

# Cosgrove, Iowa

## 2009 Village Plan



**Figure 1: The Cosgrove Institute**  
**Source: The Cosgrove Institute Website**

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## Introduction

Per the adopted 2008 Johnson County Land Use Plan, the following document has been submitted to the Johnson County Board of Supervisors to act as a guide for future development in the Village of Cosgrove. The Village Plan of Cosgrove is a result of a joint effort between residents and County officials.

The goals of the Village Plan are consistent with the Johnson County Land Use Plan and Village Vision Statement. The plan focuses upon maintaining the high quality of life that residents currently maintain in the Village, while at the same time providing a framework for the future of the community. Specifically, the plan addresses the prevention of future incompatible land uses within the Village and preservation of the historic nature of the Village.

## Village Information

### History

The Village of Cosgrove was established in 1890 when Albert Rohret donated 10 acres of land for a Catholic Church. Three years later, St Peter's Church moved from Windham. The village was named after the contemporary Bishop of the Davenport Diocese. Development sprang up around the church, whose parish is now 150 people.

As well as becoming a spiritual hub, the Village of Cosgrove also became a social and economic center for the nearby rural area. A plat book from 1900 shows the location of a Post Office in Cosgrove. Also, a blacksmiths shop and a general store, which closed in 1964, served the villagers and members of the surrounding region.

In 1903, using labor donated by parishioners, a parochial school was built. It was replaced in 1910 with a larger brick building. The school was staffed by the Sisters of Humility. The Sister's continued to teach at the school after 1920, when it became public, until 1953 when the state mandated lay teachers. The school served in various school districts until 1990. In 1991, the school was purchased by a group of residents and became known as the Cosgrove Institute. The Institute now serves as a community center in Cosgrove.

### Demographics

According to the 2000 census, there were 48 people living in 15 households. Of that population, 16 people were under the age of 18. The median age in Cosgrove was 37 years old compared with the state average of 36.6. Since 2000, 14 homes have received building permits. These additional homes have increased the population by an estimated 35 to 45 people.

## Infrastructure and Services

There have been nine subdivisions in Cosgrove. Six of these were performed by the Rohret family; the first occurred in 1973 and the most recent was approved in 2007. There have been 28 building permits issued for Cosgrove. Of these permits, 23 have been for homes, 3 for sheds, 1 for an addition and 1 for electrical work. All structures in Cosgrove are located outside of the 100 and 500 year flood plain. Some land on the western part of town is located inside of the 100 year flood plain of the north branch of Old Man's Creek.

Cosgrove is served by the Clear Creek Amana school district and the city of Oxford Fire Department. It is in the Oxford postal district. Law enforcement is provided by the Johnson County Sheriff's Office. All roads are maintained by the county.

## Planning and Zoning

There are four types of zoning in Cosgrove: R-Residential, A-Agricultural, CH-Commercial Highway and RMF- Residential Multi-Family. There are 43 residential parcels in Cosgrove with the majority located on the south side of 400 Ave SW. One of there is a cemetery that is conditionally permitted. Three commercial parcels are located in Cosgrove. These parcels are centered on the intersection of 400<sup>th</sup> Ave SW and Cosgrove Rd. SW.

## Public Meeting Process

### Meeting One

The first public meeting in the Village of Cosgrove planning process was held on October 13, 2009. County officials in attendance included Supervisor Rod Sullivan, Assistant Zoning Administrator RJ Moore, Assistant Planner Josh Busard and two interns from the County Planning and Zoning Department. About thirty village residents were in attendance.

The meeting began with introductions and an explanation of the village planning process. After basic questions about the planning process were answered, discussion about the proposed boundary for the village boundary began. No conclusive boundary was chosen by residents and a decision was made to table discussion about the village boundary until the second public meeting.

Lastly, village residents were asked to assemble into groups and to brainstorm about what they felt are the strengths and weaknesses of the village. County officials helped proctor the small groups. The ideas generated by residents were then compiled into a master list which can be seen in Appendix B.

## Meeting Two

Meeting two was held on November 10, 2009. Assistant Planner Josh Busard led discussion. The meeting began with the formulation of a Village Vision Statement. Example vision statements were presented by Planning and Zoning staff. Residents then contributed to create a unique vision statement for the Village of Cosgrove which incorporates the core values of the community. The Village Vision Statement can be seen in the following section.

Subsequently, goal statements were formulated by residents. Goals statements are specific policies that residents would like to see implemented in the village. Goal statements must be in accordance with the vision statement.

