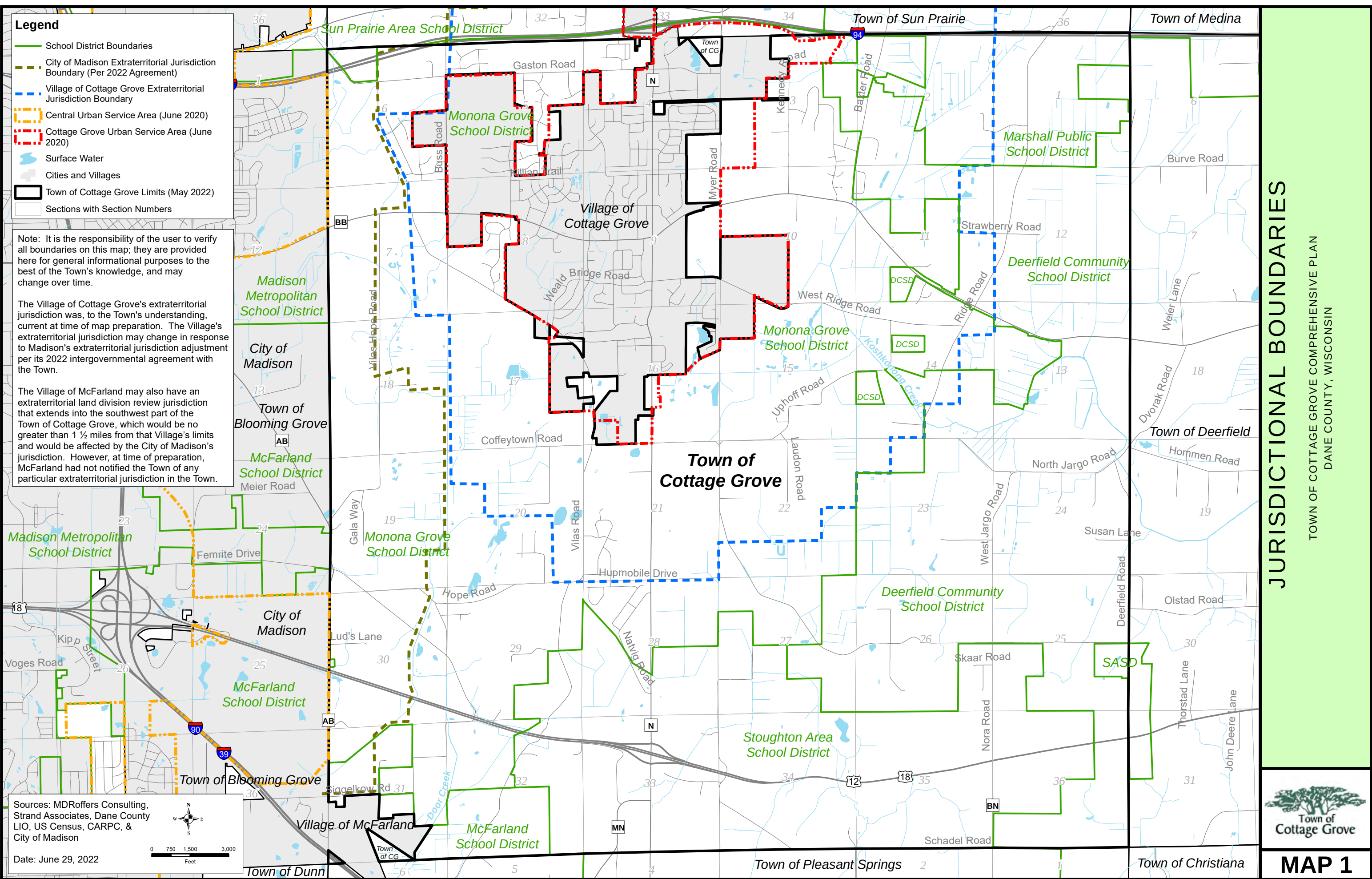




Legend

- School District Boundaries
- City of Madison Extraterritorial Jurisdiction Boundary (Per 2022 Agreement)
- Village of Cottage Grove Extraterritorial Jurisdiction Boundary
- Central Urban Service Area (June 2020)
- Cottage Grove Urban Service Area (June 2020)
- Surface Water
- Cities and Villages
- Town of Cottage Grove Limits (May 2022)
- Sections with Section Numbers

Note: It is the responsibility of the user to verify all boundaries on this map; they are provided here for general informational purposes to the best of the Town's knowledge, and may change over time.

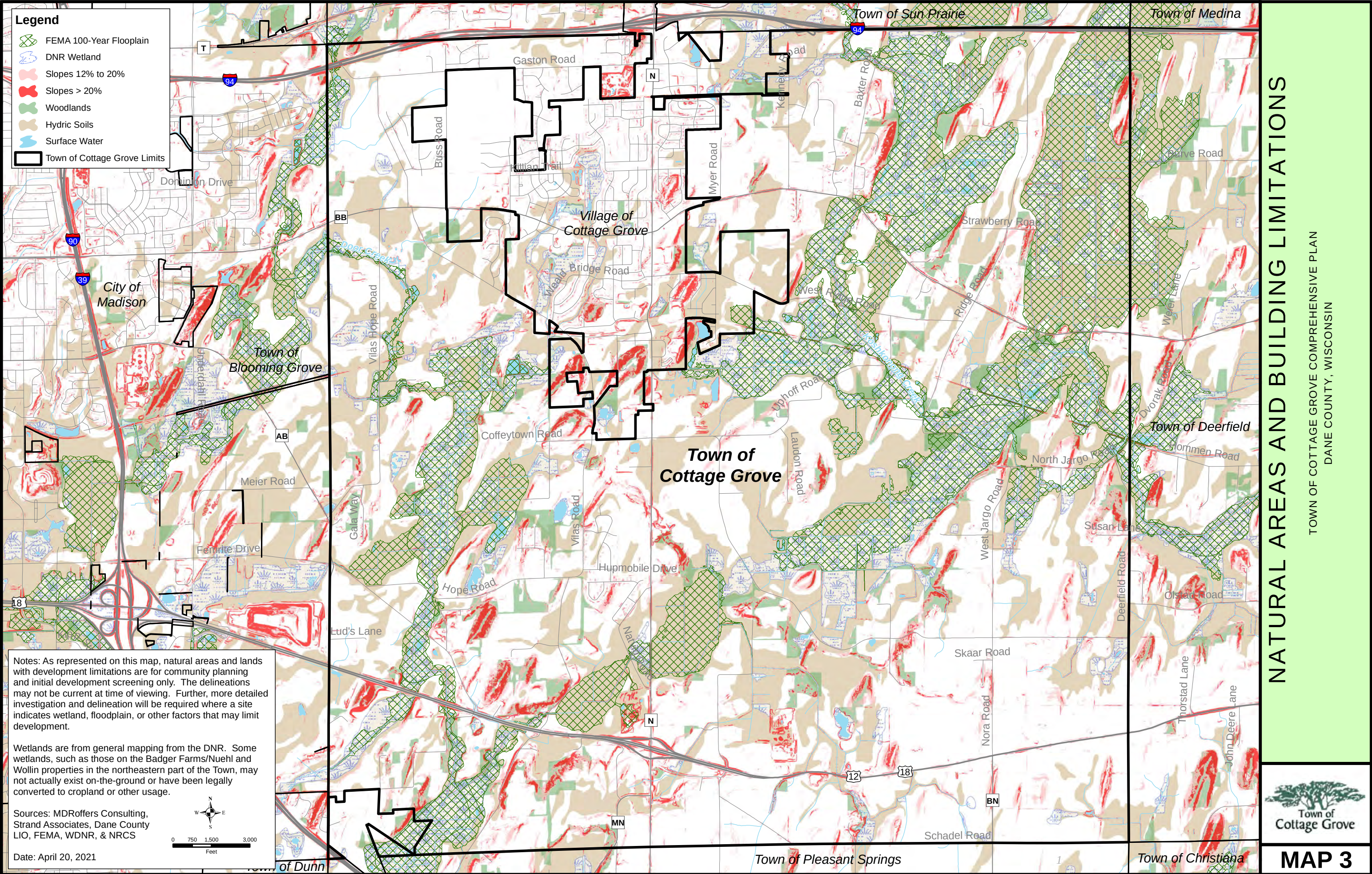
The Village of Cottage Grove's extraterritorial jurisdiction was, to the Town's understanding, current at time of map preparation. The Village's extraterritorial jurisdiction may change in response to Madison's extraterritorial jurisdiction adjustment per its 2022 intergovernmental agreement with the Town.

