scheduled for February 19th. Utility Commission review and consideration in March.
48	Supervisory Control and Data Acquisition (SCADA) Update	Public Works & Utilities	Village Wells, water towers, and lift stations all "communicate" through a SCADA system, which was in need of updating after 18 years	Project completed.	Approved

49	Watermain Looping	Public Works & Utilities	To provide the water system with needed redundancy on the north side of the Village	60% of design work is complete. Utility Commission received project update in January	Bidding Q1 '26; Construction Q2 '26
50	Well #2 Rehabilitation	Public Works & Utilities	Rehab project due to the Well's building no longer meeting DNR codes/regulations. A new building will be constructed, along with new controls, well pump, and generator. The well hole will be rehabilitated concurrently.	Project awarded to Findorff at the January Utility Commission meeting. Construction anticipated to begin this spring.	Anticipated spring '26 construction start.
51	"The Farm" Sewer Interceptor	Public Works & Utilities	New sanitary sewer from CG Rd/Sandpiper Tr. south through Coyle Highlands South and "The Farm" planned neighborhood, extending to Vilas Road. This sanitary sewer provides relief for the west side of the Village and allows for new construction to be added to the system.	Pipe work is ongoing, weather and high ground water has created some delays.	Substantial completion anticipated February 2026
52	Sidewalk Maintenance	Public Works & Utilities	Annual maintenance to fix failed sidewalk or sidewalk that present trip hazards.	Complete	N/A
53	Street Maintenance - Chip Sealing	Public Works & Utilities	2025 chip sealing projects included School Road (Main St to Starlight Lane), W. Windor Ave (Sunset to Parador Pl), Chateau Dr (Chillon St to Windsor Ave) and Chillon St (School to Termini).	Complete	N/A
54	Street Maintenance - Crack Filling	Public Works & Utilities	2025 crack filling projects will include cleaning and crack filling a variety of streets including W. Clover Ln (N. Clover to N. Parkview), W. Parkview St (N. Parkview to Main St.), Pheasant Run (Termini to Termini), Mourning Dove Trail (Damascus to Termini), Red Hawk Trail (Damascus to Termini) and Damascus Trail (Killian Trail to London)	Complete	NA
55	2026 Streets and Pedestrian Improvements	Public Works & Utilities	Improvements slated include the following: Clearbrooke Terrace (Bonnie Rd to Weald Bridge), Stoneheath End, Nightingale Ln (Parkview to School), Cottage Court, and the Johnson Health Tech Multi-Use Path. A new multi-use path will be constructed for the missing links on Buss Road and Cottage Grove Road to Damascus Trail.	60% of design work is complete. Utility Commission received project update in January	Bidding Q1 '26; Construction Q2 '26

