

## 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	Village Board approved the Preliminary 2026 Budget, which will be published, along with notice of budget public hearing for November 17th.	Village to hold public hearing on the 2026 Village Budget on November 17th. Adoption of the Budget to follow
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	Website project page to be updated.
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.	Ehlers working through second round of data provided by the Village.	Possible public hearing regarding proposed impact fees in January 2026
4 Request for Proposals (RFP) - Fire and EMS Study	Administration	Study to Update Fire and EMS Organizational Analyses	RFP has been re-issued	Proposals due by December 1st
5 Shady Grove Park	Parks & Recreation	Construction of new park in the Shady Grove subdivision	Project bids were opened and the lowest responsible bidder is Property Solutions Contracting	Village Board consideration of bid award
6 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
7 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
8 2026 Comprehensive Plan Update	Planning & Development	Full update to the entire Comp Plan. Proposed to be developed and facilitated by a consultant	Approved in Preliminary 2026 Budget	TBD through budget process
9 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
10 Creed Sports Facility	Planning & Development	150,000 SF indoor sports facility with outdoor fields, on 30 acres NE of Commerce Park	Developer and property owner in land purchase negotiations	Developer application for: Zoning, Conditional Use Permit, and Site Plan review/approvals
11 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
12 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
13 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
14 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	They're currently leasing office space within Commerce Park with plans to construct the expanded facility in the next 1-2 years	Village Approvals needed: Site Plan
15 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	Future developer to propose conceptual plans
16 616 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
17 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	Pending building permits and construction	Approved
18 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 is preparing concept plans and potential TIF incentive request	Potential concept plan presentation for feedback at Plan Commission and Village Board in November '25; If TIF request is made, then Village Board to provide staff with potential negotiating parameters in closed session

19	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
20	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
21	HeyDay	Planning & Development	114 unit townhouse apartment development located at NE corner of CG Rd./Buss on	Under construction	Approved; anticipated substantial completion Q4 2026
22	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
23	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	Pending building permits and construction; Utility Commission approved construction agreement with developer regarding "The Farm" sanitary sewer project, which will also serve this area.	Approved
24	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 that they're no longer pursuing this project due to the cost to develop the site.	N/A
25	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
26	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
27	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
28	"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; Utility Commission approved construction agreement with developer regarding "The Farm" sanitary sewer project.	Concept Plan presentation to Plan Commission and Village Board; Other: developer to hold neighborhood meeting
29	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
30	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. There is not a developer for this project at this time.	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	Future developer to propose conceptual plans ahead of pre-annexation discussions
31	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 has recently reached back out to gather more information about the regional lift station	Potential future re-submission of concept plans and additional neighborhood meeting
32	Lindstrom Acres	Planning & Development	An approximate 120 acre planned neighborhood east of Quarry Ridge. Prospective developer is considering up to 250 owner occupied homes consisting of mostly single family, with one 24 unit condo building. All 120 acres need annexation. The developer is Neumann.	Developer is working through due diligence	Concept Plan presentation to Plan Commission and Village Board ahead of pre-annexation discussions
33	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 currently considering 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
34	New Police Station	Police	27,000 SF Station located at the NE corner of Progress Dr. and Bonnie Rd.	Waiting for Riley Construction response to Village contract document revisions	Village bond issuance and ground breaking in Q1 2026
35	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 by the Board	N/A

36	Police Officer Recruitment	Police	There are currently two open Police Officer positions.	In progress; written/physical testing completed, PD interviews scheduled with Police Commission interviews to be held on November 6th.	Potential hiring of qualified candidates Q4 '25/Q1 '26
37	2026 - 2030 CGPD Strategic Plan	Police	Development of next 5-Year Strategic Plan for the PD	In progress	Implementation in Q1 '26
38	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 with the exception of the CG Rd. path, which is anticipated to be complete by early November. Due to manufacturer delays, the RRFB is anticipated in January.	Approved
39	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.	Approved in Preliminary 2026 Budget	TBD through budget process
40	Public Works Technician Recruitment	Public Works & Utilities	To fill a soon to be vacant position due to retirement	Interviews are scheduled for the week of November 3rd	Interview process
41	Water & Sewer Impact Fee Updates	Public Works & Utilities	Comprehensive updates to fees established in the '90s	Ehlers working through second round of data provided by the Village.	Preliminary Draft sent to Village for review and feedback from Utility Commission.
42	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	Substantially complete	Approved
43	Watermain Looping	Public Works & Utilities	To provide the water system with needed redundancy on the north side of the Village	Planning and design phase	Bidding Q1 '26; Construction Q2 '26
44	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.	Design phase nearing completion	Bidding Q4 '25/Q1 '26; Construction Q2 '26
45	"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.	Construction has begun with installation of monitoring wells and pipe work is planned to begin in early November	Substantial completion anticipated Q4 '25
46	Sidewalk Maintenance	Public Works & Utilities	Annual maintenance to fix failed sidewalk or sidewalk that present trip hazards.	Sidewalk replacements and trip hazard grinding has been completed	Approved.
47	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
48	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)	Anticipated to be completed by the first week of November	Approved

Updated: 10.31.25