

# Dane County Regional Planning Commission

217 S. Hamilton St., Suite 403, Madison, Wisconsin 53703-3238 Tel. 608/266-4137

September 20, 1993

Terry Lohr  
Bureau of Water Resources Management  
Wisconsin Department of Natural Resources  
101 S. Webster, WR/2  
Madison, Wisconsin 53707

RE: Amendment to the Dane County Water Quality Plan Revising  
the Oregon Urban Service Area and Environmental Corridors

Dear Terry:

We are submitting an amendment to the Dane County Water Quality Plan revising the Oregon Urban Service Area and environmental corridors for Department review and approval.

The amendment, which was requested by the Village of Oregon, is based on an overall evaluation of the Village's urban service area boundary and environmental corridors which occurred as part of the recent update of the Village's Master Plan. The Village proposes to adjust the Oregon Urban Service Area boundary and environmental corridors to reflect the recently adopted Master Plan. The proposed changes would add 420 acres in three areas (including nine acres of existing development), and delineate an additional 119 acres of environmental corridors. The amendment would also delete 145 acres in two areas (including 34 acres of U.S. Highway 14 right-of-way), and remove 82 acres of environmental corridor from the service area. The effect of the amendment would be to expand the total urban service area to 2,059 acres with 284 acres within the environmental corridors. The result is a net expansion of 263 acres of developable land in the revised urban service area. The revised urban service area and environmental corridors are consistent with approved population forecasts and adopted density standards, and with the requirements and criteria of NR 121.

The Regional Planning Commission acted on this amendment following a public hearing held on August 12, 1993. Enclosed are three copies of the Village's request, the "Summary of the Village of Oregon Master Plan, June 1993," the notice of public hearing, the RPC Staff Analysis of the proposed amendment (dated 8/6/93), minutes of the August 12 RPC public hearing, minutes of the September 9 RPC meeting, and Resolution RPC No. 674 adopting the amendment.

Concerns regarding drainage and traffic impacts caused by development in the Village on adjacent lands in the town were expressed at the

**RPC**

public hearing on this amendment by the Town of Oregon and some potentially affected landowners. The RPC subsequently requested the Village to address these issues prior to our taking action on the proposed amendment. I am also enclosing copies of supplemental information indicating the Village's response to those concerns and issues.

If you need additional information or clarification, please contact me.

Sincerely,

*Bill Lane*

William N. Lane, Director  
Environmental Resources Planning

WNL:mp

Enc.

cc: William Kortte, President, Village of Oregon  
Jeanette Forman, Clerk, Village of Oregon  
Dallas Christensen, Chairman, Town of Oregon  
Robert Plummer, Chairman, Town of Rutland  
Steve Fix, DNR Southern District

Proposed Amendment to the  
Dane County Regional Development Guide,  
Water Quality Plan and Farmland Preservation Plan  
Revising the Oregon Urban Service Area and Environmental Corridors

1. Applicant: Village of Oregon
2. Description of Proposal:

In June 1993 the Village of Oregon adopted a Master Plan, prepared with RPC staff assistance, to guide Village development for the next 20 years (see plan summary which includes Master Plan Map). The Village proposes to adjust the current Oregon Urban Service Area boundary and environmental corridors to reflect the recently adopted Master Plan. About one-third of the area included in the urban service area amendment is located in the Village of Oregon, with the balance of the area in the Towns of Oregon and Rutland.

The proposed changes would add 420 acres in three areas, including 9 acres of existing development, and delineate an additional 119 acres of environmental corridors. The proposed changes would also delete 145 acres in two areas (including 34 acres of U.S. Highway 14 right-of-way) and remove 82 acres of environmental corridor from the service area. The effect of the amendment would be to expand the total urban service area to 2,059 acres with 284 acres within environmental corridors. The result is a net expansion of 263 acres of developable land in the revised urban service area.

The proposed changes to the urban service area boundary and environmental corridors include:

- a. Area North - Add 34 developable acres for industrial development.
  - b. Area East - Delete 85 acres from the service area, including 27 developable acres, 34 acres of existing right-of-way and 24 acres of the environmental corridor.
  - c. Area South - Add 174 acres to the service area for residential and industrial development, which includes 95.5 developable acres, 6 acres of existing right-of-way and 72.5 acres of environmental corridor, including a 69-acre golf course.
  - d. Area Southwest - Add 212 acres to the service area for residential development, including 162.5 developable acres, 3 acres of existing right-of-way and 46.5 acres of environmental corridors, including 7 parcels for park and detention basins.
  - e. Area West - Delete 60 acres from the service area, including 2 developable acres and 58 acres in the environmental corridor.
- ✓

The proposed changes are located in Sections 2, 11, 13 and 14, T5N, R9E, and Section 7, T5N, R10E, as indicated on the map. About 155 acres of the proposed urban service area amendment are in the Village of Oregon, about 67 acres are in the Town of Rutland and the balance of 198 acres is in the Town of Oregon.

