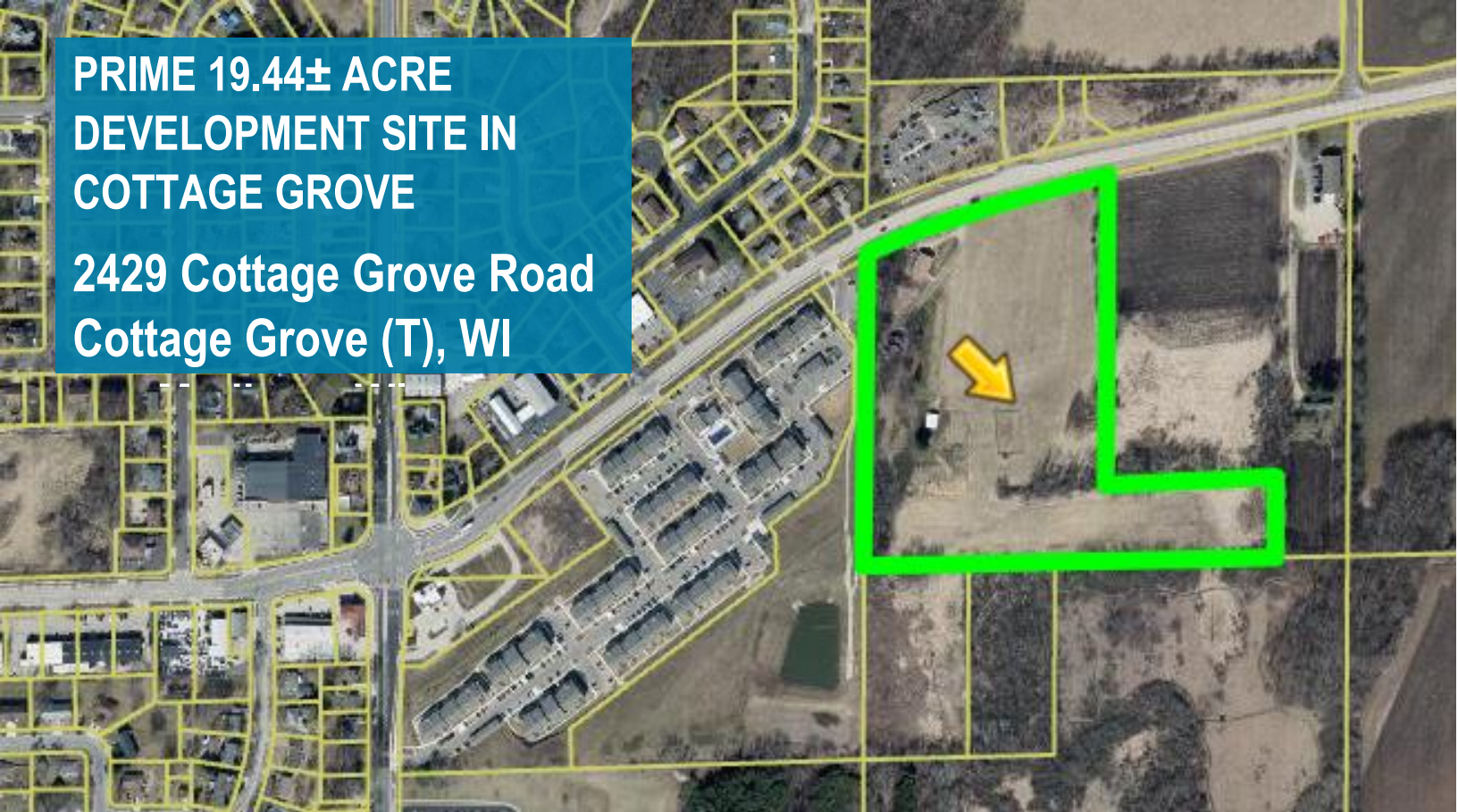


# PRIME 19.44± ACRE DEVELOPMENT SITE IN COTTAGE GROVE

2429 Cottage Grove Road  
Cottage Grove (T), WI



**Offering Price:** \$2,300,000

**Site Size:** 19.44 Acres

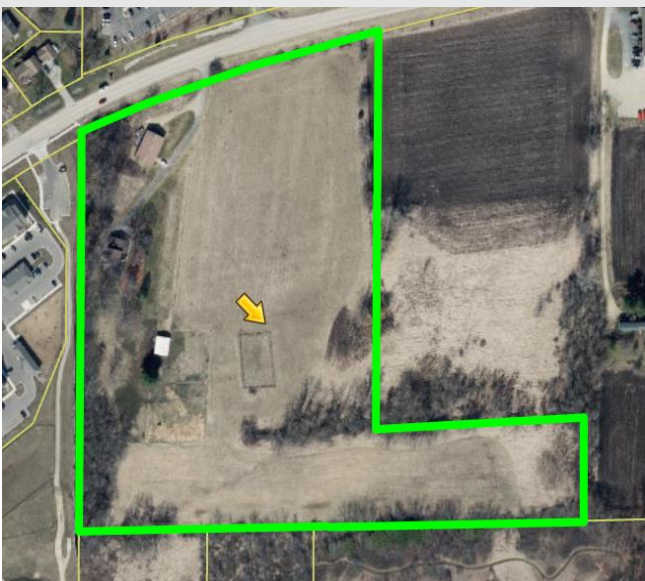
**\$/Acre Land Area:** \$118,313

**Current Zoning:** LC, RM-16 (Dane County)

**Future Potential Zoning:** PB, CB or PUD  
(Village of Cottage Grove)

**Future Land Use:** Central Mixed-Use  
(Village of Cottage Grove)

