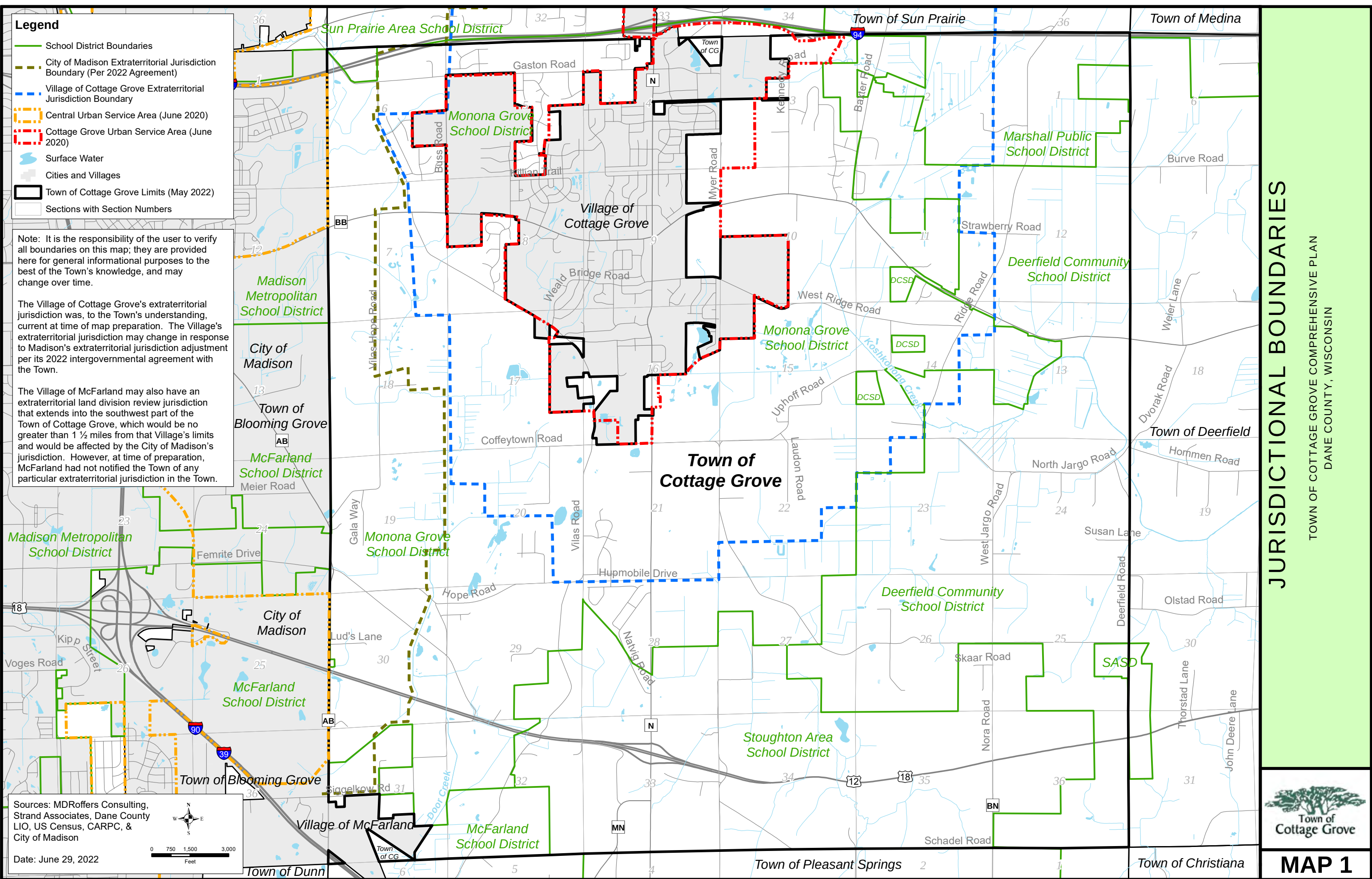
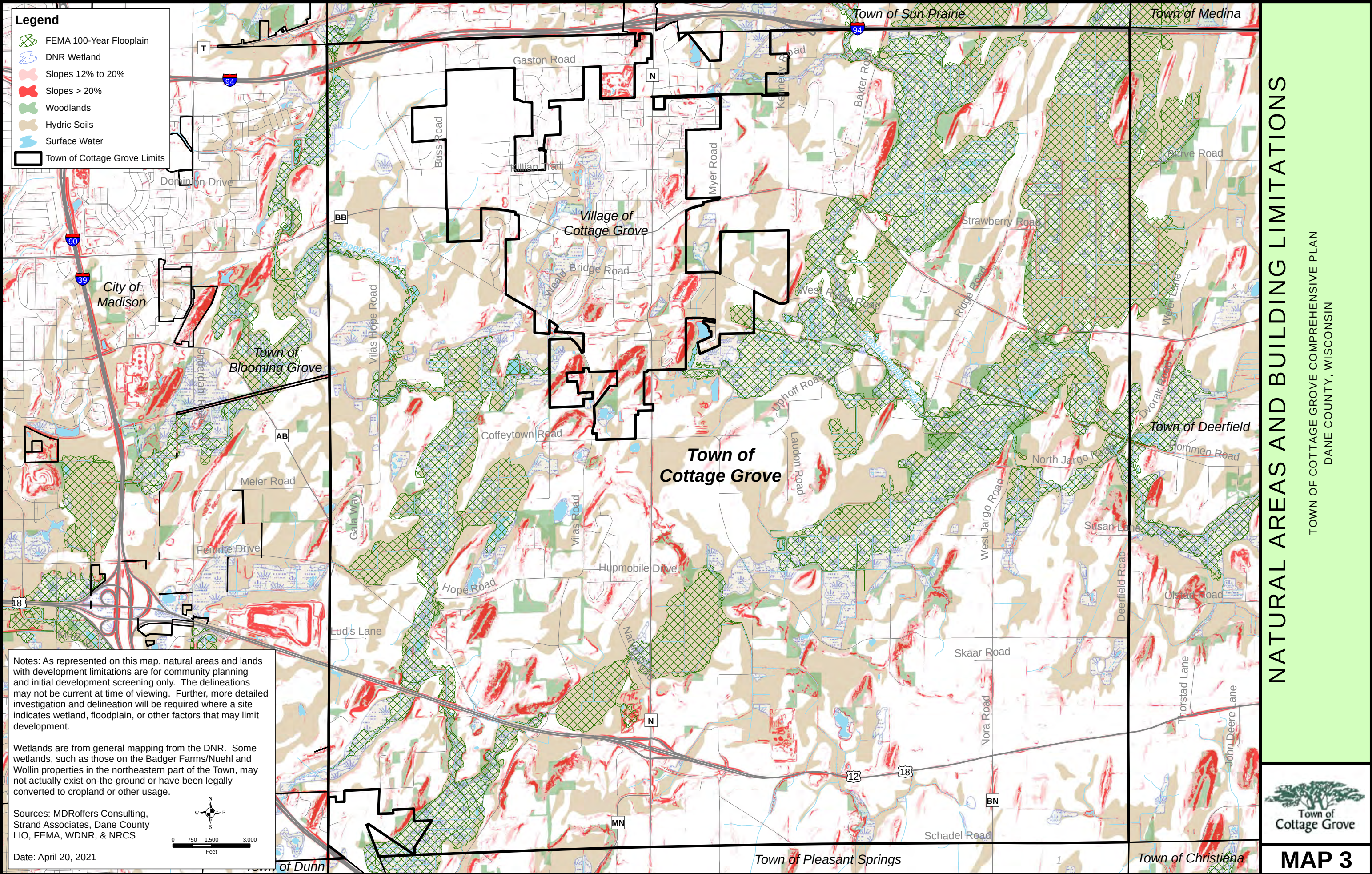