The Village's approved Master Plan, which includes the urban service area amendment request, also includes a requirement to stage development. The adopted short-range service area (10 years) of the Oregon Master Plan reserves 175 acres in the urban service area to be developed sometime after 2003.

### 3. Existing Environment

The Oregon Urban Service Area (with an estimated 1992 Village population of 4,919) is situated in the Badfish Creek Watershed, which drains to the Lower Yahara River. The geology and soils of the area are varied. Much of the proposed service area addition consists of ground moraine, which resulted from glaciation. Area North of the proposed addition is located on sand and gravel outwash plain formed by glacial meltwater.

Stormwater in the proposed additions flows to the Oregon Branch of Badfish Creek, which passes through the Village from northwest to southeast. There are no on-site wetland or floodplain areas, except for a 3-acre wetland along an intermittent tributary of the Oregon Branch in Area South. This joins a larger wetland complex north of STH 138. Much of the land in the proposed additions is agricultural with slight to moderate slopes. A 69-acre golf course is located in Area South.

The areas proposed for deletion as part of the service area amendment include a floodplain-wetland (about 58 acres) north of Jefferson Street in Area West and a 24-acre floodplain at the eastern edge of the Village near Park Street in Area East.

The depth to groundwater is generally over 25 feet, except for land in the northern part of the proposed addition where groundwater is 10-25 feet deep. Dolomite or sandstone bedrock is less than 50 feet deep in the southern parts of the service area addition and over 50 feet in the northern part.

The major soil group within the proposed service area addition is the Dodge-St. Charles-McHenry association, which consists of well-drained and moderately well-drained, deep silt loam soils. They generally have slight to moderate limitations for development, except where slopes are steep. Sable silty clay loam, which has severe limitations for development, is found east of CTH MM within the proposed environmental corridor.

Archeological information on file at the RPC does not list any prehistoric cultural sites within the proposed service area amendment.

#### 4. Consistency or Conflict With Plans

The Oregon USA was established in 1977. The environmental corridors were adopted in 1984, following adoption of the 1984 Master Plan. The service area was last amended in May 1992 on the south side of the Village.

In June 1993, the Village of Oregon adopted a new Master Plan, prepared with RPC staff assistance. The revised Master Plan is based on an adopted 2010 population forecast of 6,213, which is consistent with the planning period in the Village's Wastewater Facilities Plan. The Master Plan provides for a maximum urban service area of 2,066 acres to be consistent with the population forecast and adopted density standards in the plan. This represents an increase of 264 acres from the existing urban service area.

The proposed amendment would add 275 acres, removing 25 acres of existing development. Thirty-seven acres of added environmental corridors would be delineated, resulting in a net expansion of 263 acres of developable land in the urban service area.

Recent residential development has occurred on all sides of the Village, with commercial-industrial growth along CTH MM on the far east or north sides of Oregon. The lands to be added to the urban service area are adjacent to Village utilities and are a logical extension of development. The reconfiguration proposal in this request will add developable land in the Village's commercial, industrial and residential areas.

##### *Description of Urban Services*

Existing sanitary sewers and water mains can be extended to serve the proposed service area additions. However, the existing west-side interceptor is near capacity during peak flows. The Village will need to consider construction of a parallel interceptor to accommodate sewerage flows from undeveloped lands southwest of the Village, as well as a lift station to serve the northeast corner of the Village. Both areas to be served by the new interceptor or lift station are located beyond the short-range service area. The portion of Area South east of USH 14 would be expensive to serve because sewer and water lines would have to cross under 600 feet or more of highway right-of-way.

A new water storage facility will be required at the time development crosses beyond the short-range service area to provide adequate fire protection. The Village already has reviewed this need.

Other services, such as police and fire protection, solid waste collection, street repair and snow removal will be provided through the Village of Oregon's existing delivery systems.

