

Dane County Regional Planning Commission

Room 523, City-County Building, Madison, Wisconsin 53709 Tel. 608/266-4137

August 12, 1991

Rahim Oghalai
Bureau of Water Resources Management
Wisconsin Department of Natural Resources
101 S. Webster
Madison, Wisconsin 53702

RE: Amendment to the Dane County Water Quality Plan, Amending the Oregon
Urban Service Area Boundary

Dear Rahim:

Enclosed is a copy of Resolution RPC No. 576 Amending the Dane County Water Quality Plan by revising the Oregon Urban Service Area boundary to reflect the addition of 16.5 acres of vacant developable land, and the deletion of 16.5 acres of vacant developable land as a compensating adjustment.

I am also enclosing a copy of the staff analysis providing supporting information and evaluation of the change, and a copy of the minutes of the public hearing on the proposed change which was held by the RPC on July 25, 1991. Testimony at the hearing reflected primarily the village's request for consideration of a much larger addition to the urban service area without any compensating adjustment.

We would appreciate your prompt consideration and review of this amendment to the Dane County Water Quality Plan. If you have any questions or need additional information, please do not hesitate to call me.

Sincerely,

Bill Lane

William N. Lane, Deputy Director and
Director of Environmental Resources Planning

WNL:mp

cc: Steve Fix, DNR Southern District

RPC



Dane County Regional Planning Commission

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October 9, 1991

TO: Interested Parties
FROM: Bill Preboski, Community Assistance Planner *BP*
RE: Oregon Urban Service Area Amendment

Attached is a copy of the Oregon Urban Service Area Map as amended on September 6, 1991, by the Department of Natural Resources. The amendment was approved by the Dane County Regional Planning Commission following a public hearing on June 25, 1991.

Please note that the 8 1/2" x 11" map shows a map correction on the Peterson property east of County Highway MM. The small-scale map and the amended official full-scale map, as part of the Oregon Master Plan, now agree.

WEP:mp
Enc.

Mailed to: William Kortte, President - Village of Oregon
Jeanette Forman, Clerk - Village of Oregon
Dallas Christensen, Chairman - Town of Oregon
Lyman Anderson, Co. Supervisor - District 31
Richard Phelps, Dane County Executive
Rahim Oghalai, Wisconsin DNR

July 17, 1991

**PROPOSED AMENDMENT
TO THE
DANE COUNTY REGIONAL DEVELOPMENT GUIDE, AND
THE WATER QUALITY AND FARMLAND PRESERVATION PLANS
FOR THE VILLAGE OF OREGON**

1. Applicant: Village of Oregon
2. Title: Amendment to the Oregon Urban Service Area
3. Location: Dane County
Village of Oregon
Sections 11 and 13

4. Summary Description

The village originally proposed adding parcels A and B (199 acres) to the Oregon urban service area without compensating acreage deletion. Since the projected 1990 population of 4,761 is larger than the 1990 actual census population of 4,519, compensating acreage deletion would be required for any added acreage of urban service area lands. This has been reviewed with the Village of Oregon by staff, noting staff would not recommend approval.

The village now proposes to add 16.5 acres (part of parcel B) of developable land to its urban service area, along with a compensating deletion of 16.5 acres (parcel C). No environmental corridors are involved in either the additions or deletions.

The purpose of the revised request is to exchange the two parcels of land, both owned by the same developer, to provide urban services for proposed immediate residential development. The deleted area has a longer range development potential.

5. Population

The proposed change will not affect the village's population projections. The 1990 population of the village is 4,519.

6. Projected Wastewater Flow and Loadings

There will be no net impact on projected flows.

7. Existing Environment

The parcel B proposed for addition is a moderately sloping open land of loam soil, with slight limitations for sewered development. The area of the village adjacent to parcel B is currently developing, and services are available to the proposed addition.

The area to be deleted (parcel C) is mostly level, but the western portion is somewhat low and has a tendency for seasonal high water. All three parcels, including parcel A in the southwest corner of the village, are farmed.

8. Delineation of Sewer Service Areas and Environmental Corridors

The urban service area was originally delineated by the Regional Planning Commission in 1977, adopted and modified by the village and RPC in 1980, and amended to its present form in 1984 and 1990. Environmental corridors were also adopted in 1984. There are no environmental corridors in the land proposed for either addition or deletion.

9. Evaluation of Plan Alternatives

There are no new population projections which would justify the expansion of the urban service area without a compensating deletion. See attached urban service area analysis tables which indicate that land demand (1,580 acres) is less than the currently adopted urban service area size of 1,782 acres. The alternative of not amending the urban service area would have a potential effect on the staging and direction of growth in the village. However, the proposed additions are consistent with the village's long term growth boundaries.

The proposal originally offered by the village was to add parcels A and B. These parcels, totaling 199 acres, were proposed to be added without a compensating deletion. The village has now decided to proceed with the compensating adjustment only.