Legend

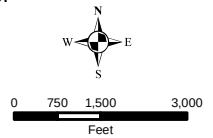
- FEMA 100-Year Floodplain
- DNR Wetland
- Slopes 12% to 20%
- Slopes > 20%
- Woodlands
- Hydric Soils
- Surface Water
- Town of Cottage Grove Limits

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

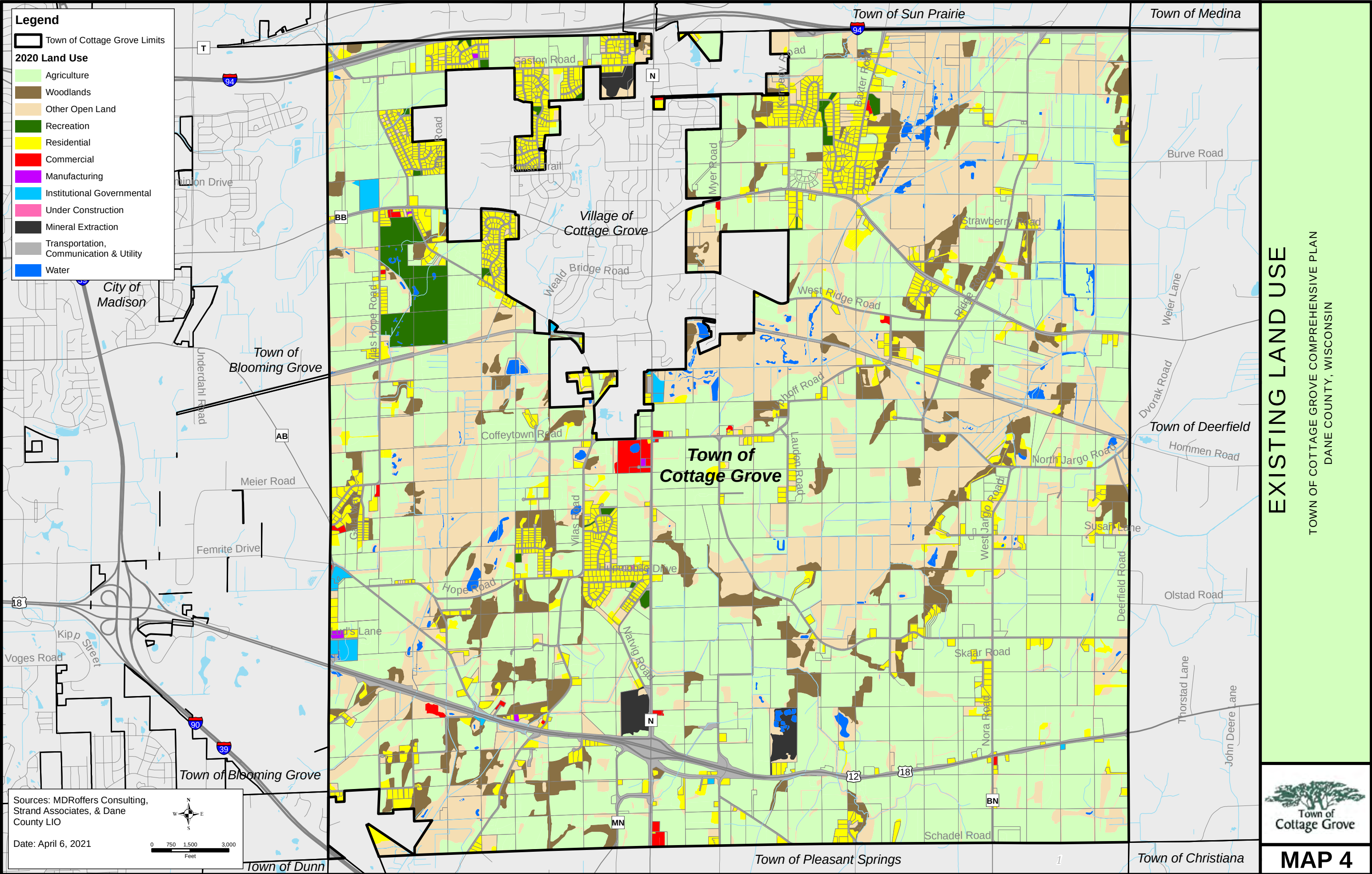


NATURAL AREAS AND BUILDING LIMITATIONS

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN
DANE COUNTY, WISCONSIN



MAP 3



Deed Restriction

