PROPOSED AMENDMENT

to the

COTTAGE GROVE URBAN SERVICE AREA

prepared by

THE VILLAGE OF COTTAGE GROVE

MSA PROFESSIONAL SERVICES

submitted on

MARCH 13, 2017
# Proposed Amendment to the Cottage Grove Urban Service Area

## Table of Contents

### Introduction
- p.1

1.0 Plan Consistency  
- Document consistency with the Comprehensive Plan  
- Neighborhood Plans  
- Describe the need for the addition to the Urban Service Area  

2.0 Intergovernmental Cooperation  
- Document notification of adjacent government units  
- Note any local governmental units objections or support  

3.0 Land Use  
- Map including the proposed USAA boundary and existing ROW  
- Table of land use acreage and number of housing units  
- Map of existing land uses  

4.0 Natural Resources  
- Identify natural resource areas  
- Identify public outlots for parks and stormwater management facilities  
- Work with CARPC staff to delineate environmental corridors  
- Indicate proposed environmental corridors on a map  
- Indicate whether the proposal surpasses min. environmental corridor requirements  

5.0 Utilities & Stormwater Management  
- Describe proposed USAA public sanitary sewerage system  
- Describe average daily and peak wastewater flow for the USAA  
- Provide Current Ave. Daily Flow for Interceptor Sewer & Wastewater Plant  
- Describe the Wastewater Plant/Interceptor Capacity to Serve the USAA  
- Describe and Provide Map of Proposed Public Water Supply/Distribution  
- Provide an Estimate of the Ave. Daily & Peak Hourly Water Demand  
- Provide the Current Ave. Daily and Peak Hourly Demand  


5.8 Describe the Current Capacity of the Water System  
5.9 Describe and Provide a Map of the Proposed Stormwater Mgmt. & BMP

**MAPS**

| 3.1.A | USA Boundary, Shady Grove       |
| 3.1.B | USA Boundary, Widen Olson       |
| 3.1.C | USA Boundary, Drumlin Grove/School Grounds |
| 3.2.A | Proposed Land Use, Shady Grove  |
| 3.2.B | Proposed Land Use, Widen Olson  |
| 3.2.C | Proposed Land Use, Drumlin Grove/School Grounds |
| 3.4.A | Existing Land Use, Shady Grove  |
| 3.4.B | Existing Land Use, Widen Olson  |
| 3.4.C | Existing Land Use, Drumlin Grove/School Grounds |
| 4.1.1.A | Wetlands, Shady Grove        |
| 4.1.1.B | Wetlands, Widen Olson         |
| 4.1.1.C | Wetlands, Drumlin Grove/School Grounds |
| 4.1.2.A | Floodplains, Shady Grove      |
| 4.1.2.B | Floodplains, Widen Olson      |
| 4.1.2.C | Floodplains, Drumlin Grove/School Grounds |
| 4.1.3.A | Surface Water, Shady Grove    |
| 4.1.3.B | Surface Water, Widen Olson    |
| 4.1.3.C | Surface Water, Drumlin Grove/School Grounds |
| 4.1.4.A | Topography, Shady Grove       |
| 4.1.4.B | Topography, Widen Olson       |
| 4.1.4.C | Topography, Drumlin Grove/School Grounds |
| 4.1.5.A | Soil Types, Shady Grove       |
| 4.1.5.B | Soil Types, Widen Olson       |
| 4.1.5.C | Soil Types, Drumlin Grove/School Grounds |
| 4.1.6.A | Environmental Corridors, Shady Grove |
4.1.6.B Environmental Corridors, Widen Olson
4.1.6.C Environmental Corridors, Drumlin Grove/School Grounds
5-1 Village Sanitary Sewer System Schematic
5-2 Drumlin Grove Proposed Sanitary Sewer
5-3 Shady Grove Proposed Sanitary Sewer
5-4 Widen Olson Proposed Sanitary Sewer
5-5 Village Water System Schematic
5-6 Drumlin Grove Proposed Water System
5-7 Shady Grove Proposed Water System
5-8 Widen Olson Proposed Water System

APPENDICES
A Consistency Resolutions by Village of Cottage Grove Plan Commission
B Notice Letter to Town of Cottage Grove
PROPOSED AMENDMENT TO THE COTTAGE GROVE URBAN SERVICE AREA

INTRODUCTION

The Village of Cottage Grove is seeking an urban service area amendment to add approximately 150 total acres to its urban service area in four separate locations. The locations are referred to in this application as School Grounds (1.2 acres), Drumlin Grove (19.2 acres), Shady Grove (38.2 acres), and Widen Olson (91.2 acres).

Of those 149.7 total acres, approximately 52.0 acres are expected to be developable when future rights of way (estimated 23.4 acres), existing development (14.5 acres), and environmental corridors (estimated 59.8 acres) are excluded. The proposed environmental corridors include future parks, stormwater facilities, wetlands, and other areas to be deed restricted to prevent building (woodlands and slopes). Proposed environmental corridors will occur both on public outlots and on portions of private lots (protected by deed restriction and neighborhood covenants).