The Village of McFarland may also have an extraterritorial land division review jurisdiction that extends into the southwest part of the Town of Cottage Grove, which would be no greater than 1 ½ miles from that Village's limits and would be affected by the City of Madison's jurisdiction. However, at time of preparation, McFarland had not notified the Town of any particular extraterritorial jurisdiction in the Town.

Sources: MDRoffers Consulting, Strand Associates, Dane County LIO, US Census, CARPC, & City of Madison

Date: June 29, 2022

0 750 1,500 3,000 Feet



Legend

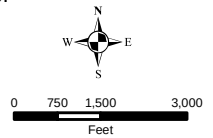
- FEMA 100-Year Floodplain
- DNR Wetland
- Slopes 12% to 20%
- Slopes > 20%
- Woodlands
- Hydric Soils
- Surface Water
- Town of Cottage Grove Limits

Notes: As represented on this map, natural areas and lands with development limitations are for community planning and initial development screening only. The delineations may not be current at time of viewing. Further, more detailed investigation and delineation will be required where a site indicates wetland, floodplain, or other factors that may limit development.

Wetlands are from general mapping from the DNR. Some wetlands, such as those on the Badger Farms/Nuehl and Wollin properties in the northeastern part of the Town, may not actually exist on-the-ground or have been legally converted to cropland or other usage.

Sources: MDROffers Consulting, Strand Associates, Dane County LIO, FEMA, WDNR, & NRCS