- Located adjacent to the Village of Cottage Grove
- Multi-family, commercial or mixed-use development site
- Shown in the Village of Cottage Grove Future Land Use Plan as Central Mixed-Use Area
- Adjacent property to west developed with Authentix Cottage Grove, a 288-unit apartment complex (18.1 units per acre)
- Amazon facility under construction in Cottage Grove expected to create 1,000 to 1,500 jobs



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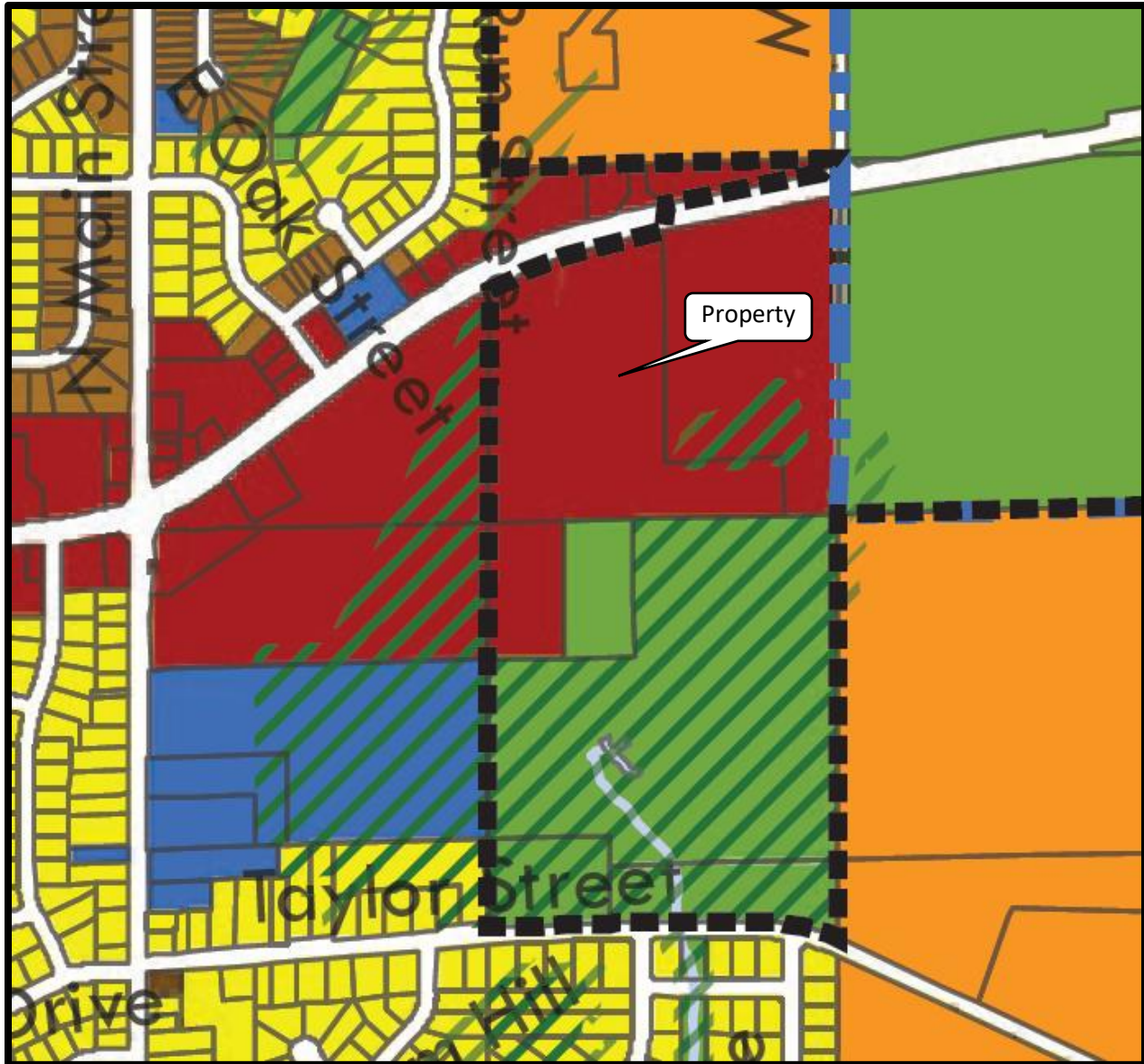