Updated: 1.29.26

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
Alliant Energy/WPL					
31	Alliant Energy/WPL	31-020326	7541940000 - Well #3	600-60622-340	2,253.32
Total Alliant Energy/WPL:					2,253.32
AlSCO					
1462	AlSCO	IMIL2188849	Mats at MSB	600-60920-340	5.07
1462	AlSCO	IMIL2188849	Mats at MSB	100-51600-340	23.68
1462	AlSCO	IMIL2188849	Mats at MSB	601-60850-340	5.07
1462	AlSCO	IMIL2188850	Mats at MSB	100-51600-340	74.41
1462	AlSCO	IMIL2188850	Mats at MSB	601-60850-340	15.95
1462	AlSCO	IMIL2188850	Mats at MSB	600-60920-340	15.95
1462	AlSCO	IMIL2188851	Mats at Village Hall	600-60920-340	12.88
1462	AlSCO	IMIL2188851	Mats at Village Hall	100-51600-340	38.62
1462	AlSCO	IMIL2188851	Mats at Village Hall	601-60850-340	12.88
Total AlSCO:					204.51
Assoc Appraisal Consultant Inc					
90	Assoc Appraisal Consultant Inc	184542	Postage for Revaluation	410-57100-270	8.14
90	Assoc Appraisal Consultant Inc	184542	Professional Services - Feb 2026	100-51520-210	2,708.33
Total Assoc Appraisal Consultant Inc:					2,716.47
Atlantis Valley Foods LLC					
7008	Atlantis Valley Foods LLC	7008-2326	MRO - 26	405-56100-000	139,459.56
7008	Atlantis Valley Foods LLC	7008-2326	MRO - 27 (Final)	405-56100-000	139,459.56
Total Atlantis Valley Foods LLC:					278,919.12
Axley Brynelson LLP					
366	Axley Brynelson LLP	1049265	Axley Legal Services	100-53300-210	836.90
366	Axley Brynelson LLP	1049265	Axley Legal Services	601-60852-210	812.30
366	Axley Brynelson LLP	1049265	Axley Legal Services	600-60923-210	812.30
366	Axley Brynelson LLP	1049266	Axley Legal Services - Court	100-51200-340	540.40
Total Axley Brynelson LLP:					3,001.90
Burke Truck & Equipment					
2	Burke Truck & Equipment	INV/2026/00223	Fleet Maintenance	600-60933-380	4.97
2	Burke Truck & Equipment	INV/2026/00223	Fleet Maintenance	100-53300-340	23.18
2	Burke Truck & Equipment	INV/2026/00223	Fleet Maintenance	601-60834-340	4.97
2	Burke Truck & Equipment	INV/2026/00253	New Plow Part	600-37300	4.05
2	Burke Truck & Equipment	INV/2026/00253	New Plow Part	411-57100-026	18.88
2	Burke Truck & Equipment	INV/2026/00253	New Plow Part	601-37300	4.05
2	Burke Truck & Equipment	INV/2026/00318	Fleet Maintenance	100-53300-340	102.01
2	Burke Truck & Equipment	INV/2026/00318	Fleet Maintenance	601-60834-340	21.86
2	Burke Truck & Equipment	INV/2026/00318	Fleet Maintenance	600-60933-380	21.86
Total Burke Truck & Equipment:					205.83
Carrico Aquatic Resources Inc					
6684	Carrico Aquatic Resources Inc	20260608	CPO CERTIFICATION _ SEAN	100-55200-340	390.00
6684	Carrico Aquatic Resources Inc	20260608	CPO CERTIFICATION - TRISTA	100-55310-340	390.00
Total Carrico Aquatic Resources Inc:					780.00

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
CGC Inc					
6481	CGC Inc	73541	Water Main Looping Project	600-39501	7,189.31
Total CGC Inc:					7,189.31
City of Madison Treasurer					
584	City of Madison Treasurer	70156	Traffic Signal Maintenance Oct-Dec 2025	100-53300-340	757.90
Total City of Madison Treasurer:					757.90
CivicPlus					
5600	CivicPlus	358276	Audioeye - General	100-54800-720	4,821.51
5600	CivicPlus	358276	Website Annual Renewal Fee	100-51250-340	4,058.43
5600	CivicPlus	358276	Website Annual Renewal Fee	601-60852-210	1,600.00
5600	CivicPlus	358276	Audioeye - CivicRec	100-55310-340	1,736.44
5600	CivicPlus	358276	Website Annual Renewal Fee	600-60920-340	1,600.00
Total CivicPlus:					13,816.38
Convergint Technologies LLC					
6649	Convergint Technologies LLC	IN00431279	MSB Alarm Monitoring	410-57100-820	2,229.00
Total Convergint Technologies LLC:					2,229.00
Cottage Grove Chamber of Commerce					
285	Cottage Grove Chamber of Commerce	2025-Q4E	2025 4th Quarter - Expedia	207-56700-230	1,863.25
285	Cottage Grove Chamber of Commerce	2025-Q4H	2025 4th Quarter - HomeAway	207-56700-230	235.63
Total Cottage Grove Chamber of Commerce:					2,098.88
Dave Jones LLC					
7506	Dave Jones LLC	IP6568	Annual Alarm Monitoring and Install	100-51600-340	756.00
7506	Dave Jones LLC	IP6568	Annual Alarm Monitoring and Install	601-60834-340	162.00
7506	Dave Jones LLC	IP6568	Annual Alarm Monitoring and Install	600-60935-340	162.00
Total Dave Jones LLC:					1,080.00
Diggers Hotline Inc					
626	Diggers Hotline Inc	260 1 13551 PREPA	Annual Prepayment 2026	600-60920-340	1,570.50
626	Diggers Hotline Inc	260 1 13551 PREPA	Annual Prepayment 2026	601-60850-340	1,570.50
Total Diggers Hotline Inc:					3,141.00
Double D Services					
7489	Double D Services	52297	New Truck Parts	601-37300	10.35
7489	Double D Services	52297	New Truck Parts	411-57100-026	48.30
7489	Double D Services	52297	New Truck Parts	600-37300	10.35
Total Double D Services:					69.00
First Supply LLC					
7290	First Supply LLC	14926317-01	Service Lateral Parts	600-60652-340	80.50
Total First Supply LLC:					80.50
Foundations Dance LLC					
6751	Foundations Dance LLC	6751-2326	MRO (25 payable 26)	508-56100-000	29,979.85