## 5. Impacts or Effects of Proposal

### *Surface and Ground Water Impacts*

The potential impacts of urban development in the proposed area would be to increase stormwater runoff rates and volumes, reduce groundwater recharge and introduce additional contaminants to the Oregon Branch of Badfish Creek. This would result from roadway, parking area and building construction.

The Village has a construction site erosion and stormwater runoff control ordinance to mitigate these impacts. The Village's service area amendment includes 5 existing storm detention or retention basins on the west side of the Village (Area Southwest). Two more detention basins will be established in this area as development occurs. Stormwater infiltration should also be pursued in order to maintain stream baseflow in this watershed. The Village should require specific stormwater plans and infiltration practices as part of the overall stormwater management system for all proposed residential and commercial development. Stormwater plans should recognize and address potential adverse water quality impacts to off-site wetlands from development in Areas North and South.

The proposed amendment does not alter population forecasts and, therefore, would not affect projected flows to the Village wastewater treatment plant. The treatment plant has a rated permit capacity of 803,000 gpd. The 1990 average flow to the plant was 854,400 gpd, which was higher than the permit capacity. Effluent limits were met despite high flows, which appear to be due to clear water intrusion from basement sump pumps and sewer leaks. The Village has requested the DNR to increase the plant capacity rating to 960,000 gpd based on an engineering study recommendation. The DNR is considering this request contingent on the Village expanding the sludge storage capacity of the treatment plant and undertaking a clear water removal program. The year 2010 wastewater flow forecast for the Village is 940,000 gpd, below the increased plant capacity.

### *Transportation System*

Transportation access to Area South will be provided via CTH MM, a minor arterial to U.S. Highway 14. The industrial portion (55 acres) of Area South could add an estimated 3,300 trips per day at buildout. The site traverses USH 14, which is included on WisDOT's Access Management system. However, other area roadways could provide adequate capacity for site-generated traffic. The residential portion (40 acres) of Area South could add an estimated 1,900 trips per day. Assuming recommended intersection improvements are made at Wolfe Road and Janesville Street (CTH MM), area roads could accommodate growth with existing capacity.

Area North has access to Netherwood Road and CTH MM on the north edge of the Village. This industrial area (34 acres) would add an estimated 2,040 trips per day to the road system. The system could accommodate this traffic increase, particularly if intersection improvements are made at Netherwood Road and North Main Street as

recommended. As suggested in the plan, a rail crossing at Braun Road may be needed to provide better connection between the industrial area and CTH MM.

The Southwest Area will have access via Perry Parkway and CTH CC to CTH MM. This residential area (162 acres) would produce an estimated 6,480 trips to the system at buildout. Primary loading points would be off Janesville Street and Perry Parkway (a local collector). This would be a substantial increase in traffic, but within the capacity of the local road network to accommodate such growth considering the area's current level of trip generation.

#### 6. Alternatives

The process of revising the Village Master Plan examined alternative locations for future development, taking into consideration protection of environmentally sensitive areas. The revised Master Plan provides for development of vacant lands in or near the Village which are contiguous to existing developing areas and needed for proposed commercial, industrial or residential growth, and which represent a cost-effective extension of Village services.

Specifically, the North Area and the eastern portion of the South Area are suitable areas for development, which would allow for the needed expansion of the Village's commercial and industrial areas.

Area Southwest and part of Area South provide for the expansion of existing neighborhoods to be included in the urban service area. This residentially planned addition would include medium- and high-density housing development as well as encompassing park and open space areas to serve the neighborhoods.

#### 7. Controversies, Comments Received, Unresolved Issues

A public hearing was held before the Dane County Regional Planning Commission on August 12, 1993. No controversies are noted. The Village of Oregon previously held a public hearing on May 19 on the proposed change as part of the Master Plan process. The Town Boards of Oregon and Rutland will review the proposal at their next meetings and will attend the August 12 public hearing.

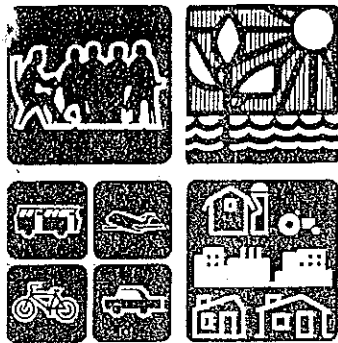
#### 8. Staff Recommendation

Staff finds that the proposed amendment satisfies the criteria for urban service area amendments and NR 121 requirements, and is consistent with adopted objectives and policies in the Regional Development Guide. Staff recommends approval.

