

VILLAGE OF OREGON

URBAN SERVICE AREA AMENDMENT REQUEST: AUTUMN RIDGE PHASES II AND III

JANUARY 11, 2021

VILLAGE OF OREGON

VANDEWALLE & ASSOCIATES

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Introduction

The Village of Oregon is requesting a 42.4-acre addition to its Urban Service Area to provide sanitary sewer, potable water, and other urban services to a site immediately south of the Village's municipal boundary spanning the east and west sides of CTH MM. As depicted on Map 1 in Section 3.1, this would include 42.4 acres currently within the Town of Oregon, immediately adjacent to the Village's current USA boundary.

The unincorporated amendment area is anticipated to be annexed into the Village. 40.7 acres currently in agricultural/farmhouse use are split between two parcels presently owned by "Hofer Living Trust" on the east and west sides of CTH MM. The remaining area (1.7 acres) is street right-of-way along CTH MM.

The developer, Glenn Hofer, currently owns both parcels and is proposing to develop a Planned Neighborhood residential area called "Autumn Ridge Phases II and III". It is likely that CTH MM will be annexed along with the subject property, and the Village is open to accepting a jurisdictional transfer of the road to the southern edge of the proposed USA amendment area.

On January 14, 2021, the Village of Oregon Plan Commission recommended a Resolution to the Village Board to initiate an Urban Service Area Amendment for the 42.4 acres and that the proposed development within the Urban Service Area Amendment is consistent with the Village Comprehensive Plan. On January 18, 2021, the Village of Oregon Village Board adopted the recommended Resolution (Attachment A).

Plan Consistency and Need

1.1. Document Consistency

With the exception of existing right-of-way on CTH MM, the bulk of the proposed USA addition is depicted as "Planned Neighborhood" on the Village's Future Land Use Map (Map 3b), which is part of the Village's Comprehensive Plan. This map was most recently amended in 2020, however the proposed USA addition area has been identified as Planned Neighborhood dating back to the 2004 Comprehensive Plan.

The Village's "Planned Neighborhood" land use category is described in the Comprehensive Plan as, "A carefully planned mixture of predominantly Single-Family Residential, combined with one or more of the following land use categories: Two-Family Residential, Mixed Residential, Neighborhood Office, Neighborhood Commercial, Institutional, and Parks and Open Space."

The concept plan for the amendment area (Map 1a) is consistent with this description. The site is expected to include primarily single-family residential, some two-family residential, stormwater management areas, and public recreation facilities. The Comprehensive Plan also notes (p. 52) that areas were only depicted as Planned Neighborhood if they could "logically be served by current and planned sanitary sewer facilities." The Village's Future Land Use Map (Map 3b) also depicts a "Potential Urban Service Expansion Area", which includes the requested amendment area in this application.

The planned land use is also a logical continuation of the single-family residential neighborhood currently under construction in Autumn Ridge Phase I, directly north of the proposed USA Amendment area. It is also consistent with the single-family residential uses in the Town of Oregon to the east and south of the proposed amendment area. In total, the proposed development of Phases II and III serves as a form of infill development between existing Village neighborhoods and utilities, and existing Town neighborhoods.

Additionally, the Utilities and Community Facilities Map from the Village's Comprehensive Plan depicts a planned future park within the amendment area (see Attachment B) and the Village's Future Facilities map from the Park and Open Space plan (adopted in 2018) also depicts a near-term neighborhood park within the amendment area (see Attachment C).

As noted above, all of the proposed USA Amendment area is currently in the Town of Oregon. The Town of Oregon's adopted Comprehensive Plan Planned Land Use Map from 2010 (Attachment D) depicts the amendment area as "Agricultural Preservation Area", but also depicts the amendment area as "Agricultural

Transition” on the Farmland Preservation Plan Map (Attachment D). The amendment area is also within the Village’s Extraterritorial Jurisdiction (Map 3b).

Finally, the preliminary plans for the amendment area are also consistent with CARPC’s newest initiative, A Greater Madison Vision, which established a new shared vision and plan for growth for the future in the region. In particular, the proposed USA Amendment and conceptual plans align with CARPC’s goal for increasing housing options through the development of varying sized single-family dwelling units and two-family dwelling units - “obtain safe, decent, and affordable housing for all by expanding production of a broad range of housing types to match growing demand and increasing subsidies for workforce and affordable housing.”

1.2. Applicable Neighborhood Plan or Studies

In 2017, the landowner and developer, Glenn Hofer, originally developed the neighborhood plan, which included Autumn Ridge Phases I, II, and III. The original plan is nearly identical to what is currently being construed in Phase I and the concept plan for Phases II and III, within the proposed amendment area.

The concept plan for the proposed amendment area includes mostly mid-sized single-family and two-family residential lots (Map 1a and Attachment E), consistent with the Planned Neighborhood land use category described in Section 1.1. The concept plan also includes increased bicycle and pedestrian accommodations along CTH MM and throughout both Phases II and III, in addition to two parks for increased outdoor recreational opportunities in this area of the Village.

On the south western side of Phase II, there is a planned road extension of Ridge View Lane into the planned development. Ridge View Lane is currently stubbed in the existing neighborhood to the west and stubbed to the north in the currently developing Autumn Ridge Phase I. Additionally, Foxfield Road has already been constructed as part of Phase I to the north of the proposed USA Amendment area and is planned to be extended across CTH MM to the east, connecting Phases I, II, and III together and to a main arterial roadway.

1.3. Need for the Addition to the USA

Historically, Oregon has grown in three directions from downtown: to the northeast between CTH MM and the USH 14 Bypass, to the west along both sides of Jefferson Street between Netherwood Road and Lincoln Road, and to the southeast along both sides of Janesville Street and Wolfe Street between Union Road and the USH 14 Bypass. The Village has a very low inventory of developable lots on its southeast side, with the remaining lots in Autumn Ridge Phase I as the only currently available supply. All other vacant lots in the community are located on either the northeast side or west side of the Village. In total, there are approximately 350 vacant platted residential parcels in the Village as of 2020. The majority of these parcels are zoned for single-family development. See Attachment H from the Village’s 2020 Housing Affordability Report Map.

With the addition of new lots and homes in Autumn Ridge Phases II and III, some turnover in the existing housing stock could take place as existing residents move into the proposed development. While the new single-family homes will not be considered affordable housing by Village or Dane County standards, some of the existing housing stock vacated by residents moving to the new development could provide availability of more affordable housing units within the existing municipal boundaries. Furthermore, the planned new two-family units within the proposed development (Phase III) also provides some additional housing diversity in the Village, in addition to new affordable units.

Other ongoing or near-term residential infill projects in the Village include 153 new WHEDA and LIHTC affordable multi-family units along Janesville Street, a 10-unit owner-occupied duplex development on Janesville Street, and 22 new duplex units and a possible mixed-use development near Oregon Parks Avenue. In total, the Village is actively working to meet residential housing demand through a mix of housing styles, types, and affordability levels, all of which are either under construction today or ready to be constructed to

meet the community's residential demand in the near future (the Village had a 4% housing vacancy rate in 2019, below a healthy community's housing vacancy rate of 5%).

In the 2013 Comprehensive Plan, it was projected that by 2030 the Village would have a total population of 13,943 residents (increase of 4,712 from 2010) and 5,530 total housing units (an increase of 1,755 from 2010). It was also projected, to support this growth, the Village would need an additional 440 acres of residential land. While the Village's Comprehensive Plan analysis is dated, the Village's actual population in 2019 (10,353 residents) was not far from the 2020 projected population total in the 2013 Plan (11,587 projected total population).

A more up to date population projection for the Village was done as part of the state-mandated Housing Affordability Report in 2019. It projected a population total of 14,730 by 2030.

The only significant recent Village annexations have been Autumn Ridge Phase I (17 acres) and the Highlands of Netherwood (75 acres). In order to support the projected population increase over the next 10 years, the addition of 42.4 acres and 73 new housing units in Autumn Ridge Phases II and III are needed to meet demand and continue to diversify the community's available housing stock.

Intergovernmental Cooperation

2.1. Document Notification of Adjacent Local Governmental Units

Village staff and Vandewalle & Associates attended a Town of Oregon Plan Commission meeting on December 15, 2020 where the proposed amendment, development, and eventual Village annexation was discussed. Additionally, Village staff attended a Town of Oregon Plan Commission meeting on January 19, 2021 to answer questions and provide details on the proposed development. Finally, on February 2, 2021 Village staff and Vandewalle & Associates attended a Town Board meeting to field any remaining questions.

Village staff contacted the Town of Rutland and provided the proposed amendment and concept plans. Meeting attendance was not requested by the Town and materials were reviewed and discussed at the Town Board meeting on January 5, 2021.

2.2. Adjacent Local Governmental Unit(s) Objections or Support

During the various Town of Oregon meetings that took place, Town Plan Commission and Board members and the public were present to ask questions and provide feedback. Comments generally centered on stormwater management in and around the proposed development. Any documented letter of support, neutrality, or opposition from this meeting will be provided to CARPC.

Land Use

3.1. Proposed USAA Boundary and Existing Rights-of-Way Map

See Map 1. The proposed addition to the USA is comprised of two existing parcels and one portion of road right-of-way.

Two parcels totaling 40.7 acres are currently being farmed with one existing farmhouse on-site. Both are owned by Hofer Living Trust, the intended developer of Phases II and III, Glenn Hofer. One continuous piece of road right-of-way along CTH MM constitutes the rest of the proposed amendment area. CTH MM is a collector road that links the Village to existing residential development in the Town of Oregon.

Currently, the 38.7 acres being farmed and 2.0 acres containing the farmhouse constitute the planned portion of the "Autumn Ridge Phases II and III" subdivision. The existing farmhouse on-site is planned to remain in its current location and be replatted onto a lot size consistent with the new single-family and two-family lots (Attachment E).

3.2. USA Amendment Area Data

	Total Acres	Existing Developed Acres On-Site	Existing Enviro Corridor Acres	Existing Housing Units
Existing Land Use				
Agriculture/Farming/Farmhouse	40.7	2.0	0.0	1
Street Right-of-Way	1.7	1.7	0.0	0
Total	42.4	3.7	0.0	1

	Total Acres	Existing Developed Acres On-Site	Future Enviro Corridor Acres	Projected Housing Units
Planned Land Use Phase II				
Planned Neighborhood	9.8			33
Street Right-of-Way	3.0			
Park and Open Space	3.2		3.2	
Stormwater Management	3.6		3.6	
Phase II Total	19.6		6.8	33
Planned Land Use Phase III				
Planned Neighborhood	10.9	2.0		40
Street Right-of-Way	3.2			
Park and Open Space	1.2		1.2	
Stormwater Management	5.7		5.7	
Phase III Total	21.1	2.0	6.9	40
Planned Land Use Totals				
Planned Neighborhood	20.8	2.0		73
Street Right-of-Way	7.9	1.7		
Park and Open Space	4.4		4.4	
Stormwater Management	9.3		9.3	
Total	42.4	3.7	13.7	73

3.3. Existing and Planned Land Use Map

Map 2 depicts Existing Land Use for the amendment area and Map 1a the conceptual parcels for planned development.

See Introduction and Section 3.1 for more information.

Map 3 and 3a depicts Planned Land Use.

Approximately 19 acres of the site is planned for detached single-family dwelling units on lots averaging 0.3 acres (+/- 13,700 square feet) in size. Approximately 1.6 acres is planned for two-family attached dwelling units on lots averaging 0.3 acres (+/- 13,700 square feet in size).

Two stormwater management areas, totaling 9.3 acres, are planned for portions of the amendment area. A greenway is also planned to run through Phase III's stormwater management area, which serves to connect Phases II and III. More detail is provided in Section 5.9.

Two parks, totaling 4.4 acres, are also planned for portions of the amendment area.

Finally, 7.9 acres of right-of-way are anticipated, primarily to serve the planned residential homes and parks. The 1.7 acres of right-of-way along CTH MM running between Phases II and Phase III will remain in right-of-way use following completion of the development and be expanded to 2.5 acres following replatting.

Following the CARPC and WisDNR approval process, the developer will seek annexation of both existing parcels into the Village. Zoning and subdivision review will occur following annexation. It is anticipated that the lots that make up both Phases II and Phase III will be zoned SR-3 (greater than 12,000 sf), SR-4 (less than 12,000 sf), or TR-6 (duplex).

It is likely that CTH MM will be annexed along with the subject property, and the Village is open to accepting a jurisdictional transfer of the road to the southern edge of the proposed USA amendment area.

3.4 Proposed Quantity and Type of Housing Units

63 lots are proposed for single-family dwelling units (63 dwelling units) and 5 lots are proposed for two-family duplexes (10 dwelling units). In total, approximately 21 acres are planned to include 73 housing units averaging +/- 13,700 square feet each. Phases II and III will reflect the scale and type of housing currently being constructed in Autumn Ridge Phase I to the north and the existing Village neighborhood to the west. Both Phases II and III are proposed to be significantly smaller lots than the existing Town development to the south and east.