The School Grounds amendment area is located in the northern portion of the Village at the northwest corner of County Highway N and Gaston Road. The area consists of one parcel and the associated right of way. The parcel contains a 19th Century school house that has been renovated into a coffee shop and art gallery. There are no environmentally sensitive features in this area. The parcel is currently located within the Village boundary.

The Drumlin Grove amendment area is located approximately 1/3 of a mile west of the School Grounds area. The Drumlin Grove amendment area is bounded by Gaston Road on the north, an existing active quarry on the east, an existing Town subdivision on the west (Elmargo Estates), and an existing Village subdivision on the south (Westlawn Estates, 1st Addition). There are no environmentally sensitive features in the area, and there are no known historic or archaeological sites. The parcel is currently farmed. The parcel is currently located within the Town of Cottage Grove, but the owners are expected to submit an annexation petition in the near future.

The Shady Grove amendment area is located in the western portion of the Village. Shady Grove is bounded by County Highway BB on the north, an existing Town subdivision on the east (Meadow Grove), undeveloped Town land on the south, and a Town residence on the west. There are no wetlands, floodplains, or steep slopes in the area. Shady Grove is traversed by two intermittent streams. Approximately 2/3 of the area is currently farmed with the remaining area consisting of one residence and woodlands. The parcel is currently located in the Town of Cottage Grove, but the owner has submitted a notice to the Village and Town indicating an intent to circulate an annexation petition.

The Widen Olson amendment area is located in the southwest portion of the Village. The Widen Olson amendment area is bounded by a Town parcel on the north, Vilas Road on the east, and undeveloped Town land on the south and west. This site contains a mix of environmentally sensitive features including wetlands in the northwest portion of the site, steep slopes on a drumlin in the central portion of the site, and woodlands primarily located on the slopes of the drumlin. There is also a drainage way running north to south approximately along the western edge of the area. As a result, much of this area will be placed in environmental corridors, both in publicly held outlots and
on portions of private lots where they will be protected by deed restrictions and neighborhood covenants. The parcels are currently located in the Town of Cottage Grove, but the owners plan to petition for annexation prior to development. Five currently developed residential parcels are proposed to be included in the amendment area. The current use is expected to continue on those parcels, and they will not be required to hook up to Village utilities unless they desire to do so.

The Village of Cottage Grove’s most recent urban service area expansion request occurred in 2016 when approximately 142 acres of developable area were successfully added to the northwest portion of the USA. Prior to that, the most recent amendment adding residential land occurred more than a decade ago in 2004. A 2010 amendment added commercial land near I-94.

Village staff recently met with Monona Grove School District staff. The school district expects to add an elementary school in the Village in the next few years. They are currently seeking property on the west side of the Village. They anticipate purchasing as much as 80 acres to accommodate the new school and a variety of athletic fields to be used by the entire district. This purchase would cause up to 80 acres of residential land within the existing urban service area to be converted to an institutional use. The lands proposed to be added by this amendment would offset that loss within the existing USA.

1.0 PLAN CONSISTENCY

1.1 Document Consistency with the Comprehensive Plan

The Village of Cottage Grove Comprehensive Plan, as most recently amended in 2014, can be found on the Village’s website at the following link: [http://www.village.cottage-grove.wi.us/212/Planning](http://www.village.cottage-grove.wi.us/212/Planning).

The School Grounds amendment area is designated as Planned Business on the Comprehensive Plan’s Future Land Use Map. The parcel is occupied by a historic school house that is being reused as a coffee shop and art gallery. The current use will not change based on the status of the proposed USA amendment. There will be no residential units added within the School Grounds amendment area. The use is consistent with the Comprehensive Plan.

The Drumlin Grove amendment area is designated as Planned Neighborhood on the Comprehensive Plan’s Future Land Use Map. Per the Comprehensive Plan, the Planned Neighborhood designation provides for a housing mix based on the following formula: minimum 65% of housing units to be single family residential, maximum 15% of units to be duplex units, and maximum 20% of units to be multi family. The Drumlin Grove plan will need to go through the full Village platting process and the layout may change as a result. The concept shown on Map 3.2.C includes 37 single family units (67.3%), 8 duplex units (14.5%), and 10 multi-family units (18.2%). Therefore, the proposed concept is consistent with the Comprehensive Plan. The densities of the residential land uses are as follows: single family units - 3.4 units/acre, duplex units – 6.7 units/acre, and multifamily units – 10.0 units/acre. The overall density of the residential land is 4.2 units per acre.

The Shady Grove amendment area is designated as Planned Neighborhood on the Comprehensive Plan’s Future Land Use Map. The Shady Grove plan will need to go through the full Village platting
process and the layout may change as a result. The concept shown on Map 3.2.A includes 62 single family units (64.6%), 14 duplex units (14.6%), and 20 multi-family units (20.8%). Therefore, the proposed concept is within percentage points of the ‘Planned Neighborhood’ formula and can be considered consistent with the Comprehensive Plan. The densities of the residential land uses are as follows: single family units - 3.7 units/acre, duplex units – 7.0 units/acre, and multifamily units – 13.3 units/acre. The overall density of the residential land is 4.7 units per acre.