Date: April 20, 2021

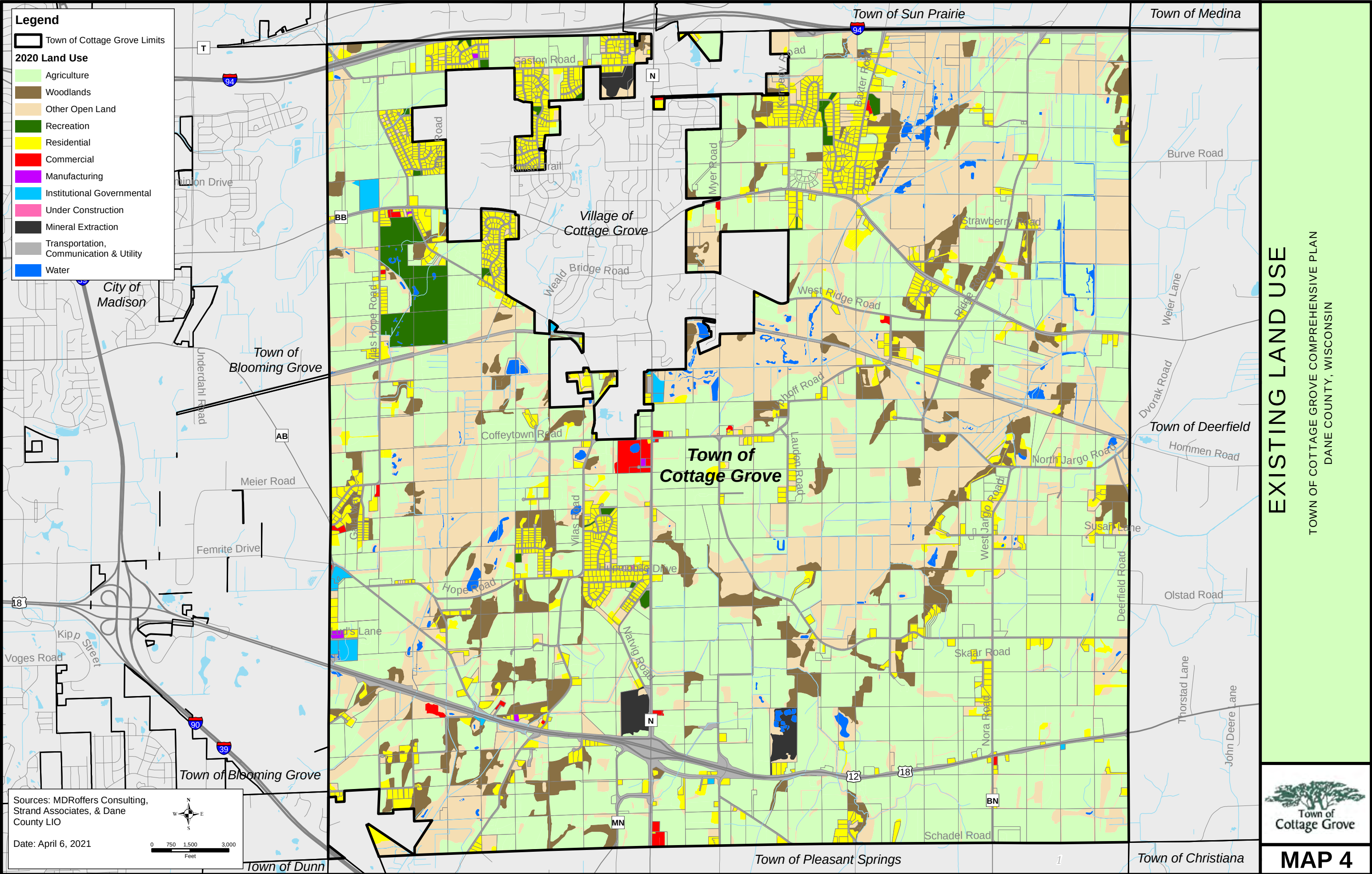


NATURAL AREAS AND BUILDING LIMITATIONS

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN



MAP 3



EXISTING LAND USE

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN



Deed Restriction

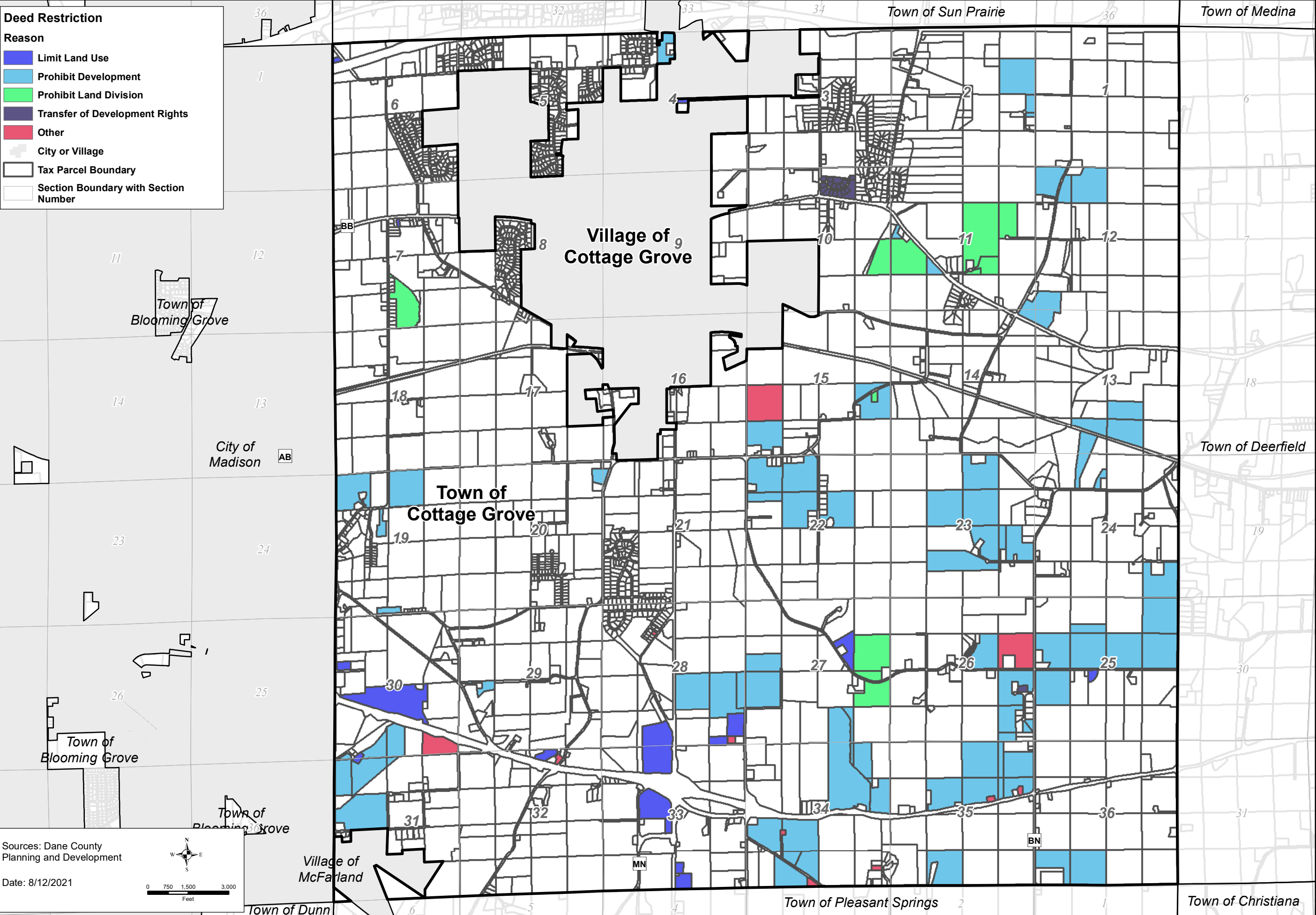
Reason

- Limit Land Use
- Prohibit Development
- Prohibit Land Division
- Transfer of Development Rights
- Other