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# Dane County Regional Planning Commission

217 S. Hamilton St., Suite 403, Madison, Wisconsin 53703-3238 Tel. 608/266-4137

August 17, 1993


TO: James Hagstrom, Village of Oregon  
 Jeanette Forman, Village of Oregon  
 Lyman Anderson, County Board Supervisor  
 Dallas Christensen, Town of Oregon  
 Robert Plummer, Town of Rutland

The Dane County Regional Planning Commission was pleased you were able to join us at our August 12 meeting in Oregon to discuss possible changes to the Oregon Urban Service Area. It is important for the Commission to be aware of the stormwater drainage, annexation and access concerns you mentioned.

The Commission and staff look forward to the Village of Oregon's scheduled meeting to discuss the Village's Master Plan and how concerns can be addressed. We are anxious to help facilitate discussions between the towns and the village on these matters.

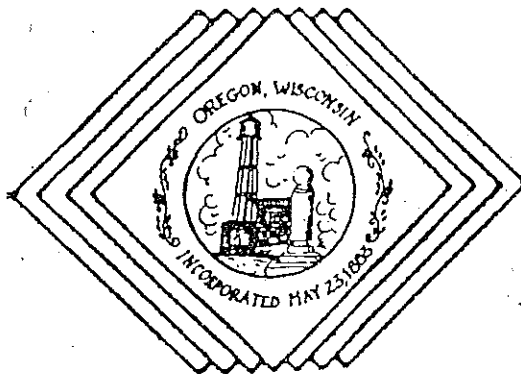
RPC staff is available to help organize a joint meeting to discuss these issues, and will notify the Commission members when it is scheduled. Please contact Bill Preboski (266-4593) or Tom Favour (266-4317) to help schedule such a meeting.

Sincerely,

  
 Truman Nienstedt, Chair

TN:mp





# Village of Oregon

OFFICE OF CLERK

VILLAGE HALL, 117 SPRING STREET  
OREGON, WISCONSIN 53575  
TELEPHONE: (608) 835-3118  
JEANETTE FORMAN  
VILLAGE CLERK-TREASURER

August 19, 1993

Dallas Christensen, Town of Oregon

Robert Plummer, Town of Rutland

Lyman Anderson

Gerard Lundey

Lyle Rudy

Bill Preboski, Dane County Regional Planning Commission

William E Kortte, Village President

The Village of Oregon Planning Board will be requesting the Village's engineer to address some of the concerns expressed at the August 12th meeting held by the Regional Planning Commission in regard to the Village Master Plan and Urban Service Area. In addition the engineer will address concerns on water management and you are invited to attend. The next meeting is scheduled for August 30, 1993 in the Board Chambers of the Oregon Village Hall and they will take this matter up at approximately 8:00 P.M.

Jeanette H. Forman  
Village Clerk Treas



Village of Oregon  
Planning Board Meeting,  
Monday, August 30, 1993, 7:00 P.M.

Present: Groenier, Krembs, Lawson, Mahr, Maves and Schnelle  
Absent: Wickus

Others Present:

William E. Kortte, Village President and Tom Bogucki, Trustee  
Tom Seibers and Paul Levendoski, Rust Engineering  
Mitchell Melheim, R.W. Baird and Company  
Lyman Anderson, Gary Cluver, Burt Natkins and Mark Mortensen,  
representing the Joint Review Board for TIF District  
Mark Below, Acting P.W. Director  
Dallas Christen, Mark O'Brein and Don Schultz, Town of Oregon Bd  
Allen Riese, Eric Peterson, Paul Larson, Lyle Rudy, Michael Way,  
Gerard Lundey, Keith Dalsing, Jerry Hackbart, Walter Waepler and  
Allan Gasner

1. Krembs moved, Groenier seconded the motion to approve the minutes of the Planning Board of August 5, 1993 as submitted in memo form. Motion Carried.

2. Schnelle recessed the regular meeting of the Planning Board to hold a public hearing on the proposed project plan for creation of Tax Incremental District no 2. He read the notice of the public hearing and the certification of the clerk noting that all the legal requirements for publications and posting had been met and that all the appropriate officials had been notified.

Seiber, engineering consultant from Rust, gave a brief overview of the proposed project plan. A previous review had been done with the Planning Board on August 5, 1993 and they had forwarded the plan to the Village Board for review and authority to schedule the public hearing.

The plan includes capital improvements that might occur because of development of this TIF (Industrial Area).

