

Town of Oregon:

Information on Proposed Urban Service Area
Amendment in the Village of Oregon for Autumn
Ridge Phases II and III

PRESENTERS:

ELISE CRUZ, VILLAGE PLANNER, VILLAGE OF OREGON

GLENN HOFER, PROPERTY OWNER & DEVELOPER AND BRUCE HOLLAR,
ENGINEER

What is an Urban Service Area (USA)?

- USA = Areas suitable for development and urban services (public sewer/water)
 - These areas are the outer limits of urban growth, until amended
 - Guide efficient, environmentally sensitive and sustainable utility growth
- USAs are required by WisDNR Water Quality Management
- In Dane County, any proposed USA amendment is reviewed by Capital Area Regional Planning Commission (CARPC)
- Town or County approval is not required to amend a municipality's USA



Map 5a Future Land Use - ETJ Extent

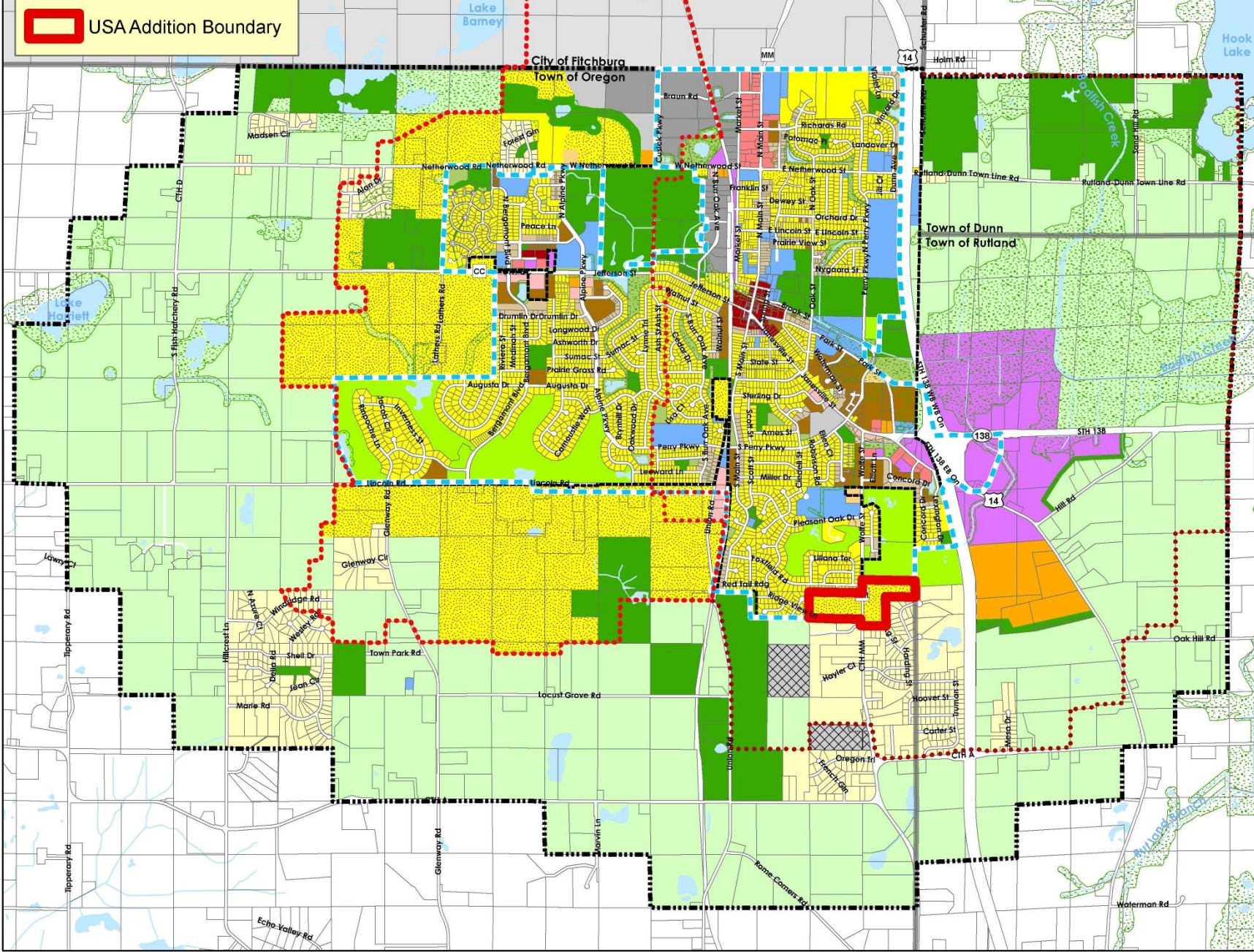
- Agriculture/Rural
- Exurban Residential
- Single-Family Residential
- Two-Family Residential
- Mixed Residential
- Planned Neighborhood*
- Neighborhood Office
- Planned Office
- Neighborhood Business
- Planned Business
- Central Mixed Use
- Planned Mixed Use**
- Planned Industrial
- General Industrial
- 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



