

VILLAGE OF OREGON

URBAN SERVICE AREA AMENDMENT REQUEST: FEATHERWOOD TRAIL

AUGUST 10, 2026

VILLAGE OF OREGON

VANDEWALLE & ASSOCIATES

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ELISE CRUZ, AICP

DIRECTOR OF COMMUNITY DEVELOPMENT

Cover Letter

The Village of Oregon is requesting an 80.5-acre addition to its Urban Service Area to provide sanitary sewer, potable water, and other urban services to properties immediately north of the Village's municipal boundary. As depicted on Map 1, this would include six total parcels consisting of 78.6 acres currently within the Town of Oregon and 1.9 acres of Netherwood Road right-of-way, immediately adjacent to the Village's current USA boundary.

The existing land use of the area that comprises the proposed Urban Service Area Amendment request includes:

- Agricultural row cropping: 75.4-acres
- Rural residential: 3.2 acres
- Right-of-way: 1.9 Acres

Veridian Homes has an offer to purchase four of the parcels that make up the USAA area. Their proposed development includes a residential neighborhood called "Featherwood Trails" that will comprise of approximately 278 new housing units, stormwater management areas, and open space. The four parcels proposed for development are anticipated to be annexed into the Village later this summer.

On March 16, 2026, the Village of Oregon Village Board adopted a Resolution to initiate an Urban Service Area Amendment for the area and that the proposed development within the Urban Service Area Amendment is consistent with the Village's Comprehensive Plan.

Thank you,

Elise, Cruz, AICP

Village of Oregon Director of Community Development

Consistency with Local and Regional Plans

1.1. Consistency with Local Plans

Village of Oregon Comprehensive Plan (2023)

The Village of Oregon Comprehensive Plan depicts the proposed USAA area as Planned Neighborhood on the Future Land Use Map (Map 3). This land use category is defined within the plan as, “a carefully planned mix of single dwelling unit detached or attached, two-dwelling, multi-dwelling, small scale business, community facilities, and parks, recreation, and conservancy uses consistent with Traditional Neighborhood Design principles and forms of development.”

Guiding policies associated with the Planned Neighborhood land use category include the following:

- Incorporate Traditional Neighborhood Design principles for new neighborhood development. See detailed descriptions of this concept in the Housing Chapter.
- Follow the policies listed above for Low-Scale and Mid-Scale Neighborhood land use categories for residential development within Planned Neighborhoods. For commercial and office development in Planned Neighborhoods, follow the policies for the Neighborhood Mixed Use land use category.
- Require compact growth, provide efficient services, and minimize farmland conversion by preventing Planned Neighborhoods outside the Village limits and establishing Planned Neighborhood areas following annexation.
- Use natural features to act as buffers between different land uses, when necessary.
- Plan for interconnected road, trail, and open space networks within and between new, existing, and future neighborhoods.
- Require a Neighborhood Plan in advance of development proposals.
- Prohibit the use of cul-de-sacs except where topography or similar barrier dictates the need.
- Encourage the construction of narrower local streets and alley-loaded lots in new neighborhoods, where possible, and require sidewalks along all streets. This increases the safety of neighborhoods for pedestrians and children.

The concept plan for the amendment area (Map 1a and 3a) is consistent with this description. The proposed development is expected to include primarily single-family residential (front and rear alley-loaded formats), some two-family residential, stormwater management areas, and public recreation facilities. It further includes a variety of multi-modal transportation connections including multiple roadway connections to Netherwood Road and multi-use trail connections to the Highlands of Netherwood Park (south) and Swan Pond Waterfowl Protection Area and Lake Barney (north).

The planned land use is a logical continuation of the residential neighborhood directly south of the proposed USAA area. It is also consistent with the single-family residential uses in the Town of Oregon to the east of the proposed amendment area. In total, the proposed development serves as a form of infill development between existing Village neighborhoods and utilities (to the south), existing Town neighborhoods (to the east), and permanently protected natural areas (to the north).

Overall, throughout the Comprehensive Plan, a wide variety of goals, strategies, and recommendations align with the proposed development related to transportation, housing, land use, utilities, and community character.

Village of Oregon Comprehensive Outdoor Recreation Plan (2023)

- A new Community Park was established directly south of the proposed amendment area in 2021 with the development of the Highlands of Netherwood residential neighborhood. This 13.7-acre park features an open-air shelter, restrooms, playgrounds, playfields, paved walking paths, and parking.
- The plan identifies a proposed new public open space area within the proposed amendment area to serve the new residents. It is yet to be determined what potential park improvements may be included within the open space area.
- The plan identifies a proposed off-road trail connection within the proposed amendment area between the Highlands of Netherwood Park and the Swan Pond Waterfowl Protection Area and Lake Barney.
- Overall, the proposed development aligns with the plan's goals and implements the recommendations for future open space and trail locations within this area.

Town of Oregon Comprehensive Plan (2023)

The proposed amendment area is currently located within the Town of Oregon and the Village of Oregon's Extraterritorial Jurisdiction. On the Town's Comprehensive Plan Future Land Use Map, the area is identified as Agriculture Transition. This land use category is defined as areas planned for urban expansion by the Village of Oregon.

1.2 Consistency with Regional Development Framework

The table below aims to illustrate the proposed amendment area's consistency with the 2050 Regional Development Framework priorities.

Reduce greenhouse gas emissions and increase climate resilience.	
Increase compact, mixed, walkable, and transit supportive development.	Development of 3,093-14,512 sf lot sizes, front and rear alley-loaded configurations, single- and two-family formats, sidewalks and trail connections
Increase the tree canopy.	Inclusion of street terrace plantings, stormwater management area plantings, and future residential lot plantings
Increase infiltration of precipitation and reduce stormwater runoff.	Inclusion of stormwater management best practices for quantity and quality of runoff
Decrease the urban heat island effect.	Creation of 12.8 acres of proposed stormwater management and open space areas
Increase access to jobs, housing, and services for all people.	
Increase compact, mixed, walkable, and transit supportive development.	See above
Decrease racial disparities.	Inclusion of varying lot sizes, configurations, and price points associated with new residential units
Generate housing supply to meet demand.	Development of approximately 278 new residential units
Grow business and jobs in targeted sectors.	N/A
Increase physical access of residents to jobs and services.	Site is less than 1 mile from the Oregon Business Park and less than 2 miles from downtown Oregon

Conserve important natural, agricultural, and fiscal resources.	
Increase compact, mixed, walkable, and transit supportive development.	See above
Enhance stewardship and natural resource areas.	Creation of 12.8 acres of new environmental corridor and new connection to the permanently protected Swan Pond Waterfowl Protection Area and Lake Barney
Designate and protect regional farmland preservation areas.	Site is not identified as a farmland preservation area
Increase density and ensure good connectivity among developments.	Approximately 3.45 gross dwelling units per acre with multi-modal transportation connections

Intergovernmental Cooperation

2.1. Notification

Village staff informed the Town of Oregon of the proposed USA Amendment application and provided the proposed development concept plan via email on May 11, 2026. See Appendix A.

Village staff also invited the Town to the Neighborhood Meeting that was held for the proposed project on June 8, 2026. Several Town residents attended the Neighborhood Meeting. However, no Town staff, Plan Commissioners, or Board members were in attendance.

2.2. Responses

At this time, no official Town feedback has been provided. Any documented letter of support, neutrality, or opposition from the Town will be provided to CARPC.

2.3 Supporting Resolution (SSA Amendment)

The Village Board approved Resolution No. 26-05 on March 16, 2026. See Appendix B.

2.4 Supporting Resolution (Nonpoint Pollution)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its obligation to enforce nonpoint source pollution control. Also, see Section 7.5.

2.5 Supporting Resolution (Environmental Corridors)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its enforcement role in the protection of designed environmental corridors. Also, see Section 4.3.

2.6 Statement of Capacity (Wastewater Treatment)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its ability to serve the proposed amendment area with wastewater treatment capacity, facilities, and infrastructure. Also, see Section 5.4.

2.7 Statement of Capacity (Wastewater Collection)

The Village adopted its resolution prior to CARPC's new policy adoption and did not specify the required language at that time. As such, within this application, the Village acknowledges its ability to serve the proposed amendment area with wastewater treatment capacity, facilities, and infrastructure. Also, see Section 5.1-5.4.

Land Use and Geography

3.1 Existing Map and USAA Boundary

See Map 1.

3.2 Proposed Map and USAA Boundary

See Map 1a, 2, 3, 3a, and 3b.

3.3. Plat/Concept Layout

See Appendix C for the developer's zoning and preliminary plat submittal.

3.4 Land Use Tables

Existing Land Use		
Land Use	Total Area (Acres)	Housing Units (Count)
Agricultural	75.3	1
Cemetery		
Commercial		
Extractive		
Government/Institutional		
Manufacturing		
Military		
Open Land		
Parks and Recreation		
Residential		
• Single-Unit		
• Multi-Unit		
• Rural	3.2	2
• Group Quarters		
• Mixed-Use		
Road Rights-of-Way (ROW)	1.9	
Stormwater Management		
Water and Wetlands	0.1	
Woodland		
Totals	80.5	3

Proposed Land Use

Land Use	Total Area (Acres)	Existing Development (Acres)	New Development (Acres)	Housing Units (Count)
Agricultural	9.5	9.5	0	1
Cemetery				
Commercial				
Extractive				
Government/Institutional	0.1	0	0.1	0
Manufacturing				
Military				
Open Land				
Parks and Recreation	0.6	0	0.6	0
Residential				
• Single-Unit	32.8	0	32.8	242
• Multi-Unit	2.9	0	2.9	36
• Rural	1.2	1.2	0	1
• Group Quarters				
• Mixed-Use				
Road Rights-of-Way (ROW)	20.7	1.9	18.8	0
Stormwater Management	12.8	0	12.8	0
Water and Wetlands				
Woodland				
Totals	80.6	12.6	68.0	278

3.5 Proposed Land Uses

The proposed amendment area includes a total of approximately 278 new residential dwelling units. This includes:

- 124 front-loaded single-family units on lots ranging from 6,000-14,512 sf
- 118 rear alley-loaded single-family units on lots ranging from 3,093-9,336 sf
- 34 two-family units ranging from 3,187-4,642 sf.

Other proposed land uses include:

- 12.8 acres of stormwater management area
- 20.7 acres of right-of-way
- 1.2 acres of residential rural (existing lots and houses)
- 9.5 acres of Agricultural (existing)
- 0.1 acres of Government/Institutional land (for a lift station)
- 0.6 acres of Parks and Recreation land.

3.6 Phasing

The proposed amendment is under 100 developable acres and thus does not require a phasing plan. However, a proposed phasing plan has been provided by the developer as shown within the zoning submittal in Appendix C.

Ecosystem Resources and Environmental Corridors

4.1. Ecosystem Resource Features

There are no existing floodplains, woodlands, unique flora or fauna, or surface water on the site. Two locations within the area include potentially restorable wetlands as identified by CARPC. A Wetland Delineation was performed on the site in May 2026 (See Appendix D). This found one 0.13-acre isolated wetland area. The U.S. Army Corp of Engineers issued a letter on June 16, 2026 stating that the wetland was not waters regulated by the federal government (See Appendix D). The Wisconsin Department of Natural Resources also issued a letter on July 7, 2026 stating that the isolated wetland area meets the exemption eligibility criteria to be filled under WDNR jurisdiction (See Appendix D). Additionally, there is one area of steep slopes above 12% running through the northeast corner of the property. Finally, there are also some areas of “Highly Erodible Soils” as defined by the USDA on the site in the along the northern boundary. Also, see Map 4, 4a, and 4b.