City or Village

Tax Parcel Boundary

Section Boundary with Section Number



Sources: Dane County Planning and Development

Date: 8/12/2021

0 750 1,500 3,000 Feet

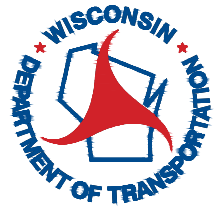
DEED RESTRICTIONS

APPLIED THROUGH REZONING AND LAND DIVISION PROCESSES

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN

DANE COUNTY, WISCONSIN





PROJECT OVERVIEW

PROJECT ID 3080-01-75,76
US 12/18 AND COUNTY AB INTERCHANGE
MADISON, DANE COUNTY
FEBRUARY 2, 2021



CITY OF MADISON

TOWN OF
COTTAGE GROVE

BEGIN LONG DRIVE
CONSTRUCTION

END PROJECT
COUNTY AB CONSTRUCTION
3080-01-75

BEGIN MILLPOND ROAD
CONSTRUCTION

BEGIN PROJECT
US 12/18 CONSTRUCTION
3080-01-76

LONG DR

MILLPOND RD

LUDS LN

CITY OF MADISON

BEGIN PROJECT
COUNTY AB CONSTRUCTION
3080-01-75

END PROJECT
US 12/18 CONSTRUCTION
3080-01-76

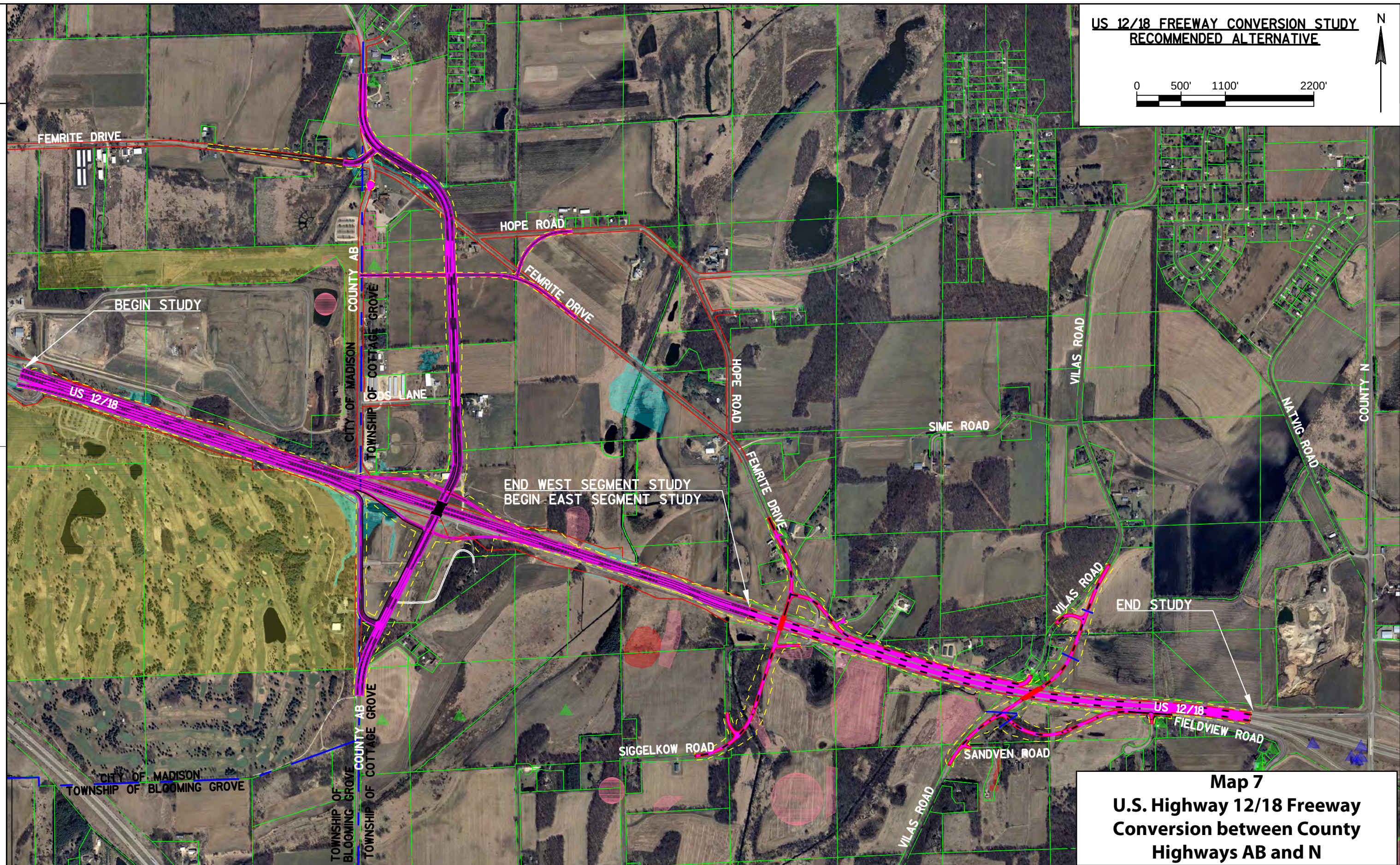


HOPE HOLLOW TR

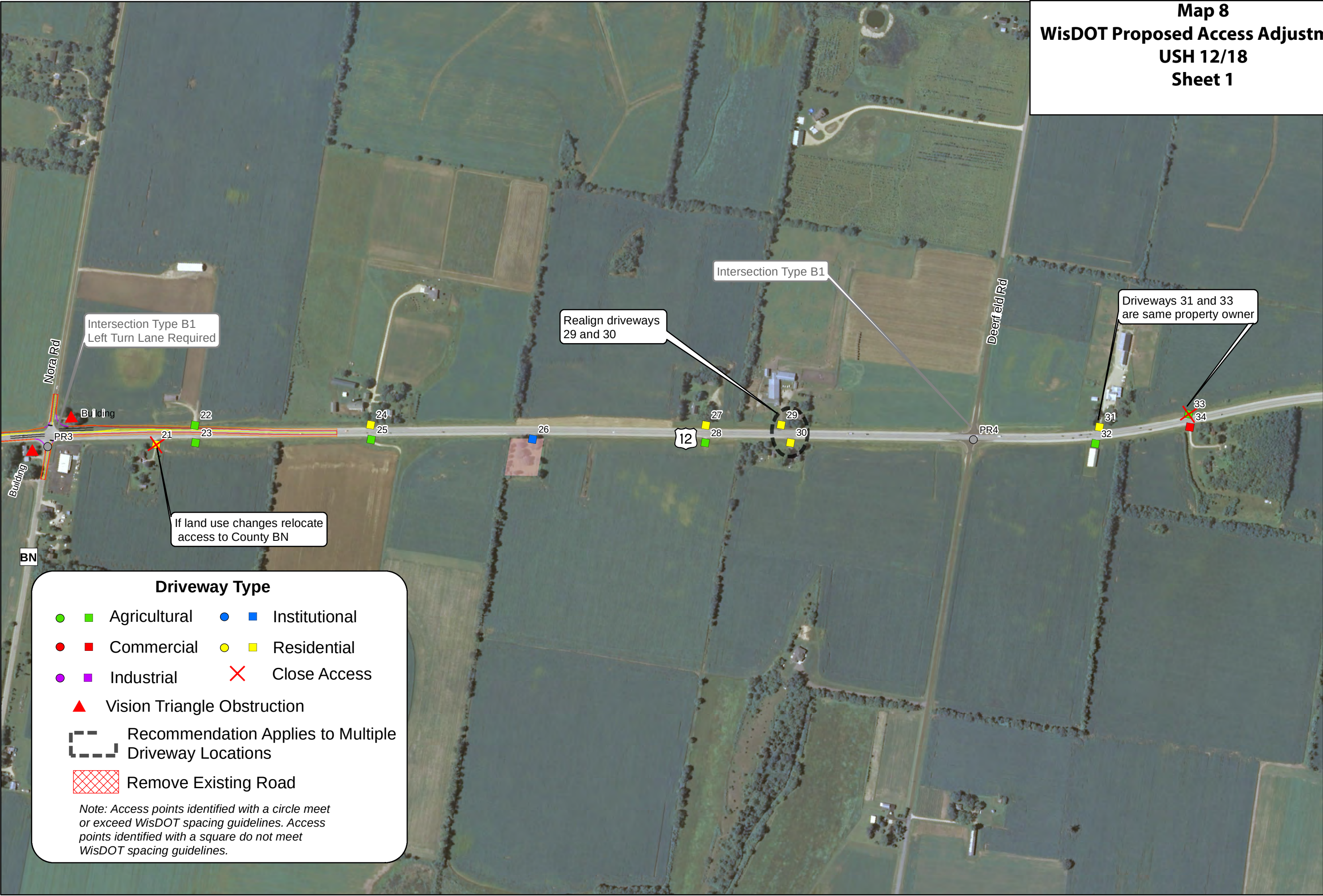
TOWN OF