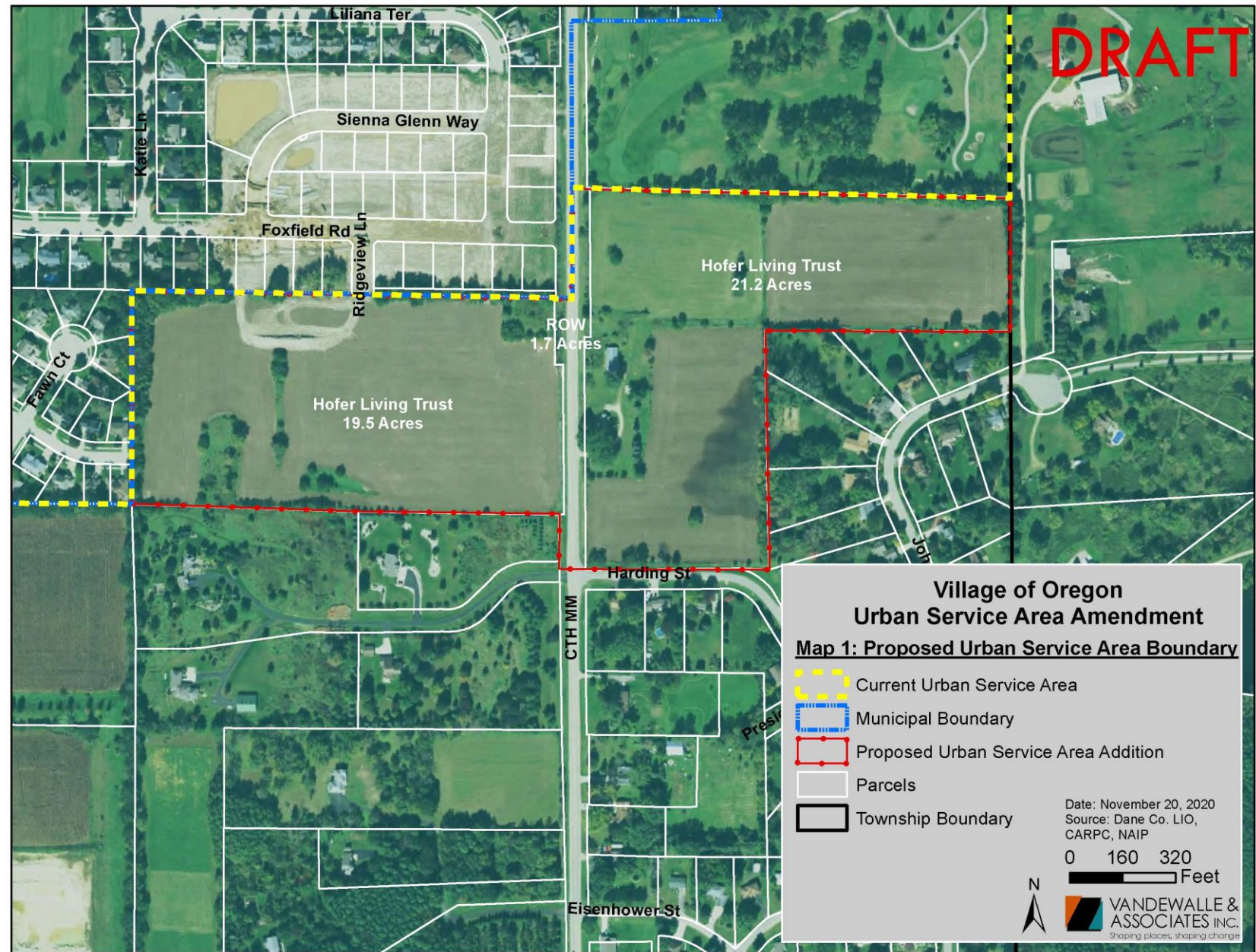
October 19, 2020
 Source: Dane Co. LIO, 2011; WI-DNR, FEMA, 2008; V&A



