

Conditions and Issues Volume

Town of Cottage Grove Comprehensive Plan



Recommended by Plan Commission and
Adopted by Town Board on 10.28.15

Map 1 Amended: 6.12.17, 6.18.18

ACKNOWLEDGEMENTS

TOWN OF COTTAGE GROVE BOARD

Kristopher Hampton, Town Chair
Michael DuPlayee, Supervisor 1
Steven Anders, Supervisor 2
Kristi Williams, Supervisor 3
Michael Fonger, Supervisor 4

TOWN PLAN COMMISSION

Kris Hampton, Chair
Silvin Kurt
Dave Muehl
Steven Anders
Phillip Bultmann
Wilmer Larson
Jerry Meylor

TOWN STAFF

Kim Banigan, Town Clerk
Debra Abel, Treasurer

CONSULTANTS

MDRoffers Consulting
Project Management and Planning
www.mdoffers.com

Strand Associates
Mapping
www.strand.com



TABLE OF CONTENTS

Chapter One: Introduction	4
Purpose of this Document	4
Town’s Location and Character.....	4
Chapter Two: Demographics and Projections.....	6
Population	6
Demographic Trends	7
Projections	9
Chapter Three: Agricultural, Natural, and Cultural Resources	13
Agricultural Resource Inventory and Background.....	13
Natural Resource Inventory	16
Historic Resources	22
Archaeological Resources	22
Chapter Four: Economic Development	24
Economic Development Focus	24
Strengths and Weaknesses for Economic Development	24
Chapter Five: Land Use.....	25
Existing Land Use.....	25
Projected Land Use Demand and Supply	28
Chapter Six: Transportation	29
Existing Transportation Network	29
Review of State and Regional Transportation Plans.....	31
Chapter Seven: Utilities and Community Facilities.....	35
Chapter Eight: Housing.....	40
Housing and Household Inventory.....	40
Housing Programs.....	42
Chapter Nine: Intergovernmental Cooperation.....	43



CHAPTER ONE: INTRODUCTION

PURPOSE OF THIS DOCUMENT

Before planning for the Town of Cottage Grove begins, the Town must first understand its history, current conditions, and trends. An exploration of existing conditions and issues can help to identify and take advantage of the Town's assets and opportunities. It can also help prevent costly development mistakes.

This volume is the first of two parts of the *Town of Cottage Grove Comprehensive Plan*. This Conditions and Issues volume contains background information supporting the separate Vision and Directions volume.

TOWN'S LOCATION AND CHARACTER

The Town of Cottage Grove is located in south-central Wisconsin, in eastern Dane County, about ten miles east of downtown Madison. The Town has a total area of 32.1 square miles. The Town is both a productive agricultural area and the home to a population of just under 4,000 people whose primary income is not derived from farming or agricultural-related business.

The Town is bisected by County Trunk Highway (CTH) N, which intersects with Interstate-90/94. U.S. Highway (USH) 12/18 is a major east-west route used for travel to and from the Madison area. Many residents commute to Madison for employment.

As shown in Map I, the Village of Cottage Grove is located north and surrounded on its eastern, western, and southern boundaries by the Town. Along the Town's four borders are the City of Madison and the towns of Blooming Grove, Sun Prairie, Deerfield, and Pleasant Springs. The Town of Cottage Grove includes the unincorporated communities of Vilas, Door Creek, and Nora. Hoffman Corners is partially located in the Town, the other part in the Town of Pleasant Springs.

While the Town is still predominantly agricultural, this character is challenged both by development from within and expansions of the Village of Cottage Grove and the City of Madison. The "urban service areas" associated with the Village and City, as shown in Map I, are areas within which sanitary sewer services from those places may be extended by law. The majority of the Town is within the extraterritorial jurisdiction of either the Village of Cottage Grove or City of Madison (see Map I). Within their extraterritorial jurisdictions, cities and villages have certain powers under Wisconsin Statutes and case law to plan, prepare official maps for mapping future new and expanded roads, review subdivision plats and certified survey maps associated with land divisions, and zone lands in collaboration with the associated Town. These extraterritorial jurisdictions affect future land development potential in the Town of Cottage Grove.

The Town is divided within six different public school districts, with the bulk of the Town's population in the Monona Grove School District.



Map I: Jurisdictional Boundaries



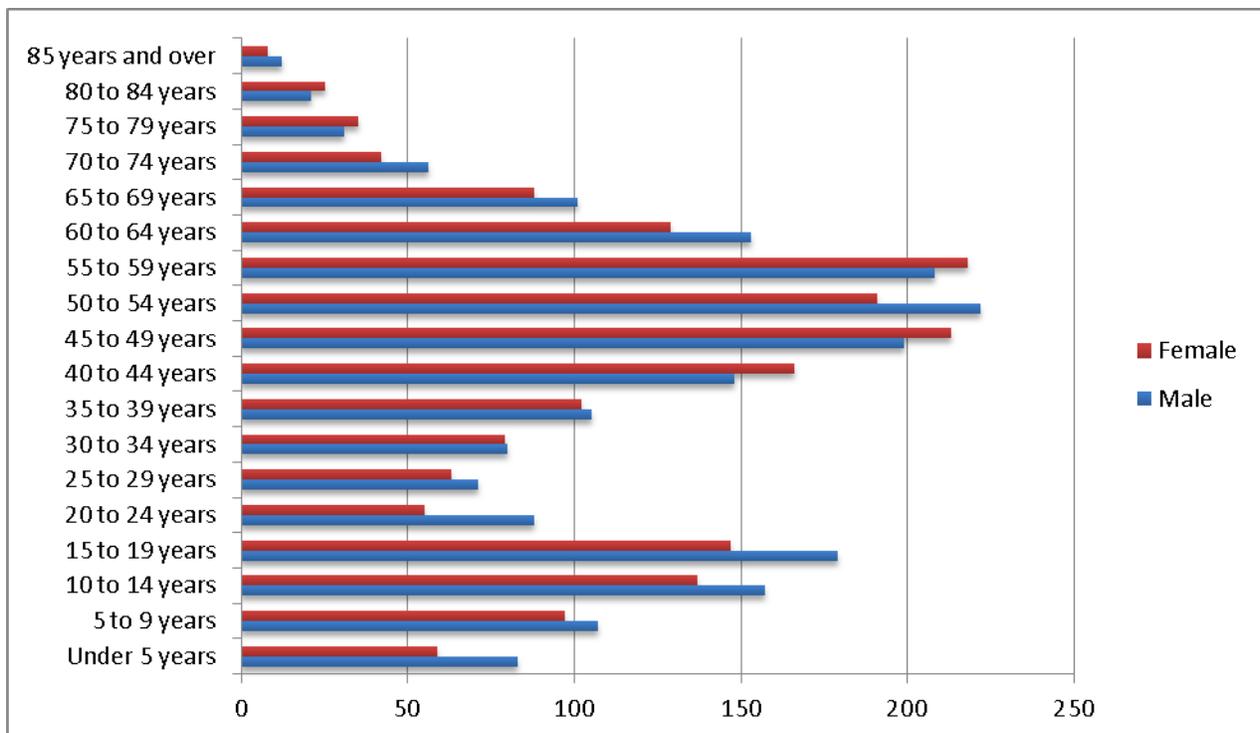
CHAPTER TWO: DEMOGRAPHICS AND PROJECTIONS

This chapter gives an overview of demographic trends to understand changes taking place in the Town of Cottage Grove. It also includes projections of population, households, and employment. In recent years, the Town of Cottage Grove’s population has been stable, its residents have aged, and its average household size has decreased. There are presently a low number of households in child-bearing years. By 2040, the Town is projected to top out at just under 4,000 persons and 1,600 households. These trends influence policies in the Vision and Directions volume of this *Comprehensive Plan*.

POPULATION

The Town’s population in 2010 was 3,875 people. Figure 2-1 shows population by age group. The largest age groups in the Town were residents between 45-49, 50-54, and 55-59 years old. The next largest group is teenagers. The distribution of population across age groups in the Town reflects an older overall population than the County and State, and a low number of Town residents in child-bearing years.

Figure 2-1: Population by Age Group and Gender, Town, 2010



Source: U.S. Census Bureau, 2010

DEMOGRAPHIC TRENDS

Educational attainment in the Town has been increasing each decade. U.S. Census data shows that in 1990, about 80% of residents over age 25 had at least a high school diploma. By the year 2000, approximately 90% of residents over age 25 had at least a high school diploma. The 2013 American Community Survey finds that 97.7% of residents are now high school graduates and higher. Furthermore, more than half (53.2%) of the population aged 18-24 are enrolled in college or graduate school. Clearly, residents are taking advantage of both the educational opportunities in the Madison area.

Figure 2-2 compares the age and sex distribution of the population in 2010 to Dane County and the State of Wisconsin. Trends in age distribution factor into future demand for housing, schools, park and recreational facilities and the provision of social services.

Figure 2-2: Age and Gender Statistics, 2010

	Town	County	State
Median Age	45.2	34.4	38.5
% under 18	22.2%	21.7%	23.6%
% over 65	10.8%	10.3%	13.7%
% female	47.8%	50.5%	50.4%

Source: U.S. Census Bureau 2010

The Town of Cottage Grove's median age is 45.2 years old, several years older than the State and County's median ages. The percentage of the Town's population aged 18 and under was comparable to that of the County and the State. The percentage of the Town's population that was aged 65 and older was slightly lower than that for the State, but similar to Dane County. Combined, these statistics suggest a large Town population of empty-nesters.

Nationwide trends show an aging population. Following this trend, the average age of the Town's population has increased in the past twenty years. Over the past 20 years, the median age in the Town of Cottage Grove rose from 23.3 in 1970, to 38.1 in 2000, and to 45.2 in 2010. With prolonged life expectancy and declining birth rates, the median age will likely continue to rise.