COTTAGE GROVE

Map 6
U.S. Highway 12/18 and County
Highway AB Interchange





Map 7
U.S. Highway 12/18 Freeway
Conversion between County
Highways AB and N



Map 9
WisDOT Proposed Access Adjustments
USH 12/18
Sheet 2

Access Plan Maps

US 12 Corridor Study

1 in =
500 Ft

TranSmart

If land use changes
consolidate access

Intersection Type B1
Left Turn Lane Required

If land use changes relocate
driveway 20 to Nora Road

Same property owner
as 16 and 17

Consolidate driveways
18 and 19

Driveway Type

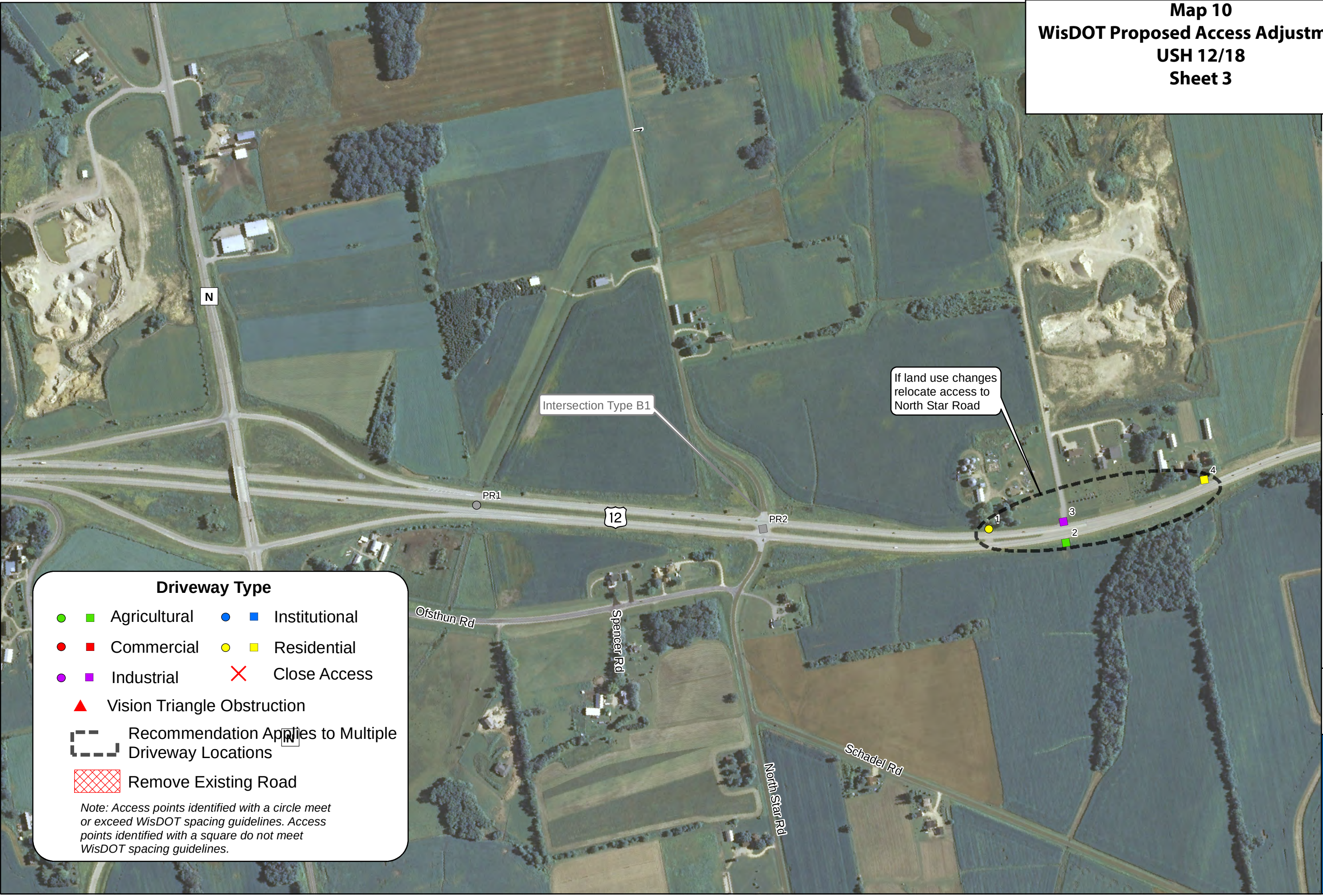
- ■ Agricultural
- ■ Commercial
- ■ Industrial
- ■ Institutional
- ■ Residential
- ✕ Close Access
- ▲ Vision Triangle Obstruction

 Recommendation Applies to Multiple
Driveway Locations

 Remove Existing Road

*Note: Access points identified with a circle meet
or exceed WisDOT spacing guidelines. Access
points identified with a square do not meet
WisDOT spacing guidelines.*