USA Addition Boundary

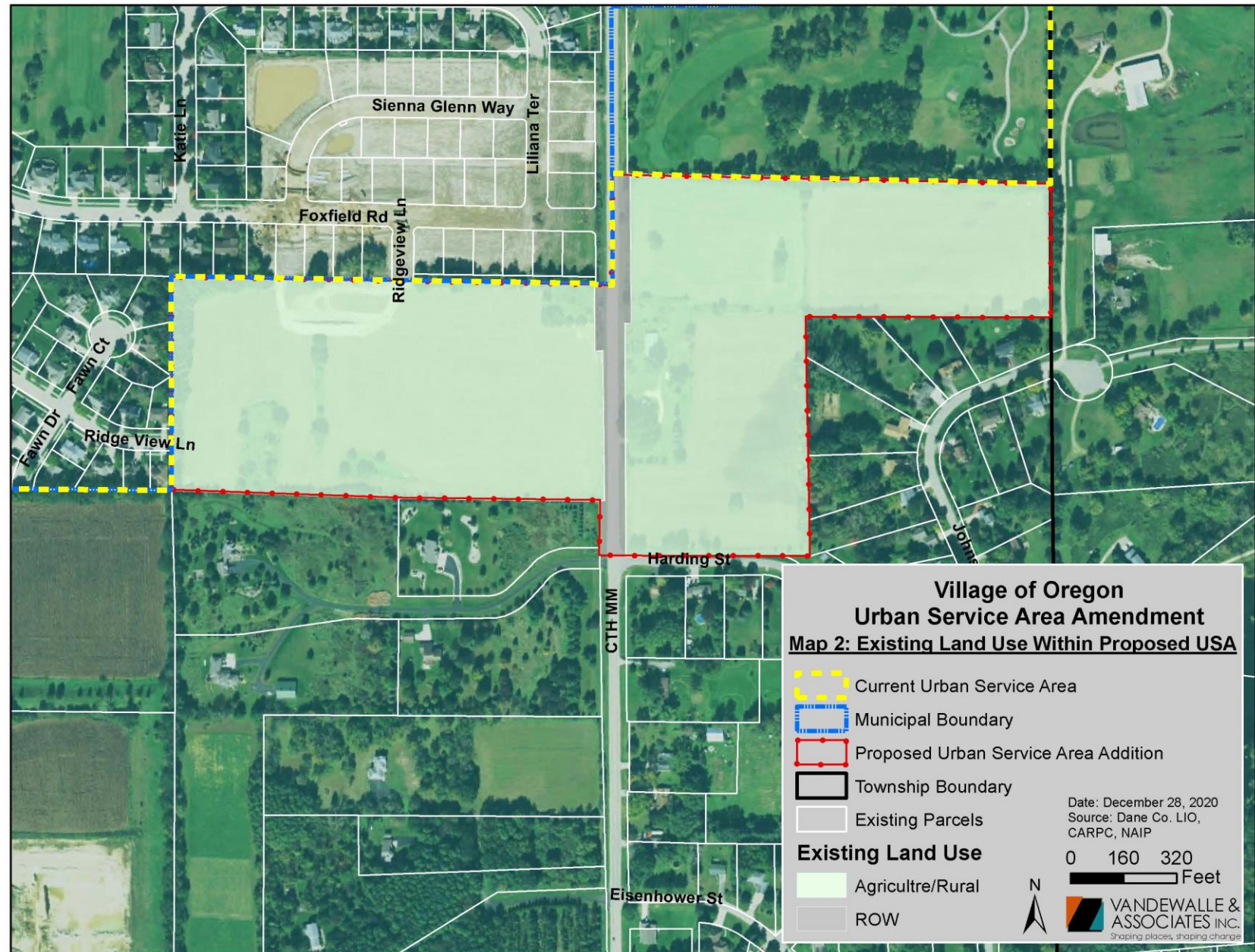
Proposed Boundary

- Boundary intended to contain proposed Phases II and III of the Autumn Ridge residential subdivision
- Portion of CTH MM right-of-way included for utilities
- Contiguous with the Village's current USA boundary, which is required



