



Village of Oregon Master Plan June 1993

Introduction

The purpose of this Master Plan is to provide a basis on which decisions can be made to insure the orderly growth of Oregon. The Master Plan provides a detailed guide for the future of Oregon. The planning report includes the following elements: background information and analysis; community input; formulation of goals and guiding policies; and plan recommendations. This Plan consists of maps and text determined necessary by the Plan Commission and the Village Board.

The Master Plan consists of the major elements which could directly affect the future development of the Village as well as the future living and working conditions that will exist in Oregon. The Plan is not intended to be a rigid, static document; rather, it is designed to provide flexible guidelines for making development decisions that reflect the Village's goals and policies. To insure its continued flexibility, this Plan will be amended from time to time when the need arises. The Master Plan provides a foundation for future planning and the basis for action.

Master Plan Summary

A total of 6,213 persons are forecast to reside in the Oregon Urban Service Area by the year 2010. To accommodate this growth the service area is set at 2,059 acres with 49% set aside for residential development, 12% for commercial-industrial development, 25% for streets and other public purposes, and 14% preserved for park and open space (not necessarily public). See table inside.

The proposed land uses of the Oregon Master Plan are described on the table and the Master Plan Map.

Since the urban service area cannot be sized to show exactly which lands will be developed by the year 2010, a "flexibility margin" has been added. About 479 acres are projected for development needs. An additional 479 acres are allowed to provide flexibility for the service area and to avoid creating any land scarcity in the future. Because the urban service area is intentionally oversized, it will actually be able to accommodate 12,600 persons when fully developed, probably much later than 2010. The master plan established the following:

Residential

A total of 1,015 acres of land is earmarked for residential development, which will accommodate 4,840 housing units and 12,600 persons. Eighty-three percent of this area is planned for single-family housing. It is expected that by 2010, a total of 628 acres will be developed for 2,500 housing units and 6,200 persons. This includes 6 well-distributed multifamily "clusters," half of which are already developed.

Recommendations

- Encourage new residential development on existing platted and fully improved lots before extending urban services to new areas for residential development.
- Rezone vacant lands designated medium-density residential R-2 in advance of actual subdivision.
- Encourage use of the R-1a zoning district to make single-family development more affordable.
- Amend the Zoning code to require site plan approval for all buildings in the R-3 district.
- Discourage the development of high-density housing units in concentrated and/or isolated areas.

Economic Development

A total of 243 acres of land has been identified for business development. Three areas totalling 174 acres are reserved for industrial development. Besides the existing business districts of 56 acres, expansion of business districts is planned along Highway MM.

Recommendations

- Continue to require all new commercial development to be subject to design review, which addresses on-site traffic, parking, landscaping, drainage and lighting.
- The Village should require tree planting, and sidewalk and lighting improvements along Main Street.
- The Village should provide for the establishment of an industrial park utilizing a TID to finance development.

Public Uses

A total of 284 acres is mapped for park and open space use. Most of this use is planned for public park areas. The balance of the land is privately owned. Development is severely limited on these lands by flooding or high groundwater resulting from floodplains and wetlands. Much of the park and open space area is within designated environmental corridors which exclude sewered development. Outside the urban service area, open space includes Lerner Park, a conservancy area and a planned golf course west of the Village.

Recommendations

- As the Village grows, a new library will be required.
- If a new library is built, the former library building could be rehabilitated for a Community/Senior Center.
- Build a new elementary school on the south side when increased enrollment warrants construction.
- Implement the specific park acquisition, development and improvement recommendations presented in the Village of Oregon Outdoor Recreation Plan.
- Prepare a stormwater management plan for the Village.

Urban Services

Oregon's Master Plan recommends revision of its urban service area (USA). The plan adds 293 acres of land to the urban service area on all sides of the city. The addition includes a reduction of 4 acres of existing development, and designates 34 acres in the environmental corridor, for a net increase of 263 developable acres to accommodate growth along proposed future streets and to balance the direction of growth in the Village.