Driveway Type

Agricultural

Commercial

Industrial

Institutional

Residential

Close Access

Vision Triangle Obstruction

Recommendation Applies to Multiple Driveway Locations

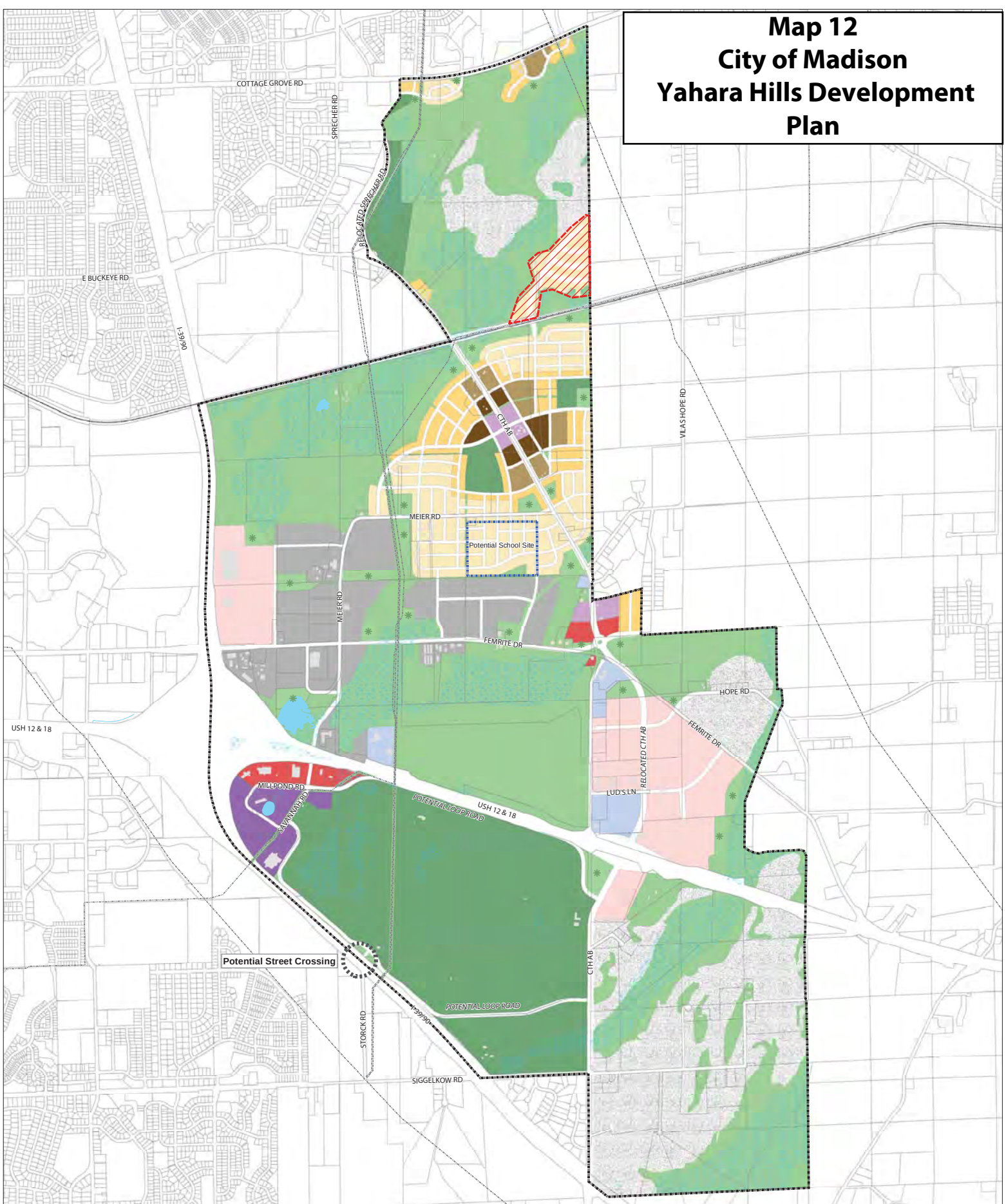
Remove Existing Road

Note: Access points identified with a circle meet or exceed WisDOT spacing guidelines. Access points identified with a square do not meet WisDOT spacing guidelines.

Map 11
City of Madison Future Land
Use Map



Map 12 City of Madison Yahara Hills Development Plan



Map 7:
Future Land Use and Street Plan

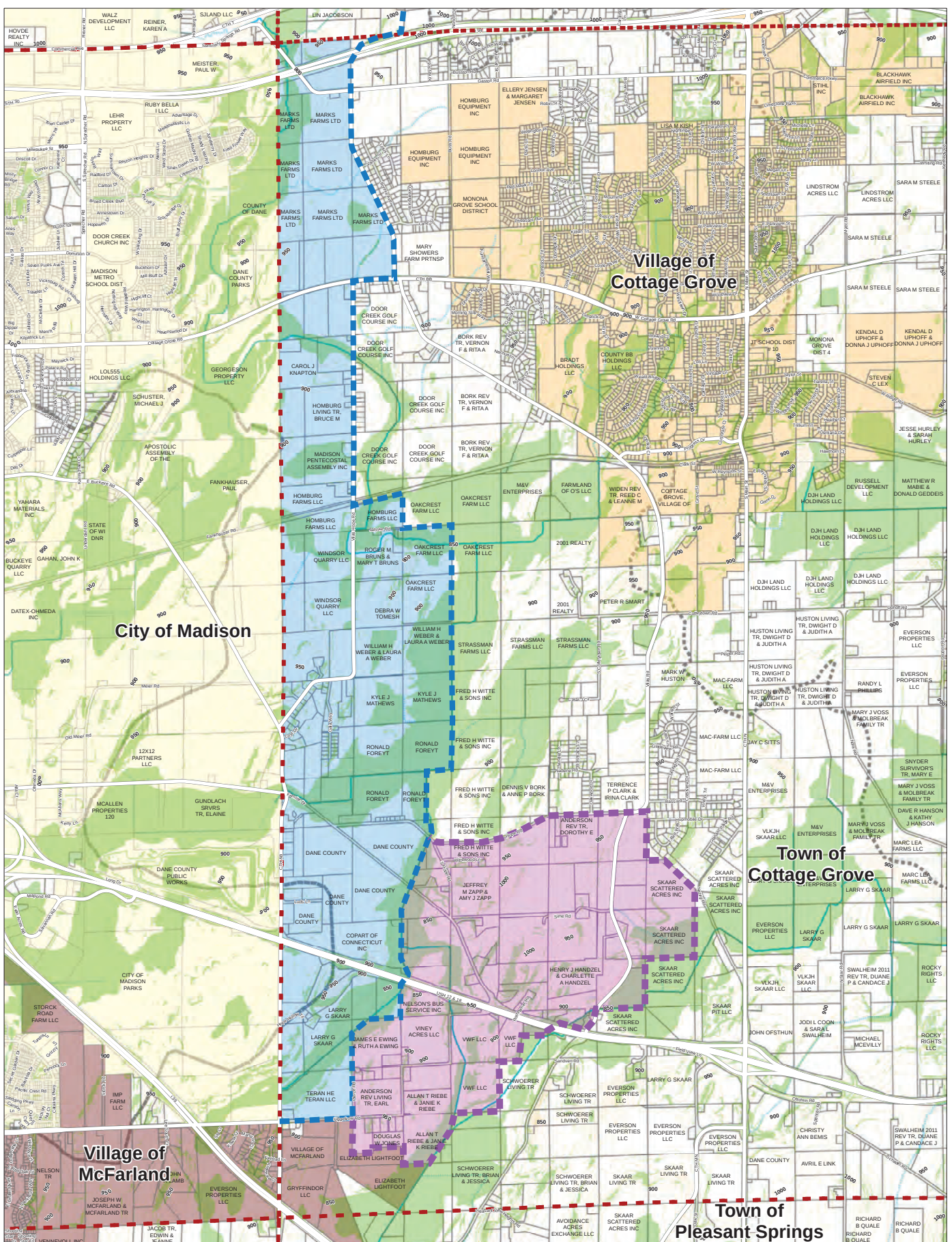
- Planning Area
- Natural Gas/Petroleum Transmission Pipeline
- Street Right-of-Way
- Potential Stormwater Location

- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Agriculture/Rural

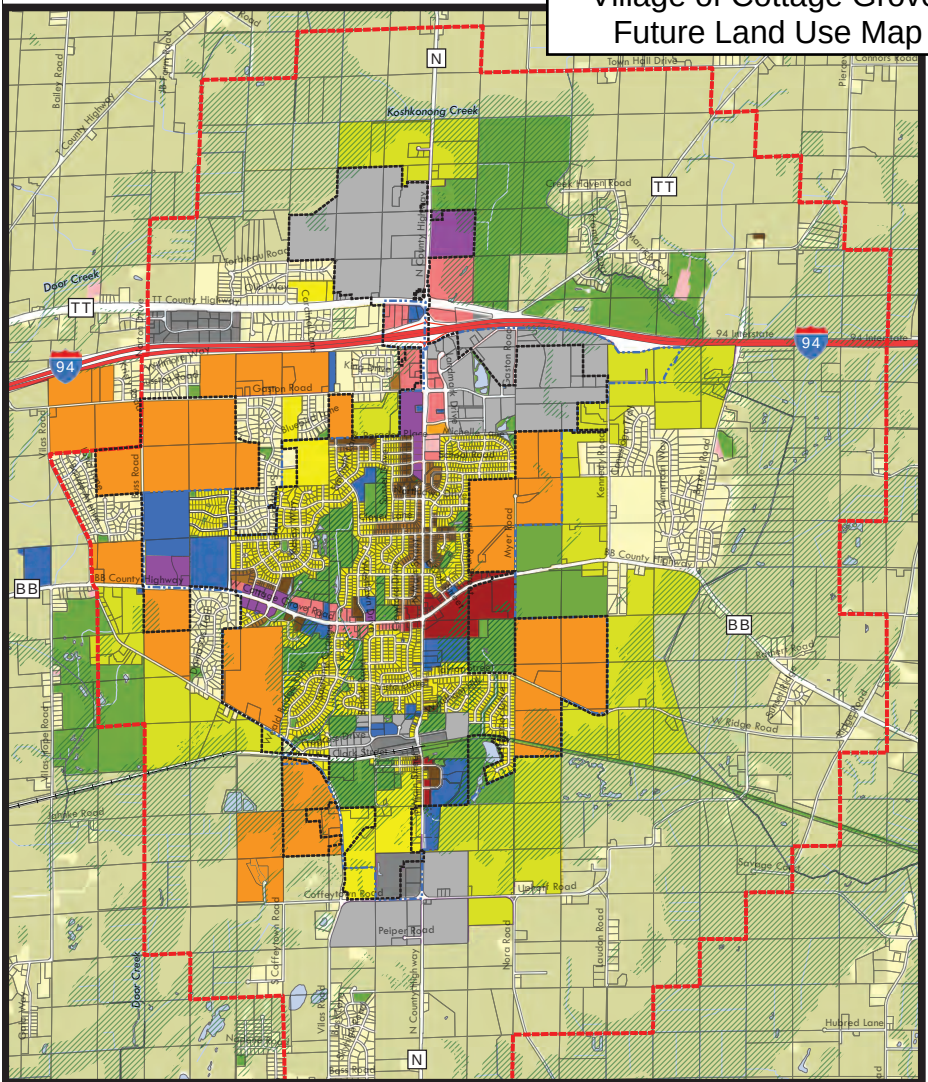
- Employment
- Commercial - General
- Mixed Use Neighborhood
- Mixed Use Community
- Civic & Institutional
- Industrial

- Parks and Open Space
- Other Open Space and Stormwater Management
- Wetland
- Low density residential development contingent upon vehicular crossing of railroad tracks.





Map 14 Village of Cottage Grove Future Land Use Map



MAP
5.1

FUTURE LAND USES

2,500' 5,000'

Future Land Uses

- | | | |
|---------------------------|---------------------------|------------------------|
| Agriculture/Rural | Planned Neighborhood | Park & Open Space |
| Future Development Area | Planned Mixed Use | Community Facility |
| Single Family (Unsewered) | Central Mixed Use | Environmental Corridor |
| Single Family (Sewered) | Planned Business | Surface Water |
| Two Family | Planned Office/Industrial | |
| Multi-Family | General Industrial | |



Dane County, WI

**Map 15
Dane County
Farmland Preservation Plan
Map**



Legend

Future Land Use Categories¹

Agricultural Preservation Area

Agricultural Transition Area

Open Space and Recreation Area

Neighborhood Development Area

Commercial Development Area

Resource Protection Corridor

Rural Neighborhood Expansion Area

Existing Off-Street Trails

Planned Trails

Conceptual Future Roads

Preliminary Highway 12/CTH AB Interchange Design

1/4-mile radius from 2022 Village limits²

Parcels (Sept. 2024)

Potential Madison Expansion Area (per 2022 intergovernmental agreement)

Town of Cottage Grove Limits (Sep 2024)

Surface Water

Notes:

1. Lands in the Agricultural Preservation Area, including lands also mapped Resource Protection Corridor, may serve as TDR Sending Areas in the Town's TDR program. Lands in the Neighborhood Development Area, and in the Agricultural Transition Area once the Town designates such lands as appropriate for more intensive development, may serve as the primary TDR Receiving Areas. The Town may also allow limited transfer of Residential Density Units (RDUs) between parcels in the Agricultural Preservation Area. See Land Use chapter for details and limits.

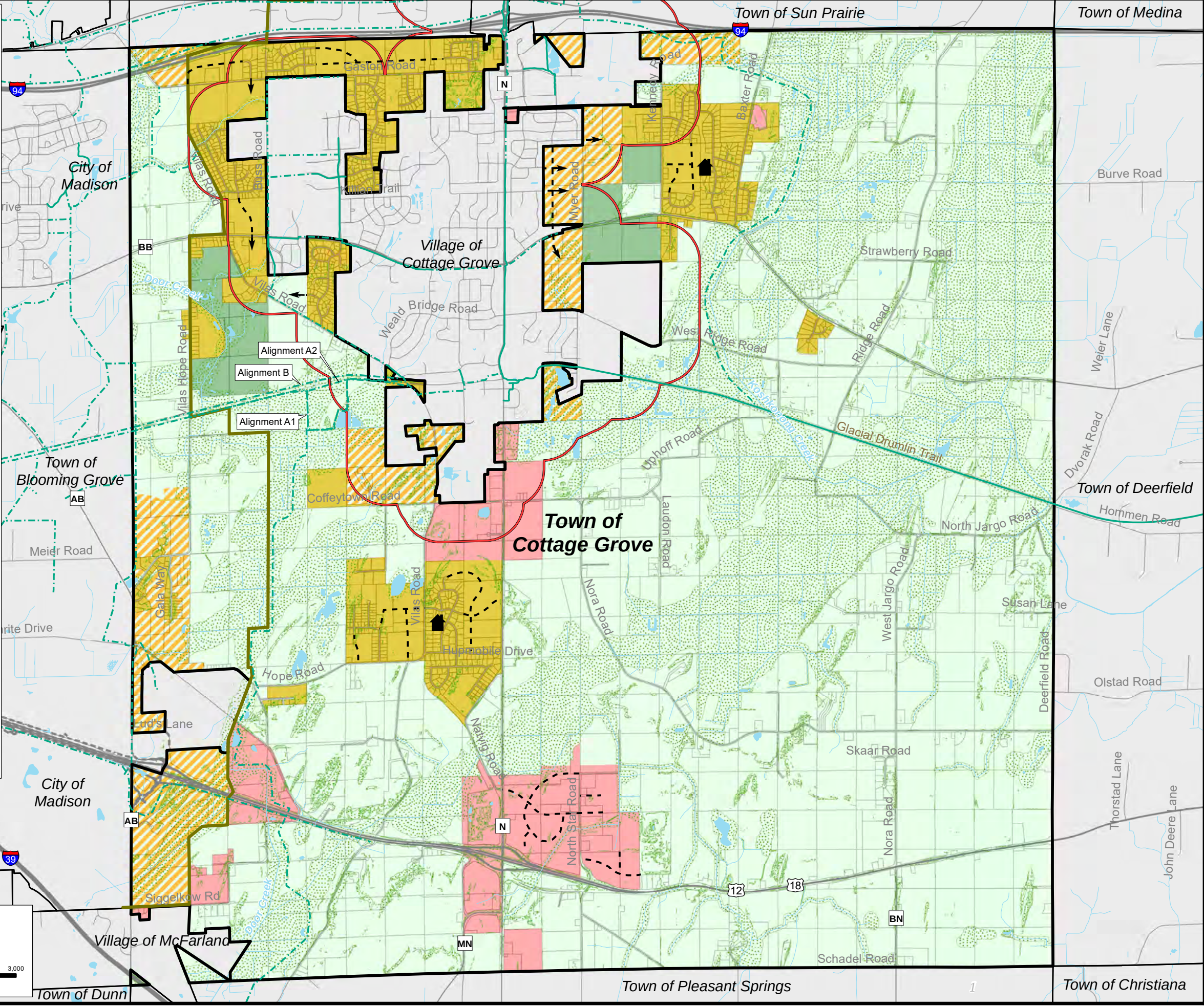
2. If the majority of a tax parcel designated as a Neighborhood Development Area or Agricultural Transition Area is within ¼ mile from the Village of Cottage Grove boundary and tax parcels as of July 5, 2022 (with such ¼-mile radius shown on this map), transferred RDUs are not required to obtain Town approval of a development on that parcel with greater than the number of housing units (RDUs) allocated to the May 15, 1982 tax parcel.