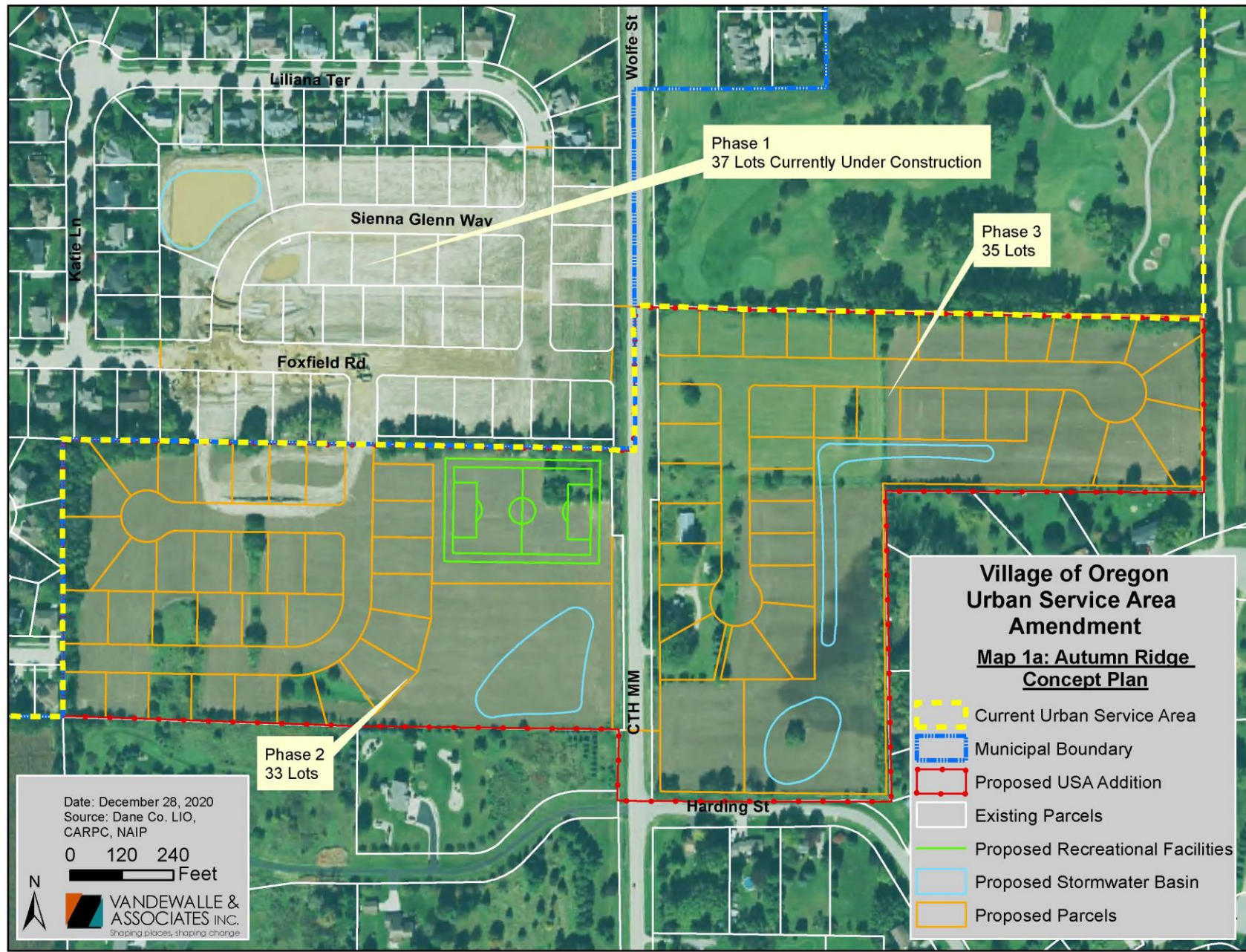
Current Land Use

- 40.7 acres being farmed/farmhouse on-site (green)
- 1.7 acres in right-of-way (grey)