3.5 Land Use Phasing

Although the requested amendment is under 100 developable acres, and thus does not require a 10-year staging map for this application, a preliminary two-part phasing plan has been devised by the developer. Phase II is anticipated to begin construction immediately following CARPC and WisDNR approval and Village annexation, platting, and zoning processes in 2021. Phase III is anticipated to begin in 2023.

Natural Resources:

4.1. Natural Features

See Map 4. There are no wetlands, floodplains, hydric soils, woodlands, karsts, unique flora or fauna, or surface water on the site. There are multiple areas of steep slopes above 12% running through mostly Phase II and a small portion of Phase III. There are also approximately 29 acres of “Highly Erodible Soils” as defined by the USDA on the site.

Additionally, there are portions of the eastern parcel (Phase III) within CARPC’s “Consider/Recommended Future Environmental Corridors.” CARPC recommends these areas be planned for parks, conservancy, and stormwater management. Generally, much of the recommended future environmental corridor is planned for a greenway, stormwater management area, and recreational space within the preliminary plans (Map 4). Site grading during the construction process will ensure a safe transition and gentle slope between future recreational park space and stormwater management and greenway areas. Detailed site grading plans will be reviewed during the required Village Site Plan, Zoning, and Subdivision processes.

The Wisconsin DNR Bureau of Natural Heritage Conservation for Endangered Resources Review Preliminary Assessment (completed December 9, 2020) indicates that the project is covered by the Broad Incidental Take Permit/Authorization for No/low Impact Activities. Meaning that a formal Endangered Resources Review letter is not needed (Attachment F). However, the location of the proposed amendment area overlaps with the Rusty Patched Bumble Bee High Potential Zone. This means that any project within the zone should take steps to determine if suitable habitat is present for the bee. The proposed amendment area is all considered to be non-suitable habitat for the bee because it currently consists of paved areas, row crops, and a farmhouse.

It is recommended that the parks, stormwater management areas, and greenway includes suitable active season and suitable overwintering habitat for the Rusty Patched Bumble Bee. Applicable to this site and the proposed development, this would mean the inclusion of prairies, marshes/wetlands, non-compact soils, or sandy soils. Additionally, it is recommended that the parks, stormwater management areas, and greenway includes native trees, shrubs, and flowering plants, plants that bloom spring through fall, and the removal and control of invasive plants in any habitat used for foraging, nesting, or overwintering.

Map 4a depicts the proposed amendment area overlaid on the Natural Features Map from the Village's Comprehensive Plan. The only environmental constraints depicted within the amendment area on this map are the 12% to 20% slopes running through both parcels. It is anticipated that during the site grading process of both phases, these steep slopes will be graded to be non-steep.

4.2. Parks and Stormwater Management Facilities Map

See Map 3a. Two Neighborhood Parks are planned for the amendment area, 3.2 acres in Phase II and 1.2 acres in Phase III. Park access will be provided through paved paths leading from the street to each recreational area. These paved paths will connect to the new sidewalk and on-street bicycle network within both Phases II and III, and the larger Village-wide networks as well.

Additionally, as part of both Phases II and Phase III, there are planned stormwater management areas. In Phase II (western parcel), this area is 3.6 acres and in Phase III (eastern parcel), this area is 5.7 acres. As part of the stormwater management area in Phase III, there is a planned greenway that will act as part of the stormwater management on-site.

All planned stormwater areas total 9.3 acres. The stormwater areas are described in greater depth in Section 5.9.

4.3. Environmental Corridors

In total, 13.7 acres are proposed as Environmental Corridor, comprising 4.4 acres of planned Village Park space and 9.3 acres of stormwater management and greenways areas, described in Section 4.2.

The proposed corridor contains approximately 32% of the amendment area, a significant increase from nearly all existing row cropping and no protected environmental corridor areas on-site today.

4.4. Proposed Environmental Corridors Map

See Map 4.

4.5. Environmental Corridors Requirements

The proposed corridor contains both planned Village Parks, the greenway, and both stormwater retention/groundwater recharge areas. Exact locations of stormwater areas and park land may be refined through the platting process and the corridor may need to be adjusted accordingly prior to plat approval.

The proposed corridor achieves the intended goals outlined for Environmental Corridors in the *Water Quality Plan for Dane County*. It protects water quality and public health by including the groundwater recharge area as part of the corridor, as well as an additional planned stormwater retention area. It also provides and encourages outdoor recreation options by including planned neighborhood park space.

Utilities and Stormwater Management

5.1. Proposed Sanitary Sewer

No new interceptor will be installed to facilitate the proposed development. Instead, wastewater will be handled by existing sanitary sewer mains in the area. As part of the Southeast Sewer Capacity Study (currently underway), data will be collected on area sewer capacity, including the average daily flow and capacity of the existing interceptor.

5.2. USAA Average Daily and Peak Wastewater Flow

Each housing unit in the proposed development is expected to contribute an additional 250 gallons per day, amounting to approximately 18,250 gallons total per day for the 73 dwelling units in the amendment area. Peak flow is estimated to be a total of 73,000 gallons per day (Phase II: 33,000 gallons per day, Phase III: 40,000 gallons per day).

These values assume 2.5 persons per home and 100 gallons per person per day. A peaking factor of 4 was provided by the developer's engineer.

5.3. Average Wastewater Treatment Plant Daily Flow

Per the recently approved Facilities Plan for the Village of Oregon Wastewater Treatment Plant, the average daily flow is 1.32 million gallons per day.

No new interceptor will be installed to facilitate the proposed development. Instead, wastewater will be handled by existing sanitary sewer mains in the area. As part of the Southeast Sewer Capacity Study (currently underway), data will be collected on area sewer capacity, including the average daily flow and capacity of the existing interceptor.

5.4. Wastewater Treatment Plant Capacity

Per the Village Public Works Department, the existing Village wastewater treatment plant's rated capacity is 1.8 million gallons per day, with a reserve capacity of 0.48 million gallons per day.

As noted in Section 5.3, daily flow rates for the interceptor sewer were unavailable, however, the Village will have a much greater understanding of the existing capacity and daily flow rates following completion of the Southeast Sewer Capacity Study. If insufficient capacity is identified, the Village is prepared to make improvements such as line upsizing or replacements, as needed.

As described in Section 5.2, the average daily flow expected at build-out for the amendment area is approximately 18,250 gallons per day, with a peak load of approximately 73,000 gallons per day, indicating the Village's treatment plant has ample capacity to support the planned development.

5.5. Proposed USAA Public Water Supply

There is an existing 12" water main under Foxfield Road and an existing 8" water main under Ridgeview Lane. These will be connected and looped through the proposed Phase II portion of the development. Phase III will be served by the existing 12" main under Foxfield Road.

5.6. Estimated USAA Daily and Peak Hourly Water Demand

At build-out for the amendment area, the 73 anticipated housing units would be expected to use an average water total of 18,250 gallons per day, with a peak daily demand of 62,050 gallons per day. Peak hourly demand is estimated at 43 gallons per minute.

These totals assume 100 gallons per person per day, 2.5 persons per housing unit, 73 housing units, 15% water loss, and a peaking factor of 4 (18,250 gallons per day x 85% accounting for water loss x 4 peaking factor).

5.7. Average Daily and Peak Hourly Water Demand

Per the Village Public Works Department, the current average daily water demand is approximately 770,000 gallons, with an average demand of 535 gpm. The current average peak hourly water demand is 1,900 gpm.

5.8. Water Supply System Capacity

The Village currently operates three groundwater wells (3, 4, and 5) for water supply. Each well yields between 800 and 1,000 gallons per minute (gpm). The current well pumping capacity with all three wells operating simultaneously is 2,650 gpm. Additionally, the Village also has an existing 1.268 million gallons of water storage capacity in standpipes, ground storage reservoirs, and water towers.

This translates to a capacity of 2.38 million gallons per day and an estimated unused capacity of 1.610 million gpd with all 3 wells in operation. If one of the Village's largest wells is out of services (1,000 gpm), the firm capacity is 1,650 gpm or 2.376 million gallons per day. The Village utilized its existing water storage capacity daily to fluctuate with demand and keep water in the storage system fresh. The additional estimated demand

of 18,250 gpd, with peak demand of 62,050 gpd, for the amendment area is well within the Water System's capacity.

Within the next two years, the Village plans to dig and install a fourth well (Well #6), which will increase the Village's system capacity by 1,000 gpm (estimated).

5.9. Proposed Stormwater Management Standards

The Village of Oregon has taken a proactive approach to addressing stormwater management needs. The Village recognizes the necessity for properly managing stormwater runoff from existing and new development because of its location in an area of poorly defined stormwater flow, leading to the Oregon Branch of the Badfish Creek.

In 1998-99 the Village conducted a comprehensive stormwater management study. The study divided the Village in sub-watersheds, and modeled stormwater runoff, and conveyance capacities for each system. Also, where capacity problems were identified, the study analyzed alternative management approaches, and recommendations were developed. An implementation plan prioritized the recommendations and established a schedule. At this point in time, the Village has expended over \$1,000,000 in stormwater management projects.

The Village enforces a policy of stormwater management on all new development and redevelopment. The requirements of the policy addressed both stormwater quantity and quality. In 2016, the Village updated this policy, as well as other Dane County storm water and erosion control requirements, into Chapter 22 of the Oregon Municipal Code of Ordinances.

Map 3a depicts the stormwater management areas provided within the proposed development.

5.10. Stormwater Management Plan

A combination of dry infiltration beds, three wet detention ponds, and a greenway make up the 9.3 acres of stormwater management areas planned within Phases II and III, depicted as the stormwater and greenway areas on Map 3a. One planned wet stormwater detention pond is located within Phase II (1-acre) and two are planned within Phase III (1.2-acre total).

There is an existing culvert under CTH MM that will serve to connect the stormwater management areas between Phases II and III. Additionally, there is an existing culvert under Harding Street that connects the existing Town development (to the south) to the proposed new stormwater management area in Phase III (to the north).

Generally, Phase II drains to the southeast where the planned stormwater detention pond is planned. Phase III drains from southwest to northeast. The three total detention ponds will function to hold and slow stormwater on-site. If the proposed stormwater management cannot hold and slow all water on-site during a large precipitation event, an existing culvert is located under CTH MM between the two parcels that will serve to connect Phase II and III. The greenway running through Phase III will provide a defined drainage area for stormwater in these events. However, the goal of the proposed development is to maximize stormwater volume retention on-site to lessen downstream runoff.

In the event that stormwater leaves the proposed amendment area, it is planned to travel from Phase II into Phase III under CTH MM, then through Phase III (south to north) and into the existing Foxboro Golf Course (owned by JDB Golf, LLC) where the existing drainage pattern is ill-defined. Eventually, the golf course drains through the US-14 right-of-way, under US-14 through existing culverts, into properties owned by L&S Investments east of US-14, and finally lands within the Oregon Branch of the Badfish Creek (Attachment G). The developer, Glenn Hofer, has discussed the conceptual development plans with both property owners potentially affected by the drainage pattern prior to ending up in Badfish Creek. He is currently in the process of negotiating with both.