Figure 2-3: Demographic Change, 1970-2010

	1970	1980	1990	2000	2010	1970 to 2010	2000 to 2010
Total Population						Change	
Town of Cottage Grove	1,818	2,952	3,525	3,839	3,875	113.1%	0.93 %
Dane County	290,272	323,545	367,085	426,526	488,073	68.1%	14.4%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,686,986	28.7%	6.0%
Total Households						Change	
Town of Cottage Grove	491	930	1,134	1,338	1,463	198.0%	9.3%
Dane County	88,574	120,601	142,786	173,484	203,750	130.0%	17.4%
Wisconsin	1,414,105	1,652,261	1,822,118	2,084,544	2,279,768	61.2%	9.4%
Average Household Size						Change	
Town of Cottage Grove	3.76	3.28	3.11	2.87	2.65	-29.5%	-7.6%
Dane County	3.09	2.56	2.46	2.37	2.33	-24.6%	-1.7%
Wisconsin	3.2	2.77	2.61	2.5	2.43	-31.7%	-2.8%

Source: U.S. Census Bureau 1970-2010

Though 96% of the Town’s residents identify as white, the Town is becoming somewhat more ethnically and racially diverse. Between 2000 and 2010, Census information shows that more people of color have become Town residents. The number of residents of African and Asian descent nearly doubled in the decade, while Hispanic and American Indian populations increased by one-third.

As shown in Figure 2-4, median household income for residents was significantly higher than either Dane County or the State in 2013. In addition to a higher median income, the Town of Cottage Grove has a larger proportion of those making \$75,000-\$99,999 and those making \$100,000 - \$199,999 per year, and much fewer of those making under \$10,000 than the rest of the County and State. This suggests that there is a dominance of upper middle class residents and a small amount of impoverished households.



Figure 2-4: Household Income Levels, 2013

	Town of Cottage Grove		Dane County	Wisconsin
Income Level	Number	Percentage		
Less than \$10,000	15	1.0	6.2	6
\$10,000 - \$14,999	44	2.9	3.9	5.3
\$15,000 - \$24,999	40	2.6	8.3	11.0
\$25,000 - \$34,999	69	4.6	9.4	10.8
\$35,000 - \$49,999	207	13.7	12.7	14.6
\$50,000 - \$74,999	203	13.4	18.7	19.8
\$75,000 - \$99,999	344	22.8	14.2	13.4
\$100,000 - \$149,000	428	28.3	15.9	12.5
\$150,000 - \$199,999	91	6.0	5.9	3.6
\$200,000 or More	70	4.6	4.7	2.9
Total Households	1,511	100	100	100
Median Household Income		\$83,527	\$53,762	\$52,627

Source: 2009-2013 American Community Survey

PROJECTIONS

Population, and household and employment projections are used to shape the Town of Cottage Grove’s policies and initiatives, included in the Vision and Directions volume.

The Wisconsin Department of Administration (DOA) has made population and household projections for the Town and County through 2040 (see Figures 2-5 and 2-6). DOA projects the Town population to increase by only 30 people by 2030, and then begin to decline by a handful of people per year thereafter. In contrast, DOA projects that Dane County will have the greatest population growth of any Wisconsin county through 2040. Previous DOA projections have been reasonably accurate, slightly over-projecting both the Town’s and County’s 2010 populations.



Figure 2-5: Population Estimates and Projections, 2010-2040

	2010 Census	2014 DOA Estimate	2015 DOA Projection	2020	2025	2030	2035	2040
Town of Cottage Grove	3,875	3,887	3,880	3,935	3,980	4,010	4,000	3,975
Dane County	488,073	502,251	505,410	530,620	555,100	577,300	593,440	606,620

Source: Wisconsin Department of Administration, 2013, 2014

Figure 2-6 provides household projections. With an anticipated decrease in household size, so the number of households will grow faster than population. By 2040, DOA projects the number of households in the Town of Cottage Grove to approach 1,600—137 more households than in 2010. Actual households formed/housing units built in the Town will depend on a number of factors, including market conditions, demographic shifts, senior housing needs, zoning regulations, and attitudes towards growth.

Figure 2-6: Household Projections, 2010-2040

	2010 Census	2014 DOA Estimate	2015 DOA Projection	2020	2025	2030	2035	2040
Town of Cottage Grove	1,463	-	1,492	1,531	1,564	1,590	1,601	1,600
Dane County	203,750	224,248	215,044	228,371	240,920	252,479	261,392	268,335

Source: Wisconsin Department of Administration, 2013, 2014

The Wisconsin Department of Workforce Development (DWD) collects data on non-farm employment, but this is only available on the County level. Figure 2-7 lists 2013 employment statistics by industry for Dane County. Dane County's top employers are in the following industries: Educational Services, Food Services & Drinking Places, Professional & Technical Services, Admin & Support Services, and Hospitals. The lowest paying jobs in the region were in the leisure and hospitality sectors, paying an estimated annual wage of \$14,879, slightly above the national poverty rate threshold for a single individual. The highest paying jobs were in the Information (\$72,887), Financial (\$63,568), and Construction (\$56,665) industries.



Figure 2-7: Employment by Industry in Dane County, 2014

Industry	Annual average	1-year change	Total Annual Payroll	Average Yearly Income Per Worker
Natural Resources	1,743	33	\$69,344,190	\$39,784
Construction	11,398	601	\$645,753,509	\$56,655
Manufacturing	23,287	-206	\$1,278,499,719	\$54,902
Trade, Transportation, Utilities	50,129	639	1,887,771,651	\$37,658
Information	12,067	616	\$879,524,623	\$72,887
Financial Activity	24,934	266	\$1,585,002,384	\$63,568
Professional and Business Services	40,278	2,445	\$2,101,476,276	\$49,451
Education and Health	78,476	778	\$3,852,576,276	\$43,781
Leisure and Hospitality	28,526	638	\$424,447,311	\$14,879
Other Services	11,035	-75	\$369,237,798	\$33,461
Public Administration	23,209	-67	\$1,219,743,135	\$52,555

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Training, Quarterly Census Employment and Wages, June 2013

The State Department of Workforce Development has prepared 10-year employment projections for the South Central Workforce Development Area, a six county area comprised of Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties. The projected increases reflect a workforce necessary to provide day-to-day services for a growing and aging population and continue to support current trends of growth in the area's existing industries. The largest anticipated increases in employment are in the Healthcare Support Occupations, Food Preparation and Serving Related Occupations, and Healthcare Practitioners and Technical Occupations.

Figure 2-8: Projected Employment for the South-Central Workforce Development Area

Occupation	2010 Annual Employment	2020 Projected Employment	Increase
Office and Administrative Support Occupations	69,275	74,883	8.1%
Production Occupations	34,076	36,179	6.2%
Sales and Related Occupations	44,164	47,745	8.1%
Food Preparation and Serving Related Occupations	37,249	44,297	18.9%
Transportation and Material Moving Occupations	26,189	29,117	11.2%
Healthcare Practitioners and Technical Occupations	24,977	29,626	18.6%
Education, Training, and Library Occupations	28,968	30,420	5.0%
Business and Financial Operations Occupations	27,728	31,704	14.3%
Installation, Maintenance, and Repair Occupations	15,169	17,065	12.5%
Healthcare Support Occupations	14,401	17,719	23.0%

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, Oct 2013



CHAPTER THREE: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

Chapter Three provides background information on agricultural, natural and cultural resources in the Town of Cottage Grove. Cottage Grove is dominated by agricultural lands, glacial features (particularly wooded drumlins and wetlands), and soils underlain by sand and gravel deposits. These three elements provide the physical, social, and economic background that reflects the beginnings of the Town and much of its remaining character. This chapter helps guide the goals, objectives, policies, and recommended programs outlined in the Vision and Directions volume.

AGRICULTURAL RESOURCE INVENTORY AND BACKGROUND

The heritage of the Town is centered on farming. Farming is also a way of life for many Town residents. The agricultural landscape enhances Cottage Grove's rural character. Many land use policies in the Town are designed to protect farmland; understanding who its farmers are and the economic reality they face is important for a successful farmland preservation program.

Character of Farming

Agriculture within the Town is a dominant feature of the landscape and within the local economy. The Census of Agriculture was last conducted in 2012. This assessment provides a county-wide assessment of agricultural trends. The Census of Agriculture is conducted every five years with records reaching back to the 1960s. In 2012, the average acreage of a farm in Dane County was 183 acres, a 14% increase in size from 2007. The Census also reported 2,749 farm operators in 2012, a 17% decrease from 2007. The trend toward larger farms and fewer operators continues. Dane County led the State in the market value of agricultural products sold, with an average of \$171,533 of products sold per farm, a 21% increase from 2007. Dane County leads the State in the amount of acres planted in corn for grain, is second statewide for soybeans, and third for corn grown for silage. Farming-related expenses per farm average about \$145,698, up 43% from 2007. Given that the average size of a farm has increased, an increase in both market value of agricultural products and production costs stands to reason. The average farm receives \$7,031 in government subsidies, which has risen 29% in the County since the 2007. Once totaled, the average net cash farm income earned by the average Dane County farmer was \$40,580, down from 2007 average by almost 16%.

Between 2007 and 2012, the number of farms, the number of acres in farmland, and the number of acres in cropland declined, continuing a decades-long trend. Given the economics of farming, an increasing number of farm operators must rely on income earned off the farm to help keep the farming operation viable. 53% of farm operators have off-farm employment that supplements their agricultural endeavors. Farming is also an aging occupation. In 2012, the average age of farm operators was 57.7, and increase of from 53.1 years in 1997, fifteen years earlier, and 12.5 years older than the median age in the Town observed in 2010. Fewer young people are entering farming, suggesting that the Town will continue to witness the trend of larger farms and a potential conversion of farmlands to non-farm uses.



Soil Suitability for Agriculture

The Natural Resources Conservation Service (NRCS) groups soils based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. These capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity; capacity to hold moisture; potential for erosion; depth, texture, and structure; as well as local climatic limitations (e.g., temperature and rainfall). Under this system of classification, soils are separated into eight classes or groups. The locations of soil groups I, II, III, and IV-VIII are indicated on Map 2.