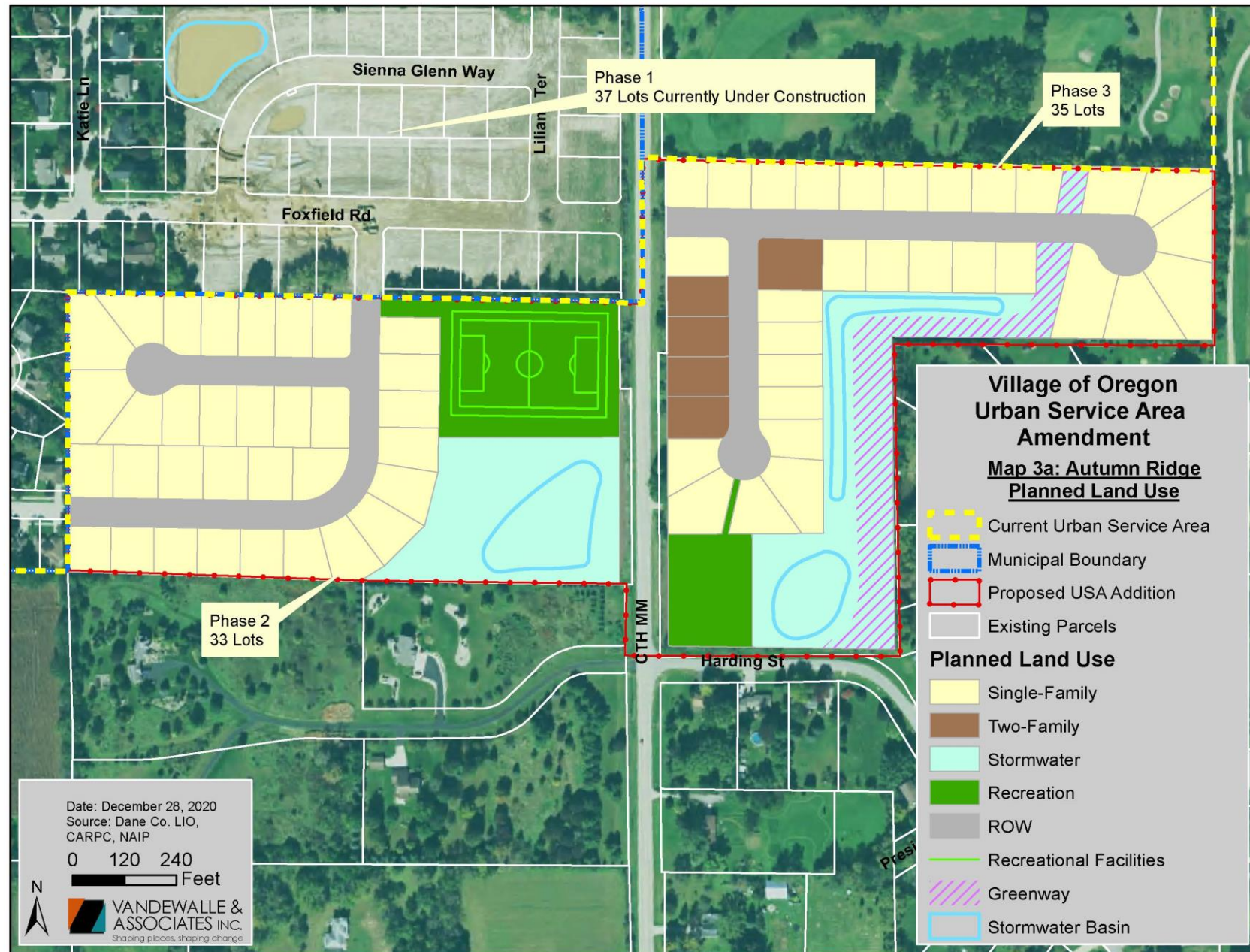
Concept Plan

- 68 new residential lots
- 2 Village parks
- 3 stormwater ponds



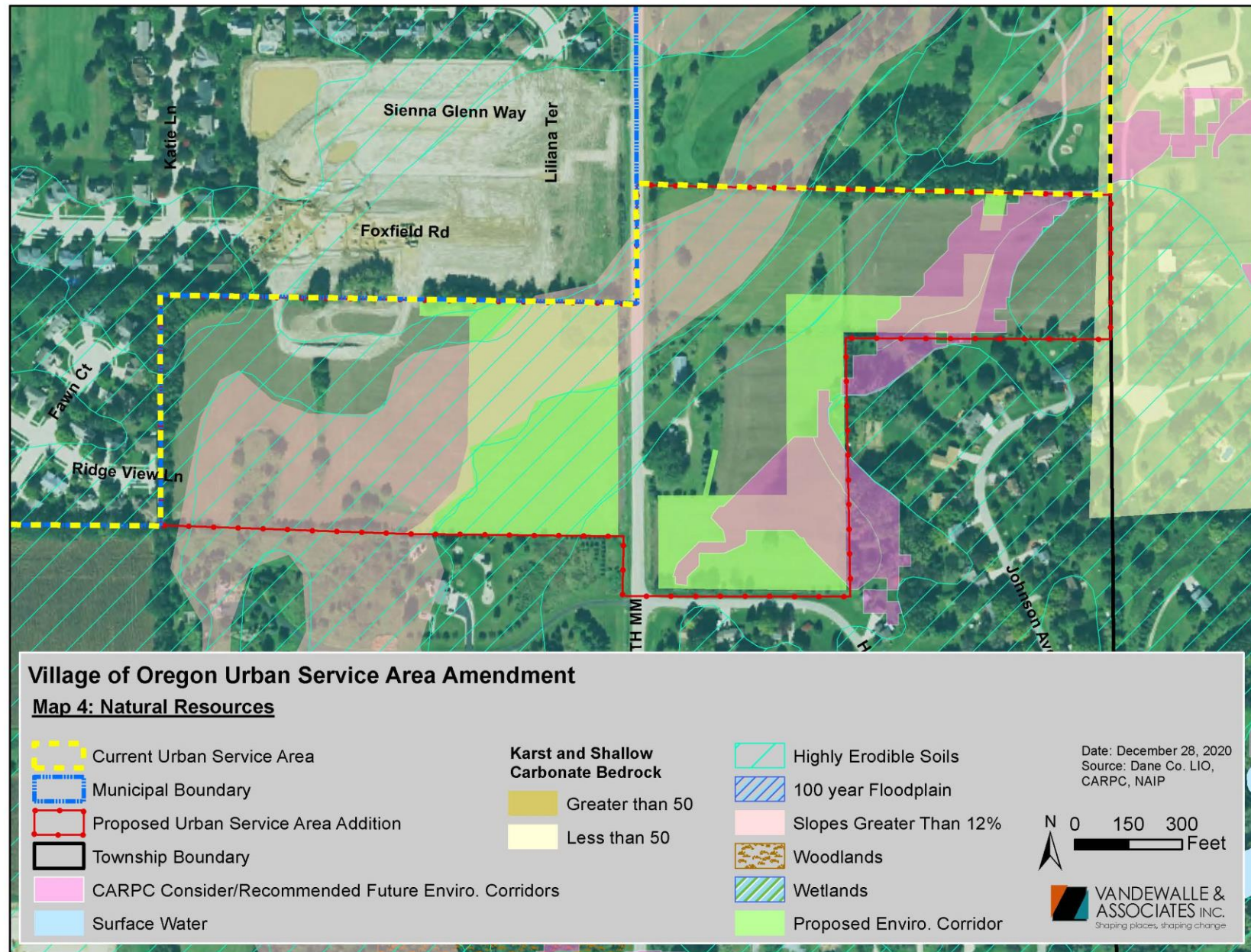
Proposed Land Use

- 21 acres of Planned Neighborhood
 - 73 total dwelling units:
 - 63 single-family
 - 10 two-family
- Adjacent to Autumn Ridge Phase I (currently under construction)
- Adjacent to existing Town neighborhoods
- 7.9 acres of total right-of-way
- 4.4 acres of total park space
- 9.3 acres of stormwater management area/greenway



Natural Features

- Existing slopes on-site (light pink)
- Proposed environmental corridor for the stormwater retention, parks, and greenway space (green)
- Will have to meet Village stormwater requirements with County Staff review



Proposed Utilities

- New sewer and water connections to existing Village utilities
- 3 new stormwater retention ponds on-site with defined drainageway (greenway)
- Developer is working with golf course and Town of Rutland property owners on downstream stormwater agreements per CARPC requirement

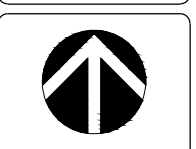


Next Steps

- CARPC Public Hearing on February 11th at 7 PM via Zoom to consider the USA Amendment
- Annexation agreement for Hofer properties and CTH MM
- Rezoning of the property following annexation
- Subdivision Review, Platting, Developer Agreement, and Site Plan review and approval required by Oregon Plan Commission
- Construction of CTH MM upgrades and utility upgrades
- Construction of residential subdivision and stormwater management on-site

Questions On USA Amendment Process

AUTUMN RIDGE - PHASE 2 & 3
 VILLAGE OF OREGON, DANE COUNTY, WISCONSIN



SCALE: 1" = 200'
 0 100'

DATE: 12-18-20
 REVISED:

