Town of Oregon
Plan Commission Agenda
Tuesday, December 16th, 2025, 6:30pm
Oregon Town Hall, 1138 Union Road, Oregon, WI 53575

The Plan Commission will meet at 1138 Union Rd, Oregon, WI. The meeting will also be accessible remotely.

Join Zoom Meeting
https://us02web.zoom.us/j/7920614075?pwd=WnU1QzE0QWVkYThWNk54d3ZEeUxQZz09&omn=89265513563
To Call In: 1-312-626-6799
Meeting ID: 792 061 4075
Passcode: 1138

1. Call the Plan Commission Meeting to order.
2. Roll Call.
3. Approval of November 18th, 2025, meeting minutes.
4. Public Comment.
5. Discussion and possible action re: Conditional Use Permit (CUP) Policy amendments and other format changes to Comprehensive Plan.
6. Discussion and possible action re: Blanket rezone to correct possible errors from the conversion to the new zoning code adopted in 2019.
7. Communications.
8. Town Board Items: (Arlan Kay).
9. Adjournment.

Posted 12/10/2025.

Note: Agendas are subject to amendment after publication. Check the official posting locations (Town Hall), including the Town website at https://townoforegonwi.gov/. It is possible that members of and a quorum of members of other governmental bodies of the town may attend any of the meetings to gather information; however, no action will be taken by any governmental body at said meeting other than the governmental body specifically referred to in the meeting notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Clerk's office at 835-3200 with 48 hours' notice.

Town of Oregon
Plan Commission Meeting Minutes
Tuesday, November 18th, 2025

Chair Kay opened the Public Hearing on November 18th, 2025, meeting at 6:00pm.

Land Rezone/Land Division/CSM Request. Petition #DCPREZ-2025-12228.Parcel #0509-222-9000-6; 0509-222-9700-9; 0509-223-8501-1; 0509-223-8061-4; 5480 County Highway A. This request is to rezone 40.26 acres of FP-35 and FP-1 to RM-16, 10.26 acres of FP-1 & FP-35 to RR-8 to create two residential lots, one for an existing residence and one for a new home. Applicant/Owner is Leslie Orosz, 690 Inverness St. Oregon, WI 53575. Applicant Leslie Orosz and Agent Gary Blazek appeared in person.
Jennifer Erbs O'Donnell, 774 Heather Ln. – inquired about the building setbacks of the proposed zoning district with concern about disrupting views.
Diane Packett- 5428 Marie Rd. inquired about zoning and deed restrictions for no future development. Concerns regarding future uses with the proposed zoning.

Close Public Hearing at 6:30pm.

Open Plan Commission Meeting at 6:30pm

Roll Call
Present: Sharon Christensen, Laura Wilmot, Gena Larson, Dave Hageman, Arlan Kay, Jessica Barmack, Chuck Soule. Also Present: Treasurer/Deputy Clerk Stephanie Goth and Supervisor Laurie Fitzgerald.

Approval of Minutes
Moved by Larson, seconded by S. Christensen, to approve October 21st, 2025, minutes. Motion carried 6-0.

Public Comment.
No public comment.

Land Rezone/Land Division/CSM Request. Petition #DCPREZ-2025-12228.Parcel #0509-222-9000-6; 0509-222-9700-9; 0509-223-8501-1; 0509-223-8061-4; 5480 County Highway A. This request is to rezone 40.26 acres of FP-35 and FP-1 to RM-16, 10.26 acres of FP-1 & FP-35 to RR-8 to create two residential lots, one for an existing residence and one for a new home. Applicant/Owner is Leslie Orosz, 690 Inverness St. Oregon, WI 53575.
Soule stated that the petition as written complies with the Comprehensive Plan. S. Christensen stated that there should be deed restrictions for no further development on both lots. Discussion ensued**.**
Kay stated that the Plan Commission is responsible for recommending the appropriate deed restrictions.
Moved by Hagemann, seconded by Barmack to recommend approval to the Town Board on Petition #DCPREZ-2025-12228 with deed restrictions on Lot 1 & Lot 2 prohibiting further development. Motion Carried 7-0.

Discussion and possible action re: Conditional Use Permit (CUP) Policy amendments and other format changes to Comprehensive Plan. Discussion occurred regarding review of CUP on sale or ownership changes.
S. Christensen recommended the CUP expire when there is an ownership change. Wilmot expressed concerns with the automatic expiration and how it could negatively impact the business, specifically in an inheritance situation and the potential change of CUP uses and conditions in the Comprehensive Plan, would there be a "grandfather clause". Barmack stated that a review with the change of ownership seems beneficial to the Town and the applicant.
Clarification needed from Dane County, can a CUP go with owner, the land, automatic expiration, and/or review with change of ownership.
Goth reviewed the status of the formatting changes to the Comprehensive Plan. Supervisor Fitzgerald noted that there are two areas that the Commission will need to focus on content, one being that there is reference

to a Park Plan that had yet to be written, the Park Plan is complete, there will be significant language changes there, another focus is Chapter 8 Land Use with main focus on clear, readable language and formatting. Noting the importance of the Comprehensive Plan as focal point of communication for the Town.

Public Comment.
No public comment.

Communications.
Chair Kay inquired about doing site visits in the future for petitions. The Commission agreed that they would do site visits independently.

Adjournment.
Moved by S. Christensen, seconded by Hagemann, to adjourn at 7:40pm. Motion Carried 7-0.

TOWN OF OREGON COMPREHENSIVE PLAN

Effective Sept. 20, 2023; Revised March 2026

Prepared by Dane County Planning and Development

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Acknowledgements

2023 Planning Commission
Sharon Christensen
Dave Hagemann
Chuck Soule
Gena Larson
Tim Yanacheck
Arlan Kay
Jessica Barmack
Brian Duffin (partial term)

2025-26 Planning Commission
Sharon Christensen
Dave Hagemann
Chuck Soule
Gena Larson
Arlan Kay
Jessica Barmack
Laura Wilmot

2023 Town Board
Carl Walser
Arlan Kay
Laurie Fitzgerald
Steve Jeregan
Kate Gladding

2025-26 Town Board
Carl Walser
Arlan Kay
Laurie Fitzgerald
Steve Jernegan
Tim LeBrun

Town Staff
Stephanie Goth, Deputy Clerk
Jennifer Hansen, Clerk

Dane County Staff
Brian Standing, Dane County Planning and Development (2023 draft)
Bridgit Van Belleghem, Dane County Planning and Development (2026 revision)

Adopting Ordinance

Element 1:
Issues & Opportunities



1.1 Introduction

1.1.1 Town Profile

Located in south-central Dane County, the Town of Oregon sits between the Villages of Oregon, Brooklyn and Belleville, immediately south of the City of Fitchburg, and north of the Town of Brooklyn in Green County. Its location atop the terminal moraine of the Wisconsin glaciation has left the town with a diverse natural landscape, including the westernmost reaches of the Southeast Glacial Plains ecological landscape. At the 2020 Census, 3,125 people lived in Oregon.

9 Elements of the Plan

1. Issues & Opportunities
2. Housing
3. Transportation
4. Utilities & Community Facilities
5. Economic Development
6. Agricultural, Natural, & Cultural Resources
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

1.1.2 Planning History

The town adopted its first land use plan in 1994 and completed adoption of Dane County's exclusive agricultural zoning ordinance in 1995. On October 10th, 2005, the Town Planning Committee identified the following as guiding principles for their 2005 update of their 1994 land use plan to a full comprehensive plan in 2005-2006:

- Build upon the policies and principles in the 1994 Land Use Plan and the 2001 Visioning document.
- Clarify and maintain the Town's groundwater protection policy.
- Update and implement the Town conservation subdivision ordinance.
- Evaluate the potential for transfer or purchase of development rights.
- Limit new commercial development within the Town to designated areas.
- Plan for some mineral extraction uses within the Town.

1.1.3 Plan Updates

As per Wisconsin's comprehensive planning legislation, the Town will review and update the *Comprehensive Plan* at least every ten years. Changing conditions and goals in the Town will be noted and adjustments will be made to the *Comprehensive Plan* text and maps accordingly. This plan update is intended to aid the Plan Commission and Board in meeting statutory timeline requirements and achieve the Town's goals.

1.1.4 Plan Purpose and Background

This plan is a decision-making guide for the Town of Oregon government in managing changes in land use and in carrying out the business of the Town. The plan provides a framework that respects the rights of landowners while preserving and enhancing those qualities that make the Town a special place to live and work.

This Plan is to be used to guide the development of Town ordinances and policies. In particular, Wisconsin's Comprehensive Planning law (Wis. Statute 66.1001) requires that beginning on January 1, 2010, certain actions related to zoning and land use regulation must be consistent with an adopted Comprehensive Plan. The plan and the associated ordinances and policies are to be used in conjunction with applicable Dane County ordinances, Wisconsin statutes and federal laws.



1.2 Background & Existing Conditions

1.2.1 Population Trends

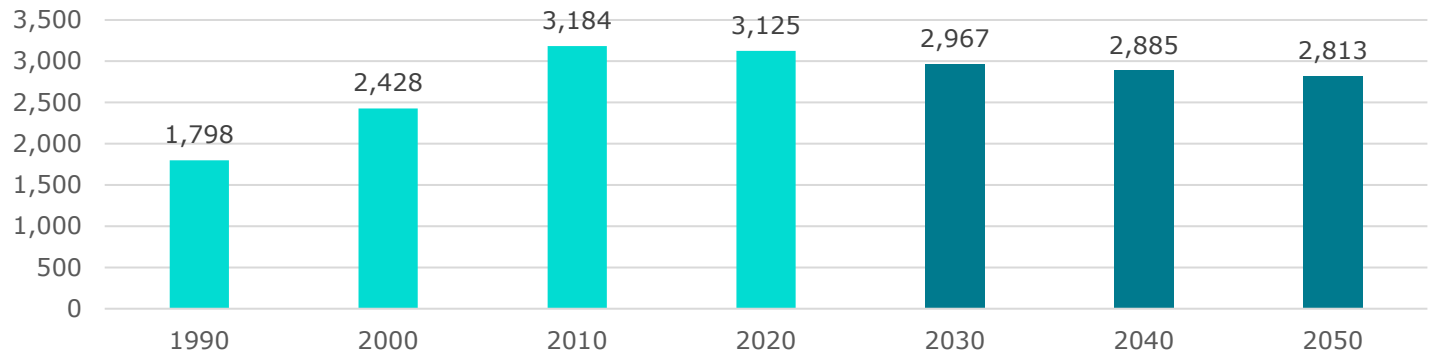
The Town of Oregon grew rapidly (5.2% average annual growth rate) from 1978-1998. However, over the next twenty years, from 1998-2018, the Town's growth rate leveled off (0.6% average annual growth rate). As of the 2020 Decennial Census, the Town of Oregon had a population of 3,125 people, 59 people fewer than in 2010. The Wisconsin Department of Administration projects the town to decrease slowly over the next twenty-five years, with projected 2050 population of 2,813 people.

Table 1: Population 1980-2020 (with surrounding communities)

Municipality	1980	1990	2000	2010	2020
Town of Oregon	*1,798*	*2,428*	*3,148*	*3,184*	*3,125*
Village of Oregon	3,876	4,519	7,514	9,231	11,179
Village of Brooklyn	643	789	1,340	1,401	1,524
City of Fitchburg	11,973	15,648	20,501	25,260	29,609
Town of Rutland	1,468	1,584	1,887	1,966	1,997
Town of Montrose	1,024	1,032	1,134	1,081	1,064
Town of Exeter	709	756	1,261	2,023	2,156

Source: U.S. Bureau of the Census

Figure 1: Population and Projections 1970-2040



Source: Applied Population Lab- Wisconsin Population and Housing Estimates-

Table 2: Population Projections

Municipality	2020 Census	2025	2030	2040	2050
Town of Oregon	*3,125*	2,428	2,967	2,885	2,813
Village of Oregon	11,179	4,519	13,079	15,170	17,235
Village of Brooklyn	1,524	789	1,524	1,536	1,567
City of Fitchburg	29,609	15,648	37,798	45,076	52,245
Town of Rutland	1,997	1,584	1,908	1,887	1,871
Town of Montrose	1,064	1,032	996	954	916
Town of Exeter	2,156	756	1,261	2,023	2,156

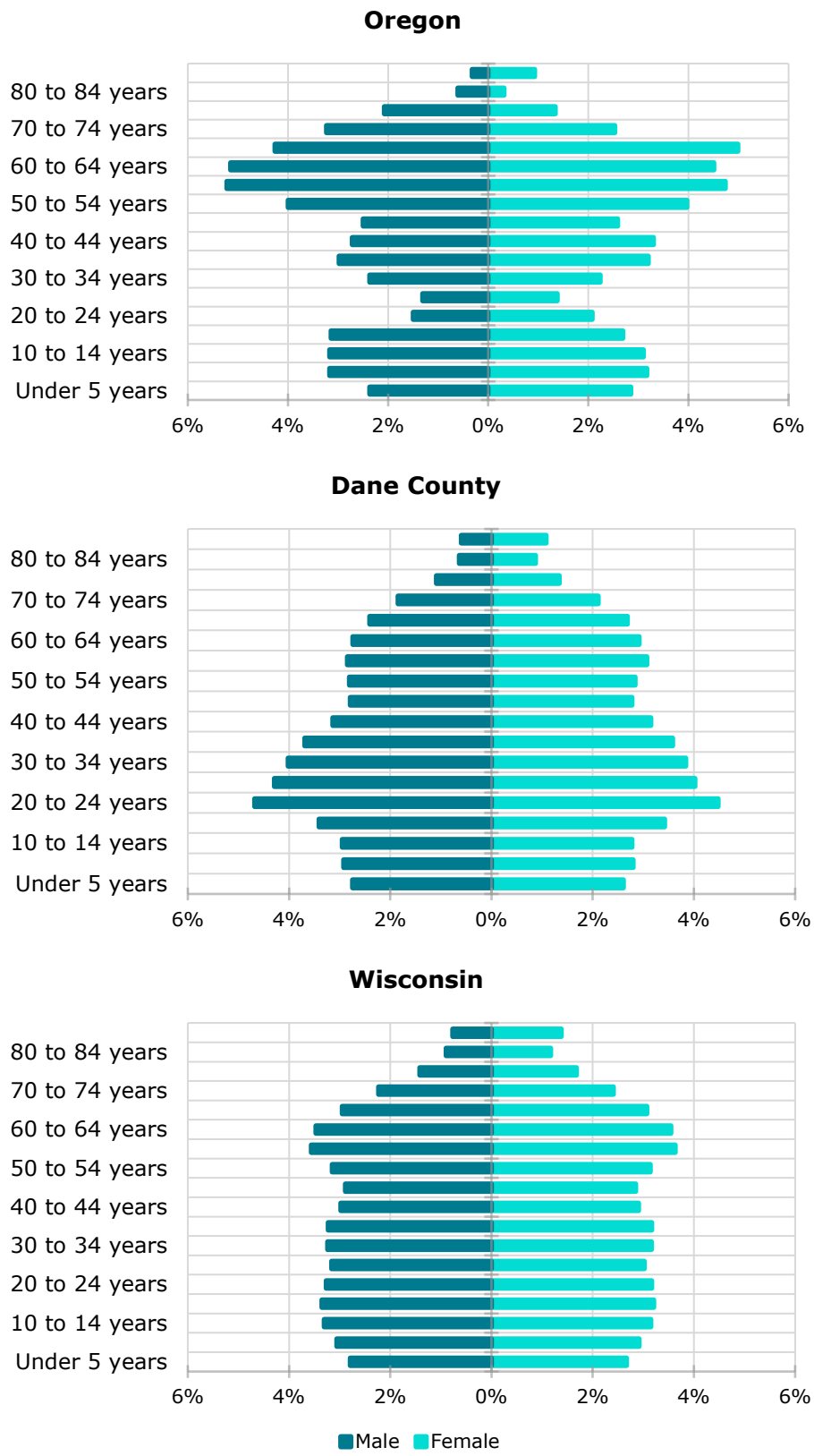
Source: Wisconsin Department of Administration

1.2.2 Demographic Trends

1.2.2.1 Age and Gender

According to the Census Bureau's annual American Community Survey, the median age in the Town has increased by 12.1% over the last decade from 43 in 2010 to 48.2 in 2019. The median age of Dane County increased less dramatically during the same period from 34.3 to 35.5 years old. As the population of the Town ages, housing and services to meet older citizens' needs will rise. Chart 1-2 shows the age composition of the town population as of 2019.

Figure 2: Age Pyramids 2020

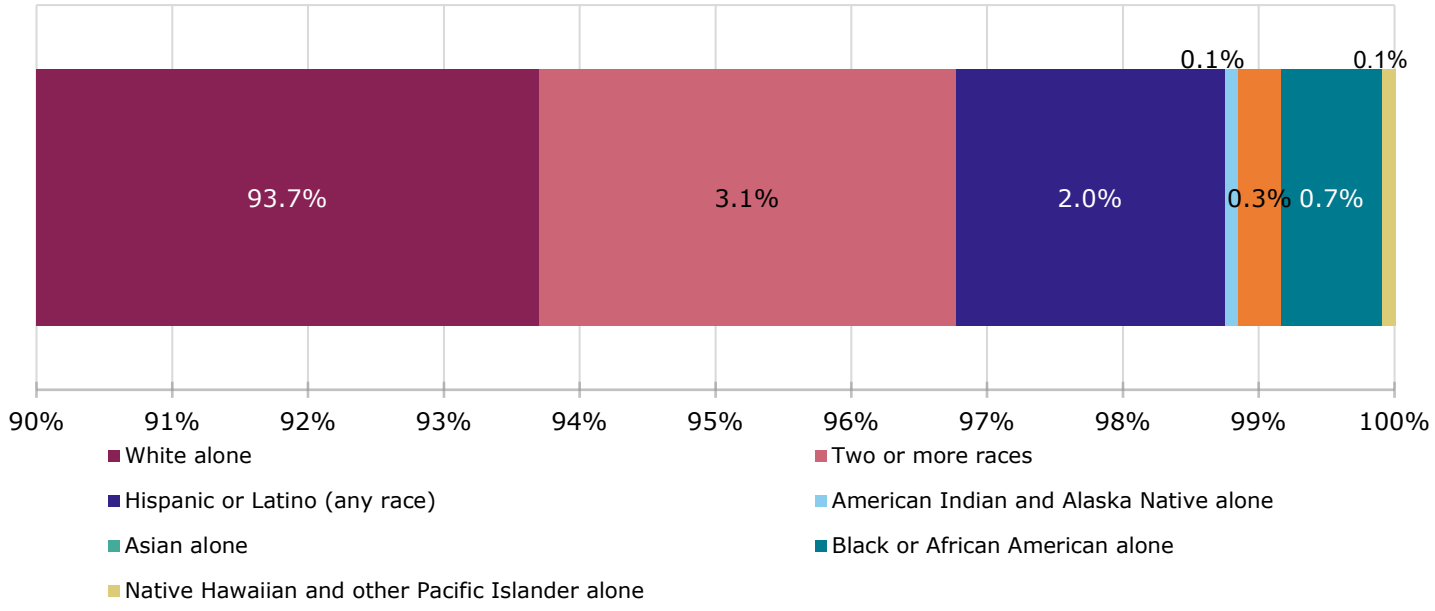


Source: U.S. Census Bureau, ACS 5-year estimates 2023

1.2.2.2 Ethnic Minorities

According to the 2010 Census, the Town's racial minority population comprised 2.2% of the total population. Figure 3 shows the 2010 racial and minority breakdown of the town population.

Figure 3: Summary of Population by Ethnic Background (% of population)

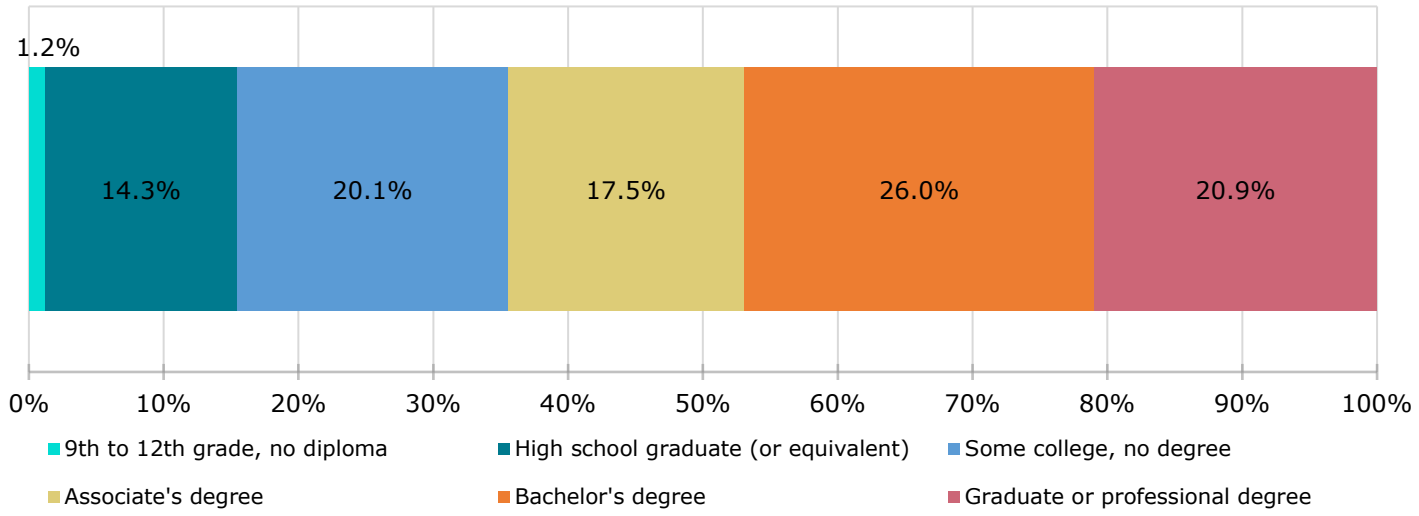


Source: U.S. Census Bureau, Demographic Profile 2020

1.2.2.3 Education

In 2017, 98.8% of Town residents, age 25 or older, held a high school diploma or higher. Figure 4 Dane County reports 95.5% of residents with at least a high school diploma. These figures are similar to the figures for Dane County as a whole.

Figure 4: Educational Attainment for Population 25+ Years Old

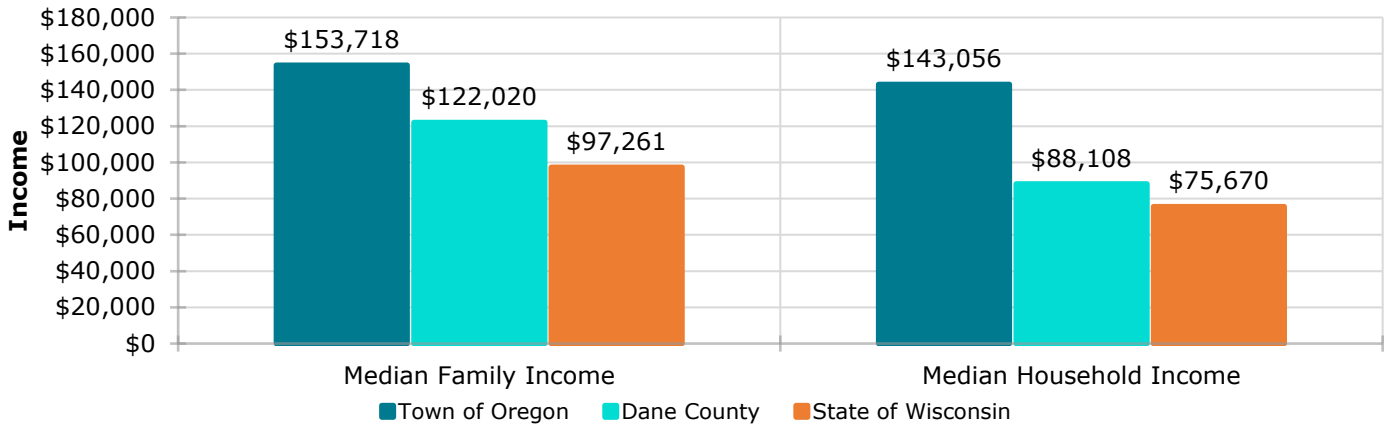


Source: U.S. Census Bureau, ACS 5-year estimates 2023

1.2.2.4 Income

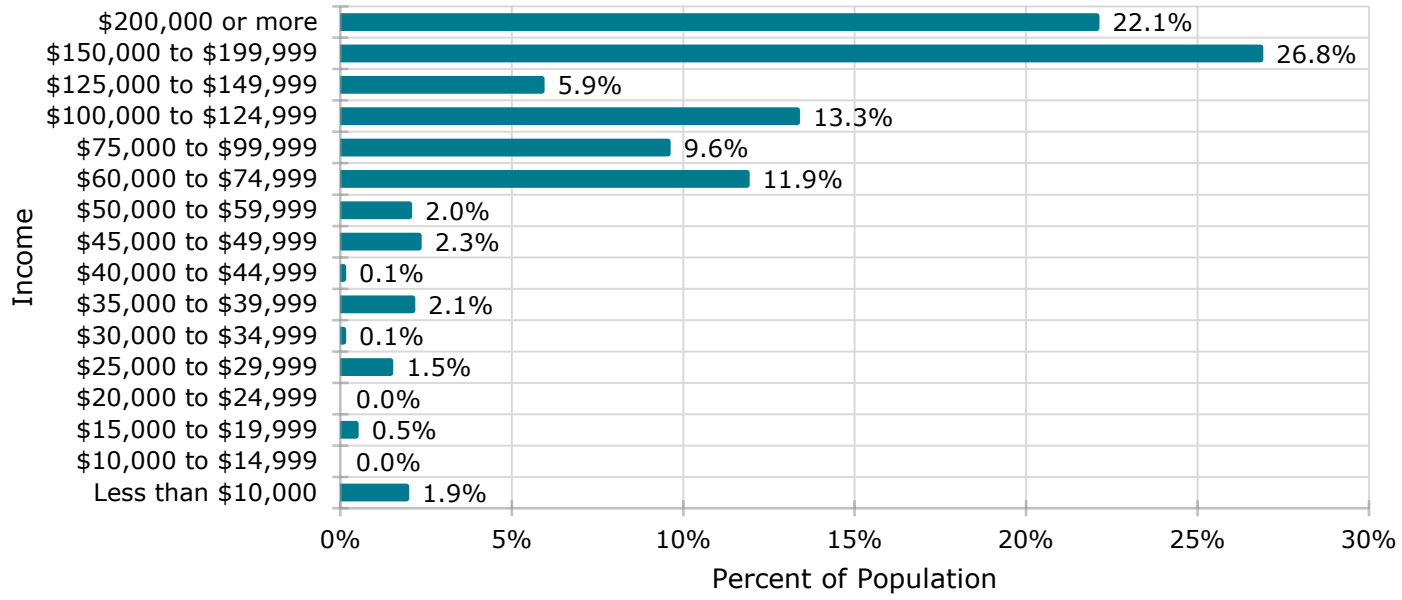
With a median household income of $108,125 in 2017, Town of Oregon residents were significantly more affluent than their counterparts in other towns, or in Dane County as a whole. Figure 5 further depicts the Town's household income distribution.

Figure 5: Household Median Income (in 2023 inflation-adjusted dollars)



Source: U.S. Census Bureau, ACS 5-year estimates 2023

Figure 6: Income Distribution (2023 Inflation-Adjusted Dollars)



Source: U.S. Census Bureau, ACS 5-year estimates 2023

1.3 Housing and Household Trends

The number of households in the Town increased from 1,144 in 2010 to 1,180 in 2020, a 3% increase over the decade. Conversely, the average household size in the Town decreased from 2.77 persons per household in 2010 to 2.64 in 2020. The trend toward smaller household sizes is mirrored nationwide and is due in part to increases in divorce, decreases in the birth rate, and a larger proportion of the population age 65 and older.

The projected number of households in the Town is expected to increase by 70 to 1,250 total households by 2040, according to the Wisconsin Department of Administration. Household projections are useful in planning for future housing development. Population projections for 2050 indicate a decrease in population to 2,813 people.

1.4 Labor Force and Employment Trends

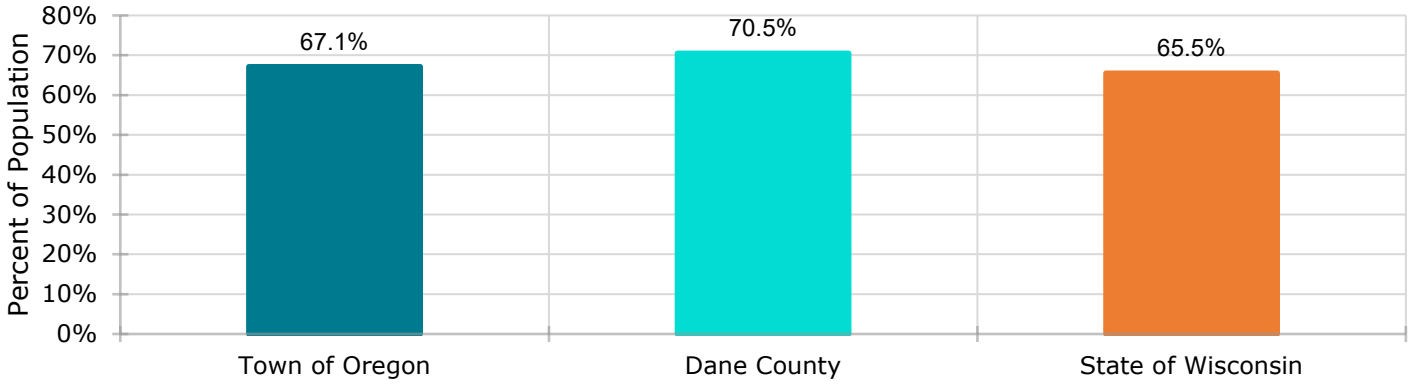
According to the Census Bureau's American Community Survey estimates, the Town of Oregon had a 2020 labor force of 1,861 people. Over the span of 2016-2020, the unemployment rate for the population 16 years and over averaged under 2%, which compares favorably with Dane County's unemployment rate of 2.5% and Wisconsin's rate of 3.5%.

Between 2010 and 2017, the town saw moderate employment growth in the "professional, management and administrative," "information," "service," "manufacturing" and "arts, recreation, accommodation and food service" sectors. Meanwhile, "retail trade," "public administration," and "wholesale trade" sectors saw employment declines.

With planned limited non-agricultural development, the employment forecast for the town is expected to remain similar to what is shown in Chart 1-7. Those occupying the new housing are expected to fall into the management, professional and service fields and to commute to employment centers in the Madison metropolitan area.

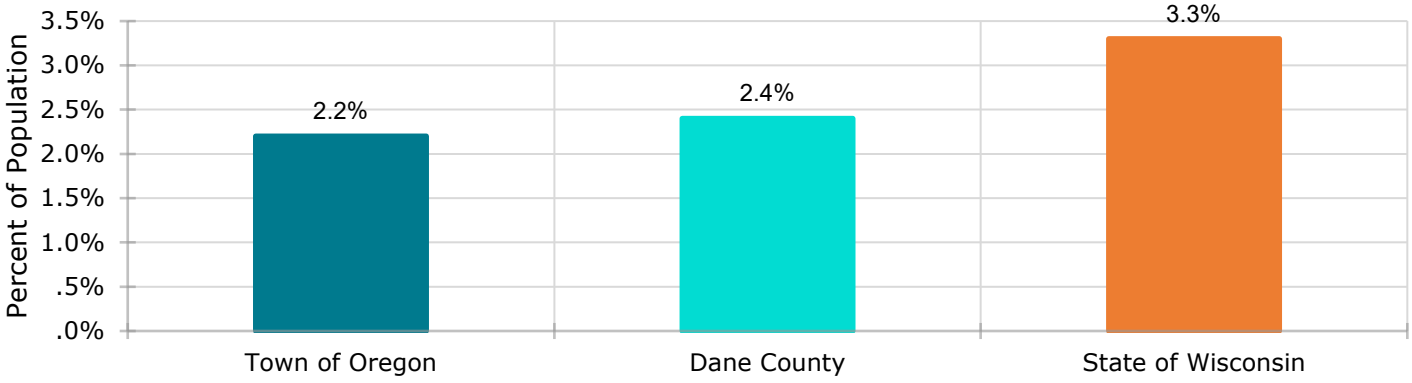
Oregon's working population is primarily employed by private companies (53%). The remaining are self-employed (19%), work for government (12%), have their own businesses (9%), working for a non-profit (7%). The average worker commutes alone and drives an average of 28 minutes to work (*American Community Survey, 2023*).