The majority of the Town is underlain by group I and II soils. These soils are the best suited for the cultivation of crops. Group I soils have few limitations that restrict their use for cropland. These soils can sustain a wide variety of plants and are well suited for cultivated crops, pasture plants, range lands, and woodlands. Group II soils have moderate limitations that restrict the types of plants that can be grown or that require simple conservation practices or soil management techniques to prevent deterioration over time. However, these practices are generally easy to apply, and, therefore, these soils are still able to sustain cultivated crops, pasture plants, range lands, and woodlands.

Group III soils in the Town often coincide with lower and wetter areas. Soils in Group III have limitations that, under natural circumstances, restrict the types of plants that can be grown, and/or that alter the timing of planting, tillage, and harvesting. However, with the application and careful management of special conservation practices, these soils may still be used for cultivated crops, pasture plants, woodlands, and range lands.

Soils in capability groups IV through VIII present increasingly severe limitations to the cultivation of crops. Soils in groups VI through VIII generally have limitations that entirely preclude their use for commercial plant production.



Map 2: Soil Suitability for Agriculture



NATURAL RESOURCE INVENTORY

The Town of Cottage Grove's natural resources allow its residents to make their living, provide opportunities for recreation, and limit and direct future development. Understanding its natural resource base will help the Town to mitigate known environmental issues and prevent mismanagement of its natural resource base, preventing costly and difficult problems down the road.

Landforms and Topography

The surface geology and landforms in the region (and much of Wisconsin) were formed by the continental ice sheets that advanced and retreated from the region several times during the period of time known as the Pleistocene Epoch. Glaciated deposits are grouped into two categories depending on how the materials were moved. If the materials were transported by moving water, the resulting deposits are referred to as outwash deposits and are characterized by well-sorted materials and stratified layers. If the ice sheets physically moved or carried the materials, the deposits are unsorted and unstratified and are known as till deposits.

Glacial landforms in the Town of Cottage Grove are varied and widely dispersed. Drumlins oriented northeast to southwest are most prominent. Drumlins are small, uniform hills formed by glacial ice acting on underlying unconsolidated till or ground moraine, and are visible on Map 3 in the form of steep slopes.

Geology

The bedrock underlying the Town of Cottage Grove primarily consists of sandstone and limestone. Beneath these sedimentary rocks is the crystalline rock, which is impermeable to water. Rhyolite, granite and basalt are common components.

The Pleistocene deposits generally cover the bedrock throughout the region in varying depths up to 400 feet. However, bedrock is near the surface in the southwest portion of the Town generally south of U.S. Highway 12/18. Isolated bedrock outcroppings are also located around Coyt Drive, near Jargo Road, Hope Road, and near the north end of the Village of Cottage Grove.

Metallic and Non-Metallic Resources

Much of the Town of Cottage Grove is underlain by sand and gravel. Map 2 indicates areas of potential sand deposits, based on NRCS data. Although most of the commercial sources of sand and gravel are generally associated with outwash deposits, small, isolated pockets of sand and gravel can be found. The most promising hard rock resources are in the southern part of the Town.



Three active quarry sites renewed County permits for sand and gravel extraction activities in 2012 (see Map 4 under “Mineral Extraction”). Page: 17

Only one of the active quarries has a conditional use permit from the County – the “Skaar Pit” at the corner of Hwy N and US Hwy 12 & 18, operated by R.G. Huston Company. Their current Conditional Use Permit with the County was just renewed in February of 2015 and is good for another 10 years. The “Hellickson” pit at 2772 US Hwy 12 & 18, operated by Wade Cattell/Rocky Rights LLC is a non-conforming site which does not require a CUP from the County. There is CUP for a concrete batch plant at the same location, which was approved in July of 2011 and is good for 25 years, subject to review by the Town every 5 years. The “Gaston Quarry” at the corner of Gaston Road and Hwy N, operated by R.G. Huston Company, is also a non-conforming site. The Town has an ordinance regulating non-metallic mining that requires annual renewal of non-metallic mining permits.

The former “Nora Pit” off of Nora Road was operated by R.G. Huston Company from 1997 to 2009, and has been reclaimed as farmland.

There are no metallic mineral deposits of economic value in or near the Town of Cottage Grove and no exploration has occurred.

Soil Types of Suitability for Development

Three predominant soil associations exist in the Town of Cottage Grove, as described in detail by a USDA soil survey of Dane County issued in 1978. Both soil associations feature landforms created by glacial activity in the Pleistocene (ice age) Epoch. Soil deposits tell the story of glacial activity here. Drumlins and moraines were formed thousands of years ago by the freezing and thawing of continental sheets of ice that dominated what is now Wisconsin.

The “Dodge – St. Charles – McHenry” soil association consists of deep silt loams (sand, silt and clay) that are generally well drained. It is a mostly sloping landscape with some areas of flat benches and depressions. Characterized on the surface by glacial drumlins, these mounds indicate the direction of the receding glacier.

The “Plano – Ringwood – Griswold” soil association is made up of gently sloping uplands, deep silt loams, draining in an irregular but south-westerly direction.

In addition, stream corridors in the Town are characterized by the “Batavia – Houghton – Dresden” soil association, which contains a mixture of silt loam and poorly drained muck soils that are underlain by silt, sand and gravel.

Some soils within the Town pose limitations for development. Problems that limit development include slumping, poor drainage, erosion, steep slopes and high water tables. Hydric soils—those soils formed under wet conditions even if not technically wetland today—can be especially challenging for building. Hydric soils are shown in a beige color on Map 3.

Groundwater

Groundwater in Dane County is contained in four geologically distinct aquifers. The lowest aquifer is composed primarily of sandstone and is the most productive aquifer. Aquifers closer to the surface tend to yield lesser amounts of water. Adequate supplies of groundwater for domestic, commercial and agricultural uses are available.



Groundwater is plentiful throughout the Town. Although the groundwater quality is generally good it is susceptible to contamination from various point sources and non-point sources located within the Town of Cottage Grove and in the surrounding area. In 1987, the Wisconsin Geological and Natural History Survey published a map of the State showing groundwater susceptibility, or the ease with which a contaminant can enter the groundwater, based on five features: depth to bedrock, bedrock type, depth to water table, soil characteristics, and surficial deposits. Although the map is not intended for site-specific use, it indicates that the region as a whole is quite susceptible.

Groundwater contamination from the nearby chemical plant, now owned by the Hydrite Chemical Company, prompted the Town to engage in a class-action lawsuit, finalized in 2004. The Town won their case, and as a result, the Hydrite Chemical Company was made to provide monetary compensation to replace contaminated well sites, as well as building a barrier control system to prevent contamination from happening in the future. This lawsuit also led to the Town receiving compensation for contamination, which was set aside in a separate account that acts solely as a fund for activities that directly stem from the damages created by contamination. The Town continues to closely monitor groundwater near this site.

The Department of Natural Resources (WisDNR) maintains a database containing well information for many public and private wells in the State. There are a number of wells in the Town with elevated levels of nitrates and volatile organic compounds. Nitrates can commonly enter the groundwater from individual septic systems and from standard farming practices. The Town of Cottage Grove is located in an atrazine prohibition area as delineated by the Wisconsin Department of Agriculture. Atrazine is a chemical used to grow corn and is found in groundwater in the region. Still, no wells in the Town are known to contain atrazine.

Surface Water

The Town of Cottage Grove is located in the Rock-Fox River Basin on a drainage divide between the Yahara River and Upper Koshkonong Creek watersheds.

Surface waters and drainageways are depicted on Map 3.

The principal streams are Koshkonong Creek to the east and Door Creek to the west. Koshkonong Creek is classified as a warm-water sport fishery, while Door Creek and Little Door Creek are classified as forage fisheries. Over the years, significant portions of each of these creeks have been straightened to help drain the soil primarily for agricultural purposes. Numerous drainage ditches also empty into the unaltered reaches. The straightening and ditching has negatively affected water quality conditions and fish habitat.

Aside from two small ponds south of the Village, there are no significant open water bodies. Perennial and intermittent streams and drainage ditches drain much of the Town.

Wetlands

All known wetland areas over five acres have been identified and mapped by WisDNR through its Wisconsin Wetlands Inventory, which was used to create the wetland layer on Map 3. These are general representations of wetlands, and do not reflect all wetlands within the Town. Most of the significant wetlands in the Town are associated with Door and Koshkonong Creeks and their tributaries. Building development and filling within wetlands is generally restricted.



Floodplains

The Federal Emergency Management Agency (FEMA) designates regional floodplain areas in the State. These are areas predicted to be inundated with flood waters in the 100-year storm event (e.g., a storm that has a 1% chance of happening in any given year). The State requires County, city, and village regulation of development in floodplains. Map 3 shows the boundaries of mapped floodplains in the Town of Cottage Grove, which are extensive around the Door and Koshkonong Creeks. The National Flood Insurance Program maps, produced by the FEMA, should be referenced for official delineation and elevations of floodplain boundaries. Development is strongly discouraged in floodplains to property damage.

Map 3: Natural Resources and Building Limitations



Woodlands

Agricultural fields and wood lots of varying sizes characterize the landscape in the Town. Map 3 shows scattered areas of woodlands in solid green.

Steep Slopes

Areas of steep slopes, greater than 20% grade, are found in a distinctive pattern throughout the Town of Cottage Grove as shown in red on Map 3. The northwest corner of Town is the exception, where the land is more consistently flat. Glacial drumlins are the dominant feature forming the steeply sloped areas, and they are consistently in a northeast-southwest direction.

Rare Species Occurrence and Protected Areas

Based on information contained in Wisconsin's Natural Heritage Inventory there are two threatened or extremely rare species within the Town (see Figure 3-1). There are no protected ecological landscapes within the Town. Protecting natural resource such as these will continue to provide habitat and the likelihood of survival for these species.

Figure 3-1: Rare and Threatened Species in Town of Cottage Grove

Scientific name	Common Name	State Status	Group Name
<i>Eptesicus fuscus</i>	Big Brown Bat	Threatened	Mammal
<i>Agastache nepetoides</i>	Giant Yellow Hyssop	Species of Concern	Plant

Source: Wisconsin Department of Natural Resources

Vegetation

Pre-settlement vegetation consisted primarily of prairies and oak savannas characterized by open grasslands with scattered bur and white oaks. Frequent wildfires kept intolerant trees and shrubs from gaining a foothold, thus sustaining largely a prairie environment. To a lesser extent, sedge meadows existed in the wetter parts of the prairie region.