The Widen Olson amendment area is designated as Planned Neighborhood on the Comprehensive Plan’s Future Land Use Map. Like the other areas, this site will need to go through the full Village platting process and the layout may change as a result. The concept shown on Map 3.2.B includes 64 single family units (72.7%), and 24 duplex units (27.3%). Therefore, the proposed concept is within percentage points of the ‘Planned Neighborhood’ formula and can be considered consistent with the Comprehensive Plan. The densities of the residential land uses are as follows: single family units – 4.1 units/acre, and duplex units – 12.6 units/acre. The overall density of the residential land is 5.0 units per acre. The residential area in the central portion of the site cannot be accessed by a public road due to wetland setbacks. Therefore, this area is instead divided among three larger single family parcels.

Village of Cottage Grove Resolutions 2017-03, 2017-04, 2017-05, and 2017-06 are attached in Appendix A. The resolutions, which document the Plan Commission’s findings of consistency, were approved by the Village of Cottage Grove Plan Commission on February 8, 2017.

1.2 Neighborhood Plans

The Proposed Land Use Maps included in this document (Maps 3.2.A, 3.2.B, and 3.2.C) reflect the current concepts for each site. These concepts have been reviewed by the Village Plan Commission and were deemed via the attached resolutions to be consistent with the Comprehensive Plan. While the plans may change somewhat as they go through the formal platting process and more thorough engineering analysis, the general land use mix and density of each is expected to remain very similar to the concepts.

1.3 Describe the Need for the Addition to the Urban Service Area

The Village of Cottage Grove received approval for a large urban service area expansion in 2016 for the Homburg and Jensen properties located northwest of the current Village boundary. While this area provides a significant amount of land for development, the fact that the land is under the control of two landowners limits the Village’s flexibility in development. This request adds lands controlled by three additional development teams, so the Village will not have to rely on one or two land owners to provide additional development.

As noted above, the Monona Grove School District is seeking to purchase land on the west side of the Village, potentially totaling up to 80 acres. While specific parcels have yet to be identified, nearly all of the land within the urban service area on the west side is designated for residential development. Therefore, up to 80 acres previously assumed to consist of residential development
will instead be developed as an institutional use. The developable residential land included in this application will offset approximately 58 of those 80 acres.

2.0 INTERGOVERNMENTAL COOPERATION

2.1 Document Notification of Adjacent Local Governmental Units

The only adjacent unit of government is the Town of Cottage Grove, in which all of the proposed amendment areas are currently located.

Village staff met informally with Town Chairman Kris Hampton on March 7, 2017 to review the amendment areas and proposed land use concepts.

Upon completion of this application, a copy has been sent to the Town of Cottage Grove requesting their comments on the proposed amendment. A copy of the transmittal letter is attached as Appendix B.

2.2 Note Any Adjacent Local Governmental Unit(s) Objections or Support of the Proposal

As noted above, a copy of the proposed amendment application has been sent to the Town of Cottage Grove for their comments. Upon receipt of those comments they will be forwarded to CARPC staff.

3.0 LAND USE

3.1 Map of the Proposed USAA Boundary and Existing Rights of Way (ROW)

This directive is addressed by Maps 3.1.A (Shady Grove), 3.1.B (Widen Olson), and 3.1.C (Drumlin Grove and School Grounds).

3.2 Tables of Land Use Acreage and Number of Housing Units

The concept plans for the proposed amendment areas are shown in Maps 3.2.A, 3.2.B, and 3.2.C. It is possible that some details of the plans (such as precise road alignments, boundaries of park areas, and precise sizes and locations of stormwater management features) will change as the proposals go through the plat approval process. However, the mix of land uses and the general layouts are not anticipated to change substantially.
### Table 3.2.A: Urban Service Amendment Area Data – Shady Grove

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Total Area</th>
<th>Existing Development</th>
<th>Environmental Corridor</th>
<th>Number of Housing Units</th>
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1 64 new single family parcels and 4 existing single family residences to remain

### Table 3.2.B: Urban Service Amendment Area Data – Widen Olson

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<td><strong>88(^2)</strong></td>
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\(^1\) 64 new single family parcels and 4 existing single family residences to remain

\(^2\) 88 new residential units and 5 existing units
Table 3.2.C: Urban Service Amendment Area Data – Drumlin Grove

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Table 3.2.D: Urban Service Amendment Area Data – School Grounds

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3.3 Map of Existing Land Uses

This directive is addressed by Maps 3.3.A (Shady Grove), 3.3.B (Widen Olson), and 3.3.C (Drumlin Grove and School Grounds).

