

Town Comprehensive Plan Update

Town Future Land Use Vision and
Mapping Session
June 16, 2021



Format for Presentation and Meeting

- Planning process and format
- Community survey results summary
- “Conditions & Issues” findings related to future land use mapping
- Current version of Town’s Future Land Use map and policies
- Your questions and input

Planning Process and Format

What is the Comprehensive Plan?

- A guide for future preservation, growth and development for the Town over the next 10 to 20 years
- A vision and direction for land use, farmland and natural resource preservation, economic development, housing, and other elements
- What the Town and County uses when deciding whether to approve rezonings, land divisions, and other developments

Why update the Plan now?

- This 2021 process will result a complete update and replacement of the Town's 2015 Comprehensive Plan
- Undertaking the update now allows the Town to:
 - Take advantage of updated 2020 Census and land use information
 - Place future updates on a more logical 10-year cycle
 - Revisit and possibly revise the Town's future vision in a time of great change
 - Revisit areas and policies for farmland preservation and for residential and commercial development



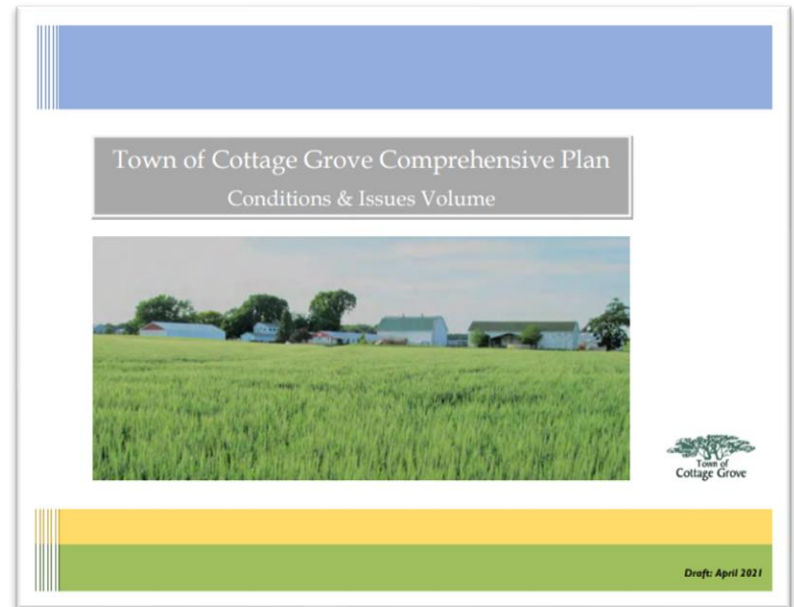
Two Volume Comprehensive Plan Format

- **Conditions and Issues**

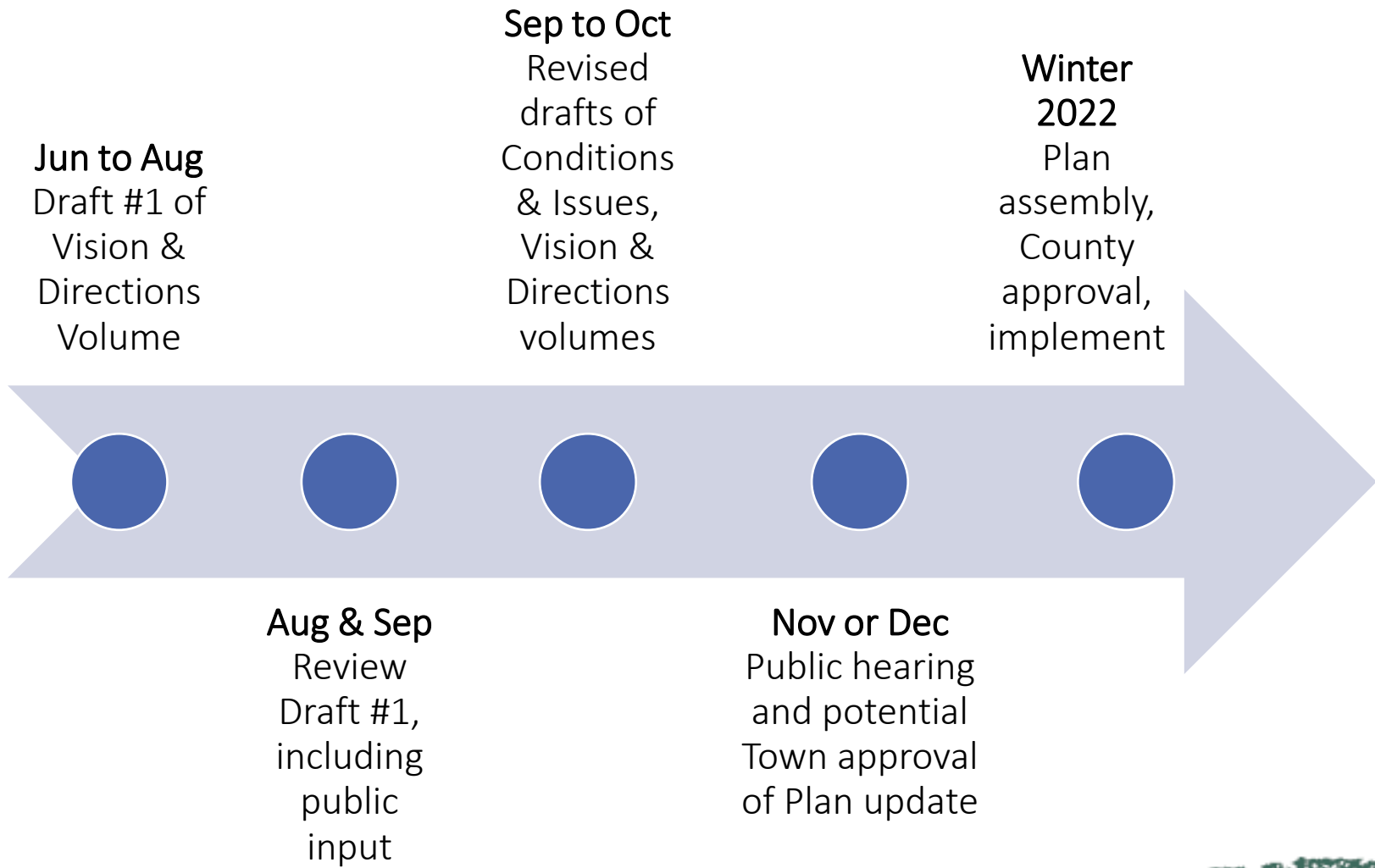
- Current conditions, trends, and projections
- No policies or directions
- Draft update available for review via Town Web site

- **Vision and Directions**

- Overall community vision and goals
- Initiatives for development and preservation
- Contains the Future Land Use map and policies for land use change