Lastly, the village boundary was discussed. After discussion in small groups, a boundary was proposed and voted upon by residents present. This boundary can be seen in Appendix C.

## Meeting Three

Meeting three was held on January 19<sup>th</sup> 2009. Assistant Planner Josh Busard led the discussion. Staff presented revised goal statements and a draft of the plan. Residents' comments were discussed, although no major changes were suggested.

## **Vision Statement**

A vision statement for the Village of Cosgrove was created using public input during the second public meeting. The Vision Statement encompasses the core values of the Village and should be the basis of future decisions made concerning the village.

*The Village of Cosgrove shall remain a place that values the quiet, safety, environmental quality, and commitment to agriculture that is inherent in a rural community.*

## **Goal Statements**

The following goal statements are recommended for adoption by the Board of Supervisors. All goals statements are consistent with the Village of Cosgrove Vision Statement shown above.

### Quality of Life

1. The Cosgrove Institute and St. Peter's Church shall continue to be supported by the community.
2. Scenic vistas in the town should be maintained.

3. Property owners are encouraged to maintain property in a manner consistent with the Cosgrove Vision Statement.

**Growth**

4. Clustered development shall be the preferred type of residential development.

5. Shared well and wastewater facilities are preferred.

6. Affordable housing goals should be consistent with the Village of Cosgrove Vision Statement.

7. Future commercial development should be small in scale and should support the Village.

**Infrastructure and Services**

8. Fire service to the Village should be improved. This should include the construction of dry hydrants.

9. The condition of the roads should be improved.

10. Water quality in the Village should be improved.

## Appendix A

### **Johnson County Land Use Plan - Village Excerpt**

The Johnson County Land Use Plan outlines its policies for Unincorporated Villages and the creation of village-area development plans. The following is an excerpt from the Land Use Plan which is available on the Johnson County Planning and Zoning website:

#### **3. Unincorporated Villages (Page 15)**

3.1 Create village-area plans which will detail a vision for the desired level of growth and development to occur in the future. As part of the village-area planning process, the County should:

- a) Develop geographical growth areas for villages.
- b) Consider the resultant impacts of additional development within floodplains and to other environmentally sensitive areas.
- c) Encourage sustainability within villages by promoting mixed-use developments that foster live/work arrangements which are appropriate for the village-area being considered.
- d) Clustered subdivision design shall be the preferred type of residential development style within the village areas.
- e) Zoning classifications within the village areas shall be at a density that is appropriate and consistent with existing and historical patterns. The preferred zoning classes for residential development would be those with the highest densities.

## Appendix B

### Meeting One: Strengths and Weaknesses

#### **Strengths:**

Quiet  
Lots of Space  
Good Views  
Low Density Housing  
Family Atmosphere  
Knowing your Neighbors (get along well)  
Not much Traffic  
Good roads  
Institute / Church – community bond  
Location  
Clean Air  
Size = small