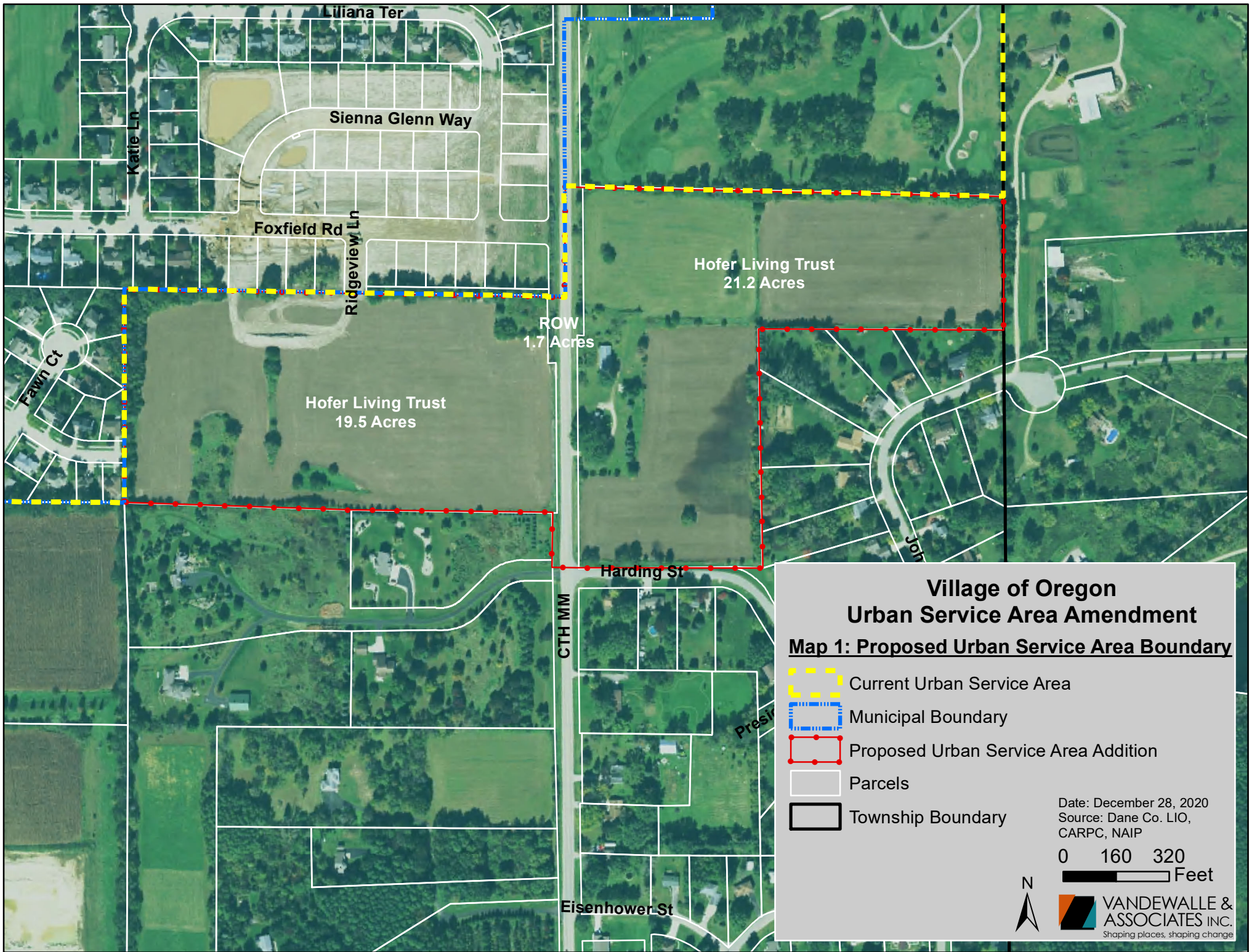
To note, stormwater management in Autumn Ridge Phase I (to the north of the proposed amendment area) is self-contained, draining south to north into the existing stormwater detention pond in the northwest corner of the neighborhood currently under construction.

The Village ultimately assumes ownership and maintenance of stormwater detention ponds and collection systems. Prior to taking over the facilities, the developer must demonstrate that the systems are clean, built as designed, operating satisfactorily, and have full capacity for sediment retention. This typically does not occur until 80+% of homes are built in the development.

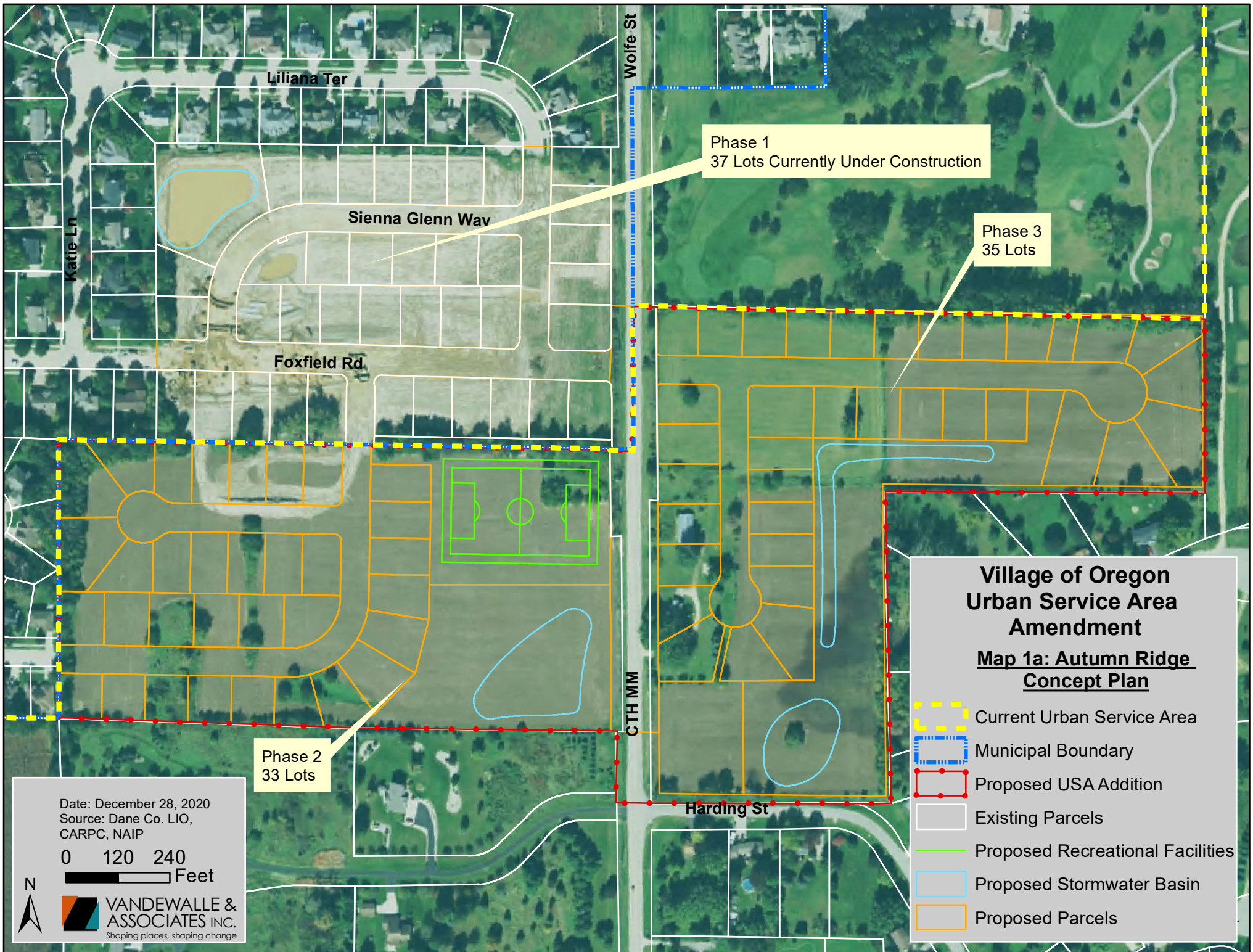
5.11. Engineering Reports

As indicated above, the Village is currently working on a Southeast Sewer Capacity Study to evaluate existing capacity and future needs. Following the completion of this study, if needed, improvements such as line upsizing or replacements will take place to facilitate the proposed USA Amendment area and other future development in the area.

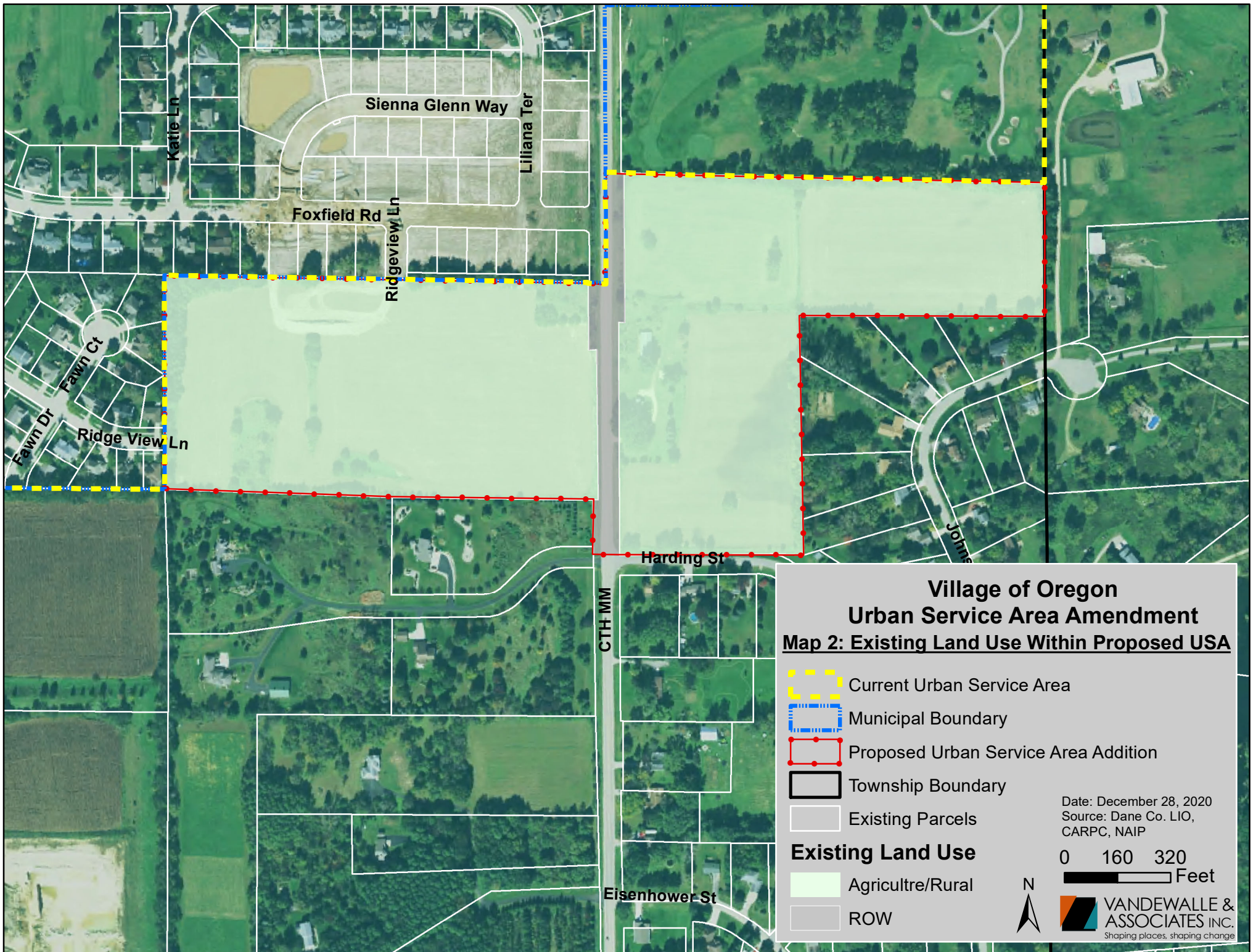
Map 1: Proposed Amendment Area



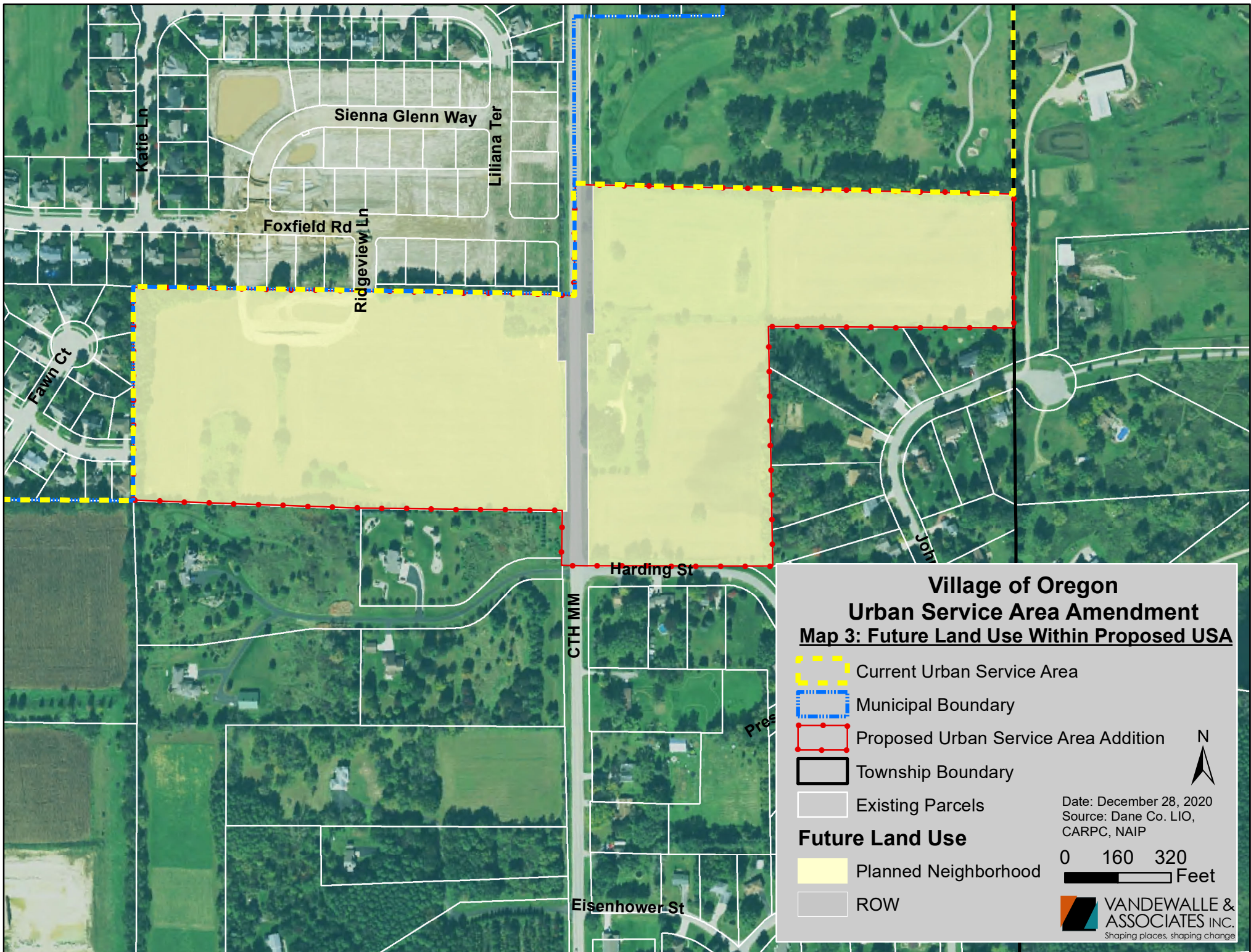
Map 1a: Proposed Amendment Area Concept Plans