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
Total Foundations Dance LLC:					29,979.85
Gordon Flesch Company					
5	Gordon Flesch Company	I01092140	Lease #M168577	100-51420-340	118.00
5	Gordon Flesch Company	I01092140	Lease #M168577	100-53100-340	118.00
5	Gordon Flesch Company	I01092140	Lease #M168577	600-60920-340	59.00
5	Gordon Flesch Company	I01092140	Lease #M168577	100-52100-340	118.00
5	Gordon Flesch Company	I01092140	Lease #M168577	100-55310-340	118.00
5	Gordon Flesch Company	I01092140	Lease #M168577	601-60850-340	59.00
Total Gordon Flesch Company:					590.00
Grahams Auto and Truck Clinic					
7109	Grahams Auto and Truck Clinic	22118	Squad 23	100-52100-340	1,738.57
7109	Grahams Auto and Truck Clinic	22234	Squad 21	100-52100-340	987.84
7109	Grahams Auto and Truck Clinic	22261	Squad 253	100-52100-340	115.48
7109	Grahams Auto and Truck Clinic	22262	Squad 23	100-52100-340	1,585.22
Total Grahams Auto and Truck Clinic:					4,427.11
Grainger					
142	Grainger	9780267713	Ladder for Wash Bay	600-60935-340	192.27
142	Grainger	9780267713	Ladder for Wash Bay	100-53300-340	897.28
142	Grainger	9780267713	Ladder for Wash Bay	601-60834-340	192.27
Total Grainger:					1,281.82
Hawkins Inc					
6121	Hawkins Inc	7319178	Chemicals for Wells	600-60631-210	737.71
Total Hawkins Inc:					737.71
Integrity Grading & Excavating					
7503	Integrity Grading & Excavating	7503-020326	Bulk Water Overpayment Refund	600-47400-000	96.49
Total Integrity Grading & Excavating:					96.49
Kustom Signals Inc					
6966	Kustom Signals Inc	624599	Radar	411-57200-026	2,839.96
Total Kustom Signals Inc:					2,839.96
Liberty Advanced Security					
7505	Liberty Advanced Security	2501-0046	Two AED's	411-57200-026	3,190.00
Total Liberty Advanced Security:					3,190.00
Madison Metro Sewerage Dist					
37	Madison Metro Sewerage Dist	IN000020479	Quarter 4/2025 - Sewer Service	601-60822-222	236,487.09
37	Madison Metro Sewerage Dist	RC000004849	Yahara WINS Annual	100-53440-820	12,200.00
Total Madison Metro Sewerage Dist:					248,687.09
Mid-American Research Chemical					
5137	Mid-American Research Chemical	0868104-IN	Purple Power Lift Cleaner	601-60831-340	961.00