The area of District consists of approximately 32 acres and lies north of the easement at the extension of W. Richards Road and west of Market Street to the Railroad, North to Village limits and east to N. Main Street on property lying north of Braun Road. It also includes the Dorn property on Richards Road between Market and N. Main Street.

Melheim, financial consultant from R. W. Baird, gave a brief overview of the financial information that had been prepared in written form. He reviewed the TIF increments and how they work to promote development. He noted a TIF District spreads risk of development out rather than just by the Village and everyone in the district gains from the increased assessments and development.

--Question of why include improvements outside the actual TIF District boundaries? Seiber noted some of the improvements required are to improve the infrastructures to the TIF District. ( May be need for sidewalk to the area depending on type of businesses, increased traffic will require improvements to streets into the District and may need traffic signal at intersection)

--Question if have two buyers already why create TIF?

Kortte noted this was part of the incentive to get them to come to the Village. Village needs to be competitive and offer incentives. Investigated how the Village can be competitive and this is one mechanism by creating a TIF District.

Krembs question if 1996-97-98 has inflation costs or today dollars. Melheim noted factor in debt services only, factor today's dollars.

Mahr questioned if it is standard to put standards requirements on development.

Seiber noted Village looking at protective covenants but he did not know what they are. Can do minimum on lots depending on what Village wants park or character to look like.

Lundey questioned the necessity of secrecy on the two buyers? He noted that in the previous Industrial Park (TIF District) years ago had a lot of opposition to type of businesses that were going in.

Kortte noted not secret but Village is in the progress of negotiations and the purchasers had asked to wait until they can notify their own employees. Names are in the project plan and matter of public record if wish to contact office.

Schnelle asked for any additional comments from the public or members of the Planning Board and hearing none declared the Public Hearing closed at 7:40 P.M. and reconvened the regular meeting of the Planning Board.

Krembs moved, Groenier seconded the motion to recommend to the Village Board approval and adoption of the project plan for Tax Incremental District No 2, as submitted at the meeting tonight and reviewed with Rust Engineering and R.W. Baird. Motion Carried.

3. Dalsing, Engineering consultant for Fox Glen Partners appeared to discuss a conceptual plan of the proposed plat of the Fox Glen South Addition. Consist of 20 acres which has been annexed to the Village and has conditional approval to R-1 Zoning and waiting for approval of the urban service area by Dane County. Plan to develop in two phases leaving Phase II consisting of approximately 7-8 acres as field or agriculture land as cannot be served at this time by existing services until development comes from the south. Have presented water run off calculation to Rust Eng for review.

Storm water from Phase I will go into the storm sewers into Autumn Woods and into the detention pond in that area. Phase II will retain run off at this time and may need to develop a detention pond in this area at time of development.

4. Larson presented a CSM which proposes to split Outlot 3 abutting Pleasant Oak Drive, zoned as PUD, to accommodate the sale of part of the lot shown as Lot 2 on the proposed CSM.

Schnelle noted to develop the PUD lot will require submittal of a General Development Plan and S.I.P.

Dalsing questioned why the 20 foot easement on Lot 1 didn't continue across Lot 2 to MM to accommodate water and sewer. He noted that the golf course on the east side of MM is proposing development and will need services from this area.

Schnelle noted that with the possible development to the east side of MM the Village engineer should review the question of continuing the 20 foot easement and submit a recommendation for the October Planning Board meeting.

Sieber recommended that Dalsing meet with the engineers from D'onofrio and Rust and the developer and resolve the question of the easement.

5. Way, representing the Oregon School District appeared on the request of the School for a conditional use permit to allow the installation of a satellite dish on the property at 200 N. Main Street. School needs dish to receive educational programs. Have matching grant for installation. Located close to the building so will be partially hid and not abutting yards to north. Plan to install chain link fence for security and protection rather than wooden fence as may prohibit receiving signals. Need to put in this area as need view of ski from S/E and S/W. Building code restrict mounting on roof.

Mahr moved, Maves seconded the motion to recommend to the Village Board to approve the conditional use permit for installation of a satellite dish at 200 N. Main Street by the School District as per the site plan presented. Motion Carried.

6. 8:00 P.M. Discussion of Water Management Concerns.

Lyman Anderson, County supervisor for the areas and private citizen addressing concerns of area and Town of Oregon. Concern on Lincoln and Union Road on water run off if any development occurs in area. Noted is a "kettle" in area and does not drain anywhere. Increased water in area could flood 3 homes. He noted a second concern was on development of 20 acres by Fox Glen which is immediately north and east of his property. 3/4 of it drains on and thur his property and across RR and onto Locust Grove Road and would have major impact on his land and could effectively close Locus Grove Road in large rainfall as past months. Felt even if leaves 6-7 acres in Phase II could create a problem. Village needs to address concern so no more water coming over land than is now and address storm water drainage.