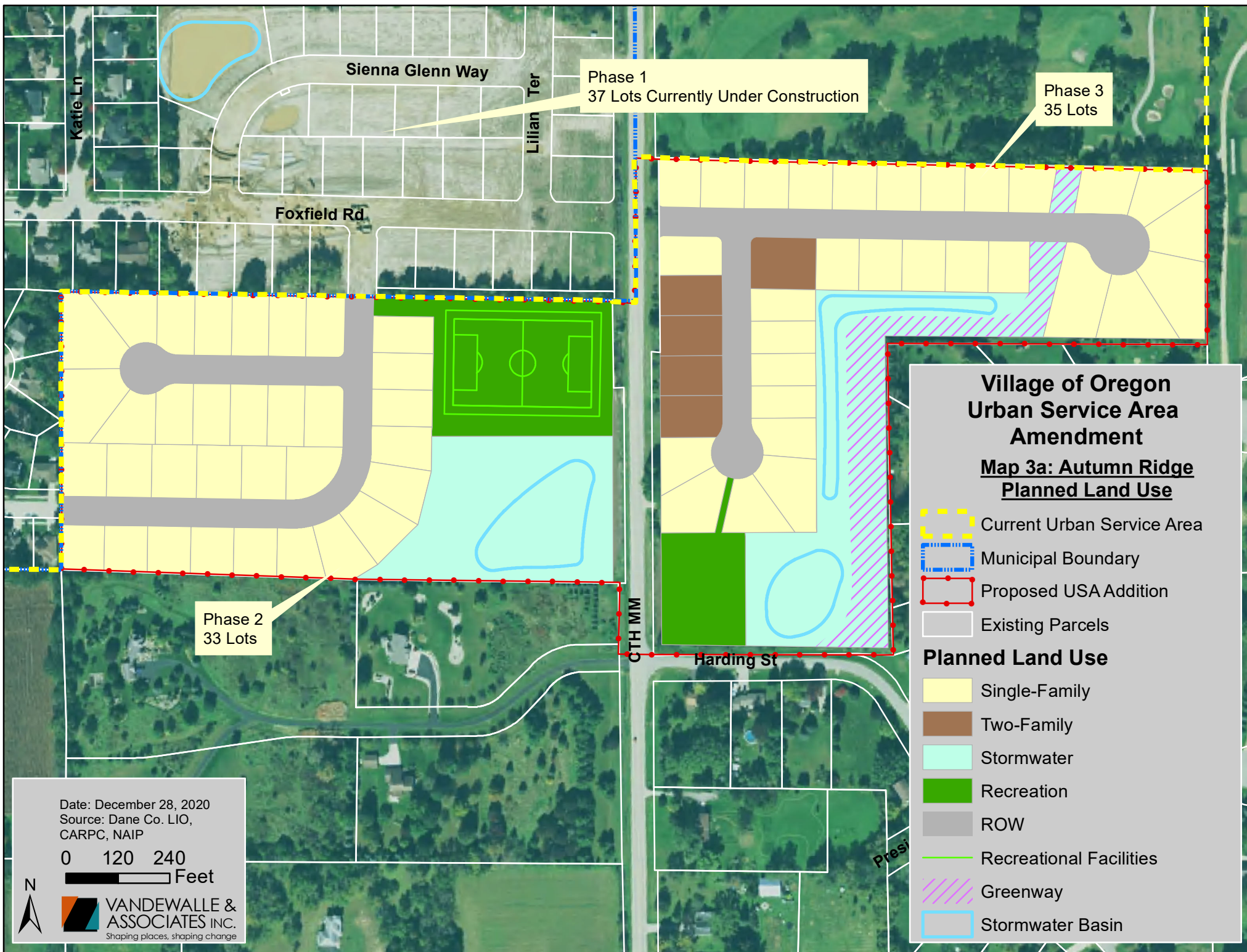
Map 2: Existing Land Use



Map 3: Planned Land Use



Map 3a: Planned Land Use with Conceptual Plans



Map 3b: Planned Land Use – Village ETJ Extent

Proposed USA Amendment

USA Addition Boundary

Village of Oregon
Comprehensive Plan

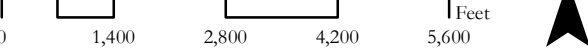


Map 5a
Future Land Use - ETJ Extent

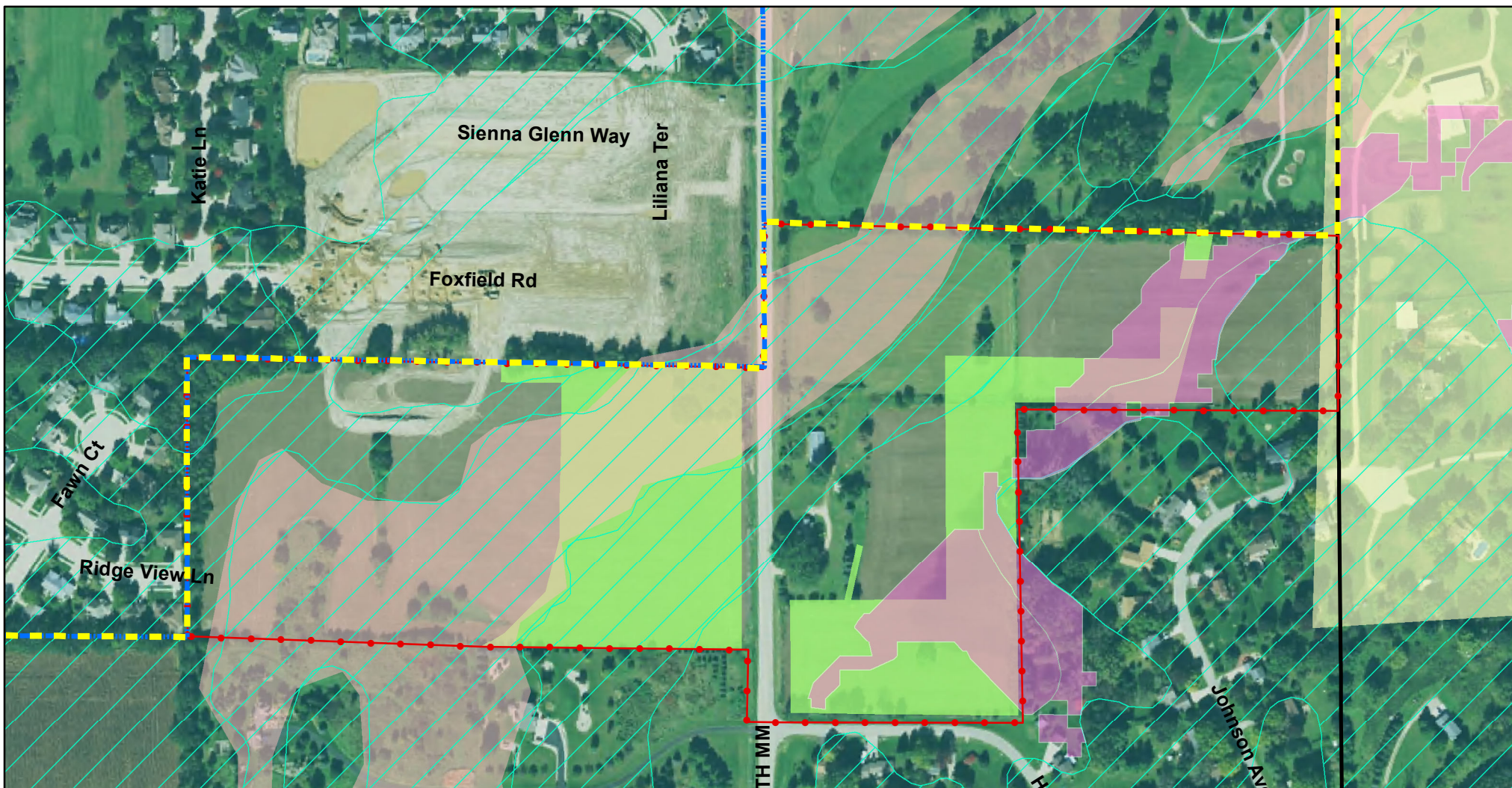
- Agriculture/Rural
- Exurban Residential
- Single-Family Residential
- Two-Family Residential
- Mixed Residential
- Planned Neighborhood*
- Neighborhood Office
- Planned Office
- Neighborhood Business
- Planned Business
- Central Mixed Use
- Planned Mixed Use**
- Planned Industrial
- General Industrial
- Extraction
- Institutional
- Stormwater Management
- Recreational Business
- Parks & Open Space
- Environmental Corridor
- Current Urban Service Area
- West Side Potential Urban Service Area Expansion Boundary*
- East Side Potential Urban Service Area Expansion Boundary*
- Village of Oregon
- Other Municipal Boundary
- Village of Oregon Extraterritorial Jurisdiction
- Surface Water
- Right of Way

*Each "Planned Neighborhood" may include a mix of:
1. Single-Family (predominate land use)
2. Two-Family
3. Mixed Residential
4. Institutional
5. Neighborhood Office
6. Neighborhood Business
7. Parks & Open Space

**Each "Planned Mixed Use" area may include a mix of:
1. Planned Business
2. Planned Office
3. Planned Industrial
4. Institutional
5. Mixed Residential

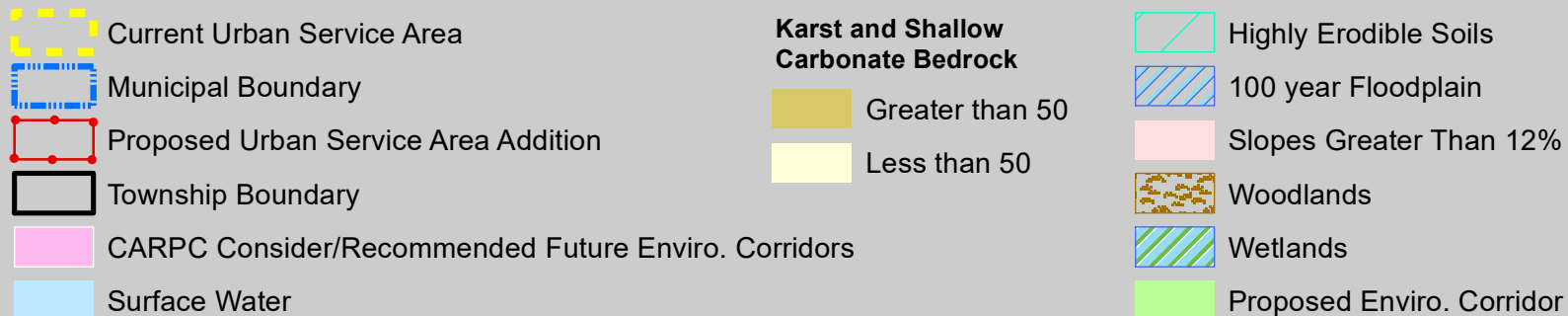


Map 4: Natural Features

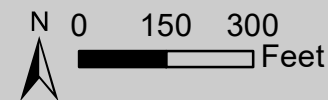


Village of Oregon Urban Service Area Amendment

Map 4: Natural Resources



Date: December 28, 2020
Source: Dane Co. LIO,
CARPC, NAIP



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Map 4a: Natural Features From Comprehensive Plan

Village of Oregon Comprehensive Plan



Map 3 Natural Features

- Village, Town, or County Parks and Open Space
- Private Parks, Open Space, and Golf Courses
- Other Public Open Space
- School Parkland
- Woodlands
- Watershed Boundary
- Wetlands
- Floodplain