Sources: MDRoffers Consulting, Strand Associates, FEMA, WI DNR, WI DOT & Dane County LIO

Date: October 15, 2024

07501,5003,000

Feet

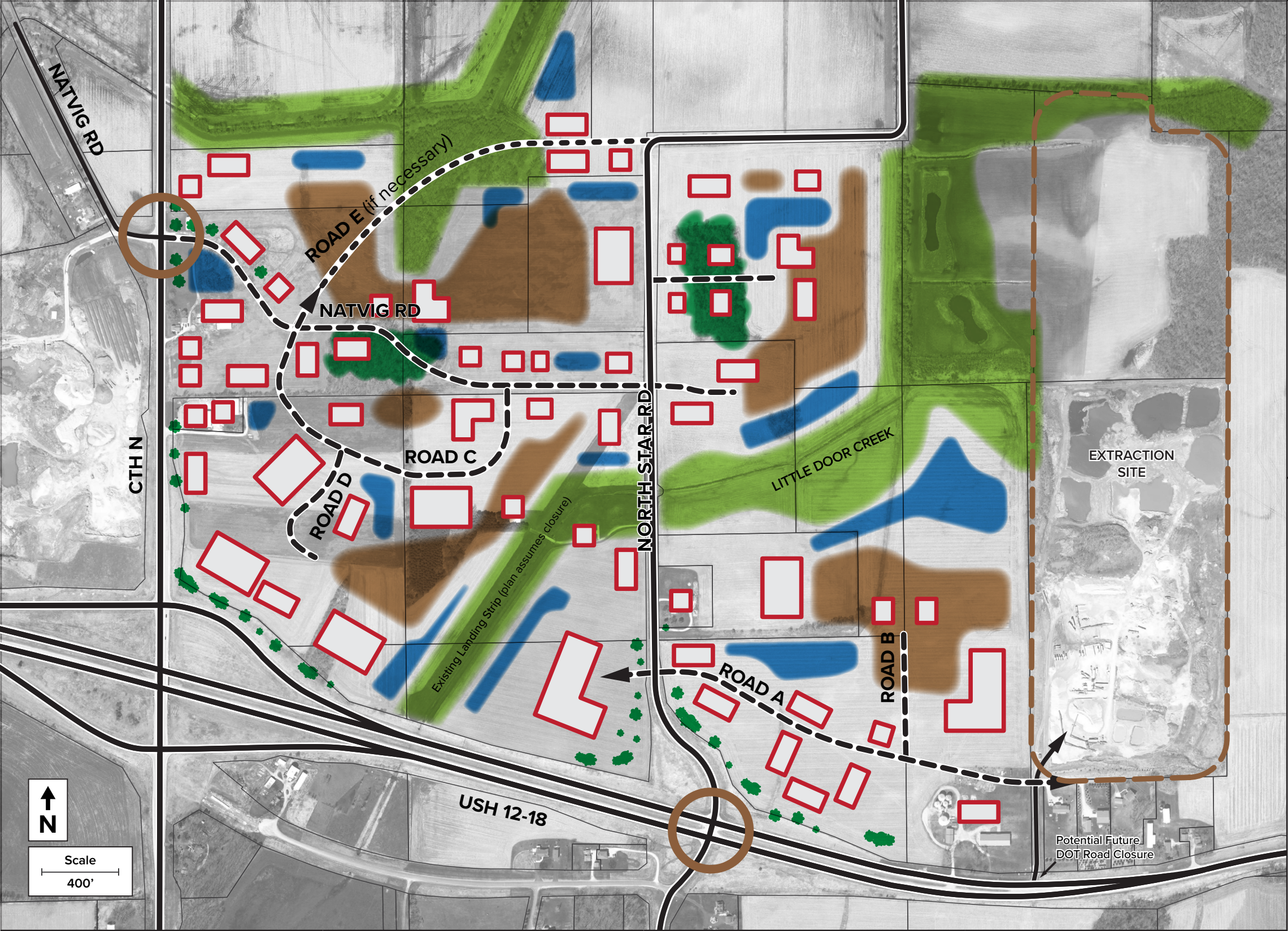


FUTURE LAND USE AND TRANSPORTATION

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN

Town of Cottage Grove

MAP 16



LEGEND

- Commercial/Light Industrial Conceptual Building Footprints
- Larger Outdoor Storage Yards Allowed
- Existing Roads
- Conceptual Future Roads
- Conceptual Stormwater Management Areas
- Conceptual Resource Protection Corridors
- Woodland Retention and Landscape Emphasis Areas
- Business Park Gateways (entry signage, landscaping)

For permissible and recommended land uses, and for development design standards, see:

- Town Design Review Ordinance (Section 12.08 of Town Code)
- Applicable Land Division Ordinances (including Chapter 15 of Town Code and Chapter 75 of Dane County Code)
- Figure 8 of Town Comprehensive Plan Vision and Directions Volume (Commercial Development Area Purpose and Policies)
- Program to “Focus Commercial Development at the Highway 12/18/N Interchange Area” in Comprehensive Plan Vision and Directions Volume
- County Zoning Ordinance (Chapter 10 of County Code)
- County Erosion Control and Stormwater Management Regulations (Chapter 14 of County Code)

CONCEPTUAL RURAL BUSINESS PARK DEVELOPMENT PLAN
HIGHWAYS 12/18/N INTERCHANGE—NORTHEAST QUADRANT
TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN

OCTOBER 2021