Since European settlement, fires have largely been controlled resulting in a change in vegetation and many of the prairies have been converted to agricultural uses. Many of the areas not used for agricultural purposes have developed into dense, closed forest ecosystems. On dryer hillsides, forests of white, red and black oak dominate, while mesic forests of sugar maple, basswood and elm are common on wetter sites.

HISTORIC RESOURCES

The Cottage Grove Area Historical Society is an active group that maintains and encourages the preservation of the history and culture of the area for both the Village and Town of Cottage Grove. The headquarters is located in the historic Flynn Hall building, which served as an early Town and Village Hall. The Historical Society maintains historic documents for the area, writes a regular newsletter, and holds monthly meetings.

Cottage Grove Township was surveyed in 1834. It became a separate governmental township in 1849. It was originally settled by Yankees, Pennsylvania Dutch, Scottish-Irish, Irish, Norwegians and Germans. A settlement grew up around Beecher stage coach tavern at a junction of two main roads. Farming went from wheat to dairy to the cash crops seen today. Housing developments were first permitted in large numbers by around 1970. Farmland preservation efforts, beginning in the early 1980s, limited development in the Town.

The Village of Cottage Grove was created when the railroad went through in 1881. This was a shipping center for farm goods until the advent of semi-trucks. The railroad tracks east of the Village have become the Glacial Drumlin bike trail. The Village was incorporated in 1924.

There are no historic sites in the Town of Cottage Grove that are listed on the National Register of Historic Places. According to the State Historical Society's Architecture & History Inventory (AHI), there are many structures with some historical significance. Some of these are located along U.S. Highway 12/18 and were identified during the road improvement project. This inventory was last updated in 2012 and can be found within the WisDOT U.S. 12 Corridor Study, completed in September 2014.

The Town has no program or incentive for maintenance of historic buildings.

ARCHAEOLOGICAL RESOURCES

Based on archaeological evidence so far discovered, the first inhabitants to what is now Wisconsin arrived over 10,000 years ago when the continental glaciers retreated northward. Unfortunately, much of the evidence from pre-history has been lost with increased urbanization and land alteration. Isolated prehistoric sites such as temporary or permanent settlements or extractive sites have been identified throughout the State.

People living during the Woodland Period often built burial mounds. Although single mounds have been found, most occurred in groups, in some cases with 30 or more in one location. The Town is located in an area of the State where Indian mounds are most common.

No systematic archaeological survey has been conducted in or around the Town of Cottage Grove. Based on a review of records maintained by the State Historical Society, there are a number of known sites of archaeological significance. These sites include cemeteries/burial sites, effigy mounds, and campsites/villages. The National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archaeological sites on or eligible for listing on the National Register of Historic Places. Archaeological sites can be protected during the course of State agency



activities if the sites have been recorded with the Office of the State Archaeologist. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Consultation is required for many archeological and burial sites and at a minimum is requested by the State Historical Society for any of the other sites. Cemeteries and some burial sites have also been identified by field survey and the ASI database.

The Town has no program or incentive for maintenance of sites of architectural significance.



CHAPTER FOUR: ECONOMIC DEVELOPMENT

The condition of the local economy directly influences local growth and development, and therefore is a central element of planning for a community's future. The Town's internal economy is driven largely by agriculture today, with mineral extraction and other small enterprises scattered throughout the Town. Most Town residents work elsewhere in the Madison area. The Town has some strengths for attracting future non-farm economic development, including its good transportation access.

ECONOMIC DEVELOPMENT FOCUS

Agriculture is a significant part of the local economy and employment. Many of the Town's preferred types of businesses relate to agricultural production, processing, research, and support services. These are seen as very compatible with the Town's rural character and its desire to maintain the agricultural base. Other types of businesses may provide support services and products for residents of the Town. These types of businesses are not suitable in all locations given the public utilities and services they often require.

Commercial uses of a generally rural purpose (septic services, farm produce, landscaping, plant nursery, etc.) are distributed in small parcels, typically located at road intersections. Industrial uses are almost nonexistent, but there are a couple of storage enterprises located on the west side of Town.

STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT

The Town's strengths for economic development relate to its location—along major highways, and close to the City of Madison, the State capital, and the University of Wisconsin. The Town is able to exemplify rural values, while taking advantage of the metropolitan area's transportation network, education system, workforce reliability, and social environment. The abundance of prime farmland is a strength supporting agricultural businesses.

The Town's weaknesses for economic development relate to a wide range of issues, some of which are unique to the Town of Cottage Grove and others common to many towns in the region. New, non-farm businesses may be reluctant to locate in the Town because a lack of public water and sewer, a modest and low-density local population, competition with nearby urban communities, zoning restrictions, and lack of development incentives such as tax incremental financing.



CHAPTER FIVE: LAND USE

This chapter contains a compilation of background information about land use within the Town of Cottage Grove. The chapter includes a map that shows existing land uses and provides other related land use data and analysis. The Town's existing land use pattern is largely agricultural, though it also contains areas of non-farm development including rural residential subdivisions located near the Village of Cottage Grove.

EXISTING LAND USE

An accurate depiction of the Town's existing land use pattern is the first step in planning for a desired future land use pattern. As presented in Map 4 and Figure 5-1, a vast majority of the Town of Cottage Grove remains in open space uses—cropland, pasture, and woodlands.

Clusters of non-farm residential development occur within historic crossroads communities, along County highways, or in newer subdivisions. Larger subdivisions are located in the northwest corner of the Town, due east of the Village along CTH BB, and south of the Village west of CTH N.

Non-farm commercial and industrial uses are few in the Town. These are located directly south of the Village, near the USH 12/18 and CTH N interchange, and near the Town's southwest corner and City of Madison along CTH AB and USH 12/18.

Figure 5-1: Existing Land Use in the Town of Cottage Grove, 2010

Land Use Category	Acres
Agriculture	11,121
Woodlands	1,588
Other Open Land	4,642
Recreation	215
Residential	1,466
Commercial	91
Industrial	9
Institutional/Governmental	47
Mineral Extraction	121
Transportation, Communications and Utilities	1,078
Water	259
Total	20,637
<i>Source: Capital Area Regional Planning Commission</i>	

Map 4: Existing Land Use



Land Development Trends

From 2001 to 2014, there were a total of 127 new parcels created in the Town of Cottage Grove, or about nine per year. All of these lots were created through certified survey maps, and all were intended for single-family residences. During the same period of time, 56 building permits were issued for new houses, an average of four per year. Therefore, over this period new lots were created at almost twice the rate that new houses were built.

CARPC suggests through its land use inventories that the acreage in the Town devoted to commercial uses increased by 57.9 acres between 2005 and 2010. This is a reversal of trends from prior five year periods.

Existing and Potential Land Use Conflicts

Given the rural character of the Town of Cottage Grove and sizable residential population, there is a potential for a range of conflicts. First, the dust, noise, and traffic of mineral extraction operations can negatively affect residential uses if situated too closely. Second, more intensive agricultural operations can also conflict with nearby residential uses and neighborhoods. Activities that make up the day-to-day operation of a farm—slow farm machinery on roads, farm odors associated with the stockpiling and spreading of manure, livestock noise—are sometimes considered nuisances by new, non-farming neighbors. Third, commercial and residential developments that are not in keeping with the Town’s rural form (e.g., geographic context; building scale, design, and materials; landscape features) can negatively impact the Town of Cottage Grove’s visual character and also residents’ quality of life.

There are a number of potential conflicts between the development vision, plans, and actions of the Village of Cottage Grove and those of the Town near the shared municipal boundary. Past annexations of land from the Town to the Village have resulted in conflict and concern. The Village’s 2014 comprehensive plan update calls for publicly-sewered neighborhood development extending west of the Village to Vilas Road and east to Kennedy Road to the east of the Village. That same plan advises future mixed use development to the intersection of Coffeytown Road and CTH N, south of the Village. The presumption is that these planned developments would follow annexation of the land to the Village.

“Smart Growth” Development and Redevelopment Areas

The Town of Cottage Grove must maintain a careful balance between the rural setting its residents value and the pressure for housing demand experienced by its proximity to urban areas. The Town, through its plans, has identified certain areas within which it intends to accommodate most of that housing demand. The Town has indicated an interest in limiting development in other areas, and even shifting development rights away from those areas. This system is described more completely in the Vision and Directions volume of this *Comprehensive Plan*.

As a rural town, Cottage Grove has limited areas that have been identified and are appropriate for redevelopment. The most obvious areas are the extraction sites in the Town. These areas are subject to County-approved reclamation plans.

In general, the Town has identified its planned neighborhood areas (and use of transferred development rights to develop within them) and its limited redevelopment sites as “smart growth” development areas, as required by Wisconsin Statute.



PROJECTED LAND USE DEMAND AND SUPPLY

Per requirements under §66.1001, Wisconsin Statutes, this *Plan* includes projected demand over the 20-year planning period for residential, commercial, industrial, and agricultural land uses. Projected demand is then compared to the potential supply of land to accommodate such demand, as presented in the Land Use chapter of the Vision and Directions volume of the *Plan*.

Projected rural residential land use demand is presented in Figure 5-2 in five-year increments. In the preparation of this figure, the Town’s consultant assumed that each new dwelling unit would occupy an average of a 1 ½ acre lot.

Figure 5-2: Projected Rural Residential Demand, Town of Cottage Grove

	From 2015 to...				
	2020	2025	2030	2035	2040
Additional Dwelling Units	28	56	84	112	140
Acres Required for Additional Dwelling Units	42	84	126	168	210

Source: MDRoffers Consulting

This does not include residential development demand in the Cottage Grove area that will be served by public sanitary sewer and water facilities, which could far exceed the demand for rural residences/acreage in Figure 5-2.