Remaining Timeline for Plan Update

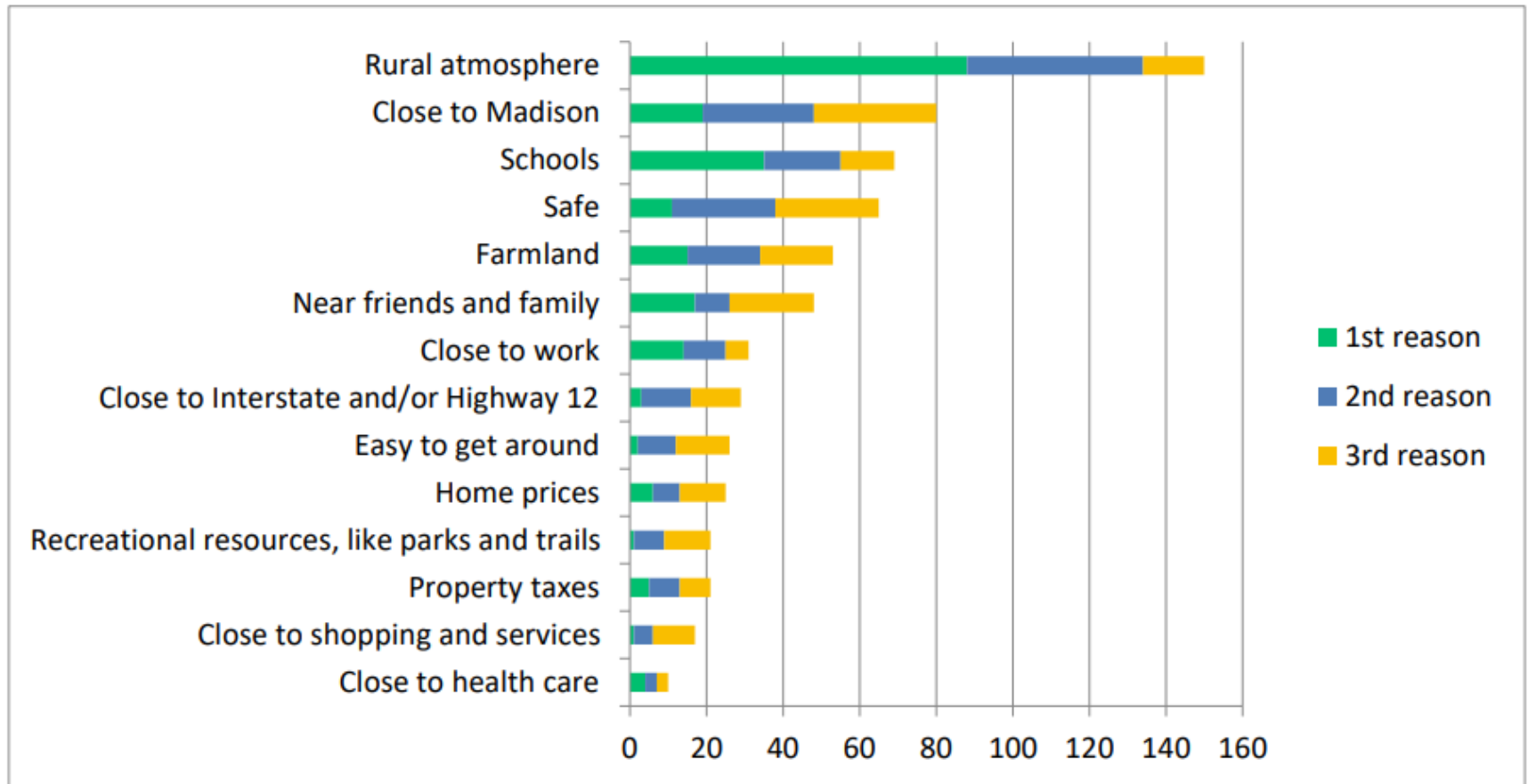


Community Input

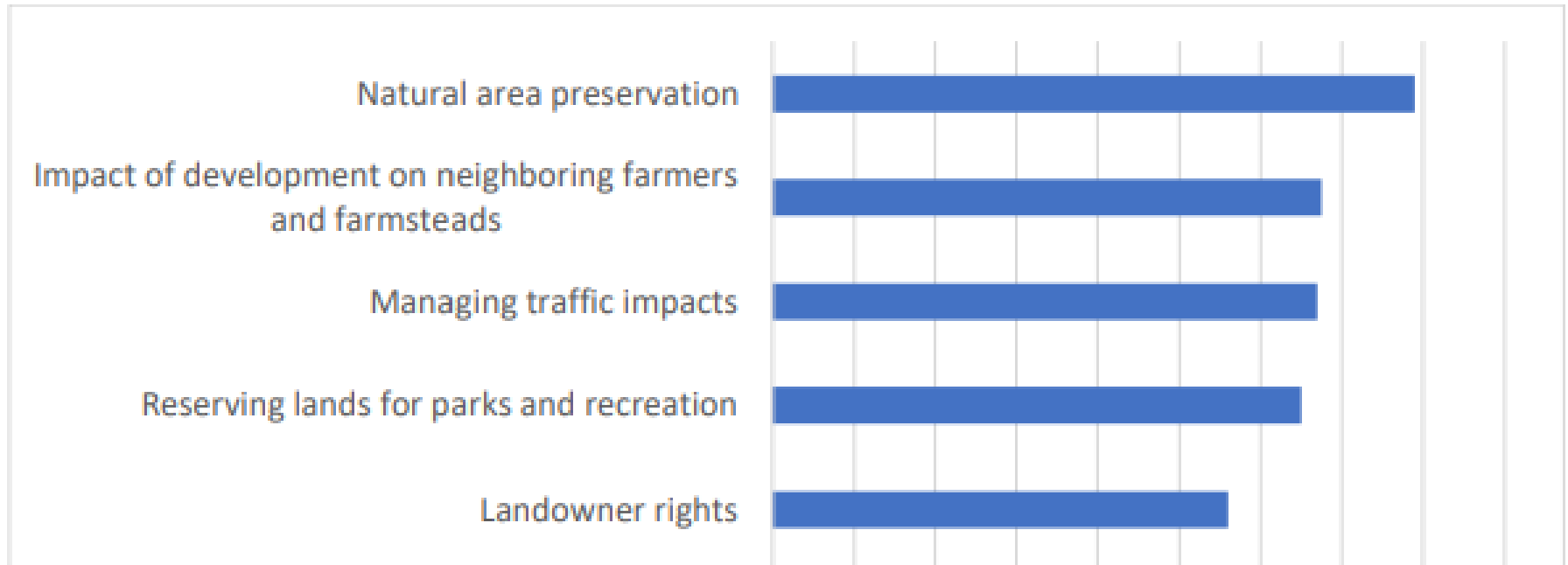
- Regular Plan Commission Meetings
- Community Survey in March and April
 - Gathered resident input on vision for Town's future and priorities regarding development and preservation
 - 213 responses received
 - Complete summary of results available via Town's web page
- This input session on the Future Land Use map and policies, plus another one later, focused on the 12/N interchange area
- Public hearing near end of process
- Use of Town newsletter, social media, and Town [web page](#) to encourage community involvement and share information