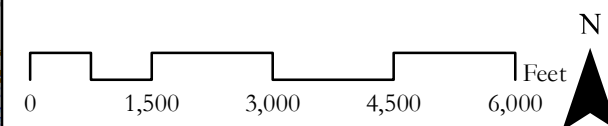
Steep Slopes

- Greater than 20 Percent
- 12 to 20 Percent

Sections Containing Rare or Endangered Species

- Aquatic Species
- Aquatic & Terrestrial Species

- Village of Oregon
- Other Municipal Boundary
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Surface Water



May 6, 2013
Source: Dane Co. LIO, 2011;
WI-DNR; FEMA, 2008; V&A;
WI State Historical Society

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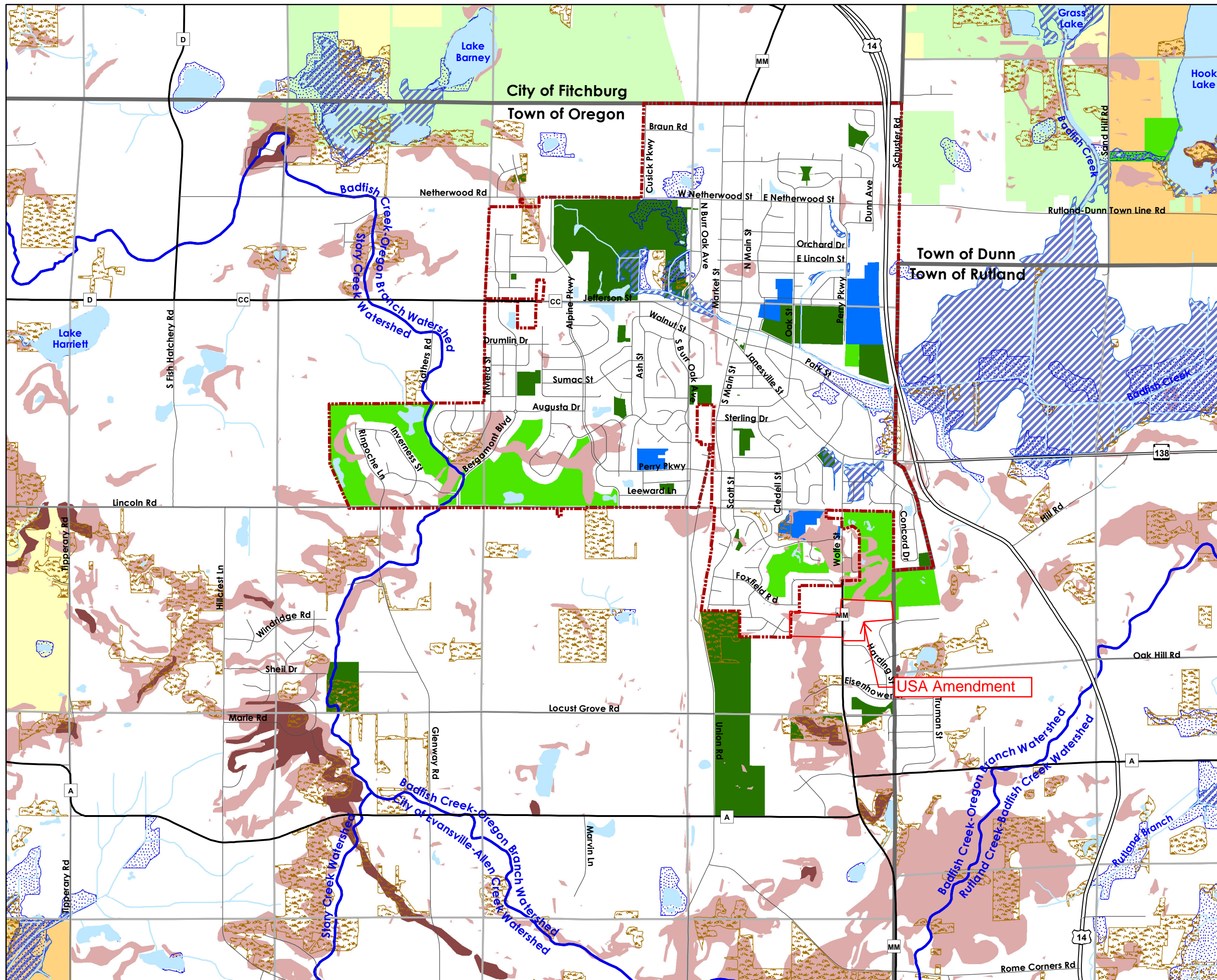


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Attachment A: Plan Commission and Village Board USA Amendment Resolutions

Attachment B: Utilities and Communities Facilities Map from Comprehensive Plan

Map 8 Utilities and Community Facilities

Community Facilities

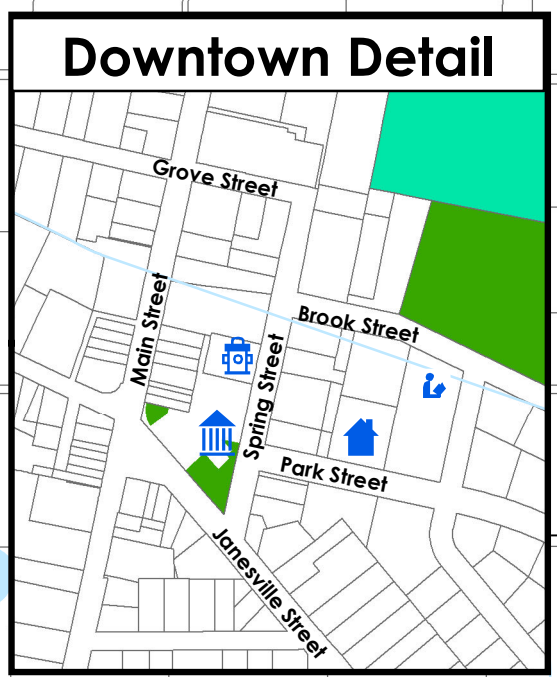
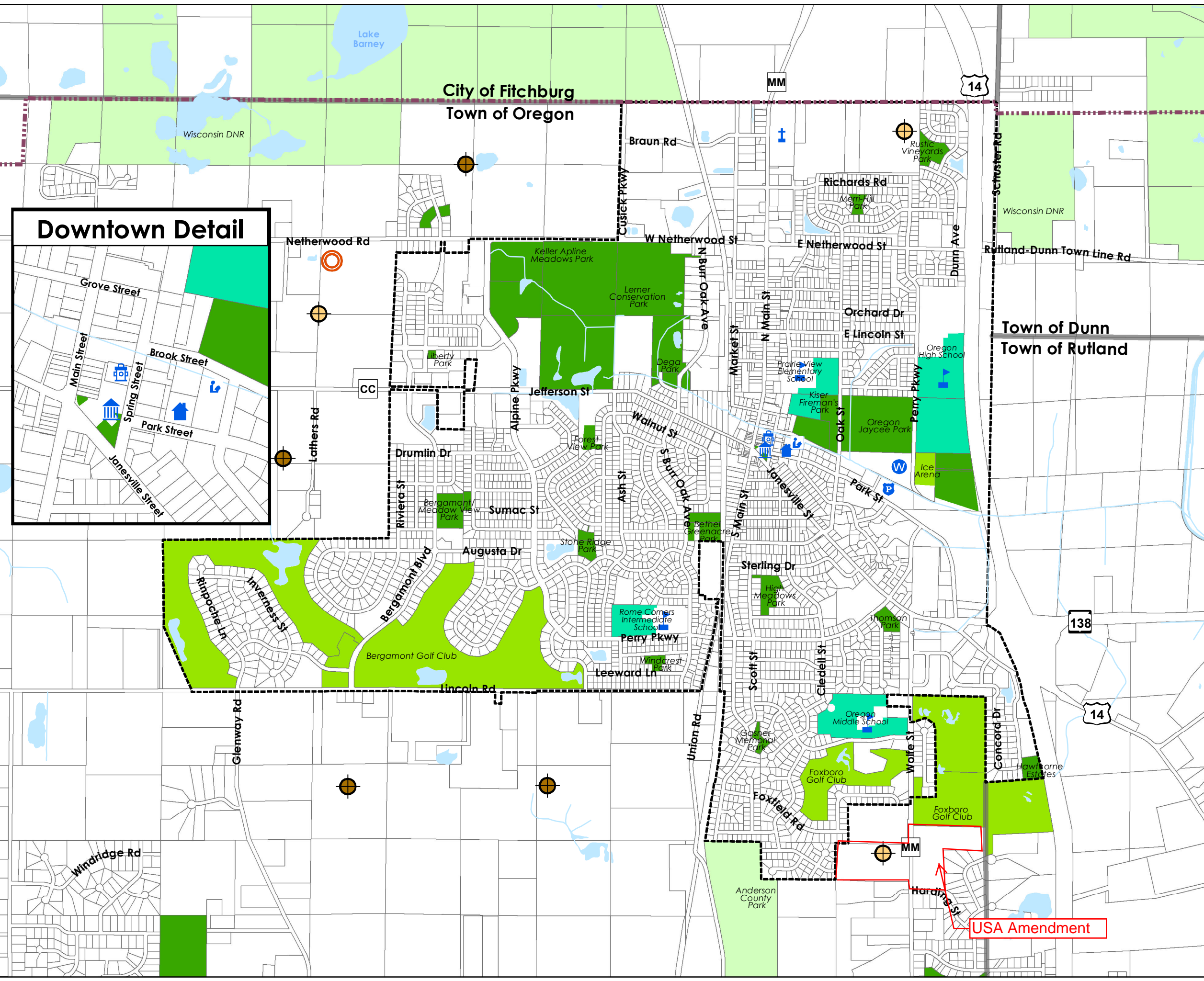
-  Cemetery
-  Fire Station
-  Library
-  Police Station
-  Senior Center
-  Village Hall
-  Wastewater Treatment Plant
-  Schools

Parkland

-  Town/Village Park
-  School Park
-  Private Park
-  County/State/Federal Park

Proposed Future Facilities

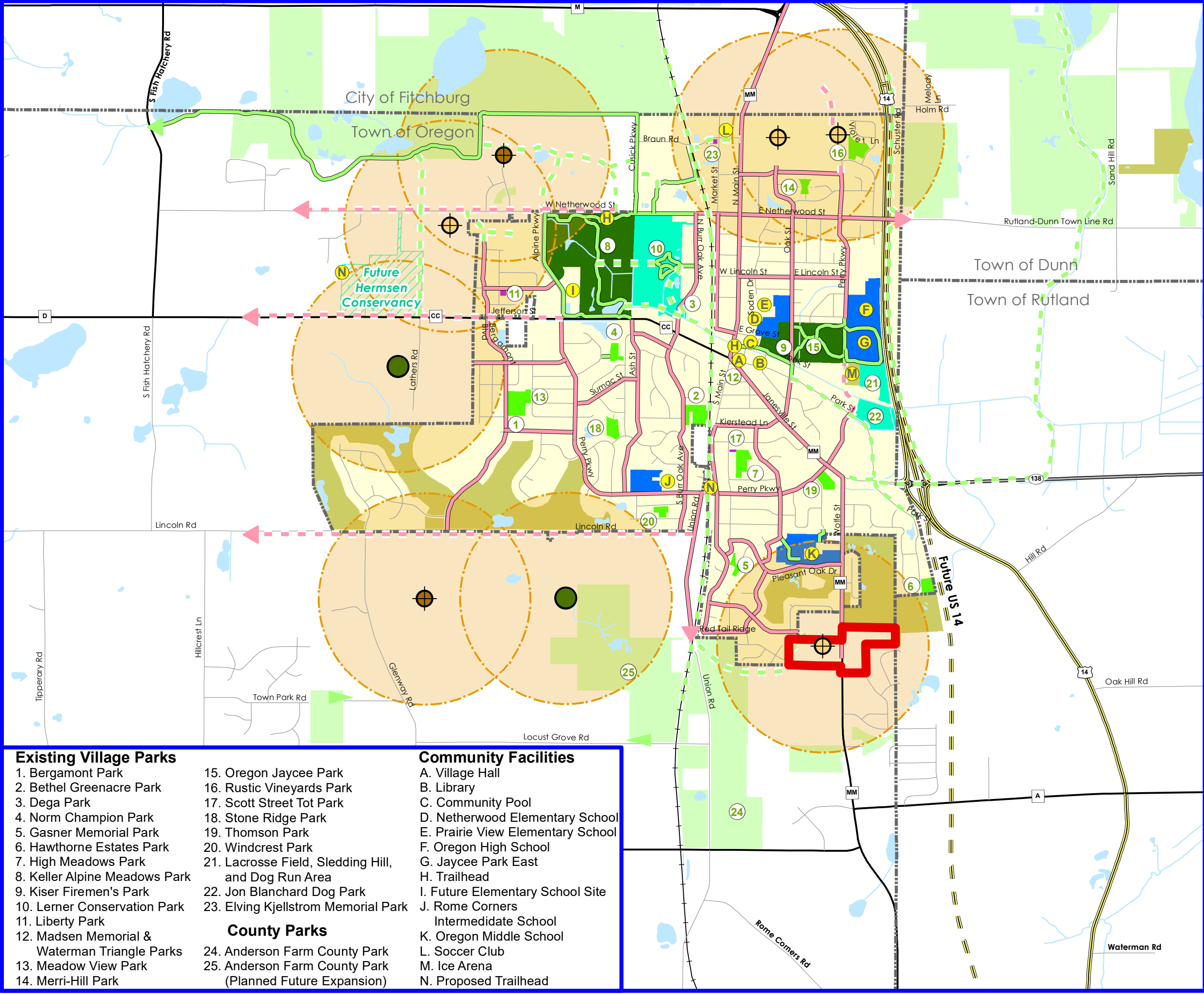
-  Short Term Park
-  Long Term Park
-  Well
-  Village of Oregon
-  Town Boundary
-  Village of Oregon Extraterritorial Jurisdiction
-  Surface Water