Future development allowed under the Future Land Use map and associated policies in the Vision and Directions volume of this *Plan* provide enough capacity for the expected rural residential land use demand over the next 20+ years. The Town desires that much of this projected residential land use demand be accommodated through new houses built in the “Neighborhood Development Area” future land use category on that map.

The Town’s consultant projects a commercial land use demand of up to 50 acres per each five year period through 2040, or a total of about 250 acres by 2040. This projection is based on recent trends in the Town, the Town’s desire for some commercial development, the large land area needs of most rural commercial uses, and some attractive lands for non-residential development particularly near the Highway 12/18 and CTH N interchange. No intensive industrial (e.g., manufacturing) development demand is forecast for lands that will remain in the Town, given the public utilities these uses generally require.

Assuming that perhaps three-quarters of the projected demand for rural residential and commercial uses will occur on current agricultural land, the Town can expect that there will be approximately 350 fewer acres in agricultural use by 2040. This does not account for agricultural conversions that may result from annexation and commercial development, or for possible land owner preferences to discontinue farming.



CHAPTER SIX: TRANSPORTATION

This chapter provides an inventory of the existing transportation system within the Town. As a rural community, this focuses on roads. The Town is well served by its highway network, including Interstate 94 at its north edge, Interstate 39-90 just to its west, U.S. Highway 12-18 near its southern border (and including the Highway 12-18/N interchange), CTH N (Main Street), and CTH BB (Cottage Grove Road). The Town is also affected by the plans of State, County, regional, and local agencies as they affect these highways in particular. Noteworthy are State plans for access consolidation along Highway 12-18 and Village plans for something of an easterly bypass for CTH N, called the Koshkonong Creek Parkway.

EXISTING TRANSPORTATION NETWORK

Roadway Functional Classifications

Roadways serve two competing functions: access to individual properties and traffic mobility. As the number of property accesses increases along a route, traffic flow and capacity decreases. To help plan for future traffic conditions and access control, it is useful to categorize roads based on their primary function. Upgrades to higher classified roadways are also generally eligible for state and federal funding support.

A “principal arterial” is a highway that has significant traffic capacity and serves interstate and interregional trips, usually with no direct access for abutting land uses. Per the Madison Area Transportation Planning Board, Interstate 94, U.S. Highway 12/18, and the segment of CTH N. within the Village of Cottage Grove are classified as principal arterials.

A “minor arterial” is a highway or roadway that serves longer intra-urban trips and traffic traveling through the urban area and has limited to no direct access for abutting land uses. The segment of CTH N south of the Village, the segment of CTH BB west of CTH N, and CTH AB are classified as minor arterials.

A “collector” is a public street or highway that collects and distributes internal traffic within an area, such as within a residential neighborhood, providing access between local and arterial streets and limited access for abutting land uses. Collector streets in the Town of Cottage Grove include: the segment of CTH BB east of CTH N Gaston Road, and Vilas Road.

A “local street” is a street designed to provide access to abutting land uses and leading into a collector street or into an arterial street, but generally not designed to carry through traffic. All other public roadways in the Town are classified as local streets.

Roadway Traffic Volumes

As part of a statewide system, the Wisconsin Department of Transportation (WisDOT) monitors traffic volumes at selected locations on three-year cycles. Figure 6-1 shows the counts of major roads in or near the Town of Cottage Grove. With the exception of the Interstate, traffic on U.S. Highway 12/18 is the highest, followed by CTH BB.



Figure 6-1: Average Daily Traffic Counts in the Town of Cottage Grove

Road Name	Road Segment	Average Daily Traffic (ADT)	
		2012	2009
USH 12/18 On-Ramp	East	760	700
USH 12/18 Off-Ramp	East	1,900	1,900
USH 12/18 On-Ramp	West	1,800	1,700
USH 12/18 Off-Ramp	West	730	660
USH 12/18	East of CTH N	13,300	10,050
USH 12/18	West of CTH N	15,000	14,200
CTH N	USH 12/18 to Town line	4,800	4,600
CTH N	USH 12/18 to CTH BB	5,100	5,300
Vilas Road	Between Clark St and Coffeytown Rd	1,200	-
Vilas Road	Between Clark St and CTH BB	1,800	-
Vilas Road	North of CTH BB	1,000	-
CTH BB	Between CTH N and Vilas Rd	7,600	10,500
CTH BB	West of Vilas Rd	8,000	-

Source: Wisconsin Department of Transportation, 2012

Rustic Roads

Nora Road in the Town of Cottage Grove, from CTH N to USH 12/18, is designated as a Rustic Road. The Wisconsin Rustic Roads program help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads. Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. These routes provide bikers, hikers, and motorists an opportunity to leisurely travel through some of Wisconsin's scenic countryside. As a Rustic Road, Nora Road remains under Town control. There is some expectation but no requirement for land use controls to keep the roadway corridor rural.

Airports

There are two airports near the Town of Cottage Grove. Blackhawk Airfield is a private airfield located in the Village of Cottage Grove between Interstate 94 and CTH BB off of Kennedy Road. It is open to public use and is part of the State Airport System. The asphalt runway is 2,450 feet long and accommodates most classes of general aviation aircraft. The airfield has a number of private hangars. Dane County Regional Airport is the closest airport with full commercial service and general aviation facilities. Numerous national and regional passenger carriers serve the airport with connections to major hub and destination airports. Air express and freight services are also available.



Rail

There are a number of freight railroads operating in the region. Wisconsin & Southern Railroad Company operates a line between the Village of Cottage Grove and Madison that connects into a number of other routes. Rail traffic has increased in recent years due to the increased shipping of Landmark Services Cooperative and Hydrite Chemical Company. Amtrak provides passenger service between Minneapolis - St. Paul and Milwaukee and points beyond. The two closest Amtrak Stations are located in Columbus and Portage.

Bicycles and Pedestrian Facilities

The Glacial Drumlin State Trail is located in the Town of Cottage Grove and is part of a statewide network of trails being developed by the Department of Natural Resources and other collaborators. The trailhead is located in the Village and the trail extends east into Waukesha County. This trail accommodates a wide range of activities including biking, hiking, pleasure walking and snowmobile use. Plans to link the trailhead in Cottage Grove to the Capital City Trail in the City of Madison are described in the review of State and regional transportation plans below.

Besides this trail, there are no other designated sidewalks or pedestrian trails within the Town of Cottage Grove. Traffic volumes and road widths on many of the Town of Cottage Grove's streets allow bicycle traffic. However, as traffic volumes continue to climb, opportunities for bicycle use may decrease, especially for families with children.

Transit and Specialized Transportation Services

The Town of Cottage Grove is not served by public transit. The Retired Senior Volunteer Program (RSVP) offers transportation service for older adults for personal and medical needs. In addition, the Dane County Department of Human Services administers a transportation program to provide nutrition, shopping, and adult day care group trips for seniors and people with disabilities. These are described in the review of State and regional transportation plans below.

Trucking and Water Transportation

Trucking occurs along arterial and collector roadways within the Town. There is no water transportation in or serving the Town.

REVIEW OF STATE AND REGIONAL TRANSPORTATION PLANS

This section reviews regional, county, and State transportation plans and studies relevant to Cottage Grove. WisDOT's Southwest Region office is primarily responsible for Interstate, U.S., and State highways in Cottage Grove. Lands west of CTH N and approximately 1 ½ miles east of the Village are within the jurisdiction of the Madison Area Transportation Planning Board, a metropolitan planning organization. Except where otherwise indicated below, there are no known conflicts between the policies and recommendations set forth in this *Comprehensive Plan* and those of these regional, county, and State transportation plans.



2035 Regional Transportation Plan Update

This is an update of previous plan done by the Madison Area Transportation Planning Board, which was approved in 2006. The Regional Transportation Plan is a multimodal system plan that provides the overall framework for transportation planning and investment decision making in the future. It identifies transportation projects and strategies or action to be implemented. The Plan is further refined and detailed through area or corridor studies, mode-specific plans such the bicycle transportation plan and transit development plan, and other short- to mid-range planning efforts such as a new congestion management process.

Transportation Improvement Plan 2015-2019

Each year, the Madison Area Transportation Planning Board provides a Transportation Improvement Plan, outlining priority transportation projects for the next five-year period. In its 2015-2019 update, plans affected the Town of Cottage Grove include the construction of a section of the Capital City Trail to extend east to connect with the Glacial Drumlin Trail. Other plans affecting the Town include a study for a possible freeway conversion of USH 12-18 from I-39/90 to CTH N. The study process for this project is projected to start in 2019.

Connections 2030: Long-Range Multimodal Transportation Plan

Connections 2030, adopted by WisDOT in 2013, begins with a vision to create and maintain “an integrated multimodal transportation system that maximizes the safe and efficient movement of people and products throughout the state.” The plan includes recommendations for highways, rail, air, port, and bike and pedestrian movement. The plan identifies trends and challenges, including aging transportation infrastructure, increased use, and declining revenues. The plan positions relatively general recommendations around seven themes: preserve and maintain Wisconsin’s transportation system, promote transportation safety, foster Wisconsin’s economic growth, provide mobility and transportation choice, promote transportation efficiencies, preserve Wisconsin’s quality of life, and promote transportation security.

Transportation plans affecting the Town of Cottage Grove outlined in *Connections 2030* include an updated corridor study of USH 12, which has been completed and is described later in this section. The Connections 2030 plan is available at: <http://www.dot.wisconsin.gov/projects/state/2030-background.htm>.

Coordinated Public Services - Human Services Transportation Plan

This 2013 report of the Madison Area Transportation Planning Board provides resources for rural Dane County residents who may be unable to arrange their own transportation. The report lists several programs with targeted audiences, many of whom could be Town of Cottage Grove residents. The Rural Senior Group Transportation Service (RSG), Rural Access Program for Persons with Disabilities, RideLine Service, Specialized Transportation Services (STS), and Retired & Senior Volunteer Program (RSVP) Driver Escort Service are all daily transportation services that could be utilized by otherwise homebound Town residents.