Community Survey Results Summary

Top Reasons for Living in Town



Highest Priorities in Development Review



Level of Concern with Different Matters

Development of farmland



Conflicts between farming and housing



Loss of natural areas and open space



Increased road traffic



Increased development pressure from Madison



Increased development pressure from Village



- Not Concerned
- Slightly Concerned
- Concerned
- Very Concerned
- No Opinion

Future Development & Preservation Preferences

The Town of Cottage Grove
should encourage more
residential development



The Town of Cottage Grove
should encourage more
commercial development



Strongly Agree

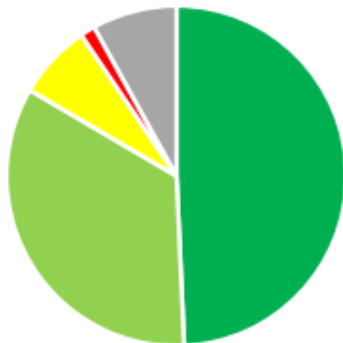
Agree

Disagree

Strongly Disagree

No Opinion

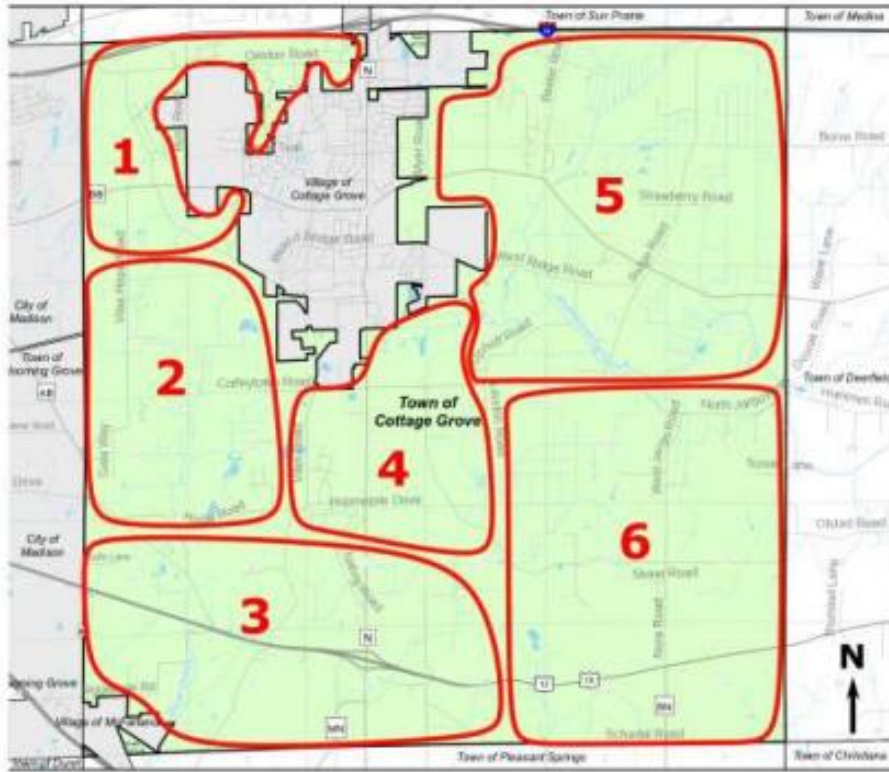
The Town of Cottage Grove
should encourage more
farmland preservation



The Town of Cottage Grove
should encourage natural area
and open space preservation



Preferred Areas for Preservation and Development



Area 1



Area 2



Area 3



Area 4



Area 5



Area 6



- Residential subdivisions
 ■ Commercial development
- Farmland with limited housing
 ■ Natural areas and open space
- No opinion