Figure 7: Labor Force Participation Rate (Population 16+ Years Old)



Source: U.S. Census Bureau, ACS 5-year estimates 2023

Figure 8: Unemployment Rate (16-year-olds and older)



Source: U.S. Census Bureau, ACS 5-year estimates 2023

1.5 Key Planning Issues and Goals

1.5.1 Public Participation Process

This planned was developed by a Comprehensive Plan steering committee, that employed various methods of ensuring participation, including newsletter announcements, website updates, community survey, an open house, and a public hearing. Over 50% of survey respondents felt that the town population should be approximately "the same as today" in 20 years. Strong majorities indicated protection of natural and agricultural resources were "essential" or "very important," with "farmland," "woodlands," "wildlife habitat," "streams," "air quality," and "groundwater resources" ranking highly.

In 2025, an additional survey conducted by UW-Extension went out to all town residents. The survey found [insert findings].

1.5.2 Vision Statement & Overall Goals

As Town of Oregon residents, we set forth this vision for our future.

1. To preserve the rural character of the town: Residents like living in the country. The town is a desirable place to live and to raise children because the community is safe, the people are friendly, and the schools are good. We want to keep our farms because they provide much of the rural character that we cherish.
2. To plan development wisely and control growth: Residents would like our population to stay small. We want to protect property rights and values. Residents want town officials to plan development carefully to preserve our productive farmland, precious wetlands, sheltering woodlands, wildlife habitats, open spaces and scenic views.
3. To cooperate with the Villages of Oregon and Brooklyn: The Town want's a partnership with the Villages of Oregon and Brooklyn so that they continue to serve as centers for commercial and public services. The Town would like to stabilize the boundaries between the Town and these Villages and preserve our town's integrity.
4. To provide an outdoor resource for our community: We would like our Town to be a place for quiet and reflective outdoor recreation, whether we are biking with friends down a country road or walking alone. We want to preserve the Town of Oregon as a sanctuary for the greater good.



Element 2: Housing

2.1 Existing Housing Conditions

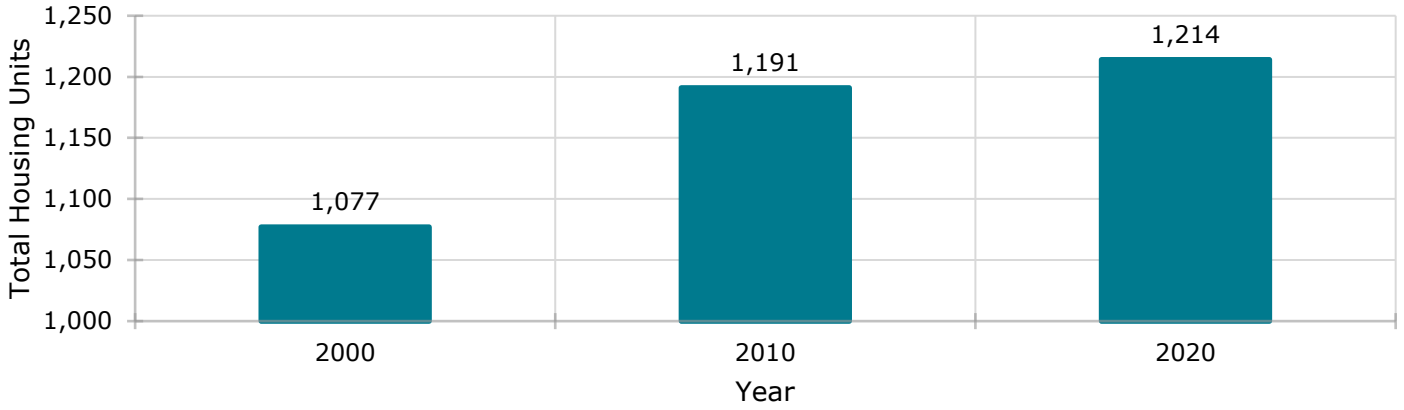
2.1.1 Housing Stock Characteristics

The number of housing units in the town increased 24% between the 2000 and 2017 period (Chart 2-1). This is comparable to the 25% increase for Dane County as a whole, over the same period of time.

Detached, single-family residences make up 99.8% of the housing units in the Town of Oregon. As of the 2015 Dane County Land Use Inventory, there were 1,202 detached single-family residences, 3 duplexes and no multi-family homes in the town. Owner-occupied homes were estimated to comprise between 95 percent and 98 percent of the housing stock in the town in 2017. Estimates of vacancy rates (for both homeowners and renters) are typically near zero. According to the U.S. Department of Housing and Urban Development (HUD), a healthy owner-occupied vacancy rate is around 2% because it allows residents adequate housing choice.

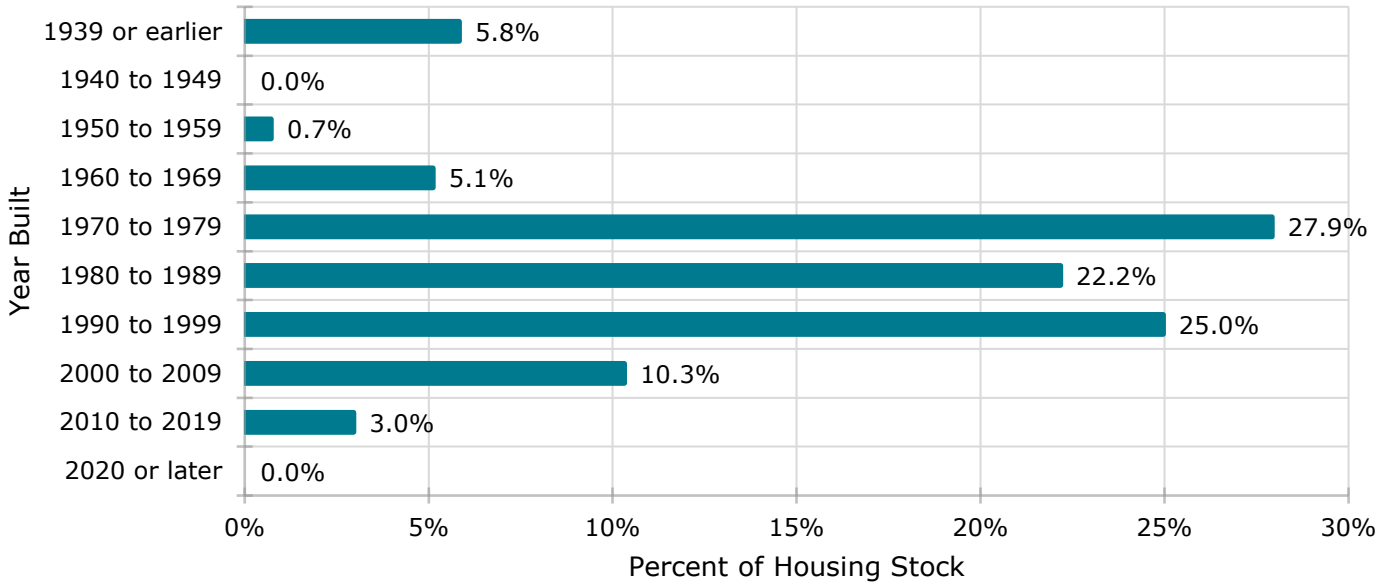
According to the 2017 American Community Survey, 61% of the houses in the town were built before 1980, like Dane County as a whole.

Figure 9: Number of Housing Units 2000-2020



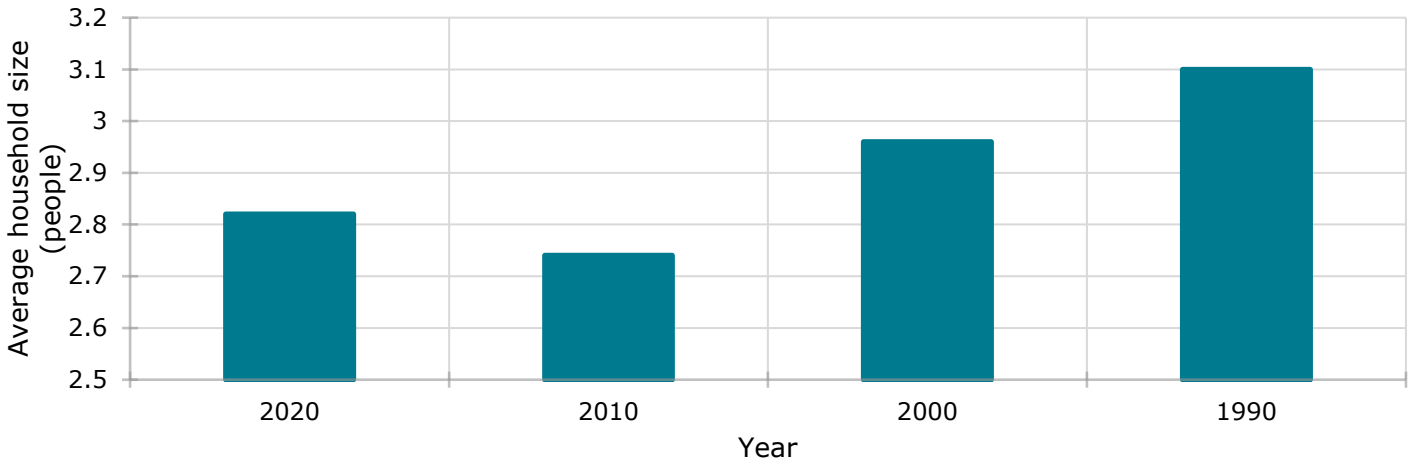
Source: 2020, 2010, 2000 Decennial census data

Figure 10: Build Years for Existing Housing Stock



Source: 2020 5-year ACS data & 2010, 2000, 1990 Decennial Census data

Figure 11: Average Household Size

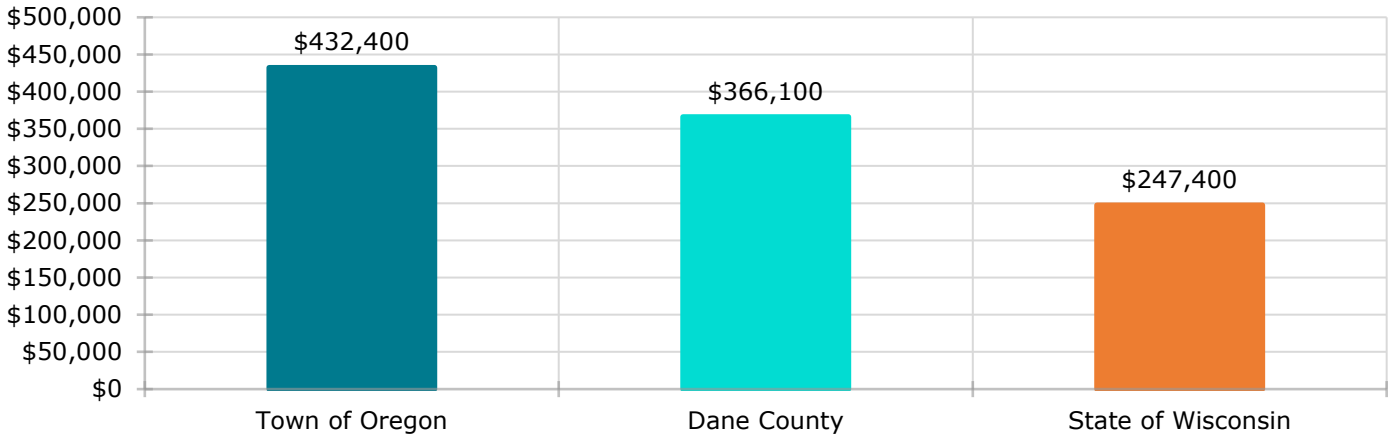


Source: 2020 5-year ACS data & 2010, 2000, 1990 Decennial Census data

2.1.2 Value Characteristics

In 2017, the median value of owner-occupied homes in the Town of Oregon was estimated at $297,500, twenty-two percent higher than the $242,700 median value for Dane County as a whole.

Figure 12: Median Housing Value



Source: U.S. Census Bureau, ACS 5-year estimates 2023

2.1.3 Housing Affordability

"Cost-burdened" is defined as homeowners and renters who spend more than 30% of their monthly income on housing costs. Compared with Dane County and the State of Wisconsin, the Town of Oregon has a smaller percentage of housing cost-burdened residents with 27% of mortgage holders being cost-burdened. Of those households, the 2015 Dane County Housing Needs Assessment suggests 18 existing households with senior citizen residents are cost-burdened.

2.2 Projected Need for Housing

The number of households in the Town increased from 1,144 in 2010 to 1,180 in 2020, a 3% increase over the decade. Conversely, the average household size in the Town decreased from 2.77 persons per household in 2010 to 2.64 in 2020. The trend toward smaller household sizes is mirrored nationwide and is due in part to increases in divorce, decreases in the birth rate, and a larger proportion of the population age 65 and older.

2.3 Housing Programs

- Rural Development- USDA: A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover support for rental housing development, direct and guarantee mortgage loans for home buyers, and support for self-help and cooperative housing development.
- Wisconsin Housing and Economic Development Authority (WHEDA): Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market.
- Community Development Block Grant (CDBG): The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The funds that Dane County receives from Housing and Urban Development (HUD) are distributed across the County (outside of Madison) and available to a variety of sub-recipients including municipalities, non-profit, and for-profit entities.
- Home Investment Partnerships (HOME) Programs: HOME provides grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a range of activities that build, buy, and/or rehabilitate affordable housing for rent homeownership or provide rental assistance to low-income people.

2.4 Housing Goals, Objectives, & Policies

2.4.1 Goals

1. Direct allowable residential uses to qualified areas as defined in the Land Use section of this plan.
2. Plan for the residential needs of all Town residents to meet existing and forecasted housing demands.
3. Assure a variety of quality housing opportunities for town residents.

2.4.2 Objectives

1. Encourage the protection and enhancement of the rural character and open spaces of the Town by establishing and enforcing development standards for non-farm, residential development.

a. Consider a policy to phase in the approval of all residential development constructed in the Town to allow the Town to maintain adequate levels of public services.

2. Work with neighboring municipalities to ensure that a range of housing that meets the needs of area residents of various income levels, age, and health status is planned for.
3. Encourage town residents to maintain the Town's existing housing stock.
4. Avoid future land use conflicts by carefully siting new residential development.
5. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for housing.

2.4.3 Policies

1. To the extent feasible, cooperate with local and county planning efforts to evaluate housing needs of area residents.
2. Review and comment on the planning efforts of neighboring communities with regards to housing availability and proposed residential uses.
3. Encourage neighboring municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable housing for area residents with special needs.
4. Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.
5. Redirect high-density development requiring public transportation, public sewers or public water to an appropriate Urban Service Area.
6. Consider higher density development, such as Accessory Dwelling Units, duplexes, condominiums and multi-family units, only in specific circumstances and only where compatible with the environment, neighborhood, and rural character.

7. Follow town density policy as outlined in the Land Use Goals, Objectives and Policies (see Chapter 8: Land Use).
8. Educate town residents about housing rehabilitation and affordability programs available through:
    - US Department of Agriculture Rural Housing Service (http://www.rurdev.usda.gov/wi/programs/rhs/index.htm)
    - Dane County Department of Human Services (http://www.danecountyhumanservices.org/cdbg.shtm).
9. Consider alternative options for maintenance of aging housing to supplement or substitute for assistance and/or loan programs.
10. Re-evaluate housing and land use policies on a regular basis to allow for adequate housing to meet the needs of all residents of the town.
11. Provide a variety of quality housing opportunities for Town residents.

Element 3: Transportation

3.1 Existing Transportation Network

One of the primary functions of town government is to maintain the local road system and work with county and state government to maintain the regional transportation network. Road maintenance is the largest item in the Town's budget. Town residents are largely satisfied with the local roads, and we hope to continue this success while meeting future challenges.

3.1.1 Roadways

3.1.1.1 Arterials

U.S. Highway 14 runs north and south, near the eastern edge of the town, through the Village of Oregon. The highway connects with the South Beltline in the Madison metropolitan area and south and east to Rock County.

3.1.1.2 Collectors:

County Trunk Highways CC and A run generally east to west through the town, providing linkages to U.S. Highway 14 to the east, and to State Highway 69 to the west. County Trunk Highways MM and D run north to south, providing connections to State Trunk Highways 92 and 138 and to County Highway M.

3.1.1.3 Town Roads

The Town has 51 roads totaling 38.3 miles. Maintenance, repair and snow removal is performed by the Town. This expense accounts for more than 80% of the annual budget. Road expenditures in the Town will be affected by increasing traffic on town roads from increases in population, more miles driven per person, and heavy construction and agricultural traffic associated with development in the Town.

3.1.2 Transit

The closest fixed-route public transit service to the Town of Oregon is the Madison Metro Route 49 (peak-hour service) in the City of Fitchburg, approximately 4.1 miles north of the Oregon-Fitchburg line.

Park and Ride lots in Verona (2565 Old PB, approximately 11 miles from the town hall) and Madison ("Dutch Mill lot," U.S. Highways 12, 18 & 51, approximately 15 miles from the town hall) provide free parking, with connections to the Madison Metro transit system.

3.1.3 Taxis and Ride Hail Services

Union Cab is the only taxi and ride-hail service to portions of the Town of Oregon, however, this is not typically practical for regular use. More often, residents and visitors are using Uber and Lyft for ride services.

3.1.4 Carpool and Vanpool Services

The Greater Madison Metropolitan Planning Organization operates RIDESHARE, etc., an online ride-matching service to connect commuters with carpooling and vanpool opportunities. The service area includes the Town of Oregon. The Wisconsin Department of Administration operates a vanpool system for commuters (including both state and non-state employees) traveling to and from the Madison area. The closest Park and Ride is around 8 miles away from the Town Hall and located on the west side of the Village of Mount Horeb.

3.1.5 Specialized Transportation Services

Rides for seniors to doctor/dental appointments are available through RSVP of Dane County Driver Services Program. The Dane County Department of Human Services provides individual and group transportation services which enable seniors and people with disabilities and to access their communities and needed services. Transportation assistance may also be provided for low-income families or persons with unusual medical transportation expenses. The Greater Madison

Metropolitan Planning Organization operates a number of commuter programs that provide a ride home from work in an emergency to regular carpool, vanpool, mass transit, and bicycle commuters.

3.1.6 Bicycles and Pedestrians

A portion of the Badger State Trail, which runs from Madison to the Illinois border, crosses through the Northwest ¼ of Section 6, near the intersection of Sayles Trail and Purcell Road. An existing segment of the Oregon-Badger State Trail Connector, an off-street, county-operated trail, runs from the Village of Oregon to South Fish Hatchery Road. Planned extensions would run along Purcell Road and the north town line to connect to the Badger State Trail.

Dane County has proposed the Fitchburg-Oregon Rail Trail, a shared-use trail that would run from Union Road southeasterly to the Village of Brooklyn. This facility is currently in the planning stages.

Paved shoulders along County Trunk Highways D and MM are adequate to accommodate bicycle traffic. Many of the local town roads may also be suitable for on-road bicycle use. The Madison Area Transportation Board maintains an online Low-Stress Bicycle Route Finder that can help find other suitable bicycle routes.

3.1.7 Rail

None within the Town of Oregon. An abandoned rail line, known as the "Harvard Sub," runs north and south through the Village of Oregon and through the eastern portion of the town. This rail corridor has been acquired by the State of Wisconsin rail bank program for future use as a multi-use recreational trail.

3.1.8 Intercity Bus Service

This service is not provided in the Town. Several commercial bus lines provide regular service from the bus stop at 250 N. Lake Street, in the City of Madison (18 miles from the Town center) to destinations, including Milwaukee, Janesville, Beloit, Eau Claire, La Crosse, Chicago, and Minneapolis-St. Paul.

3.1.9 Trucking

Truck traffic uses the many highways across the Town.

3.1.10 Water Transportation

There is no significant water traffic in the Town.

3.1.11 Airports

There are three private, grassed-runway air strips in the Town of Oregon: Storytown Airfield in Section 17; Peterson Field in Section 10; and Syvrud airstrip in Section 26.

The Dane County Regional Airport (MSN) is located in the City of Madison, approximately 18 miles from the Town center. Commercial airlines operate daily non-stop flights to 19 destinations in the continental United States.

3.1.12 Snowmobile Trails

The Belleville Sno Cats and the Oregon Sno Blazers manage snow mobile trails in the area. Trails include trail numbers 50, 41, 52, 38, 6, and 84.

3.2 Transportation Plans

3.2.1 County and Regional Plans

3.2.1.1 Regional Transportation Plan 2050 (2017)

Federal law requires Regional Transportation Plans for urban areas over 50,000 in population (such as the Dane County / Madison metropolitan area) as a condition for spending federal highway and transit funding. Adopted by the Greater Madison Metropolitan Planning Organization, the *Regional Transportation Plan 2050* provides an overview of how the region intends to invest in the transportation system across all modes.

3.2.1.2 Transportation Improvement Program (TIP)

The *Transportation Improvement Program (TIP)*, which the Madison Area TPB updates annually, is a listing of short-range transportation improvement projects anticipated to be undertaken in the next five-year period. Projects within the Madison Area TPB Planning Area must be included in the TIP to be eligible to receive federal funding assistance. Outer county area projects are listed for coordination purposes.

3.2.1.3 Bicycle Transportation Plan (2015)

Adopted by the Madison Area Transportation Plan, the *Bicycle Transportation Plan* provides a framework for cooperation between state agencies, Dane County, and local governments in planning for and developing bicycle facilities and programs.

3.2.1.4 Dane County Comprehensive Plan (2012)

Adopted by the Dane County Board of Supervisors, the *Dane County Comprehensive Plan* includes countywide goals, objectives, and policies for transportation.

3.2.2 Applicable State Transportation Plans

3.2.2.1 Connections 2050 (2022)

Connections 2050 is the Wisconsin Department of Transportation's (WisDOT) long-range transportation plan for the state. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit. WisDOT officially adopted Connections 2030 in October 2009. Planned transportation improvements affecting the Town of Oregon are included in the Madison Metropolitan Planning Area section.

According to the State Department of Transportation's (DOT's) long-range plan, there are no plans for major changes to Highways 78 in the next fifteen (15) years. There are plans to convert Highway 18- 151 to a limited access highway within the next five (5) years.

3.2.2.2 Six-Year Highway Improvement Program (updated annually)

The Wisconsin Department of Transportation adopts the Six-Year Highway Improvement Program to identify capital improvements to the portions of the 11,745-mile statewide highway system which is administered and maintained directly by WISDOT. Planned improvements affecting Dane County, including the Town of Oregon, are contained in the Southwest Region section.

3.2.2.3 Wisconsin Rail Plan 2050

Wisconsin Rail Plan 2050 identifies rail issues that reflect the views of Wisconsin citizens, businesses and government officials. The plan includes a number of key parts, including a statewide vision for freight, intercity passenger and commuter rail; and an inventory of Wisconsin's rail system, rail service and rail facilities.

3.2.2.4 State Freight Plan

The State Freight Plan (SFP) provides a vision for multimodal freight transportation and positions the state to remain competitive in the global marketplace. The SFP was approved by the U.S. Department of Transportation on March 19, 2018.

3.3 Transportation Goals, Objectives, & Policies

3.3.1 Goal

1. Cost effectively maintain the road infrastructure at a level of service desired by Town residents and businesses.
2. Accommodate multiple modes of transportation, as appropriate.
3. Plan for anticipated traffic demand.
4. Address other transportation related policies required by Wisconsin's Comprehensive Planning law.

3.3.2 Objectives

1. Provide reasonable access to an adequate and safe transportation system for residents, farmers, and businesses.
2. Ensure adequate town road capacities and conditions to safely and efficiently accommodate automotive, trucking, agricultural, bicycle, and pedestrian traffic.
3. Establish and sustain an ongoing road maintenance program with limited funding.
4. When reconstructing roads, the Town will consider multiple users and incorporate provisions to enhance the safety of these users. Users include bikers, farmers, and snowmobiles. Provisions may include, but is not limited to, adding bike lanes, signage or increasing width to accommodate farming equipment.
5. Work with Dane County and the Wisconsin Department of Transportation to make sure improvements to County Trunk Highways and State Highways support the goals and objectives of this plan.
6. Evaluate traffic impacts on all development projects and require road improvements where appropriate.
7. Recognize all applicable state and regional transportation plans.
8. Recognize all transportation policies and programs defined in the Dane County Comprehensive Plan.

3.3.3 Policies

1. Publicize assistance for disabled residents through the Town newsletter and rely on neighboring areas and regional programs to provide transportation for disabled residents.
2. Work with the Village of Oregon, the City of Fitchburg, and Wisconsin Southern Railroad to determine the long-term viability of rail services on this line.
3. Ensure that the Town of Oregon takes an active role in providing input on bicycle routes through the Town of Oregon planned by Dane County or the Madison Area MPO, and routes planned by the Village of Oregon, Village of Brooklyn, City of Fitchburg, Village of Belleville, or as proposed by the Town Parks Commission.
4. Require new developments to provide adequate walking areas and routes in residential and commercial areas.
5. Continue to designate weight restrictions and truck routes, especially those serving quarry operations.
6. Encourage traffic patterns that do not increase traffic on town roads unnecessarily and require intergovernmental agreements that define the responsibilities of the Town, developer, and neighboring community regarding any required improvements to Town roads and funding of such improvements.
7. Stay apprised of Dane County's efforts to maintain and improve CTH D, CTH A, CTH MM, and CTH CC.
8. Continue implementing the Town driveway ordinance to minimize the amount of access points onto Town roads and to ensure adequate sight distances.
9. Maintain an average PASER rating of 7 for town roads and prioritize road projects based on the PASER score.
10. Work with neighboring municipalities to plan, construct and maintain roadways that affect both jurisdictions, including cost sharing where appropriate.
11. Maintain the Town's culvert and ditch inspection program and implement culvert replacements and grading of ditches on Town roadways as needed on an annual basis.
12. Address vehicular safety on town roads and county and state highways.
13. Work with WISDOT and County Highways to accommodate wide farm equipment and heavy automobile traffic.
14. Work with the Dane County Sheriff and the State Patrol to enforce traffic regulations, reduce automobile/farm equipment safety problems and ask the Sheriff for written reports of specific kinds of accidents in the Town.
15. Work with the Dane County Public Works, Highways and Transportation Department to improve shoulders on State and County roads.
16. Work with biking organizations to identify biking routes and when feasible notify Town residents.
17. Continue working with school districts to maintain safe, efficient bus transportation for students.

Element 4: Utilities & Community Facilities



4.1 Existing Utilities & Community Facilities

The Town of Oregon is a rural suburban community that provides limited public services, utilities or community facilities. In collaboration with other service providers, Town residents enjoy:

4.1.1 Town Hall

The Oregon Town Hall and garage are centrally located at 1138 Union Road.

4.1.2 Water Supply

Residents in the Town get water from private wells. The Town does not offer municipal water service, and does not anticipate offering water service in the next 20 years.

4.1.3 On-Site Wastewater Treatment

Residential and commercial wastewater is handled through on-site disposal and treatment techniques, including: conventional, mound, pressure distribution, at-grade, holding tank, and sand filter systems. The Town does not expect to need this service in the next twenty years.

4.1.4 Solid Waste Disposal & Recycling Facilities

Curbside garbage and recycling pickup is available to town residents through a contract with a private waste disposal firm. The Town of Oregon operates a disposal site at 1067 Storytown Road. The disposal site serves Town of Oregon residents and collects a variety of materials.

The Town is served by the Dane County Sanitary Landfill, which is operated by Dane County Public Works, Highways and Transportation Department. The Dane County Clean Sweep program, housed at the landfill, provides for disposal of hazardous wastes.

4.1.5 Stormwater Management

The Town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The ordinance sets standards for runoff quality and quantity where landscape alterations may result in changes in the amount and quality of water leaving a site.

4.1.6 Law Enforcement

The Town falls entirely within the West 4 Dane County Sheriff District.

4.1.7 Fire Protection & Emergency Medical Service (EMS)

The Oregon Area Fire-EMS District serves most of the northern and central portions of the town. The Belleville Area EMS district serves portions of Sections 18, 19 and 30 along the western edge of the town. The Brooklyn Fire-EMS Protection District serves the southern portion of the town. Other fire, medical and rescue services may also respond to emergencies in the Town of Oregon under mutual aid contracts.

4.1.8 Cemeteries

Two cemeteries operate in the Town of Oregon: a 1.16-acre cemetery on town-owned land north of County Trunk Highway A in Section 20; and an unnamed cemetery in Section 15, west of Glenway Road.

4.1.9 Libraries

Town of Oregon residents have access to public libraries in the Villages of Oregon and Belleville and the City of Fitchburg. Dane County Library Service Bookmobile services are also available in the Village of Brooklyn. All these local libraries participate in the South-Central Library Service, which provides shared collection access.



4.1.10 Schools

The town is served by two school districts: Oregon and Belleville.

4.1.11 Parks & Recreational Facilities

3.The 310-acre Anderson Farm County Park, operated by Dane County Parks, provides opportunities for hiking, foraging, wildlife viewing, snowshoeing and snowmobiling. The park has a picnic area and restroom facilities.

The Town of Oregon owns and maintains five town parks:

- Bicentennial Park, 845 Highway MM
- Hillcrest Park, 873 and 876 Della Road
- Kennedy Park, 4779 Kennedy Park Road
- Raven Oaks Park, 6238 Ahwahnee Court
- Town Park, 901 Glenway Road



Playground equipment is available at all town parks, except for Bicentennial Park. The Town also maintains a walking path at the end of Sheil Drive in the Hillcrest subdivision.

The Oregon School District operates a joint-use community pool at 249 Brook Street. The pool is open to Town of Oregon residents when not in use for school activities.

See Chapter 3: Transportation for a description of the bicycle trails, paths and routes that serve the Town of Oregon.

4.1.12 Health Care Facilities

The town does not contain any health care facilities. A variety of commercial health care clinics and individual practitioners in the Village of Oregon and the Village of Brooklyn also serve Town of Oregon residents. The nearest full-service hospitals are in the City of Madison.



4.1.13 Child Care Facilities

No known childcare centers are in the Town. Small, in-home services may exist from time to time. Two child day-care centers in the Village of Oregon also serve Town of Oregon residents.

4.1.14 Churches

There are no churches within the Town of Oregon. A number of religious institutions are located in the Village of Oregon and the Village of Brooklyn.

4.1.15 Senior Services

The Oregon Area Senior Center is a multi-purpose center focusing on the needs of older adults within the Oregon School District. It is a department of the Village of Oregon with support from the Village, Town of Oregon, Town of Rutland, and Dane County.

The Aging and Disability Resource Center (ADRC) of Dane County provides information about resources and support related to aging and/or living with a disability, long-term care options, and public benefits. ADRC services are free and available to all County residents. The Area Agency on Aging of Dane County provides individuals age 60 and over and/or their family members information and assistance in accessing services that help older adults stay in their homes and communities.

4.1.16 Other Community Services

The Oregon-Area Food Pantry provides food and basic necessities to needy residents of the Oregon School District.

4.1.17 Telecommunications Facilities

There are no cellular telecommunication towers in the Town.

4.1.18 Broadband

Most areas in the Town of Oregon lack sufficient broadband internet coverage.

4.1.19 Power Plants & Transmission

Wisconsin Power and Light operates an electrical substation at the intersection of County Highway CC and South Fish Hatchery Road. There are no power plants or other major transmission lines in the Town.

4.1.20 Service Demand Forecast

Due to the low growth rate anticipated for the Town of Oregon, existing utilities and community facilities are expected to be sufficient for the next twenty years. One exception, broadband internet access, is already insufficient to meet current demand.

4.2 Utilities & Community Facilities Goals, Objectives, & Policies

4.2.1 Goal

1. Cost effectively maintain the Town's infrastructure and services at a level of service desired by Town residents, farmers, and businesses.