Site grading during the construction process will ensure a safe transition and gentle slope between future development and stormwater management areas. Detailed site grading plans will be reviewed during the required Village Site Plan, Zoning, and Subdivision processes.

The entire proposed amendment area is located within CARPC’s Voluntary Environmental Corridor, which recognizes the important benefits the undeveloped land provides to the region, but does not require legal protection from development or disturbance.

Directly to the north of the proposed amendment area includes several significant natural features including wetlands, floodplain, woodlands, unique flora or fauna, and surface water. These areas are not proposed to change as part of the amendment nor be altered by the proposed development of the amendment area.

The Wisconsin DNR Bureau of Natural Heritage Conservation for Endangered Resources Review Preliminary Assessment (completed April 15, 2026) indicates that a formal Endangered Resources Review letter is not needed (Appendix E). However, the location of the proposed amendment area is within 1 mile of a documented eagle nest. The [National Bald Eagle Management Guidelines](#) published by the U.S. Fish and Wildlife Service provides recommendations for measures that can be taken to mitigate impacts on such nests. The Village recognizes the recommendations of these guidelines and any applicable measures required will be taken associated with the development project.

4.2 Map of Proposed Environmental Corridors

See Map 4, 4a, and 4b.

4.3 Proposed Environmental Corridors

Within the proposed USA amendment area, there are a total of 12.8 acres proposed as Environmental Corridor, which comprise the planned stormwater management areas. The entire proposed amendment area is located within CARPC’s Voluntary Environmental Corridor. The proposed corridor contains approximately 15.9% of the total amendment area, a significant increase from no existing environmental corridor areas today. Exact locations of stormwater areas and open spaces 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 Dane County Water Quality Plan. 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 open space with trail connections.

4.4 Protection of Environmental Corridors

The Village's Comprehensive Plan identifies and provides policy guidance regarding Environmental Corridors. Existing corridors have been mapped on the Future Land Use Map. Guiding policies associated with the Environmental Corridor land use category include the following:

- In general, prohibit new development in mapped environmental corridor areas.
- If development is proposed in areas where environmental corridors have been mapped, require developers or landowners to determine the exact boundaries of the environmental corridor based on the shoreland, wetland, floodplain, steep slope, or other natural feature(s) that comprise the corridor.
- Continue to allow existing agricultural uses (cropping, grazing, or other preexisting agricultural uses) and passive recreation within environmental corridors, subject to the ongoing use of water quality and stormwater best practices.
- Encourage projects and management activities that restore native landscapes and protect watersheds.

Additionally, the Village utilizes the Rural Holding/Conservation zoning district for most permanently protected green spaces such as parks, stormwater management areas, and greenways. This zoning district provides very limited opportunities for disturbance and development.

Overall, both the Village's planning policies and zoning standards align with the policies for Environmental Corridors in the Dane County Water Quality Plan.

4.5. Major Change

No Major Change to the Policies & Criteria for Environmental Corridors is proposed with the amendment.

4.6 Supporting Documentation

See Appendix D for the Wetland Delineation Report.

Utilities (Sanitary Sewer)

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. Sanitary sewer infrastructure in the USAA will flow via 8-inch PVC gravity sewers to a new pumping station, which will be connected to the existing gravity sewers in Peterson Trail. Previous studies and recent analysis confirmed that there is sufficient downstream capacity for the entire contemplated development of approximately 280 units. The downstream sanitary sewer is 8-inch PVC which progressively flows into larger diameter sewers.

Sanitary sewer for the site will be routed to the northeast corner of the site where a temporary Lift Station will be installed. The Lift Station discharge force main will go generally south through the neighborhood and tie into the existing sanitary sewer on Peterson Trail just south of Netherwood Road. The temporary Lift Station to be constructed with the Featherwood Trails neighborhood is intended to be removed in the future when downstream lands extend gravity sanitary sewer to this location from the interceptor on Netherwood Road near Cusick Parkway.

A 10" sanitary sewer is being extended to the western side of the neighborhood to collect potential future drainage areas to the west and south. The temporary Lift Station will be sized for lands gravity draining to the station. This includes the Featherwood Trails and adjoining lands plus Future Area A as shown in Appendix F.

5.2 Proposed Loading

Calculations for the proposed sewer flow are based on data from the Village of Oregon and the developer's engineer. The average sewer use for the Village from the Facilities Plan was 43 GPCD (2012 – 2017) annual average and 50 GPCD (2012 – 2017) maximum month. It was then assumed an average of 3 houses per acre, 2.5 people per household, 50 gallons per capita per day, and a 4 times peaking factor:

- Featherwood Trails and Adjoining Lands = 280 units
- Population = $280 * 2.5 \text{ people/house} = 700 \text{ people}$
- Consumption = $700 \text{ people} * 50 \text{ gal/cap/day} = 35,000 \text{ gal/day} = 24.3 \text{ gpm}$
- Peaking factor of 4 = 97.2 gpm

All wastewater will flow via gravity to a new sewage pumping station, which will pump at approximately 160 gpm. Downstream sewers are shown to have a current available capacity of 323 gpm (0.72 cfs).

5.3 Existing Loading

Per the 2020 Facilities Plan for the Village of Oregon Wastewater Treatment Plant (Appendix G), the average daily flow is 1.32 million gallons per day.

Per Appendix H, the downstream sewer capacity was analyzed from the treatment plant to the proposed development site. This analysis found that there was sufficient remaining capacity within the infrastructure to support the projected new load. Thus, no new interceptor will be installed to facilitate the proposed development. Instead, wastewater will be handled by existing sanitary sewer mains in the area. The immediately receiving downstream sanitary sewer is 8-inch PVC to match the proposed main size within the USA amendment area. Sanitary sewer infrastructure will be connected to the existing sanitary sewers in Peterson Trail and eventually connect to the sewer infrastructure within the CTH CC right-of-way that then connects to the treatment plant.

The Village's wastewater treatment plant is currently undergoing a project to replace aging equipment and increase capacity to 8 million gpd. The design report for the new plant confirmed that there is sufficient downstream capacity for the contemplated development. See Appendix H.

5.4 Capacity Evaluation

Per the 2020 Facilities Plan (Appendix G), the existing Village wastewater treatment plant's rated capacity is 1.8 million gallons per day (currently being expanded to 8 million gallons per day), with a current reserve capacity of 0.48 million gallons per day. Sewer flows from these areas travel to the Jefferson Street interceptor prior to being discharged into the pumping station at the Wastewater Treatment Plant. A map of this flow path, analysis, and capacity can all be found in Appendix H.

As noted above, current remaining daily flow capacity for the downstream sewer were 465,000 gpd and a peak flow of 323 gpm. Sufficient capacity is confirmed for the anticipated 160 gpm pumping rates attributed to the proposed development. Additionally, the average daily flow expected at build-out for the total project area is approximately 35,000 gallons per day, with a peak load of approximately 140,000 gallons per day, indicating the Village's treatment plant has ample capacity to support the planned development.

5.5 Existing Utilities Map

See Appendix H.

Utilities (Water Supply)

6.1 Proposed Water Supply

The Village of Oregon's Water System Master Plan (January 2015) proposes a 12" water main to be extended from south of Netherwood Road to the northeast corner of this neighborhood to allow for a future connection to the North Standpipe and to eventually complete a loop. The amendment area is proposed to connect to the Village's water system in two locations. This includes an 8" water main connection at the intersection of Netherwood Road and Peterson Trail and a 12" water main connection that will extend under Netherwood Road approximately equidistance between the new Welcome Way and Featherwood Road. The majority of the watermain network that will eventually be looped within the proposed amendment area will be 8" watermain.

See Appendix C for the preliminary engineering plans with the preliminary plat submittal.

6.2 Proposed Demand

At build out, the 280 anticipated housing units would be expected to use an average water total of 70,000 gallons per day, with a peak daily demand of 238,000 gallons per day. Peak hourly demand is estimated at 165 gallons per minute.

These totals assume 100 gallons per person per day, 2.5 persons per housing unit, 280 housing units, 15% water loss, and a peaking factor of 4 (70,000 gallons per day x 85% accounting for water loss x 4 peaking factor).

6.3 Existing Demand

Based on usage records since 2020 (see Appendix I), average daily water demand is approximately 855,000 gallons (594 gpm), and the average peak hourly demand is 2,307 gpm.

6.4 Capacity Evaluation

The Village currently operates four groundwater wells (3, 4, 5, and 6) for water supply. Each well yields between 850 and 1,000 gallons per minute (gpm). The current well pumping capacity with all four wells operating simultaneously is 3,550 gpm. Firm capacity (assuming the largest well is out of service) is 2,550 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 1.39 million gpd with all 4 wells in operation. If one of the Village's largest wells is out of service (1,000 gpm), the firm capacity is 2,550 gpm or 3.672 million gallons per day. The Village utilizes its existing water storage capacity daily to fluctuate with demand and keep water in the storage system fresh. The additional estimated total demand from the proposed project is 70,000 gpd, with peak demand of 238,000 gpd, well within the Water System's capacity.

Stormwater Management

7.1 Map of BMPs

See the Preliminary Stormwater Management Report in Appendix J Exhibits 5, 6, and 7.

7.2 Map of Existing Watersheds

See the Preliminary Stormwater Management Report in Appendix J Exhibit 4.

7.3 Map of Proposed Watersheds

See the Preliminary Stormwater Management Report in Appendix J Exhibit 5.

7.4 Proposed BMPs

A combination of dry infiltration beds, detention ponds, and a greenway make up the stormwater management areas planned within the amendment area as depicted and described within the Preliminary Stormwater Management Report (Appendix J).

Under proposed conditions, the existing drainage divides and discharge points associated with the northern drainage area to Lake Barney and the eastern drainage area to Cusick Parkway will generally be maintained. However, a substantial portion of the southern drainage area currently draining toward Netherwood Road will be rerouted to discharge north, toward Lake Barney, rather than discharging to the existing depression along Netherwood Road.

Stormwater management facilities will be constructed throughout the development to treat and attenuate runoff from the developed site. A summary of the main stormwater management facilities is provided below:

- **Northwest Infiltration Basin** – A small infiltration basin will be constructed within Outlot 15 at the northwest corner of the development. The tributary drainage area is relatively small and consists primarily of single-family residential lots with low overall imperviousness. Discharge from the basin will flow north toward Lake Barney.
- **Northeast Wet Pond & Infiltration Basin** – The wet pond located within Outlot 16 will receive runoff from the storm sewer systems along Homestead Lane, Sunset Cove Road, and Waypoint Drive, in addition to direct runoff from surrounding single-family lots. The wet pond will provide pretreatment prior to discharging to the adjacent infiltration basin located within Outlot 16. The infiltration basin will be hydraulically equalized with a second infiltration cell located south of Sunset Cove Road within Outlot 7. Discharge from the infiltration basin system will flow east toward Cusick Parkway.
- **East Infiltration Basin** – An additional infiltration basin will be constructed within Outlot 7 to provide supplemental peak flow attenuation and infiltration, only receiving rear-lot runoff from properties along Waypoint Drive. Discharge from the east infiltration basin will outlet to the northeast infiltration basin system and ultimately discharge at the same location as the other northeast basins.
- **Central Wet Pond** – A centrally located wet pond bounded by Featherwood Road, Willow Bend Road, and Milestone Drive will receive runoff from approximately 24 acres of the development. The wet pond will provide peak flow attenuation and total suspended solids reduction prior to discharging through two large outlet pipes that convey flow west along Milestone Drive toward the southern stormwater management facilities.
- **South Wet Pond & Infiltration Basin** – The south wet pond and infiltration basin will be located near the southwest corner of the plat within Outlot 5. In addition to receiving discharge from the central wet pond, the south wet pond will receive runoff from an approximately 24-acre

drainage area. This drainage area includes off-site runoff from an existing single-family residence and driveway west of the plat, as well as runoff from the northern half of the Netherwood Road right-of-way associated with the proposed urban reconstruction of the roadway. The south wet pond will discharge to the adjacent infiltration basin, which will include extended dry detention storage to provide additional peak flow attenuation for large storm events. Discharge from the infiltration basin will be conveyed north toward Lake Barney and will discharge at the same location as the northwest bioretention basin.

