

Proposed Amendment to the  
Dane County Regional Development Guide,  
Water Quality Plan and Farmland Preservation Plan

1. Applicant: Village of Oregon
2. Description of Proposal: Request to change the boundaries of the Oregon Urban Service Area. Located in Sections 2 and 13, T5N, R9E, Village of Oregon, Dane County.

The Village of Oregon proposes to redraw the urban service boundary to provide for recent development trends (adding 69 acres, of which 40.9 are developable) and to remove long-term farmland from the development area (deleting 40.9 acres).

The addition includes 28.1 acres of environmental corridor that will be golf course fairways. The added land is within village limits and the deleted land is in the Town of Oregon.

3. Existing Conditions and Background

The estimated 1991 village population is 4,617. The proposed amendment does not affect population projections. The proposed amendment includes open or farmed land.

There are no surface water bodies, including wetlands, in the proposed service area addition. Drainage from the site is northeast to the Oregon Branch of Badfish Creek. Groundwater is found at a depth of over 25 feet.

The surficial geology of the site consists of ground moraine. The principal type of bedrock is dolomite, and it is present at a depth of less than 10 feet near County Highway MM.

The 69 acres proposed for addition is agricultural land. This 69-acre parcel along the southeastern boundary of the village is adjacent to a developing subdivision to the west and the Middle School construction area of the village to the north. The soils on this parcel are mostly silt loams with slight to severe limitations for development. The lands with slight to moderate limitations because of steeper slopes (6 to 12%) are in the eastern and western portions of the parcel. The flat central portion of the parcel has soils (Troxel silt loam) with severe limitations to development due to flooding potential, although the area is not delineated as a floodplain. Most of the area with development limitation will be in the environmental corridors.

The 40.9 acres proposed for deletion is comprised of agricultural land. The parcel proposed for deletion next to the northwest corner of the village along the railroad is on gently rolling slopes (2 to 6%) with mostly Plano or Elburn silt loam, which are prime agricultural soils. The northern part of the parcel has slight limits to development, while the southern portion has severe limits due to high groundwater levels, although there are no identified wetlands according to the DNR Wetland Inventory.

4. Impacts or Effects of Proposal

The proposed amendment would not affect projected flows to the village wastewater treatment plant. The treatment plant has a rated permit capacity of 803,000 gpd. The 1990 average flow to the plant was 854,400 gpd, which was higher than the permit capacity. Permit limits, however, were met despite high flows which appear to be due to clear water intrusion from basement sumps and sewer leaks. The Village has requested the DNR to increase the plant capacity rating to 960,000 gpd based on an engineering study recommendation. The DNR will consider this request if the Village expands the sludge storage capacity of the treatment plant.

The Village has adopted an erosion and stormwater runoff control ordinance which provides a basis for controlling and mitigating adverse impacts of erosion and increased runoff resulting from construction and development in the village.

5. Consistency or Conflict with Plans

Oregon's Urban Service Area was established in 1977 and the environmental corridors were adopted in 1984. The Oregon USA was last amended in May 1991 in the area adjacent to this proposed amendment. Recent residential development in the village has occurred along the village's south and north sides. The parcel to be added to the urban service area has been annexed, is adjacent to village utilities, and is a logical extension of development. The reconfiguration proposal in this request will add developable land in the village's growth area and delete prime agricultural land from the urban service area which is in farm use. The 28.1 acres of environmental corridor involved in the lands to be added to the urban service area will be used for new fairways of the golf course located to the east across County Highway MM.