4.2.2 Objectives

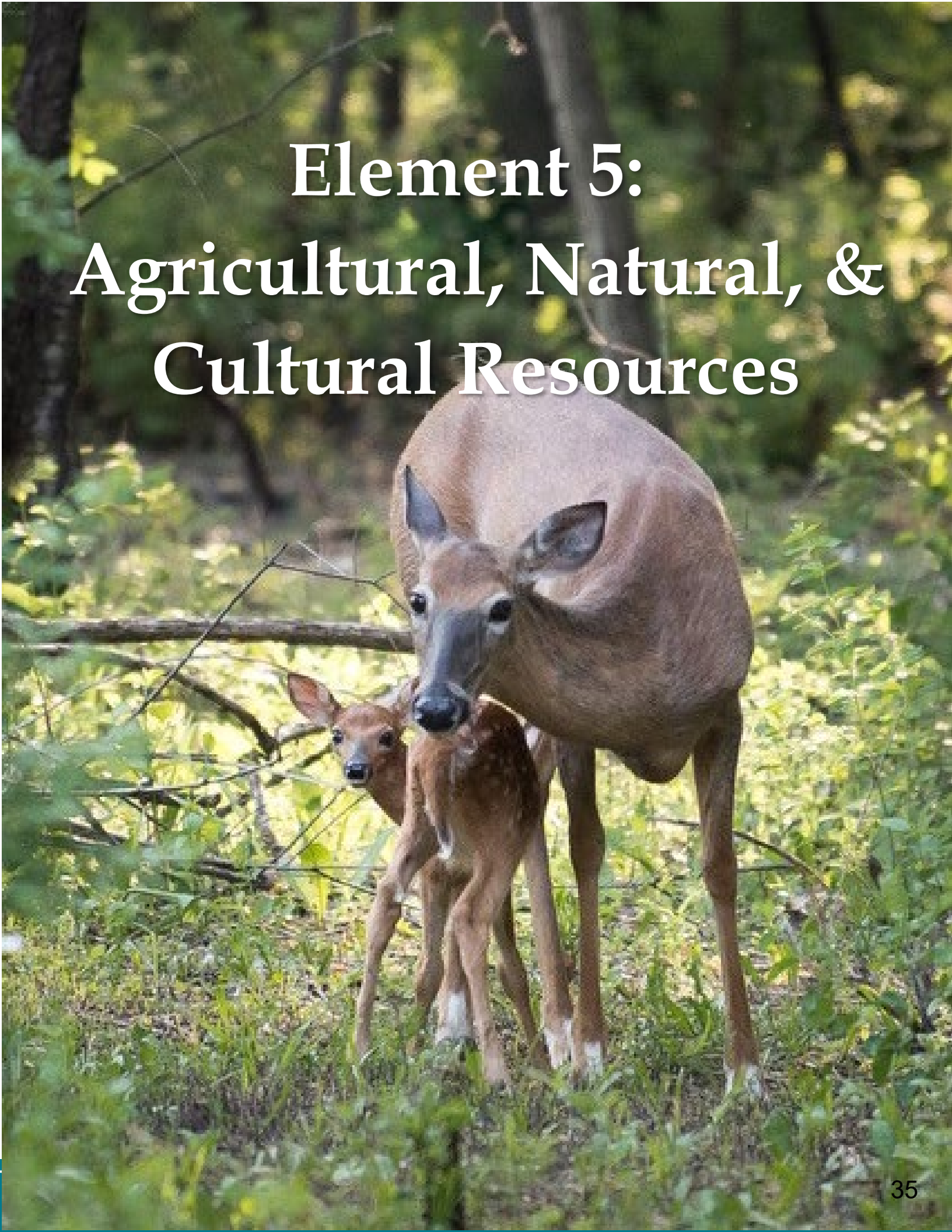
1. Provide reasonable access to adequate and safe water for drinking and fire protection.
2. Coordinate with appropriate regulatory agencies to provide adequate and safe disposal of wastewater and management of stormwater throughout the Town.
3. Work with neighboring jurisdictions, special districts and other providers to ensure Town residents, farmers and businesses receive adequate service levels.
4. Evaluate the condition of the Town Hall, Garage and associated equipment to ensure that it will continue to meet Town needs.
5. Provide convenient solid waste and recycling services.

6. As feasible, accommodate recreational facilities of interest to Town residents.
7. Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.

4.2.3 Policies

1. Restrict or prohibit any land uses that could damage or threaten groundwater supplies.
2. Work with the Villages of Oregon, Brooklyn and Belleville and with local fire districts to ensure adequate fire protection for any Town development areas.
3. Encourage landowners with private wells to properly maintain and monitor their wells through inspections and water testing, as necessary.
4. Encourage landowners to ensure that private wells that are no longer in use are properly closed or abandoned, according to Wisconsin DNR and Dane County regulations.
5. Any proposed new urban service areas or limited urban service areas within the Town must be addressed as a formal amendment to this comprehensive plan. Such areas may not be submitted or approved until the Town Comprehensive Plan is formally updated and amended to incorporate such areas on the proposed land use map. Appropriate policies for the location, capacity and need for the expansion of services must also be incorporated into the proposed amendment to the Comprehensive Plan. The formal adoption/ amendment process identified in this plan must be followed in considering and potentially approving a formal amendment to this plan.
6. Work with neighboring municipalities and Dane County to maintain adequate emergency services (fire, police, EMS) for Town residents and businesses and to review service levels with the appropriate agencies once per year or sooner if necessary.
7. Annually review levels of service provided by the contracted solid waste disposal and recycling carrier and meet with them to address any concerns raised by residents or local businesses.
8. Actively participate in the planning and siting of any major transmission lines for electricity or natural gas. If major transmission lines for electricity or natural gas are being proposed, work with potentially affected landowners and jurisdictions to determine if such lines can be run through the Town safely and in a manner that won't overly disrupt life in the Town. If such an area is identified and approved, these areas should be identified on the Town Proposed Land Use Map [Map 32] through a formal amendment to this plan.
9. Major power production facilities, substations, lines, or other related facilities should be in areas away from significant residential uses, high traffic areas, and major livestock operations whenever possible.
10. No new telecommunications tower shall be located in the Town of Oregon without the owner/operator entering into an agreement that addresses the use, design, site location, overall safety, and potential impacts to the Town and neighboring jurisdictions of such a facility. Such an agreement will be a condition of recommending approval of a conditional use permit to Dane County. If such an area is identified and approved, these areas should be identified on the Town Proposed Land Use Map through a formal amendment to this plan.
11. Continue working with overlapping school districts to provide high quality educational facilities for Town residents and coordinate the review of potential impacts to schools by significant developments within the Town.
12. Work with neighboring jurisdictions to maintain and improve access to public library facilities for Town residents through mobile or "traveling" collections.
13. Evaluate the need for recreational or natural preservation areas in the Town, and work with the Wisconsin DNR and Dane County as necessary to develop and maintain these areas if established. (NOTE: If such areas are identified and approved in the future, these areas should be identified on the Town Proposed Land Use Map.)
14. Limit development of residential and commercial/industrial uses to densities that are cost-effective to serve.
15. Work to improve uniformity and availability of telecommunication and high-speed internet services to town residents. Develop policies to manage placement of cell towers to provide more uniform service, while minimizing impacts on rural character and the environment. The town should consider pre-planning and pre-approving new cell tower locations.
16. Support and expand relationships with regional cooperative organizations, such as South West Dane Outreach, to deliver needed services to town residents.
17. Support development of alternative energy, heat or cooling sources, including solar, wind, geothermal, biomass and wood. Make sure land use plans do not place unnecessary impediments to alternative energy projects.

Element 5: Agricultural, Natural, & Cultural Resources



5.1 Agricultural Resources

Oregon's topography is suited for pastures and high-intensity crop production. Most farmers plant fields that follow natural contours and rotate grain crops (such as corn) with forages and legumes (such as soybeans). During the growing season, fields of corn, alfalfa, and oats alternate along the landscape.

The rural character of the Town is strongly linked to agriculture. While the number of full-time, larger farms in the Town has decreased, many Town residents farm part-time and the Town remains an agriculture-based community. Additionally, the State, through Farmland Preservation Zoning certification, provides tax relief to landowners that maintain large areas of agricultural land. The Town recognizes that farming is not just an economic pursuit—it is a way of life.

5.1.1 Historic Trends

In the Town of Oregon, land in agricultural use remained relatively constant between 2010 and 2020 *(Dane County Land Use Inventory)*. Open lands declined by 365 acres, and woodlands declined by 180 acres. Meanwhile, over the same period, lands in residential use increased by 186 acres, outdoor recreation increased by 134 acres, and acres in transportation, industrial and commercial land uses saw small gains. This relatively stable pattern follows previous decades that saw significant declines in agriculture and increases in residential land use.

5.1.2 Existing Farming

Sixty percent of the Town's land was in agricultural use in 2015 (the last year detailed agricultural land use data is available). Nearly three-quarters (74%) of the farmland in the Town was dedicated to traditional corn/soybean rotational crops, with another 22% in other grain, pasture or fallow land. Small, but growing, acreages of tree farming, floriculture, community-supported agriculture, horse farms and fruit and vegetable farming also occur throughout the town.

The Dane County Zoning Ordinance (Chapter 10, Dane County Code) defines a "farm" as "all land under common ownership that is primarily devoted to agricultural use." In 2020, 178 landowners had a majority of their property in agricultural use and could be considered a "farm." Farms range from five to 580 acres, with an average area of 59 acres.



Figure 13: Land Use 1990-2020

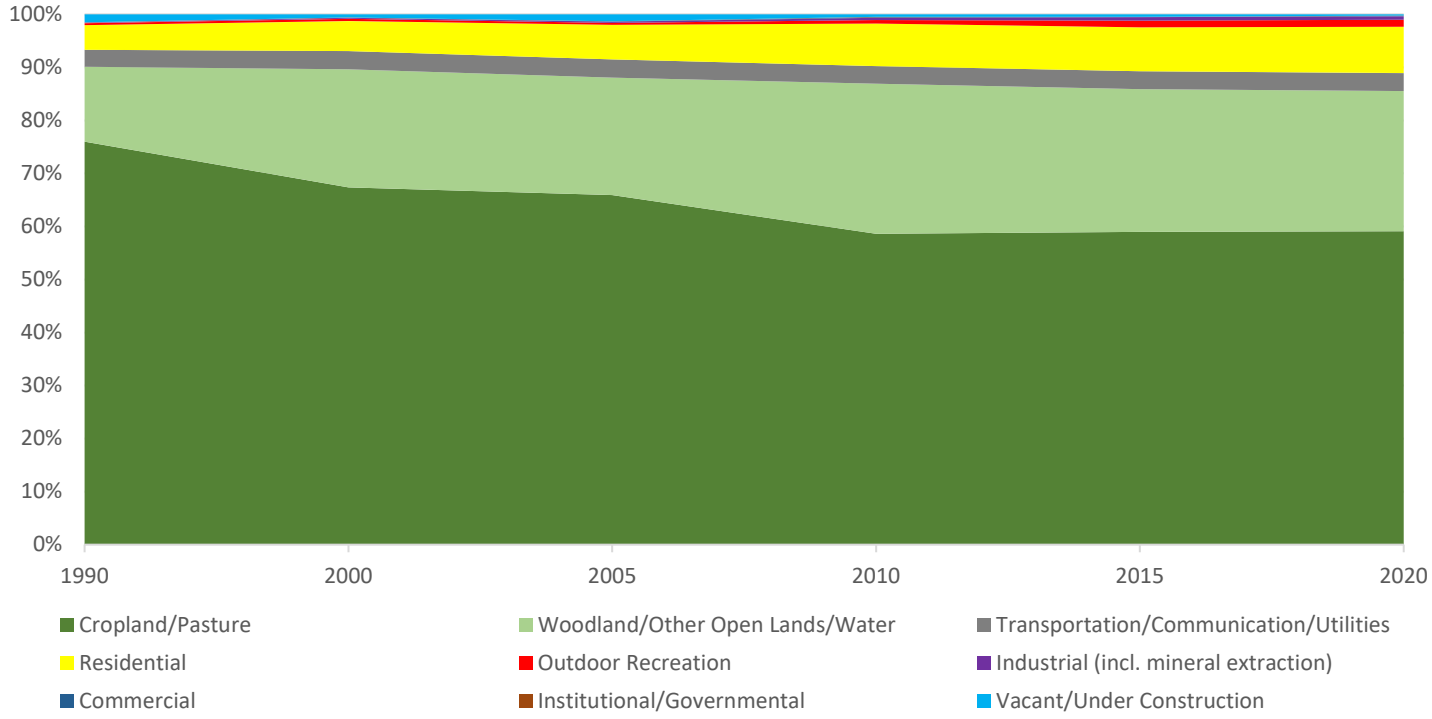


Figure 14: Crop and Pasture by Acreage (2020)

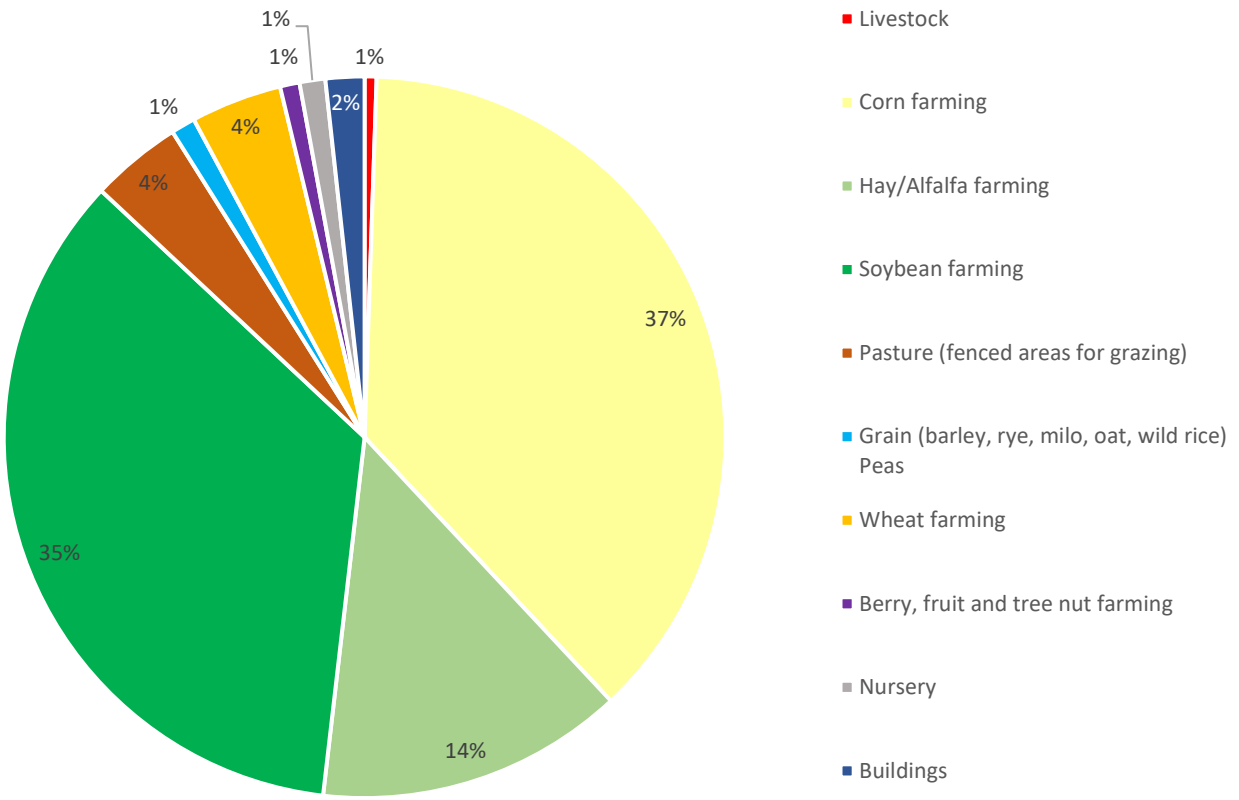
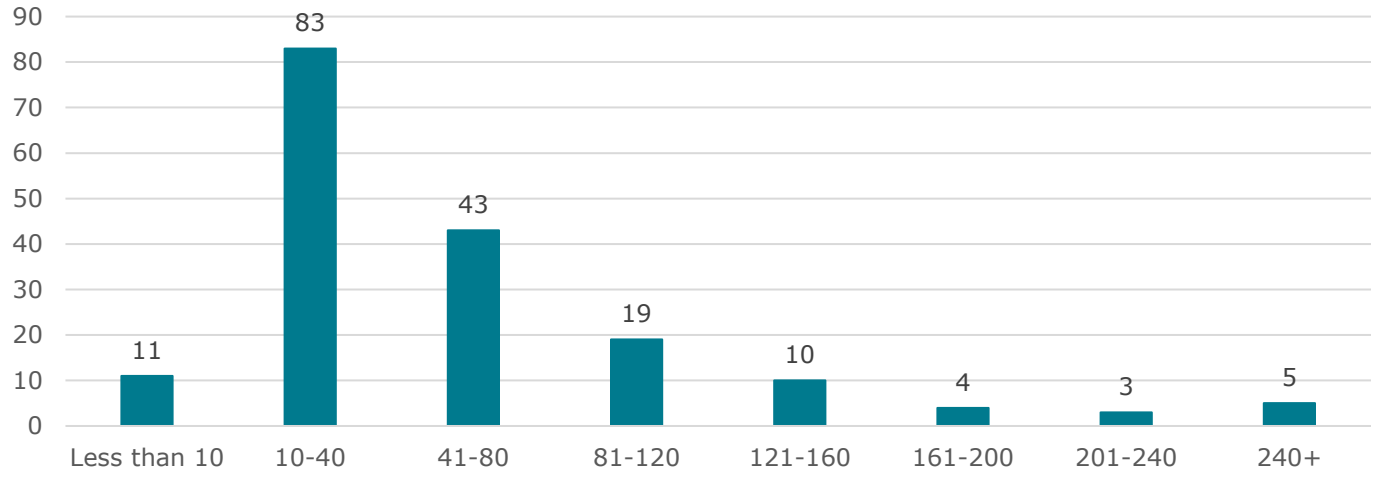


Table 3: Land in Agricultural Use 2010-2020 (Acres)

	Description	2010	2020	Change 2010-2020
	Farms residence and driveway/access road	402.0	52.08	-350.0
	All other farm related buildings	65.3	151.29	86.0
	Corn farming	5,959.8	4,382.30	-1,577.5
	Hay/Alfalfa farming	1,247.1	1,612.45	365.4
	Soybean farming	3,109.4	4,105.63	996.2
	Wheat farming	308.8	476.93	
	Fallow Farm Field	70.3	78.29	8.0
	Large scale grain elevators, Co-op, Cooperative	13.7		-13.7
	Grain farming (barley, rye, milo, oat, wild rice)	47.1	33.25	-13.8
	Dry pea and bean farming	8.6	93.76	85.1
	Pasture (fenced areas for grazing)	294.5	477.80	183.3
	Beef cattle, including feedlots		40.25	40.3
	Dairy cattle and milk production	26.0	17.49	-8.5
	All other animal production	1.8		-1.8
	Horses and other equine production		4.70	4.7
	Fruit and tree nut farming	9.5	17.63	8.2
	Strawberry farming		69.15	69.1
	Greenhouse, nursery (non-food)		22.68	22.7
	Non-citrus fruit and tree nut	22.4		-22.4
	Nursery and tree production	47.6	111.78	64.2
	Berry (except strawberry)		15.57	15.6
	Polyculture/CSA		8.48	8.5
Total		11,620	11,772	151

Source: Land Use Inventory 2020

Figure 15: Distribution of Farm Acres



Source: Dane County Land Use Inventory, 2020

5.1.3 Future Prospects

Because of the Town's strong density policy, agricultural practices will likely continue over the next twenty years. Global, national, and regional market factors may affect the type of farming in the Town.

5.2 Natural Resources

The natural environment in Oregon Township is an irreplaceable resource. The Town recognizes plant and animal diversity is an important environmental value, the value and scarceness of native plant communities, and the value of large tracts of undeveloped land wildlife. The richness of the terrain is based on a diverse natural environment, with wetlands, woodlands, prairies, and meadows.

5.2.1 Environmentally Sensitive Areas

The Town of Oregon lies in the Southeast Glacial Plains ecological landscape, near the glacial terminal moraine, which lies just to the west. The Wisconsin Land Legacy Report (WIDNR, 2006) describes the Southeast Glacial Plains as "one of the world's best examples of continental glacial activity. Drumlins, eskers, kettle lakes, kames, ground and end moraines, and other glacial features are prevalent throughout the entire area." Conservation priorities for the area include preserving and enhancing critical habitat for ducks, geese and marsh-dwelling birds provided by the many wetlands and shallow lakes. The Town of Oregon straddles the boundary between two major watersheds:

1. The southwestern portion of the town lies in the Allen Creek and Middle Sugar River Watershed, a cold-water system. The Wisconsin Department of Natural Resources (WI DNR) manages the 3,096-acre Brooklyn Wildlife Area. Story Creek, a Class 2 Trout Stream, runs through the Brooklyn Wildlife Area. The WI DNR, Dane County Land and Water Resources Department and private conservation organizations have installed a variety of improvements in and around Story Creek to improve the trout fishery and riparian habitat. The surrounding lands are managed for multiple recreational, hunting, and wildlife uses. Prevalent game species include pheasant, white-tail deer, turkey, rabbit, squirrel, waterfowl, quail, gray partridge and mourning doves. Mammals include red and gray fox, beaver, mink, raccoon. and muskrat. Non-game species include yellow-breasted chat, Bell's vireo, Cerulean warbler, Henslow's sparrow, barn owl, and a variety of hawks, owls, cranes, amphibians, and reptiles.



2. The northeast portion of the town (including nearly all the Village of Oregon) falls within the Badfish Creek Watershed. The U.S. Fish and Wildlife Service (US FWS) owns 229 acres, including 91 acres in the Town of Oregon, of wetland and upland on the Town of Oregon / City of Fitchburg line, adjacent to the Oakhill Correctional facility. The US FWS manages these lands as a Waterfowl Production Area.

Table 4: Threatened Habitats

Common name	Scientific Name	WI Status	Federal Status	Group
Oak Opening	Oak opening	NA	-	Community
Dry Prairie	Dry prairie	NA	-	Community
Southern Mesic Forest	Southern mesic forest	NA	-	Community
Forested Seep	Forested seep	NA	-	Community~
Southern Dry-mesic Forest	Southern dry-mesic forest	NA	-	Community

Source: http://dnr.wi.gov/topic/NHI/calypso/EOReport.html#CName



5.2.2 Soils

Under the Soil and Water Conservation Society's Land Evaluation and Site Assessment classification, agriculturally productive soils describe a gradient from northeast to southwest. The most productive (Class I) soils lie under the northeastern third of the Town, moderately productive soils (Class II) dominate the middle third, and poorer soils are associated with the wetlands and floodplains of Story Creek in the southwest.

There are extensive hydric soils and soils with hydric inclusions throughout the town, especially in the areas near Story and Allen Creeks. Many of these areas were likely wetlands at one time but have since been drained for agricultural purposes. Once no longer actively drained or cropped, areas with hydric soils may, in time, revert to wetland conditions. Hydric soils present a variety of practical difficulties for construction and should be avoided when planning any new development. The Dane County Zoning Division typically requires official wetland boundaries, or delineations, for proposed fill or construction near hydric soils.

5.2.3 Wetlands

Many of the town's historic wetlands have been drained for agriculture. As active drainage in this area declines, some of these areas may naturally revert to wetland conditions. Large wetlands (2 acres or larger) persist in the creek and stream valleys. Numerous small (less than 2 acres) wetlands dot the landscape of the town. Some of these small wetlands may be naturally occurring glacial pothole wetlands and some may be remnants of larger historic wetland systems. These conditions make the Town of Oregon a good candidate for wetland restoration projects. Dane County's Shoreland and Wetland Zoning Ordinance (Chapter 11, Dane County Code) regulates development in and near wetlands.

5.2.4 Groundwater

Like most of Dane County, the Town of Oregon sits atop two underground aquifers:

1. A regional aquifer in the Mount Simon sandstone formation, approximately 850 feet below the surface. This deep aquifer provides the primary source for municipal water systems in the Village of Oregon, the Village of

Brooklyn, and the communities in the Madison Central Urban Service Area. In most portions of the county, the Mount Simon aquifer is isolated from the surface by a layer of impervious rock.

2. A shallow aquifer approximately 50-100 feet below the surface. This groundwater resource, tapped through private wells, provides the primary source of drinking water to Town of Oregon residents. Except in steam and creek valleys, groundwater typically lies more than 6 feet below the surface throughout most of the town. However, with permeable layers of soil between it and the surface, this shallow aquifer is particularly susceptible to contamination from the surface.

In Dane County, groundwater supplies nearly all the water for domestic, commercial, and industrial uses. Therefore, it is extremely important to protect the quality of our groundwater. Excessive use of road salts, fertilizers, and pesticides, and poor maintenance of some animal waste and septic systems can hurt groundwater quality.

5.2.5 Wildlife and Endangered Species

The Wisconsin DNR Natural Heritage Inventory identifies the following endangered or threatened species or species of special concern as potentially present in the Town. The Wisconsin DNR inventories endangered species and records data in the Natural Heritage Inventory. Blanchard's Cricket Frog (*Acris blanchardi*), a state-endangered species, has been observed in the Town of Oregon. Other species of special concern include:

- Azure Bluets *(Houstonia caerulea)*, a prairie/woodland/wet meadow wildflower;
- Blanding's Turtle *(Emydoidea blandingii)*;
- Pickerel Frog *(Lithobates palustris)*;
- Plains Gartersnake *(Thamnophis radix)*; and
- Yellow-breasted Chat *(Icteria virens)*, a grassland / woodland songbird.

See "Environmentally Sensitive Areas" for discussion of other wildlife species prevalent in the town.

5.2.6 Woodlands

In 2020, the Town of Oregon had approximately 2,100 acres of woodland, slightly less than in 2010. Forested land comprises 11% of the land area in the Town. Blocks of woodlands are scattered throughout the town.

5.2.7 Metallic / Non-Metallic Mineral Resources

As of 2025, three mineral extraction sites operate in the town, one is a legal, nonconforming site. The town has abundant non-metallic mineral resources. See Map 18: Mineral Resources.

5.3 Cultural Resources

The Wisconsin Historical Society's Architectural Heritage Inventory (AHI) identifies eleven existing structures of historic interest in the Town of Oregon (Table 5-2). No sites are listed on the National and State Register of Historical Places, but some may be of regional or local significance.

Resources in the AHI were last surveyed in 2017. The Wisconsin Historical Society provides grants to communities for historical survey research.

5.3.1 Historic Sites

The Wisconsin Historical Society's Architectural Heritage Inventory (AHI) identifies 104 structures of historic interest in the Town of Oregon. The Hauge Log Church, and Dahle, Onon B. And Betsy House, Gulbrand and Bertha Jensvold House, and the Old Oregon Town Hall are listed on the National and State Register of Historical Places. Some may be of regional or local significance.

Table 5: Historic Architectural Resources

Id #	Historic Name/ Other Name	Style	Building Type	Year Built
4453		house	Gabled Ell	Unknown
4454		house	Gabled Ell	Unknown
4458		house	Gabled Ell	Unknown
4460		house	Other Vernacular	Unknown
4461		house	Other Vernacular	Unknown
4462		house	Other Vernacular	Unknown
4463		house	Gabled Ell	Unknown
4465		house	Other Vernacular	Unknown
4466		house	Italianate	Unknown
4467	O'brien House	house	Gabled Ell	1876
76346	Brooklyn WLA - Residence #04281	house	Gabled Ell	1934

Source: Wisconsin Historical Society

5.3.2 Archaeological and Burial Sites

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. The Wisconsin Historical Society maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI). The Archaeological Site Inventory (ASI) is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. The ASI does not include all the sites and cemeteries in the state; it only includes sites reported to the WI Historical Society.

Detailed ASI information is confidential and is not subject to Wisconsin's Open Records Law (Wis. Stats. §§ 44.48 and 157.70). This information is also protected by Federal law (Section 304 of the National Historic Preservation Act, Section 9(a) of the Archaeological Resources Protection Act of 1979). These laws not only protect archaeological sites, they also protect the private landowners who own most of the archaeological sites in the Town.

Since only a small portion of the Town has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that may be present. Residents and American Indian communities who live and work in the area may possess information on other archaeological sites and cemeteries. Steps should be taken to have this information incorporated into future updates of the *Town of Oregon Comprehensive Plan*

Table 6: Archeological Resources

Id #	Historic Name/ Other Name	Style	Building Type	Section
67784	Lamboley Site	Campsite/village	Early Woodland; Middle Woodland ;Early Archaic; Middle Archaic; Late Archaic; Paleo-Indian; Late Paleo-Indian	19
67784	Lamboley Site	Campsite/village	Early Woodland; Middle Woodland; Early Archaic; Middle Archaic; Late Archaic; Paleo-Indian; Late Paleo-Indian	24
12647	Site A	Campsite/village	Historic Indian, Woodland	4
12285	Burke 1	Campsite/village	Unknown Prehistoric	8
12286	Burke 2	Campsite/village	Unknown Prehistoric	8
12287	Burke 3	Campsite/village	Unknown Prehistoric	9
12646	George	Campsite/village	Unknown Prehistoric	26
12284	Reiner	Campsite/village	Unknown Prehistoric	28
12291	Badfish	Campsite/village	Unknown Prehistoric	30
12283	Arrowleaf	Campsite/village; Farmstead	Historic Euro-American; Early Woodland; Middle Woodland	4
13691	Lake Harriet Cemetery	Cemetery/burial	Historic Euro-American	9
13689	Putnam Hill Cemetery	Cemetery/burial	Historic Euro-American	15

Id #	Historic Name/ Other Name	Style	Building Type	Section
13690	Storytown Cemetery (Aka Story Cemetery)	Cemetery/burial	Historic Euro-American	20
21543	Oregon Mound Group	Mound(s)Other/Unk; Mound(s) Linear	Woodland; Late Woodland	4

Source: Wisconsin Historical Society

5.3.3 Community Design

The Town incorporates community design guidelines. When reviewing development proposals, the Town and property owners will consider these Town objectives:

- Avoid disturbance of land with a history of agriculture;
- Avoid disturbance of floodplains, wetlands and steep slopes;
- Minimize number and length of driveways, and;
- Avoid fragmentation of existing contiguous wood lots of 20 acres or more.

See *Element 8: Land Use* for detailed design and siting criteria.

5.4 Resources Goals, Objectives, & Policies

5.4.1 Agricultural Resources

5.4.1.1 Goals

1. Limit non-farm related uses in Farmland and Farmland Preservation areas (see Chapter 8, Land Use).
2. Preserve productive farmlands in the town for continued agricultural use.
3. Keep farming economically viable in the Town of Oregon through the 21st century.
4. Maintain the rural character of the Town.

5.4.1.2 Objectives

1. Discourage unplanned development in Farmland Preservation areas by guiding new development to planned development areas.
2. Discourage land uses which conflict with agriculture.
3. Support efforts to expand economic opportunities for farmers.
4. Limit nonfarm development consistent with town density policies.
5. Direct nonfarm development away from productive agricultural lands.
6. Protect farm operations from incompatible land uses and activities that may adversely affect capital investment in agricultural land, improvements and equipment.

5.4.1.3 Policies

1. The Town may on the Planned Land Use Map.
2. Non-Farm Residential Uses – Non-farm residential developments within Farmland Preservation areas will only be considered if they minimize impacts on local agriculture.
3. Lot Size and Density Standards for Qualified Residential Uses – Establish and enforce lot size and density standards for residential development in "Farmland Preservation" areas.
4. Non-Farm Uses - Limit nonfarm uses in Farmland Preservation districts to one unit per 35 acres owned as of December 15, 1994 (see *Chapter 8: Land Use*).
5. Re-zone for Non-Farm Development - Allow rezones for nonfarm development only on lands that meet town siting, lot design and driveway criteria (see *Chapter 8: Land Use*).
6. Farmland Preservation - Cooperate with other units of government to make local farmers eligible for farmland preservation tax credits and other programs that encourage continued farming.
7. Town Ordinances - Town ordinances that restrict noise, odors, keeping animals, etc. shall not apply to farming activities in agricultural preservation districts.

8. C0st-Share Programs - Encourage farmer participation in cost-share and other programs as described in the *Dane County Land & Water Resources Plan*.
9. Education - Encourage and participate in farmer

5.4.2 Mineral Resources

5.4.2.1 Goals

1. Make sure mineral extraction operations protect public health, safety and the environment and are consistent with the goals and objectives of this plan.
2. Limit conflicts between mineral extraction and incompatible uses.

5.4.2.2 Objectives

1. Establish clear, consistent policies for conditional use permits for mineral extraction operations. See Element 8, Land Use.
2. Work closely with Dane County to review and provide appropriate conditions for proposed mineral extraction operations. See Element 8, Land Use.
3. Discourage development that would conflict with existing mineral extraction operations.

5.4.2.3 Policies

1. Help identify significant mineral deposits within the Town and inventory inactive unreclaimed mineral extraction sites.
2. Review conditional use permits for new or expanded mineral extraction sites and develop recommended conditions based on the nature of the proposed operation, the location, topography, environmental features of the site, and public comment received. Work with Dane County as necessary to develop specific conditions related to, at a minimum:
    - Hours of operation;
    - Conditions on schedule, notification to neighbors and nature of blasting (if any),
    - Truck traffic and safe routes for material hauling,
    - Other uses on the site, such as crushing or asphalt production,
    - Fencing, screening and warning signs on the site, and
    - Final use of any reclaimed sites, consistent with other goals, objectives and policies of this plan.