Transport 2020

Transport 2020 is a planning project undertaken by the WisDOT, the City of Madison, and Dane County. The project focuses on transportation within and between Monona, Middleton, Madison, and Sun Prairie. The study includes highway alternatives such as advanced technologies to improve highway operations and highway widening options, rapid transit alternatives, and rail alternatives. Obviously, the selected alternatives will affect transportation within the Town of Cottage Grove.

Bicycle Transportation Plan for the Madison Urban Area and Dane County

The Madison Area Transportation Board will complete this plan by 2015, which is an update to a previous plan of the same name. The new plan's primary goals involve increasing usability of the area's existing system and reducing accidents.

Wisconsin Bicycle Transportation Plan 2020

The Wisconsin Bicycle Transportation Plan 2020 presents a blueprint for improving conditions for bicycling, clarifies the WisDOT's role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. The plan map shows existing state trails and future "priority corridors and key linkages" for bicycling along the highway system. In an effort to promote bicycling between communities, the plan analyzed the condition of all county trunk and state trunk highways in the state and produced maps showing the suitability of these roads for bicycle traffic. Suitability criteria were based primarily on road width and traffic volumes with secondary consideration given to pavement condition, passing opportunities and percent and volume of truck traffic.

Wisconsin State Airport System Plan 2030

The Wisconsin State Airport System Plan – 2030 has a 20-year planning horizon and provides a framework for the preservation and enhancement of public-use airports that are part of the State Airport System. Based on coverage of existing airports and anticipated demand, the plan recommends that no new airports be brought into the system and that no existing airport be eliminated.

USH 12 Corridor Study

WisDOT's USH 12 Corridor Study, completed in September 2014, seeks to lessen traffic incidents and improve safety along Highway 12-18. Recommendations for the highway within the Town of Cottage Grove include consolidation and relocation of access in areas where driveways with direct access to the highway create dangerous patterns of slow moving vehicles. Additionally, the North Star Road intersection does not meet current intersection design standards; the Study advises that it be improved to the current standard for a Type B1 intersection when safety warrants are met. There are no plans for additional interchanges within the Town.

Koshkonong Creek Parkway

The Koshkonong Creek Parkway is a project identified within the Village of Cottage Grove's comprehensive plan. Specifically, the plan suggests that "the Village should work with the Capital Area Regional Planning Commission (CARPC) and other nearby jurisdictions to plan and officially map a north-south bypass route for long-range regional traffic around the Village to the east of Sun Prairie. As more development occurs in Cottage Grove's peripheral area, opportunities to preserve such routes



are disappearing. This route should tie back to CTH N south of the current Village limits and north of the USH 12 interchange. In the long-term, this route should extend north to use a grade-separated crossing of I-94 at Ridge Road east of the CTH N interchange. Ultimately this route should extend to connect with USH 151 northeast of Sun Prairie at CTH VV.” At time of writing, this intergovernmental communication and coordination had yet to occur, and the project does not appear to be a priority of the Village’s. The Town intends to monitor development of this Village initiative closely, as it could interfere with the Town’s farmland preservation goals in the affected area.



CHAPTER SEVEN: UTILITIES AND COMMUNITY FACILITIES

People and communities demand community facilities and utilities to provide basic levels of health and safety, maintain a high quality of life, foster job creation, and create a sustainable economy. With the trend of privatization, some services that were historically provided by government are now offered by private-sector companies. As a rural town, Cottage Grove offers a limited array of public facilities and services, and has no utility services. As the population of the community grows, it may be necessary improve facilities or consider providing new services. County and regional entities also seek a new trail and a new natural area in the Town.

Water Supply and Sanitary Waste Disposal Facilities

Each home and business in the Town of Cottage Grove is served by an individual, on-site well and on-site waste disposal system, with some shared wells within subdivisions. Given low development densities to date, construction of central water and/or sanitary sewer systems has not been economically warranted. However, if a particular subdivision is encountering problems with failed systems or more intensive development is anticipated, the economics may change to warrant the creation of sanitary or utility districts to own and manage such systems. At present, the nearest sanitary sewer and water distribution systems are operated by the Village of Cottage Grove, which requires annexation in advance of connection. There is a Madison Metropolitan Sewer District line going through the Town for Village purposes.

Trash Collection, Recycling Services, and Solid Waste Disposal Sites

In 2013, the Town Board approved a new 10-year contract with Advanced Disposal, which provides garbage and recycling pickup for the Town, which is then hauled to Jefferson County. The contract also provides for annual disposal of electronic waste for the Town. Recycling efforts reduce property taxes in the Town by providing revenue the form of recycling grant funding from the Wisconsin DNR. The grant provided the Town around \$7,000 in revenue in 2013. Solid waste for the Town and County is provided at the Dane County Landfill, which is just beyond the southwest corner of the Town. Hazardous waste is handled at Cleansweep & Product Exchange at the Dane County Highway Garage, 2302 Fish Hatchery Road, in Madison.



Stormwater Management

The Town of Cottage Grove does not have any type of publicly-managed storm sewer or stormwater management system, nor does it anticipate such a public system. New development is required to

construct and maintain private facilities necessary to accommodate the stormwater management needs of the development project.

Town Hall and Garage

The Town of Cottage Grove owns a number of buildings. The municipal building (Town Hall) is located at 4058 CTH N. It includes administrative office space and meeting rooms. The Department of Public Works also has a main garage, a salt shed, and a pole building for cold-weather storage. The Department's garage is the former fire department building, which the Town remodeled in 2000 for its current purpose. The former garage site is still owned by the Town, but is now leased out. The former Town Hall (116 W. Reynolds Street) is located in the Village and is used for special occasions.

Law Enforcement

For many years, the Town had jointly supported the Cottage Grove Police Department along with the Village of Cottage Grove. That joint department was established in December of 1982 by an intergovernmental agreement. In late 2013, the Village conducted a study to examine the feasibility of creating a Village only police department. The results of that study resulted in the Village of Cottage Grove Board of Trustees creating a Village-only police department,

Effective January 1, 2015, police services in the Town of Cottage Grove are provided by deputies contracted through the Dane County Sheriff's Office. The contracted deputies are based out of a station at 2560 Nora Road. The Town anticipates this arrangement to continue for the foreseeable future.

Fire Protection

The Cottage Grove Volunteer Fire Department serves the Town and Village of Cottage Grove and a portion of the Town of Pleasant Springs in Dane County, Wisconsin. The modern Fire Department building is located at 4030 CTH N on the south side of the Village, which it shares with the Deer-Grove EMS and Emergency Government Operations. The department is staffed entirely by volunteers, with a current staff of 40 active fire fighters and 10 honorary members. A Chief and a Board are elected by the members to oversee administration of the department. Both the Village and Town pay for the operating costs based on property valuation. The Town anticipates this arrangement to continue for the foreseeable future.

Emergency Medical Service

The Deer-Grove Emergency Medical Services District serves over 13,000 people in the Town and Village of Cottage Grove, the Village of Deerfield, and portions of the Town of Pleasant Springs in Dane County, Wisconsin. Deer-Grove EMS is a State of Wisconsin certified Paramedic Service that provides 911 Emergency Medical response 24 hours a day, 365 days of the year, by a staff that includes both paid and volunteer professionals. Deer-Grove EMS provides EMT-Basic and Intermediate licensure, and now provides Paramedic level service - the highest licensed level of pre-hospital emergency care available in Wisconsin.



The Deer-Grove EMS District was formed in 1978 when the villages and towns of Cottage Grove and Deerfield drafted an inter-municipal agreement to combine resources for the provision of Emergency Medical Services. In 2008, the District grew to include a portion of the Town of Pleasant Springs through contracted services. In 2012, the inter-municipal agreement was amended when the Town of Deerfield chose to pursue other options. This District remains strongly committed to keeping alive the volunteer aspect of the service, which was its historical starting point. The service is also committed to maintaining a synergistic relationship between the paid staff and volunteers in this combined department.



Healthcare Facilities

There are no clinics or hospitals within the Town of Cottage Grove. UW Health and Wildwood Family Clinic, S.C. operate clinics in the Village. The nearest emergency room and treatment facility is St. Mary's Emergency Center in Sun Prairie. The City of Madison is home to four hospitals – St. Mary's, Meriter, William S. Middleton Memorial Veterans Hospital, and the UW Hospital. Many of these operations also provide clinics throughout the greater Madison area.

Childcare Facilities

The number of children needing day care is a significant consideration for families and employers alike. There are several privately operated childcare providers operating within the Village, Town, and other nearby communities, including both professional centers and home-based services.

Libraries

The Town of Cottage Grove is served by the Dane County Library Service, which serves those areas of Dane County that are not located within a service area of another public library. In the Cottage Grove area, the bookmobile stops every Wednesday at Dublin Park and also at Market Place (Piggly Wiggly). Its collection consists of over 65,000 items and includes books, magazines, books on tape, videos and CD's. The Dane County Library Service's 2013 circulation total was 8,758,208 with 3,281,957 of that being children's materials.

Dane County Library Service is part of the South Central Library System, which includes libraries in Adams, Dane, Columbia, Green, Portage, Sauk, and Wood Counties. Pinney Public Library, a branch of the Madison Public Library, is the closest full-service public library. It is located at 204 Cottage Grove Road. Library patrons can use their Dane County Library card at any of the libraries in the seven-county South Central Wisconsin Library System. The library and the United States Postal Service also provide free delivery for persons who are physically unable to visit the library.

Schools

Six different school districts provide educational facilities for students living in different parts of the Town of Cottage Grove (see Map 1). They include Deerfield Community, Marshall, McFarland, Monona Grove, Stoughton Area, and the Sun Prairie Area school districts.

Table 7-1: School District Enrollment

District	2013-14
Deerfield	791
Marshall	1,202
McFarland	4,355
Monona Grove	3,201

Source: Capital Area Regional Planning Commission

Of the six districts providing education in the Town, the Monona Grove School District covers the greatest area and serves the most Town residents. It operates Cottage Grove Elementary School (470 North Main), Taylor Prairie Elementary School (900 N Park View), and Glacial Drumlin Middle School (801 Damascus Trail). Monona Grove High School is located within the City of Monona. In 2014, the School District completed a long range growth study with posed questions about how many students it could expect in upcoming years and what neighborhoods they might come from. That study is summarized in Chapter Nine: Intergovernmental Cooperation. At time of writing, the District was analyzing different facility options to address future enrollment needs.