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. Overall, prior to any activity occurring, Dane County will have to review and approve any stormwater plans.

Runoff Rate Control

For new development sites, storm water management practices shall be designed and implemented to maintain post-development peak runoff discharge rates at pre-settlement rates for the 1, 2, 10, 100, and 200-year 24-hour design storms. Per the Village of Oregon Ordinances, the post-development 10-year 24-hour design storm peak rates shall be reduced to the pre-development 2-year peak rate and reduce the 100-year design storm peak rates to the pre-development 10-year peak rates.

The stormwater facilities will provide detention for the 1, 2, 10, 100 and 200- year 24-hour storm events. Areas without stormwater facilities will be compensated by over-detaining runoff in the controlled watersheds. The overall site post-development runoff rates are less than pre-settlement rates as shown in Table 6. The post-development HydroCAD output summaries and a model with no stormwater controls is included in the Preliminary Stormwater Management Report in Appendix J.

Sediment Control

The Village's standard is to reduce, to the maximum extent practicable, total suspended solids load leaving the site by eighty percent (80%) based on the average annual rainfall.

The proposed stormwater management facilities will provide TSS reductions through settlement in wet detention ponds, infiltration basins, and filtration through the engineered soil in the bioretention facilities. WinSLAMM modeling has been completed showing the removal is estimated to be over 80% for the overall site. The sediment control calculations and calculations for TSS are provided within the Preliminary Stormwater Management Report in Appendix J.

Infiltration

For new developments, design practices to infiltrate sufficient runoff volume so the post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, per Village standards. Additionally, per Dane County standards, no exemptions shall be granted to the 90% stay-on standards for sites within a closed basin watershed. During preliminary stakeholder meetings, the Technical Advisory Committee (TAC) recommended that this development should exceed the 90% requirement and target a post-development infiltration volume that is 100% of the predevelopment infiltration volume.

Infiltration will be accomplished using the proposed infiltration basins: the NW infiltration basin, NE infiltration basin, East infiltration basin, and South infiltration basin. The WinSLAMM model

output shows post-development stay-on of 28.53 inches, which is -99.9% of the predevelopment stay-on in inches.

A multi-step process was used to determine the infiltration rate for each of the proposed basins. First, a QGIS map was developed showing the soil boring locations overlaid on the proposed site plan. Next, a nearest-neighbor analysis using the Thiessen polygon method was completed to delineate areas where each location within a polygon was assigned the infiltration rate associated with the nearest soil boring. Finally, the representative infiltration rate for each basin was calculated as an area-weighted average of all the infiltration rates within the contributing polygons. See the Preliminary Stormwater Management Report in Appendix J.

7.5 Performance Standards

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. Where capacity problems were identified, the study analyzed alternative management approaches and provided recommended solutions. An implementation plan prioritized the recommendations and established a schedule. Since that time, the Village has invested significantly in roadway storm sewer expansion and standalone stormwater management projects.

The Village enforces a policy of stormwater management on all new development and redevelopment. The requirements of the policy address both stormwater quantity and quality. [Chapter 22 \(Stormwater Management & Erosion Control\)](#) of the Village of Oregon Municipal Code of Ordinances includes all Village stormwater requirements, including those adopted by reference from Dane County Ordinances. A summary of the Village's peak runoff rate requirements in excess of Dane County requirements is included below:

Except for redevelopment projects, all stormwater management facilities shall be designed, installed, and maintained to effectively accomplish the following under post—development conditions:

- Maintain pre—development peak runoff rates for the 2-year, 24-hour storm event.
- Reduce the peak runoff rates for the 10-year, 24-hour storm event to pre-development peak runoff rates for the 2-year, 24-hour storm event (2.85 inches over 24-hour duration).
- Reduce the peak runoff rates for the 100-year, 24-hour storm event to pre-development peak runoff rates for the 10-year, 24-hour storm event (4.10 inches over 24-hour duration).

In addition to the above, due to the presence of internally drained areas in the proposed Featherwood Trails development, the Village and CARPC requested that the developer's engineer provide peak runoff rate analysis for both the 500- and back-to-back 100-year storm events. These results are included with the Preliminary Stormwater Management Report (Appendix J).

7.6 Maintenance

The proposed stormwater management facilities will be maintained by the developer until build-out of the contributing areas nears completion. At that time, they will be dedicated to and maintained by the Village. This process is consistent with similar neighborhood development projects in the Village of Oregon.

7.7 Supporting Documentation

See the Preliminary Stormwater Management Report in Appendix J.

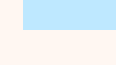
Map 1: Proposed Amendment Area



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment
Map 1: Proposed Urban Service Amendment Area

-  Proposed Urban Service Area Addition
-  Proposed Urban Service Area Addition Parcels
-  Existing Urban Service Area
-  Village of Oregon
-  Water

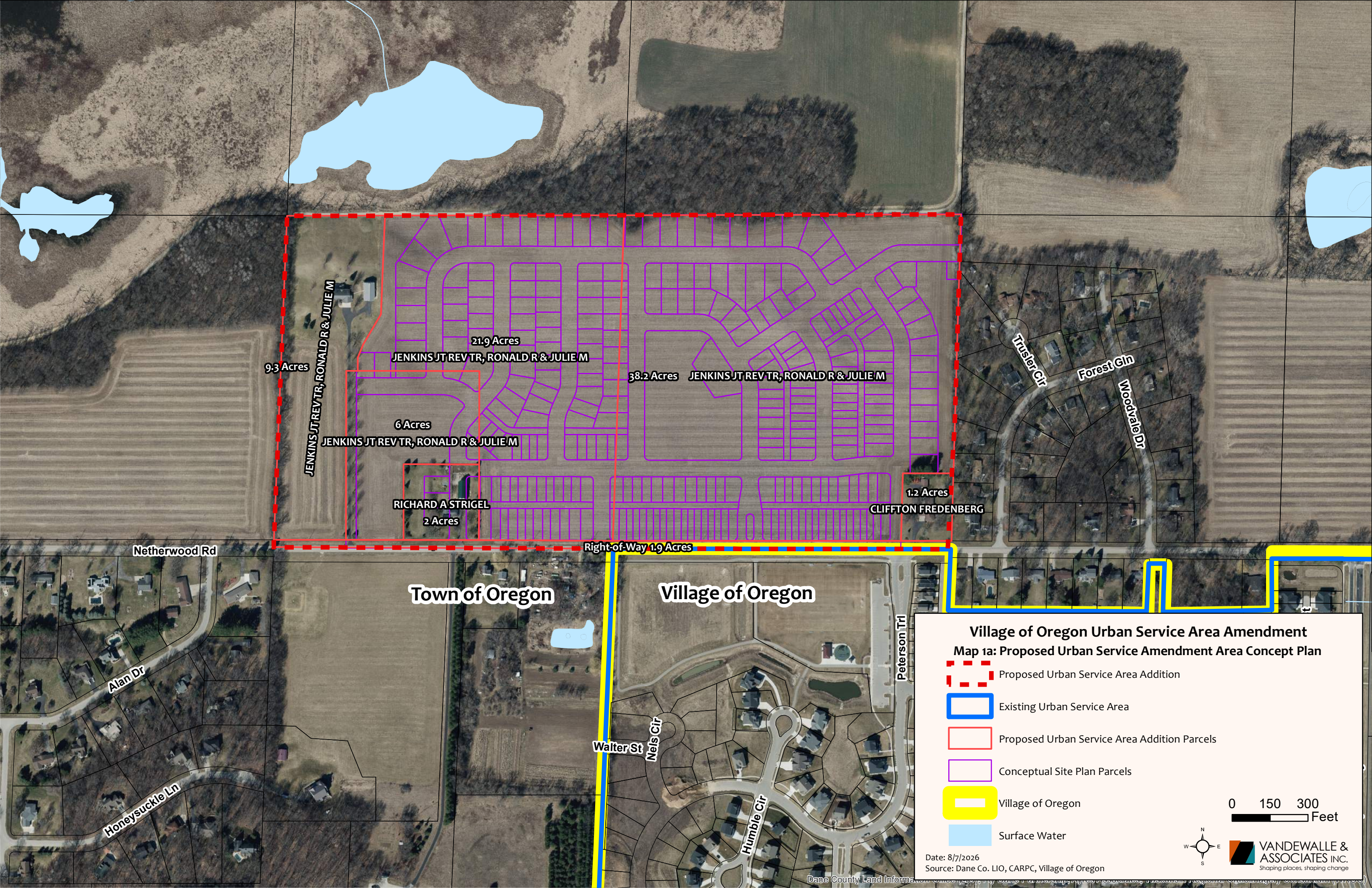
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VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

Date: 4/2/2026
Source: Dane Co. LIO, CARPC, Village of Oregon

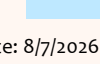
Map 1a: Proposed Amendment Area Concept Plans



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment
Map 1a: Proposed Urban Service Amendment Area Concept Plan

-  Proposed Urban Service Area Addition
-  Existing Urban Service Area
-  Proposed Urban Service Area Addition Parcels
-  Conceptual Site Plan Parcels
-  Village of Oregon
-  Surface Water

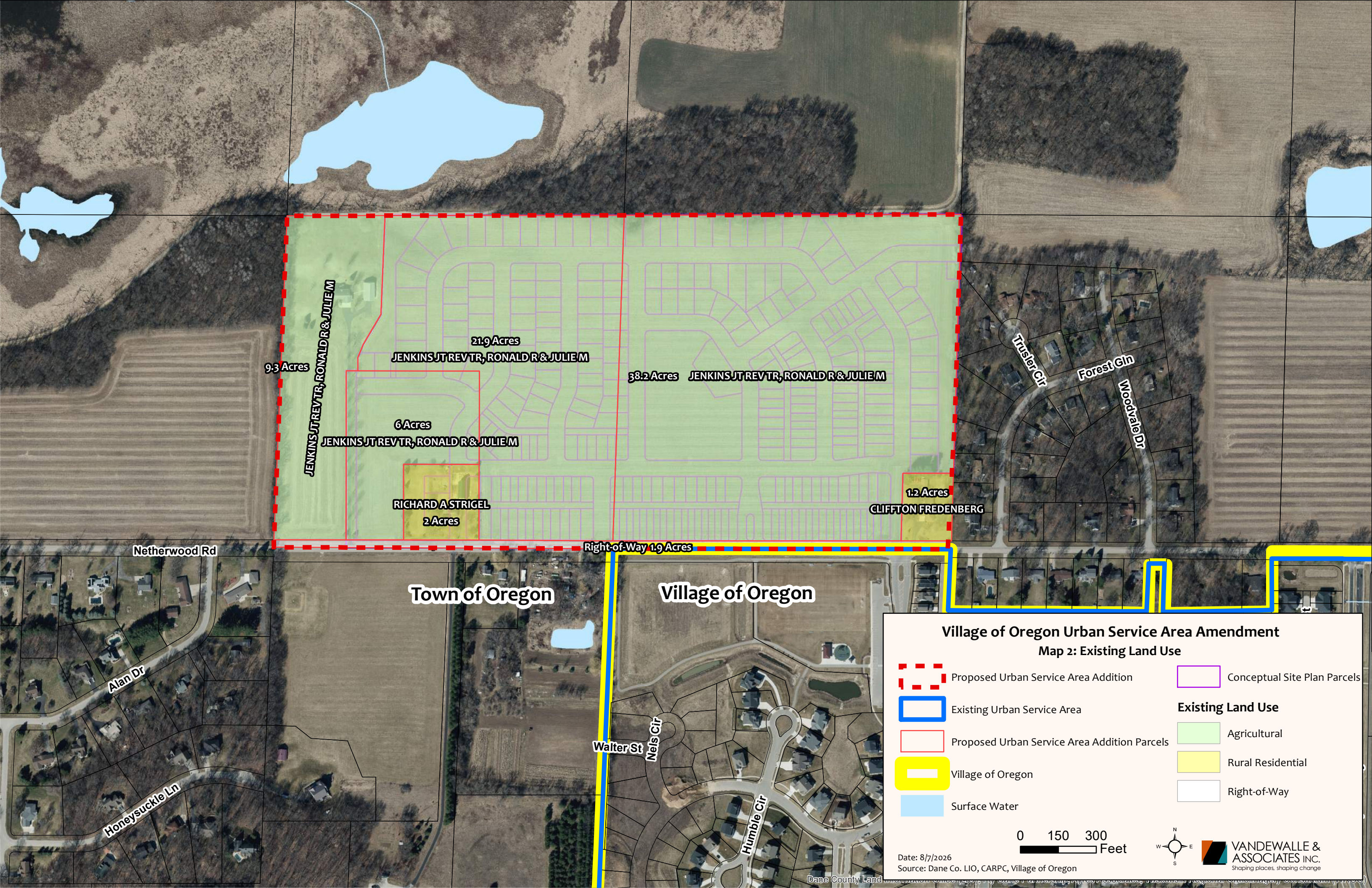
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VANDEWALLE & ASSOCIATES INC.
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Date: 8/7/2026
Source: Dane Co. LIO, CARPC, Village of Oregon