5.4.3 Natural Resources

5.4.3.1 Goals

1. Protect environmentally sensitive areas in the Town through the regulation of land use, density and lot size of proposed development.
2. Provide and maintain outdoor recreation areas as well as natural preservation areas within the Town.
3. Protect important natural features such as significant woodland and grassland areas, floodplains, wetlands, endangered species habitat and steep slopes.
4. Provide sufficient parks and outdoor recreation areas to meet the needs of town residents.
5. Preserve the rural and scenic character of the town.
6. Protect and where possible, improve surface and groundwater quality.
7. Provide sustainable, diverse hunting, fishing, wildlife observation and other outdoor activities within the town.
8. Support and encourage voluntary stewardship of private and public lands.

5.4.3.2 Objectives

1. Require that impacts on the environment be considered in the evaluation of any development.
2. Maintain and enhance the existing parks within the Town.
3. Identify potential new park locations or open space corridors within the Town.
4. Establish a resource protection district, with policies to help protect sensitive environmental areas, including floodplains, wetlands, and steep slopes.

5. Establish a public lands district, with policies to foster cooperation with public agencies owning lands in the town and to promote consistency with this plan.
6. Use best practices to minimize impacts on natural land and water resources during development.
7. Direct development requiring public sewer and water to designated Urban Service Areas.
8. Where possible, limit fragmentation of valuable natural resources and try to connect separated wildlife habitats to maintain robust viable populations

5.4.3.3 Policies

1. Prohibition of Development in Resource Protection Areas – No development will be allowed in "Resource Protection Areas" identified in this plan.
2. Adverse Impacts on the Environment – Discourage any development that might cause water or air pollution, unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas such as wetlands, floodplains, steep slopes, significant woodlands, etc.
    - Alterations to Environmental Areas – Wetlands, 100-year floodplains, wetlands and slopes greater than 12% may not be altered unless to otherwise restore, maintain or enhance these natural resource areas.
    - Soil Suitability in Environmental Areas – Soils in wetlands, floodplains, and steep slopes are not considered to be suitable for any sort of development.
3. Adverse Impacts on Threatened and Endangered Species – Protect significant wildlife habitat or known threatened and endangered species.
4. Impacts to Surface Water - Require that any new development in proximity to stream corridors and other surface water lakes and ponds incorporate specific measures into their site design to protect these resources. These areas include:
    - Story Creek
    - Oregon Branch – Badfish Creek
    - Lake Harriet
5. Existing Town Facilities – Maintain the following Town facilities:
    - Bicentennial Park (20 acres; conservation park)
    - Central Park (Town Park) (24 acres; community park)
    - Trussler Plat Public Land Dedication (2.25 acres; wooded conservation area and waterway)
    - Ravenoaks Public Park and Walkway (11.7 acres; wooded natural area and playground area)
    - Kennedy Park (7.9 acres, neighborhood park)
    - Hillcrest Park (1.7 acres; greenway)
6. Other Existing Facilities Within the Town – Coordinate with County, State and Federal agencies to maintain public access to their lands in the Town, including:
    - Brooklyn State Wildlife Area (Wisconsin DNR)
    - Swan Pond Natural Area (US Fish and Wildlife Service)
7. Ice Age Trail – Cooperate in opportunities to plan and develop the Ice Age Trail system.
8. Connections Between Open Spaces – Utilize conservation subdivision concepts to develop and maintain connectivity between different open spaces within the Town.
9. Implement the 2024 Town Park and Open Space Plan – Follow the guidelines and recommendations included in the Town of Oregon Town Park and Open Space Plan to ensure that the Town maintains and protects these resources. Use the Plan as a guide when pursuing grant funding through DNR or other agencies to improve or acquire parks and open spaces.
10. Preservation, Maintenance and Care of Open Spaces – Cooperate with other units of government as well as developers to ensure the preservation and maintenance of open spaces created through conservation subdivisions.
11. Locate and design development in a manner that minimizes any adverse impact on the quality of surface waters, aquifers, wetlands, woodlands, and agriculture.
12. Support and coordinate with Dane County on erosion control and stormwater, floodplain, wetland and shoreland regulation.
13. Support cost-share, farm conservation plans and other efforts described in the *Dane County Land & Water Resources Plan*.

14. Work cooperatively with municipal, county, state and federal public agencies and nonprofits owning land in the Town to
    - participate in public acquisition planning processes;
    - develop agreements on future use of existing public lands;
    - assure input from Town officials and citizens;
    - provide better understanding of financial resources and funding mechanisms available for land acquisition and management.
15. Consider TDR, PDR and other programs to protect natural resources and give landowners alternatives to development.
16. Consider using the County's NR-I zoning to identify areas where additional information, site planning, or mitigation measures are needed prior to development.
17. Review town siting criteria, design and development guidelines to make sure they adequately protect the rural character of the Town and avoid environmental impacts. The Town should consider whether future amendments to the *Town of Oregon Comprehensive Plan* should address issues such as:
    - Preparing development, landscaping, or design guidelines for ridgetops to reduce impacts on scenic visas and to prevent erosion.
    - Establishing limits on tree removal to protect woodlands and avoid fragmentation of habitat.
    - Using downward-directed lighting to protect dark skies and avoid unnecessary light pollution.

5.4.4 Cultural Resources

5.4.4.1 Goals and Objectives

1. Encourage identification, protection, interpretation and maintenance for all significant archaeological sites in the town.
2. Encourage identification, protection, preservation and restoration of buildings, structures and sites which represent or reflect elements of the Town's cultural, social, economic, political and architectural history.
3. Help increase public awareness and appreciation of the Town's historic and archaeological resources.

5.4.4.2 Policies

1. Support local, county, state and federal historic preservation efforts.
2. Support efforts to help provide restoration grants to willing owners of historic properties. Provide information about grants, technical assistance and recognition programs to Town residents.
3. Consider providing modest incentives for landowners to maintain or restore historic properties.
4. Support efforts to document and research historic and archaeological sites in the Town. Work with the Wisconsin Historical Society to provide interpretative materials, plaques, or markers for Town of Oregon sites of statewide or regional interest.
5. Work with the Village of Oregon Historical Society, other historical societies, the Oregon Lutheran Church, Native American tribes and residents to educate and provide interpretation of Town historic sites, rural schools, and document the written and oral history of the Town.
6. Support local festivals, ethnic celebrations, farm tours, farm breakfasts, and markets that celebrate the Town's history, heritage and rural way of life.
7. When reviewing rezone petitions, land divisions, or other development approvals in areas with known archaeological or burial site resources, the Plan Commission shall consult with Dane County Planning and Development and the Wisconsin Historical Society to make sure such resources are protected.

5.4.4.3 Programs

1. The State of Wisconsin operates a tax exemption program for owners of archaeological sites listed in the National or State Register of Historic Places [see Wis. Stats. 70.11(13m)]. A landowner who agrees to place a permanent protective covenant for the site area in the deed for the property may obtain a property tax exemption. The intent of the program is not to prevent all use of the property containing a site, but to encourage land use planning that protects our archaeological heritage.

Element 6: Economic Development

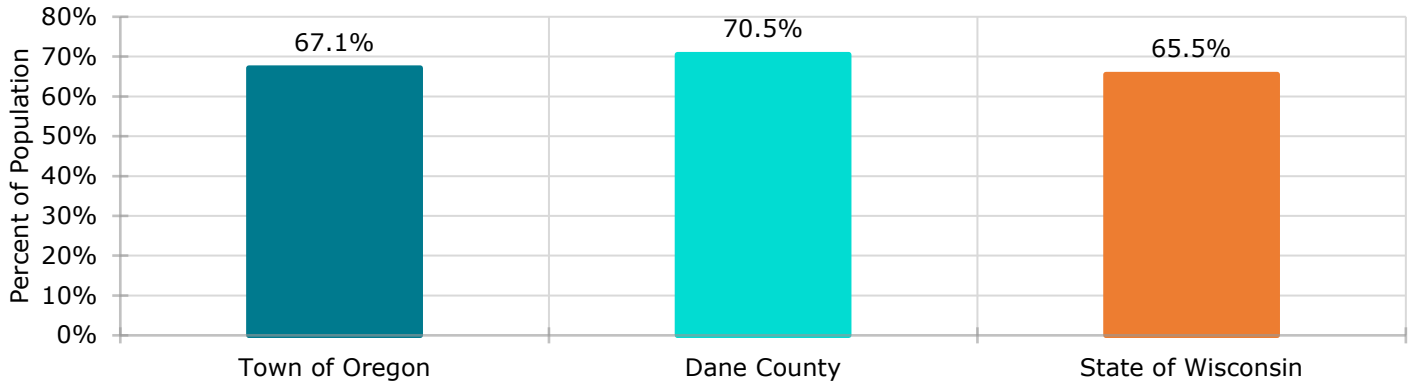
6.1 Economic Base

6.1.1 Labor and Income

6.1.1.1 Labor Force

Approximately 70% of the town's population aged 16 or over participated in the labor force, slightly less than participation rate for Dane County as a whole, but comparable with that of the State of Wisconsin.

Figure 16: Labor Force Participation Rate (Population 16+ Years Old)

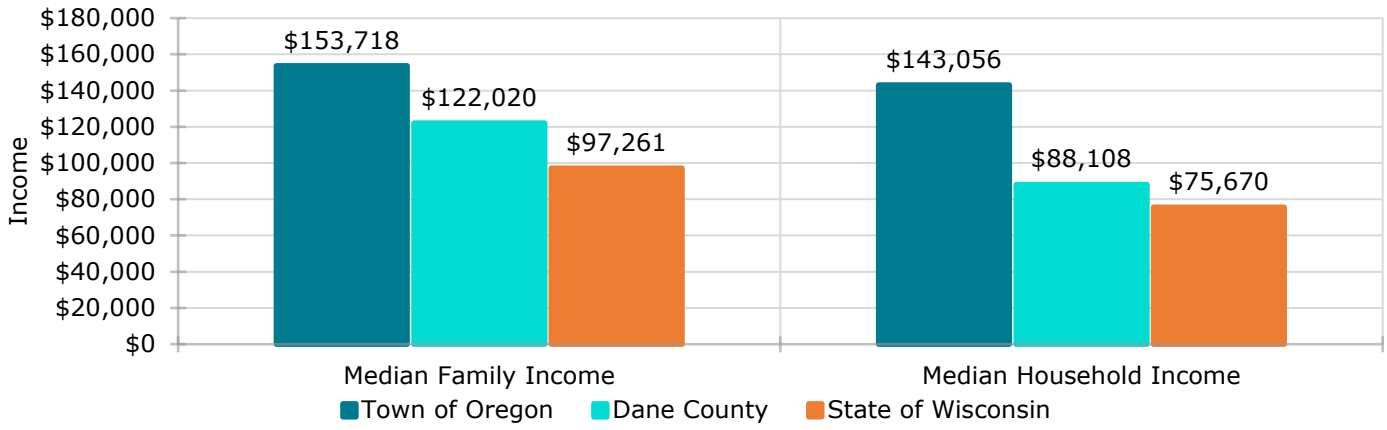


Source: U.S. Census Bureau, ACS 5-year estimates 2023

6.1.1.2 Median Income

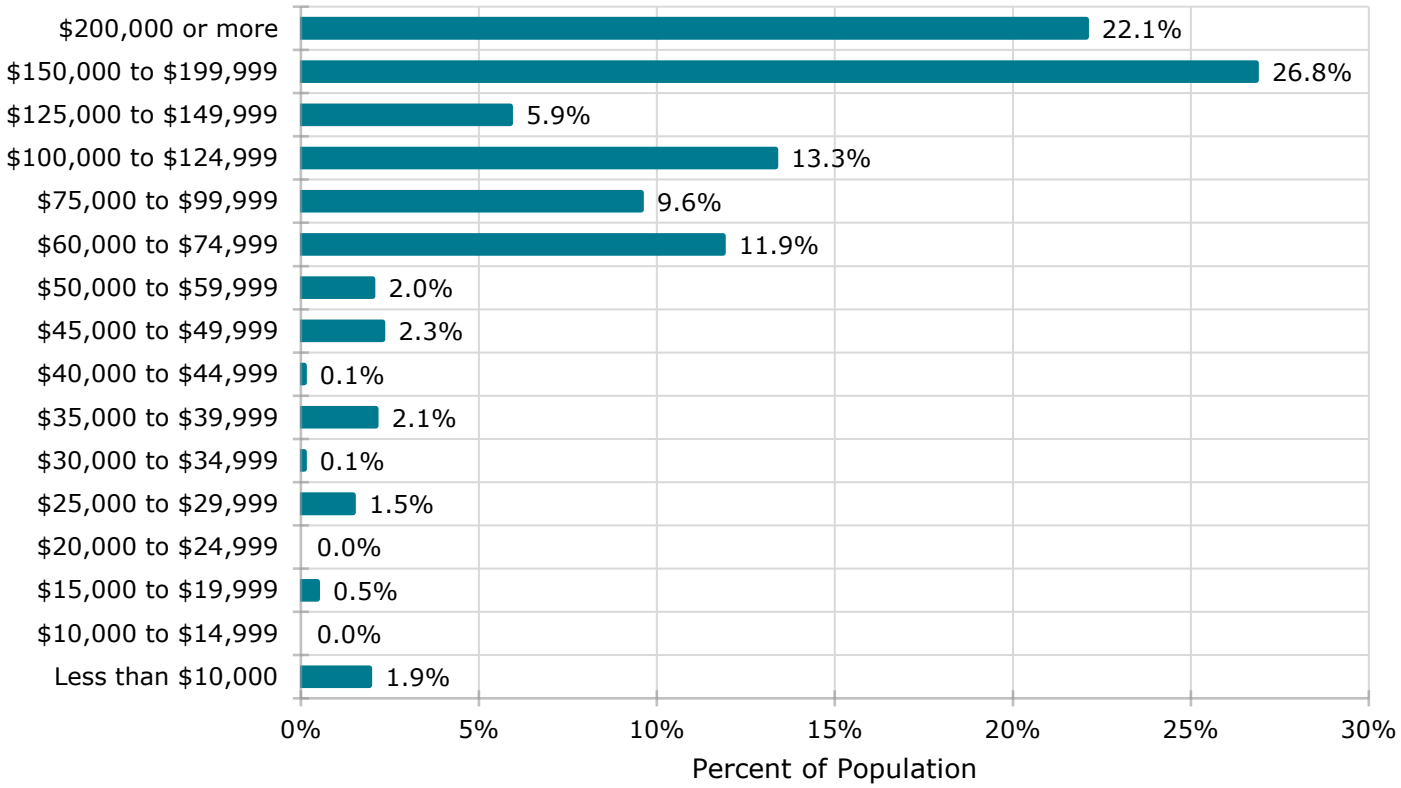
In 2019, Town of Oregon households had a median income of $110,592, 65% higher than the $66,847 median for Dane County as a whole.

Figure 17: Family and Household Median Income



Source: U.S. Census Bureau, ACS 5-year estimates 2023

Figure 18: Income Distribution Past 12 Months (in 2022 Inflation-Adjusted Dollars)



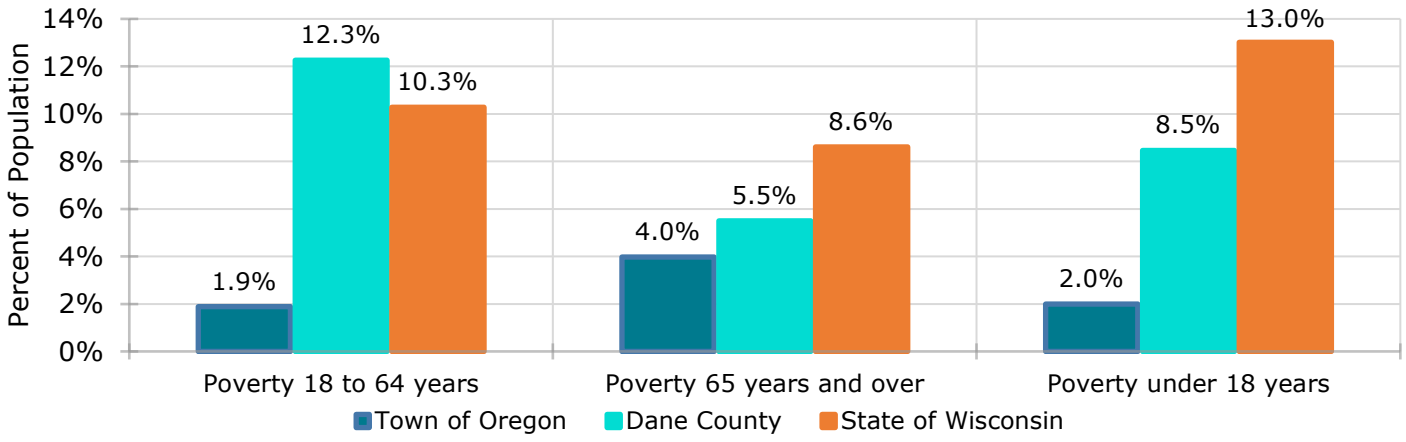
Source: ACS 5-year estimates 2023

Fifty-seven percent of Town of Oregon households reported incomes of $100,000 or more in the 2019 American Community Survey. Compared with Dane County as a whole, the Town of Oregon has a greater proportion of households earning $100,000 or more, and a considerably smaller proportion of households earning less than $50,000.

6.1.1.3 Poverty

According to the American Community Survey five-year averages (Figure 19), less than 5% of the residents of the Town of Oregon, across all age groups, had incomes below the federal poverty standard between 2015 and 2019. In comparison, Dane County had poverty rates of between 7% and 12% over the same period.

Figure 19: Poverty Rates by Age



Source: ACS 5-year 2023

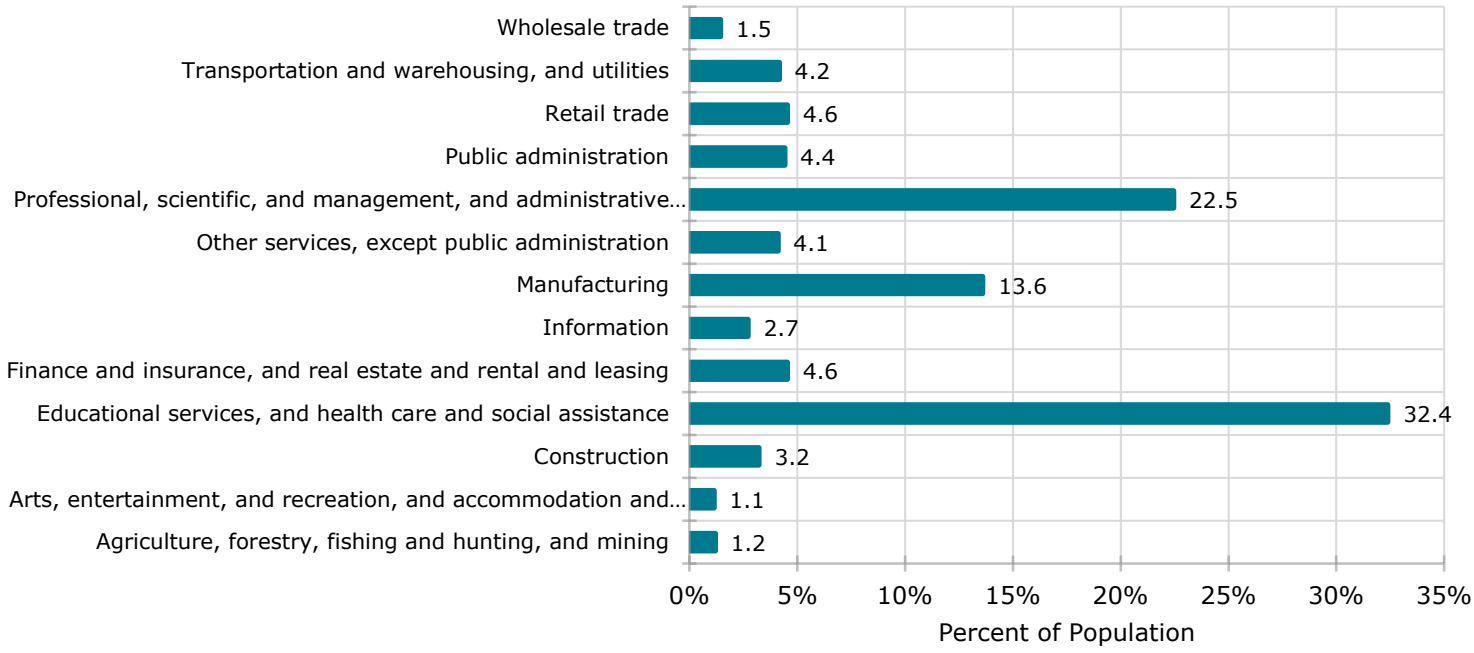
6.1.2 Major Industries and Employment

6.1.2.1 Major Industries

In 2018, 77% of the town's labor force worked in education, healthcare, social assistance, professional, manufacturing, construction, arts, entertainment or food service (Figure 20). Most residents commuted outside the Town of Oregon for employment. Agriculture, forestry and related fields employed approximately 2% of town residents. Occupations by sector mirror distributions for Dane County as a whole.

The 2020 Land Use Inventory identified 16 distinct (based on landowner and land use) commercial, industrial or mineral extraction operations located in the Town of Oregon.

Figure 20: Employment by Industry (16+ years old)

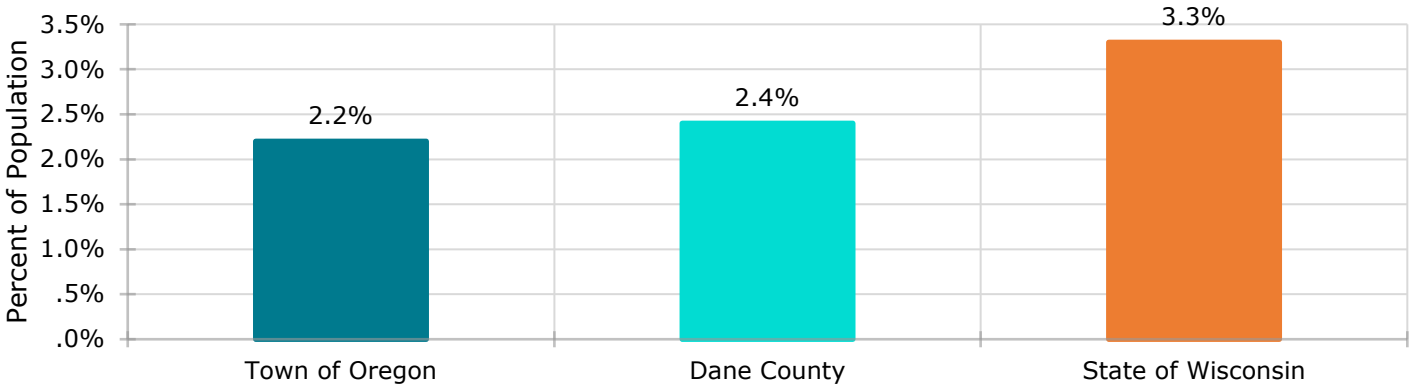


Source: U.S. Census Bureau, ACS 5-year estimates 2023

6.1.2.2 Unemployment

Between 2015 and 2019, the town's unemployment rate averaged below 1%, considerably lower than Dane County's average of 2.5% and Wisconsin's average of 3.5%.

Figure 21: Unemployment Rate (16-year-olds and older)



Source: U.S. Census Bureau, ACS 5-year estimates 2023



6.1.2.3 Environmentally Contaminated Sites

According to the WI DNR Bureau of Remediation and Redevelopment, there are no active contaminated sites in the Town of Oregon as of 2025.

6.2 Desired Economic Development

Town of Oregon residents enjoy easy access to the Madison metropolitan area and the Wisconsin River Corridor. Transportation networks provide for relatively short commute times. Based on the 2023 comprehensive plan survey, a slight majority (50.76%) wanted to see new "small stores and shops serving mostly town residents" in the future. The only other type of commercial development with significant support was "agriculture-related businesses" (49.24%).

6.3 Economic Development Programs

6.3.1 Tax Increment Financing (TIF)

TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may use TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions.

Details of the law can be found at https://www.revenue.wi.gov/Pages/SLF/tif.aspx.

6.3.2 Dane County Community Development Block Grant Program

This program provides funds for eligible economic development projects such as business counseling, small business owner education, and loans. http://www.co.dane.wi.us/plandev/cdbg/index.htm

6.3.3 Wisconsin Economic Development Council (WEDC) programs

WEDC offers funding, resources, programs, and training to help both companies and communities bring their visions to life. Programs include Small Business Development Grant (SBDG) Program, Community Development Investment Grant, and others.

6.4 Economic Development Goals, Objectives, & Policies

6.4.1 Goals

1. Permit only those commercial uses that are compatible with neighboring uses.
2. Support limited small, home- or farm-based businesses that provide a service to town residents and can supplement town residents' income.
3. Support development of limited retail and service uses that serve town residents in specific locations identified on the Planned Land Use map.
4. Continue to support agriculture and agriculture-related businesses in the town.

6.4.2 Objectives

1. Make sure new business development does not overburden existing town roads and that traffic is managed to minimize impacts on surrounding properties.
2. Evaluate proposed commercial uses to minimize impacts on existing neighboring uses.
3. Require that all commercial uses have appropriate landscaping and be adequately separated and screened from adjacent uses to promote compatibility.
4. Standardize the review process, schedule, and fees for commercial development proposals.

6.4.3 Policies

1. Any commercial development must comply with the siting, lot size, scale, screening, noise and odor control, density and operational requirements described in Chapter 8.
2. Allow for home occupations, limited family businesses and limited farm businesses on non-commercially zoned parcels, provided traffic and other impacts are properly mitigated.
3. Develop policies to support sustainable green energy, biotechnology, and organic farming projects, while protecting the environment, natural resources and rural character.
4. Support local, county, state and federal programs to reinvest in agriculture, promote new agricultural products and create added value for farm, forestry and related operations in the town.
5. Support and increase public awareness of alternative agriculture enterprises, such as organic farming, community supported agriculture and farmers' markets.
6. Survey and inventory road conditions and work with commercial users to make sure they pay their fair share of maintenance and repair caused by heavy vehicle traffic on Town roads. If necessary, consider seasonal road postings to limit vehicle weights, particularly in spring.
7. Require regular review of commercial or business operations permitted under conditional use permits. Consider expiration dates on conditional use permits and require operators to reapply after a certain length of time.
8. Work with University of Wisconsin Extension, local schools, 4-H and other groups to help interested Town residents learn new skills.
9. Continue to work with Dane County, the Capital Area Regional Planning Commission, the Department of Agriculture Trade and Consumer Protection and the University of Wisconsin to monitor the status and economic health of agricultural and other businesses in the town.

Element 7: Intergovernmental Cooperation

7.1 Intergovernmental Cooperation

7.1.1 Regional Context

7.1.1.1 Adjacent Towns

The Town of Oregon shares borders with the Dane County Towns of Montrose and Rutland, and with the Green County Town of Brooklyn.

7.1.1.2 Adjacent Cities and Villages

The Town of Oregon shares borders with the City of Fitchburg and the Villages of Oregon and Brooklyn.

7.1.1.3 Dane County

The Town of Oregon is within County Supervisory District 31. The Town relies on a number of Dane County ordinances to regulate land use in the Town. Currently, the Town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division ordinance, subdivision ordinance, erosion control and stormwater management ordinance, and shoreland/wetland zoning ordinance. The Town continues to maintain a good relationship with Dane County departments.

7.1.1.4 School Districts

The town is served by two school districts: Oregon and Belleville.

7.1.1.5 Capital Area Regional Planning Commission

The Capital Area Regional Planning Commission (CARPC) was created on May 2, 2007 to serve as the regional planning and area wide water quality management planning entity for the Dane County region. Its responsibilities include approval of urban service areas and delineation of environmental and open space corridors. The Commission is composed of thirteen Commissioners appointed by the Mayor of the City of Madison (4), the Dane County Executive (3), the Dane County Cities and Villages Association (3), and the Dane County Towns Association (3).

7.1.1.6 Relevant State Agencies

The Wisconsin Department of Natural Resources (DNR) owns land in the Town related to Blue Mounds State Park, and has regulatory authority over stream crossings and other work in navigable streams. The Wisconsin Department of Transportation (WISDOT) manages State Highway 78. The Town also participates in the Department of Agriculture Trade & Consumer Protection's (DATCP) Farmland Preservation Program.

7.1.1.7 Relevant Federal Agencies

The U.S. Fish and Wildlife Service owns lands in the north central part of the town. Many farmers and other landowners in the Town participate in conservation programs funded and operated by the Natural Resource Conservation Service of the U.S. Department of Agriculture.

7.1.2 Existing and Potential Collaboration

The Town collaborates with regional governmental units and associations in land use planning. For example, the Town:

- Cooperates with Dane County agencies and the Wisconsin Department of Natural Resources to continue to protect natural areas and open space corridors.
- Maintains membership in the Wisconsin Town's Association to keep abreast of recent legislation and trends in other towns.
- Participates in the Dane County Towns Association to promote our Town's interests and to maintain good relationships with the other towns in Dane County,
- Works with nearby villages to encourage sound land use planning for land located within extraterritorial jurisdictions. Work towards establishing boundary agreements to have an organized method for handling

annexations and development. The Town has areas located within the extraterritorial jurisdictions of the Village of Oregon the Village of Belleville.

7.1.3 Existing or Potential Conflicts

The adopted Village of Oregon Comprehensive Plan shows planned growth areas outside the current village boundaries and urban service areas that are currently within the Town of Oregon. (See Agricultural Transition Areas in Chapter 8, Land Use.) Future annexations and the Village of Oregon's exercise of its extraterritorial land division review authority may frustrate efforts by the town to create town development areas associated with TDR receiving areas or new subdivision development. The Town of Oregon Board and Plan Commission should explore potential intergovernmental agreements with the Village of Oregon to establish long-term village boundaries and explore opportunities for town development areas.

The adopted comprehensive plan for the Village of Brooklyn does not show any projected expansion into the Town of Oregon within the next 20 years. Consequently, no potential conflicts are anticipated.

The Towns of Rutland and Montrose and the City of Fitchburg all participate in the state farmland preservation program and maintain rural density policies like those adopted in the Town of Oregon. Consequently, few land use conflicts are anticipated across these town lines. The Town of Brooklyn, to the south, in Green County, however, allows for higher residential density than is permitted under this plan. The Town of Oregon Board and Plan Commission should work cooperatively with the Town of Brooklyn to minimize any potential conflicts arising from incompatible land uses.

7.2 Intergovernmental Cooperation Goals, Objectives, & Policies

7.2.1 Goals

1. Facilitate and encourage cooperation and communication between all levels of government.
2. Establish a process for mutually beneficial intergovernmental relations with other governmental jurisdictions to promote cooperation and communication.

7.2.2 Objectives

1. Maintain good working relationships with adjoining municipalities and other governmental jurisdictions.
2. Explore cooperation with municipalities, Dane County, and state and federal agencies, including land use planning, service, and boundary agreements.
3. Actively seek public service agreements that improve services and lower costs.

7.2.3 Policies and Programs

1. Continue to actively participate in intergovernmental organizations such as the Dane County Towns Association and events sponsored by the Capital Area Regional Planning Commission, and explore other opportunities to meet with representative from other governments.
2. Continue to actively participate in formal public hearings, workshops, committees and other outreach opportunities sponsored by other governmental units, including Dane County, the Capital Area Regional Planning Commission, nearby cities and villages, surrounding towns and state and federal agencies.
3. Provide formal comments and recommendations on proposed municipal, county or state plans, regulations or infrastructure improvements that have the potential to affect the Town of Oregon.
4. Work with the Dane County Board of Supervisors to have the Town of Oregon Comprehensive Plan adopted into the Dane County Comprehensive Plan.

Element 8: Land Use

8.1 Existing Land Use

Existing land uses and historic trends are described below and listed in Table 11. These acreages are based on the 5-year Dane County Land Use Inventory, which looks at actual land use as observed in aerial photography. As a result, Land Use Inventory acreages for each category are likely to be somewhat different than for similar zoning categories. Between 1990 and 2020, approximately 967 acres of the Town were annexed to the Village of Oregon. Of the 19,793 acres remaining, 1,109 acres of undeveloped (agriculture, woodland, open and vacant) land were converted for development over the same period.

8.1.1 Agriculture

In 2020, cropland and pasture accounted for 59.1% of the land area of the town, down from 76% in 1990. Over this period, cropland and pasture declined by 4,146 acres. Conversion to single-family residential development, annexation for urban development and other development account for 1,678 acres (40%) of the lands converted from agriculture. The remaining 2,487 acres (60%) include land removed from production and allowed to revert (through either natural succession or active management) to grassland or woodland, and land converted to outdoor recreation.