4.0 NATURAL RESOURCES

4.1 Identify Natural Resource Areas

Various natural resource features can be found in the attached maps as follows:

- Wetlands: 4.1.1.A (Shady Grove), 4.1.1.B (Widen Olson), and 4.1.1.C (Drumlin Grove and School Grounds)
- Floodplains: 4.1.2.A (Shady Grove), 4.1.2.B (Widen Olson), and 4.1.2.C (Drumlin Grove and School Grounds)
- Surface Water: 4.1.3.A (Shady Grove), 4.1.3.B (Widen Olson), and 4.1.3.C (Drumlin Grove and School Grounds)
- Topography: 4.1.4.A (Shady Grove), 4.1.4.B (Widen Olson), and 4.1.4.C (Drumlin Grove and School Grounds)
- Soil Types: 4.1.5.A (Shady Grove), 4.1.5.B (Widen Olson), and 4.1.5.C (Drumlin Grove and School Grounds)

4.2 Identify Public Outlots for Parks and Stormwater Management Facilities


It should be noted that per Village Ordinance, subdividers must meet with the Village Parks and Rec Commission during the platting process. Subdividers must either dedicate 0.067 acres per housing unit for park land, or they must pay a fee in lieu of dedication. Some lots currently shown for development may be dedicated for parkland during the platting process.

4.3 Work with CARPC Staff to Delineate Environmental Corridors

Village staff met with CARPC’s Mike Rupiper on February 21, 2017 to discuss environmental corridors. The corridors presented in this application conform to those suggested at that meeting.

4.4 Indicate Proposed Environmental Corridors on a Map

4.5 Indicate Whether the Proposal Surpasses Minimum Environmental Corridors Criteria Requirements

In addition to accommodating minimum setbacks from wetland boundaries and drainageways, the environmental corridors in the Widen Olson area also include steep slope areas on a drumlin that crosses the property and associated woodlands. These areas are intended to be left on private property, but will be protected by deed restrictions and neighborhood covenants.

5.0 UTILITIES & STORMWATER MANAGEMENT

5.1 Describe and Provide a Map of the Proposed Sanitary Sewer Extension for the USAA

The Village of Cottage Grove pumps their waste water to the Madison Metropolitan Sewerage District (MMSD) for treatment. The Village has a network of 18 inch, 15 inch, 12 inch and 10 inch interceptor sewers that convey the wastewater from the proposed service area through the Village to the Vilas Road Pump Station where it is pumped to MMSD. Map 5-1 is an illustration of the current Village Sanitary Sewer System. The extensions of the sewerage system that would serve the proposed service areas are as follows:

School Grounds
School Grounds will be served by the 12-inch gravity interceptor along CTH N and Gaston Road.

Drumlin Grove
An extension of the existing 10-inch gravity sanitary sewer main located along North Parkview Street is proposed to serve the Drumlin Grove USAA. Map 5-2 is an illustration of the Sanitary Sewer System in the Drumlin Grove Proposed USAA.

Shady Grove
A 10-inch gravity sanitary sewer main extension from the existing 12-inch gravity sanitary sewer interceptor located along West Cottage Grove Road is proposed to serve the Shady Grove USAA. Map 5-3 is an illustration of the Sanitary Sewer System in the Shady Grove Proposed USAA.

Widen Olson
An 8-inch gravity sanitary sewer main extension from the existing 15-inch gravity sanitary sewer interceptor located along Vilas Road is proposed to serve the Widen Olson USAA. Map 5-4 is an illustration of the Sanitary Sewer System in the Widen Olson Proposed USAA.

5.2 Describe and Provide an Estimate of the Average Daily and Peak Wastewater Flow for the USAA

As shown in Maps 5-1, 5-2, 5-3, & 5-4, the urban service area will be served by 12-inch, 15-inch, and 18-inch interceptor sewers as well as the Vilas Road pump station. The future wastewater flow rates have been estimated in order to determine the capability of the existing wastewater system to handle the proposed flows. The estimated flow rate is based on a typical expected residential flow rate of
100 gallons per capita per day and a peak factor of 4 for the 8-inch, 10-inch interceptor / trunk main and a peak factor of 2.55 for the remaining interceptors per NR 110.13. Using these figures, the proposed residential units for each USAA development, an average 2.5 persons per residence, the average and peak hour flows are given in Table 5.1 for each USAA.

**Table 5.1 – Average and Peak Wastewater Flow Rates for Proposed USAAAs**

<table>
<thead>
<tr>
<th>USAA</th>
<th>Average Sewerage Flow (gpm)</th>
<th>Peak Sewerage Flow (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drumlin Grove</td>
<td>9</td>
<td>38</td>
</tr>
<tr>
<td>Shady Grove</td>
<td>17</td>
<td>67</td>
</tr>
<tr>
<td>Widen Olsen</td>
<td>15</td>
<td>61</td>
</tr>
</tbody>
</table>

A recent study of the Village wastewater system has determined the existing peak wastewater flow rates in the various interceptor sewers. The addition of the proposed service areas will not result in any of the interceptors or the lift station being over capacity. Table 5.2, 5.3 & 5.4 lists current peak wastewater flow rates, peak flow rates with the proposed USAAAs, as well as the capacity of the interceptor sewers and lift station.