Attachment C: Future Park Facilities Map from Park and Open Space Plan

Village of Oregon
Outdoor Recreation Plan

Map 3: Future Facilities



Existing Village Parks

- 1. Bergamont Park
- 2. Bethel Greenacre Park
- 3. Dega Park
- 4. Norm Champion Park
- 5. Gasner Memorial Park
- 6. Hawthorne Estates Park
- 7. High Meadows Park
- 8. Keller Alpine Meadows Park
- 9. Kiser Firemen's Park
- 10. Lerner Conservation Park
- 11. Liberty Park
- 12. Madsen Memorial & Waterman Triangle Parks
- 13. Meadow View Park
- 14. Merri-Hill Park

- 15. Oregon Jaycee Park
- 16. Rustic Vineyards Park
- 17. Scott Street Tot Park
- 18. Stone Ridge Park
- 19. Thomson Park
- 20. Windcrest Park
- 21. Lacrosse Field, Sledding Hill, and Dog Run Area
- 22. Jon Blanchard Dog Park
- 23. Elving Kjellstrom Memorial Park

County Parks

- 24. Anderson Farm County Park
- 25. Anderson Farm County Park (Planned Future Expansion)

Community Facilities

- A. Village Hall
- B. Library
- C. Community Pool
- D. Netherwood Elementary School
- E. Prairie View Elementary School
- F. Oregon High School
- G. Jaycee Park East
- H. Trailhead
- I. Future Elementary School Site
- J. Rome Corners Intermediate School
- K. Oregon Middle School
- L. Soccer Club
- M. Ice Arena
- N. Proposed Trailhead

- Community Parks
 - Neighborhood Parks
 - Mini Park / Tot Lot
 - Special Use / Open Space
 - School Parkland
 - Private Parks, Open Space, and Golf Courses
 - Other Public Open Space
 - Existing Off Road Bike Trails
 - Proposed Off Road Bike Trails
 - Existing On Road Bike Routes
 - Proposed On Road Bike Routes
 - Community Facilities
 - Existing Parks
 - Proposed Short Term Neighborhood Park likely within 10 years
 - Proposed Long Term Neighborhood Park likely beyond 10 years
 - Proposed Community Park
 - 1/2 Mile Proposed Neighborhood or Community Park Service Area
 - Future Hermesen Conservancy
 - Village of Oregon
 - Other Municipal Boundary
 - US Highway
 - State Highway
 - County Highway
 - Local Road
 - Railroads
- 0 1,000 2,000 4,000 Feet

Amended: January 17, 2018
Source: CARPC, V&A,
Dane County LIO, Village of Oregon

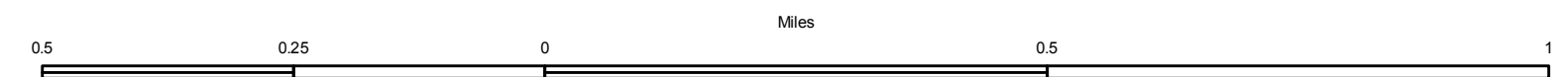
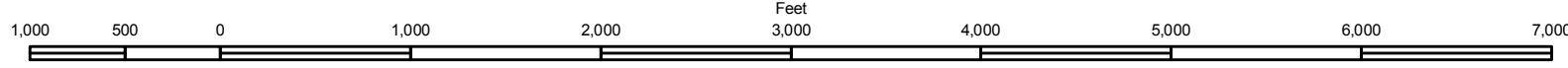
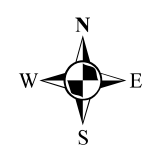
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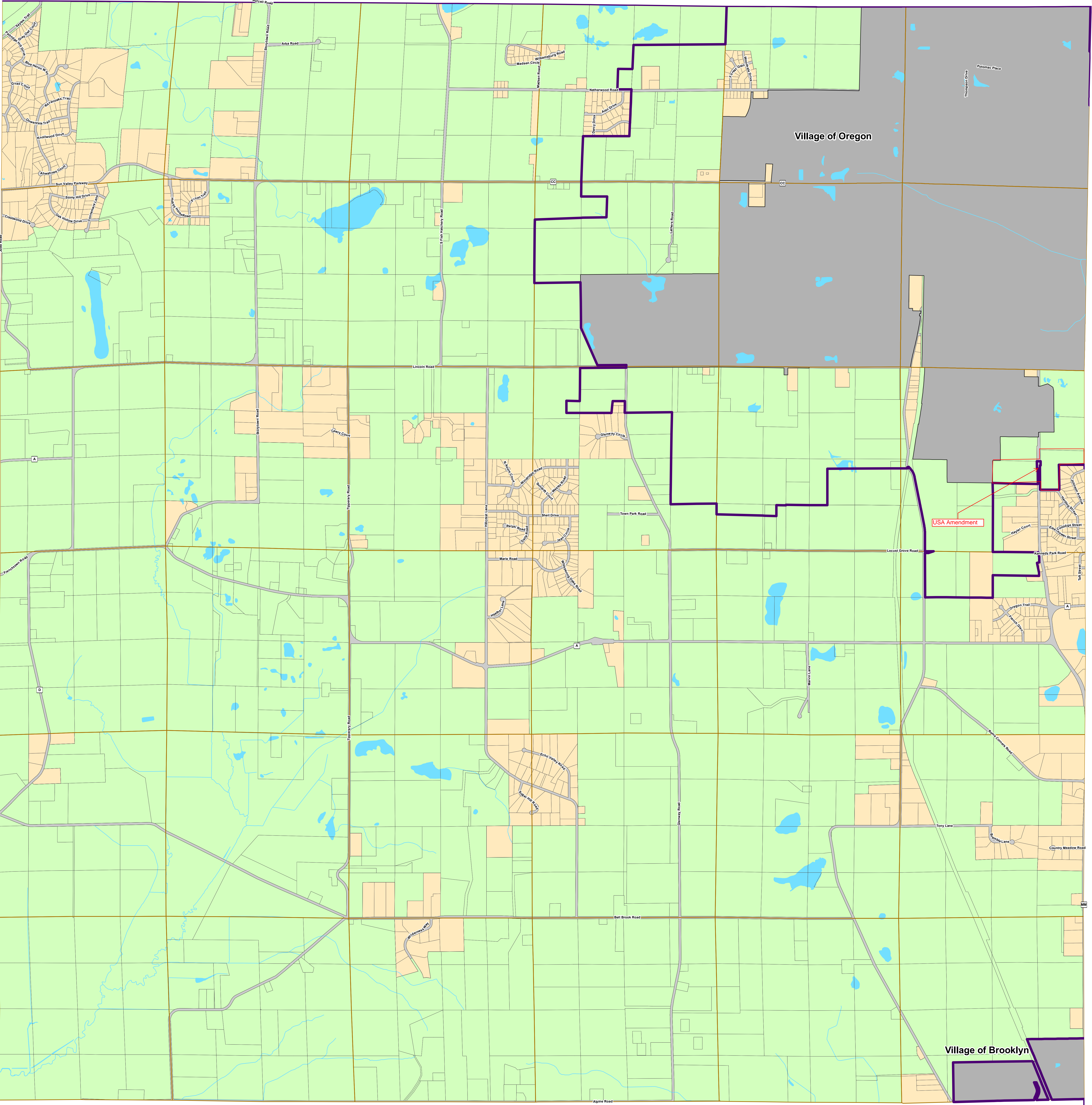
Attachment D: Town of Oregon Future Land Use and Farmland Preservation Maps

Dane County Comprehensive Plan Town of Orgeon Planned Land Use

Map created July 2010 by
Dane County Planning and Development
608-267-4115



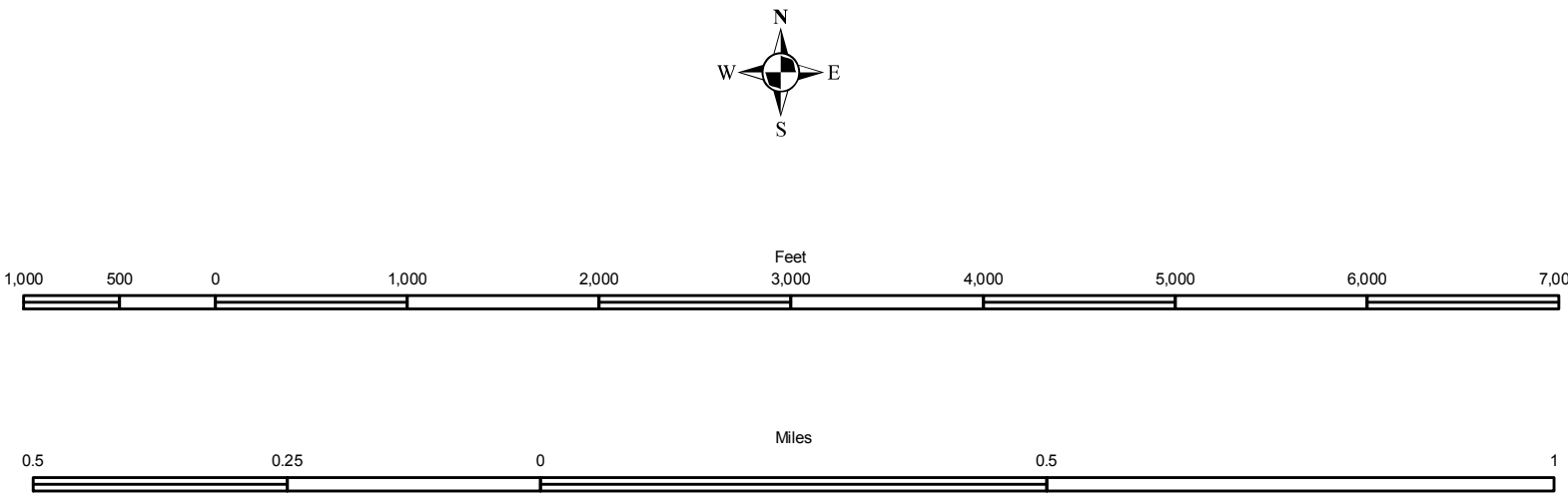
- Farmland Preservation Categories**
- AGRICULTURAL PRESERVATION AREAS
 - RURAL DEVELOPMENT/TRANSITIONAL
 - City and Village Plans
 - Section Boundary
 - Parcel Boundary
 - Water
 - Village Boundary