Recommendations

- Extend sewer and water services only within the urban service area as shown on the Urban Service Area, Environmental Corridor and Land Use Plan maps.
- Require any land division within the USA to be laid out in a manner that would provide for the efficient construction of sewer and water mains and streets.
- Do not approve development in areas designated as environmental corridors.
- Oregon should acquire a site for Well No. 4 on the far southwest side near Lincoln Road.
- The Village should discourage developments that require sewage lift stations, whenever possible.

Transportation

Recommendations

- The Village, in cooperation with the Dane County Highway and Transportation Department, should plan and design a signalized intersection at Business 14 (Main Street) and Netherwood Road.
- The Village, in cooperation with the Dane County Highway and Transportation Department, should plan, design and construct a signalized intersection at Wolfe Road and Janesville Street.
- Street reconstruction should include bicycle lanes on those streets designated as local collectors. Village bike routes should be linked with routes in the Towns of Oregon and Rufland.
- As portions of County Highways MM and CC and Lincoln and Netherwood Roads become part of the Village of Oregon, the Village should utilize street access control measures.

Agriculture

Oregon will continue its long tradition of working with the Town of Oregon. An adopted policy of the Master Plan is to support town planning efforts to protect prime agricultural lands.

Recommendations

- The Village should not approve the creation of subdivisions outside the urban service area and within its 1 1/2-mile ETJ area to prevent the creation of residential densities which may require the future extension of public sewer and water services.

Extraterritorial Area

As the Village continues to develop over the next 20 years, there will be a need and demand for more housing and businesses. Some of the land area available to accommodate this growth lies outside the Village's corporate boundaries. Because most new development will require urban services, there will be a need to annex this land to the Village.

Recommendations

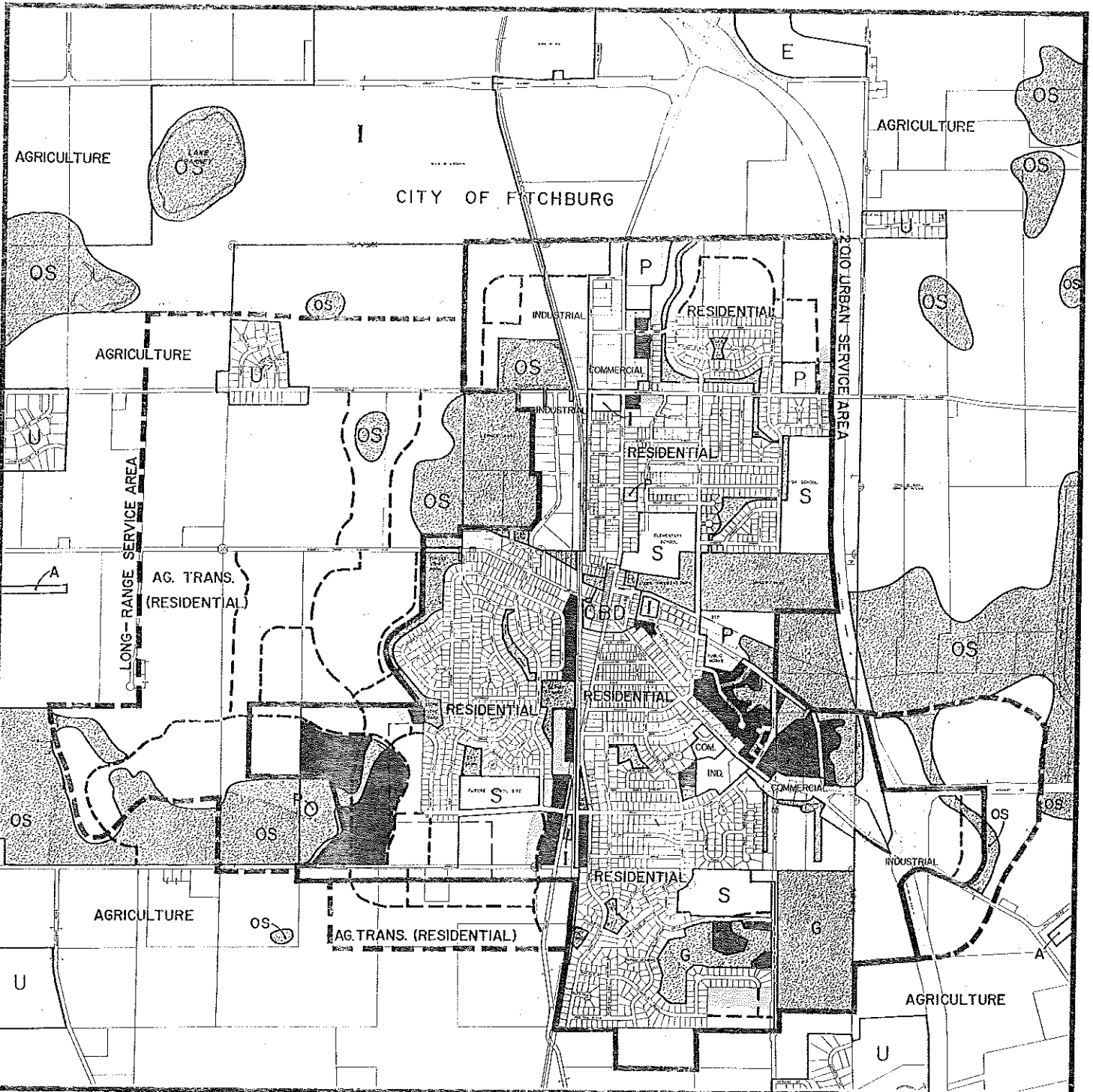
- The Village should adopt annexation guidelines in consultation with the surrounding towns.
- The Village and the three towns should form an Oregon Area Committee made up of public officials to discuss planning and development issues.