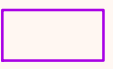
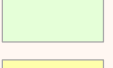
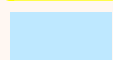
Map 2: Existing Land Use



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment
Map 2: Existing Land Use

- | | |
|--|--|
|  Proposed Urban Service Area Addition |  Conceptual Site Plan Parcels |
|  Existing Urban Service Area | Existing Land Use |
|  Proposed Urban Service Area Addition Parcels |  Agricultural |
|  Village of Oregon |  Rural Residential |
|  Surface Water |  Right-of-Way |

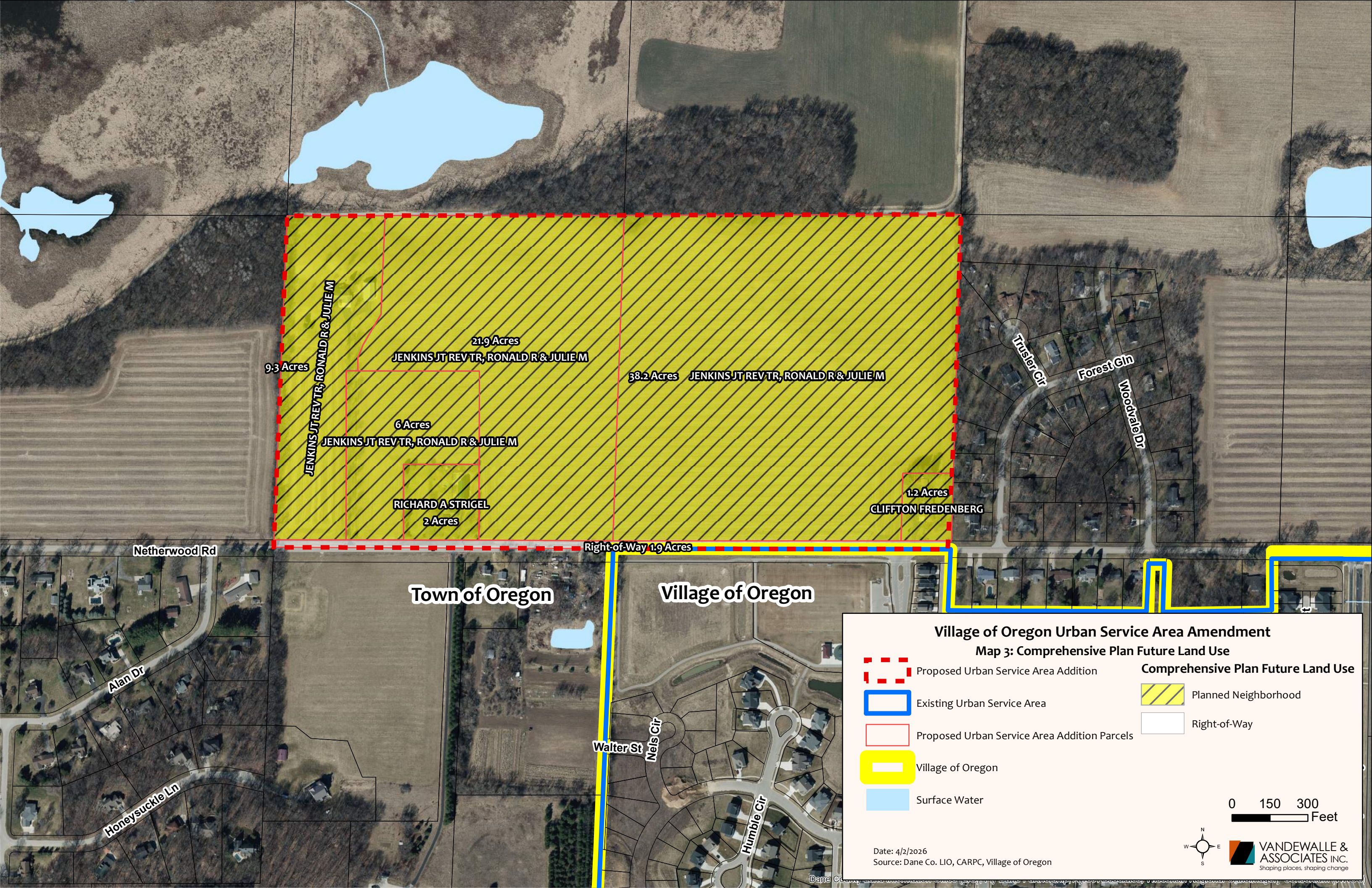
Date: 8/7/2026
Source: Dane Co. LIO, CARPC, Village of Oregon

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Map 3: Comprehensive Plan Planned Land Use



Town of Oregon

Village of Oregon

Village of Oregon Urban Service Area Amendment

Map 3: Comprehensive Plan Future Land Use

- Proposed Urban Service Area Addition

Existing Urban Service Area

Proposed Urban Service Area Addition Parcels

Village of Oregon

Surface Water
- Planned Neighborhood

Right-of-Way

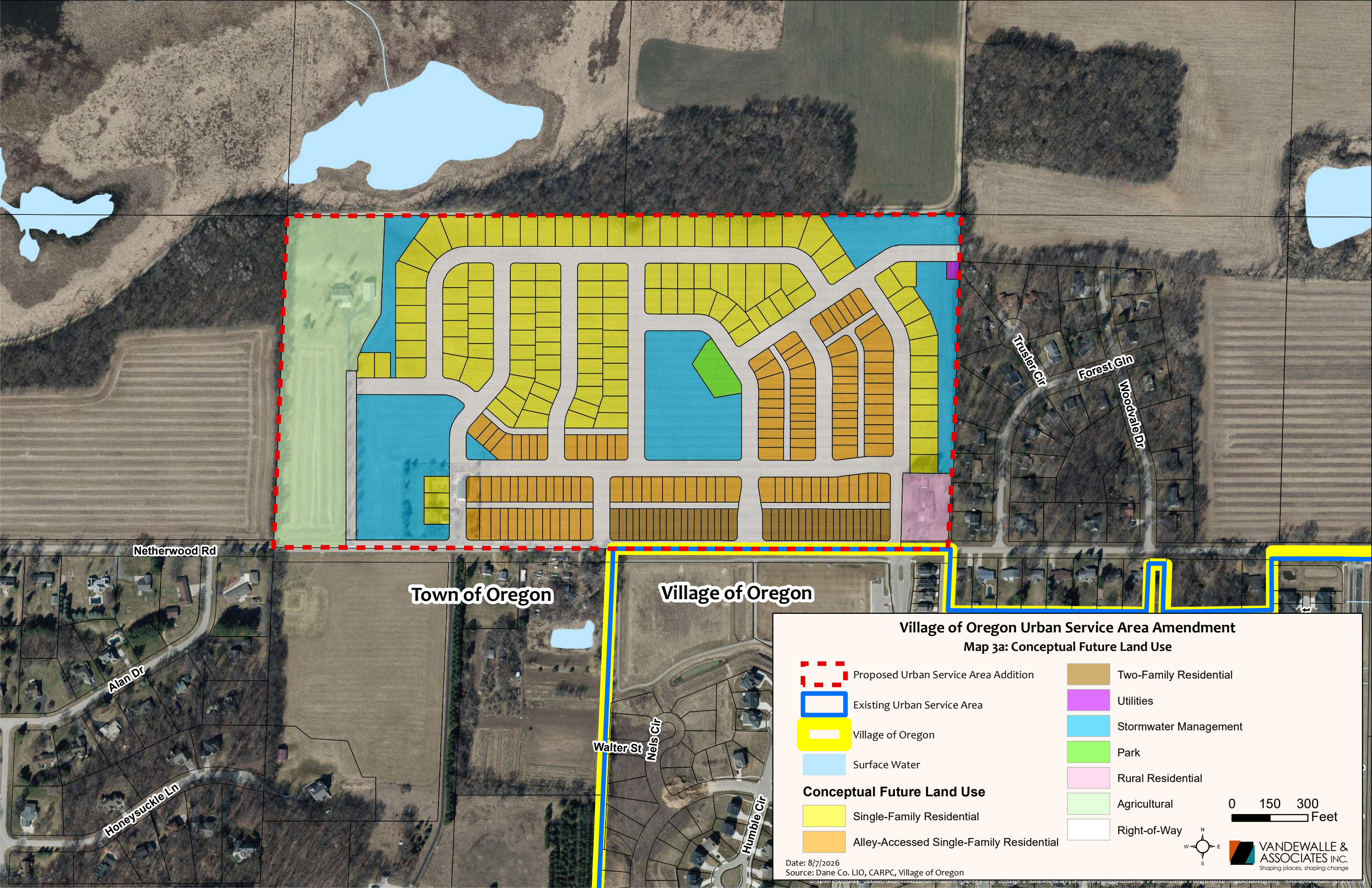
Date: 4/2/2026
Source: Dane Co. LIO, CARPC, Village of Oregon



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Feet

Map 3a: Planned Land Use with Concept Plans



Map 3b: Comprehensive Plan Planned Land Use – Village ETJ Extent

Village of Oregon
Featherwood Trails

 Proposed USA Amendment Area

Note: Where necessary features on this map have been updated to reflect newer data available since this map was originally adopted as part of the Village's 2023 Comprehensive Plan.