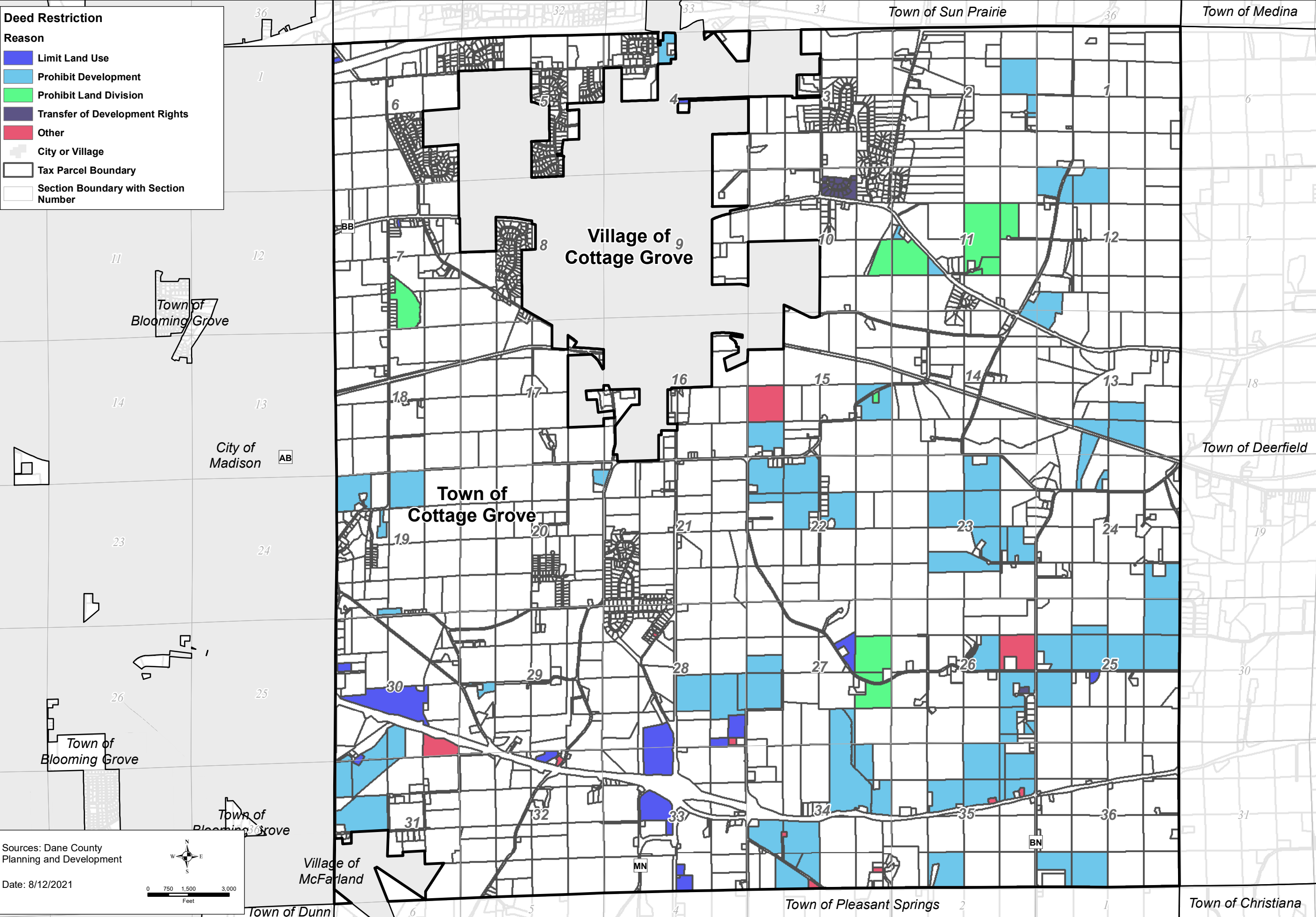
Reason

- 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

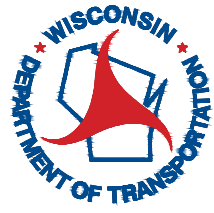
DEED RESTRICTIONS

APPLIED THROUGH REZONING AND LAND DIVISION PROCESSES

TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN

DANE COUNTY, WISCONSIN

MAP 5



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



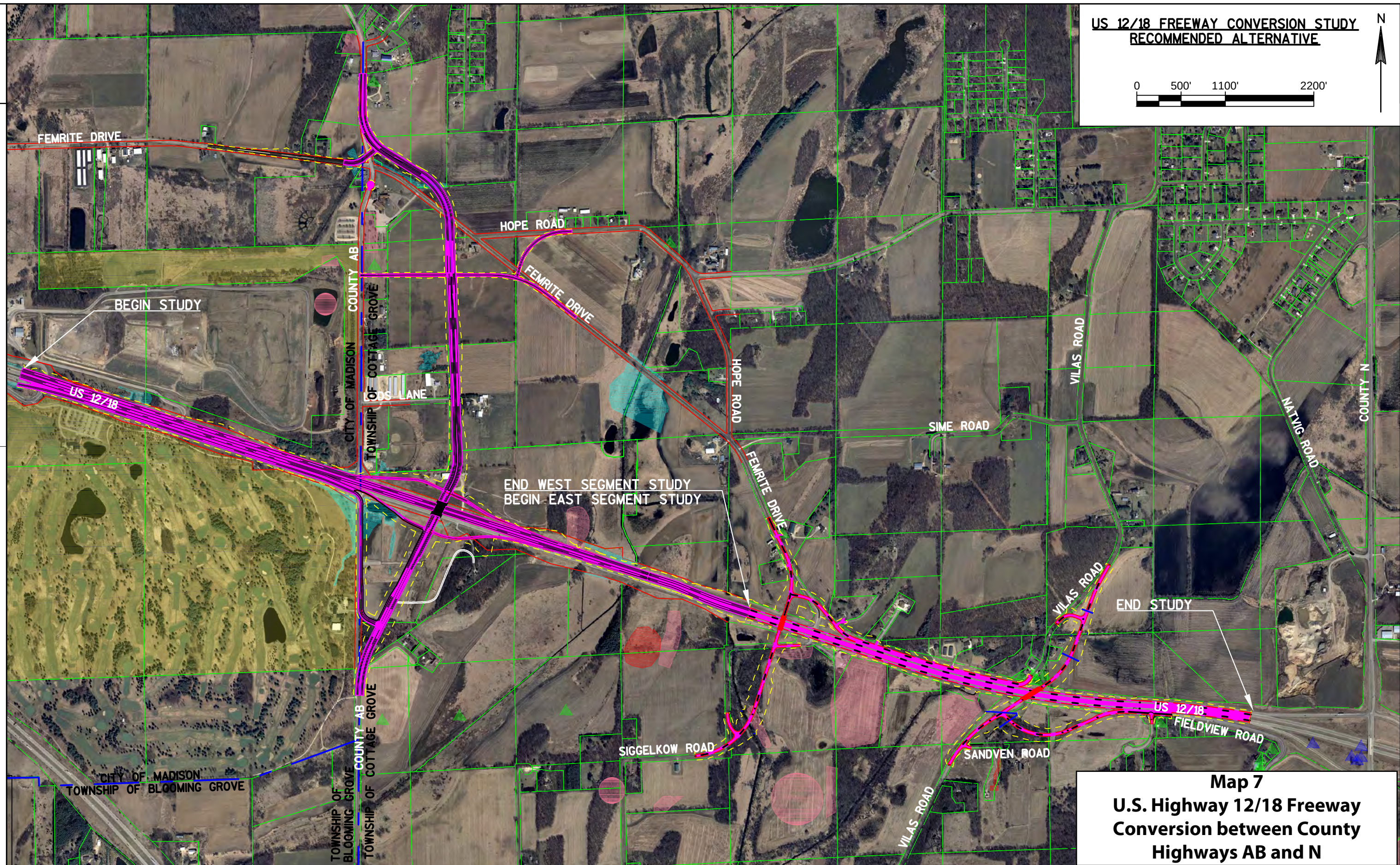
HOPE HOLLOW TR



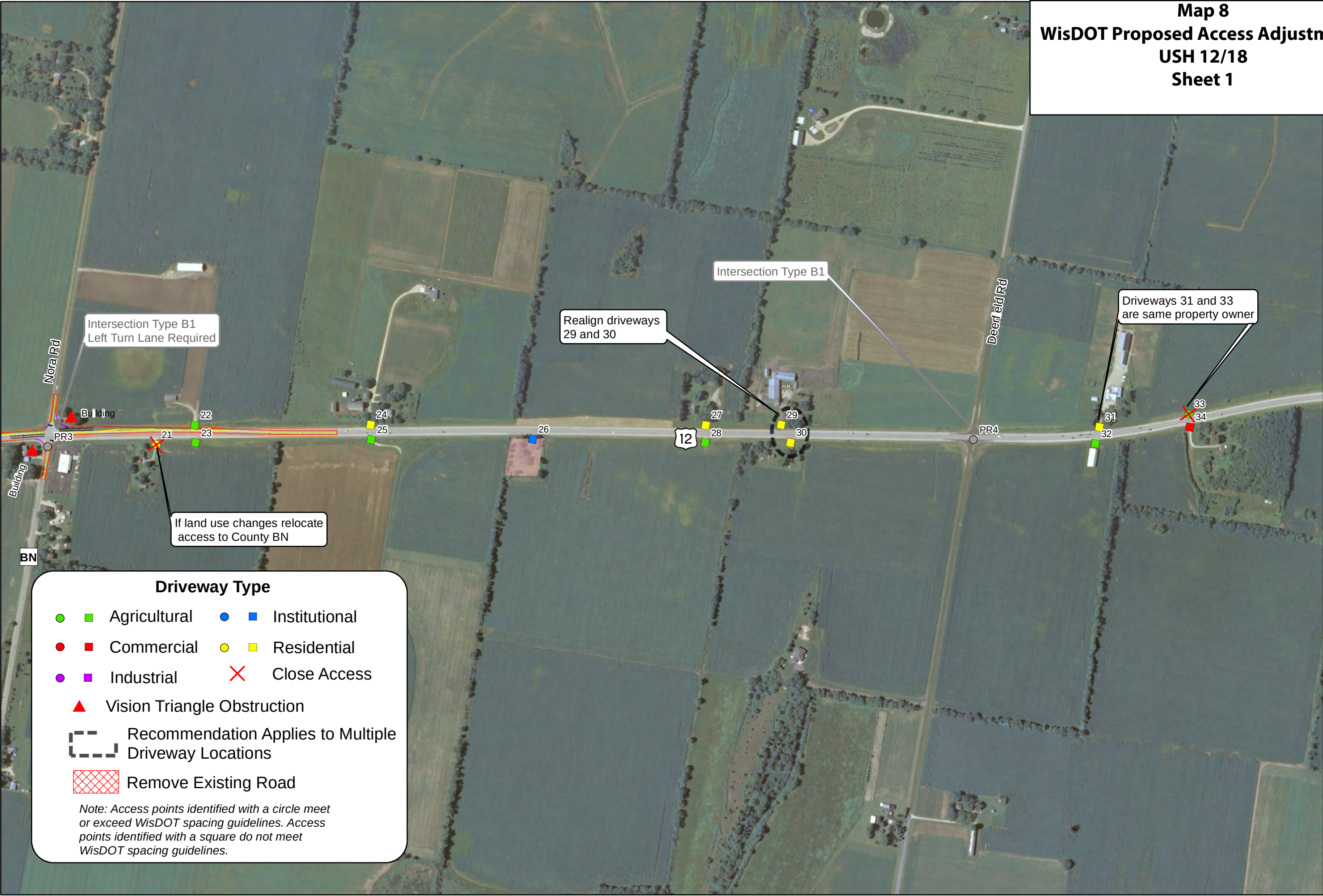
