

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



| ITEM | DEPARTMENT | DESCRIPTION | STATUS | NEXT STEPS |
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| 1 2027 Village Budget | Administration | Official policy document covering how the Village will generate revenue and spend money | Kicked off April 1. Staff are refreshing the capital inventory ahead of the prioritization process. | Board to review budget timeline, prioritization guidelines, and mission/vision/values on May 4. |
| 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 | Board of Review meeting to adjourn (May 4th) to later date (September 30th at 5 p.m.) |
| 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. | Study document and proposed fees completed and in the process of being reviewed by the Board | Village Board review/consideration |
| 4 Fire and EMS Study | Administration | Study to Update Fire and EMS Organizational Analyses. Public Administration Associates (PAA) hired to complete the study. | Elected official feedback survey dispersed. Consultant's data request has been completed. | Stakeholder feedback and follow-up discussions with consultant |
| 5 Tax Incremental Financing District No. 5 Closure | Administration | On February 2, 2026 the board adopted a resolution to terminate Tax Incremental Financing District No. 5. This required a final dissolution audit and submission of the final account report (PE-110) within one year of resolution date. Anticipated completion September. | Draft financials and PE-110 report have been submitted to auditor for review. | Independent audit and submission of PE-110 report to DOR. |
| 6 Fire Inspection Fees | Administration | Considering implementation of a tiered user charge approach for mandatory annual inspections based on square footage. This would replace the current system of flat \$15 rate per inspection. Additionally, inspections charges would no longer be part of the general levy and be charged directly to the property owner. | Reviewing historical inspections, other communities fee schedules, and determining recoverable costs. | Village and Town staff to meet April 16 |
| 7 Shady Grove Park | Parks & Recreation | Construction of new park in the Shady Grove subdivision | In progress | Substantial Completion set for May 15 |
| 8 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 Q2 '26 |
| 9 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 Q2 '26 |
| 10 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 Q2 2026 |
| 11 2026 Comprehensive Plan Update | Planning & Development | Full update to the entire Comp Plan. Proposed to be developed and facilitated by a consultant | Three proposals received | Consultant interviews in May |
| 12 Amazon | Planning & Development | 3.4 Million SF Distribution Center; located in TID #10 on 150 acres; at the NW corner of CTH N/TT | Construction of facility is substantially complete. Off site roadway improvements to CTH N and TT set to commence in April/May | Approved; anticipated substantial completion Q4 2026 |
| 13 Creed Sports Facility | Planning & Development | 150,000 SF indoor sports facility with outdoor fields, on 30 acres NE of Commerce Park | Zoning and Conditional Use Permits approved | Plan Commission and Village Board to review and consider site plan (at an upcoming meeting) |
| 14 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 |
| 15 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 |
| 16 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 |
| 17 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 |
| 18 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 |

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| 19 | 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 |
| 20 | 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 |
| 21 | 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 |
| 22 | 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 |
| 23 | 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 |
| 24 | 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 |
| 25 | TID 9 Redevelopment | Planning & Development | An approximate 4-acre area that the Village Board plans to redevelop under Central Business zoning | Village to close on 107 E. CG Rd. in the Fall | On-going acquisition efforts. Up-coming proposals for potential Police/Fire/EMS training and subsequent demolition of 608 N. Main St. |
| 26 | 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 |
| 27 | Bar/Speakeasy | Planning & Development | Potential renovation/addition of Gaston Schoolhouse into a bar/speakeasy | Business owner and property owner due diligence | Potential concept review, conditional use permit, and site plan/site plan amendment process |
| 28 | Dental Office | Planning & Development | Potential new dental office considering development of the parcel between UMB Bank and Authentix Apartments in TID 9 | Initial due diligence period | Potential site plan application |
| 29 | Alliant Energy Sub Station | Planning & Development | Alliant Energy has been searching for a viable parcel to site a sub station in the Village since at least 2017. Their primary site continues to be on Village owned property directly north of the Piggly Wiggly. Alliant is also vetting several other sites in/around the Village. | Continued due diligence of potential sites | Concept review at Plan Commission and Village Board |
| 30 | HeyDay | Planning & Development | 114 unit townhouse apartment development located at NE corner of CG Rd./Buss on | Under construction | Anticipated substantial completion Q4 2026 |
| 31 | 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 |
| 32 | 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 |
| 33 | 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 |
| 34 | 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 |
| 35 | 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 |
| 36 | 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 |

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| 37 | "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 |
| 38 | 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 |
| 39 | 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 |
| 40 | 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 |
| 41 | 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 (February '26). | Developer planning to present conceptual plans at upcoming Plan Commission and Board meetings |
| 42 | 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 options for annexation |
| 43 | 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 |
| 44 | 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 |
| 45 | New Police Station | Police | 27,000 SF Station located at the NE corner of Progress Dr. and Bonnie Rd. | Under construction | Anticipated substantial completion Q1 of 2027 |
| 46 | 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 |
| 47 | Police Officer Recruitment | Police | There is one open Police Officer position | Active recruitment | Anticipated onboarding of new hire during Q2/Q3 |
| 48 | 2026 - 2030 CGPD Strategic Plan | Police | Development of next 5-Year Strategic Plan for the PD | 2026 - 2030 Strategic Plan implementation underway | N/A |
| 49 | 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 |
| 50 | 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. | Village engineers have started working through the initial impervious delineation for the study. | Recommendation on creation of Stormwater Utility for Board consideration in August. |
| 51 | Public Works Technician Recruitment | Public Works & Utilities | To fill two vacant Public Works Technician positions | Both positions have been filled as of March. | N/A |

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| 52 | Water & Sewer Impact Fee Updates | Public Works & Utilities | Comprehensive updates to fees established in the '90s | Study document and proposed fees completed. The fees are in the process of being reviewed by the Board | Village Board consideration of the fees |
| 53 | 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 |
| 54 | Watermain Looping | Public Works & Utilities | To provide the water system with needed redundancy on the north side of the Village | Project was awarded to Parisi Construction at the March Utility Commission meeting. Construction planned to begin this spring. | Construction to begin this spring. |
| 55 | 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. |
| 56 | "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. | Restoration and final testing is being completed in the next two weeks. | Substantial completion anticipated at the end March, after pipe testing has been completed. |
| 57 | Sidewalk Maintenance | Public Works & Utilities | Annual maintenance to fix failed sidewalk or sidewalk that present trip hazards. | Complete | N/A |
| 58 | 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 |
| 59 | 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 |
| 60 | Frontier Village Wide Fiber Update | Public Works & Utilities | Frontier is planning a village wide fiber update to be completed this spring and summer. | Frontier provided updated drawings and staff are currently reviewing. | Anticipated to start this spring |
| 61 | 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 was awarded to Wolf Construction at the March 16th Village Board meeting | Construction to begin this spring. |

Updated: 4.2.26