Village of Oregon
Comprehensive Plan



Map 3b
Village-wide Comprehensive Plan
Future Land Use

-  Agricultural
-  Rural Residential
-  Low-Scale Neighborhood
-  Mid-Scale Neighborhood
-  Mobile Home Residential
-  Planned Neighborhood
-  Long-Term Growth Area
-  Neighborhood Mixed Use
-  Central Mixed Use
-  Planned Mixed Use**
-  Interchange Mixed Use
-  General Industrial
-  Heavy Industrial and Extraction
-  Institutional
-  Stormwater Management
-  Parks & Open Space
-  Environmental Corridor
-  CARPC Estimated 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

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

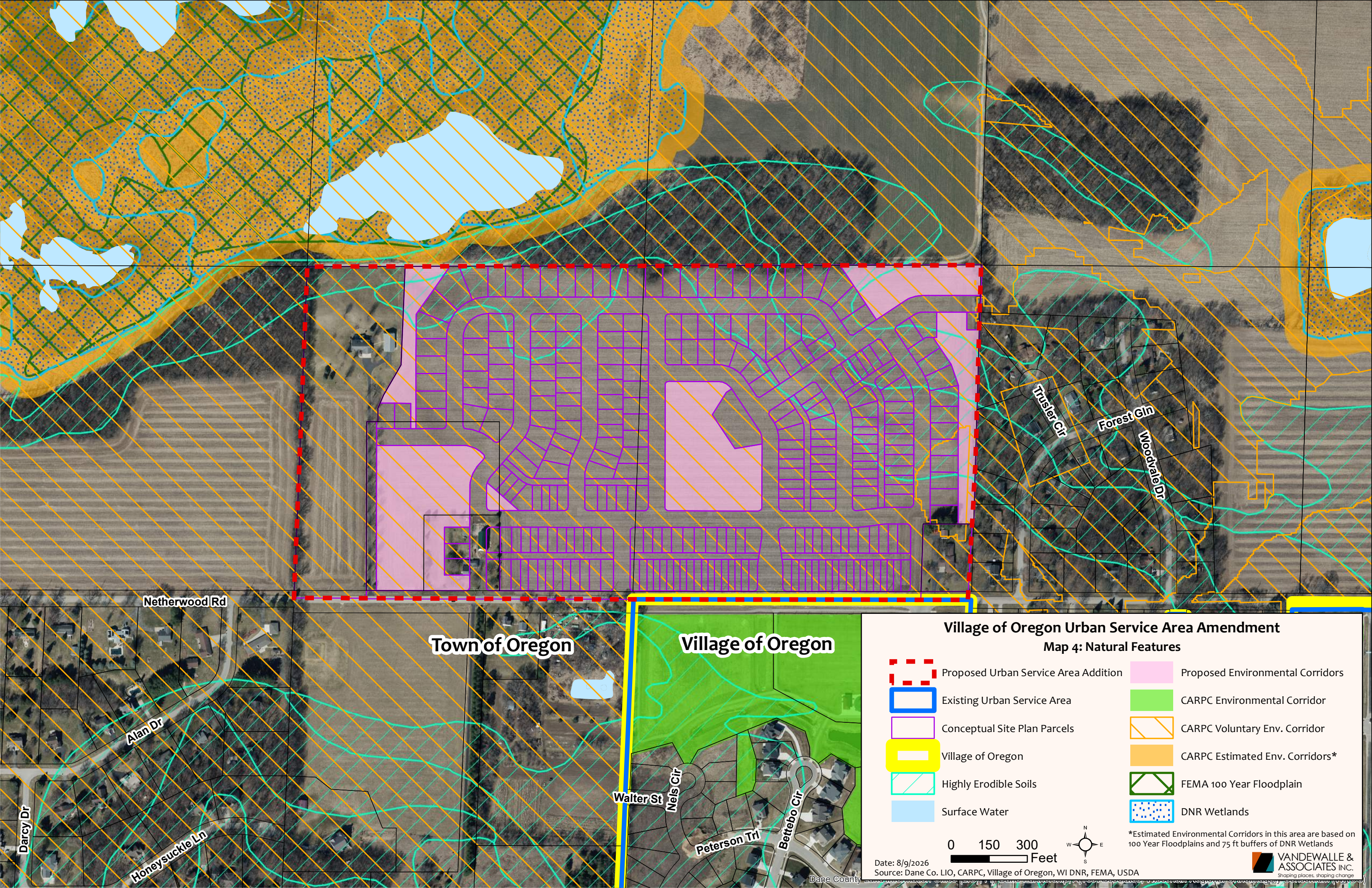


March 23, 2026
Source: Dane Co. LIO; CARPC;
WI-DNR; Madison MPO; V&A

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ASSOCIATES INC.
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Map 4: Natural Features

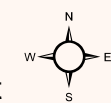


Village of Oregon Urban Service Area Amendment Map 4: Natural Features

- | | | | |
|--|--------------------------------------|--|----------------------------------|
| | Proposed Urban Service Area Addition | | Proposed Environmental Corridors |
| | Existing Urban Service Area | | CARPC Environmental Corridor |
| | Conceptual Site Plan Parcels | | CARPC Voluntary Env. Corridor |
| | Village of Oregon | | CARPC Estimated Env. Corridors* |
| | Highly Erodible Soils | | FEMA 100 Year Floodplain |
| | Surface Water | | DNR Wetlands |

Date: 8/9/2026
Source: Dane Co. LIO, CARPC, Village of Oregon, WI DNR, FEMA, USDA

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Feet



*Estimated Environmental Corridors in this area are based on 100 Year Floodplains and 75 ft buffers of DNR Wetlands

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Map 4a: Natural Features From Comprehensive Plan

Village of Oregon
Featherwood Trails

Proposed USA Amendment Area

Note: Where necessary features on this map have been updated to reflect newer data available since this map was originally adopted as part of the Village's 2023 Comprehensive Plan.

Village of Oregon
Comprehensive Plan



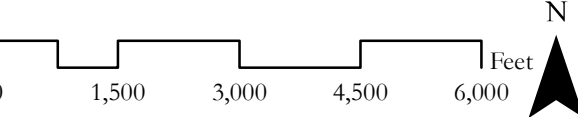
Map 4a
Comprehensive Plan Natural Features

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

- Steep Slopes
- Greater than 20 Percent
 - 12 to 20 Percent

- Urban Service Area
- CARPC Environmental Corridor
- CARPC Estimated Future Env. Corridors
- CARPC Voluntary Future Env. Corridors

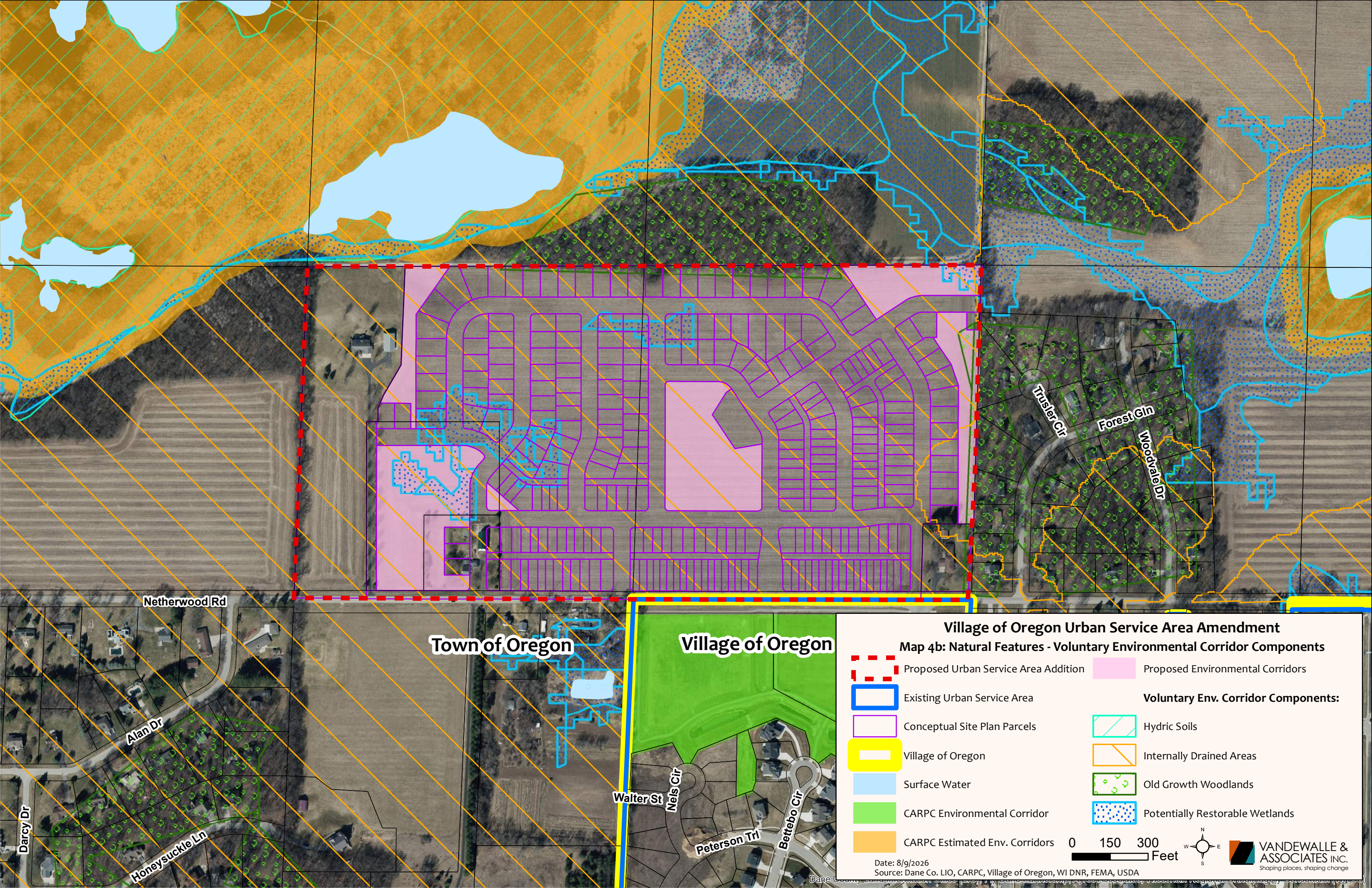
- Village of Oregon
- Other Municipal Boundary
- U.S. Highway
- State Highway
- County Highway
- Local Road
- Surface Water



March 23, 2026
Source: Dane Co. LIO,
WI DNR; FEMA,
Village of Oregon

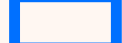
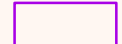
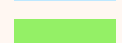
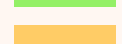
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ASSOCIATES INC.
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Map 4b: Natural Features Voluntary Corridor Components



Village of Oregon Urban Service Area Amendment

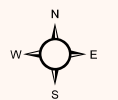
Map 4b: Natural Features - Voluntary Environmental Corridor Components

- | | | | |
|---|--------------------------------------|---|----------------------------------|
|  | Proposed Urban Service Area Addition |  | Proposed Environmental Corridors |
|  | Existing Urban Service Area | Voluntary Env. Corridor Components: | |
|  | Conceptual Site Plan Parcels |  | Hydric Soils |
|  | Village of Oregon |  | Internally Drained Areas |
|  | Surface Water |  | Old Growth Woodlands |
|  | CARPC Environmental Corridor |  | Potentially Restorable Wetlands |
|  | CARPC Estimated Env. Corridors | | |

Date: 8/9/2026

Source: Dane Co. LIO, CARPC, Village of Oregon, WI DNR, FEMA, USDA

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Table of Attachments

Appendix A: Town of Oregon Notification	1
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Appendix D: Wetland Delineation.....	4
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Appendix F: Planned Sewer	6
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Appendix I: Existing Water Demand Calculations	9
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Appendix A: Town of Oregon Notification



Outlook

FW: Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood

From Sonja Kruesel <skruesel@vandewalle.com>**Date** Wed 5/13/2026 8:41 AM**To** Benjamin Rohr <brohr@vandewalle.com>

1 attachment (6 MB)

Map 1a Amendment Area Concept Plan - Oregon Featherwood Trails USAA Application 2026.pdf;

Sonja Kruesel, AICP

Associate Planner

Vandewalle & Associates, Inc.