TOWN OF
COTTAGE GROVE

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

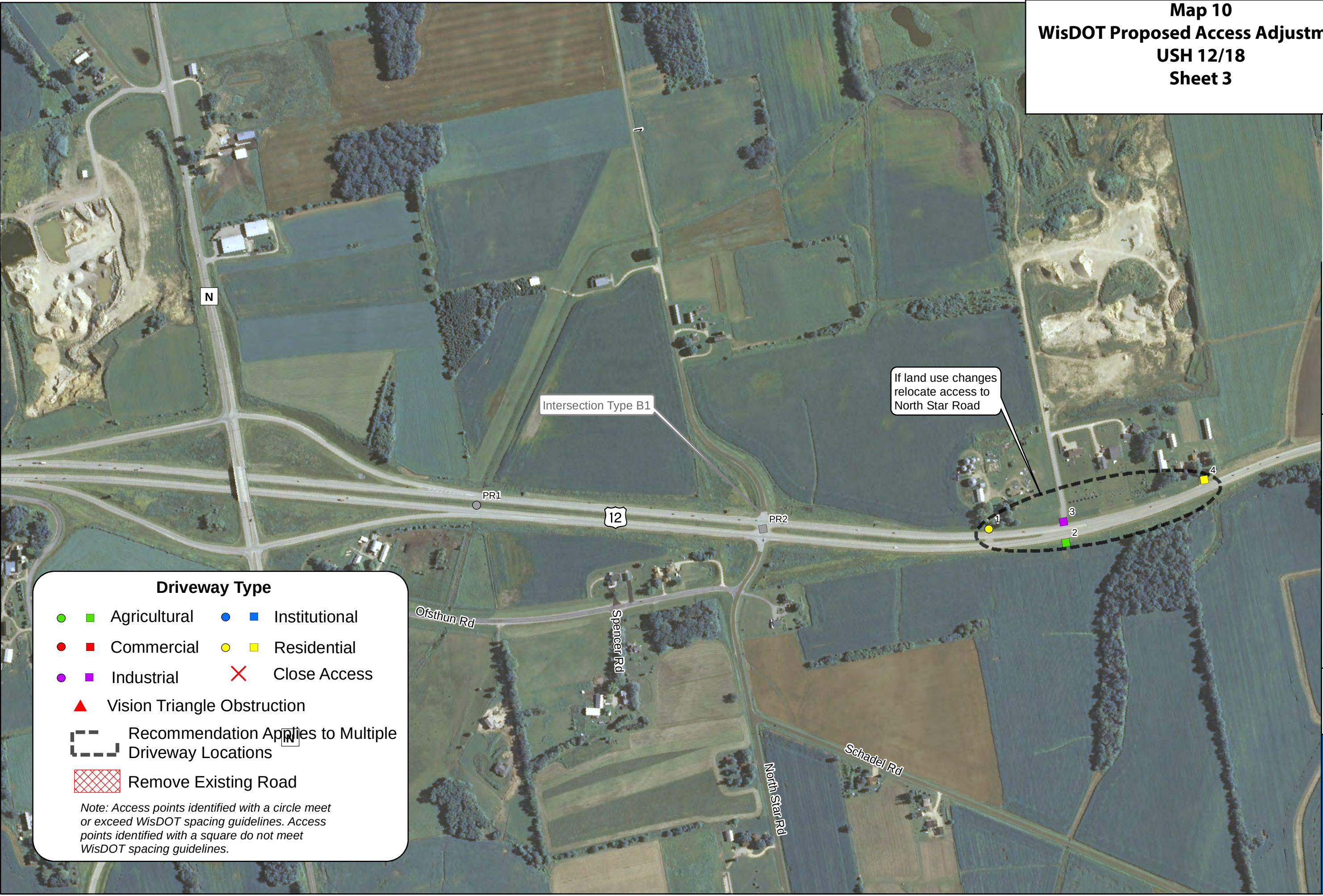
- ■ Agricultural
- ■ Commercial
- ■ Industrial
- ■ Institutional
- ■ Residential
- ✗ Close Access
- ▲ Vision Triangle Obstruction

 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	●	■	Institutional
●	■	Commercial	●	■	Residential
●	■	Industrial	✗		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.