8.1.2 Woodlands

Woodlands accounted for 2,131 acres (11%) of the land area of the town in 2020. Woodlands have been expanding in Oregon, growing by 565 acres (36%) between 1990 and 2015.

8.1.3 Residential

Residential development covers 1,784 acres (8.9%) of the Town of Oregon. The vast majority (94%) is single-family residential. Residential land uses have consumed 742 acres since 1990, or approximately 1.8 acres per new household.



8.1.4 Commercial

According to the *2020 Land Use Inventory*, commercial retail or service land uses account for only 20 acres in the Town of Oregon. A number of agricultural enterprises, in-home occupations, and limited family businesses also operate in the town. Such uses are not counted in the inventory and are considered secondary to a principal agricultural or residential use.

8.1.5 Other Public Uses

In 2020, transportation and utilities accounted for 673 acres of land in the Town, or 3.4% of the total land area. Outdoor recreation accounted for 261 acres (1.3%) of the land area of the Town. Outdoor recreation has grown by 185 acres since 1990, reflecting the creation of new parks, such as the Anderson Farm County Park.

Table 7: Land Use by Acreage 2000-2020[1]

Category	1990	2000	2005	2010	2015	2020
Cropland/Pasture	15,847	13,948	13,191	11,662	11,728	11,700
Woodland/Other Open Lands/Water	2,946	4,610	4,443	5,630	5,353	5,229
Residential	974	1,171	1,306	1,598	1,645	1,732
Transportation/Communication/Utilities	667	708	687	657	673	673
Outdoor Recreation	76	90	71	128	252	261
Industrial (incl. mineral extraction)	23	42	50	95	126	125
Commercial	3	4	3	22	17	20
Institutional/Governmental	5	2		10	4	2
Vacant/Under Construction	313	127	268	92	88	50
Total	**20,852**	**20,703**	**20,018**	**19,895**	**19,886**	**19,793**

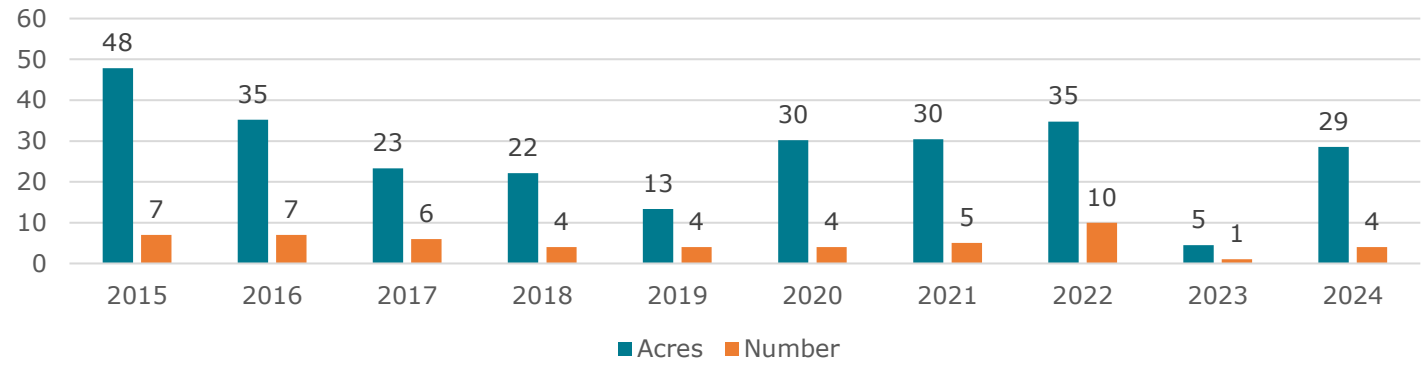
Source: Dane County Planning & Development and CARPC (Land Use Inventory), 2022.
1 In 2010 CARPC changed agricultural, farm residential and rural land use reporting. See the Farmland Loss Mitigation-1, CARPC, 2010.

8.2 Future Land Use

8.2.1 Supply and Demand

The number of parcels created each year determines the rate of development in the Town. The Town has a density policy that allows 1 split per 35 acres of contiguous land owned as December 15, 1994. Between 2015 and 2024, 52 zoning changes across 270 acres were issued. All but five were for residential purposes. One zoning permit was issued in 2023; 4 in 2024. Between five and ten rezones were issued in prior years.

Figure 22: Rezones out of Farmland Preservation



Source: Dane County Planning and Development

8.2.2 Land Use Acreage Projections

Residential land use projections are based on Wisconsin Department of Administration household projections and single-family residential acreage per housing unit as reported in the 2020 Dane County Land Use Inventory. Agricultural, commercial and other non-residential land uses are based on historic trends between 2000 and 2020. Table 10 shows land use projections for the Town of Oregon from 2020 through 2050.

Table 8: Land Use Changes and Projections

Land Use Acres	2020 Actual	Projection			
		2025	2030	2035	2040
Cropland / Pasture	11,700	11,163	10,606	10,049	9,492
Woodland/Other Open Lands/Water	5,229	5,314	5,430	5,545	5,660
Residential	1,732	1,846	1,900	1,938	1,963
Transportation/Communication/ Utilities	673	673	673	673	673
Outdoor Recreation	261	304	347	390	433
Industrial (incl. mineral extraction)	125	145	166	187	207
Commercial	20	32	38	43	49
Institutional / Governmental	2	4	4	4	5

Source: WI DOA Household Projections, Dane County Land Use Inventory 2000-2020.

8.2.3 Land Use Conflicts

Land use conflicts in the Town can arise from:

- poorly planned residential development that is incompatible with nearby agricultural and open space uses,
- commercial development that generates excessive traffic, or is generally incompatible with the rural character of the Town, and/or
- incompatibilities between town, county and city or village plans.

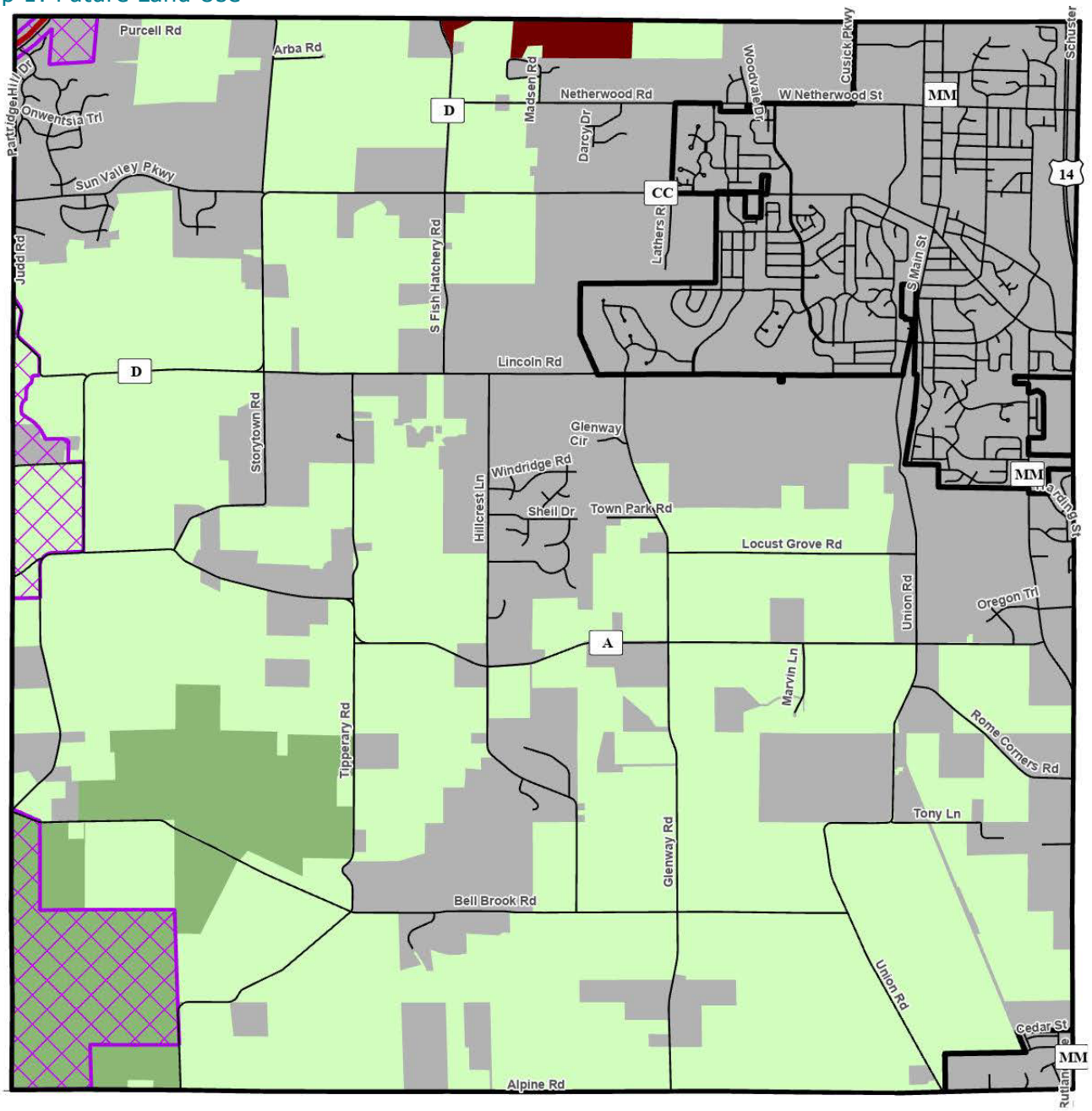
The Oregon of Oregon Comprehensive Plan seeks to minimize such conflicts by:

- limiting the overall density of residential development in agricultural areas,
- establishing siting and design guidelines,
- redirecting more intensive uses to areas with appropriate municipal services, and
- supporting intergovernmental cooperation and planning.

8.2.4 Redevelopment Opportunities

Forty-nine (49) parcels in the Traditional Subdivision planning area that are 4 acres or larger in area could be considered for redevelopment if site conditional allow. Redivision of these parcels by certified survey map into 2-acre lots is possible, provided new lots conform to siting, road access, environmental and design criteria of this comprehensive plan and to the Dane County Zoning, Shoreland-Wetland, Floodplain and Land Division Ordinances. This could yield as many as 65 additional development sites.

Map 1: Future Land Use



8.3 Overarching Land Use Goals, Objectives, & Policies

The Town of Oregon is blessed with a diverse rural landscape that includes farms, woodlands, grasslands, and wetlands. Residents value the rural character of the Town. Over 80% of respondents to the 2019 town comprehensive plan survey "agreed" or "strongly agreed" the Town should:

- remain mostly rural;
- promote preservation of farmland;
- participate in environmental improvement projects to maintain and improve water quality.

In addition, over 70% of respondents "agreed" or "strongly agreed" that new development should occur adjacent to other developed areas, and that most new development should occur in cities and villages, not in the Town.

The following land use goals, objectives, and policies reflect these desires and are designed to ensure the long-term quality of life in the Town by preserving farmland, protecting environmental resources, and respecting the property rights and responsibilities of landowners.

8.3.1 Goals

1. Discourage unplanned development by guiding new development in the Town to planned development areas.
2. Encourage the protection of private property rights while at the same time promoting public health, safety, and general welfare.
3. Encourage the protection of the most productive agricultural lands in the Town by guiding non-farm development to areas of the Township that do not have a history of agricultural production.
4. Encourage the protection of Resource Protection Areas and sensitive environmental features from development.
5. Ensure new development in the Town does not overburden the Town's ability to provide cost-effective municipal services to Town residents.
6. Encourage the protection of the traffic-carrying capacity of the Town's transportation system.
7. Encourage intergovernmental cooperation with surrounding communities with respect to land use, utilities, emergency services, and transportation facilities.
8. Protect and enhance the unique rural character of the Town by establishing and enforcing maximum density standards for non-farm development as well as enforcing design standards that require high-quality designs for all new commercial, industrial, and institutional development in the community.
9. Work with the Dane County Board to establish special zoning standards that are designed specifically to address the unique needs and concerns of the Town of Oregon with respect to land use, site design, availability of water and sewer services, stormwater management and erosion control, and transportation.
10. Allow only a strictly limited amount of planned high-quality non-farm commercial development in the Town.
11. Encourage a general review of this plan by the Plan Commission and Town Board periodically to ensure that the goals, objectives, policies and recommendations contained herein adequately address current land use issues within the Town.

8.3.2 Objectives

1. Discourage land uses which conflict with agriculture and the rural character of the town.
2. Limit nonfarm development according to density and siting criteria described in this plan.
3. Protect, maintain and restore unique natural resources such as wetlands, floodplains, hydric soils, groundwater, steep slopes, woodlands, and productive farm soils.
4. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.
5. Control public costs for roads and services associated with development.

8.3.3 Policies

1. Provide a sufficient supply and mix of land uses to satisfy Town land use objectives.
2. Follow the recommendations and requirements of this Plan when making land use decisions.
3. Redirect high-density residential land uses, or other commercial or industrial development usually associated with an urban land use pattern, to a designated Urban Service Area.
4. Minimize development impacts on productive agricultural lands, or those lands with a history of productive farming activity.
5. Limit non-farm residential development to those areas that are not classified as productive farmland.
6. Require agencies and bodies responsible for locating public improvements, e.g. roadway corridors, pipelines, or power lines to recognize and comply with the agricultural land preservation objectives of the Town.
7. Promote state and local programs that encourage farming, or investment in farming, within the Town.

8.4 General Land Use Policies

8.4.1 Rural Density Policy

Within the Farmland Preservation Area, Agricultural Transition Area and Rural Mixed-Use Area, the density policies will serve as the primary tool for meeting the Town's land use objectives to maintain rural character and preserve agricultural land. The density policy limits the amount of non-farm development and will be used to guide Town decisions when considering rezones out of the FP-35 district.

8.4.1.1 Density Limitation

Nonfarm development shall not exceed a density of one dwelling unit (also referred to as "split" or "density unit") per 35 acres held in single, contiguous or noncontiguous ownership, as of December 15, 1994.

8.4.1.2 Types of Development Limited

Except as specifically exempted below, this limitation shall apply to all residential development created after December 15, 1994, including:

8.4.1.2.1 New single-family residential development

Any land rezoned to allow for new single-family, nonfarm residential development, duplexes or multifamily development will count as one development right per dwelling unit. "Dwelling units" are defined as one or more habitable rooms which are occupied, or which are intended or designed to be occupied, as a residence by one family, with facilities for living, sleeping, cooking, and dining.

8.4.1.2.2 Increased residential density

Any land rezoned to allow for increased density of development (i.e., rezoning from RR-4 to RR-2 to allow for two lots instead of one).

8.4.1.2.3 New farm residences

Any approved conditional use permit for a farm residence.

8.4.1.2.4 Accessory dwelling units

Conditional use permits for attached accessory dwelling units may be considered in specific instances. An approved accessory dwelling unit shall be counted as a density unit.

Figure 23: Density Calculation Example

The density standard of one dwelling unit or non-farm use per 35 acres of land owned as of December 15, 1994, means that a 140-acre farm as of that date would be eligible for up to 4 new lots for non-farm development if all other plan policies were met. This policy is not meant to require or encourage 35-acre dwelling unit lots; rather landowners are encouraged to create smaller clustered dwelling unit lots that meet the siting criteria of this plan.

8.4.1.2.5 Commercial development

Density policies for rezones for commercial development vary by Planning Area.

8.4.1.3 Exemptions

The following are exempt from the density limitations of this plan and do not count as a density unit taken.

8.4.1.3.1 Sales to public entities

Sales of land or easements to public entities, unless otherwise indicated in the terms of the deed or easement.



8.4.1.3.2 Existing/replacement residences

Separation of no more than one residence, with a fire number assigned, that existed on the premises as of December 15, 1994. A replacement to such a residence shall not count against this policy, either, provided that the preexisting residence was or will be demolished according to the Town's House Replacement Agreement.

8.4.1.4 Rounding

Rounding is allowed. The maximum number of dwelling units allowed will be determined by dividing the acreage owned as of December 15, 1994. If the resulting quotient is a whole number, the owner may create that number of new dwelling units. If the quotient is a whole number plus a fraction, the owner may create that number of lots equal to the whole number plus one additional lot if the remainder equals or exceeds one-half (18/35).

For example, a 90-acre parcel would be allowed a maximum of three dwelling units (90/35=2 20/35, or 2.57= round up to 3). An 80-acre parcel would be allowed a maximum of two new dwelling units (80/35=2 10/35, or 2.28=round down to 2).

8.4.1.5 Determining original 12/15/1994 farm units

8.4.1.5.1 Data sources

The Town will use the 1995 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide for determining original farm ownership and acreage as of December 15, 1994. Parcel size will be based on net acreage, excluding roads and other public rights-of-way, as calculated by the Dane County GIS system. Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as recorded deeds or surveys.

8.4.1.5.2 Base farm tract

An original farm unit, or base farm tract, is defined as contiguous or noncontiguous lands, not including lands divided by certified survey map or subdivision plat, that were in common ownership as of December 15, 1994. Common ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual.

8.4.1.5.3 Eligible lands

When calculating original farm acreage and eligible density units, all property under single ownership, contiguous or noncontiguous, shall be included. This includes land under water, within mapped wetlands, floodplains, or resource protection corridors.

8.4.1.5.4 Land transfers after 12/15/1994 and allocation of density units:

8.4.1.5.4.1.1 *No new allotments*

Changes and reconfigurations in ownership do not trigger new allotments of potential future dwelling units per the density policy.

8.4.1.5.4.1.2 *Allocation of remaining homesites*

When land is sold or consolidated after December 15, 1994, the Town encourages property owners to make clear in sales contracts how many potential future dwelling units (if any) are being transferred along with the land. If provided to the Town and County with the development application, the Town will use such sales contracts or similar documents when considering the application.

8.4.1.5.4.1.3 *When no landowner agreement exists*

In the absence of a clearly understood sales contract or similar document, the Town may attempt to learn from all affected property owners the intent (in writing) and share that information with Dane County Planning and Development Department. If the intention for the dwelling units (splits) is still unclear after these efforts, the Town Board will assume that all potential future potential dwelling units remain with the largest remaining parcel.

8.4.1.5.5 Tracking of Splits

For eligible splits, the Town will coordinate with Dane County to ensure that any approved development results in a formal record of available splits to be incorporated into appropriate documents. This may be accomplished through a deed notice or other means deemed appropriate by the Town Board, in consultation with the Town Attorney as needed. An annual report may be developed with the assistance of Dane County Planning staff to monitor available dwelling units (splits) and to address where additional information may be needed.

8.4.1.5.6 When density units are exhausted:

When eligible density units for an original December 15, 1994, farm have been exhausted, the Town shall require the recording of a deed restriction that prohibits further residential development on the balance of the property. Portions of the property intended to remain in agricultural use shall be zoned to prohibit nonfarm use, such as FP-35, FP-1, AT-35, RE, NR-C, or UTR.

8.4.2 Transfer of Development Rights (TDR)

A transfer of development rights program is a method of redirecting development from one part of a town (a sending area) to other lands in a different part of a town (a receiving area). The Town of Oregon has adopted Dane County's Transfer of Development Rights Ordinance to facilitate the mutually agreed, voluntary transfer of development rights between landowners in the Town.

The Town of Oregon uses its TDR program to:

1. preserve farmland and rural character;
2. redirect nonfarm development away from productive agricultural lands;
3. encourage permanent protection of large blocks of contiguous farmland;
4. encourage permanent protection of regionally significant natural resource, environmental and recreational lands;
5. allow farmers reasonable compensation for their land;
6. direct development to more suitable areas where development is more efficiently served;
7. develop at higher densities;
8. encourage infill development.

8.4.2.1 Allocation of Development Rights

Development rights are determined by the Rural Density Policy. Development rights are transferred from a specific sending area parcel to a specific receiving area parcel. Any development rights transferred to a parcel in a receiving area, but not immediately used for the development planned in that receiving area parcel, remain with that receiving area parcel (that is, the development rights run with the land), and are subject to all other requirements related to development rights as set forth in the Dane County TDR Ordinance and the *Town of Oregon Comprehensive Plan*.

8.4.2.2 Sending Areas

The following are considered potential "sending areas:"

- All FP-35 or NR-C zoned lands within the Farmland Preservation Area
- All AT-35 or NR-C zoned lands with the Rural Mixed-Use Area

Before applying, landowners must provide a Density Study Report from the Dane County Department of Planning and Development showing that the proposed sending property has development potential remaining under the applicable density policies. Within potential sending areas, the Town will consider petitions by landowners to rezone all or a portion of their property into the TDR-S overlay zoning district (s.10.304, Dane County Code), provided at least one of the following criteria is met:

1. Soils on the land are predominately classified as Groups I, II or III agricultural soils under the Dane County Land Evaluation and Site Assessment (LESA) system (see Map 13);
2. Reduction of potential nonfarm development would contribute to the preservation of large blocks of contiguous farmland, natural resource land or other open space;
3. Proposed sending areas are within the Ice Age Trail corridor.

8.4.2.3 Receiving Areas.

All lands in the Farmland Preservation, Rural Mixed Use and Traditional Subdivision planning areas are considered potential "receiving areas." Within these areas, the Town may consider petitions by landowners to rezone all or a portion of their property to an appropriate zoning district with a TDR-R overlay (s. 10.305, Dane County Code). The Town Board will recommend approval of petitions to the TDR-R overlay district, provided all the following criteria are met:

1. Receiving areas are not in any of the FP-35, FP-1, FP-B or NR-C zoning districts;
2. Proposed receiving areas have minimal impact on Group I, II or III soils under the Dane County Land Evaluation and Site Assessment (LESA) system (see Map 12);
3. Proposed development would be clustered and adjacent to existing nonfarm development;
4. No more than one development site or lot is created in a receiving area for every one development right retired in a sending area;
5. Proposed receiving areas are not within the Ice Age Trail corridor;
6. Proposed development meets all the siting criteria for the appropriate planning area as identified in the Town of Oregon Comprehensive Plan.

8.4.2.4 Implementing a Transfer

Transfers from sending areas to receiving areas are accomplished by recording either conservation easements or deed restrictions. Recorded documents must clearly identify the number of development rights transferred and identify both the sending and receiving properties. Transfers are permitted only within the Town of Oregon.

8.4.2.5 Deed Notices.

Landowners of both the sending area and receiving area properties must record deed notices with the Dane County Register of Deeds. Deed notices must:

1. Meet all the requirements of ss. 10.004(110) and 10.305(5)(c), Dane County Code;
2. Track the number of rights transferred from each sending parcel;
3. Track the number of rights transferred to each receiving parcel;
4. Identify each sending and receiving parcel by legal description and parcel number;
5. Reference a recorded TDR easement or deed restriction on an appropriate TDR-S-zoned parcel.

8.4.2.6 Development Permits in Receiving Areas.

Before obtaining zoning, driveway or building permits for development in the TDR-R overlay zoning district, developers must present the following documents to the Town of Oregon Board and to Dane County Zoning:

1. Recorded deed notice documents on both the sending and receiving parcels as described in paragraph 5 above.

2. A letter from the Town of Oregon Plan Commission indicating that the TDR transaction is consistent with transfer policies, siting criteria and all other applicable policies of the Town of Oregon Comprehensive Plan;
3. A letter from the Dane County Planning Division indicating that the TDR transaction is consistent with the Dane County Comprehensive Plan.

8.4.3 Commercial Development

1. Commercial development must not result in environmental degradation, inappropriate traffic volumes or conflicts with farming operations.
2. Limit rezoning or conditional use permit boundaries to the portion of land necessary for the proposed use.
3. Avoid substantial use of public funds and municipal debt to constructing or providing municipal improvements and services associated with commercial development.
4. Avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. The Town may require a condition on the rezoning to allow only the specific use as delineated on an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.
5. See also specific policies for commercial development for each Planning Area

The Dane County Zoning Ordinance describes three renewable energy facility categories:

- Small-scale facilities, such as rooftop solar panels or wind turbines intended for onsite use. Such facilities are a permitted use in every zoning area.
- Mid-size facilities intended for offsite use, but not under the direct approval authority of the Wisconsin Public Service Commission. Such uses are a conditional use in several County zoning areas.
- Large-scale facilities intended for offsite use, under Wisconsin PSC authority. Such facilities are exempt from County zoning.

8.4.4 Mineral Extraction

1. Applicants must contact the Town Plan Commission secretary to have the proposal placed on the agenda of the next available Plan Commission meeting and meet with the Town Plan Commission prior to filing a Dane County Zoning conditional use permit (CUP) application.
2. At least two weeks prior to the scheduled meeting with the Town Plan Commission, applicants are advised to complete and provide to the Town Plan Commission secretary and the Town Clerk the following documents (see Appendix # for application materials):
    a. Completed application materials, including site plans and reclamation plans, required by the Dane County Department of Planning and Development for a non-metallic mineral extraction CUP, and
    b. Town of Oregon Mineral Extraction Questionnaire.
3. Prior to the scheduled Plan Commission meeting, applicants must review and understand the list of conditions for non-metallic mineral extraction CUPs provided by the Dane County Department of Planning and Development, and the reclamation standards required under Chapter 74, Dane County Code. Proposed land uses after reclamation must be consistent with the Town of Oregon Comprehensive Plan, including density policies.
4. After the applicant files a conditional use permit application with Dane County, the Plan Commission may recommend conditions to the Town Board based on the Mineral Extraction Questionnaire, County standard conditions and public input received. At its discretion, the Plan Commission may choose to delay making a recommendation to the Town Board until after the County public hearing.
5. The Town will work with former extraction site owners, neighbors, and the Dane County Zoning Division to facilitate clean-up and reclamation. Reclamation must conform to Chapter 74, Dane County Code. Final land use after reclamation should conform to the policies of the appropriate planning area of this plan.
6. To meet the policies and objectives of this Plan, the Town Plan commission and town board may recommend conditions on any mineral extraction application related, but not limited to, any of the following:
    - Setbacks from existing development;
    - Road capacity;
    - Limitations on blasting, including hours, notification and safety measures;

- Expiration dates on mineral extraction CUPs to allow for review and renewal, as appropriate.

8.4.5 Renewable Energy Facilities

The Town will apply the following guidelines to Conditional Use Permits for renewable energy facilities, and will encourage the Public Service Commission to follow these guidelines when issuing orders within the Town of Oregon:

1. Minimize need for new electrical transmission lines; locate new renewable energy installations as close as possible to existing transmission facilities.
2. Manage utility-scale installations density and size to minimize impacts to adjoining agricultural and rural character.
3. Except where required for aviation or other safety concerns, encourage setbacks, vegetative screening, berms, or other practices to minimize visual impact.
4. Encourage multiple- or dual-use facilities that allow agriculture, natural resources, habitat and/or soil and water conservation uses to coexist with energy generation.
5. Arrange energy infrastructure, fencing, and berms to allow for equipment movement, habitat and wildlife corridors, and pervious cover to minimize runoff.
6. Ensure installations comply with County erosion and stormwater standards during construction, operation, maintenance, and decommission.
7. Encourage adaptive use of operating or closed mineral extraction or other rural industrial sites for renewable energy use.
8. To the extent possible, follow the siting criteria of this plan to avoid productive farm soils.
9. Make sure landscaping and other vegetation is maintained to continue to serve its intended purpose and does not create sources for invasive species.
10. Require decommissioning plans with financial instruments sufficient to cover equipment removal and reclamation. Lands should be returned to a use described in this plan.

8.4.6 Conditional Uses in Zoning Districts

The Town will review conditional uses in each district to determine if all provisions of the Comprehensive Plan and the Future Land Use Map are addressed and met including, but not limited to consideration of the following factors:

1. Consistency with the Town Comprehensive Plan
2. Whether the use is complementary with adjoining properties.
3. Compatibility with existing or permitted use on adjacent lands.
4. Impacts of noise, dust, lights, odor, contamination, parking, traffic, and other changes related to the use on public safety and rural character of the Town.
5. The agricultural productivity and/or history of agricultural production of the lands involved.
6. The location of the proposed use so as to minimize the amount of productive agricultural land converted.
7. The need for public services created by the proposed use.
8. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
9. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

The Town reviewed the conditional uses listed in the Dane County zoning ordinance in light of the goals, objectives, and policies in this plan. The town will review existing CUPs upon change of ownership.

The conditional uses listed below represent those that, based upon their nature and well-known or anticipated impacts, the Town believes could be reasonably consistent with this plan. All applications will be evaluated to determine compliance with the standards detailed in section 10.101(7)(d) of the Dane County Zoning Ordinance.

8.4.6.1 NR-C Natural Resource Conservation Zoning District

1. Establishment and development of public parks, private parks, recreational areas, boat access sites, outdoor education areas, historic areas, wildlife refuges, game preserves, and private wildlife habitat areas,
2. Soil conservation, shoreland, wetland and ecological restoration practices not listed as a permitted use,

3. Construction and maintenance of roads, railroads, or utilities which cannot practically be located outside of the NR-C district.

8.4.6.2 RE Recreational Zoning District

1. Campgrounds
2. Caretaker's residence

8.4.6.3 FP-1 Small-lot Farmland Preservation Zoning District

1. Agricultural accessory use
   a. Agricultural entertainment,
   b. Limited farm business,
   c. Farm related exhibitions, sales, or events not exceeding 10 days/year,
   d. Sale of agricultural and dairy products not produced on the premises,
   e. Incidental sale of non-alcoholic beverages and snacks,
   f. Sanitary facilities in an agricultural accessory building,
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law.

8.4.6.4FP-35 General Farmland Preservation Zoning District

The Department of Agriculture, Trade and Consumer Protection must be notified prior to the approval of any conditional use permit in this district.

1. Agricultural accessory uses:
   a. Agricultural entertainment, over 10 days/year,
   b. Farm related exhibitions, sales or events, over 10 days/year,
   c. Farm Residence, subject to 10.103(11),
   d. Attached accessory dwelling units associated with a farm residence,
   e. Limited Farm Business, subject to 10.103(13),
   f. Sale of agricultural and dairy products not produced on the premise,
   g. Incidental sale of non-alcoholic beverages and snacks,
   h. Secondary farm residence (according to 2.2(3), a secondary farm residence is only permissible if it complies with the Town's land division allocation policy),
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law,
3. Non-metallic mineral extraction.

8.4.6.5 FP-B Farmland Preservation – Business

1. Agricultural accessory uses:
   a. Agricultural entertainment, over 10 days/year,
   b. Farm related exhibitions, sales or events, over 10 days/year,
   c. Farm Residence, subject to 10.103(11),
   d. Attached accessory dwelling units associated with a farm residence (if the property is 2 acres or greater in size),
   e. Limited Farm Business, subject to 10.103(13),
   f. Sale of agricultural and dairy products not produced on the premise,
   g. Incidental sale of non-alcoholic beverages and snacks,
   h. Commercial animal boarding for farm animals, and not including domestic pets,
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law,
3. Non-metallic mineral extraction.

8.4.6.6 AT-35 Agriculture Transition, 35 acres Zoning District

1. Agricultural accessory uses:
   a. Agricultural entertainment, over 10 days/year,

   b. Attached accessory dwelling units associated with a farm residence,
   c. Farm related exhibitions, sales or events, over 10 days/year,
   d. Farm Residence, subject to 10.103(11),
   e. Limited Farm Business, subject to 10.103(13),
   f. Sale of agricultural and dairy products not produced on the premise and incidental sale of non-alcoholic beverages and snacks,
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law,
3. Non-metallic mineral extraction.

8.4.6.7RM-8 Rural Mixed-Use, 8-16 acres Zoning District

1. Agricultural entertainment activities occurring 10 days/year or more,
2. Attached accessory dwelling units,
3. Farm related exhibitions, sales or events exceeding 5 days a year,
4. Governmental, institutional, religious, or nonprofit community uses,
5. Large animal boarding,
6. Limited family business,
7. Property maintenance sheds (600 sq. ft. or less),
8. Sanitary facilities in agricultural accessory buildings,
9. Tourist or transient lodging,
10. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.

8.4.6.8 RM-16 Rural Mixed-Use, 16-35 acres Zoning District

1. Agricultural entertainment activities occurring over 10 days/year,
2. Attached accessory dwelling units,
3. Farm related exhibitions, sales or events exceeding 5 days a year,
4. Governmental, institutional, religious, or nonprofit community uses,
5. Large animal boarding,
6. Limited family business,
7. Mineral extraction,
8. Sanitary facilities in agricultural accessory buildings,
9. Tourist or transient lodging,
10. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.

8.4.6.9 RR-1 Rural Residential, 1 to 2 acres Zoning District

1. Limited family business,
2. Day Care Centers,
3. Governmental or religious uses,
4. Transient or Tourist Lodging,
5. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use.

