

Village of Cottage Grove— Housing Priorities and Strategies

Updated: 12.8.25, 12.23.25

HOUSING PRIORITY 1:

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

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

Action Items:

HOUSING PRIORITY 2:

Increase overall supply of housing units of in demand housing types

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

Action Items:

HOUSING PRIORITY 3:

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

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

Action Items:

HOUSING PRIORITY 4:

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

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

Action Items:

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

HOUSING PRIORITY 5:

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

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

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

Action Items:

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

HOUSING PRIORITY 6:

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

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

STRATEGY: Incentivize age-in-place designed housing

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

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