Dallas Christensen, Chairman of Town of Oregon stated he had same concerns as Anderson. Concern if annexed the "kettle" will be filled in and push the water problem back into Township. Goes out to point of Glen Way Road and if push water from Lather's property could effect water run off a lot. From CC everything runs back thur the Village but the rest does not.

Don Schultz, Town of Oregon Supervisor wanted to go on record with the Townships concerns expressed tonight. Property annexed to the Village and developed will have an impact on the Town of Oregon. Questioned if settling ponds will handle all of water for future development. He noted the plans the Village are making are impacting on the Town of Oregon. Need to work together with neighbor to lesson the impact.

Schnelle noted that the Village engineer reviews all plans to advise if retention or detention are required and the size. He noted that the Village receives pressure from the developers and that the Village does not seek annexations. He stated that can assure you that water problems will be addressed and water will be dealt with to keep in the areas being developed.

Krembs noted that Dane County is growing fast and if county reluctant to allow building in urban area people must have some place to go and go to municipalities that have the structures in plan. Village has planned on good orderly growth and tried to be good neighbor and try to deal and plan. He noted that anything the Village does has an impact on the surrounding townships and school but no one is living in a vacumn. Village engineer looks at all plans and developments and impacts.

Levendoski advised that the Village ordinance requires certain things of development. "Kettle" not be touched and surrounding areas would have to be detained in detention basis on site as development occurs. Would be no increase into surrounding properties based on the ordinance.



Riese, land owner of the "kettle" noted he has farmed for 40 years. Run off starts at the top of Lincoln Road, thru the woods and also from Union Road. Does not believe have anymore water now that did 40 years ago but just spread out more because of silting in. May need retention pond for any future development in areas or tie into storm sewers installed along Union Road.

Riese noted water drains away rapidly and some year had larger crop loss than others. Recommend take care of this portion prior to future development along Lincoln Road. Could also divert water to N/W and into detention at Ash Street. Feels more run off (west) from the farm cropping is done now VS smaller farms in past. He saw no water from the current development on West side as goes to north.

O'Brein, Town of Oregon Supervisor stated he hoped water problem are taken care of as he feels the Village has serious water problems and hope they cure development in Town better than cure their own.

Lundey, resident of Village, citizen and taxpayer expressed concern of water problems in the Village and not necessarily on south end where he lives. Noted not opposed to development but not such rapid development and the impact on the infrastructures. Feels have an 80-85% of run off from higher areas to north, south and west developments. Personally feels detention have not worked to south and north side of Village. He noted at the hearing on urban service area mainly water concern and like to see Village take care of problems have first. Might defer development for 5 years. Look at older corridor of Village and two creeks in Village. Every time get more development he gets more water in his backyard and as develop into township gets more water. Understood that 7/24 the badfish creek over flowed and could not handle the water. Noted creek is silted in and debris blocking drainage. Question if detention designed property and even if slow water down a little does not hold it back. Questioned why Village recommended no additional detention at new school and felt it was not needed. If Village has such pressure from developers put in provisions to make the developer liable for bad designs, water run off, break down of streets, etc for period of 10-15 years. Feel Village has become over burden in past 5-10 years.

Groenier noted the Autumn Woods and golf course detention was designed to take more water and not need separate detention on the School or Robinson property. North end to have 3 detention when completed in the future. Had unusual summer and some storms over 100 year storm calculations and Village not able to design for 100 year storms. Noted have completed study on east side on water and drainage concerns and will be addressing and plan to clean out the badfish and butterfactory creeks. On the west side prior to development by Weber an extension study was done and they were required to install detention at a cost to them of \$500,000.00.

Levendoski noted that the July 24th storm had 2 to 2-3/4 inches of rain within 45 minutes which is in excess of a 100 year storm. He noted the culverts under MM and Janesville St should have the capacity to carry a 100 year storm. Noted some debris was blocking the culvert on 7/24 and blocking would back up water up stream.

Bill Lane, Staff member from Dane County Regional Plan Commission noted that Probeliski had prepared maps of the general water drainage of Village and future development areas. At the public hearing specific concern were expressed and DCRPC delayed action on approval of other urban service area until these specific issues can be addressed.