6. Alternatives

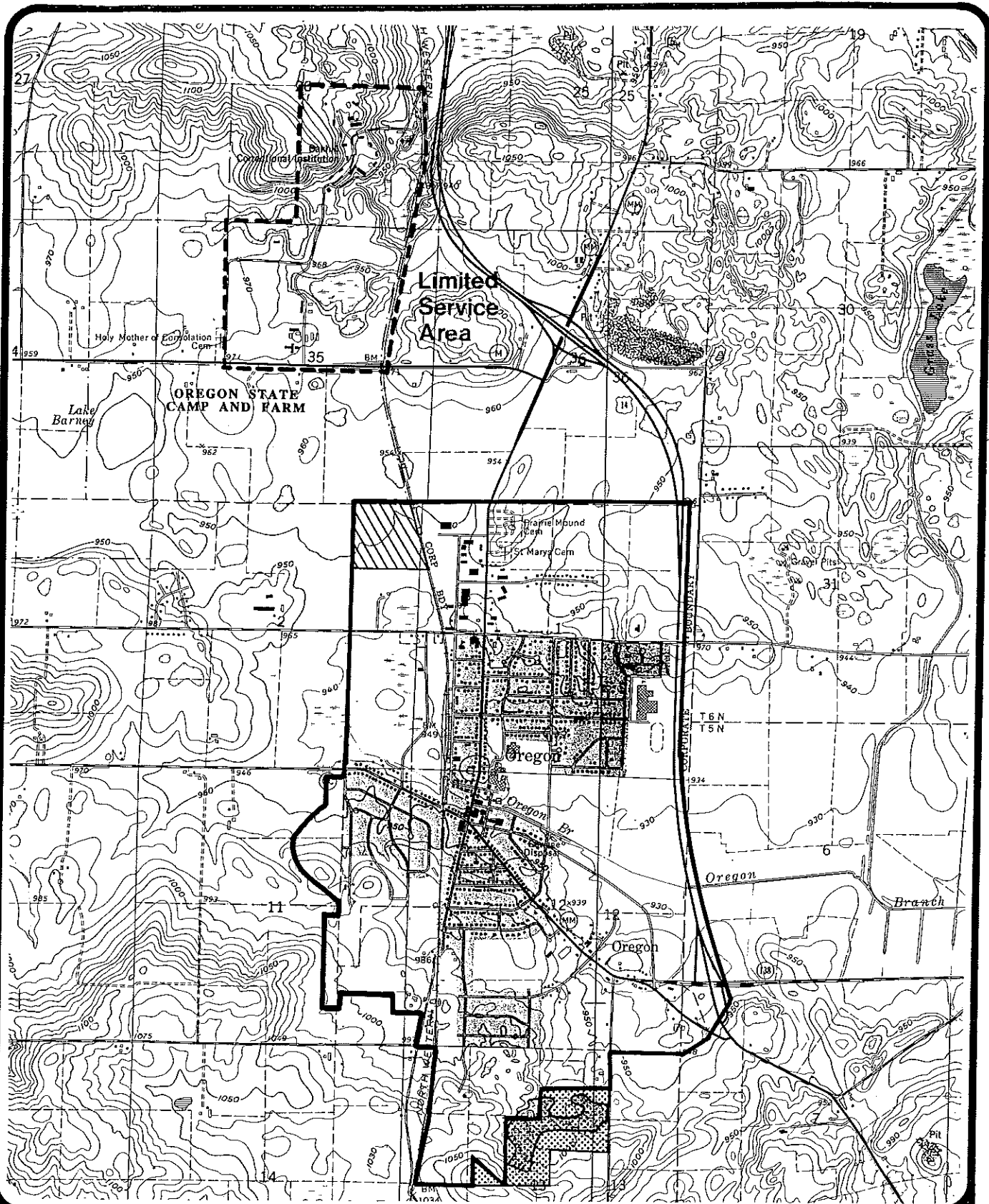
The alternative of retaining the existing boundary would not allow for development of vacant land within the village limits which is contiguous to existing development and needed for short-term development needs.

7. Controversies, Comments Received, Unresolved Issues




No controversies are noted. The Town Board reviewed the proposal and took no action pro or con. A public hearing is scheduled before the Dane County Regional Planning Commission on April 9, 1992. The Village of Oregon previously held a public hearing on the proposed change.

8. Staff Recommendations

The staff recommendation is for approval of the request.



**YEAR 2010  
OREGON  
URBAN SERVICE AREA**

-  Area to be added = 69 acres
-  Area to be deleted = 40.9 acres
-  Environmental Corridor = 28.1 acres



March, 1992

1"=2640'