**Table 5.2 - Current Wastewater Flow Rates and Interceptor Capacity for Drumlin Grove USA area**

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Average Daily Flow (gpm)</th>
<th>Current Peak Flow Rate (gpm)</th>
<th>Proposed Peak Flow Rate with USAA (gpm)</th>
<th>Pipe/ Station Capacity (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12” Westlawn Interceptor</td>
<td>255</td>
<td>650</td>
<td>339 (166)</td>
<td>1,080</td>
</tr>
<tr>
<td>15” SGrange Interceptor</td>
<td>484</td>
<td>1,235</td>
<td>1,400 (166)</td>
<td>1,608</td>
</tr>
<tr>
<td>18” Interceptor Sewer</td>
<td>630</td>
<td>1,607</td>
<td>1,775 (166)</td>
<td>2,336</td>
</tr>
<tr>
<td>Vilas Road Pump Station</td>
<td>630</td>
<td>1,607</td>
<td>1,775 (166)</td>
<td>3,000</td>
</tr>
</tbody>
</table>
Table 5.3 - Current Wastewater Flow Rates and Interceptor Capacity for Shady Grove USA Areas

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Average Daily Flow (gpm)</th>
<th>Current Peak Flow Rate (gpm)</th>
<th>Proposed Peak Flow Rate with USAA (gpm)</th>
<th>Pipe/ Station Capacity (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12” WCGRd Interceptor</td>
<td>68</td>
<td>174</td>
<td>339 (166)</td>
<td>1,080</td>
</tr>
<tr>
<td>15” SGrange Interceptor</td>
<td>484</td>
<td>1,235</td>
<td>1,400 (166)</td>
<td>1,608</td>
</tr>
<tr>
<td>18” Interceptor Sewer</td>
<td>630</td>
<td>1,607</td>
<td>1,775 (166)</td>
<td>2,336</td>
</tr>
<tr>
<td>Vilas Road Pump Station</td>
<td>630</td>
<td>1,607</td>
<td>1,775 (166)</td>
<td>3,000</td>
</tr>
</tbody>
</table>

Table 5.4 - Current Wastewater Flow Rates and Interceptor Capacity for Widen Olsen USA Area

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Average Daily Flow (gpm)</th>
<th>Current Peak Flow Rate (gpm)</th>
<th>Proposed Peak Flow Rate with USAA (gpm)</th>
<th>Pipe/ Station Capacity (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15” Vilas S Interceptor</td>
<td>10</td>
<td>26</td>
<td>1,400</td>
<td>1,608</td>
</tr>
<tr>
<td>Vilas Road Pump Station</td>
<td>630</td>
<td>1,607</td>
<td>1,775</td>
<td>3,000</td>
</tr>
</tbody>
</table>

Map 5-1 - Village Sanitary Sewer System Schematic

Map 5-2 – Drumlin Grove Proposed USAA Sanitary Sewer System Schematic

Map 5-3 – Shady Grove Proposed USAA Sanitary Sewer System Schematic

Map 5-4 – Widen Olson Proposed USAA Sanitary Sewer System Schematic

5.3 Provide Current Average Daily flow for the Interceptor Sewer and the Wastewater Plant

The current average daily flow to the interceptor sewers and pump station has been listed in Table 5.1.

5.4 Describe the Wastewater Plant/Interceptor Capacity to Serve the USAA

The wastewater plant/interceptor capacity available to serve the USAA is described in Table 5.1.

5.5 Describe and Provide a Map of the Proposed Public Water Supply/Distribution System Extension for the Proposed USAA

The Village of Cottage Grove provides water to the residents of the Village. The Cottage Grove Utility Commission provides oversight and management of the water utility. The Village water
system consists of 4 wells, 2 reservoirs, and a network of water mains. A schematic of the water system has been included as Map 5-5. The extensions of the water distribution system that would serve the proposed service areas are as follows:

**School Grounds**
School Grounds will be served by the 16-inch gravity water main along Gaston Road near the intersection of CTH N.

**Drumlin Grove**
A 10-inch water main extension and an 8-inch water main extension from the existing 16-inch water main along Gaston Road is proposed to serve the Drumlin Grove USAA in the High Pressure Zone. An extension of the existing 10-inch water main along North Parkview Street is also proposed with a valved connection that will remain closed as this connection is in the Low Pressure Zone. Map 5-6 is an illustration of the Water System in the Drumlin Grove Proposed USAA.

**Shady Grove**
A 10-inch water main extension from the existing 12-inch water main located along West Cottage Grove Road is proposed to serve the Shady Grove USAA. Map 5-7 is an illustration of the Water System in the Shady Grove Proposed USAA.

**Widen Olson**
A 10-inch water main extension from the existing 16-inch water main located along Vilas Road is proposed to serve the Widen Olson USAA. Map 5-8 is an illustration of the Water System in the Widen Olson Proposed USAA.

### 5.6 Provide an Estimate of the Average Daily and Peak Hourly Water Demand for the USAA

Using an average of 2.5 persons per residence, 75 gallons per capita day water usage, and a peaking factor of 3, the average daily and peak hourly water demands for each USAA are given in Table 5.5.