Kortte acknowledged the concerns of the Township and stated have done in past. Several years ago was concern on development to west and Village met with the Town of Oregon and developers and the developer was required to put part of land into detention basin and have heard no concerns from the Township of water concerns on this development. Village does not yield to pressure of developers but rather work with them. Unfortunate that the Village is being held up on approval of urban service expansion by the concerns expressed on future development of large area on west side. Noted Village had no knowledge of proposed plans for west side until master plan meetings and hearings. When a developer comes to Village with plan the Village engineer will review to see where water goes and not put water onto other lands and into the township. Village is not obligated to accept the developer plan and if it does not meet the Village standards is rejected. Village is responsive to concerns of residents and township. Master plan addresses concern for township and Village to get together and address annexation, etc.

O'Brein noted appreciates Mr. Kortte's views but need to straighten out DCRPC and few other county department and get heads together. He felt Town got 100% shafted by DCRPC and Village Board on master plan and proposed development of west side. Time for Township and Village to work together. Town of Oregon had wool pulled over eyes once and will be on ball later and get attorney involved. Township does not try to come into the Village to build something and tell you what to do. Don't feel happy when the Village comes into township and does it. Want Village to notify township of anything happening that is effecting them.

Krembs noted the developer brought a conceptual plan to the ADHOC Planning Board which is a 15-20 year plan. Village needs to review proposal as need to know what is planned for future and be ready to deal with it.

Schnelle noted need to keep in mind was proposed future development and Village needs concept for expansion of urban service area and master plan.

Kortte noted it is his understanding that the opposition is not to the expansion of the urban service area but just Village addressing water concerns. Village has addressed concerns in past and will continue to do so. Village will need to address Lincoln Road improvements and have developer do improvements when development occurs.

Levendoski noted cannot be run off thru the Township from development and developer is going to be asked to not contribute more water thru the township and will be required to construct the necessary improvements.

7. Jerry Hackbart presented an amended site plan for the proposed building at 126 Braun Road noting that he had to move the building 18 inches to the east to accommodate an easement for water and sewer to the west side of his lot. May either loss or reduce one parking stall or reduce the handicapped stall. Cannot reduce the handicapped stall but might make the one stall for compact car. Noted he did have one more stall than ordinance requires so should be no problem.

Groenier moved, Maves seconded the motion to approve the site plan presented by Hackbart with reduction of one stall or use for compact car. Motion Carried.

8. Waepler and Gasner appeared with the final plat of first addition to Robinson addition to Hillview Heights which is zoned PUD. They submitted the SIP for this phase of the development along with covenants and home owners agreements and restricts.

The Planning Board noted they will require more time to read and review the SIP plan and plat since it does not meet any of the standards ordinances of the Village and therefore Rust Engineering have not responded to a review. The Planning Board will need to review themselves and make recommendations on the variations.

Noted should include statement in SIP that Village is not responsible for any costs or maintenance to underground drainage system. Look at parking requirement in relationship to 1-1/2 stall per residence. Question of parking of RV, Boats etc. No curb, gutter or sidewalk in court as treated like private drive into an apartment complex only has separate lot to each so can be sold as individual lots.. Concern of where water run off will be directed. Water to be funneled toward center of court and then to curb and Robinson Road and storm sewers with rest to drainage creek.

The Planning Board recommended address their concerns and come back to October meeting for final reviews.

9. October meeting will began review of amendments to R-2 District for conditional uses as requested by Kurious Kids.

Krembs moved, Groenier seconded the motion to adjourn at 9:20 P.M. Motion Carried.