Generalized Future Land Use Map

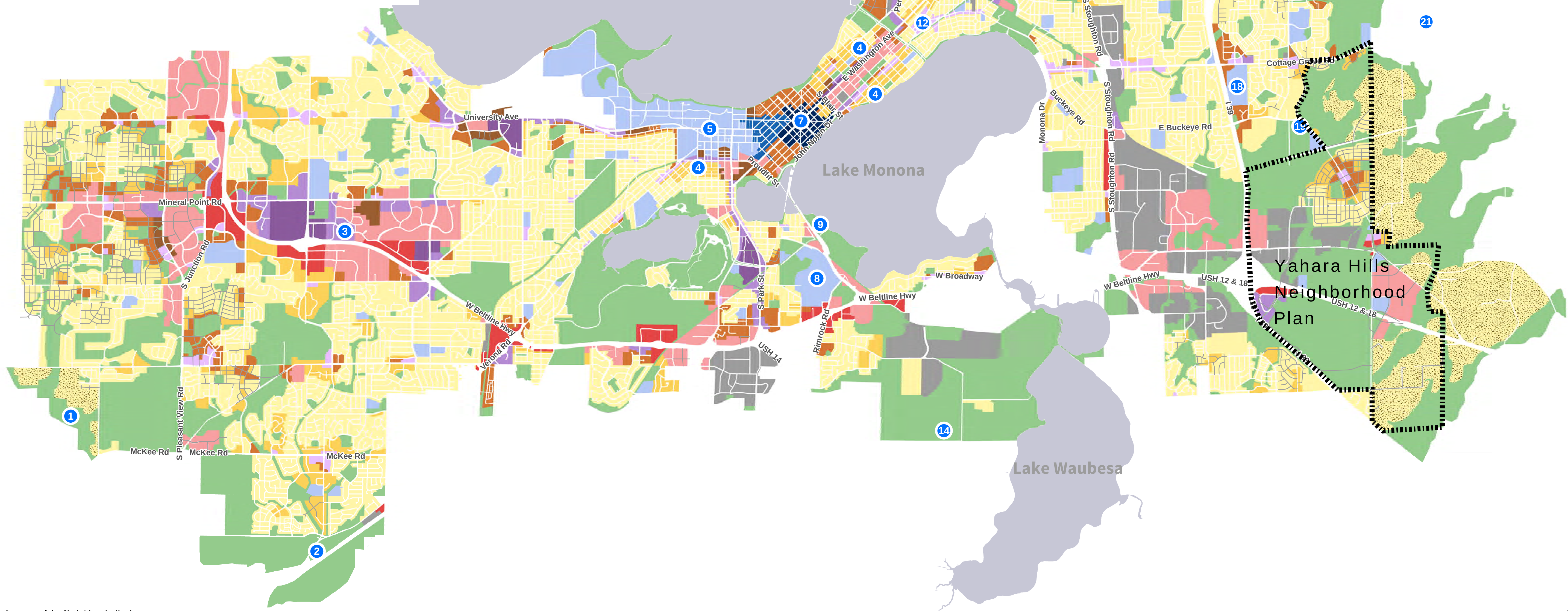
- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- #

Map Note

Downtown Core (DC)General Commercial (GC)Employment (E)Industrial (I)Parks and Open Space (P)Special Institutional (SI)Airport (A)Neighborhood Planning Area (NPA)Planned Street Network

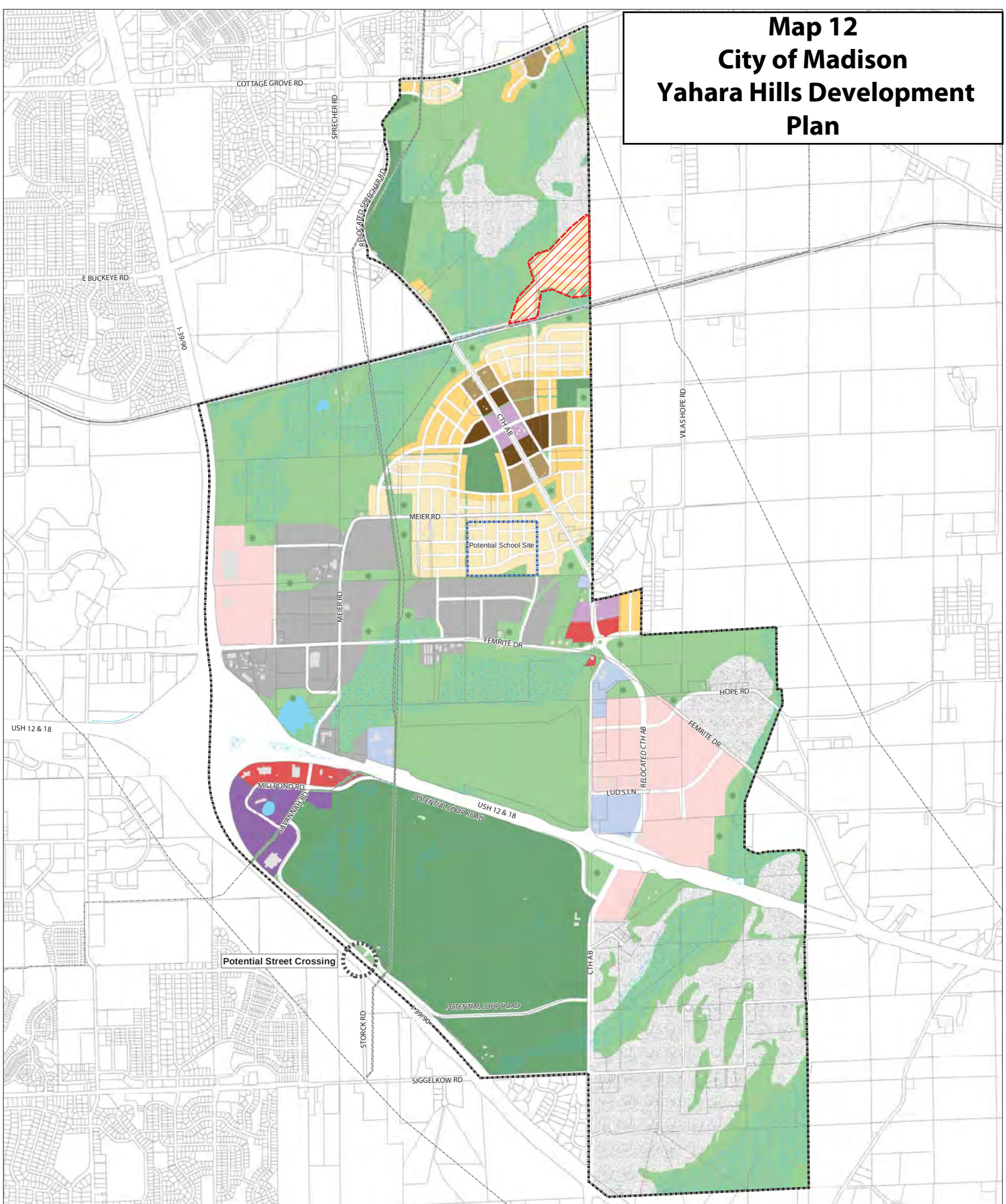
City of Madison Comprehensive Plan
Data Source: City of Madison DPCEd, Planning Division