8.4.6.10 RR-2 Rural Residential, 2 to 4 acres Zoning District

1. Animal use exceeding one animal unit per acre,
2. Limited family business,
3. Attached accessory dwelling units,
4. Day Care Centers,
5. Governmental, institutional, religious, or nonprofit community uses,
6. Transient or Tourist Lodging,
7. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a

permitted use.

8.4.6.11 RR-4 Rural Residential, 4 to 8 acres Zoning District

1. Attached accessory dwelling units,
2. Animal use exceeding one animal unit per acre,
3. Limited family business,
4. Day Care Centers,
5. Governmental, institutional, religious, or nonprofit community uses,
6. Transient or Tourist Lodging,
7. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use.

8.4.6.12 RR-8 Rural Residential, 8 to 16 acres Zoning District

1. Attached accessory dwelling units,
2. Animal use exceeding one animal unit per acre,
3. Limited family business,
4. Day Care Centers,
5. Governmental, institutional, religious, or nonprofit community uses,
6. Property management sheds,
7. Transient or Tourist Lodging,
8. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use.

8.4.6.13 RR-16 Rural Residential, 16 to 35 acres Zoning District

1. Attached accessory dwelling units,
2. Animal use exceeding one animal unit per acre,
3. Limited family business,
4. Day Care Centers,
5. Governmental, institutional, religious, or nonprofit community uses,
6. Property management sheds,
7. Transient or Tourist Lodging,
8. Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use.

8.4.6.14 SFR-08 Single-Family Residential, small lots Zoning District

1. Governmental uses,
2. Religious uses,
3. transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses.

8.4.6.15 SFR-1 Single-Family Residential, 1 to 2 acres Zoning District

1. Governmental uses,
2. Religious uses,
3. Transient or tourist lodging,
4. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses.

8.4.6.16 SFR-2 Single-Family Residential, 2 to 4 acres Zoning District

1. Attached accessory dwelling units,
2. Day care centers,
3. Governmental uses,

4. Institutional uses,
5. Religious uses,
6. Nonprofit community uses,
7. Transient or tourist lodging,
8. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses.

8.4.6.17 TFR-08 Two-Family Residential Zoning District

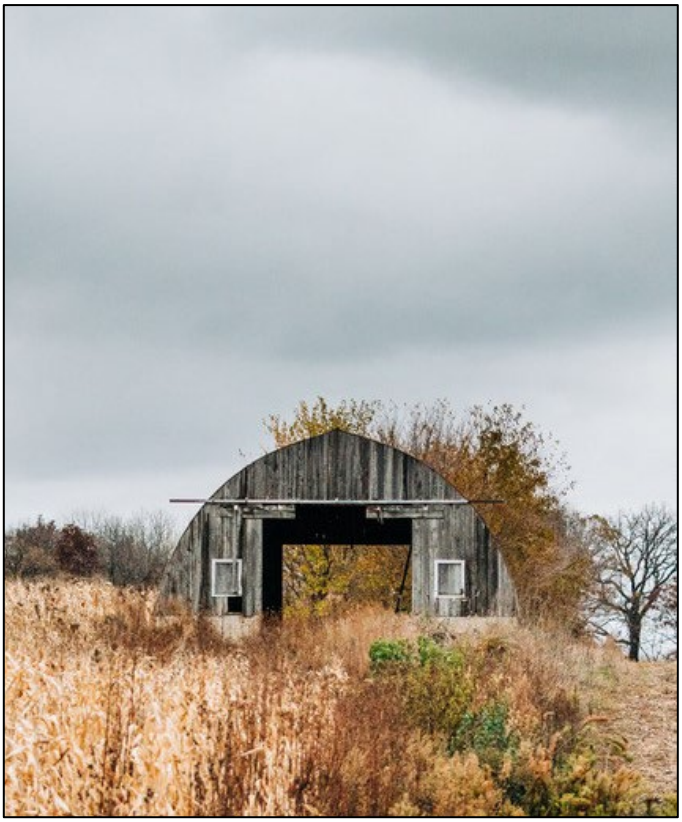
1. Governmental uses,
2. Religious uses,
3. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses.

8.4.6.18 MFR-08 Multi-Family Residential Zoning District

1. Governmental uses,
2. Religious uses,
3. Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses.

8.4.6.19 LC Limited Commercial Zoning District

1. Contractor, landscaping or building trade operations,
2. Incidental parking for employees,
3. Indoor storage and repair,
4. Incidental indoor maintenance,
5. Utility services associated with a permitted use,
6. Undeveloped natural resource and open space areas,
7. Agricultural and agricultural accessory uses (livestock not permitted),
8. Transportation, utility or communication use required by law.



8.4.6.20 GC General Commercial Zoning District

1. Contractor, landscaping, building trades operation,
2. Communication towers,
3. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law.

8.4.6.21 HC Heavy Commercial Zoning District

1. Communication towers,
2. Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law.

8.4.6.22 RI Rural Industry Zoning District

1. Communication towers,
2. Mineral extraction operations,
3. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.

8.4.6.23 MI Manufacturing and Industrial Zoning District

1. Communication towers,

2. Mineral extraction operations,
3. Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.

8.4.6.24 UTR Utility, Transportation and Right-of-Way Zoning District

1. Storage structures, not to exceed 250 square feet,
2. Transportation, utility, communication or other similar uses, not required by law.

8.4.6.25 Conditional Use Permit Conditions

The following conditions may be required for any Conditional Use Permit approval based on the intensity of the proposed use. Any, or all of these conditions may be considered by the Town. Additionally, conditions for Conditional Use Permits within 500 feet of a neighboring residence may be applied to Conditional Use Permits that are more than 500 feet from a neighboring residence. This list is not exhaustive and additional conditions may be placed on any Conditional Use Permit.

Table 9: Conditions for CUPs

	CUP Limited to Indoors		**CUP Includes Outdoor Use**	
	Within 500 feet of a residence	*More than 500 feet from a residence*	*Within 500 feet of a residence*	*More than 500 feet from a residence*
Hours of Operation for non-agricultural entertainment	7 am to 7 pm	6 am to 10 pm	Outdoor use limited to 8 am to 7 pm	6 am to 10 pm
Hours of Operation for agricultural entertainment	7 am to 9 pm, or dusk, whichever is later	6 am to 10 pm	Outdoor use limited to 7 am to 9 pm, or dusk, whichever is later	6 am to 10 pm
Number of Employees	Shall not exceed 3 full, or part time, employees	Shall not exceed 6 full, or part time, employees	Shall not exceed 3 full, or part time, employees	Shall not exceed 6 full, or part time, employees
Outdoor lighting	Restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall shine over the property line.	Lighting must be dark skies compliant and no light shall shine over the property line.	Restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall shine over the property line.	Lighting must be dark skies compliant and no light shall shine over the property line.
Noise	Limited to 60 decibels measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 decibels between 9 am to 5 pm. Outdoor loudspeakers or radios are prohibited.	Limited to 60 decibels measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 decibels between 9 am to 5 pm. Outdoor loudspeakers are prohibited.	Between 7 pm and 7 am, limited to 40 decibels measured at the property line. Between 7 am and 7 pm, limited to 60 decibels measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 decibels between 9 am to 5 pm. Outdoor loudspeakers or radios are prohibited.	Between 7 pm and 7 am, limited to 40 decibels measured at the property line. Between 7 am and 7 pm, limited to 60 decibels measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 decibels between 9 am to 5 pm. Outdoor loudspeakers are prohibited.

	CUP Limited to Indoors		CUP Includes Outdoor Use	
	Within 500 feet of a residence	*More than 500 feet from a residence*	*Within 500 feet of a residence*	*More than 500 feet from a residence*
Trash removal	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Oregon.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Oregon.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Oregon.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Oregon.
Parking	No vehicle parking or storage is permitted within the street right-of-way.	No vehicle parking or storage is permitted within the street right-of-way.	No vehicle parking or storage is permitted within the street right-of-way.	No vehicle parking or storage is permitted within the street right-of-way.
Number of events	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.
Signs	Limited to one sign on a building and signs shall not be illuminated.	Limited to one sign on a building and signs shall not be illuminated.	Limited to one sign on a building and signs shall not be illuminated.	Limited to one sign on a building and signs shall not be illuminated.
Visual Screening	N/A	N/A	Visual landscaping barriers to block views between the use and the neighboring residence may be required.	Visual landscaping barriers to block views between the use and the neighboring residence may be required.
Stormwater management	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.
Business activities	Materials and inventory must be stored indoors. Business-related activities must be conducted indoors, with the exception of one outdoor play area for day cares.	Materials and inventory may be stored outdoors, if not visible from the road or neighboring property lines.	Materials and inventory must be stored indoors. Business-related activities must be conducted indoors, with the exception of one outdoor play area for day cares.	Materials and inventory may be stored outdoors, if not visible from the road or neighboring property lines.
Dust	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.

	CUP Limited to Indoors		CUP Includes Outdoor Use	
	Within 500 feet of a residence	*More than 500 feet from a residence*	*Within 500 feet of a residence*	*More than 500 feet from a residence*
Odors	Odor abatement measures may be required as a condition of the CUP. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.	Odor abatement measures may be required as a condition of the CUP. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.	Odor abatement measures may be required as a condition of the CUP. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.	Odor abatement measures may be required as a condition of the CUP. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.

8.5 Planning Area Specific Policies

The Town adopted six proposed planning areas to meet the Town's land use goals and objectives over the next 20-years:

- Farmland Preservation Areas
- Agriculture Transition Areas
- Rural Mixed-Use Areas
- Traditional Subdivision
- Resource Protection Corridors (Overlay area)
- Public Lands Areas (Overlay zoning)

8.5.1 Farmland Preservation Area

The Town has established the Farmland Preservation Area, as shown on the Planned Land Use Map, as a means of preserving agricultural lands and rural character throughout the Town while providing opportunities for limited non-farm development. This area is intended to meet all the requirements for State certification as a "Farmland Preservation Area" under Chapter 91, Wisconsin Statutes. This designation will also promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this district is the density policy, which limits the density of residential development to one dwelling unit per 35 acres. Lands to be included in this category are:

- Those areas with productive farm operations including lands historically exhibiting good crop yields or capable of such yields;
- Lands which have been demonstrated to be productive for dairying, livestock raising, and grazing;
- Other lands which are integral parts of farm operations;
- Lands used to produce specialty crops such as trees, sod, fruits and vegetables.
- Lands that are capable of productive use through economically feasible improvements such as irrigation.
- Lands in the following Zoning Districts:
    - FP-35 (General Farmland Preservation)
    - FP-1 (Farmland Preservation – Small Lots)
    - FP-B (Farmland Preservation - Business)
    - NR-C (Natural Resource - Conservancy)
    - RE (Recreational)

    For nonfarm development permitted under town density & siting policies:

    - Rural Residential (RR-1, RR-2, RR-4, RR-8) zoning districts
    - Rural Mixed-Use (RM-8, RM-16) zoning districts
    - LC (Limited Commercial), with appropriate conditions needed to meet the plan's goals and objectives.

8.5.1.1 Objectives

1. Encourage preservation of agricultural land for food and fiber production;
2. Encourage preservation of productive farms by preventing land use conflicts.
3. Maintain a viable agricultural base to support agricultural processing and service industries;
4. Reduce costs for providing services to scattered non-farm uses;
5. Pace and shape urban growth;
6. Implement the provisions of the Dane County Farmland Preservation Plan when adopted and revised;
7. Encourage local agriculture and accessory uses that are compatible with neighboring land uses, and beneficial to the local economy.
8. Comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Section 71.09 (11) of Wisconsin Statutes.
9. Continue to maintain and encourage productive agriculture, agricultural-related businesses, forestry, open space, and compatible uses.
10. Protect farm operations from the encroachment of incompatible uses.
11. Limit nonfarm development consistent with Town density policies.
12. Direct nonfarm development away from productive agricultural lands.
13. Maintain and promote eligibility for county, state and federal programs, grants, incentives, cost-share funding and tax credits designed to support farming and maintain land in agricultural use.

8.5.1.2 Rural Density Policy

The Rural Density Policy applies to all lands within the Farmland Preservation Area. Rezones for commercial development count against the one unit per 35-acre limitation.

8.5.1.3 Transfers of Development Rights (TDR)

8.5.1.3.1 Sending areas:

Any property in the Farmland Preservation Area that is over 35 acres and in either the FP-35 or the NR-C zoning district qualifies as a sending area under the Transfer of Development Rights section of this plan.

8.5.1.3.2 Receiving areas:

Properties in the Farmland Preservation Area may qualify as receiving areas under the Transfer of Development Rights section of this Plan if the proposed transfer would meet the following criteria:

- Do not locate receiving areas on lands currently zoned FP-35, FP-1, FP-B or NR-C;
- Relocate proposed development away from Group I or Group II farm soils, as defined in the Dane County Land Evaluation and Site Assessment (LESA – see Map 12);
- Promote clustered development adjacent to other rural residential development;
- Maximize large contiguous areas of protected farmland;
- Make sure that proposed lots in a receiving area have direct road frontage that meets the standards of the Dane County Land Division Ordinance and do not exceed an area of four acres.

8.5.1.4 Subdivision Plats

Subdivision plats (defined in Chapter 75, Dane County Code as 5 or more lots less than 35 acres in size created within 5 years) are not permitted in Farmland Preservation Areas.

8.5.1.5 Development Siting Standards & Criteria

The Town shall use the following siting standards and criteria when reviewing proposed non-farm rezones or development, land divisions under county land division ordinances, and building siting under the town building permit ordinance.

8.5.1.5.1 Lot size:

Within the Farmland Preservation Area, the minimum parcel size for proposed new lots shall be 2 acres. The Town encourages the creation of small lots ranging in size from 2 to 4 acres. Lots exceeding 4 acres may be approved if necessary to access the site, avoid productive agricultural lands, or preserve large intact blocks of farmland or woodland.

8.5.1.5.2 Soils:

Development shall be directed away from productive agricultural soils, or those lands with a history of productive farming activity. For the purposes of the Town of Oregon Comprehensive Plan, productive agricultural soils are soils classified as Group I or Group II under the Dane County Land Evaluation and Site Assessment (LESA) system (see Map 12).

8.5.1.5.3 Driveways, roads and road frontage:

1. Except as indicated below, all new lots must have at least 66 feet of frontage onto a public road. Exceptions: The Town Board may approve, upon recommendation of the Town Plan Commission, exceptions to the frontage requirements of County Ordinance section 75.19(6)(b) where the Board and Commission find that:
    a. the exception protects the public health, safety, and welfare;
    b. the exception is needed because of topography limitations, public right of way access and sight lines;
    c. the exception will not conflict with surrounding land uses and will not create traffic or access problems;
    d. All approved exceptions must meet the requirements of County Ordinance 75.19(8).
2. New driveways and roads shall be the minimum length necessary to access the site.
3. Driveways shall be designed and located to accommodate emergency vehicle access and safe roadway access.
4. Driveways must comply with the Town Driveway Ordinance, and County or State Highway access requirements.
5. Contractors shall be required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town may require an erosion control and/or stormwater management plan or a preliminary review letter meeting County ordinance standards as a condition of approval. For driveways longer than 125 feet, the Town will require proof of compliance with County erosion control and stormwater regulations before a driveway permit is issued.

8.5.1.5.4 Additional Criteria:

At the discretion of the Planning Commission, additional standards may be required for certain development, such as, but not limited to, proposed commercial development or horse boarding facilities. These criteria may include, as appropriate:

1. Manure storage and/or farm conservation plans approved by the Dane County Land Conservation Division;
2. Erosion control and stormwater permits under Chapter 14, Dane County Code;
3. Site plans, containing all information described in Chapter 10, Dane County Code.

8.5.1.6 Commercial Development

In addition to the general land use policies for commercial development, the Town shall apply the following policies regarding proposed new, or expansion of existing, commercial development within the Farmland Preservation Area:

1. Allow limited commercial development as needed to support existing agricultural activities, provide supplemental income for farm families, or provide agricultural-related services.
2. Limit commercial uses to those allowable under the FP-B district, LC district or as conditional uses in the Rural Residential or Rural Mixed-Use Zoning Districts.
3. Any rezone to allow nonfarm commercial use shall count against the Rural Density Policy.

8.5.1.7 Mineral Extraction

Within the Farmland Preservation Area, the Town will consider Conditional Use Permits for new or expanded mineral extraction operations that:

1. are consistent with the goals and objectives of the *Town of Oregon Comprehensive Plan;*
2. are consistent with agricultural use and farmland preservation;

3. adequately protect public safety, rural character and the environment.

In addition to the general land use policies for mineral extraction, all mineral extraction sites in the Farmland Preservation Area must be reclaimed for agricultural or natural resource use.

1.1.1 Agricultural Transition Areas

Agricultural Transition Areas are planned for urban expansion in the adopted Village of Oregon Comprehensive Plan. Such areas are within the Extraterritorial Plat Review area, or Extraterritorial Jurisdiction (ETJ) of the Village of Oregon (see Map ##) While currently in agricultural use, these areas will likely convert to urban uses within twenty years. Because of the short-term nature of current agricultural uses, properties within Agricultural Transition Areas are not eligible for state farmland preservation tax credits. To facilitate eventual conversion to urban uses, the town will allow only limited nonfarm development within Agricultural Transition Areas. Appropriate zoning districts in this planning area are:

- AT-35 (Agriculture Transition)
- AT-B (Agriculture Transition- Business)
- NR-C (Natural Resource- Conservancy)
- RE (Recreational)

For nonfarm development permitted under town density & siting policies:

- Rural Residential (RR-1, RR-2, RR-4, RR-8) zoning districts
- Rural Mixed-Use (RM-8, RM-16) zoning districts
- LC (Limited Commercial), with appropriate conditions as needed to meet the objectives of this plan.

8.5.1.8 Objectives

1. Reduce costs for providing services to scattered non-farm uses.
2. Pace and shape urban growth.
3. Protect farm operations from the encroachment of incompatible uses.
4. Limit nonfarm development consistent with town density policies.

8.5.1.9 Rural Density Policy

The Rural Density Policy applies to all lands within the Agricultural Transition Area. Rezones for commercial development count against the one per 35-acre limitation.

8.5.1.10 Transfers of Development Rights (TDR)

Transfers of Development Rights, either as a sending or a receiving area, are not permitted in Agricultural Transition Areas.

8.5.1.11 Subdivision Plats and other land divisions

Subdivision plats (defined in Chapter 75, Dane County Code as 5 or more lots less than 35 acres in size created within 5 years) are not permitted in Agricultural Transition Areas. All divisions of land are subject to extraterritorial review by the Village of Oregon.

8.5.1.12 Development siting standards & criteria

The Town shall use the following siting standards and criteria when reviewing proposed non-farm rezones or development, land divisions under county land division ordinances, and building siting under the town building permit ordinance.

8.5.1.12.1 Lot size:

Within the Agricultural Transition Area, the minimum parcel size for proposed new lots shall be 2 acres. The Town encourages the creation of small lots ranging in size from 2 to 4 acres. Lots exceeding 4 acres in size may be approved if necessary to access the site, avoid productive agricultural lands or preserve large intact blocks of farmland or woodland.

8.5.1.12.2 Driveways, roads, and road frontage:

1. Except as indicated below, all new lots must have at least 66 feet of frontage onto a public road. Exceptions: The Town Board may approve, upon recommendation of the Town Plan Commission, exceptions to the frontage requirements of County Ordinance section 75.19(6)(b) where the Board and Commission find that:
    a. the exception protects the public health, safety, and welfare;
    b. the exception is needed because of topography limitations, public right of way access and sight lines;
    c. the exception will not conflict with surrounding land uses, and will not create traffic or access problems;
    d. All approved exceptions must meet the requirements of County Ordinance 75.19(8).
2. New driveways and roads shall be the minimum length necessary to access the site.
3. All driveways shall be designed and located to be suitable for emergency vehicle access and safe access to existing roadways.
4. Driveways must comply with the Town Driveway Ordinance, County or State Highway access requirements, as applicable.
5. Contractors shall be required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town may require an erosion control and/or stormwater management plan or a preliminary review letter meeting county ordinance standards as a condition of approval. For driveways longer than 125 feet in length, the Town will require proof of compliance with county erosion control and stormwater regulations before a driveway permit is issued.

8.5.1.12.3 Additional Criteria

At the discretion of the Planning Commission, additional standards may be required for certain development types, such as, but not limited to, proposed commercial development or horse boarding facilities. Criteria may include, as appropriate:

1. Manure storage and/or farm conservation plans approved by the Dane County Land Conservation Division,
2. Erosion control and stormwater permits under Chapter 14, Dane County Code,
3. Site plans, containing all information described in Chapter 10, Dane County Code.

8.5.1.13 Commercial Development

In addition to the general land use policies for commercial development, the Town shall implement the following policies regarding proposed new, or expansion of existing, commercial development within the Agricultural Transition Area:

1. Allow limited commercial development as needed to support existing agricultural activities, provide supplemental income for farm families or provide agricultural-related services.
2. Limit commercial uses to those allowable under the AT-B district, LC district or as conditional uses in the Rural Residential or Rural Mixed-Use Zoning Districts.
3. Any rezone to allow nonfarm commercial use shall count against the rural density policy.

8.5.1.14 Mineral Extraction

Within the Agricultural Transition Area, the Town will consider Conditional Use Permits for new or expanded mineral extraction operations that:

1. are consistent with the goals and objectives of the *Town of Oregon Comprehensive Plan;*
2. are consistent with agricultural use;
3. do not impair the orderly transition to urban use or annexation to the Village of Oregon;
4. adequately protect public safety, rural character and the environment.

In addition to the general land use policies for mineral extraction, all mineral extraction sites in the Agricultural Transition Area must be reclaimed for agricultural or natural resource use.

1.1.2 Rural Mixed-Use Area

The Rural Mixed-Use Area is intended to accommodate a mix of agriculture, residential, utility, extractive, commercial and rural industrial uses consistent with and appropriate to a rural setting, on medium-to-large parcels. Appropriate zoning districts: for this planning area are:

- AT-35
- RM-16; RM-8
- RR
- SFR
- LC, GC
- NR-C; RE
- RI, provided conditions can be met
- UTR

8.5.1.15 Objectives

1. Allow for a wide variety of smaller scale agricultural uses, residential and other rural uses.
2. Keep residential densities relatively low, except in small clusters, as a result of transfers of development rights.
3. Nonfarm, commercial and rural industrial uses should be located and designed to minimize conflicts with nearby residential and agricultural uses.

8.5.1.16 Rural Density Policy

Within the Rural Mixed-Use Area, the Rural Density Policy applies to all lands, except for those in the TDR-R receiving area overlay district. Rezones for commercial development do not count against the one unit per 35-acre limitation.

8.5.1.17 Transfers of Development Rights (TDR)

8.5.1.17.1 Sending areas:

Any property in the Rural Mixed-Use Area that is over 35 acres and is in either the AT-35 or the NR-C zoning district, qualifies as a sending area under the Transfer of Development Rights section of this plan.

8.5.1.17.2 Receiving areas:

Properties in the Rural Mixed-Use Area may qualify as receiving areas under the Transfer of Development Rights section of this plan if the proposed transfer would meet the following criteria:

1. Receiving areas are not on lands currently zoned NR-C;
2. Proposed development is relocated away from Group I or Group II farm soils, as defined in the Dane County Land Evaluation and Site Assessment (LESA – see Map 12);
3. Clustered development adjacent to other rural residential development is promoted;
4. Large contiguous areas of protected farmland are maximized;
5. Proposed lots in a receiving area have direct road frontage that meets the standards of the Dane County Land Division Ordinance and does not exceed an area of four acres.

8.5.1.18 Subdivision Plats

New lots must be created by certified survey maps. New subdivision plats (5 or more lots created within 5 years) will not be approved within the Rural Mixed-Use Area.

8.5.1.19 Development siting standards & criteria

8.5.1.19.1 Lot size:

1. New lots must be a minimum of 2 acres, net, of right-of-way.
2. Where there are two, three, or four existing lots, all created prior to December, 1994, and are all zoned for residential development, lot lines may be reconfigured in such a way that one or more revised lot(s) may be between 1 acre and 2 acres in area.
3. Under no circumstances shall the total number of homesites be increased beyond what is permitted under the current configuration.

8.5.1.19.2 Driveways, roads and road frontage:

1. All new lots must have at least 66 feet of frontage onto a public road.
2. New driveways and roads shall be the minimum length necessary to access the site.
3. All driveways shall be designed and located to be suitable for emergency vehicle access and safe access onto existing roadways.
4. Driveways must comply with the Town Driveway Ordinance and County or State Highway access requirements, as applicable.
5. Contractors shall be required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town may require an erosion control and/or stormwater management plan or a preliminary review letter meeting County ordinance standards as a condition of approval. For driveways more than 125 feet long, the Town will require proof of compliance with county erosion control and stormwater regulations before a driveway permit is issued.

8.5.1.19.3 Additional Criteria:

At the discretion of the Planning Commission, additional standards may be required for certain development types, such as, but not limited to, proposed commercial development or horse boarding facilities. Criteria may include, as appropriate:

1. Manure storage and/or farm conservation plans approved by the Dane County Land Conservation Division;
2. Erosion control and stormwater permits under Chapter 14, Dane County Code;
3. Site plans, containing all information described in Chapter 10, Dane County Code.

8.5.1.20 Commercial Development:

1. To avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. Depending on the permitted uses in the General Commercial and Limited Commercial districts, the Town may require a condition on the rezoning to allow only the specific use as delineated in an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.
2. The Town may set additional limits on the number of employees, number of customers on-site, traffic count, hours of operation, number or size of buildings, types of products or services or outdoor activities as needed to meet the goals and objectives of the comprehensive plan.
3. Rezoning or conditional use permit boundaries will be limited to that portion of land necessary for the proposed commercial use.
4. Buildings for commercial use shall be limited to two and a half stories or 35 feet in height, whichever is less. Commercial buildings shall not have more than 10,000 square feet of floor area, unless the town plan commission and town board find it is in the public interest to allow larger buildings.
5. Commercial or industrial uses requiring public sewer or water, intensive police or fire protection or other public services typically associated with an urban area will be redirected to a designated Urban Service Area.
6. The Town Plan Commission or Town Board may require vegetative screening, noise limits, dust or pollution controls and/or increased setbacks for commercial uses to minimize impacts on surrounding properties.
7. Commercial development does not count against the Rural Density Policy.

8.5.1.21 Rural Industrial Development

Within the Rural Mixed-Use district, the Town may consider rezones to the RI (Rural Industrial) zoning district, where the Town Plan Commission and Town Board find that the proposed use meets all the following criteria:

1. The proposed zoning boundaries are the minimum area necessary to accommodate the proposed use and any required setbacks, visual screening, and accessways;
2. The proposed use will not significantly impair the use or enjoyment of neighboring properties;
3. The proposed use will not create a significant risk of noise, light, air, surface water or groundwater pollution;
4. The proposed use will not create traffic hazards or cause undue wear and tear on public roads and infrastructure;
5. The proposed use minimizes visual impact and protects the rural character of the town.

To accomplish these objectives, the Town Plan Commission and Town Board may, at their discretion, recommend the following conditions on any rezone to the RI district, or on any Conditional Use Permits allowed in the RI district:

1. Require deed restrictions on the property to further limit permitted or conditional uses to ensure compatibility with the surrounding area;
2. Require berms or vegetative screening to effectively screen the proposed use from view and retain rural character;
3. Impose noise limits, specific hours of operation and/or limits on scale of operation, number of employees, or types of materials used or stored on the premises;
4. Require proof of compliance with all other local, county, state or federal safety, pollution control, environmental, reclamation or other applicable regulations prior to approval by the Town;
5. Impose environmental or safety monitoring requirements as necessary to protect public health, safety or welfare;
6. Impose expiration dates on Conditional Use Permits and require resubmittal for renewal, to allow Town and public review of operations.

8.5.1.22 Mineral Extraction

Within the Rural Mixed-Use Area, the Town will consider Conditional Use Permits for new or expanded mineral extraction operations that:

1. are consistent with the goals and objectives of the Town of Oregon Comprehensive Plan;
2. are consistent with the variety of other uses allowed in the Rural Mixed-Use Area;
3. minimize noise, dust, traffic and vibration impacts on surrounding properties;
4. adequately protect public safety, rural character, and the environment.

In addition to the general land use policies for mineral extraction, all mineral extraction sites must be reclaimed to a use consistent with the Rural Mixed-Use Area and must comply with all applicable policies of this plan for such uses.

8.5.2 Traditional Subdivision Area

The Town has established the Traditional Subdivision Area to accommodate existing development within existing residential subdivisions. The town may consider limited redevelopment, redivision or reuse of existing parcels in the Traditional Subdivision Area, where such development would further other goals and objectives of the Town of Oregon Comprehensive Plan, or as part of a Transfer of Development Rights. The Traditional Subdivision area is not intended to accommodate significant new growth. New subdivision plats (5 or more lots created within five years) are not permitted in the Traditional Subdivision area.

Appropriate Zoning Districts for this planning area are:

- Single Family Residential (SFR-08; SFR-1; SFR-2)
- Rural Residential (RR-1; RR-2; RR-4; RR-8)
- GC (General Commercial)
- LC (Limited Commercial)
- NR-C (Natural Resource - Conservancy)
- RE (Recreational)
- UTR

8.5.2.1 Objectives

1. Accommodate existing residential subdivisions.
2. Allow for limited, local businesses and commercial services serving local populations.
3. Promote limited, efficient and compact development and allow for appropriate redevelopment opportunities.

8.5.2.2 Minimum lot size:

Within the Traditional Subdivision Area, any new or redivided unsewered lot must be at least 2 acres in area, excluding right of way, except as described below:

1. County zoning, shoreland zoning or land division ordinances may require larger lot sizes.
2. Where there are two, three, or four existing lots, all created prior to December 1994, and are all zoned for residential development, lot lines may be reconfigured in such a way that one or more revised lot(s) may be between 1 acre and 2 acres in area. Under no circumstances shall the total number of homesites be increased beyond what is permitted under the current configuration.
3. Minimum lot sizes do not apply to certified survey maps, assessor's plats or other legal instruments used to re-create existing, legally created lots of record, provided substandard lots are not reduced in size.

8.5.2.3 Lot Design and Public Improvements

1. All new or redivided lots in the Traditional Subdivision Area must comply with all provisions of Chapter 75, Dane County Code, including a minimum frontage of 66 feet onto a public right-of-way.
2. Any new public roads must have a surveyed and recorded right-of-way that conforms to all standards of the Dane County Land Division Ordinance (Chapter 75, Dane County Code) and any applicable standards of the Town Engineer. No cul-de-sacs or dead-end roads will be permitted.
3. Road construction and paving must meet all standards of the Town Engineer before any new dedication is accepted. The Town of Oregon will not accept maintenance responsibility for any new public road until 80% of the development is complete, and the Town Engineer has certified that the road meets town standards. Financial securities to ensure road completion to Town specification will be required, as provided in Chapter 75, Dane County Code.
4. Any property owner or developer who divides or subdivides land must pay for and install, to Town specification, necessary public improvements such as streets, intersections, storm sewers, water supply systems, sidewalks, and streetlights.
5. Any property owner or developer who divides or subdivides land for residential purposes must provide adequate park, playground, recreation and open space to meet the needs created by and to be provided for their land division.
6. The Town may require a preliminary review letter, or other proof of compliance with the Dane County Erosion Control and Stormwater Ordinance (Chapter 75, Dane County Code) before approving any land division.

8.5.2.4 Commercial Development:

1. To avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. Based on the permitted uses in the General Commercial and Limited Commercial districts, the Town may require a condition on the rezoning to allow only the specific use as delineated in an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.

8.5.2.5 Mineral Extraction

1. Mineral extraction is not permitted in the Traditional Subdivision Area.

8.5.3 Resource Protection Corridor Overlay

The Town has established Resource Protection Corridors, as shown on the Planned Land Use Map, to preserve and enhance unique and sensitive natural resources within the Town. This district applies to:

- Navigable waterways, shoreland buffers and setbacks,
- Floodplains, including the 1% (100-year) regional floodplain,
- Wetlands and wetland buffers,
- Steep slopes exceeding 12% grade.

Non-farm development within the Resource Protection Corridor, as shown on the Planned Land Use Map, is generally prohibited, except as specifically provided below.

Where there are disputes over mapped wetlands, floodplains or onsite soil conditions, the Town Plan Commission and Town Board may refer to detailed studies derived from onsite field conditions to determine actual Resource Protection

Corridor boundaries. Any such study must be reviewed and approved by the Wisconsin Department of Natural Resources, the Federal Emergency Management Agency, the Dane County Zoning Administrator, or the Dane County Land and Water Resources Department, as appropriate. Developers bear the burden of proof that mapped Resource Protection Corridors are in error.