# Property Photographs





# Future Land Use Map



## 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	



# Future Land Use Designation



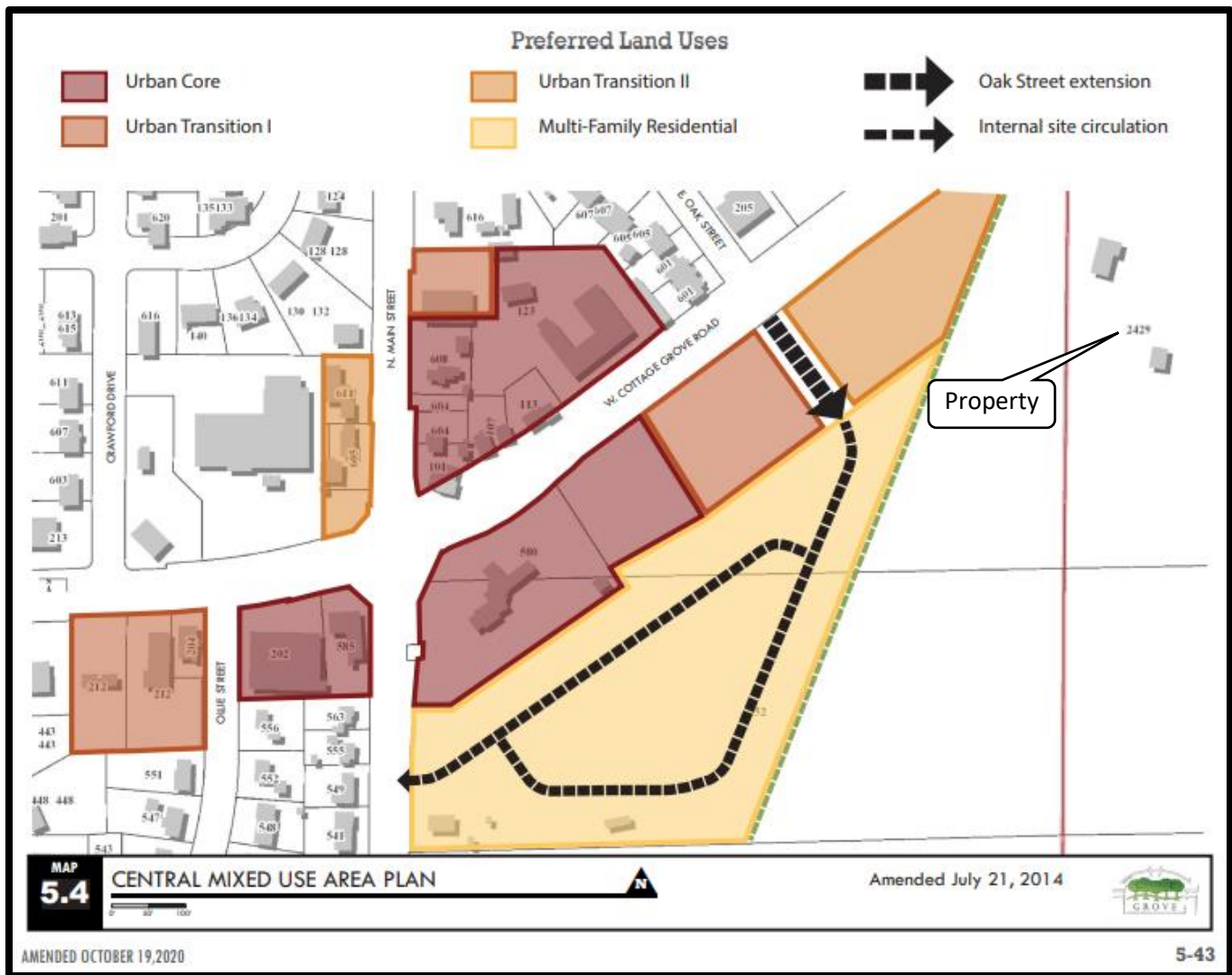
## Central Mixed Use

The Village's planned "new" downtown, located around the intersection of CTH BB and CTH N, will create a strong central place for the community. Generally, the downtown will contain a mix of residential, office, service, commercial, financial, entertainment and community facilities. Specific future uses appropriate for Cottage Grove's new downtown area may include a library, day care center, urban park, senior housing, grocery store, theater, restaurants, centralized parking areas, open space corridors and nodes, and retail stores. Potential models for recent Central Mixed Use Area development in Dane County include Cannery Square in Sun Prairie and the DeForest Town Center.

The Central Mixed Use area should be arranged to promote a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale.

The Village's Central Business District (CB) is generally the most appropriate option, although Planned Unit Development (PUD) zoning may also be appropriate for some redevelopment sites. The zoning ordinance should be amended as necessary to assure that development or exterior remodeling projects have to meet downtown design guidelines or otherwise receive Village approval before beginning.

# Central Mixed-Use Area





# Central Mixed-Use Building Types

## Urban Core

- mixed use - min. two story buildings with ground floor storefront space (for retail, office, community facility, or entertainment use) and no setback- required adjacent to public open space, and desired adjacent to intersection
- urban multi-family residential - min. two story buildings with no setback (ground floor residential that is configured to allow conversion to storefront preferred)

## Urban Transition I

- any Urban Core building type commercial - one story, parking on-street and/or on side or rear of lot, outdoor seating areas encouraged where appropriate, high-quality building materials, minimal building setback

## Urban Transition II

- any Urban Core or Urban Transition I building type
- rowhouse/townhouse - min. two story, minimal building setback, no garage doors facing the street

## Multi-Family Residential

- any Urban Core, Urban Transition I, or Urban Transition II building type
- multi-family residential - deeper setbacks with front yards, minimal street facing garage doors