Comprehensive Plan Future Land Use Map Notes		
#	Note	Note
1	There are significant natural glacial features along this corridor which should be preserved and incorporated into an Ice Age National Scenic Trail connection between University Ridge Golf Course and Mid Town Road at Shady Oak Lane.	The existing office and residential uses are recommended to continue until a future opportunity arises to convert this area to public park and open space use. The existing uses should not be expanded and the land should not be redeveloped.
2	While this parcel would ideally be retained as open space and/or farmland as part of a community separation area between Verona and Madison, it may be developed as an employment use.	This former sanitarium site is presently owned by Dane County and used as an office building. Adaptive reuse of the existing buildings for employment, residential, or mixed-uses is recommended if this site is redeveloped. The open area south of the buildings should remain undeveloped and any reuse of the site should be designed to preserve and enhance the views from the site to Lake Mendota and the hilltop. The wooded portion of the site north of the buildings should be maintained as open space.
3	West Towne Mall, the Odana Road corridor, and Westgate Mall are shown as future mixed-use areas. However, redevelopment that includes substantial residential components within the area that is generally bounded by Whitney Way (west), Mineral Point Road (north), High Point Road (west) and Schroeder Road (south) should be preceded by adoption of a detailed City plan. Such a plan should address connectivity improvements, more parks and open space, and other amenities and infrastructure necessary to support residential development.	It is recommended that there be no additional development on the top portion of this hill. Future development may be allowed around the lower portions of this hill only if such development is done with sensitivity to the topography in a manner that preserves open space and views to the hill from surrounding properties and provides adequate vegetative buffers from the existing park property.
4	The "house lot" residential character of this LMR area should be retained, and any limited development should generally maintain the current single-family/two-flat/three-flat development rhythm.	The City may consider buildings taller than four stories in this contiguous NMU area for large parking lots/vacant areas.
5	The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW-Madison. That document was approved by the City in 2017 as part of the requirements for the UW-Madison's Campus Institutional Zoning. All UW-Madison development within the campus boundary must be consistent with the Campus Master Plan unless an exception or alteration is approved by the City, consistent with applicable regulations, procedures, and standards. The Comprehensive Plan's SI designation for the UW-Madison campus is primarily to address the UW's use of property. However, there are some privately owned properties within the SI designated areas. If such privately owned parcels redevelop, their use and design should be consistent with adopted sub-area plans, the most relevant of which, as of the adoption of this Plan, is the Regent Street-South Campus Neighborhood Plan. In the rare case where private redevelopment is proposed for an area that is not covered by a sub-area plan, multifamily residential and mixed use development shall be considered appropriate, so long as the scale, massing, and design of the building fits in with the surrounding context, as determined by the Plan Commission and City Council.	It is not recommended that the mobile home park that currently occupies this area cease operations, but employment is the most appropriate future use of the property if the property owner does close the park.
6	This property is currently the site of the State of Wisconsin Mendota Mental Health Institute. A detailed development plan for the property should be prepared and adopted by the City prior to any redevelopment to new uses. Land along Lake Mendota is recommended for public park and open space.	Land in this area is part of the Town of Blooming Grove and will be attached to the City before November 1, 2027. This land should either continue in its current agricultural use or be incorporated into the adjacent Capital Springs State Recreation Area.
7	Refer to the Downtown Plan for the area bounded by the lakes, Blair Street, Regent/Proulx Streets, and Park Street for (overlaid preservation, mix of land uses, building design standards (including heights and setbacks/setbacks), streetscape design, and other land use and design elements. Note that residential uses shown in this area should be considered "primarily residential," as defined in the Downtown Plan.	The City should work with the Town of Blooming Grove, as outlined in the 2005 intergovernmental agreement, to prepare a special area plan for land generally bounded by Milwaukee Street, Starkweather Creek, the railroad tracks/Highway 30, and Regent Road extended, prior to any development within the area.
8	The Alliant Energy Center is shown as SI, but may include restaurant, entertainment, and hotel uses if a Master Plan for the area that includes those uses is adopted by the City. Such a Plan may include land use changes to surrounding properties, such as the Employment designated properties to the north.	Areas to the east and west of Eastpark Boulevard in this location may be appropriate for Community Mixed Use development if additional connectivity in the street network is provided to break up the large blocks and sufficient accessible parkland is dedicated for residential dwelling units.
		A portion of this area may have the potential for limited development as a conservation subdivision.
		The majority of this site is undeveloped - a detailed plan for any change in the site's current use should be approved by the City prior to consideration of any rezoning request.
		If restoring the high ground east of Underdahl Road to open space is not feasible this area should transition to residential development.
		An Interstate interchange in this general location would help implement higher intensity employment and mixed use land uses planned for this area.
		Portions of this area should be considered for permanent open space and agricultural land preservation as part of a community separation agreement with the Village of Cottage Grove and Town of Cottage Grove.