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
Total Mid-American Research Chemical:					961.00
Mid-State Equipment					
5921	Mid-State Equipment	P06488	Fleet Maintenance	600-60933-380	246.62
5921	Mid-State Equipment	P06488	Fleet Maintenance	100-53300-340	1,150.89
5921	Mid-State Equipment	P06488	Fleet Maintenance	601-60834-340	246.62
5921	Mid-State Equipment	P88309	Fleet Maintenance	100-53300-340	284.07
5921	Mid-State Equipment	P88309	Fleet Maintenance	601-60834-340	60.87
5921	Mid-State Equipment	P88309	Fleet Maintenance	600-60933-380	60.87
Total Mid-State Equipment:					2,049.94
Minuteman Press					
6530	Minuteman Press	38649-2026	2nd Grade Bball 2026	100-55310-342	212.40
6530	Minuteman Press	38679-2026	3/4 Winter Vball Shirts	100-55310-349	311.22
6530	Minuteman Press	38742-2026	Rookie Basketball Shirts	100-55310-342	389.40
6530	Minuteman Press	38743-2026	SS Basketball Shirts	100-55310-352	240.72
6530	Minuteman Press	38744-2026	Big 10 Vball Shirts	100-55310-349	198.30
Total Minuteman Press:					1,352.04
New Tech Painting LLC					
6041	New Tech Painting LLC	6041-2326	MRO (25 payable 26)	508-56100-000	28,229.07
Total New Tech Painting LLC:					28,229.07
NicklesEC					
7212	NicklesEC	WO-001318	2025 Streets	411-57300-000	4,950.00
Total NicklesEC:					4,950.00
Police and Sheriffs Press Inc					
6909	Police and Sheriffs Press Inc	130184	Newman/Watters/Zane ID Cards	100-52100-340	120.00
Total Police and Sheriffs Press Inc:					120.00
Punzarella LLC					
6140	Punzarella LLC	6140-2326	TIF - 2026	405-56100-000	56,020.29
6140	Punzarella LLC	6140-2326	TIF - 2027 (Final)	405-56100-000	56,020.29
Total Punzarella LLC:					112,040.58
Quill LLC					
12	Quill LLC	47526486	Paper Towel - VH	100-51600-340	27.92
12	Quill LLC	47526486	Paper Towel - VH	601-60850-340	9.31
12	Quill LLC	47526486	Paper Towel - VH	600-60920-340	9.31
Total Quill LLC:					46.54
Rain Water Solutions Inc					
6772	Rain Water Solutions Inc	32863	Rain Barrel Program	100-53300-850	1,040.00
Total Rain Water Solutions Inc:					1,040.00
SJE LLC					
6807	SJE LLC	CD99604270	South Main St Lift Station Repairs	601-60832-340	1,442.88

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
Total SJE LLC:					1,442.88
Stafford Rosenbaum LLP					
4428	Stafford Rosenbaum LLP	197323	Municipal Court	100-51200-340	9,353.28
4428	Stafford Rosenbaum LLP	197323	Credit for General Legal Charge	600-60923-210	272.00-
4428	Stafford Rosenbaum LLP	197323	Credit for General Legal Charge	100-51520-210	816.00-
4428	Stafford Rosenbaum LLP	197323	Credit for General Legal Charge	601-60852-210	272.00-
Total Stafford Rosenbaum LLP:					7,993.28
SymbolArts LLC					
4371	SymbolArts LLC	0552124	Department Badge	100-52100-340	70.00
Total SymbolArts LLC:					70.00
TDS					
198	TDS	198-020326	MSB Internet and Phone	100-51600-340	149.25
198	TDS	198-020326	MSB Internet and Phone	601-60850-340	32.00
198	TDS	198-020326	MSB Internet and Phone	600-60920-340	32.00
198	TDS	198-020326VH	Village Hall Internet	100-51600-340	209.40
198	TDS	198-020326VH	Village Hall Internet	601-60850-340	69.80
198	TDS	198-020326VH	Village Hall Internet	600-60920-340	69.80
Total TDS:					562.25
The Uniform Shoppe of Green Bay Inc					
4273	The Uniform Shoppe of Green Bay Inc	11932	Carter Uniform	100-52100-340	44.95
Total The Uniform Shoppe of Green Bay Inc:					44.95
Tim O'Brien Homes					
4320	Tim O'Brien Homes	4320-020326	Utility Overpayment Refund	601-46210-000	17.54
4320	Tim O'Brien Homes	4320-020326	Utility Overpayment Refund	600-46100-000	24.05
Total Tim O'Brien Homes:					41.59
Top Pack Defense LLC					
5862	Top Pack Defense LLC	17981	Radke Uniform	100-52100-340	257.30
5862	Top Pack Defense LLC	17981	Paulat Uniform	100-52100-340	224.27
5862	Top Pack Defense LLC	18120	Koratko Uniform	100-52100-340	182.08
5862	Top Pack Defense LLC	18126	Lee Uniform	100-52100-340	58.45
Total Top Pack Defense LLC:					722.10
Town of Cottage Grove					
92	Town of Cottage Grove	2025055-2	Emergency Services Building Capital	410-57220-850	2,382.00
92	Town of Cottage Grove	2025061	Emergency Services Building	100-52210-340	3,120.83
92	Town of Cottage Grove	2025061	Emergency Services Building Capital	410-57220-850	118.00
92	Town of Cottage Grove	2025061	Fire Dues Eligible	410-57220-860	16,994.89
92	Town of Cottage Grove	2025061	Fire Department Expenses	100-52200-340	14,708.42
92	Town of Cottage Grove	2025061	Flynn Hall - 4rd Quarter	100-51610-720	668.37
92	Town of Cottage Grove	2025061	Landfill Monitoring	100-53620-298	836.03
92	Town of Cottage Grove	2025061	Misc Capital	410-57220-860	2,590.91
92	Town of Cottage Grove	2025062	Emergency Services Building	100-52210-340	621.04