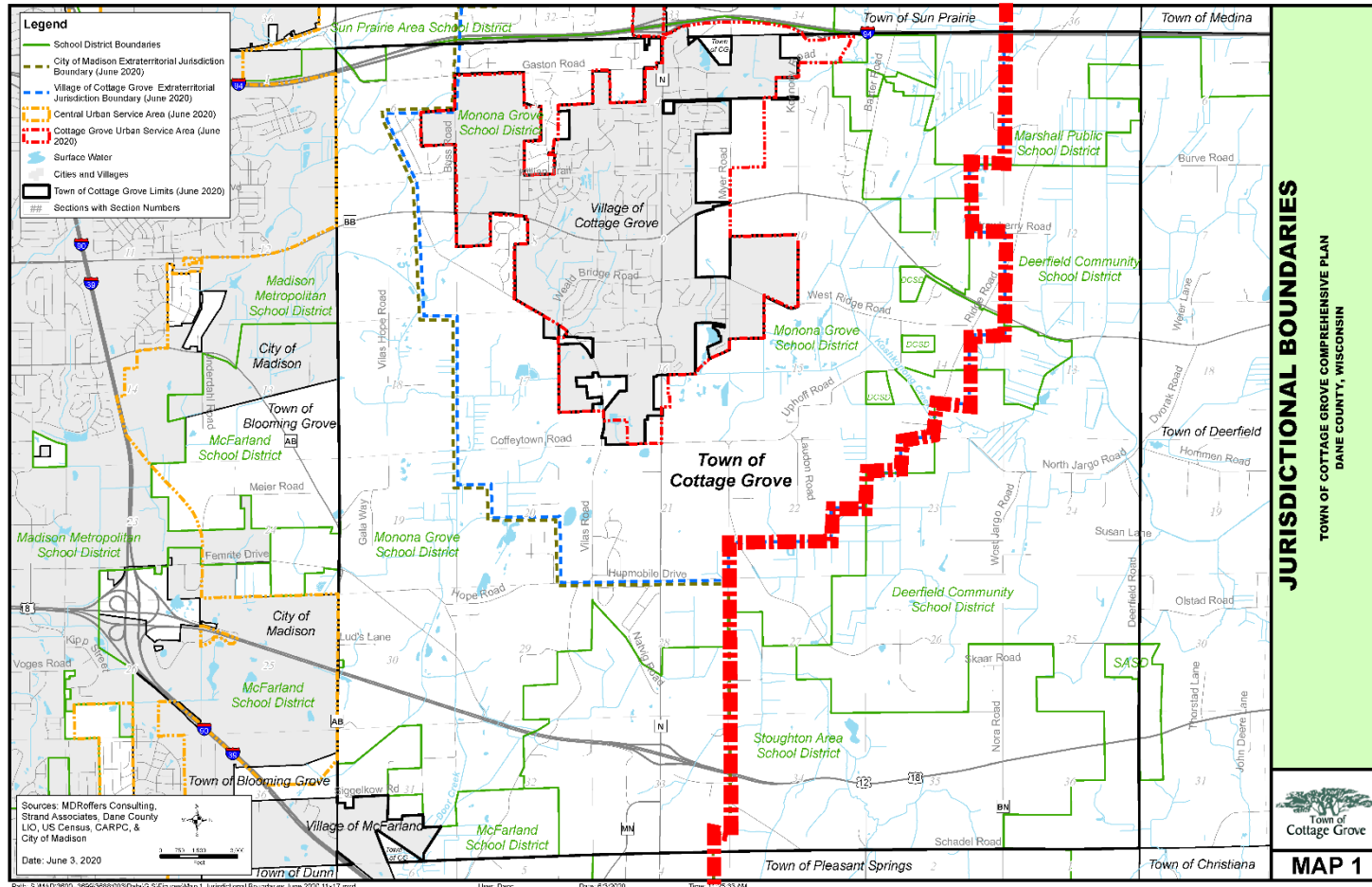


“Conditions and Issues” Findings

What matters for future land use planning?

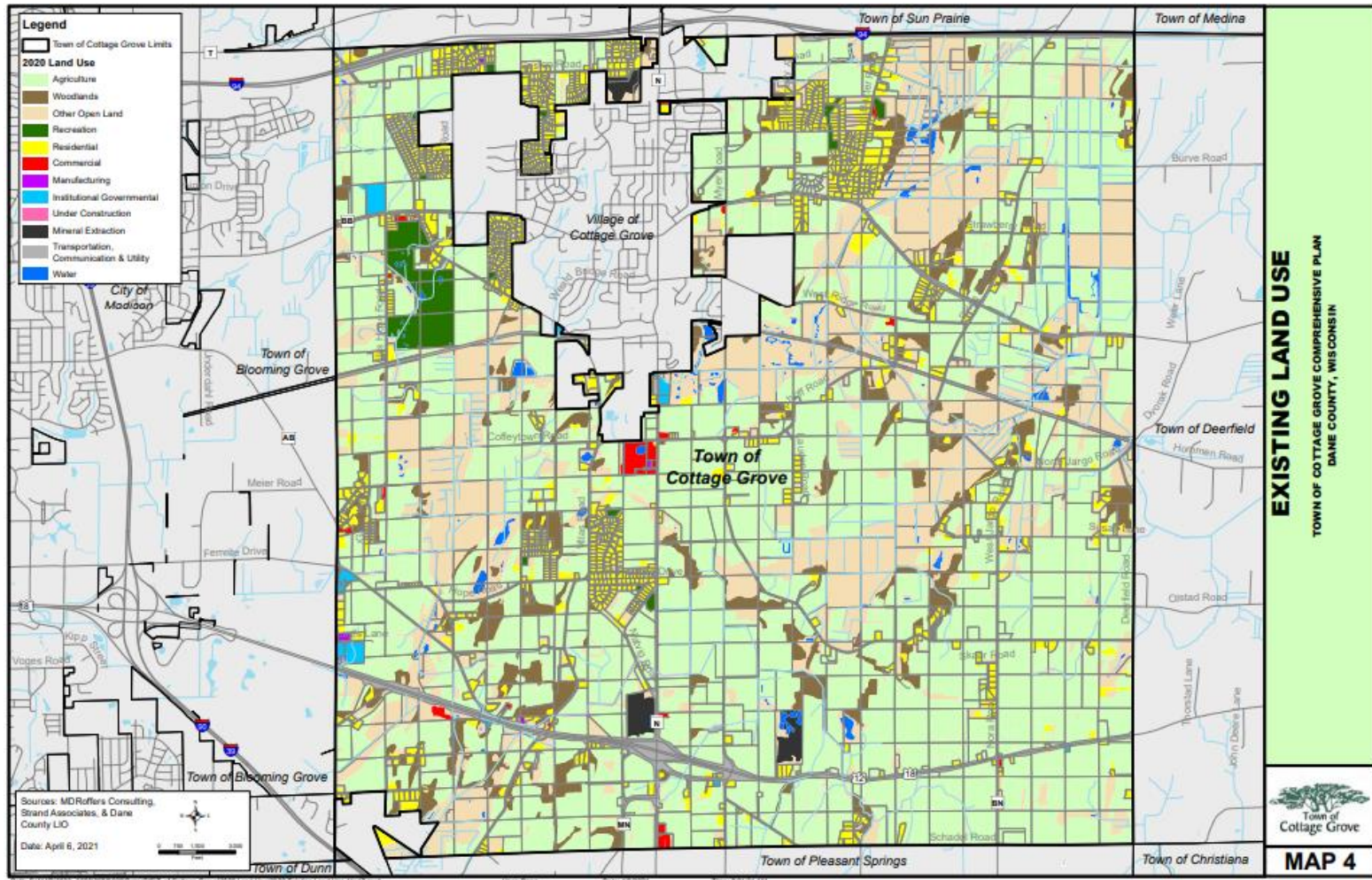
- Resident and property owner attitudes and preferences
- Concentrations of existing development, and conversely where most land has not been developed (parcel size/fragmentation)
- Soil suitability for farming (and extraction) and where such activities are occurring
- Natural areas, floodplain, wetland, slopes & other building limits
- Lands where deed restrictions have been applied
- Projected demand for different types of development
- Proximity (and planned changes to) highways and utilities
- Plans, agreements, and influence of County, CARPC, State, and neighboring city and villages

