

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.

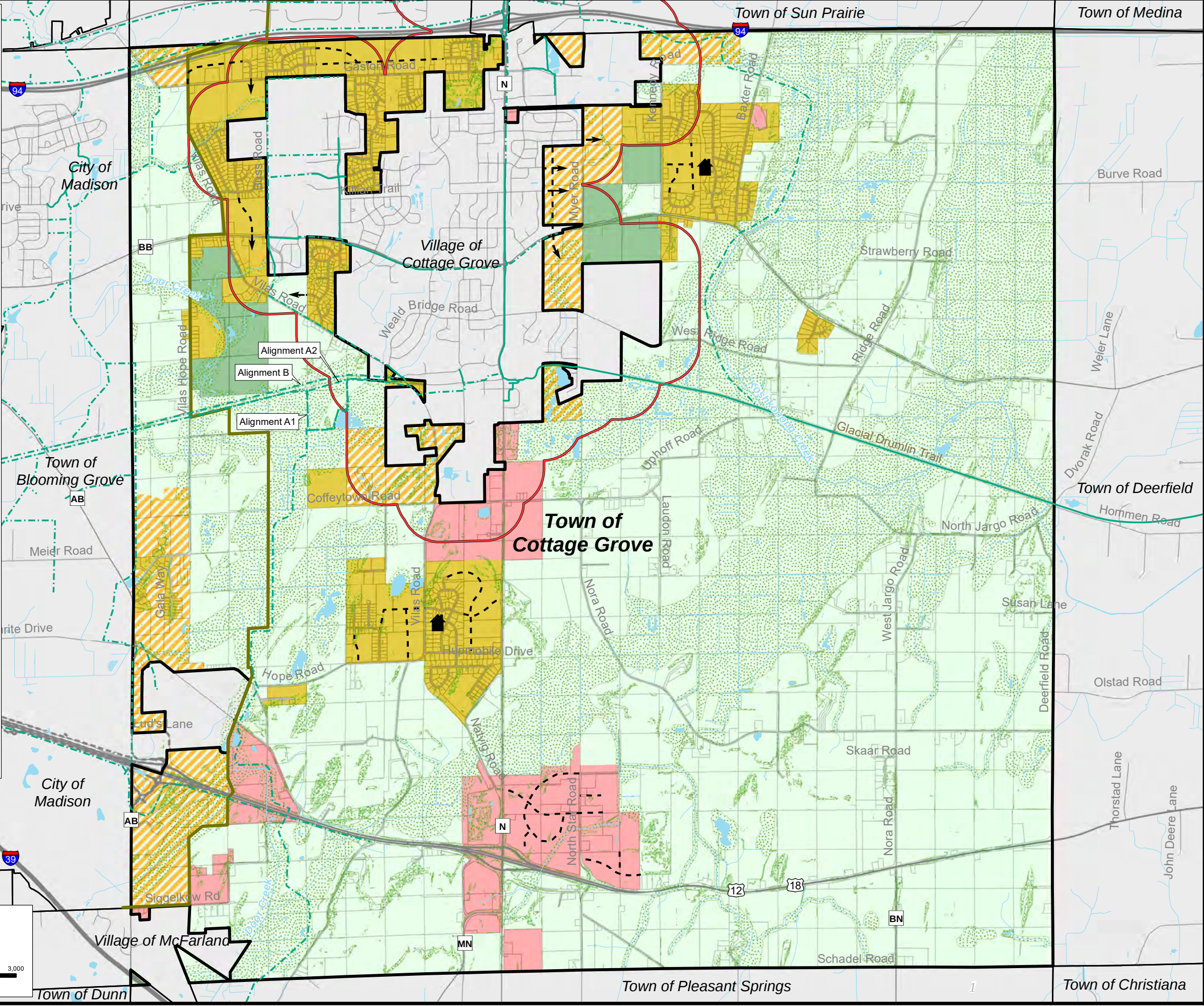
2. If the majority of a tax parcel designated as a Neighborhood Development Area or Agricultural Transition Area is within 1/4 mile from the Village of Cottage Grove boundary and tax parcels as of July 5, 2022 (with such 1/4-mile radius shown on this map), transferred RDUs are not required to obtain 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

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Feet



FUTURE LAND USE AND TRANSPORTATION

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN

Town of Cottage Grove

MAP 16