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
Total Town of Cottage Grove:					42,040.49
US Cellular					
594	US Cellular	0781561098	AMI at Water Tower	600-60903-340	24.47
594	US Cellular	0781561098	Cell Phones	100-53100-340	183.96
594	US Cellular	0781561098	Cell Phones	601-60850-340	137.96
594	US Cellular	0781561098	Cell Phones	100-55200-340	235.43
594	US Cellular	0781561098	Cell Phones	600-60920-340	137.96
Total US Cellular:					719.78
Waukesha County Technical College					
5881	Waukesha County Technical College	S0885391	Marquardt FTO Training	100-52100-340	350.00
Total Waukesha County Technical College:					350.00
WI Dept of Justice - Time					
639	WI Dept of Justice - Time	455TIME-19587	Time Access Charge	100-52100-340	409.50
Total WI Dept of Justice - Time:					409.50
Wisconsin DNR					
5224	Wisconsin DNR	5224-020326	Distribution & Stormwater Exam - Roman	600-60920-340	50.00
Total Wisconsin DNR:					50.00
Wisconsin Rural Water Association					
6458	Wisconsin Rural Water Association	6458-020326DY	WRWA Conference - Dave	600-60920-340	165.00
6458	Wisconsin Rural Water Association	6458-020326DY	WRWA Conference - Dave	601-60850-340	165.00
6458	Wisconsin Rural Water Association	6458-020326JS	WRWA Conference - Jeremy	600-60920-340	165.00
6458	Wisconsin Rural Water Association	6458-020326JS	WRWA Conference - Jeremy	601-60850-340	165.00
Total Wisconsin Rural Water Association:					660.00
WPRA					
759	WPRA	10786	WPRA Conference Registration	100-55310-340	300.00
Total WPRA:					300.00
Youth Enrichment League					
6501	Youth Enrichment League	5535-2025	Fall Chess Classes CGS	100-55310-344	574.00
6501	Youth Enrichment League	5535-2025	Fall Chess Class GRS	100-55310-344	902.00
Total Youth Enrichment League:					1,476.00
Zorn Compressor & Equipment Inc					
6452	Zorn Compressor & Equipment Inc	AR020679	Air Compressor Maintenance	100-53300-340	707.11
6452	Zorn Compressor & Equipment Inc	AR020679	Air Compressor Maintenance	601-60834-340	151.52
6452	Zorn Compressor & Equipment Inc	AR020679	Air Compressor Maintenance	600-60935-340	151.52
Total Zorn Compressor & Equipment Inc:					1,010.15
Grand Totals:					819,055.29

Vendor	Vendor Name	Invoice Number	Description	GL Account Number	Net Invoice Amount
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