Cell 920-988-2327

From: Elise Cruz <ECruz@oregonwi.gov>**Sent:** Monday, May 11, 2026 12:20 PM**To:** Jennifer Hanson <jhanson@townoforegonwi.gov>; Stephanie Goth (SGoth@town.oregon.wi.us) <SGoth@town.oregon.wi.us>**Cc:** Sonja Kruesel <skruesel@vandewalle.com>**Subject:** Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood

Good afternoon, Jennifer,

I wanted to reach out and make you aware that an Urban Service Area (USA) Amendment is being proposed for property located north of Netherwood Trail and immediately south of the current Village boundary with Fitchburg, generally along the west side of the Village. The amendment is associated with a proposed residential development by Veridian.

Attached is a boundary map showing the location of the proposed amendment area with the proposed development concept map overlaid.

Please feel free to reach out with any questions or comments as the project moves forward. We also intend to share a draft of the USA Amendment application with you prior to submittal to CARPC for review.

Thank you,



Elise Cruz, AICP (She/Her/Hers)

Director of Community Development

Email: ecruz@oregonwi.gov

Phone: 608-835-6291

101 Alpine Pkwy. Oregon, WI 53575

www.oregonwi.gov

Appendix B: Village Board USA Amendment Resolution

**VILLAGE OF OREGON
DANE COUNTY, WISCONSIN**

RESOLUTION NO. 26-05

**AUTHORIZING THE SUBMITTAL OF AN URBAN SERVICE AREA AMENDMENT TO THE
CAPITAL AREA REGIONAL PLANNING COMMISSION FOR APPROXIMATELY 66 ACRES
OF LAND LOCATED NORTH OF NETHERWOOD ROAD AND WEST OF PETERSON TRAIL**

WHEREAS, the Village of Oregon has received a conceptual development proposal from Veridian Homes (the "Developer") for a residential neighborhood consisting of approximately 250 single-family homes; and

WHEREAS, the subject property, current owned by Ronald R. & Julie M. Jenkins Joint Revocable Trust and Susan K. and Brian T. Connor ("Jenkins/Conner Property"), currently located in the Town of Oregon, encompasses approximately 66 acres generally located north of Netherwood Road, west of Peterson Trail, south of the Rotary Trail, and directly north of the Highlands of Netherwood Park; and

WHEREAS the proposed development is consistent with the "Planned Neighborhood" designation in the Village's Comprehensive Plan Future Land Use Map; and

WHEREAS, the provision of public sanitary sewer and water services is necessary to support this development, requiring an amendment to the state's Dane County Water Quality Management Plan to expand the Village's Urban Service Area boundaries; and

WHEREAS, pursuant to Wis. Stat. § 283.83(1m) and NR 121, the Capital Area Regional Planning Commission (CARPC) is responsible for reviewing such amendments and making recommendations to the Wisconsin Department of Natural Resources (DNR); and

WHEREAS, the Village of Oregon must serve as the official applicant for the amendment, and

WHEREAS the Village of Oregon Plan Commission reviewed the conceptual development proposal and adopted Resolution #26-03 at its March 5, 2026, meeting, formally recommending that the Village Board initiate an amendment to the Oregon Urban Service Area to include these parcels; and

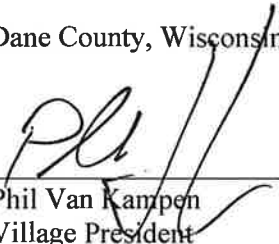
WHEREAS, the Village and Developer executed a Cost Reimbursement Agreement on February 2, 2026, under which the Developer will cover all Village administrative, engineering, and planning costs related to this application.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Oregon, Dane County, Wisconsin, as follows:

- 1. Authorization.** Village staff and consultants are hereby authorized to prepare and submit an application for an Urban Service Area Amendment to CARPC for the Jenkins/Conner property. It is recognized by the Village Board that as detailed engineering, stormwater management planning, and intergovernmental considerations evolve, the final boundaries of the requested amendment may require minor adjustments or the inclusion of adjacent areas to ensure logical service extension and resource protection. The Village Director of Community Development is hereby authorized to define the final boundaries of the Urban Service Area Amendment

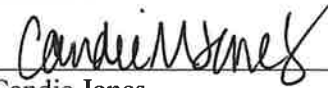
application as necessary to satisfy technical requirements or planning objectives without further Village Board action.

Adopted by the Village Board of the Village of Oregon, Dane County, Wisconsin, this 16th day of March 2026.



Phil Van Kampen
Village President

ATTEST:



Candie Jones
Village Clerk

Appendix C: Developer's Zoning and Plat Submittal

Appendix D: Wetland Delineation

Appendix E: DNR Endangered Resources Preliminary Assessment



Endangered Resources Preliminary Assessment

Created on 4/15/2026. 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.

This project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) (<https://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>) provided that the follow-up actions below are implemented. This BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Due to this coverage under the No/Low BITP/A, a formal review letter is not needed and only the actions listed below need to be followed to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized for state-listed species.

Follow up actions:

The Bald Eagle (*Haliaeetus leucocephalus*) is Federally protected by the Bald & Golden Eagle Protection Act. An eagle nest has been recorded within 1 mile of the project area. Visit the USFWS Bald Eagle Management website (<https://fws.gov/story/do-i-need-eagle-take-permit>) for detailed guidelines and conservation measures for your specific project activity.

Visiting the website and following USFWS guidance will satisfy the project's Endangered Resources requirements.

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	JENKINS JT REV TR, RONALD R & JULIE M & SUSAN K CONNER
Project address	5374 NETHERWOOD RD, Oregon, Wisconsin
Project description	New residential neighborhood development with 250 housing units and stormwater management areas

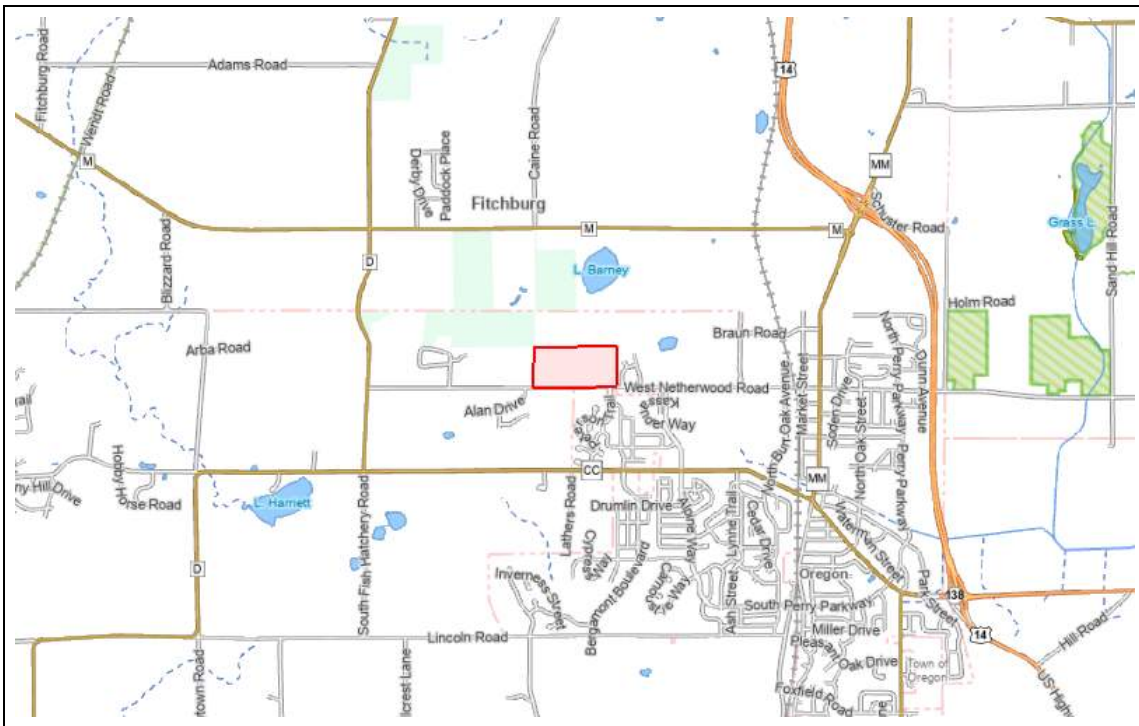
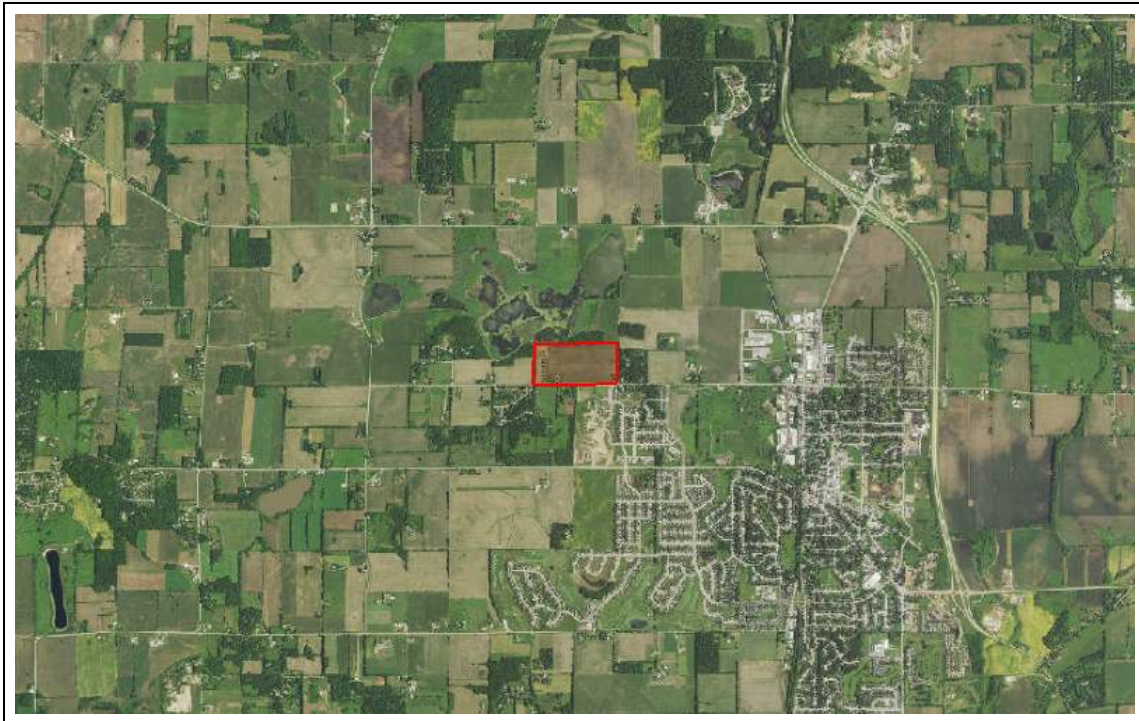
Project Questions

Does the project involve a public property?	No
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 or shrub removal?	No

Is project near (within 300 ft) a waterbody or a shoreline?	Yes
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	No
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

Appendix F: Planned Sewer

Veridian– Oregon Jenkins Sanitary Sewer Lift Station Design

Capacity Assumptions for ultimate buildout:

- 3 houses per acre
- 2.5 people per household (single family)
- 50 gallons per capita per day
- 4x peaking factor