Jurisdictional Boundaries Map

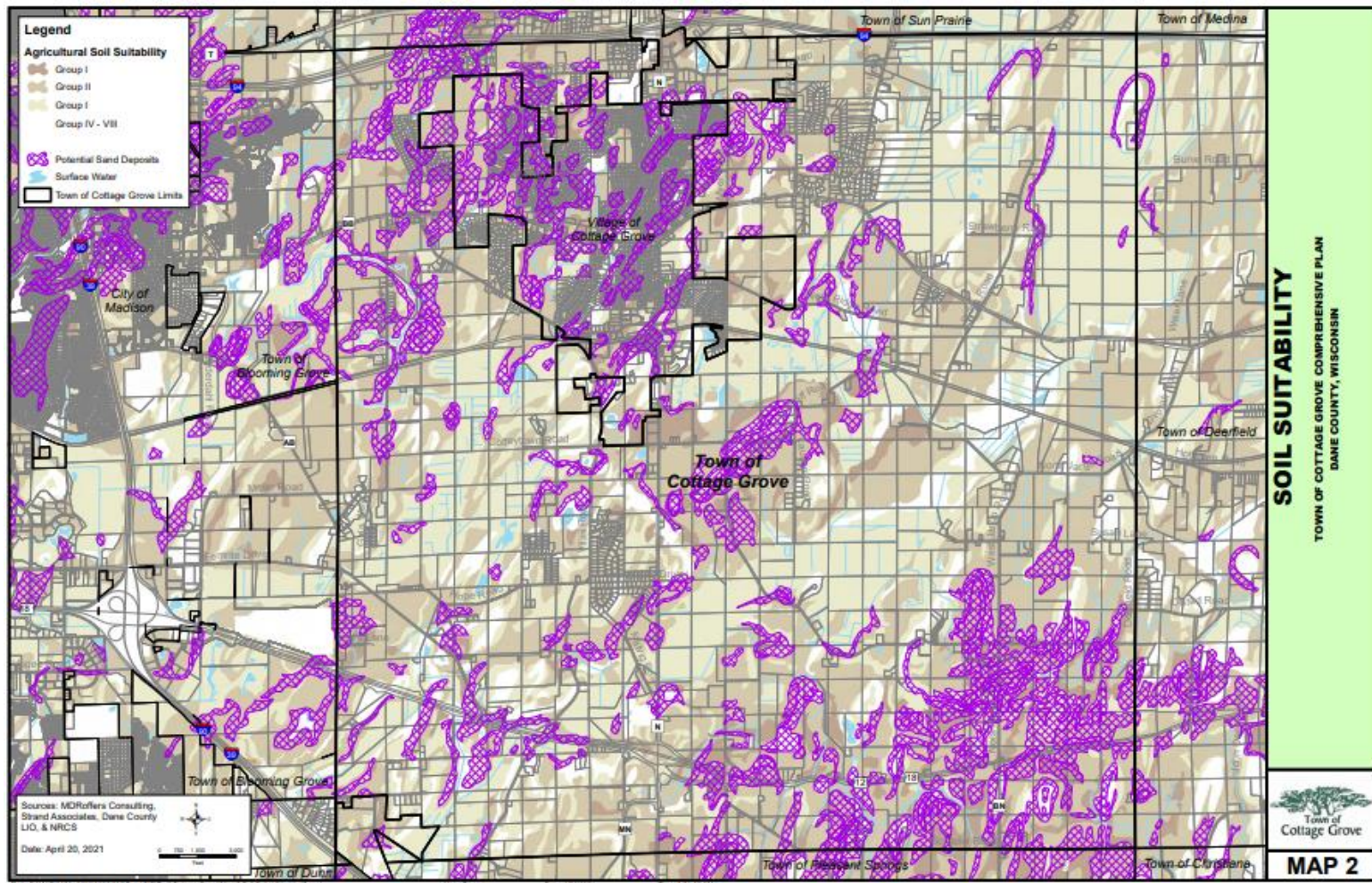


West of red line, Madison or a village has influence over development in the Town