Map 11
City of Madison Future Land
Use Map

Map 12 City of Madison Yahara Hills Development Plan



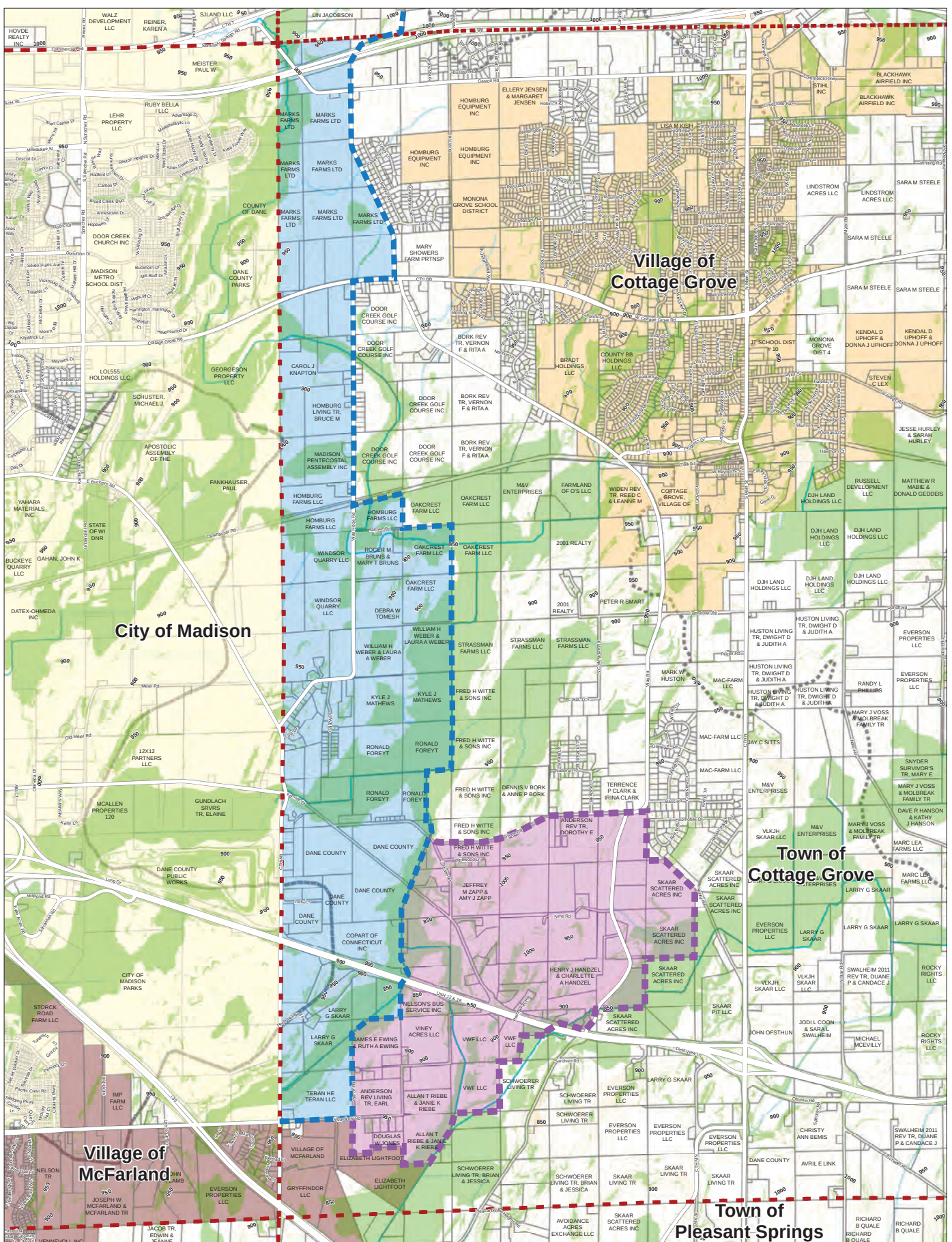
Map 7:
Future Land Use and Street Plan

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

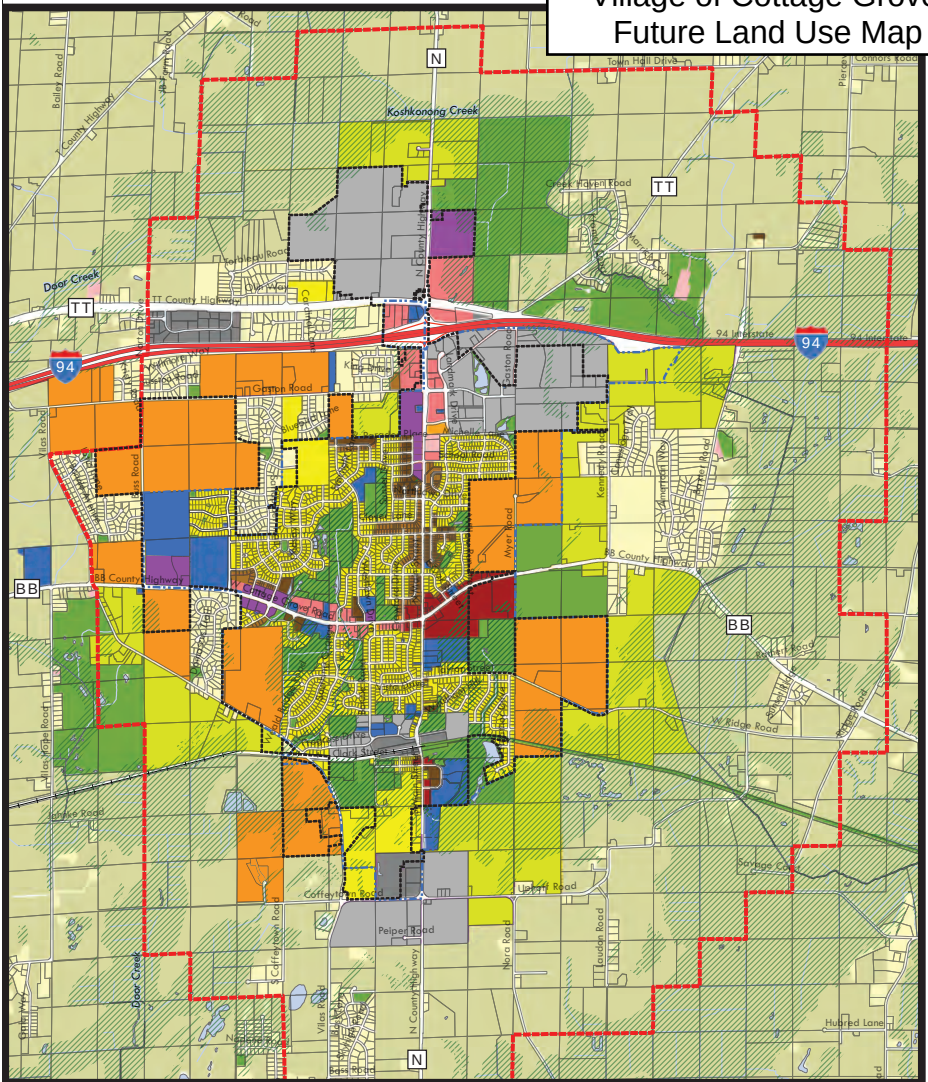
- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Agriculture/Rural

- 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



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.