Sewershed area ~178 acres

Veridian: 260 homes

Lands west of the Veridian development: 90 homes

Existing rural neighborhood: 33 homes

Lands east of existing neighborhood: 126 homes

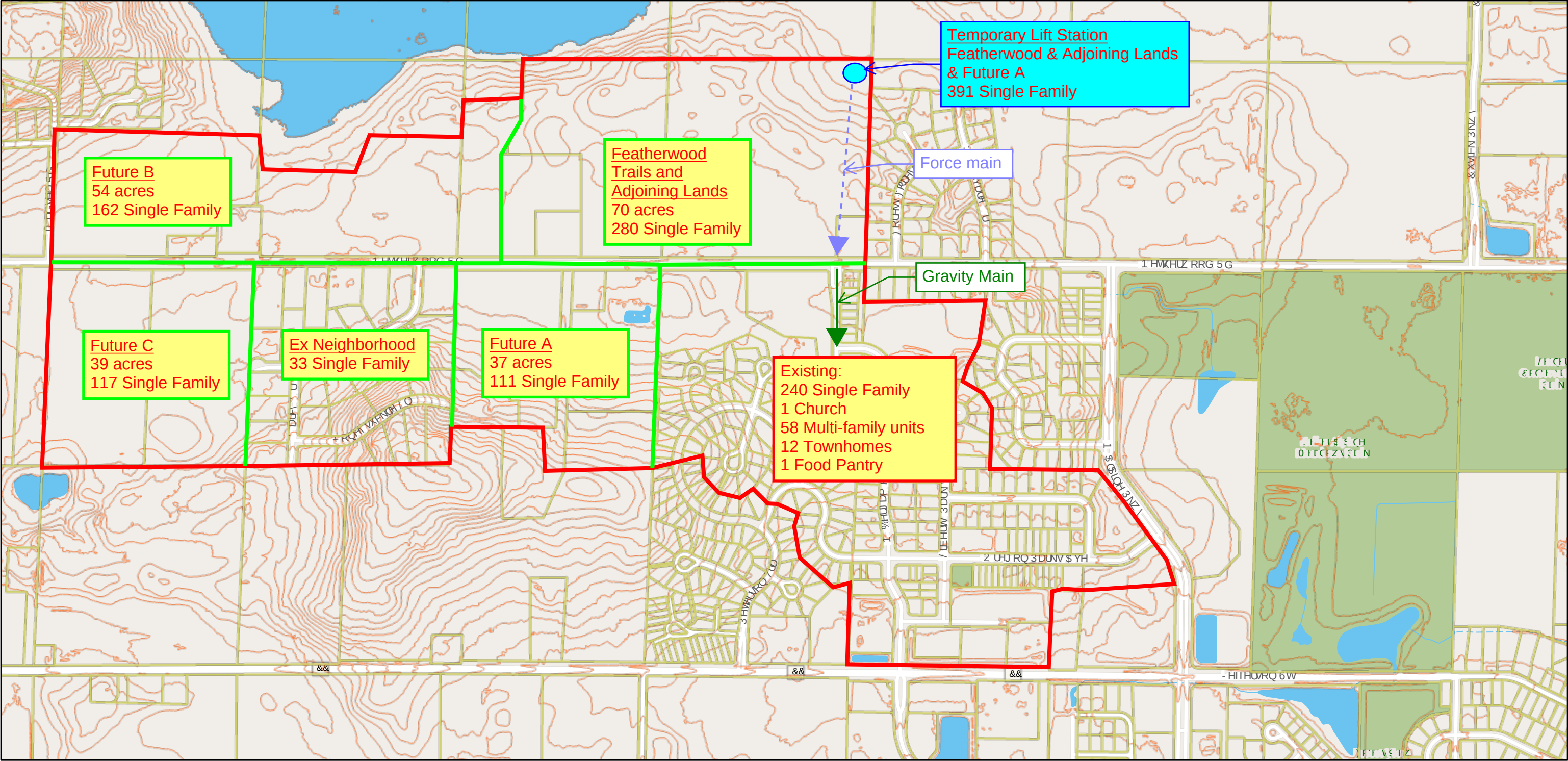
Ultimate proposed single family homes contributing to the lift station = 509

Population: $509 \times 2.5 \text{ people/house} = 1273 \text{ people}$

Consumption: $1273 \text{ people} \times 50 \text{ gal/cap/day} = 63,650 \text{ gal/day} \rightarrow 44.2 \text{ GPM} \rightarrow 0.1 \text{ cfs}$

Peaking factor of 4 $\Rightarrow 177 \text{ GPM} \Rightarrow 0.40 \text{ cfs}$

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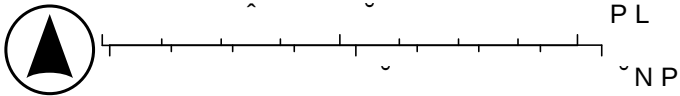
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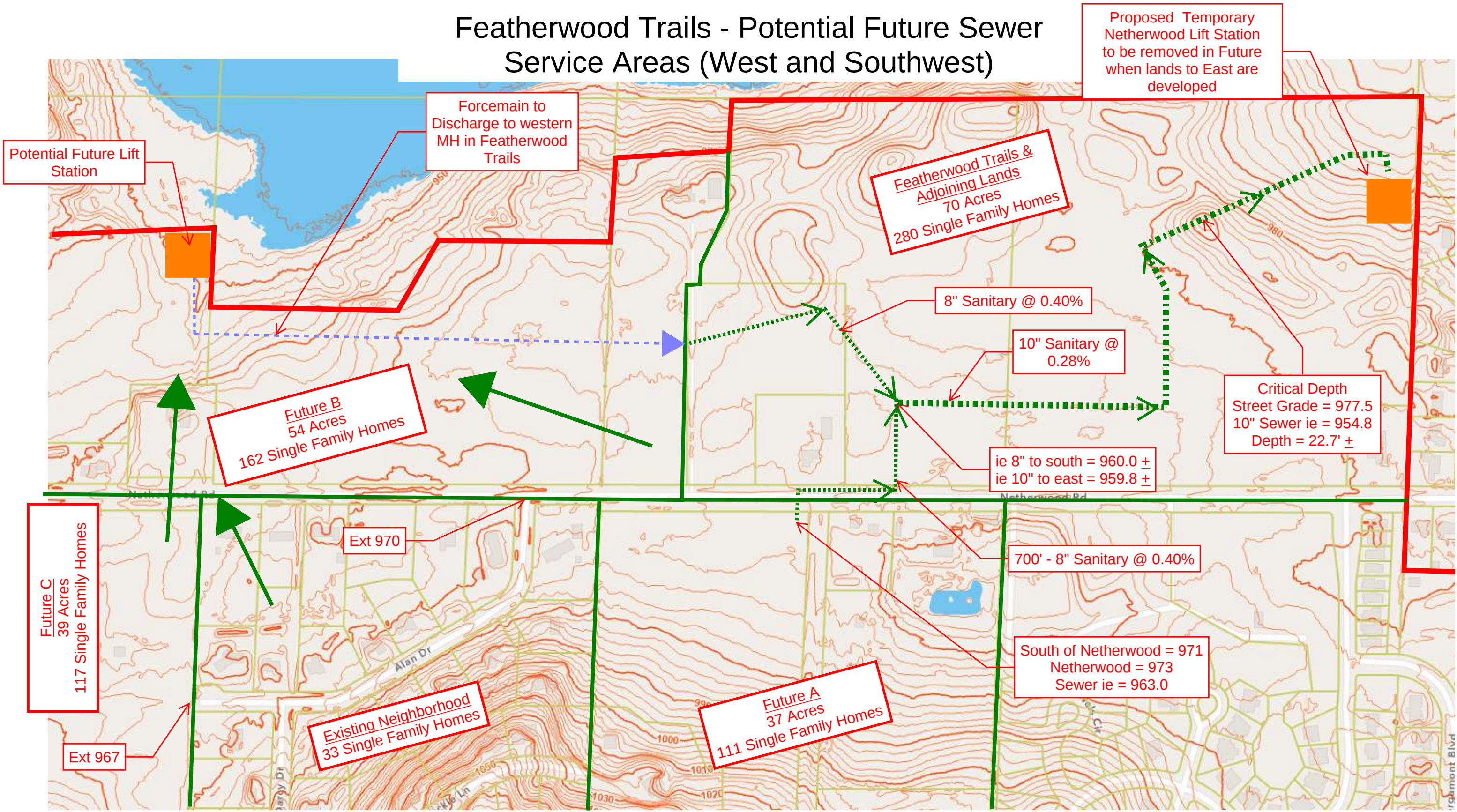
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Featherwood Trails - Potential Future Sewer Service Areas (West and Southwest)



Appendix G: Village of Oregon Facilities Plan

Village of Oregon 2020 Facilities Plan

[https://www.vil.oregon.wi.us/vertical/sites/%7B3631401E-89E6-4B18-B72B-25DC241CC205%7D/uploads/Village of Oregon WWTP Facility Plan\(1\).pdf](https://www.vil.oregon.wi.us/vertical/sites/%7B3631401E-89E6-4B18-B72B-25DC241CC205%7D/uploads/Village%20of%20Oregon%20WWTP%20Facility%20Plan%20(1).pdf)

Appendix H: Sewer Capacity

**9LOODJH RI 2UHJRQ
6DQLWDUI\ 6HZHU 6IVWHP**

/HJHQG
 — 3URSRVHG 5RXWH*UDYLWI 6HZHU
 — 3URSRVHG \$PHQGPHQW \$UHD
 — (::7)
 — 0DQKROH
 — \$ 3XPSLQJ 6WDWLRO
 —) &OHDQ 2XW
 — 6DQLWDUI\ 9DOYH
 — 0HHULQJ
 — 3DUFHUV

tc TOWN & COUNTRY ENGINEERING, INC.
 1HVELW 5RDG
 ODGLVRQ
 ZZZ WFGJLQHUU
 7RZQ &RXQUW (QJLQHULQJ) QF PDNV QR UHSUHVHQDWLRQ U
 DQG LWV XGHUOLQJ GDWD S\$I XVH RU UHXVH RI WKLV PDS ZLOO
 HRSRVXUH WR 7RZQ &RXQUW (QJLQHULQJ) QF 1RW WR EH XVHG
 3DWK - 2-2% 62UHJRQ?2 : -HQNLQV 'HYHORSPHQW /LIW 6WU
 'HYHORSPHQW DSU

**9LOODJH RI 2UHJRQ
6DQLWDUI\ 6HZHU 6IVWHP**

/HJHQG
 — 3URSRVHG 5RXWH*UDYLWI 6HZHU
 — 3URSRVHG \$PHQGPHQW \$UHD
 — (::7)
 — 0DQKROH
 — \$ 3XPSLQJ 6WDWLRO
 —) &OHDQ 2XW
 — 6DQLWDUI\ 9DOYH
 — 0HHULQJ
 — 3DUFHOU

tc TOWN & COUNTRY ENGINEERING, INC.
 1HVELW 5RDG
 ODGLVRQ
 ZZZ WFGJLQHUV
 7RZQ &RXQUW (QJLGHULQJ ,QF PDNV QR UHSUHVHQDWLRQ U
 DQG LWV XGHUOLQJ GDWD \$QI XVH RU UHXVH RI WKLV PDS ZLOO
 HRSRVXUH WR 7RZQ &RXQUW (QJLGHULQJ ,QF 1RW WR EH XVHG
 3DWK - 2-2% 62UHJRQ?2 : -HQNLQV 'HYHORSPHQW /LIW 6DW
 'HYHORSPHQW DSU

[illegible]

Hydraflow DOT Report - Pipe Flow Summary

Source: Hydraflow DOT Report.pdf, pages 1-2. Capacity column corresponds to the report's "Capac Full (cfs)" field.