**Table 5.5 – Average Daily and Peak Hourly Demand for each USAA**

<table>
<thead>
<tr>
<th>USAA</th>
<th>Average Day (gpd)</th>
<th>Peak Day (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drumlin Grove</td>
<td>10,125</td>
<td>21</td>
</tr>
<tr>
<td>Shady Grove</td>
<td>18,000</td>
<td>38</td>
</tr>
<tr>
<td>Widen Olsen</td>
<td>16,500</td>
<td>34</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>44,625</strong></td>
<td><strong>93</strong></td>
</tr>
</tbody>
</table>
5.7 **Provide the Current Average Daily and Peak Hourly Demand**

- Current average daily water use: 512,000 gallons/day
- Peak hour water demand: 1,020 gallons per minute

5.8 **Describe the Current Capacity of the Water System**

The Village has four wells in the water system, of which only three are currently in service. The three wells that are operating are able to provide 2,950 gallons per minute capacity. Well capacities are listed in Table 5.6. The two reservoirs in the Village combine to provide a usable capacity of 584,000 gallons. Reservoir Capacities are listed in Table 5.7.

**Table 5.6 - Well Capacity**

<table>
<thead>
<tr>
<th>Well</th>
<th>Current Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well #1</td>
<td>Off Line</td>
</tr>
<tr>
<td>Well #2</td>
<td>750 gpm</td>
</tr>
<tr>
<td>Well #3</td>
<td>1,100 gpm</td>
</tr>
<tr>
<td>Well #4</td>
<td>1,100 gpm</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,950 gpm</td>
</tr>
</tbody>
</table>

**Table 5.7 - Reservoir Capacity**

<table>
<thead>
<tr>
<th>Reservoir</th>
<th>Usable Capacity (gallons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reservoir #3</td>
<td>300,000</td>
</tr>
<tr>
<td>Reservoir #2</td>
<td>184,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>484,000</td>
</tr>
</tbody>
</table>

Map 5-5 - Village Water System Schematic

Map 5-6 – Drumlin Grove Proposed USAA Water System Schematic

Map 5-7 – Shady Grove Proposed USAA Water System Schematic

Map 5-8 – Widen Olson Proposed USAA Water System Schematic
5.9 Describe and Provide a Map of the Proposed Stormwater Management Standards and Best Management Practices

The three sites' locations and characteristics are summarized below.

**Shady Grove**
This site is located to the west of the Village of Cottage Grove, south of Cottage Grove Road and northeast of Vilas Road.

There are two external areas contributing runoff to the site. The first is from a plot of farmland north of Cottage Grove Road. The second is an area of existing residential land, comprising the backyards of properties on Alydar Way, Citation Court, and Riva Ridge Circle. The total area included in this assessment is 37.4 acres.

The proposed development will be entirely residential, but includes several large open spaces for park dedications. The approximate average single-family lot size is 1/4 acre. There are also multiplex units proposed. When roadway rights-of-way are included, this works out to be approximately 2.4 lots per acre.

**Drumlin Grove**
The site is located to the northwest of the Village of Cottage Grove, south of Gaston Road and east of County Highway N.

The proposed development site is located on a section of high topography, with no additional areas draining to the development area. The total area included in this assessment is 19.4 acres. The proposed development will be entirely residential, including a large open space for an environmental corridor. The approximate average single-family lot size is 1/4 acre. There are also multiplex units proposed. When roadway rights-of-way are included, this works out to be approximately 3.1 lots per acre.

**Widen Olsen**
The site is located to the southwest of the Village of Cottage Grove, south of the railway line and west of Vilas Road.

The proposed development site is centered on a section of high topography. There is a section of land east of Vilas Road which drains through the development site. The total area included in this assessment is 75.7 acres.

The proposed development will be entirely residential, but includes several large open spaces for park dedications. The approximate average lot size is 1/3 acre; when roadway rights-of-way are included, this works out to be approximately 2 lots per acre.

**Stormwater Management Requirements**
The development site is subject to the development standards of the Wisconsin DNR, Dane County, the Village of Cottage Grove, and the Capital Area Regional Planning Commission (CARPC). These requirements collectively require post-development peak discharge rate control, water quality treatment, and infiltration as described below:
Peak Discharge Rate Control – The post-development peak discharge rates leaving the site under 1-, 2-, 10-, and 100-yr, 24-hr rainfall conditions must not exceed predevelopment rates for the same rainfall events.

Water Quality Treatment – Stormwater runoff from the 1-yr 24-hr rainfall event must be treated such that soil particles up to 5 microns in size are retained on site. This standard, specifically included in the Dane County and Village ordinances is stated to be equivalent to the WDNR requirement to reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls.

Infiltration/Stay-On – The post development site must achieve 90% of annual predevelopment infiltration depth across the entire site.