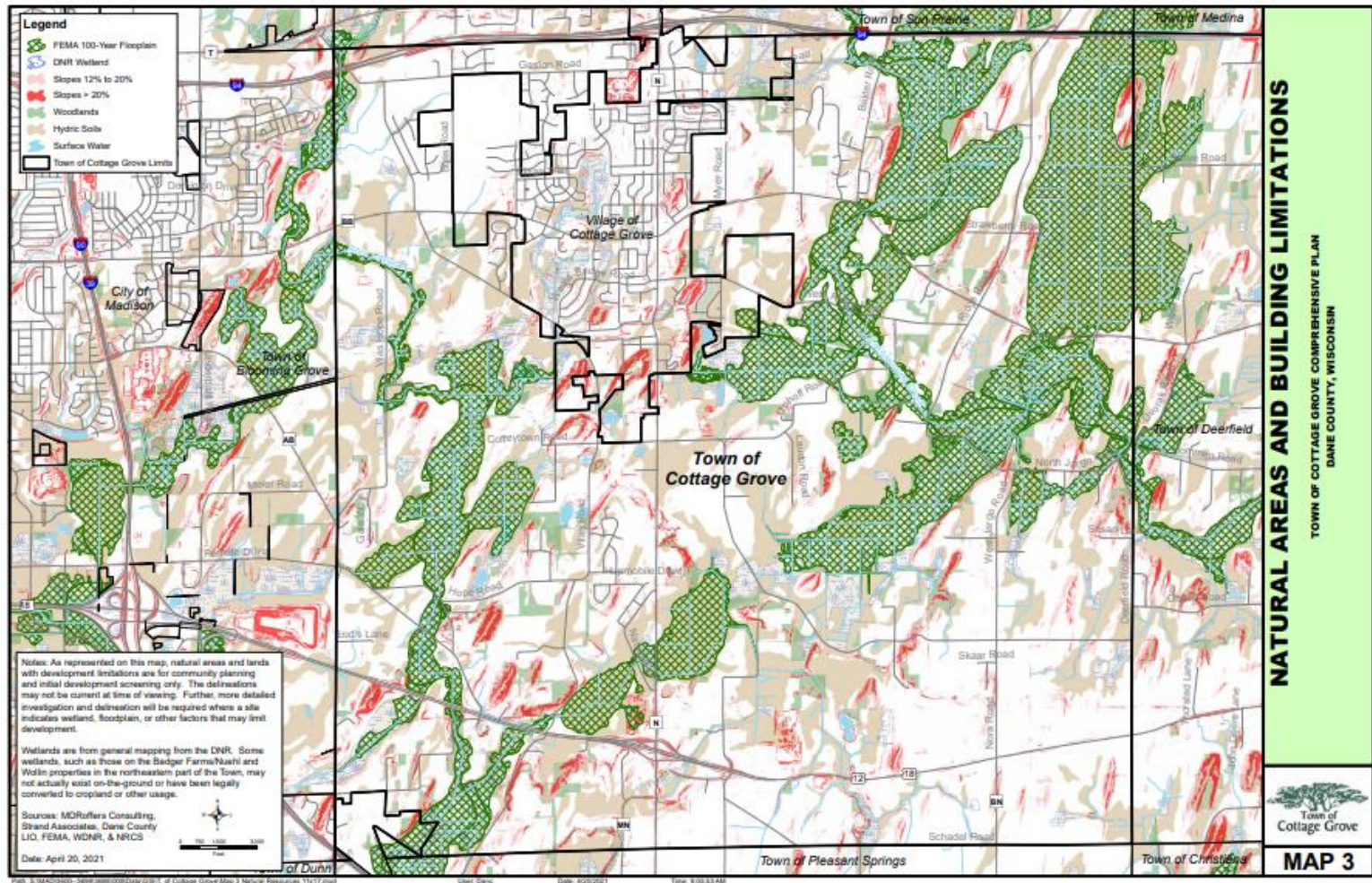
Existing Land Use Map



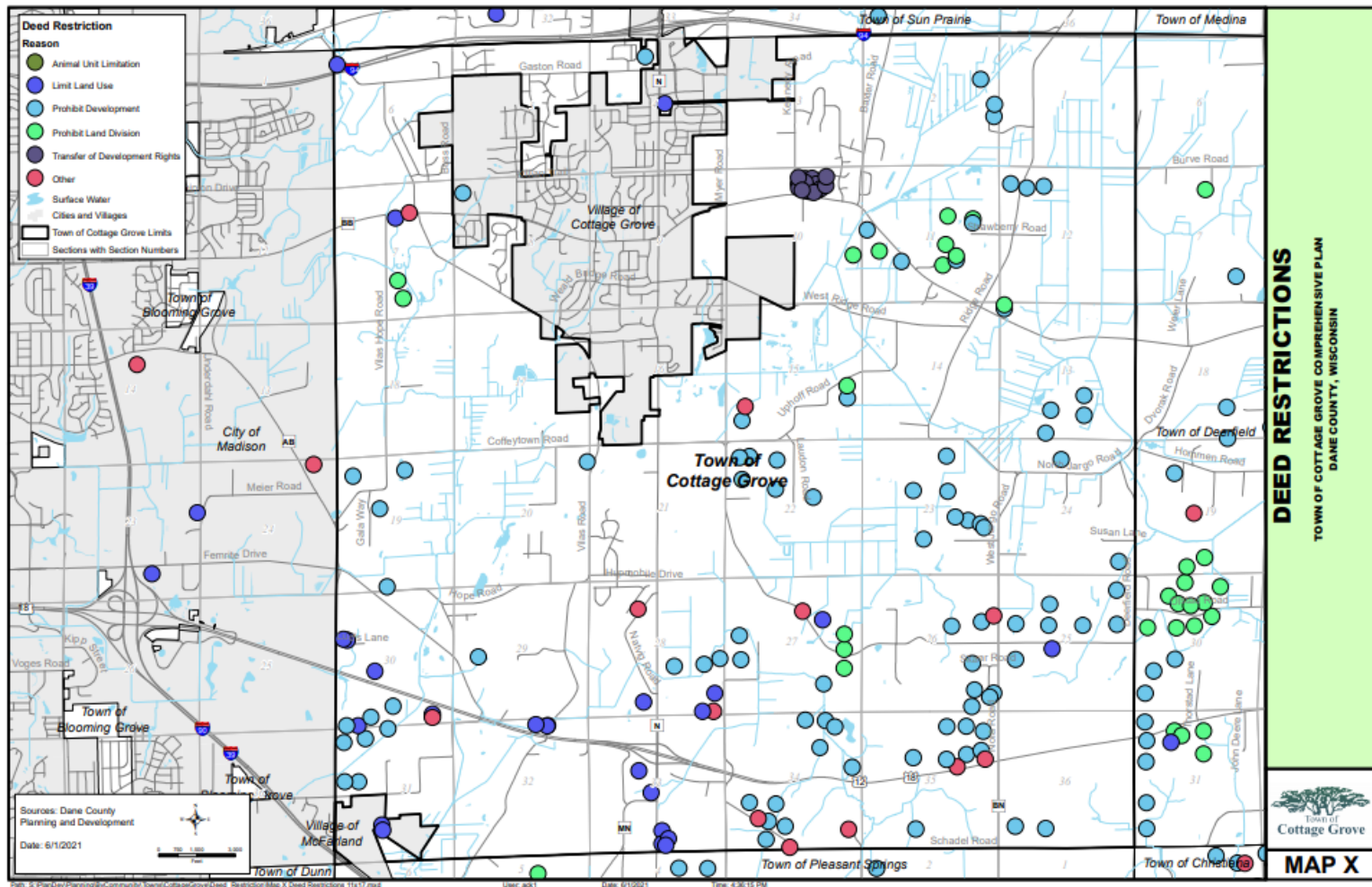
Soil Suitability Map



Natural Areas & Building Limitations Map



Deed Restrictions Map



Future Development Demand

- Through 2045, we anticipate demand in the Town for:
 - ≤**525** additional acres of undeveloped land for new rural housing development, accounting for flexibility (2x)
 - ≤**500** additional acres for new or expanded commercial development through 2045, accounting for flexibility (2x)
- For perspective, a section of land is 1 square mile or 640 acres, and there are about 31.2 square miles (about 20,000 acres)
- The adopted version of the Future Land Use map has **616** acres of undeveloped but developable land planned for “neighborhood (housing) development” and **602** acres planned for “commercial development”
- Some housing development will also occur at a 1 home per 35 acre ratio in the planned “agricultural preservation area”

Future Vision and Land Use Map

Current Town Vision Statement

At the edge of an expanding urban area, the Town of Cottage Grove is also on the cutting edge of preserving farms and a rural livelihood. The Town...

- Works to preserve its land base, productive farmland, and continued farming.
- Embraces natural resource preservation in an agricultural setting.
- Guides housing development away from farming areas and towards developed areas.
- Encourages rural and agricultural support businesses in planned locations and intensities.
- Provides a quiet location for rural living close to the city.
- Seeks cooperation with neighbors, the County, and State to advance our vision.