Appropriate Zoning Districts: for this area are:

- NR-C (Natural Resource - Conservancy)
- FP-35 (General Farmland Preservation)
- FP-1 (Small-Acreage Agriculture)
- AT-35 (Transitional Agriculture)
- RE (Recreational)

For lands in private ownership, where there is sufficient room outside resource protection corridors for development to occur, zoning as appropriate to the underlying planning area

8.5.3.1 Objectives

1. Protect and improve the quality of the surface and ground water within the Town.
2. Protect important local resources such as floodplains, wetlands, significant woodlands, steep slopes and historic and archaeological sites.
3. Encourage the use of soil conservation practices and sustainable management of woodlands.
4. Protect health, safety, welfare, and the natural environment.
5. Encourage sustainable management, enhancement, and restoration of resource corridors and their ecological function.

8.5.3.2 Policies

1. Maintain in agricultural, conservation, or open space use.
2. Require erosion control and soil and water conservation practices for all land-disturbing activities.
3. Prohibit new structures, buildings, or urban development and limit impervious surfaces.
4. Provided all applicable County and State erosion control, stormwater, shoreland, wetland, floodplain, and stream crossing regulations are met, the following may be permitted in the Environmental Protection District:
    a. Expansion or improvement of existing accesses or driveways, if necessary to meet current Town driveway standards;
    b. Replacement of existing structures, unless prohibited by Dane County ordinance, or by state and federal law.
5. Support County shoreland and wetland zoning, floodplain, erosion control, and stormwater ordinances.
6. Support programs to restore natural vegetation, remove invasive species, and improve habitat.

8.5.4 Public Lands Overlay

The Town has established the Public Lands Area, as shown on the Planned Land Use Map, to coordinate with public and nonprofit entities owning land in the town. The Town of Oregon contains lands owned by the U.S. Fish and Wildlife Service, Wisconsin Department of Natural Resources and Dane County.

8.5.4.1 Objectives

1. Guide future decision-making with regard to lands owned by public agencies or purchased with public funds.
2. Ensure Town input on future land use decisions, acquisitions or dispensations of public lands.
3. Coordinate with local, county, state, federal and nonprofit agencies purchasing lands in the town.

8.5.4.2 Policies

1. Work with public agencies owning land in the Town and develop agreements on future use of public lands.

2. Actively participate in future updates to the Dane County Parks and Open Space Plan, and state and federal public lands programs.
3. Develop procedures for future land acquisitions by public agencies that provide opportunities for adequate input from citizens and recognition of the goals, objectives, and policies of this Plan.
4. Encourage land uses that are compatible with natural resource preservation and protection.
5. Encourage public recreational opportunities for Town residents on publicly owned lands.

Element 9: Implementation

9.1 Implementation Tools

9.1.1 Land Use Regulations

The Plan Commission develops and maintains specific procedures for reviewing and evaluating development proposals, consistent with this Plan and applicable Town Ordinances. The Plan Commission revises and updates these procedures as necessary to provide fair and consistent enforcement of Town policies and to ensure that the goals of the Comprehensive Plan are being met.

In addition to the policies established in this Plan, there are a variety of Town ordinances along with county, state, and federal laws that may also be applicable to development proposals such as state rules for farmland preservation; Town ordinances that govern the location of building sites and driveways, particularly in relation to the quality of the land and the slope; County zoning laws that govern the types of zoning that can be applied to a parcel and the subsequent use of that land; county and state laws that govern wells, septic systems and building practices; and state and federal laws that govern land near streams and other environmental protection. These laws are often complex or in the process of being updated or reinterpreted. The Town Plan Commission will provide advice to citizens in formulating their development projects to be consistent with these regulations.

The Town of Oregon regulates land use through the following mechanisms:

9.1.1.1 Town of Oregon Driveway Ordinance

This ordinance regulates the creation, reworking or expansion of roads that ultimately connect to a public right-of-way. Applications for any driveway permit must comply with all of the provisions of this ordinance and must be consistent with the *Town of Oregon Comprehensive Plan*.

9.1.1.2 Town of Oregon Building Permit Ordinance

This ordinance regulates the placement of residential and residential accessory buildings on land in the Town of Oregon. Building sites must comply with the requirements of the ordinance and with the *Town of Oregon Comprehensive Plan.* Approval may be revoked if its conditions are not fulfilled.

9.1.1.3 Zoning Ordinance- Chapter 10, Dane County Code

Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town. The Town will not recommend approval of rezone petitions under s.59.69(5)(e), Wis. Stats., or on Conditional Use Permits under s.10.*101(7), Dane County Code, unless they are consistent with the *Town of Oregon Comprehensive Plan.*

9.1.1.4 Land Division Ordinance- Chapter 75, Dane County Code

The Town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels. This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the *Town of Oregon Comprehensive Plan.*

9.1.1.5 Erosion Control and Stormwater Management Ordinance- Chapter 14, Dane County Code

To ensure environmental protection of natural resources and features, the Town falls under the authority of the Dane County ordinance. It is the applicant's responsibility to demonstrate to the Plan Commission that adequate erosion control will be provided.

9.1.1.6 Shoreland Zoning Ordinance- Chapter 11, Dane County Code

Dane County administers this ordinance to regulate development within 1,000 feet of a lake and within 300 feet of a stream to protect water quality, fish and wildlife habitat and natural scenic beauty.

9.1.1.7 Floodplain Zoning Ordinance- Chapter 17, Dane County Code

Dane County administers this ordinance to control development within floodplains to reduce flood hazards and protect the environment.

9.1.1.8 Sign Regulations- Chapter 10, Dane County Code

Sign regulations are within the Dane County Zoning Ordinance, Chapter 10.

9.1.1.9 Building and Mechanical Codes

The Town falls under the state Uniform Dwelling Code (UDC).

9.1.1.10 Rural Density Policy

The Town's rural density policy limits the number of lots that may be created by certified survey to one parcel for each 35 acres, or portion thereof, owned as of December 15, 1994. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the Town on December 15, 1994, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Element 8.

9.1.1.11 Sanitary Codes- Chapter 46, Dane County Code

The Town is covered by the Dane County Private Sewage System and Health Ordinances.

9.2 Plan Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin's comprehensive planning legislation, the Town Board adopted the *Town of Oregon Comprehensive Plan* by ordinance after receiving recommendation from the Town's Plan Commission and holding a formal public hearing. In addition, the *Town of Oregon Comprehensive Plan* was approved by the Dane County Board of Supervisors for inclusion in the *Dane County Comprehensive Plan.*

Ongoing evaluation of the *Town of Oregon Comprehensive Plan* will occur while being used by the Town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the Town warrant minor modification of the *Town of Oregon Comprehensive Plan* text or maps, an amendment shall be made. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning,
- Changes to goals, objectives, policies, or recommendations in the *Town of Oregon Comprehensive Plan*,
- Changes in community demographics,
- Instances where the *Town of Oregon Comprehensive Plan* becomes inconsistent with other policy goals.

The Town Board and Plan Commission will review the *Town of Oregon Comprehensive Plan* every year to determine if amendments or updates are necessary. Every five years, the plan commission will recommend, if needed, minor amendments of the *Town of Oregon Comprehensive Plan* for the Town board to consider.

Unlike an amendment, an update may accommodate significant changes and modifications to the plan text and maps, thus the need for adequate time to conduct the process. The Town Board shall initiate the revision process when the Board or the Plan Commission determine that the plan or any portion of it is not achieving its purpose, or when seven years have elapsed since the plan's effective date. Revisions to the plan will be drafted by a citizen committee, typically a subcommittee or committee-of- the-whole of the Plan Commission. The revised plan will be presented to Town citizens at a public hearing, after which it may or may not undergo further revision. Final proposed revisions will be subject to the approval of the Town Board, and to the approval process prescribed by state and County requirements.

In accordance with State law, the *Town of Oregon Comprehensive Plan* elements are integrated and consistent with the other elements. Elements were carefully prepared to achieve the Town of Oregon's vision and goals.

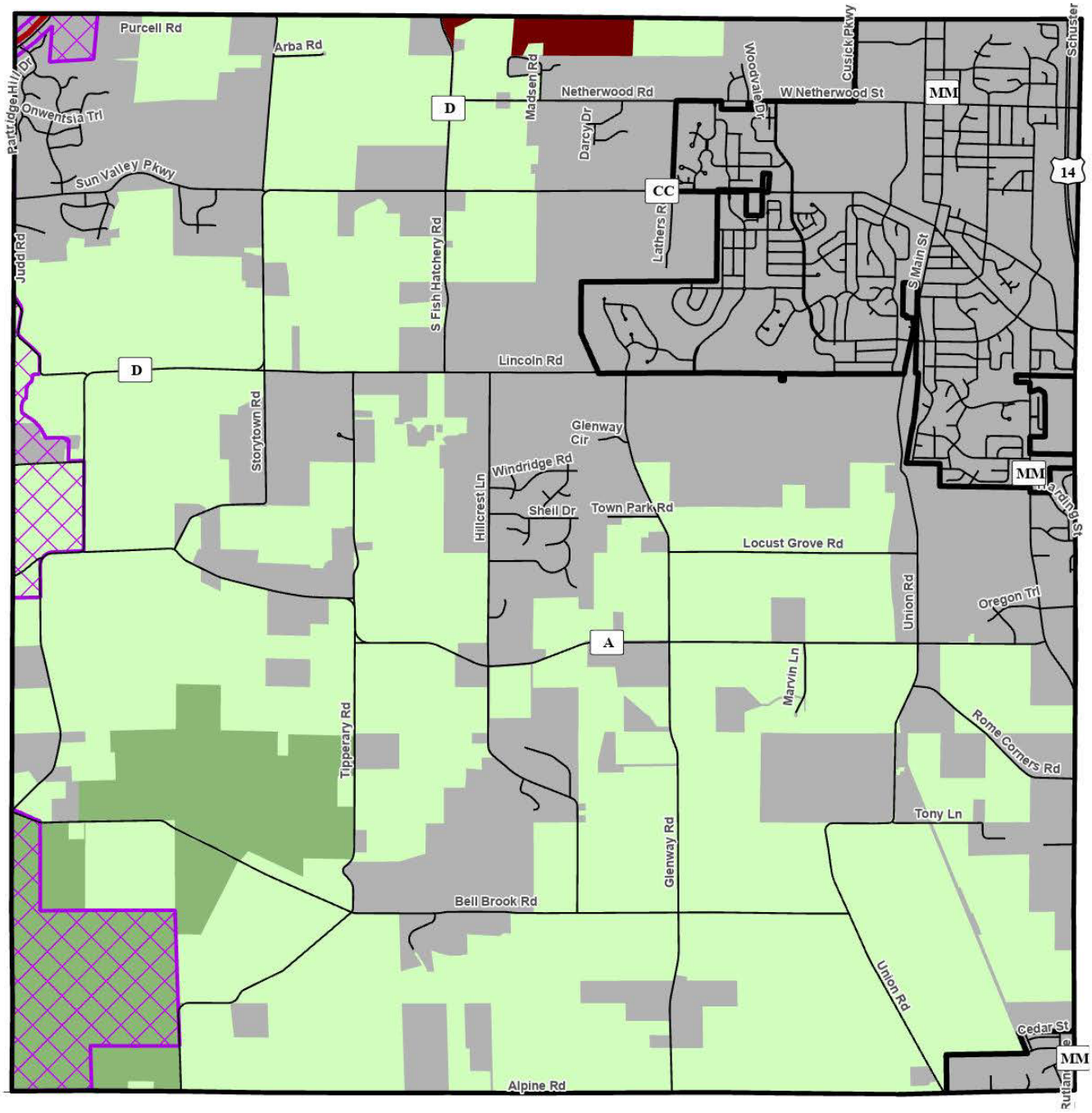
9.3 Implementation Timeline

A timetable for action was created (Table 13) to carry out the objectives of the *Town of Oregon Comprehensive Plan*. Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Plan Commission. As is evident from the table, most of the activities are ongoing.

Table 10: Implementation Actions and Timeline

ELEMENT	RECOMMENDATION	TIMEFRAME
Agricultural, Natural, & Cultural Resources	Follow the residential density policy in the Agricultural Preservation District.	Ongoing
	Continue to implement the Town driveway ordinance.	Ongoing
	Work with the County to develop programs to preserve farmland, such as the purchase of and/or transfer of development rights programs.	Ongoing
Housing & Economic Development	Allow for limited commercial uses appropriate to a rural town, consistent with land use policies in Element 8.	Ongoing
	Follow the residential density policy contained in this Comprehensive Plan.	Ongoing
	Promote the careful placement of homesites in an effort to preserve farmland and protect natural features.	Ongoing
	Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Utilities & Community Facilities	Work with Dane County to develop policies and guidelines for wind turbines, communication towers, solar panels, and manure management.	Ongoing
Land Use	Follow the Town of Oregon Comprehensive Plan recommendations for all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing

Map 1: Future Land Use (repeat)



Ice Age National Scenic Trail

STATE AND FEDERAL PUBLIC RECREATION LANDS

US Fish and Wildlife Lands

DNR Public Lands

FUTURE LAND USE

Agricultural Preservation Areas

Non-Farm Planning Areas

Ice Age National Scenic Trail Corridor

Farmland Preservation Category

Agricultural Preservation Areas

Non-Farm Planning Areas

Municipal Boundary

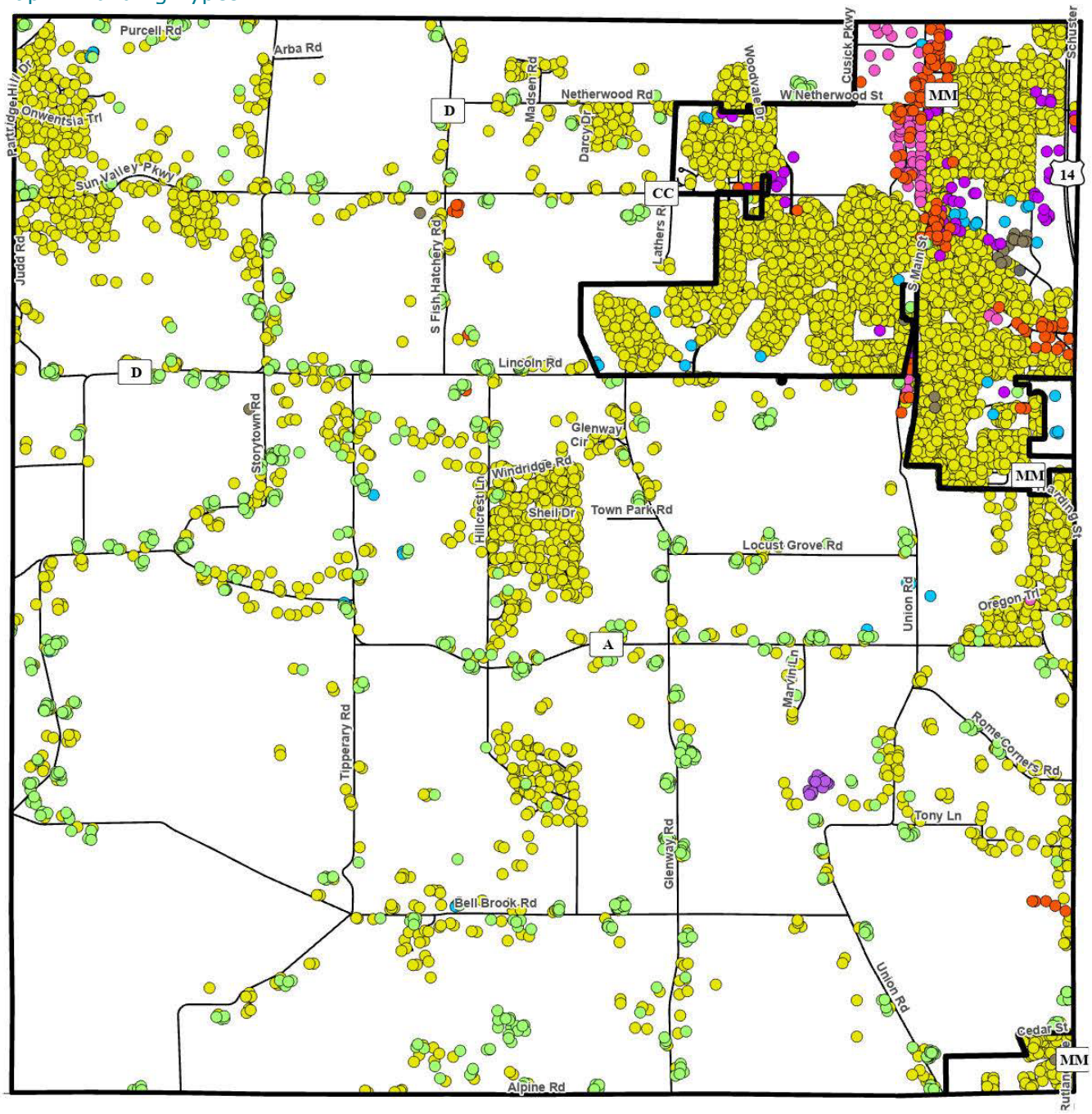
Road Centerline

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 2: Building Types

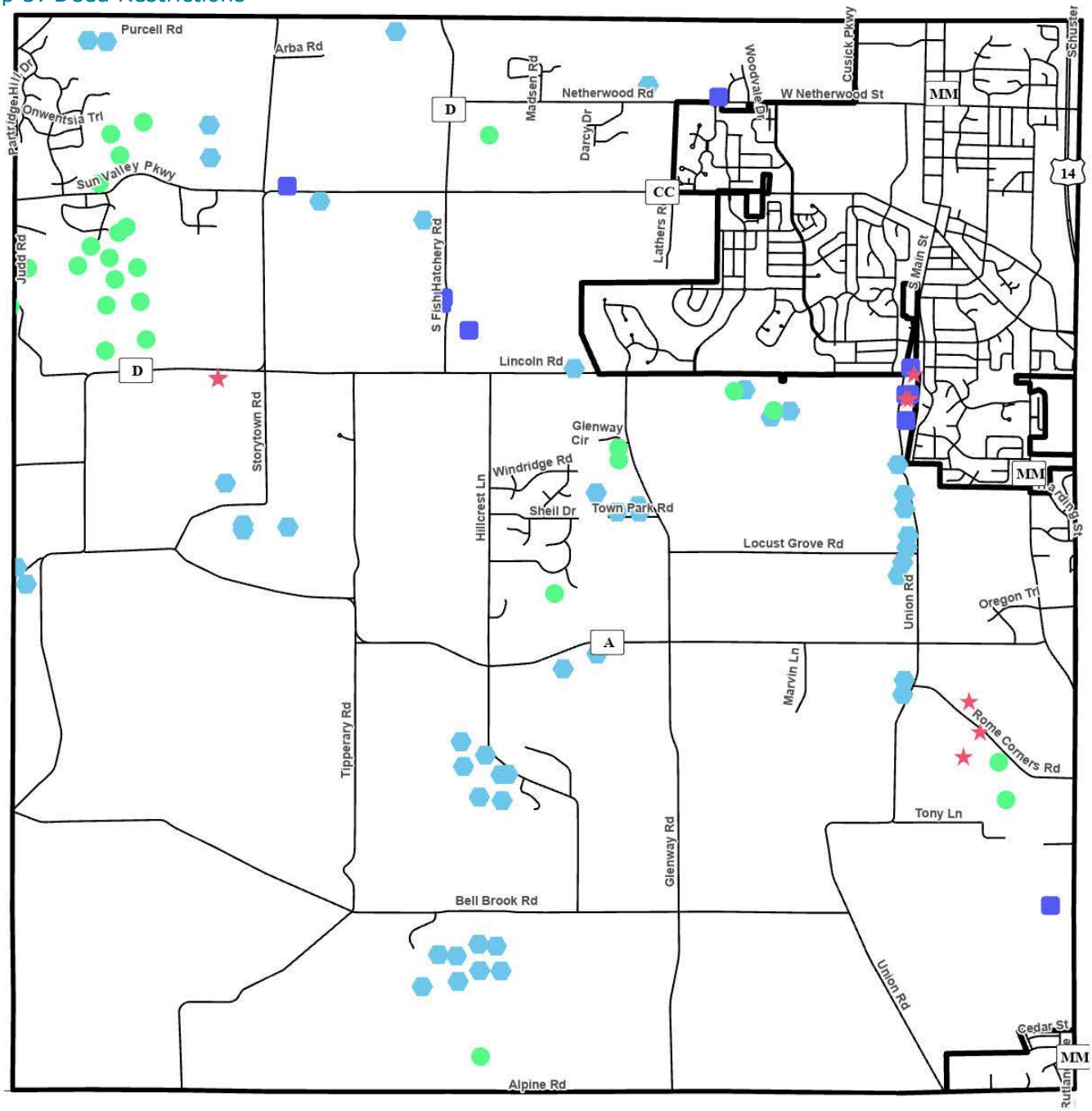


BUILDING USE

- Agriculture
- Airport
- Commercial
- Industrial
- Institutional
- Recreation
- Residential
- Transportation
- Utility

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Map 3: Deed Restrictions



DEED RESTRICTION

- Limit Land Use
- Prohibit Development
- Prohibit Land Division
- Other

Municipal Boundary

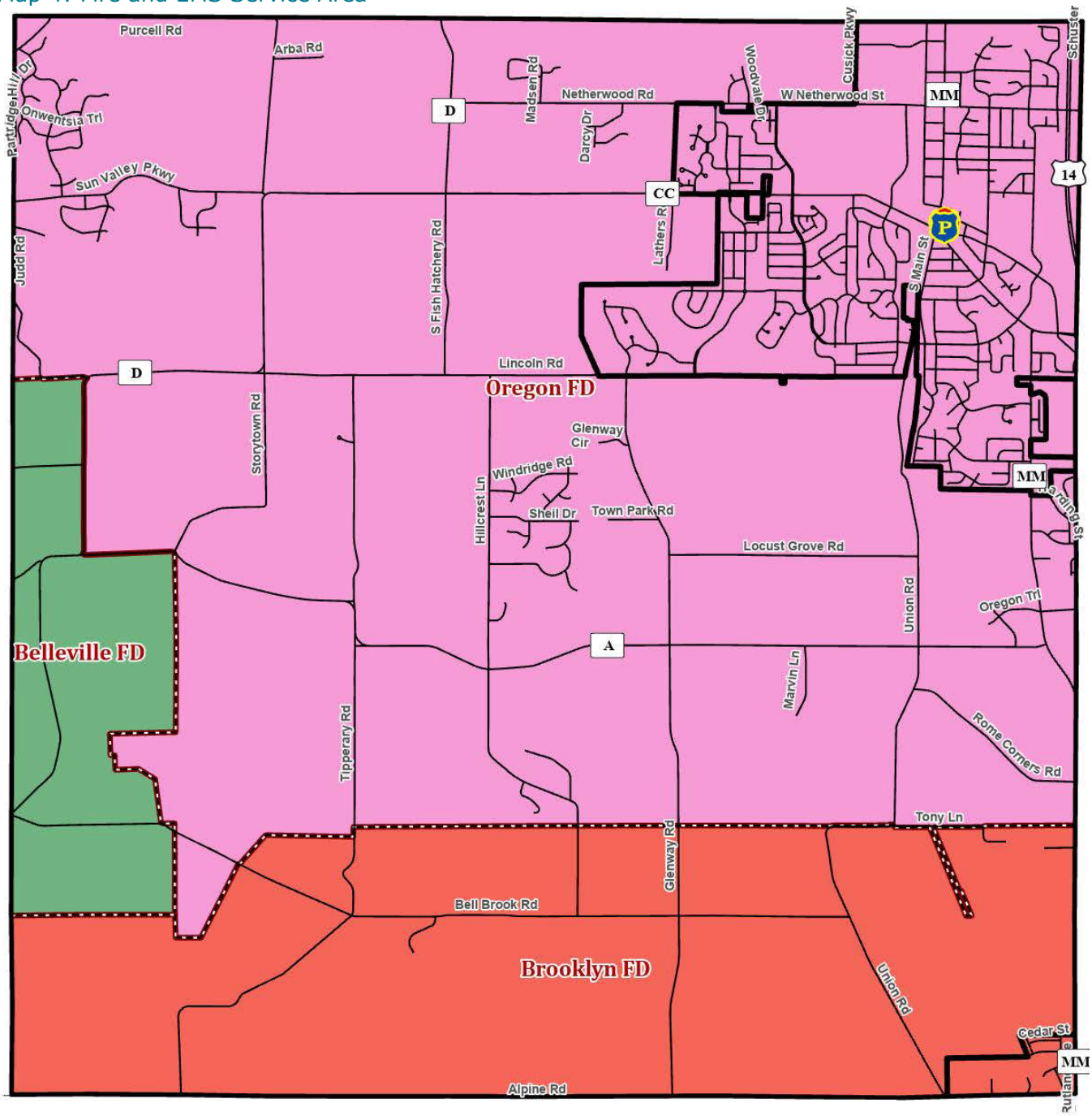
Road Centerline

0 0.75 1.5 Miles

8/5/2025

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Map 4: Fire and EMS Service Area



EMERGENCY SERVICES

- Fire Districts
- Municipal Police Department
- Fire Stations
- Municipal Ambulance

EMS Districts

- Belleville EMS
- Brooklyn EMS
- Fitch-Rona EMS
- Oregon EMS

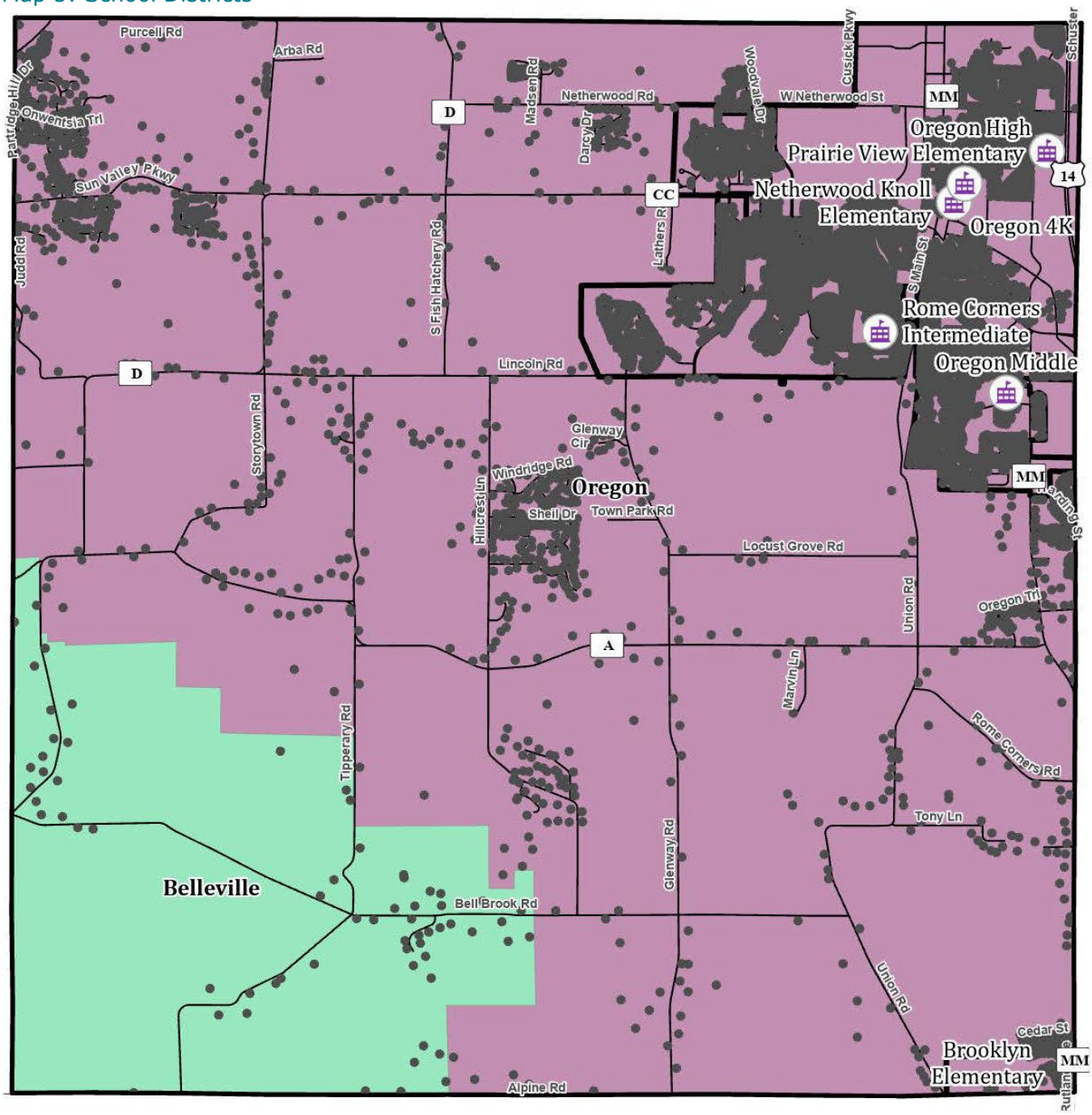
- Municipal Boundary
- Road Centerline

0 0.75 1.5 Miles

8/5/2025

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Map 5: School Districts



SCHOOL DISTRICTS AND PUBLIC SCHOOLS

- Public School
- Residential Building
- Belleville School District
- Oregon School District
- Verona Area School District

Municipal Boundary

Road Centerline

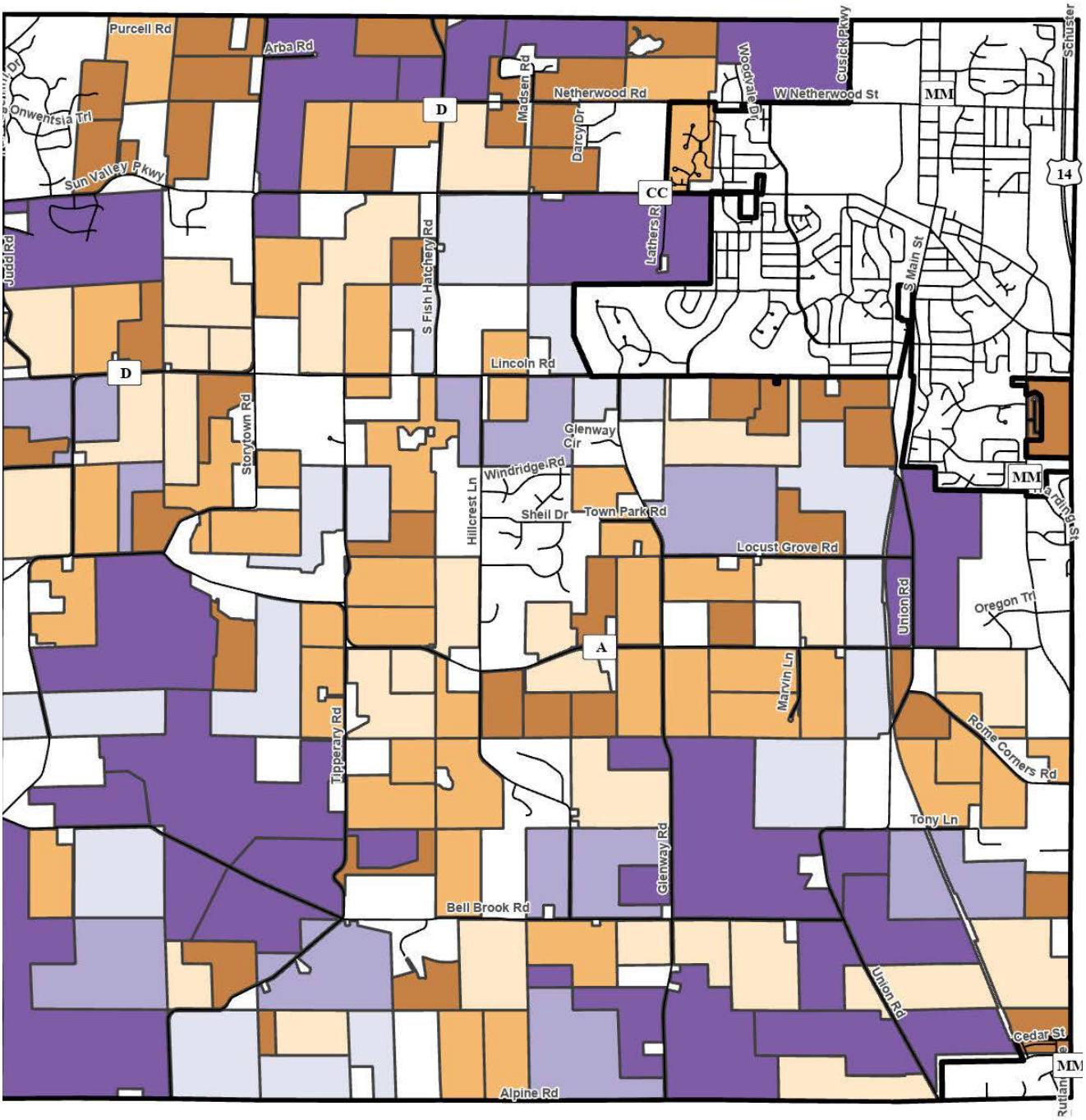
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0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 6: Historic Farmstead Size