Proposed Stormwater Management Features
Post-construction stormwater management for the development area will be achieved through a system of stormwater management facilities. These facilities will generally be configured as two cell systems. The first cell in each system will consist of a wet detention basin which will provide water quality treatment (80% TSS reduction) followed by an infiltration basin which will provide for annual stay-on. Note that it is anticipated that infiltration performance will further reduce TSS (and other pollutants such as Total Phosphorus) from stormwater discharges. Collectively, the two-cell systems will provide peak discharge rate control; each basin has been sized to accommodate four-feet of water storage above normal conditions to account for 100-yr rainfall runoff volume.

The stormwater management features are generally located around the perimeter of the development site as these locations represent the natural ‘low’ areas where stormwater will naturally drain to.

Detention basins have been sized according to the preliminary land use layout. For this assessment, we have used the figures from Appendix A of the WDNR Conservation Practice Standard 1001. to calculate the required wet pond sizes. For each land use within our development areas, we measured the unit density and assigned the corresponding basin surface area percentage from the above mentioned table. Combining the required areas from each land use within a particular watershed has given us the preliminary detention basin sizes. For the infiltration basins, we have set aside 2% of the development area to achieve annual infiltration depths.

The following subsections summarize each of the proposed drainage areas and the stormwater management features proposed to serve each area. The drainage area indicates the entire area anticipated to drain to stormwater management features. The wet pool area is the surface area of water within the wet ponds at normal water levels. The infiltration floor area is the horizontal area of infiltration basin bottoms. The total stormwater management

Shady Grove Watershed #1.
This watershed is a narrow strip to the west of Watershed #2, running southwest from Cottage Grove Road.
Drainage Area = 5.2 acres  
Wet Pool Area = 0.04 acres  
Infiltration Floor Area = 0.10 acres  
Approximate Total Stormwater Management Area = 0.14 acres (2.7%)

The stormwater management system serving watershed #1 will discharge into the small existing waterway passing through the northwest corner of the site.

Watershed #2.  
This watershed encompasses the eastern 2/3 of the development site.

Drainage Area = 32.2 acres  
Wet Pool Area = 0.24 acres  
Infiltration Floor Area = 0.50 acres  
Approximate Total Stormwater Management Area = 0.74 acres (2.3%)

The stormwater management system serving watershed #2 will discharge to the undeveloped land to the south.

Untreated Land.  
There is currently 7.9 acres of the proposed site which can’t be treated by a wet pond, due to the existence of the small stream passing through the site. These areas include open space, back of lots, and a large multiplex lot.

Drumlin Grove  
The development is comprised of a single watershed which encompasses the whole site.

Drainage Area = 19.4 acres  
Wet Pool Area = 0.16 acres  
Infiltration Floor Area = 0.39 acres  
Approximate Total Stormwater Management Area = 0.55 acres (2.8%)

The stormwater management system serving this watershed will discharge to the undeveloped land to the southwest of the site.

Widen Olsen  
Watershed #1.  
This watershed is the northern section of the site, just south of the railway line. Approximately half of the watershed is adjacent land, east of Vilas Road.

Drainage Area = 34.0 acres  
Wet Pool Area = 0.22 acres  
Infiltration Floor Area = 0.24 acres  
Approximate Total Stormwater Management Area = 0.45 acres (1.3%)

The stormwater management system serving watershed #1 will discharge to the wetland on the northwest part of the site.
**Watershed #2.**

This watershed stretches from the center of our site to the southwestern corner.

- Drainage Area = 22.7 acres
- Wet Pool Area = 0.17 acres
- Infiltration Floor Area = 0.46 acres

Approximate Total Stormwater Management Area = 0.63 acres (2.8%)

The stormwater management system serving watershed #2 will discharge to the undeveloped land to the south.

**Watershed #3.**

This watershed is located on the east side of the development adjacent to existing development, bordering Vilas Road. Drainage from this portion of the site currently either sheet flows off the site or is collected in the wetland in the southeastern corner of the site. Under proposed conditions, drainage will be collected in a central drainage system and brought to the stormwater management system along the wetland edge.

- Drainage Area = 22.9 acres
- Wet Pool Area = 0.13 acres
- Infiltration Floor Area = 0.38 acres

Approximate Total Stormwater Management Area = 0.51 acres (2.2%)

The stormwater management system serving watershed #3 will discharge via existing right-of-way associated with Nightingale Lane.

**Untreated Land.**

There is currently 39.9 acres of the proposed site which can’t be treated by a wet pond. These areas mainly consist of the two large wetlands onsite, open space, and one large single family lot.

In total, there are 12 stormwater BMPs identified within the concept plan. Accounting for side slope and access areas, the total areas set aside for stormwater management are as follows.

- Shady Grove: 2.11 acres (4.7% of development)
- Drumlin Grove: 1.10 acres (5.7% of development)
- Widen Olsen: 4.28 acres (4.7% of development)
PROPOSED AMENDMENT TO THE COTTAGE GROVE URBAN SERVICE AREA

APPENDIX A: Consistency Resolutions by Village of Cottage Grove Plan Commission

March 13, 2017
RESOLUTION 2017-03

A RESOLUTION FINDING THAT THE PROPOSED SHADY GROVE URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Wisconsin Department of Natural Resources following review by the Capital Area Regional Planning Commission (CARPC); and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by SHADY GROVE, LLC (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Neighborhood on the Village of Cottage Grove Comprehensive Plan’s Future Land Use Map; and

WHEREAS, the concept plan provided by the owners as the basis for the Urban Service Area amendment application, as depicted in Exhibit B, reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and
WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality’s Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village’s Comprehensive Plan.