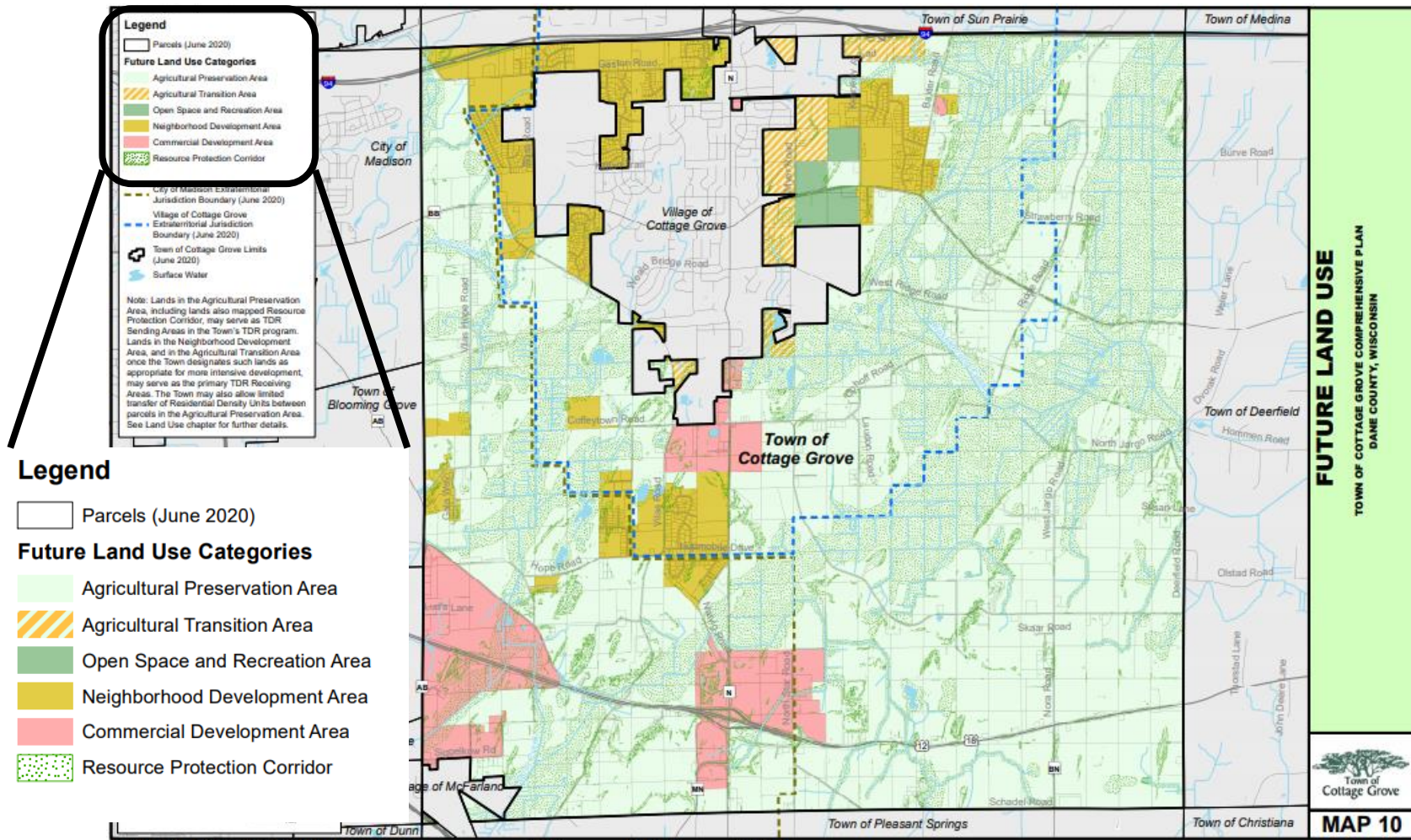


Future Land Use Map

The Future Land Use map within the Comprehensive Plan depicts the 20+ year land use pattern that the Town advises to help carry out its vision and these listed objectives in the current plan:

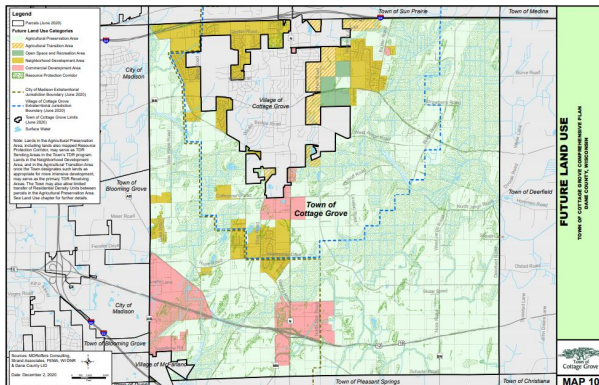
1. Focus on agricultural preservation, while protecting Town fiscal viability and borders.
2. Direct new development around areas of existing development and highways.
3. Balance community interest in land use with preservation of landowner rights.
4. Emphasize quality and environmental sustainability in new development projects.
5. Maximize the Town's voice in land use decisions in the Cottage Grove area.

CURRENT Version of Future Land Use Map



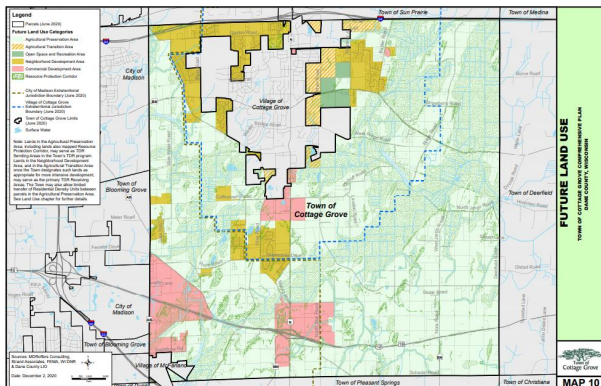
Future Land Use Map Categories

| Future Land Use Category on Map | Description |
|---------------------------------|---|
| Agricultural Preservation Area | Within these areas, the Town seeks to maximize agricultural lands and farming in the long-term, protect existing farm operations from encroachment by incompatible uses, promote investments in farming, and maintain farmer eligibility for tax credits. Housing is generally limited to a maximum density of one home per 35 acres. |



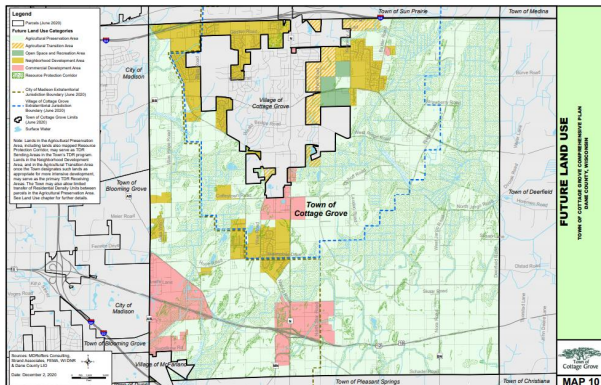
Future Land Use Map Categories

| Future Land Use Category on Map | Description |
|---------------------------------|---|
| Agricultural Transition Area | These lands are anticipated for non-agricultural use and development within the 15 years following Plan adoption, and as such may not be in the Agricultural Preservation Area under farmland preservation rules. Such lands are to be preserved in agricultural or open space use until future development is appropriate. |



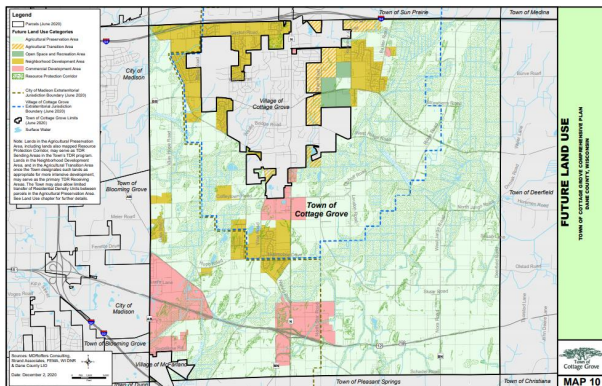
Future Land Use Map Categories

| Future Land Use Category on Map | Description |
|---------------------------------|--|
| Open Space and Recreation Area | These areas are generally intended for permanent open space to preserve natural areas and/or assist with community separation. They also allow limited single-family residential development at densities at or below one home per 35 acres. |