There are no private schools in the Town or Village of Cottage Grove.

Parks and Recreation Facilities

Currently, the Town of Cottage Grove owns and maintains 12 park areas totaling 25.9 acres. Most of these are relatively small and were dedicated when new subdivisions were platted. They primarily fill the need for individual neighborhoods and contain a varying mix of equipment for active recreation activities. The Town maintains these areas and makes improvements as needed and as funds allow.

The Monona Grove School District has playground equipment at Cottage Grove Elementary School and at Taylor Prairie Elementary School. A 58-acre school forest is located behind Cottage Grove Elementary School.

The Glacial Drumlin State Trail is located in the Town of Cottage Grove and is part of a statewide trail network. This trail accommodates a wide range of activities including biking, hiking, pleasure walking and snowmobile use. The trailhead is located in the Village and the trail bisects the Town and extends east into Waukesha County.

No State or County parks are located in the Town of Cottage Grove. Through its Parks and Open Space Plan 2012-1017, Dane County identifies the Blooming Grove Drumlins Natural Resource Area Boundary as a “project area.” The County seeks to protect the glacial drumlin features found throughout this region, as well as the associated wetlands that surround them. Dane County also recommends partnering with the Town of Cottage Grove and Dane County to finish the I-39/90 to Cottage Grove segment of the Capital City/Glacial Drumlin bike trails as a way to improve access to this resource.



Churches and Cemeteries

There is one church in the Town of Cottage Grove, Hope Lutheran, located in the southwest corner of the Town at the intersection Femrite Drive and CTH AB.

There are five cemeteries in the Town of Cottage Grove, listed in Figure 7-2.

Figure 7-2: Town of Cottage Grove Cemeteries

Cemetery	Location
Hope Lutheran Church Cemetery	3702 CTH AB
Highland Memorial Gardens & Chapel	3054 CTH BB
Salem Cemetery	CTH BB
Liberty Prairie Cemetery	USH 12/18
Door Creek Cemetery	Ofsthun Road

Source: Town of Cottage Grove

Two are under private ownership and the Town owns and manages the remainder. The Town assumed ownership and care of Salem and Door Creek cemeteries when they were abandoned, and Liberty Prairie Cemetery when the Board of Directors could no longer provide care and management.

Telecommunications Services

Frontier and AT&T provide hard-wire telephone service to Town residents and Charter Communications provides cable TV service. Cellular phone service is offered by a number of companies.

Power Plants and Transmission Lines

Madison Gas & Electric, Alliant Energy and WE Energies provide electrical power and natural gas to customers in the Town of Cottage Grove. There are a number of electrical substations in the Town.

CHAPTER EIGHT: HOUSING

Local governmental units directly influence the provision of decent and affordable housing through the land use plans, regulations, and standards through the services and roads and utilities they do or don't provide. This chapter documents the Town's existing housing stock and programs. The Town's stock is divided between a limited number of scattered newer homes, coupled with housing in rural residential subdivisions developed before 2000.

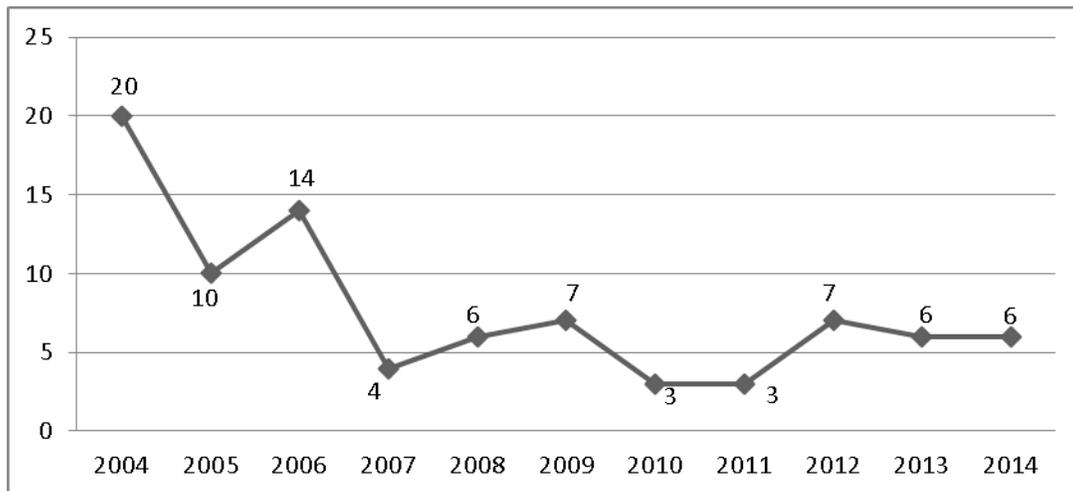
HOUSING AND HOUSEHOLD INVENTORY

Household Stock Characteristics

The 2010 U.S. Census and the 2009-2013 American Community Survey provides data on the Town's housing characteristics. The latest American Community Survey reports that within the Town there are 1,511 housing units. Over 95% of housing units in the Town of Cottage Grove are single-family type dwellings and 93% are owner occupied. As reported by the Wisconsin Department of Administration in Figure 2-4, the average household size in the Town was 2.63 in 2010.

Since 2004, all permits issued for new housing units in the Town have been for single-family residences. The proportion of owner-occupied units is significantly higher than in Dane County or State of Wisconsin. This, in turn, affects the occupancy rate, as there are fewer vacant units in comparison to the County and the State.

Figure 8-1: Permits for New Houses, Town of Cottage Grove, 2004-2014



Source: Capital Area Regional Planning Commission

The median value of a home in the Town of Cottage Grove was \$242,000 according to the 2009-2013 American Community Survey. Data from the South Central Wisconsin MLS reported that the median sale price for a home in Dane County has increased 35% in a decade, from \$154,400 in 2000 to \$207,000 in 2010. In 2014, the MLS reported median sale price in the County was \$220,168, suggesting that the housing stock in the Town is more valuable than that in the County as a whole. Data from the local Multiple Listing Service reveals that vacant lots zoned residential sold between \$66,000 to \$98,000 per acre in 2013 and 2014.



A January 2015 report, Housing Needs Assessment for Dane County and Municipalities, provided further details about the Town’s housing stock, with particular focus on low-income households. Of the Town’s rental housing stock, 24.8% of rental units were considered affordable if a household made 80% of the area’s median income. This is significantly lower than the County’s average of 71.3%. This means that low-income households in the Town of Cottage Grove are at great risk of being burdened by their housing costs. The report defines “cost-burdened” as paying more than 30% of one’s income towards housing costs, including utilities.

Housing Condition and Age

The age of the housing stock in a community is one measure of quality. Age of a building suggests that as a home gets older it may be necessary to spend more time and money on upkeep and maintenance, which may not be performed in all cases. The costs of maintenance can be especially burdensome on low-income households who may not have the necessary resources.

Figure 8-2 provides percentages of the time period when housing was built in the Town, with similar figures of housing throughout the County and State provided for comparison. Dane County saw robust housing growth from 2000-2009 in comparison with the State and the Town. The bulk of housing in the Town was built between 1970 and 1979—the time period prior to farmland preservation efforts and the Town’s Transfer of Development Rights program.

Figure 8-2: Year of Housing Construction

Year Built	Town of Cottage Grove		Dane County	Wisconsin
2010 or later	7	0.5%	0.8%	0.4%
2000 to 2009	130	8.5%	18.7%	12.9%
1990 to 1999	240	15.6%	15.5%	14.0%
1980 to 1989	207	13.5%	11.7%	9.8%
1970 to 1979	532	34.6%	16.8%	14.9%
1960 to 1969	108	7.0%	10.9%	9.8%
1950 to 1959	92	6.0%	9.4%	11.3%
1940 to 1949	23	1.5%	3.6%	6.0%
1939 or earlier	199	12.9%	12.7%	20.9%

Source: 2009-2013 American Community Survey

A January 2015 report, Housing Needs Assessment for Dane County and Municipalities, provided further details about the Town’s housing stock, with particular focus on low-income households. Of the Town’s rental housing stock, 24.8% of rental units were considered affordable if a household made 80% of the area’s median income. This is significantly lower than the County’s average of 71.3%.

There is no housing for aging or special need populations in the Town. Most of the facilities are located primarily in the Madison area, with a few in the Village of Cottage Grove. While the Town has an overall high rate of home ownership, the overall population is aging. The special housing needs of the elderly must be an important part of a community’s commitment to provide appropriate housing options for all of its residents. The availability of special facilities is especially important to residents who want to stay in the community they are most familiar with and remain near family and friends.



HOUSING PROGRAMS

Comprehensive planning legislation requires that a community provide a range of housing choices that meet the needs of persons of all income levels, age groups, and special needs. The lack of public sewer and water services in the Town curtails the range and intensity of residential units that can be built in the Town. The Town Board advocates smaller lot sizes for rural residential development, which can reduce the overall costs for housing.

The Dane County Department of Health and Human Services administers the Community Development Block Grant (CDBG) program and the Home Opportunities (HOME) program. Dane County receives approximately \$1.7 million annually in CDBG and HOME funds. Funds are to be used for housing, economic development, and community service initiatives for people with low to moderate incomes. Funds are awarded on a competitive basis and are available to municipalities, as well as, not-for-profit and for-profit entities. Eligible projects related to housing include rehabilitation; minor home repair; handicapped-accessibility modifications; down-payment assistance for first-time homebuyers; and housing education, training and counseling.

The Dane County Housing Authority administers the Section 8 Housing Choice Program, which provides eligible families and individuals the opportunity to rent housing of their choice on the private market. The Housing Choice Voucher Program is a major federal government program helping very-low income families, the elderly, and disabled afford decent, safe, and sanitary housing. The Dane County Housing Authority also manages a Conventional Public Housing Program for areas outside the City of Madison. There is no Section 8 Housing in the Town of Cottage Grove.