Jeanette H. Forman, Village Clerk Treas



9/15/93

Table B-1: Oregon Urban Service Area Housing Unit Analysis

| Data Item                                       | Within the Municipality |       |       | 2020         |
|---|-------------------------|-------|-------|--------------|
|   | 1970                    | 1980  | 1990  |              |
| <b>Total Population</b>                         | 2,553                   | 3,876 | 4,519 | <b>7,543</b> |
| Percent Household Population                    | 99.5%                   | 98.7% | 98.9% | 99.0%        |
| <b>Household Population</b>                     | 2,540                   | 3,826 | 4,471 | 7,468        |
| Percent Group Quarters Population               | 0.5%                    | 1.3%  | 1.1%  | 1.0%         |
| <b>Group Quarters Population</b>                | 13                      | 50    | 48    | 75           |
| <b>Average Household Size</b>                   | 3.47                    | 2.86  | 2.71  | 2.5          |
| <b>Number of Households</b>                     | 732                     | 1,338 | 1,650 | 2,987        |
| <b>Vacancy Rate</b>                             | 2.8%                    | 5.3%  | 1.3%  | 2.0%         |
| <b>Total Housing Units</b>                      | 753                     | 1,279 | 1,672 | 3,048        |
| Single Family as Percent of Total Housing Units | 77.7%                   | 78.6% | 69.0% | 70.0%        |
| <b>Number of Single Family Units</b>            | 585                     | 1,005 | 1,154 | <b>2,134</b> |
| Multifamily as Percent of Total Housing Units   | 22.4%                   | 31.8% | 31.0% | 30.0%        |
| <b>Number of Multifamily Units</b>              | 169                     | 407   | 518   | <b>914</b>   |

Table B-2: Oregon Urban Service Area Land Area Analysis

| Data Item  | Within the Municipality |            |            | Forecast of Land Use |              |
|--|-------------------------|------------|------------|----------------------|--------------|
|  | 1970                    | 1980       | 1990       | 1990-2020            | 2020         |
| <b>Number of Single Family Units</b>                               | 585                     | 1,005      | 1,154      | 980                  | <b>2,134</b> |
| Single Family Housing Area (Acres)                                 | 172                     | 305        | 365        | 306                  | 671          |
| Single Family Density (Units/Acre)                                 | 3.4                     | 3.3        | 3.2        | 3.2                  | 3.2          |
| <b>Number of Multifamily Units</b>                                 | 169                     | 407        | 518        | 396                  | <b>914</b>   |
| Multifamily Housing Area (Acres)                                   | 17                      | 35         | 50         | 40                   | 90           |
| Multifamily Density (Units/Acre)                                   | 10.1                    | 11.7       | 10.4       | 10.0                 | 10.2         |
| <b>Commercial Land Use Area (Acres)</b>                            | 19                      | 55         | 56         | 56                   | 112          |
| Commercial Acres / 1,000 Persons                                   | 7.4                     | 14.1       | 12.4       |                      | 14.8         |
| <b>Industrial Land Use Area (Acres)</b>                            | 1                       | 15         | 48         | 70                   | 118          |
| Industrial Acres / 1,000 Persons                                   | 0.4                     | 3.8        | 10.6       |                      | 15.6         |
| <b>Street Right-of-Way (Acres)**</b>                               | 133                     | 207        | 177        | 146                  | 323          |
| Percent of Developed Area  | 28%                     | 24%        | 21%        | 20%                  | 20%          |
| <b>Transport, Communication &amp; Utilities</b>                    | 25                      | 26         | 41         | 24                   | 65           |
| <b>Institutional Land Area (Acres)</b>                             | 80                      | 88         | 79         | 48                   | 127          |
| <b>Recreation Land Area (Acres)</b>                                | 2                       | 65         | 71         | 42                   | 113          |
| Recreation Acres / 1,000 Persons*                                  | 0.6                     | 16.7       | 15.7       |                      | 15           |
| <b>Non-Street Developed Area</b>                                   | 168                     | 519        | 700        | 586                  | 1,286        |
| <b>Developed Land Area (Acres)</b>                                 | <b>300</b>              | <b>726</b> | <b>877</b> | <b>732</b>           | <b>1,610</b> |
| <b>Vacant Land Area (Acres)</b>                                    | 509                     | 769        | 803        |                      |              |
| <b>Existing Town Development within current urban service area</b> |                         |            |            |                      | <b>81</b>    |
| <b>Environmental Corridor not including developed parklands</b>    |                         |            |            |                      | <b>139</b>   |
| <b>Minimum 2020 Land Demand</b>                                    |                         |            |            |                      | <b>1,830</b> |
| <b>Adopted Urban Service Area</b>                                  |                         |            |            |                      | <b>2,077</b> |
| <b>Flexibility Margin: 100% of 1990-2020 Land Demand</b>           |                         |            |            |                      | <b>732</b>   |
| <b>Maximum 2020 Urban Service Area (Cap)</b>                       |                         |            |            |                      | <b>2,562</b> |
| <b>Maximum USA Addition</b>  |                         |            |            |                      | <b>485</b>   |

\*The 15 acres of recreation land per 1,000 persons reflects locally adopted standards

\*\*For 1990 Street ROW, 33 acres are not included in urban service area.

Source: U.S. Bureau of the Census and Dane County Regional Planning Commission

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