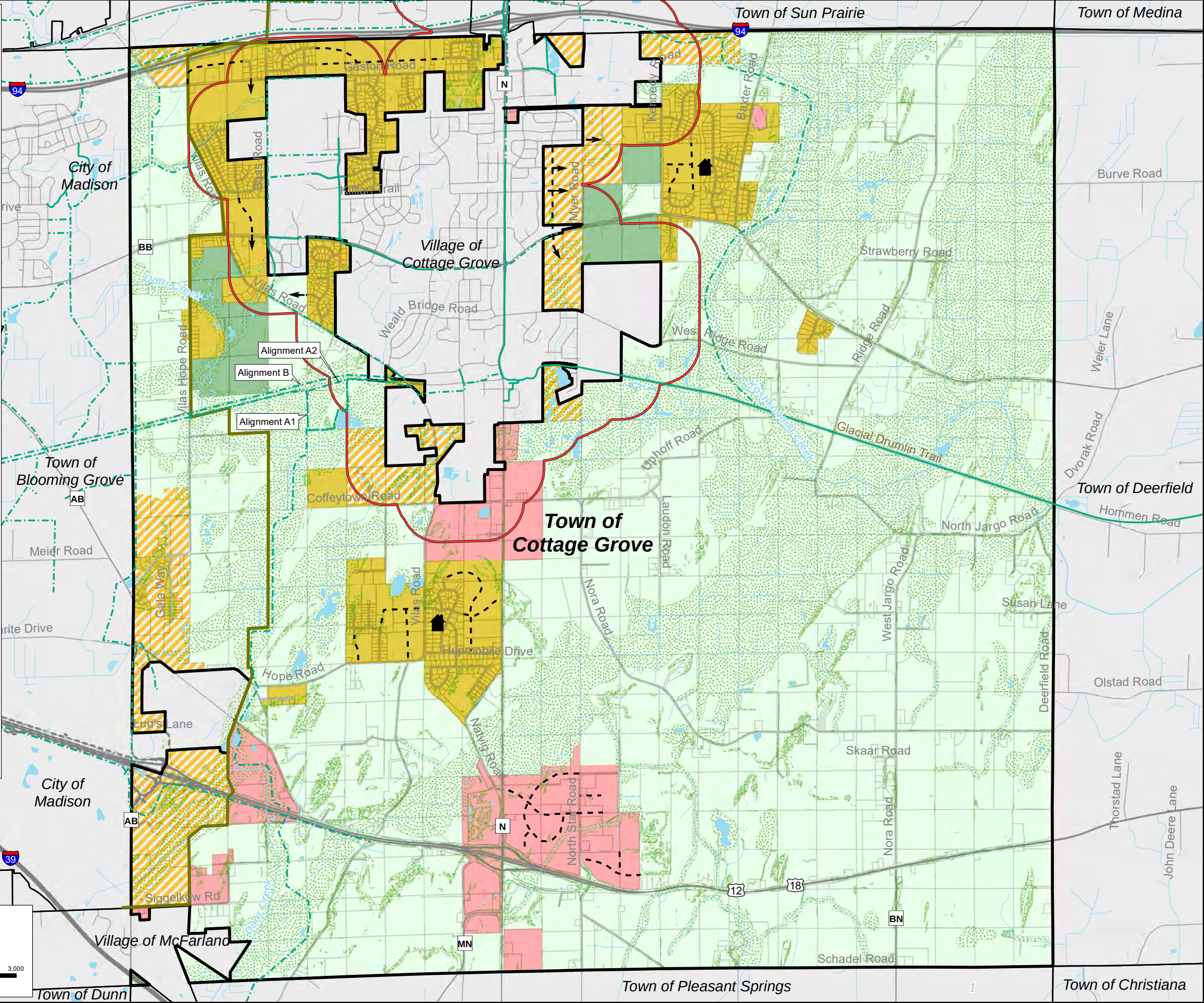
2. If the majority of a tax parcel designated as a Neighborhood Development Area or Agricultural Transition Area is within ¼ mile from the Village of Cottage Grove boundary and tax parcels as of July 5, 2022 (with such ¼-mile radius shown on this map), transferred RDUs are not required to obtain Town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

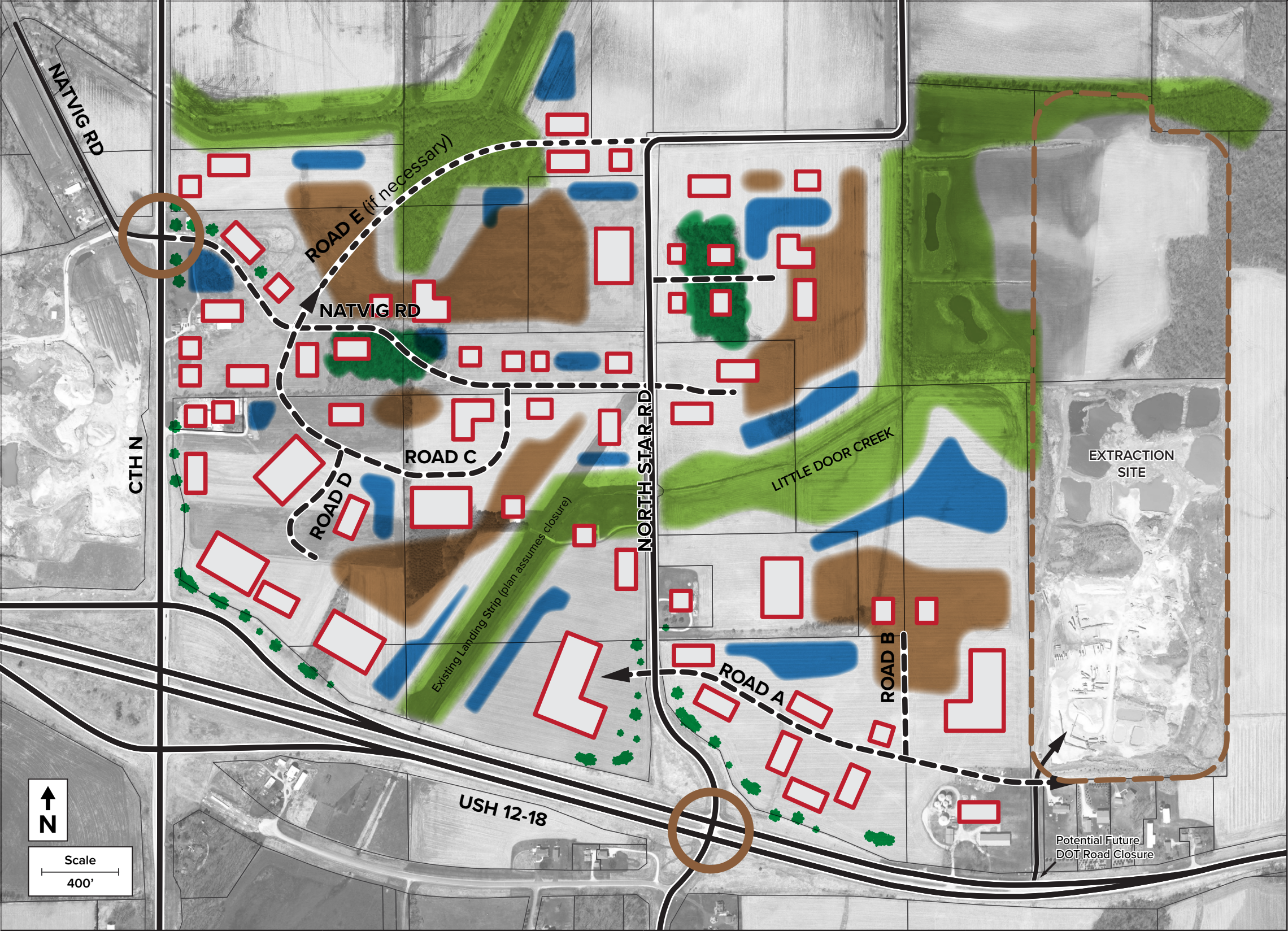
Sources: MDRoffers Consulting,
Strand Associates, FEMA, WI DNR,
WI DOT & Dane County LIO

Date: October 15, 2024

075015003000

Feet





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