Planned Land Uses Within the Oregon Urban Service Area							
Land Use Category	Existing ¹ 1990 (acres)	Future ² Development (acres)	Master Plan Map	Percent of Total	Housing Units	Popula- tion	K-12 Students
Residential Density ³	416	599	1,015	49.3%			
Low	365	475	840	40.8	2,730	8,190	1,637
Medium	32	32	64	3.1	448	1,075	224
High	19	92	111	5.4	1,662	3,330	664
Commercial	56	13	69	3.4			
Industrial	48	126	174	8.5			
Street ROW	177	173	350	17.0			
Transportation, Communications and Utilities	41	0	41	2.0			
Institutional	79	47	126	6.1			
Park & Open Space	71	213	284	13.8			
TOTAL	888	1,171	2,059	100.0%	4,840	12,595	2,525





¹From Dane County Regional Planning Commission 1990 Land Use Inventory.
²Projected land use shown on Master Plan Map.
³Total of existing and future development.
⁴Low density is 3 to 5 housing units/acre. Average density is 3.25 housing units/acre, 3.0 persons/housing unit and 0.6 students/housing unit. Low density includes single-family development.
⁵Medium density is 5 to 9 housing units/acre. Average density is 7 housing units/acre, 2.4 persons/housing unit and 0.5 students/housing unit. Medium density includes duplexes and small-lot, single-family development.
⁶High density is 9 to 15 housing units/acre. Average density is 15 housing units/acre, 2.0 persons/housing unit and 0.4 students/housing unit. High density includes apartments, townhouse and "condo" development.

VILLAGE OF OREGON

DANE COUNTY
WISCONSIN






Land Use Plan

-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  PARK & OPEN SPACE
-  PROPOSED STREETS

- A AIRSTRIP
- E EXTRACTIVE
- G GOLF COURSE
- I INSTITUTIONAL
- OS OPEN SPACE
- P PUBLIC
- S SCHOOL
- U UNSEWERED DEVELOPMENT

STAGING BOUNDARIES

-  SHORT-RANGE SERVICE AREA (10 YEAR)
-  URBAN SERVICE AREA (20 YEAR)
-  LONG-RANGE SERVICE AREA (40+ YEAR)