DRAWN BY: BJH

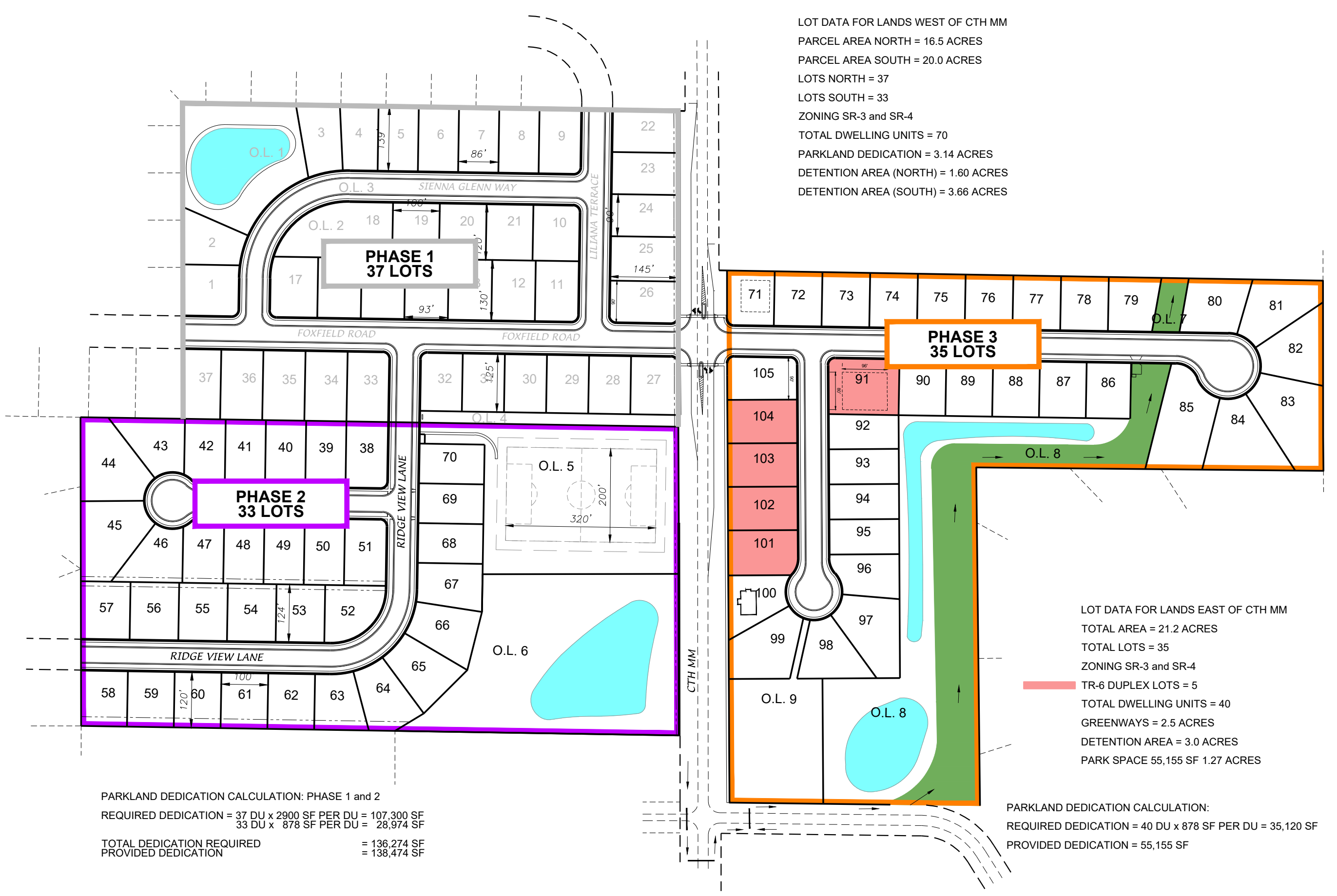
Sheet Number:

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

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



FREQUENTLY ASKED QUESTIONS ABOUT URBAN SERVICE AREAS

1. What does being added into the Urban Service Area accomplish?

Being added into the Urban Service Area means that public sanitary sewer service can be extended into the added area.

2. Can the Village add land into the Urban Service Area unilaterally?

No. The Village must submit an application to the Capital Area Regional Plan Commission (CARPC). CARPC makes a recommendation on the request to the Wisconsin Department of Natural Resources (WisDNR). WisDNR makes the final decision.

3. Can the Village propose to add land into the Urban Service Area against property owner wishes?

Yes. This is likely related to the requirement that land area proposed to be added must be contiguous to the current Urban Service Area boundary. Properties that are located between the existing USA boundary and an area proposed for new development served by sanitary sewers, are often included within the proposed Urban Service Area addition in order to create contiguity and regular boundaries – which are requirements of state law.

4. Does being added into the Urban Service Area mean the property will be automatically annexed into the Village?

No. Annexation is a distinct procedure governed by State law. Property owner wishes play a role in any annexation process.

5. Does being added into the Urban Service Area raise property taxes?

No. Merely being added into the Urban Service Area does not affect the use of the property. Wisconsin law requires that property assessment is based on the actual use of the property.

6. Does being added into the Urban Service Area result in land development?

Not directly, but development is a typical ultimate result. Being added to the Urban Service Area allows for the legal extension of public sanitary sewer service into the area. However, many other steps are involved before development can take place. These typically include: annexation(s); zoning map amendments; platting (conceptual, preliminary, final); development agreements; stormwater management and erosion control improvements; site grading; utility extensions; road improvements; lot sales; and building construction. Each step is governed by state and local laws and procedures.

7. How can I learn more, and share my opinion about, the proposed Urban Service Area amendment?

Public input opportunities will be provided on the proposed Urban Service Area amendment:

- CARPC will host an Amendment Public Hearing Thursday, February 11 at 7 PM via Zoom:
<https://www.capitalarearpc.org/meetings/>