## CENTRAL MIXED USE AREA EXAMPLE BUILDING TYPES

### Urban Core



left: Cannery Square mixed use building in Downtown Sun Prairie

right: Leopold Place Apartments in Smith's Crossing, Sun Prairie

### Urban Transition I



left: Market Street Diner in Downtown Sun Prairie

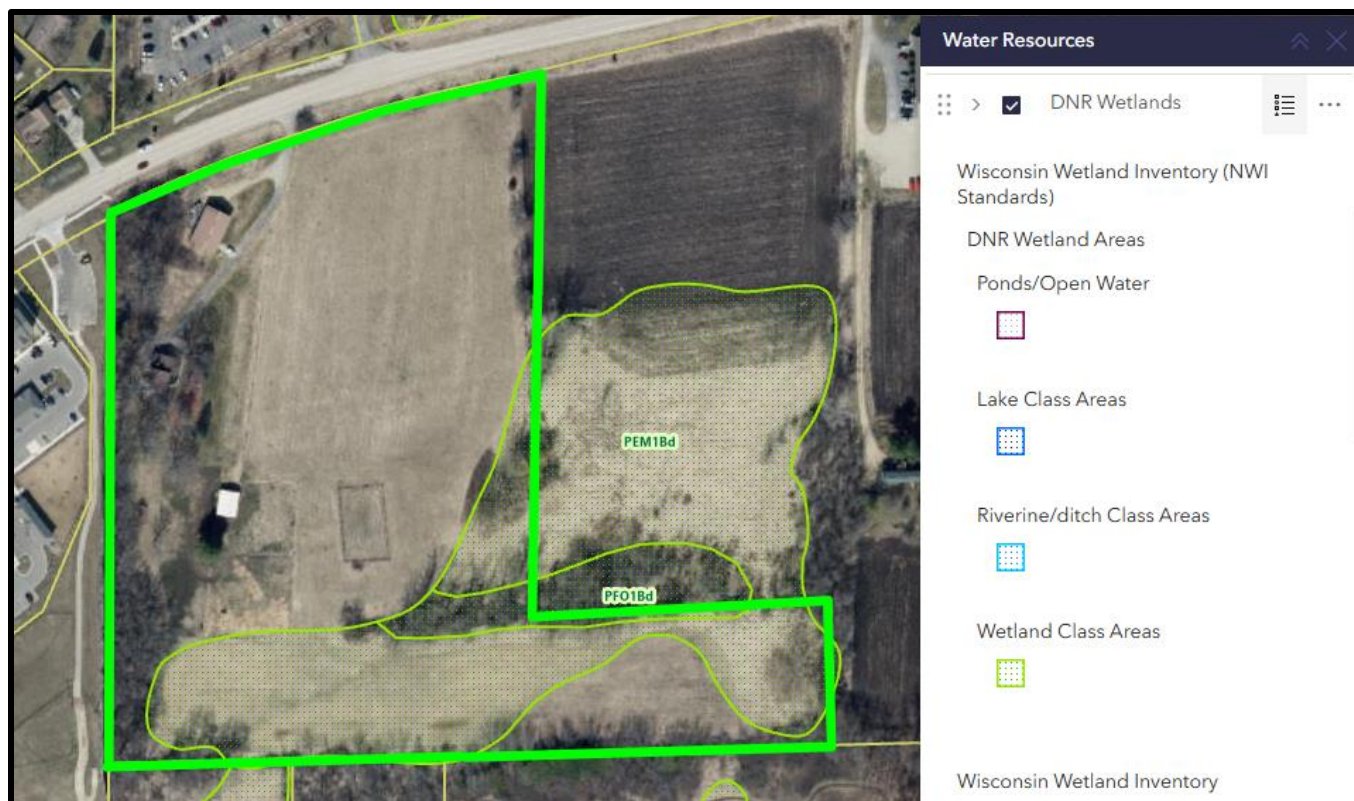
right: small commercial building in DeForest Town Center, DeForest

### Urban Transition II



left and right: examples of townhouse buildings, Sun Prairie

# DNR Wetland Boundary



- Approximate boundary provided by Dane County GIS

# Cottage Grove Demographics

## Population

	2 miles	5 miles	10 miles
2020 Population	9,466	29,191	210,946
2024 Population	10,855	31,695	217,340
2029 Population Projection	11,467	33,182	225,480
Annual Growth 2020-2024	3.7%	2.1%	0.8%
Annual Growth 2024-2029	1.1%	0.9%	0.8%
Median Age	40.4	40.3	37.3
Bachelor's Degree or Higher	49%	45%	46%

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$122,656	\$110,354	\$95,825
Median Household Income	\$110,443	\$95,228	\$74,332

## Housing

	2 miles	5 miles	10 miles
Median Home Value	\$354,391	\$326,483	\$302,559
Median Year Built	2000	1999	1982

- Data provided by CoStar



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# Cottage Grove Map



## **Cottage Grove Commerce Park**

The Cottage Grove Commerce Park is a predominant growth area on the north side of the Village, just south of Interstate 94. This area includes several large industrial users such as Johnson Health Tech, STIHL, 3D Post, Atlantis Valley Foods, and PFS TECO Corporation. More recent developments within the park include a new larger facility for Atlantis Valley Foods, the Madison Window Cleaning facility, Dolphin Swim Academy, and the Oakstone Recreational facility (indoor volleyball with a bar/restaurant). Additionally, a 152,000-square-foot Summit Credit Union headquarters was constructed in 2019 just north of the park fronting Interstate 94.

## **Cottage Grove Business Park**

The Cottage Grove Business Park is located along the Village's south side along Progress Drive. This area is home to a variety of industrial users, including Hydrite Chemical, Benson Wood Products, Northern Battery, Energy Performance Lighting, and various other smaller users. Most of the buildings in this park are chronologically older as compared to the newer Cottage Grove Commerce Park on the north side of town.

## **New Amazon Facility**

Amazon is constructing a new regional distribution center on the north side of the Village. The project is on 145 acres and will include a five-story, 3.0-3.4 million square foot building at a projected cost of around \$200 million. Amazon forecast the facility will create 1,000-1,500 direct jobs plus 300-1,650 indirect roles from related services. Construction began in 2024 and is expected to be completed in 2026-2028.

*\*All information contained in this brochure has been obtained from sources we deem reliable. All parties should verify any information if important. No representations, warranties or guarantees of any kind are made.*



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## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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