10. Discussion of Controversies

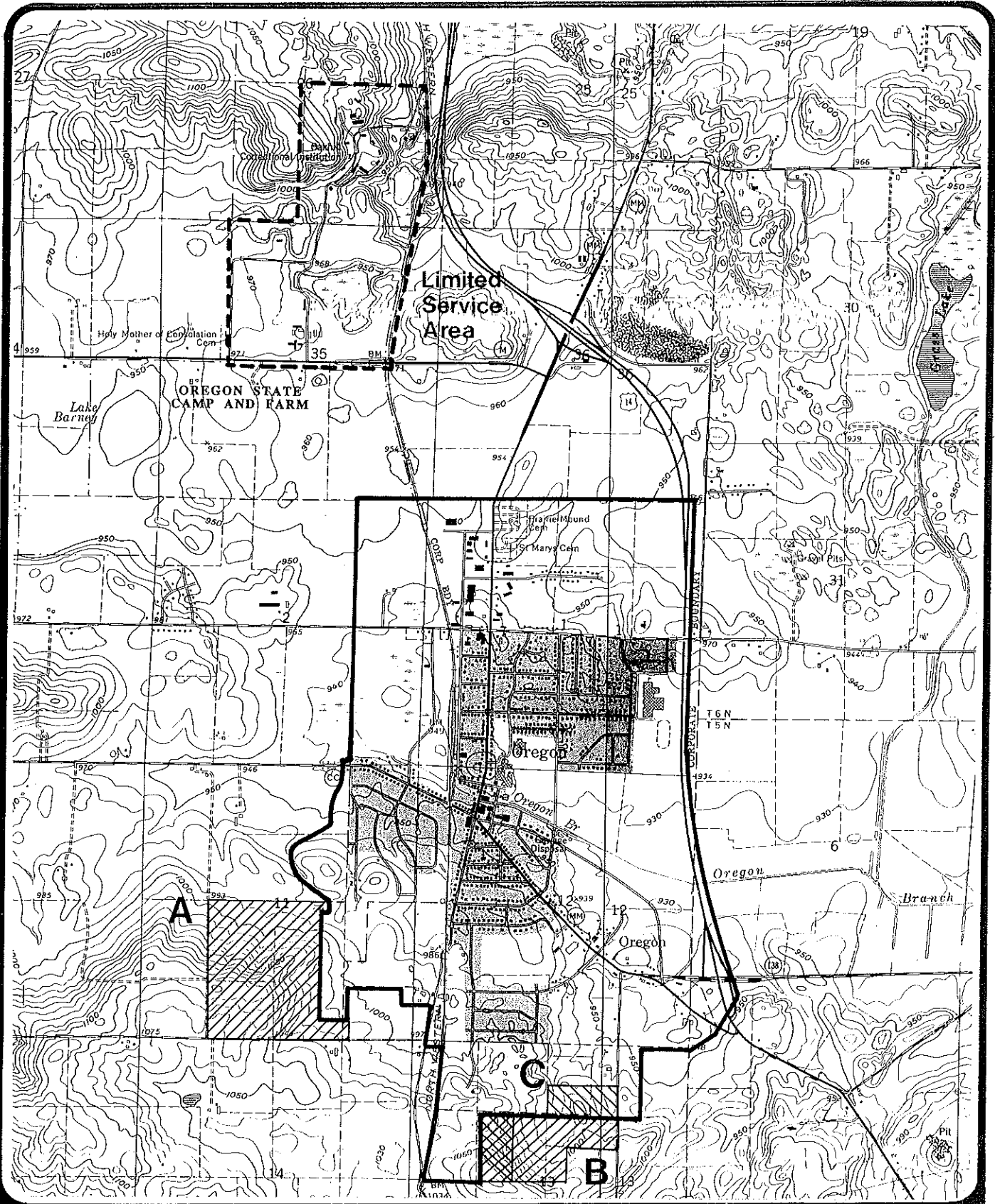
There are no apparent controversies. All the parcels are located in the Village of Oregon. The Town of Oregon was notified but has not submitted a letter of comment. In a July 12, 1991 conversation with Dallas Christensen, Town Chair, he indicated that the Town Board had not yet discussed the issue.

11. Public Hearing




A public hearing is scheduled for July 25, 1991.

12. Staff Recommendations

The Dane County Regional Planning Commission staff recommends approval of the amendment as shown on the attached map, which adds 16.5 acres of parcel B and deletes parcel C (16.5 acres). The staff further recommends the original proposal to add 199 acres to the urban service area without a compensating deletion not be approved.



**YEAR 2010
OREGON
URBAN SERVICE AREA**

-  Areas to be added
-  Area to be deleted
-  Recommended addition



7/15/91

1"=2640'