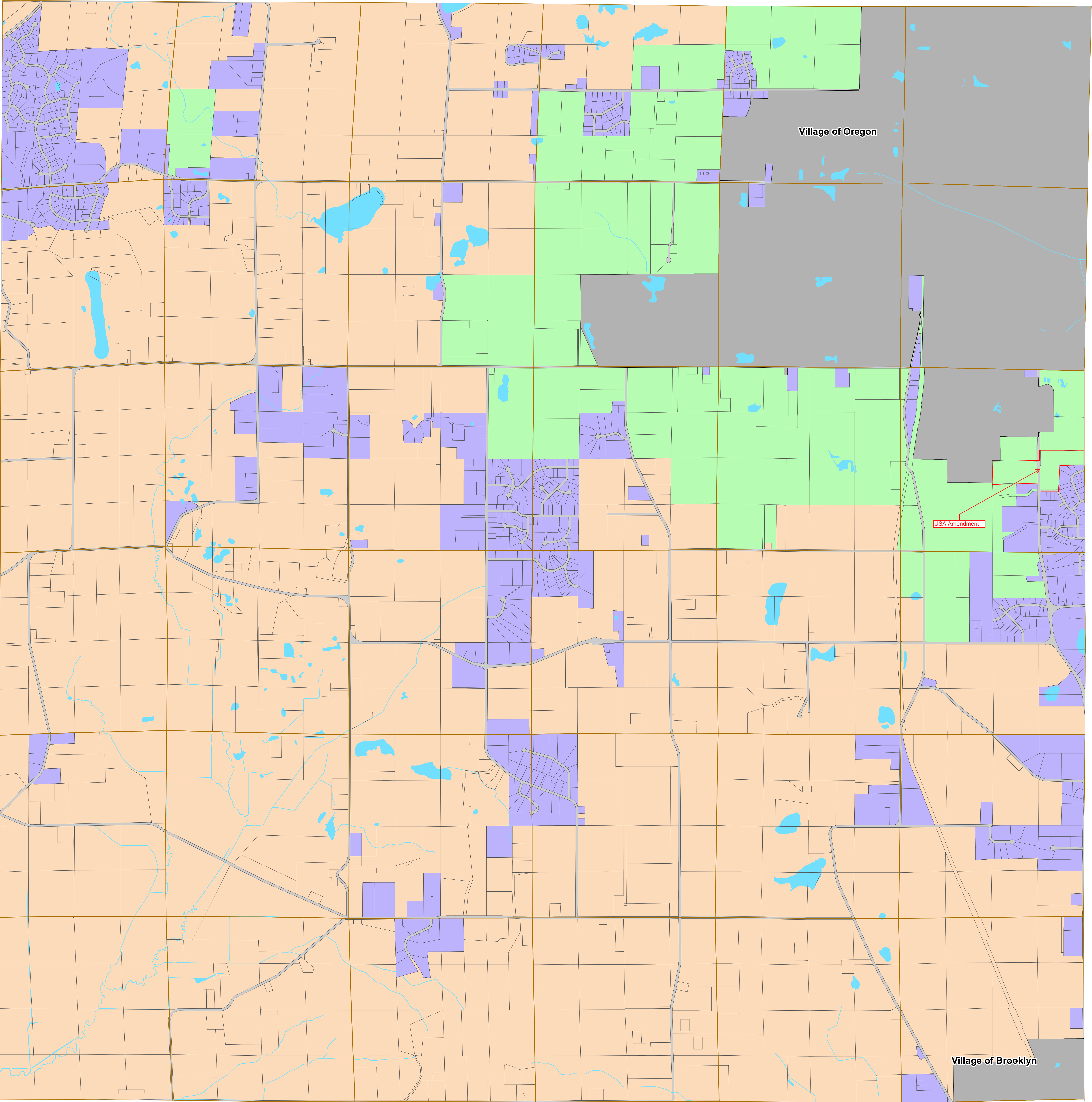
Farmland Preservation Plan Map for Town of Oregon, Dane County WI

Map created August 2nd 2010 by
Dane County Planning and Development
608-267-4115

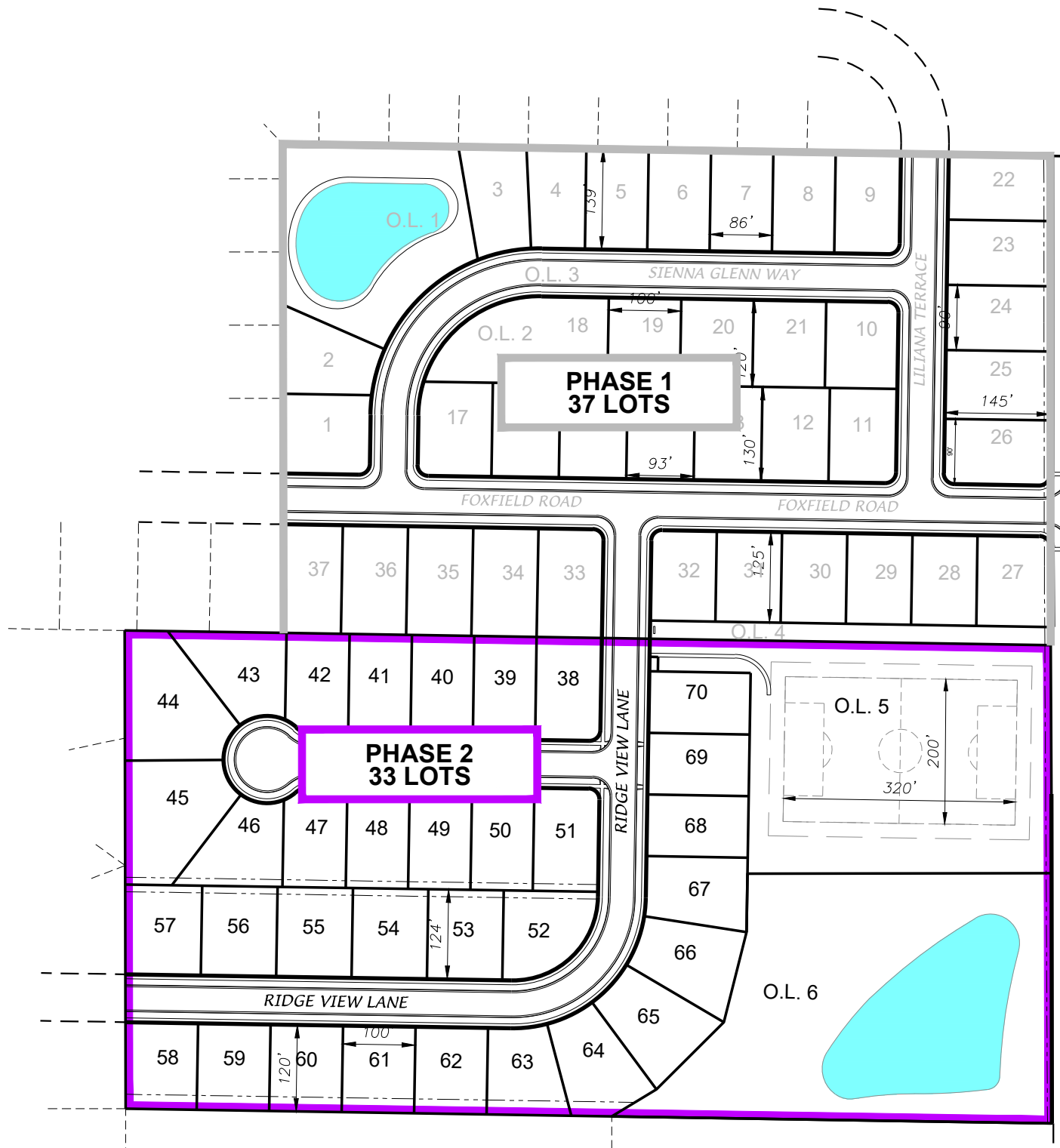
Farmland Preservation Zoning Districts:
A-1Exclusive Agriculture and A-3



- | | |
|-----------------------------------------|------------------|
| Farmland Preservation Categories | Section Boundary |
| AGRICULTURAL PRESERVATION | Parcel Boundary |
| AGRICULTURAL TRANSITION | Water |
| EXISTING NON AGRICULTURAL | Village Boundary |

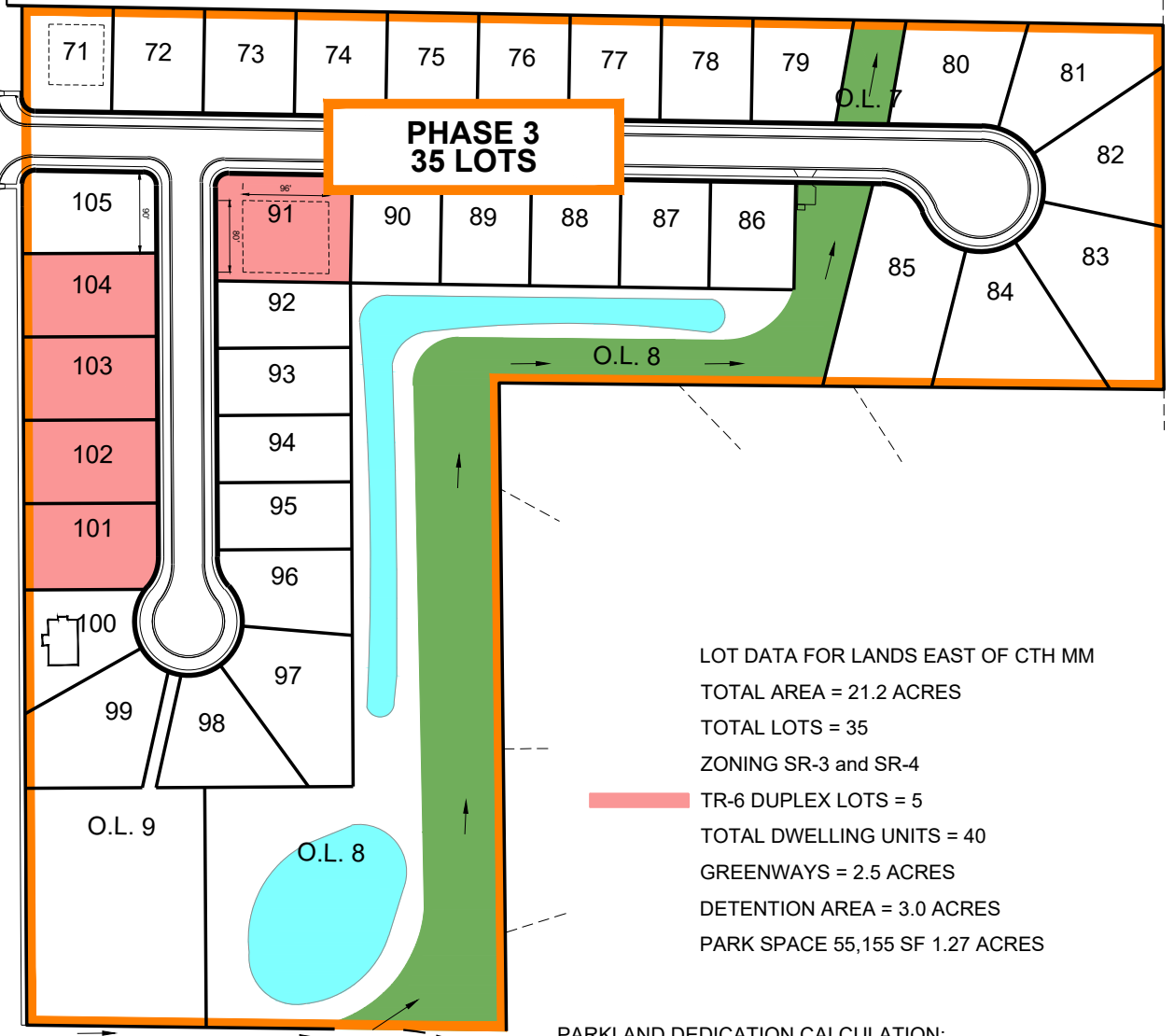


Attachment E: Developer Concept Plan



PARKLAND DEDICATION CALCULATION: PHASE 1 and 2
REQUIRED DEDICATION = 37 DU x 2900 SF PER DU = 107,300 SF
33 DU x 878 SF PER DU = 28,974 SF
TOTAL DEDICATION REQUIRED = 136,274 SF
PROVIDED DEDICATION = 138,474 SF

LOT DATA FOR LANDS WEST OF CTH MM
PARCEL AREA NORTH = 16.5 ACRES
PARCEL AREA SOUTH = 20.0 ACRES
LOTS NORTH = 37
LOTS SOUTH = 33
ZONING SR-3 and SR-4
TOTAL DWELLING UNITS = 70
PARKLAND DEDICATION = 3.14 ACRES
DETENTION AREA (NORTH) = 1.60 ACRES
DETENTION AREA (SOUTH) = 3.66 ACRES



LOT DATA FOR LANDS EAST OF CTH MM
TOTAL AREA = 21.2 ACRES
TOTAL LOTS = 35
ZONING SR-3 and SR-4
TR-6 DUPLEX LOTS = 5
TOTAL DWELLING UNITS = 40
GREENWAYS = 2.5 ACRES
DETENTION AREA = 3.0 ACRES
PARK SPACE 55,155 SF 1.27 ACRES

PARKLAND DEDICATION CALCULATION:
REQUIRED DEDICATION = 40 DU x 878 SF PER DU = 35,120 SF
PROVIDED DEDICATION = 55,155 SF

DONOFRIO KOTTHE AND ASSOCIATES, INC.
7550 Watwood Way, Madison, WI 53717
Phone: 608.835.7350 • Fax 608.835.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

AUTUMN RIDGE - PHASE 2 & 3

VILLAGE OF OREGON, DANE COUNTY, WISCONSIN



SCALE: 1" = 200'
0 100'

DATE: 12-18-20
REVISED:

DRAWN BY: BJH

Sheet Number:

Attachment F: Wisconsin DNR Bureau of Natural Heritage Conservation for Endangered Resources Review
Preliminary Assessment



Endangered Resources Preliminary Assessment

Created on **12/9/2020**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

Actions required to comply with state and/or federal endangered species laws:

The project overlaps the Rusty Patched Bumble Bee High Potential Zone. The USFWS has created a Rusty Patched Bumble Bee High Potential Zone to show where there is a high likelihood for the species to be present. If a project overlaps with this zone then steps should be taken to determine if suitable habitat is present for the bee. Shapefiles and an interactive map of the zone can be found on the USFWS rusty patched bumble bee guidance page: (<https://www.fws.gov/midwest/endangered/insects/rpbb/rpbbmap.html>)

- Suitable active season habitat includes, but is not limited to: prairies, woodlands, marshes/wetlands, agricultural landscapes and residential parks and gardens. The RPBB relies on diverse and abundant flowering plant species in proximity to suitable overwintering sites for hibernating queens.
- Suitable overwintering habitat includes, but is not limited, to: non-compacted soils, sandy soils, or woodlands. Overwintering habitat does not include wetlands.
- Non-suitable habitat includes, but is not limited to: permanently flooded areas/open water, paved areas, areas planted to annual row crops, forest where invasive shrubs are dominant and spring ephemeral flowers are absent, and areas mowed too frequently to allow development of diverse wildflower resources (e.g., road shoulders, medians, lawns).