Line	To Line	Line Length (ft)	Total Flow (cfs)	Capacity Full (cfs)	Capacity Remaining (cfs)	% of Capacity	Pipe Size (in)	Pipe Slope (%)
1	Outfall	40.70	6.35	44.34	37.99	14.3%	27	0.98
2	1	95.12	6.35	19.46	13.11	32.6%	27	0.19
3	2	123.86	6.35	8.99	2.64	70.6%	27	0.04
4	3	313.04	6.35	12.64	6.29	50.2%	27	0.08
5	4	49.79	3.24	35.86	32.62	9.0%	27	0.64
6	5	386.98	3.24	18.75	15.51	17.3%	27	0.18
7	6	308.01	3.24	19.07	15.83	17.0%	27	0.18
8	7	141.58	3.24	19.17	15.93	16.9%	27	0.18
9	8	240.30	3.24	18.70	15.46	17.3%	27	0.17
10	9	28.58	3.22	18.72	15.50	17.2%	27	0.18
11	10	228.03	3.22	15.14	11.92	21.3%	24	0.21
12	11	76.31	3.21	16.73	13.52	19.2%	24	0.26
13	12	253.28	3.21	19.26	16.05	16.7%	24	0.35
14	13	321.01	3.17	17.39	14.22	18.2%	24	0.28
15	14	20.82	2.64	17.54	14.90	15.1%	24	0.29
16	15	123.24	2.58	21.22	18.64	12.2%	24	0.42
17	16	110.57	2.58	16.44	13.86	15.7%	24	0.25
18	17	396.92	2.58	15.56	12.98	16.6%	24	0.23
19	18	394.68	2.58	15.51	12.93	16.6%	24	0.23
20	19	120.17	2.58	16.32	13.74	15.8%	24	0.25
21	20	250.55	2.36	16.25	13.89	14.5%	24	0.25
22	21	291.88	2.36	16.56	14.20	14.3%	24	0.26
23	22	283.47	2.36	16.47	14.11	14.3%	24	0.25
24	23	346.00	2.36	15.41	13.05	15.3%	24	0.22
25	24	235.80	2.05	16.48	14.43	12.4%	24	0.25
26	25	233.23	1.68	14.13	12.45	11.9%	21	0.38
27	26	391.00	1.68	14.95	13.27	11.2%	21	0.43
28	27	403.07	1.68	13.04	11.36	12.9%	21	0.33
29	28	97.41	1.53	20.21	18.68	7.6%	21	0.78
30	29	283.33	1.53	11.29	9.76	13.6%	21	0.24
31	30	185.48	1.53	14.06	12.53	10.9%	21	0.38
32	31	376.83	1.12	5.73	4.61	19.5%	15	0.38
33	32	253.70	1.12	5.71	4.59	19.6%	15	0.37
34	33	116.88	0.96	5.72	4.76	16.8%	15	0.38
35	34	370.87	0.96	5.71	4.75	16.8%	15	0.37
36	35	368.48	0.96	5.73	4.77	16.8%	15	0.38
37	36	365.92	0.96	5.73	4.77	16.8%	15	0.38
38	37	317.26	0.27	2.30	2.03	11.7%	8	1.73
39	38	275.20	0.19	1.15	0.96	16.5%	8	0.44
40	39	397.49	0.19	2.15	1.96	8.8%	8	1.52
41	40	392.50	0.12	1.27	1.15	9.4%	8	0.53
42	41	397.19	0.09	1.11	1.02	8.1%	8	0.40

43 42	156.87	0.08	0.80	0.72		10.0%	8	0.21
44 43	380.54	0.07	1.27	1.20		5.5%	8	0.53
45 44	174.31	0.07	1.11	1.04		6.3%	8	0.40
46 45	46.77	0.07	0.88	0.81		8.0%	8	0.11
47 46	123.38	0.07	1.12	1.05		6.3%	8	0.41
48 47	133.50	0.07	1.06	0.99		6.6%	8	0.37
49 48	179.49	0.07	1.10	1.03		6.4%	8	0.40
50 49	399.04	0.00	1.27	1.27		0.0%	8	0.53
51 50	76.55	0.00	1.16	1.16		0.0%	8	0.44
				Minimum remaining peak capacity (cfs)				
				0.72				

Maximum flow for new development (gpm)

323 gpm

Appendix I: Existing Water Demand Calculations

Village of Oregon
Water Supply Summary
 from PSC Annual Reports, 2020-2024

Total Gallons Entering Distribution System (1000 gal)	2020	2021	2022	2023	2024	Average
January	20,366	21,837	23,066	22,131	23,013	22,083
February	19,120	19,866	20,559	19,743	22,584	20,374
March	20,912	22,613	22,406	21,580	22,030	21,908
April	21,016	22,609	22,510	21,859	22,277	22,054
May	23,684	27,763	26,041	29,852	25,520	26,572
June	27,258	36,659	29,894	42,823	26,579	32,643
July	29,803	33,194	35,145	39,613	29,037	33,358
August	36,243	31,279	33,019	36,824	31,603	33,794
September	25,343	30,570	28,197	29,944	32,457	29,302
October	22,549	24,661	26,729	24,482	27,867	25,258
November	20,825	22,587	23,209	21,960	22,440	22,204
December	22,063	23,166	22,526	22,486	23,159	22,680
Total	289,182	316,804	313,301	333,297	308,566	312,230
Average Gallons per Month (1000 gal)	24,099	26,400	26,108	27,775	25,714	26,019
Average Day Pumpage (1000 gal/day)	792.3	868.0	858.4	913.1	845.4	855.42
Census/DOA Estimated Population	11,179	11,497	11,815	11,940	12,066	11,699
Avg Pumped Gallons per Capita Per Day	70.9	75.5	72.6	76.5	70.1	73.1
Maximum Day Usage (1000 gal)	1,525	1,585	1,442	1,817	1,458	1,565
Max Day Peaking Factor	1.92	1.83	1.68	1.99	1.72	1.83
Max Pumped Gallons per Capita per Day	136	138	122	152	121	134
Metered Water Use (1000 gal)	272,437	280,855	270,919	311,028	284,694	283,987
Non-Revenue Water (1000 gal)	16,745	35,949	42,382	22,269	23,872	28,243
Non-Revenue Water as % of Supplied	6%	11%	14%	7%	8%	9%

Shading indicates maximum per capita rates

Maximum Days Reported:

Total 1000 Gallons Pumped	Date	Cause
1458	9/16/2024	Dry summer and new homes establishing new lawns
1817	6/21/2023	Dry summer and new homes establishing new lawns
1442	8/12/2022	Dry summer homes; extra watering lawn
1585	6/17/2021	Dry summer homes extra watering lawn
1525	8/25/2020	Unknown

Village of Oregon
Water Supply Maximum Days - Statistics
 from PSC Annual Report

Year	Maximum gallons (000s) pumped by all methods in any one day during reporting year	Date of maximum	Cause of maximum	Source of Water Supply - Total Annual Pumpage (000's)	Average Day Demand	MDD/ADD Ratio
2024	1458	9/16/2024	Dry summer and new homes establishing new lawns.	308,566	845,386	1.72
2023	1817	6/21/2023	dry summer and new homes establishing new lawns	333,297	913,142	1.99
2022	1442	8/12/2022	Dry summer homes; extra watering lawn	313,301	858,359	1.68
2021	1585	6/17/2021	Dry summer homes extra watering lawn.	316,804	79,690	1.77
2020	1525	8/25/2020	Unknown	289,182	792,279	1.92
2019	1819	8/9/2019	unknown	272,453	746,447	2.44
2018	1208	7/13/2018	Unknown	283,512	776,745	1.56
2017	1487	6/12/2017	Unknown	281,721	771,838	1.93
2016	1223	6/20/2016	Unknown - most likely main breaks	283,511	776,742	1.57
2015	1292	6/6/2015	Drought conditions during the summer.	281,705	771,795	1.67
2014	1730	6/12/2014	Drought conditions during the summer.	301,839	826,956	2.09
2013	1217	8/19/2013	Drought conditions during the summer.	276,611	757,838	1.61
2012	1836	7/16/2012	Drought conditions during the summer.	302,643	829,159	2.21
2011	1286	7/12/2011		273,118	748,268	1.72
2010	1183	6/1/2010	DRY WEATHER LAWN WATERING	270,490	741,068	1.60
Average						1.83
Number of Years of Data						15
Standard Deviation						0.260
degrees of freedom						14

Confidence Level %	Alpha	Value
80	0.2	1.92
85	0.15	1.93
90	0.1	1.95
95	0.05	1.98
98	0.02	2.01
99	0.01	2.03

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2019	1819	8/9/2019	unknown	272,453	746,447	2.44
2018	1208	7/13/2018	Unknown	283,512	776,745	1.56
2017	1487	6/12/2017	Unknown	281,721	771,838	1.93
Average						1.89
Number of Years of Data						8
Standard Deviation						0.259
degrees of freedom						7

Confidence Level %	Alpha	Value
80	0.2	2.02
85	0.15	2.04
90	0.1	2.07
95	0.05	2.11
98	0.02	2.17
99	0.01	2.21

Village of Oregon

Peak Hour Demand Calculations

Current Max
Year
MDD (gpd) = 1,845,600
MDD Pumping Rate (gpm) = 1282

Time	Percent of Daily Ave. Demand	Calculated Peak Hour Demand (gpm)
Midnight		
1:00 AM	0.18	231
2:00 AM	0.18	231
3:00 AM	0.22	282
4:00 AM	0.34	436
5:00 AM	0.56	718
6:00 AM	0.73	936
7:00 AM	1.00	1,282
8:00 AM	1.25	1,602
9:00 AM	1.40	1,794
10:00 AM	1.42	1,820
11:00 AM	1.35	1,730
Noon	1.21	1,551
1:00 PM	1.18	1,512
2:00 PM	1.20	1,538
3:00 PM	1.25	1,602
4:00 PM	1.33	1,705
5:00 PM	1.60	2,051
6:00 PM	1.80	2,307
7:00 PM	1.60	2,051
8:00 PM	1.45	1,858
9:00 PM	1.13	1,448
10:00 PM	0.82	1,051
11:00 PM	0.52	666
Midnight	0.20	256

1.00

Village of Oregon

Projected Water Demands

Based on Per Capita Pumpage and Population Projections

Water Demand	Avg. Factor	Current Average (2020-2024)	Current Max Year
Population		12,066	12,066
Pumpage in Gallons per Capita per Day		73.1	76.5
Average Daily Demand (ADD) (gal)		882,200	922,800
Additional Future Demand			
Total ADD (gall)			
Maximum Day Demand (MDD) (gal)	2.00	1,764,400	1,845,600
MDD per Capita per Day		146	153
Population Growth			
PPZ % of Growth			
PPZ MDD (gal)			
HLPZ MDD (gal)			

Required Firm Well Capacity Projections

DNR Guidance for Municipal Drinking Water System Source Capacity:

Maximum Day Demand should be provided by firm well capacity pumping less than 18 hours per day.

Average Day Demand should be provided by firm well capacity running less than 12 hours per day.

		Current Average (2020-2024)	Current Max Year
Average Day Demand (ADD)		882,200	922,800
Maximum Day Demand (MDD)		1,764,400	1,845,600
Well Capacity			
Well 3	gpm	1,000	1,000
Well 4	gpm	850	850
Well 5	gpm	850	850
Well 6	gpm	850	850
Total Well Capacity	gpm	3,550	3,550
Firm Well Capacity	gpm	2,550	2,550
Required Firm Well Capacity - ADD 12 hrs	gpm	1,225	1,282
Required Firm Well Capacity - MDD 18 hrs	gpm	1,634	1,709
		Meets Guidance	Meets Guidance
Additional Well Capacity Needed (negative indicates excess capacity)	gpm	-916.3	-841.1