#### **Weaknesses:**

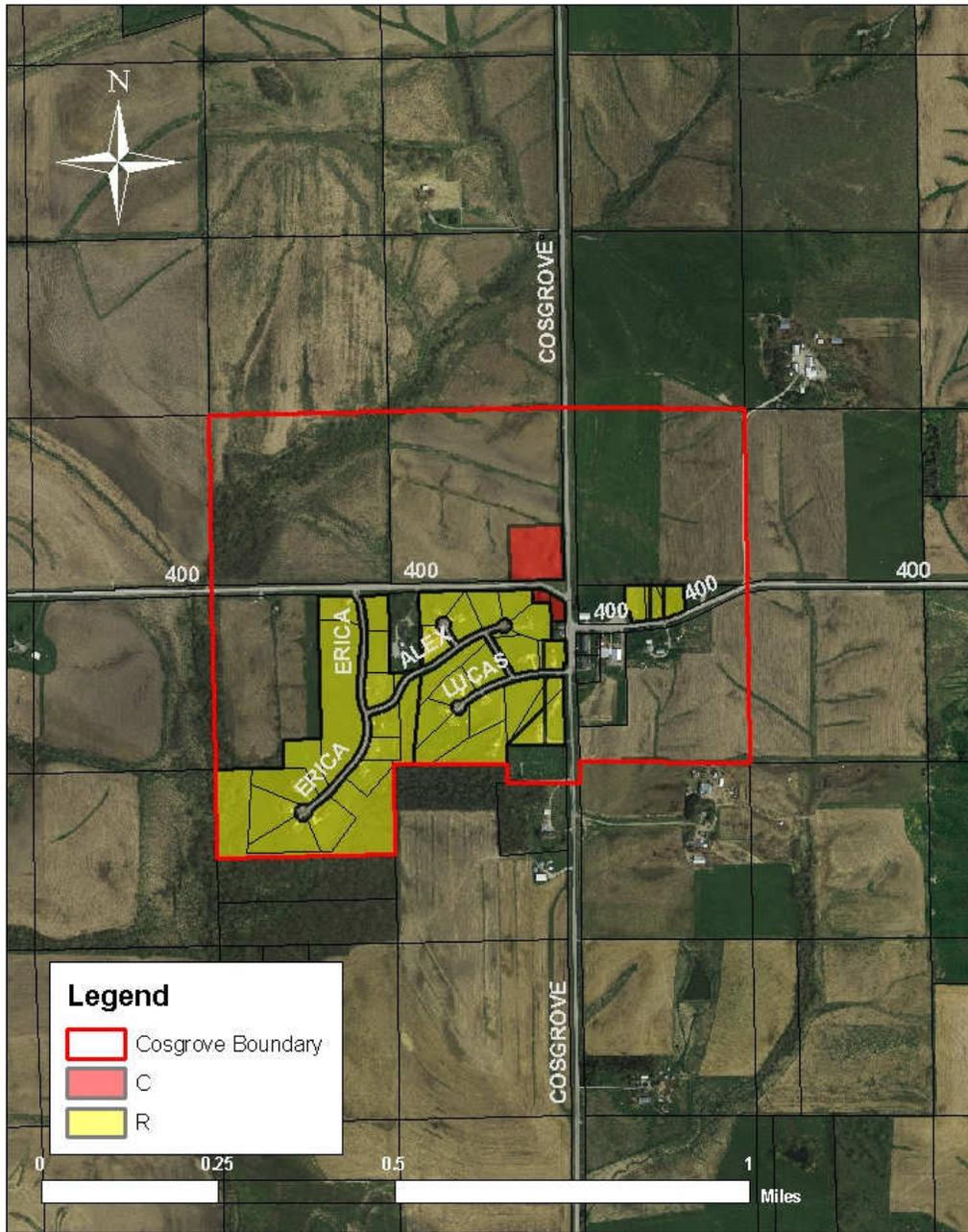
“Animal House”

- Renters

Unpaved Roads  
Fire Protection  
Lack of Water and Wastewater Utilities  
Location  
Lack of Public Transportation  
Lack of Housing Type Mix

## Appendix C

# Cosgrove Boundary Map



Created by Will Soper

RESOLUTION 04-08-10-22

**RESOLUTION APPROVING THE COSGROVE VILLAGE PLAN AS AN APPENDIX TO THE 2008 JOHNSON COUNTY LAND USE PLAN**

**WHEREAS**, the Board of Supervisors finds that the Cosgrove Village Plan is intended to supplement the 2008 Johnson County Land Use Plan specifically regarding future growth in Cosgrove and the surrounding area; and

**WHEREAS**, the Board of Supervisors finds that it is in the public interest to adopt said Cosgrove Village Plan as an appendix to the 2008 Johnson County Land Use Plan.

**NOW, THEREFORE BE IT RESOLVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS**, that the following Cosgrove Village Plan, copies of which can be obtained at the Johnson County Planning and Zoning Office, Johnson County Auditor's Office or at [www.johnson-county.com](http://www.johnson-county.com), is hereby adopted as an appendix to the Johnson County Land Use Plan.

**BE IT FURTHER RESOLVED** that this Cosgrove Village Plan shall become effective as an Appendix to the Land Use Plan upon adoption of this Resolution.

On motion by Neuzil seconded by Sullivan passed and approved the 8th day of April, 2010.

| AYES:    | NAYS: | ABSENT: | ABSTAIN: |          |
|----------|-------|---------|----------|----------|
| <u>✓</u> | _____ | _____   | _____    | Harney   |
| <u>✓</u> | _____ | _____   | _____    | Neuzil   |
| <u>✓</u> | _____ | _____   | _____    | Rettig   |
| <u>✓</u> | _____ | _____   | _____    | Sullivan |
| <u>✓</u> | _____ | _____   | _____    | Stutsman |

Sally Stutsman  
Sally Stutsman, Chairperson  
Johnson County Board of Supervisors

Attest: Tom Slockett, Auditor

Tom Slockett  
By: Casie Perkins, deputy  
Deputy