Approved this 8th day of February, 2017.

Signed

Attest: Lisa Kalata
Village Clerk Lisa Kalata
RESOLUTION 2017-04

A RESOLUTION FINDING THAT THE PROPOSED WIDEN OLSON URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Capital Area Regional Planning Commission (CARPC) and the Wisconsin Department of Natural Resources; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by WIDEN REV TR, REED C. & LEANNE M., and 2001 REALTY (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Neighborhood on the Village of Cottage Grove Comprehensive Plan’s Future Land Use Map; and

WHEREAS, the concept plan provided by the owners as the basis for the Urban Service Area amendment application, as depicted in Exhibit B, reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and
WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality’s Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village’s Comprehensive Plan.

Approved this 8th day of February, 2017.

Signed

Attest: Lisa Kalata
Village Clerk Lisa Kalata
RESOLUTION 2017-05

A RESOLUTION FINDING THAT THE PROPOSED DRUMLIN GROVE URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area may be extended only within the Cottage Grove Urban Service Area, as administered by the Capital Area Regional Planning Commission (CARPC) and the Wisconsin Department of Natural Resources; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are owned by HELGELAND FAMILY FARM LLC (the OWNERS), and the OWNERS desire to develop the property with the full range of municipal services, including sewer and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are designated as Planned Neighborhood on the Village of Cottage Grove Comprehensive Plan’s Future Land Use Map; and

WHEREAS, the concept plan provided by the owners as the basis for the Urban Service Area amendment application, as depicted in Exhibit B, reflects the appropriate mix of land uses relative to the Village of Cottage Grove Comprehensive Plan; and
WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality’s Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village’s Comprehensive Plan.

Approved this 8th day of February, 2017.

Signed

Attest: Lisa Kalata
Village Clerk Lisa Kalata
RESOLUTION 2017-06

A RESOLUTION FINDING THAT THE PROPOSED SCHOOL GROUNDS
URBAN SERVICE AREA EXPANSION IS CONSISTENT WITH THE
VILLAGE OF COTTAGE GROVE COMPREHENSIVE PLAN

WHEREAS, municipal sanitary sewer service in the Cottage Grove area
may be extended only within the Cottage Grove Urban Service Area, as
administered by the Capital Area Regional Planning Commission (CARPC) and
the Wisconsin Department of Natural Resources; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are
owned by MISTY RIVERS HOUSEBUILDERS LLC through a land contract with
the VILLAGE OF COTTAGE GROVE (the OWNERS), and the OWNERS desire
to develop the property with the full range of municipal services, including sewer
and water, that are provided by the Village of Cottage Grove; and

WHEREAS, the properties, as depicted on the attached Exhibit A, are
designated as Planned Business on the Village of Cottage Grove Comprehensive
Plan’s Future Land Use Map; and

WHEREAS, the parcel is already built out as the School Grounds Café
within the historic Gaston School House, and therefore reflects the appropriate mix
of land uses relative to the Village of Cottage Grove Comprehensive Plan; and
WHEREAS, the Capital Area Regional Planning Commission requires a resolution from the Plan Commission of the sponsoring municipality of any Urban Service Area Amendment application that includes a finding that the proposed amendment is consistent with the municipality’s Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Cottage Grove Plan Commission finds the proposed amendment to be consistent with the Village’s Comprehensive Plan.

Approved this 8th day of February, 2017.

Signed

Attest: Lisa Kalata
Village Clerk Lisa Kalata
PROPOSED AMENDMENT TO THE COTTAGE GROVE URBAN SERVICE AREA

APPENDIX B: Notice Letter to Town of Cottage Grove

March 23, 2017
March 23, 2017

Kris Hampton, Town Chairperson
Town of Cottage Grove
4058 County Road N
Cottage Grove, WI 53527

Dear Mr. Hampton:

As we discussed when you met with Village Administrator Matt Giese and me on March 7, 2017, the Village of Cottage Grove has submitted an application to the Capital Area Regional Planning Commission (CARPC) for an amendment to the Cottage Grove Urban Service Area. The document was initially submitted to CARPC on March 13, 2017. Following some initial comments from CARPC staff, the application was resubmitted on March 23, 2017 with some minor changes to the acreage of environmental corridors and associated text revisions. The attached document is a copy of the March 23 submittal.

The proposed amendment would add approximately 150 acres of land at four separate locations around the Village boundary. Of these 150 acres, approximately 52 acres are proposed for new development.

Please review the attached application materials. We would be happy to receive any comments you have. You may also copy your comments to Sean Higgins at CARPC (SeanH@CapitalAreaRPC.org).

Thank you for your consideration.

Sincerely,

Erin Ruth, AICP
Director of Planning & Development, Village of Cottage Grove