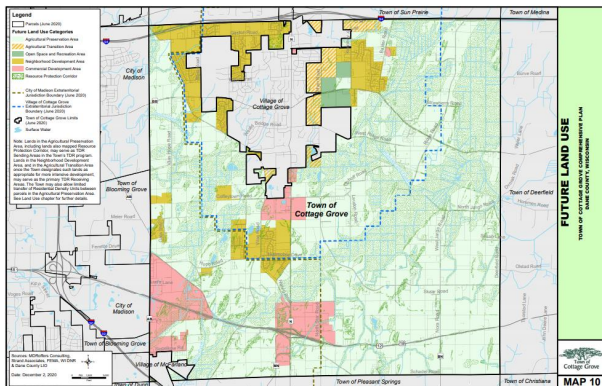
Future Land Use Map Categories

| Future Land Use Category on Map | Description |
|---|---|
| <p>Neighborhood Development Area</p> | <p>These areas are generally mapped over and near pre-existing areas of rural residential subdivisions, where the Town desires to promote sustainable residential development by encouraging infill and incorporating principles of conservation neighborhood design. Planned for single-family housing, as well as limited neighborhood-serving, small-scale commercial, institutional, and two- and multiple-family residences.</p> |



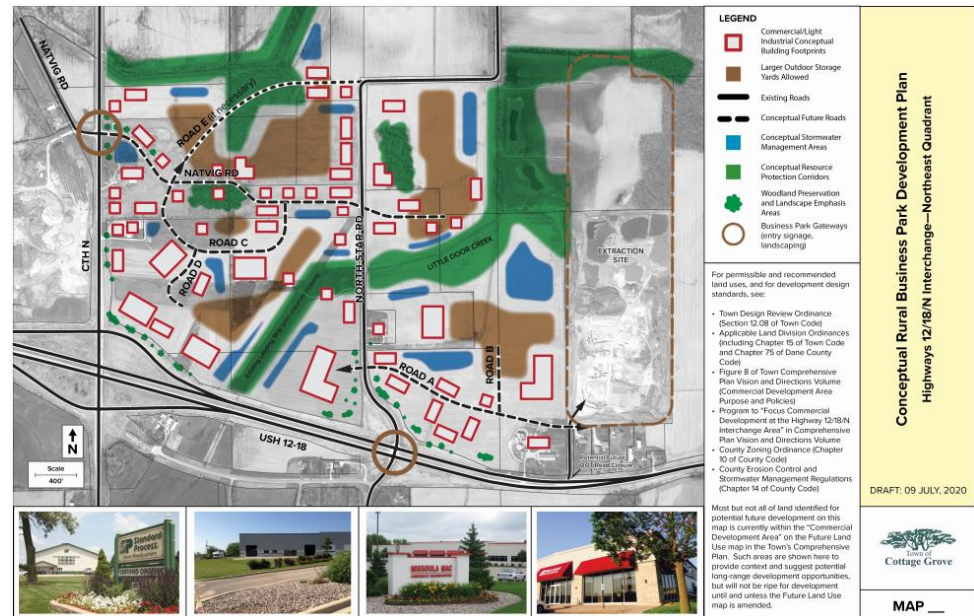
Future Land Use Map Categories

| Future Land Use Category on Map | Description |
|---------------------------------|--|
| Commercial Development Area | Within these mapped areas, the Town enables a range of agricultural business, retail, commercial service, storage, light assembly, institutional, health care, research and development, and recreational uses. The intent is to provide logical locations for highway-oriented commercial development consistent with the Town's character, population, needs, and limited service capabilities. High standards for site, building, landscape, and signage design are expected. |



DRAFT Highways 12/18/N Interchange Business Park Development Plan Map

- Future Land Use map shows planned commercial development northeast of the Highway 12/18/N interchange, including along North Star
- Draft map to right suggested potential development layout
- Further discussion will happen at a subsequent meeting, but feel free to comment tonight if you like.



Questions & Comments

Questions & Comments

- General comments, questions, and discussions regarding the draft plan or future land use plan can be shared with the large group right now
- Comments or preferences about specific parcels in the Future Land Use plan can be shared by filling out the “Future Land Use Map Comment Forms”, and/or talking with one of us after the presentation
- Please submit forms no later than July 9th
- Other questions or comments on the Plan can be shared by emailing clerk@towncg.net

Comment Form



Future Land Use Map Comment Form

Name: _____

Email and/or Phone: _____

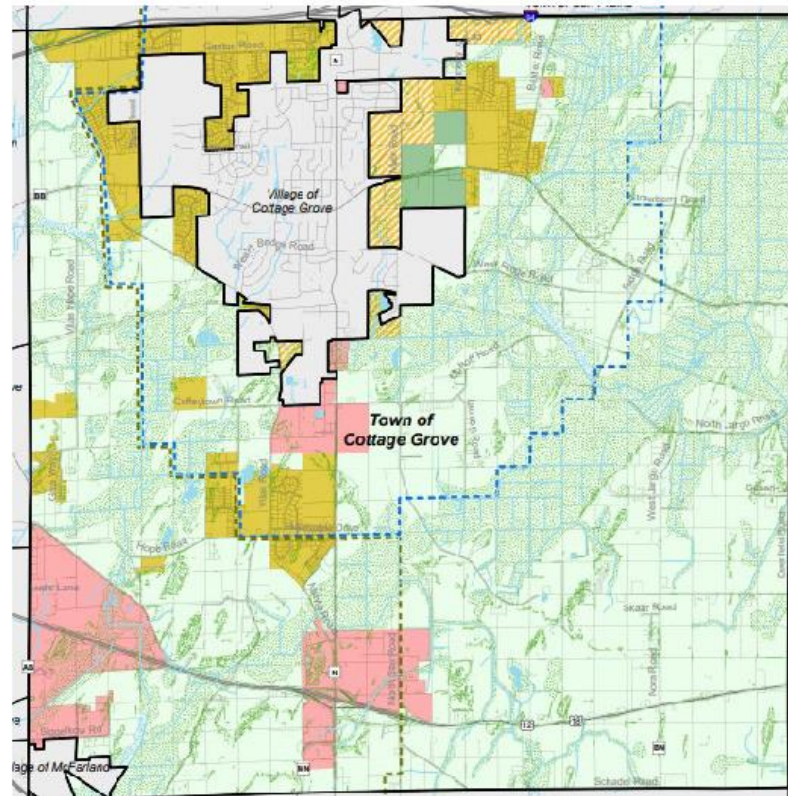
Parcel numbers, address or other description:
(please also circle parcel(s) on the map to the right)

Are you the owner of this parcel(s): Yes No

Future land use preferences and reasons:

Future Land Use Categories

| | | | |
|---|--------------------------------|---|-------------------------------|
|  | Agricultural Preservation Area |  | Neighborhood Development Area |
|  | Agricultural Transition Area |  | Commercial Development Area |
|  | Open Space and Recreation Area |  | Resource Protection Corridor |



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