If your project is 100% within non-suitable habitat then no further actions are necessary. However, if suitable habitat is present within the project site, assume presence and follow one or more the USFWS' recommended conservation measures (<https://www.fws.gov/midwest/endangered/insects/rpbb/index.html>) below:

For prescribed fire, mowing/haying, grazing, pesticide use and tree clearing/thinning, follow the voluntary conservation measures outlined in the Conservation Management Guidelines for the Rusty Patched Bumble Bee (*Bombus affinis*) document: (https://www.fws.gov/midwest/endangered/insects/rpbb/pdf/ConservationGuidanceRPBBv1_27Feb2018.pdf)

For all other projects:

- use native trees, shrubs and flowering plants in landscaping,
- provide plants that bloom from spring through fall (refer to the USFWS RPBB Midwest Plant Guide: (<https://www.fws.gov/midwest/endangered/insects/rpbb/pdf/MidwestPlantGuideRPBB.pdf>),
- remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

If **none** of the above conservation measures can be followed or for more information on implementing the above conservation measures, contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further consultation.

For more information, refer to the **Screening Guidance for the Rusty Patched Bumble Bee (RPBB):**
(<https://dnr.wi.gov/topic/endangeredresources/documents/NHlbeescreening.pdf>).

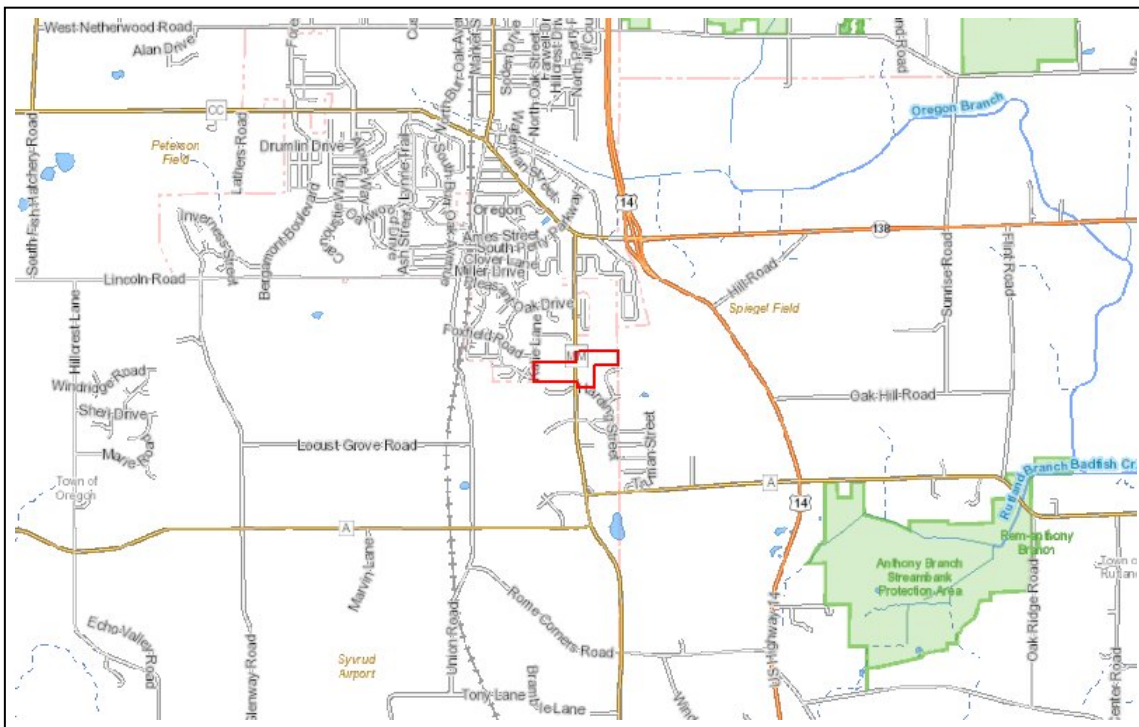
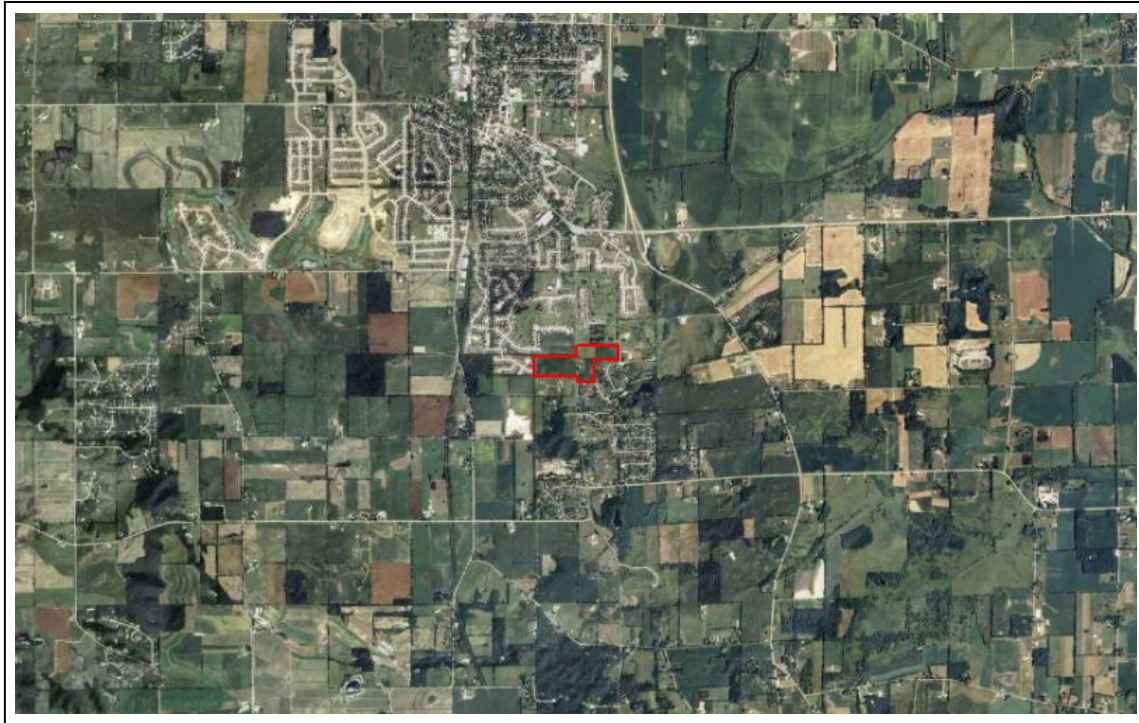
A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information	
Landowner name	Hoefer Living Trust
Project address	958 COUNTY HIGHWAY MM Oregon, Wisconsin 53575
Project description	Proposed residential subdivision.

Project Questions	
Does the project involve a public property?	Yes
Is there any federal involvement with the project?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	No
Is project within a waterbody or along the shoreline?	No

Does the project area (including access routes, staging areas, laydown yards, select sites, source/fill sites, etc.) occur **entirely within** one or more of the following habitats?

Urban/residential	No
Manicured lawn	Yes
Artificial/paved surface	No
Agricultural land	Yes
Areas covered in crushed stone or gravel	No



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>.

<https://dnrx.wisconsin.gov/nhiportal/public>

101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921

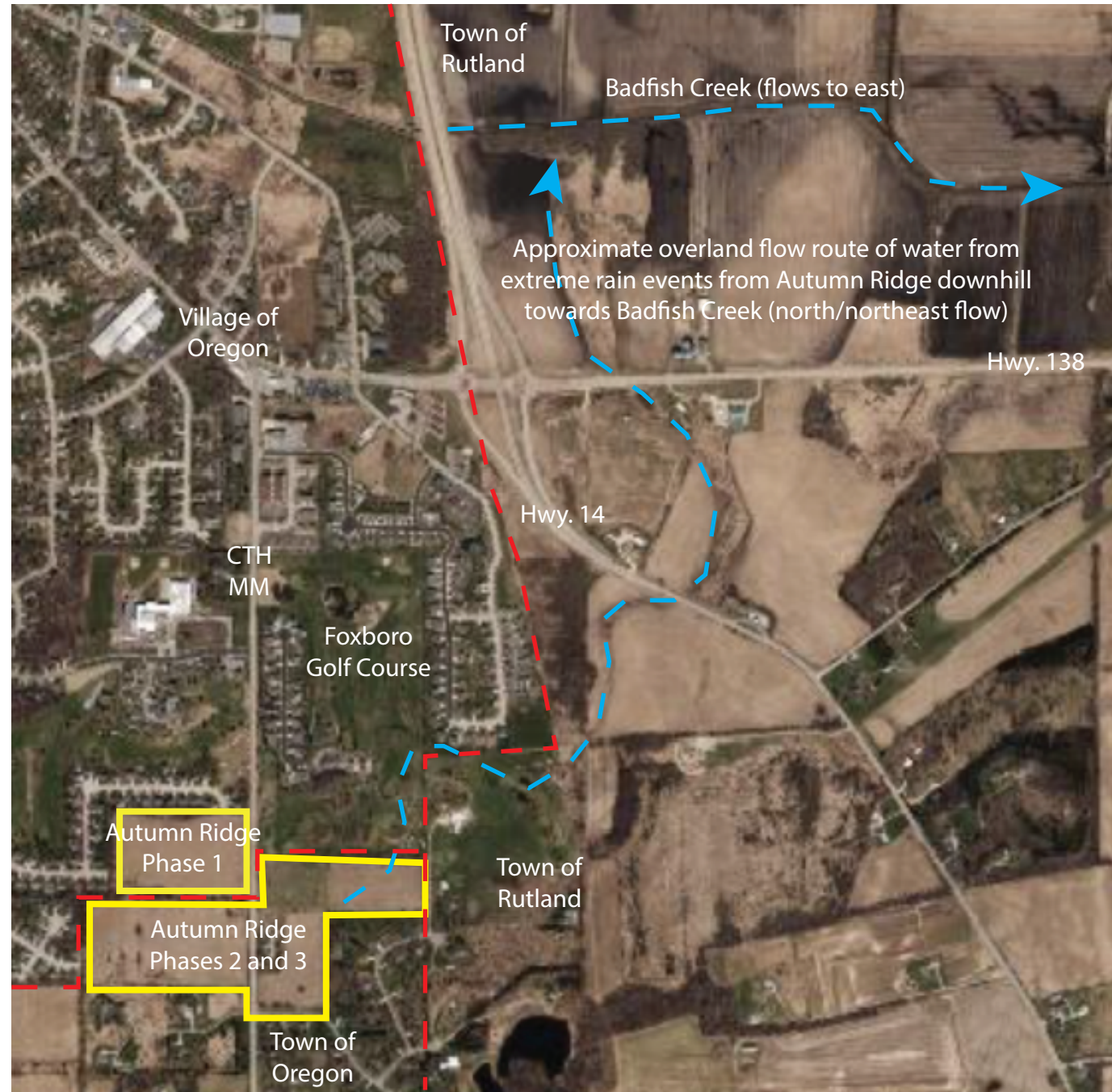
Attachment G: Off-Site Stormwater Flow Map from Village Engineer

Autumn Ridge
Phases 2 and 3

Downstream water flow map


12/11/2020


Elise Cruz, AICP
Director of Planning and
Zoning Administrator
Village of Oregon




Attachment H: 2020 Village of Oregon Housing Affordability Map

Village of Oregon Housing Report 2020


 Village of Oregon

 Parcels


Infill and Greenfield Sites

 Single-Family


 Two-Family


 Multi-Family

 Mixed-Use

 Non-Residential

Redevelopment Sites

 Mixed-Use

 Non-Residential

0.25

Miles



WANDERWALL &
ASSOCIATES INC.
Environmental Planning Group

Date: 12/31/2020

Data Sources: Dane County LIO, Village of Oregon

