

## 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 Fire and EMS Study	Administration	Study to Update Fire and EMS Organizational Analyses. Public Administration Associates (PAA) hired to complete the study.	PAA held site visit at Station 1 (in February)	Staff to compile data/information as requested by PAA. Elected official feedback survey and follow-up conversations
5 Shady Grove Park	Parks & Recreation	Construction of new park in the Shady Grove subdivision	Contracts have been executed	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 March review (Zoning and Conditional Use Permit)	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 considering an offer to purchase 107 E. CG Rd.	Village Board to consider 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	N/A
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 planning to present conceptual plans at March 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 is planning to return to the Village Board with updated pre-annexation agreement in March
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. RRFB has been installed; only remaining item is the railing for the retaining wall.	N/A
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 two vacant Public Works Technician positions	One employee started December 1st. A second recruit has a conditional offer employment outstanding, with a potential start date of March 2nd	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	Project will be advertised for bid on February 18th and 25th with bids being opened on March 4th. Project to be awarded at March Utility Commission meeting.	Construction to begin this spring.
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. Due to lead times for electrical components, construction is anticipated to start late summer, early fall 2026.	Anticipated summer/fall '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 will be completed in mid-February and restoration will be completed thereafter.	Substantial completion anticipated early March 2026 after pipe testing has been completed.
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.	Project will be advertised for bid on February 18th and 25th with bids being opened on March 4th. Project to be discussed and awarded at the March Public Works and Village Board meetings.	Construction to begin this spring.

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