Other housing programs available to Cottage Grove residents include home mortgage and improvement loans from the Wisconsin Housing and Economic Development Agency (WHEDA). WHEDA administers programs that offer tax credit programs for home ownership and multifamily rental housing construction by offering tax credit programs to interested parties.

The U.S. Department of Agriculture provides homeownership opportunities to rural Americans, and home renovation and repair programs. USDA also provides financing to elderly, disabled, or low-income rural residents in multi-unit housing complexes to ensure that they are able to make rent payments. Individuals and municipalities can apply to receive these grants and participate in loan programs.



CHAPTER NINE: INTERGOVERNMENTAL COOPERATION

The following is a description of the plans of other jurisdictions operating within or adjacent to Cottage Grove. A summary of any potential conflicts with the *Town of Cottage Grove Comprehensive Plan* follows the description of each jurisdiction's plans. Where conflicts are apparent, a process to resolve them is also proposed. In general, the Town of Cottage Grove is significantly affected by the plans and studies of other units of government in the area, particularly the Village of Cottage Grove.

City of Madison

Madison is a dominant force in the area (economically, socially, and politically) and creates many of the positive and negative features affecting the future of the Town. On the plus side, there is relatively low unemployment and plenty of high-paying jobs. However, future growth of the City of Madison may extend into lands currently in the Town. Further, the City's extraterritorial jurisdiction extends within a large area of the Town, mostly west of CTH N (see Maps 5 and 6).

Existing City neighborhood development plans for neighborhoods near the Town of Cottage Grove were written in the early 1990s and have not been updated since. The City's Planning Department does not anticipate updating those documents in the near future.

After the eventual dissolution of the Town of Blooming Grove (see below), the City will comprise the entirety of the Town's western border, at least. While the City has no immediate plans for housing development in the Blooming Grove area, its eventual intention is to provide urban services there. In late 2015 or 2016, the City intends to engage in a neighborhood development planning effort for this area.

The City of Madison adopted its most recent comprehensive plan in 2007. In areas where the City has extraterritorial jurisdiction, through its future land use map, the City indicates a desire for neighborhood expansion within the Town of Cottage Grove (see Maps 5 and 6). These are areas where "urban development is recommended to begin in at least portions of the area within the 20-year planning period, but where detailed planning studies have not yet been conducted." Before development in these areas, the City notes that neighborhood development plans will be prepared and adopted.

The Town of Cottage Grove has no boundary agreement with the City of Madison.



Map 5: City of Madison Comprehensive Plan, Future Land Use Map I



COMPREHENSIVE PLAN
CONDITIONS AND ISSUES

ADOPTED: 10.28.15

PAGE 44

Map 6: City of Madison Comprehensive Plan, Future Land Use Map II



COMPREHENSIVE PLAN
CONDITIONS AND ISSUES

ADOPTED: 10.28.15

PAGE 45

Village of Cottage Grove

The Village of Cottage Grove significantly affects land use, development, and preservation efforts in the Town. Except where truncated by the City's extraterritorial jurisdiction, the Village's extraterritorial jurisdiction extends 1½ miles in all directions beyond the boundaries of the Village (see Map 1). In this area, the Village exercises land division review authority. The Village also annexes land from the Town, in areas that often coincide with existing or planned urban service area. Lands designated as urban service area are also shown on Map 1.

The Village of Cottage Grove adopted its comprehensive plan in 2007, and last amended the plan in 2014. Within much of its extraterritorial jurisdiction in the Town, the Village's plan recommends development only of a rural or agricultural nature at densities equal to or less than one dwelling unit per 35 acres. In the absence of a binding intergovernmental boundary agreement between the Village and Town, the Village's plan notes that Village will actively oppose other forms of development in the extraterritorial jurisdiction except in limited cases. The Village also intends to continue its policy to limit extension of its sanitary sewer service and public water service, except to parcels annexing into the Village.

The Village's and Town's future land use maps differ on what areas should be preserved for agriculture, particularly in the areas east of the Village (see Map 7). Perhaps more significantly, the two maps and the policies behind them may diverge on the likely jurisdiction and whether or not public sewer and water services will be provided to future development areas.

The Village and Town once had a boundary agreement, but that agreement expired in 2006. In late 2010, the Village and Town agreed to engage in a study to determine the potential costs and benefits of a merger of the two municipalities. In 2012, non-binding referendums in both the Village and the Town of Cottage Grove supported further investigation of the merger process. Despite this mutual interest, a merger does not appear likely in the near future.



Map 7: Village of Cottage Grove Comprehensive Plan, Future Land Use Map



COMPREHENSIVE PLAN
CONDITIONS AND ISSUES

ADOPTED: 10.28.15

PAGE 47

Town of Blooming Grove

The Town of Blooming Grove is west of the Town of Cottage Grove. Blooming Grove is broken into remnants as a result of annexations to the Cities of Madison and Monona and the Village of McFarland. The Town's 2006 boundary agreement with the City details the timeline and course for dissolution of Blooming Grove. Remaining Blooming Grove lands adjacent to the Town of Cottage Grove will be annexed into the City of Madison by the year 2027. Land uses in the areas adjacent to Town of Cottage boundaries are largely agricultural or undeveloped. Future land uses for these are outlined in the City of Madison Comprehensive Plan.

Town of Deerfield

The Town of Deerfield is east of the Town of Cottage Grove. Deerfield adopted its comprehensive plan in 2009. The Town's future land use map indicates continued agricultural uses for lands adjacent to the Town of Cottage Grove. There are no inconsistencies between the plans of these two towns.

Town of Sun Prairie

The Town of Sun Prairie is located to the north. Sun Prairie adopted its comprehensive plan was adopted in 2003, and later amended it in 2009 and 2013. The two towns share only a small amount of border that is not within either the City of Madison or Village of Cottage Grove extraterritorial jurisdictions. There are no known inconsistencies between the plans of the two towns.

Town of Pleasant Springs

The Town of Pleasant Springs is to the south. Pleasant Springs last updated its comprehensive plan in 2006. Pleasant Spring's future land use map calls for agricultural land uses in the areas adjacent to Town of Cottage Grove borders. There are no known inconsistencies between the plans of the two towns.

Dane County

Dane County is contending with significant growth. The County's population is projected to increase from 488,073 in 2010 to 606,620 in 2040, which represents a 24% increase. Most of this growth pressure is generated by employment growth throughout the region.

In recognition of the stress that such growth places on both natural and human systems, the Dane County Comprehensive Plan was adopted by the County in 2007. That plan advocates strong growth management, with a focus on concentrating non-farm developing in existing developed urban areas and in historic rural hamlet locations. Dane County began preparation of a County Comprehensive Plan update in 2013.

In 2013, the County adopted an updated Farmland Preservation Plan. That plan includes a farmland preservation plan map, which designates "agricultural preservation areas" in large parts of the Town (see Map 8). The County designated "non-farm planning areas" adjacent to already developed areas of the Village and the City of Madison, and "resource protection corridor overlay" areas mainly in floodplains and wetlands.

There are no known conflicts between the Town of Cottage Grove Comprehensive Plan and currently adopted Dane County plans.



Map 8: Dane County Farmland Preservation Plan Map



Capital Area Regional Planning Commission

The Town of Cottage Grove is located within the Capital Area Regional Planning Commission's (CARPC) regional planning jurisdiction. Since 2007, CARPC has served as the regional planning and area-wide water quality management planning entity for the Dane County region, consistent with §66.0309, Wis. Stats. and Wisconsin Administrative Code NR 121. CARPC assesses and recommends requested expansions to urban service areas to the Wisconsin Department of Natural Resources (WisDNR). Urban service area boundaries at time of writing are presented in Map 1. CARPC also performs evaluations of the region's natural resources.

Madison Area Transportation Planning Board

The Madison Area Transportation Planning Board is the metropolitan planning organization (MPO) responsible for transportation planning in the Madison metropolitan area. The eastern boundary of the MPO's jurisdiction is CTH N and generally the Village of Cottage Grove extraterritorial jurisdiction boundary. Plans of the Madison Area Transportation Planning Board are described in Chapter Six.

Madison Regional Economic Partnership (MadREP)

MadREP (formerly Thrive) is the lead economic development agency for the eight-county Madison Region, including Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock, and Sauk Counties. Its vision is to create a dynamic environment where people and businesses thrive. MadREP writes a yearly "State of the Madison Region" report and others, recently a sector analysis of agricultural and food products.

Important State Agency Jurisdictions

The Wisconsin Department of Transportation's (WisDOT) District 1 office (Madison) serves all of Dane County. WisDOT has jurisdiction over Interstate 94, 39, and 90 and USH 12 and 18 serving areas in and near the Town. The Town has reviewed WisDOT's applicable plans (see Chapter Six) and intends to work with WisDOT to achieve a safe and reliable transportation network consistent with the Town's vision and property owner interests.

WisDNR provides service to all of Dane County out of its South Central Wisconsin office in Fitchburg. WisDNR regulates water resources and sets standards for surface and groundwater quantity and quality, wetlands, floodplains, and shoreland management. WisDNR also manages woodlands, wildlife protection initiatives, and other natural resources preservation strategies. WisDNR is also involved in the monitoring and remediation of environmentally contaminated sites. As stewards of the land, the Town shares WisDNR's commitment to resource protection.

School Districts

School districts serving students in the Town sometimes perform long range planning studies. The Monona Grove School District in 2014 completed a study of future community, neighborhood, and enrollment growth. This study analyzed housing growth within the Town, utilizing the Town's prior comprehensive plan. That plan assumed 90% of new housing development in the Town would occur in areas already planned for "medium density residential" development in that version of the Town's plan. All of those areas are located within the Monona Grove School District. The study also provided an anticipated order of development of lands currently within the Town. This was based on a hierarchy of factors influencing probability, with the Study authors assuming that most of these areas would be annexed into the Village prior to development. Map 9 is the development phasing map from that Study.



Map 9: Projected Development Phasing, Monona Grove School District Growth Study