FARMSTEAD SIZE WHEN FARMLAND PRESERVATION ZONING WAS ENACTED

- Less than 35 acres
- 35-70
- 71-105
- 106-140
- 141-175
- 176-210
- 211+

Municipal Boundary

Road Centerline

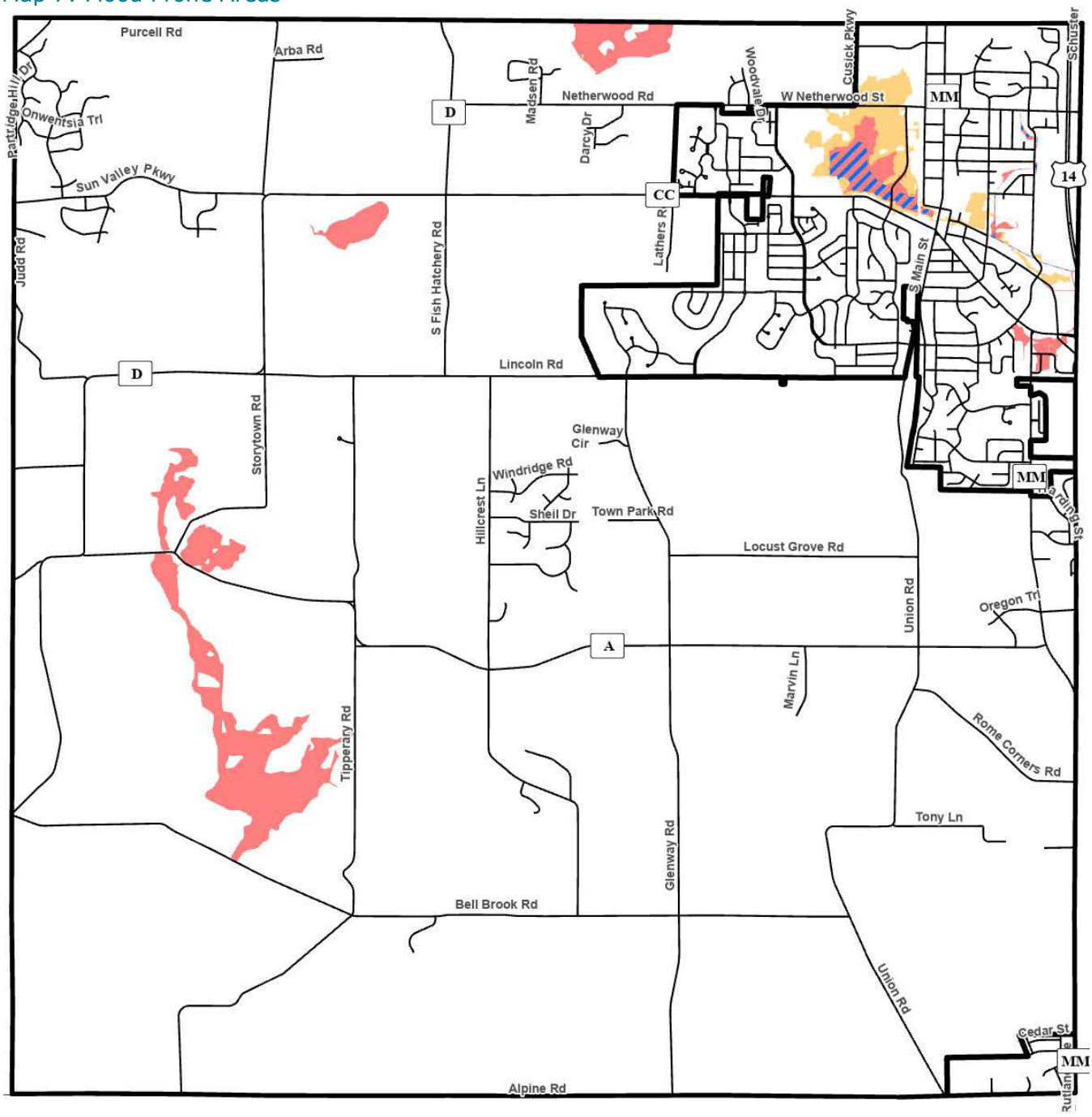
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0 0.75 1.5 Miles

8/5/2025

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Map 7: Flood Prone Areas



FLOODPLAIN (2016 FEMA FIRM)

- Floodway
- 1% Annual Flood Chance
- 0.2% Annual Flood Chance

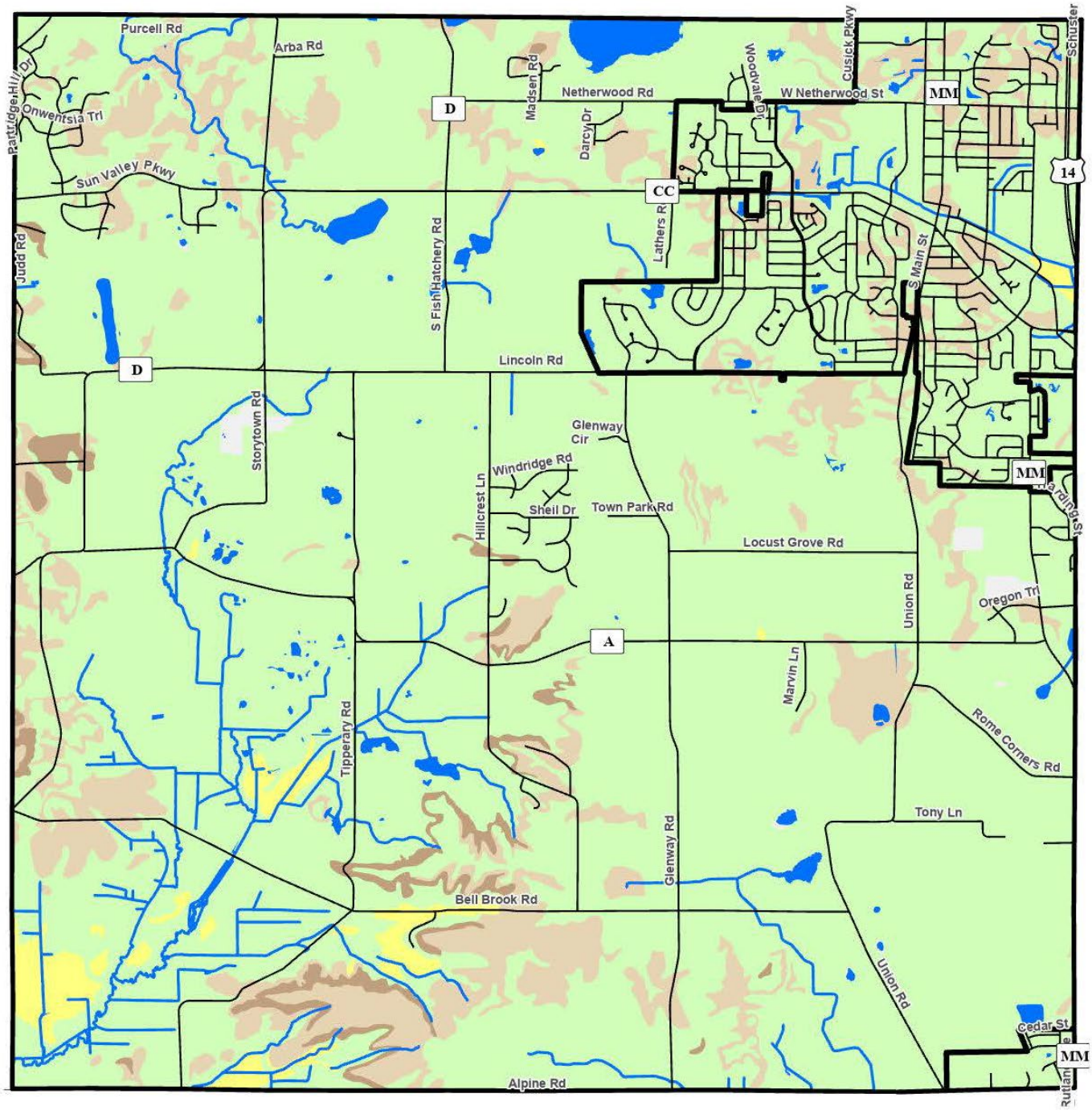
- Municipal Boundary
- Road Centerline

0 0.75 1.5 Miles

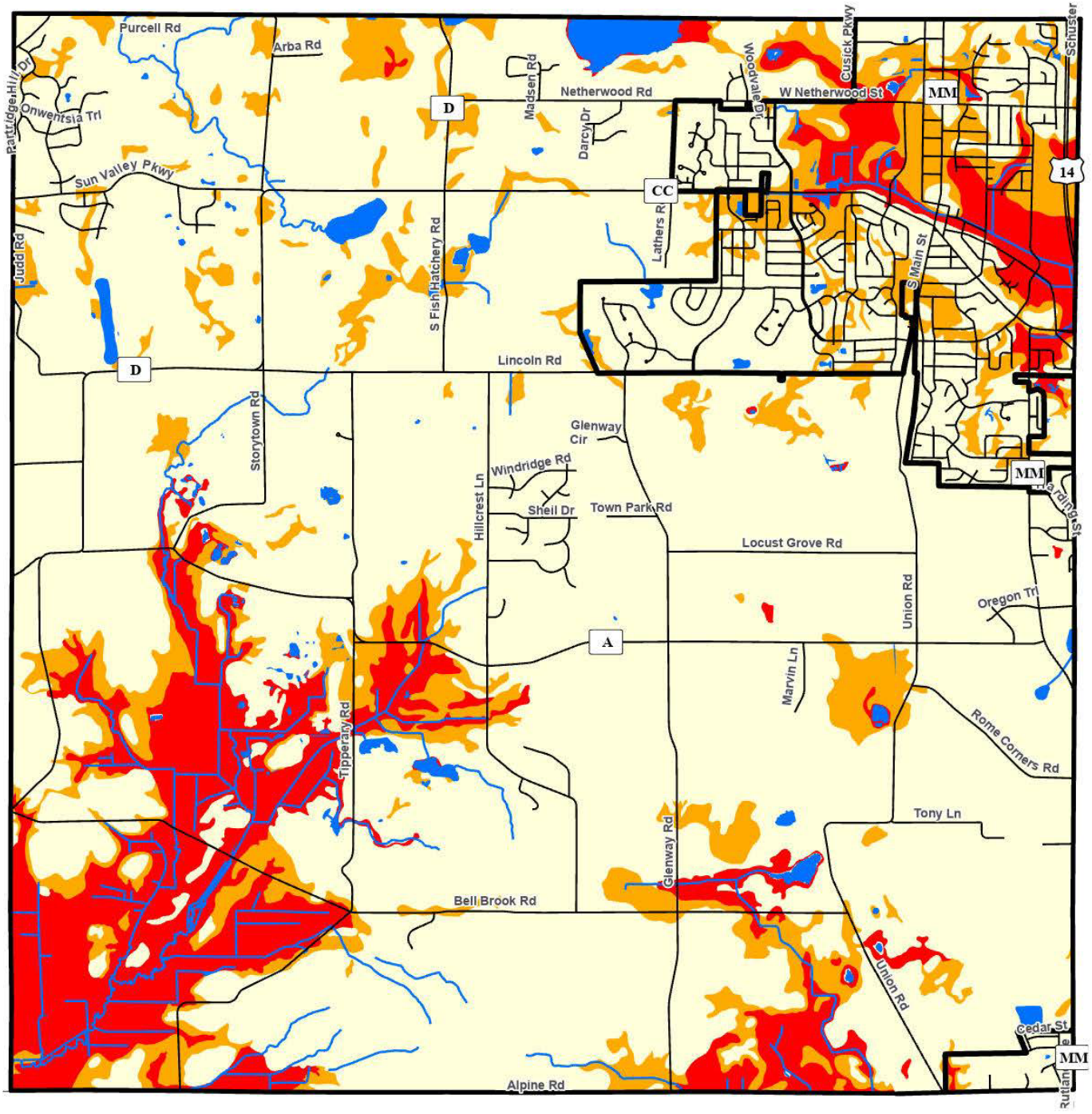
8/5/2025

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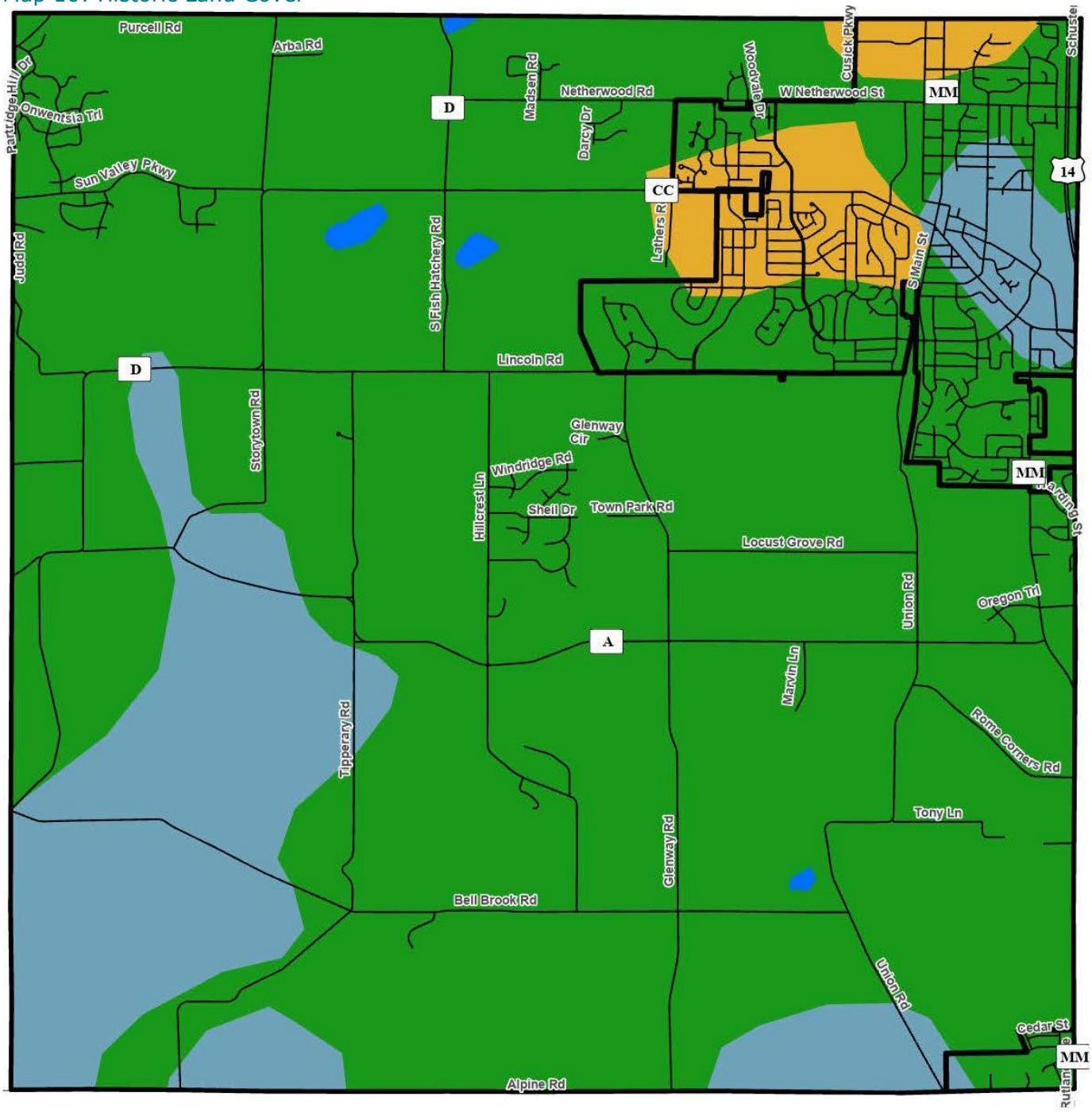
Map 8: Hydrologic Soil Groups



Map 9: Hydric Soils



Map 10: Historic Land Cover



LANDCOVER MID-1800'S (FINLEY, WDNR)

- Water
- Oak
- Prairie
- Swamp, Lowlands, Marsh

Municipal Boundary

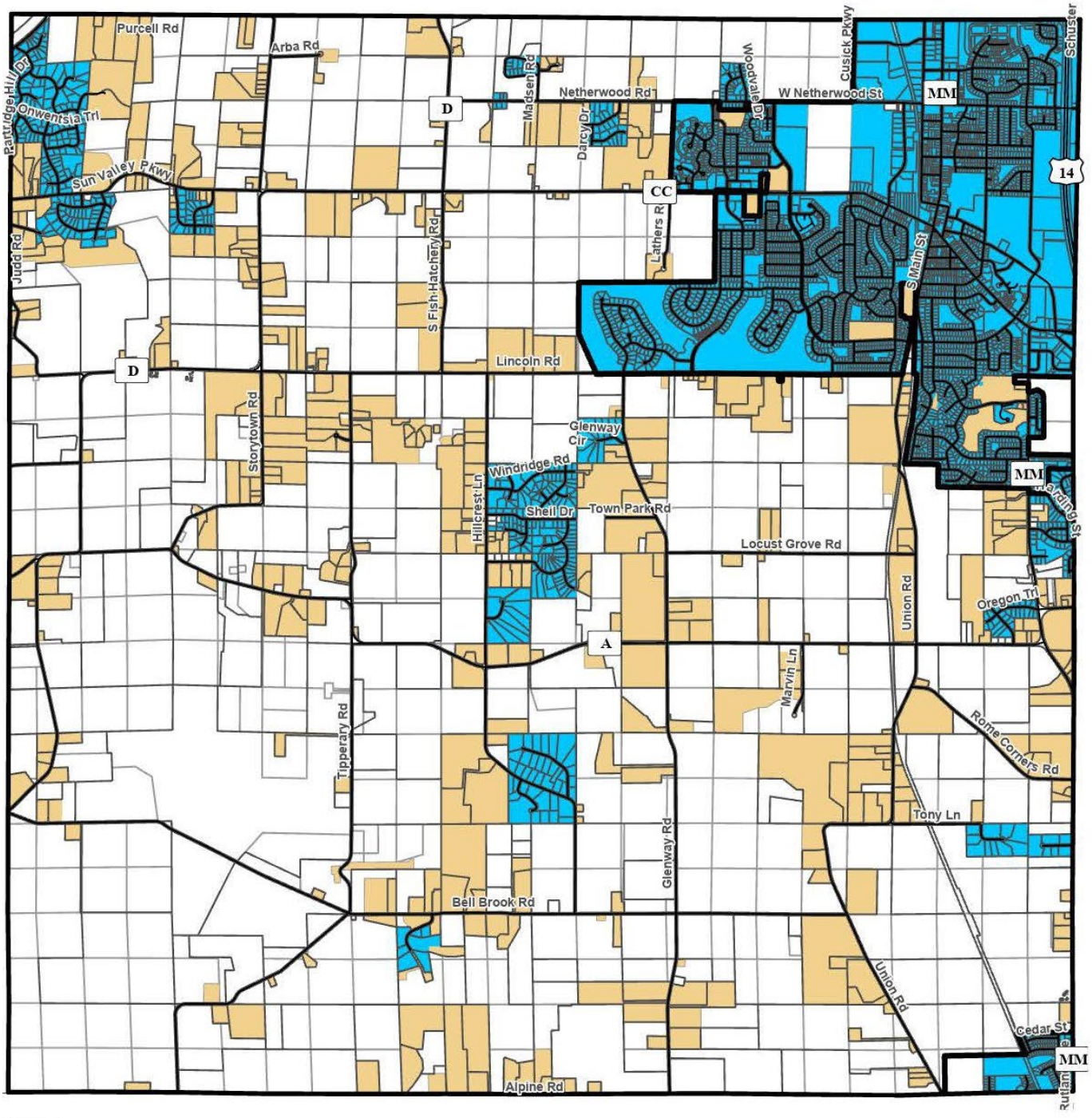
Road Centerline

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 11: Tax Parcels



Municipal Boundary
Road Centerline
Ownership Boundaries
Plat or Condominium
Certified Survey Map (CSM)
Metes and Bounds

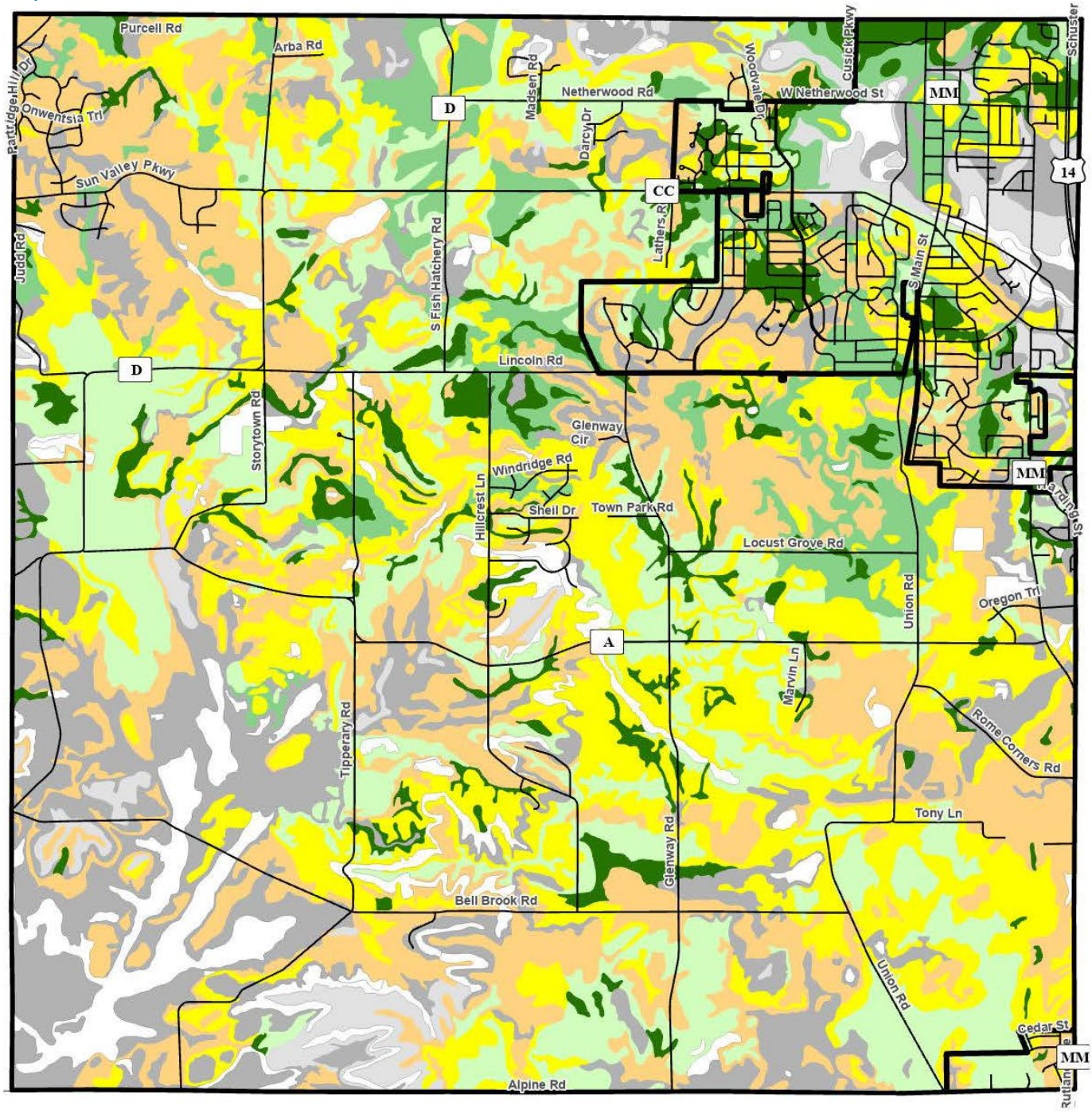
Municipal Boundary
Road Centerline

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 12: Soil LESA Scores



LAND EVALUATION AND SITE ASSESSMENT (LESA) FOR FARMLAND

- Best Suitable
- 2
- 3
- 4
- 5
- 6
- 7
- Least Suitable

Municipal Boundary

Road Centerline

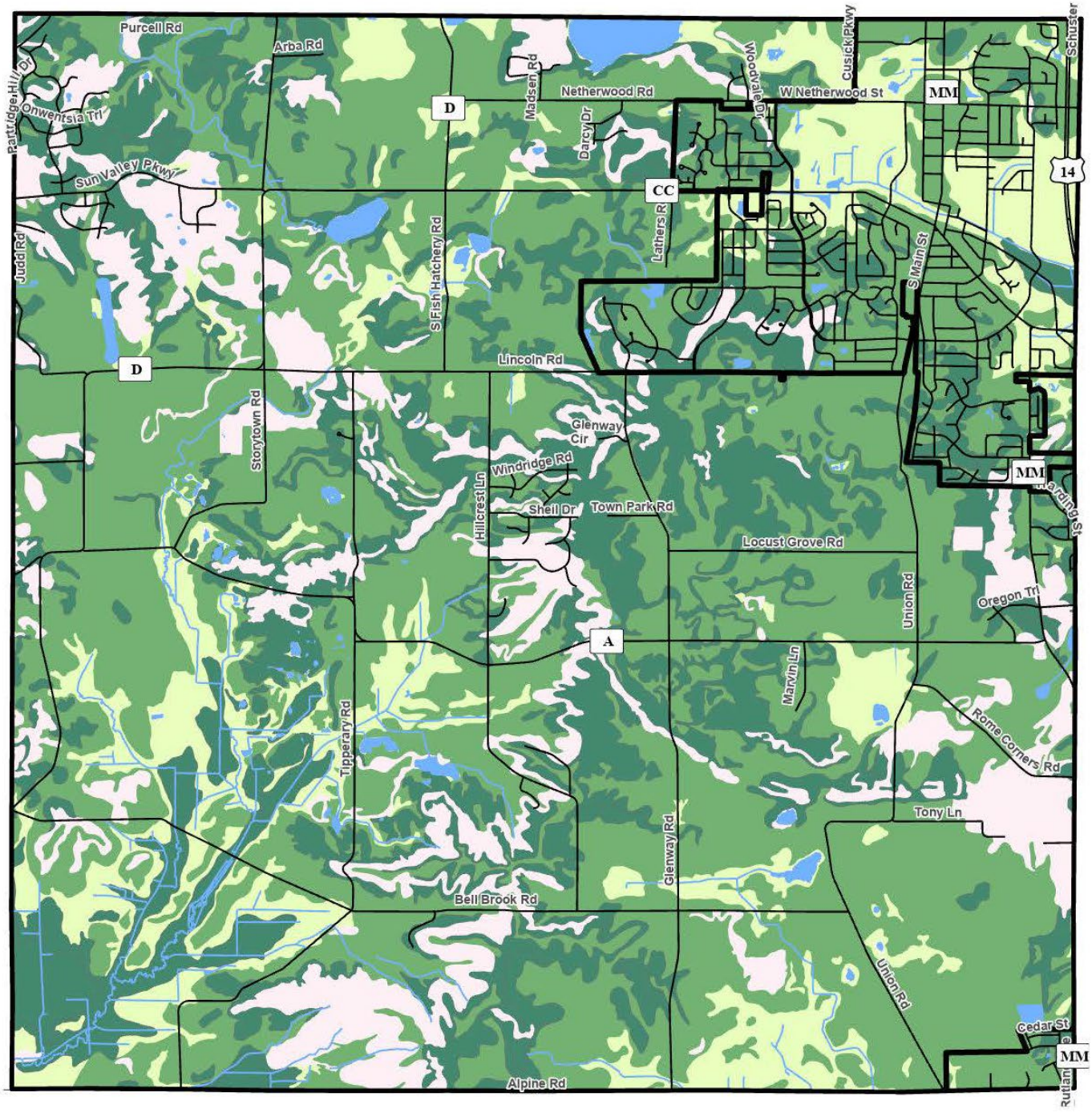
N

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 13: Prime Soil Classification



PRIME FARMLAND SOIL CLASSIFICATION

- Prime Farmland
- Prime Farmland if Conditions are Met
- Farmland of Statewide Importance
- Not Prime Farmland
- Rivers and Streams
- Lakes and Ponds

Municipal Boundary

Road Centerline

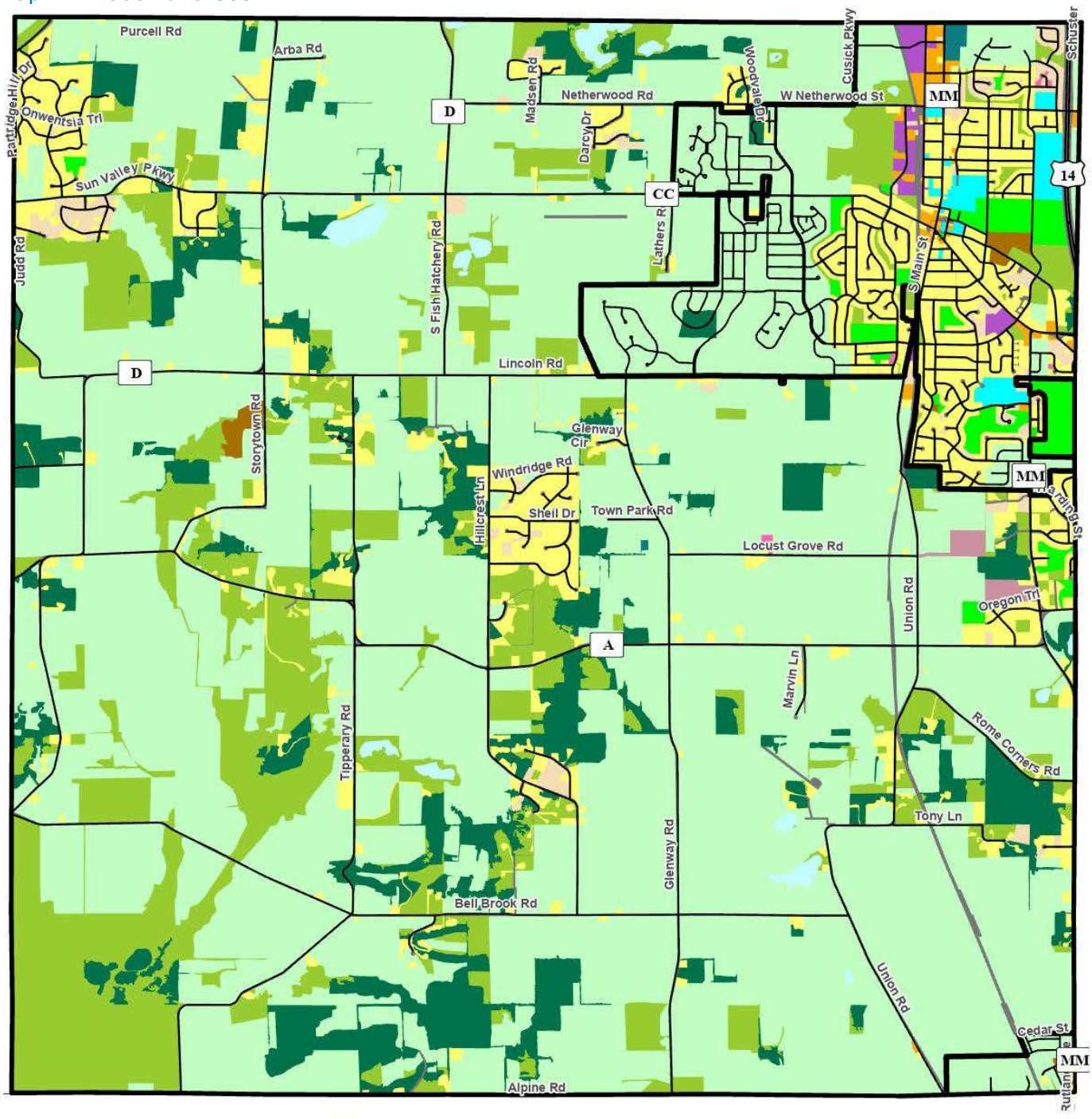
N

0 0.75 1.5 Miles

8/5/2025

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Map 14: 2000 Land Use



2000 LAND USE

- Agriculture
- Cemetery
- Commercial
- Communications or Utilities
- Extractive
- Industrial
- Institutional
- Open Land
- Outdoor Recreation
- Transportation
- Residential
- Under Construction
- Vacant
- Woodland
- Water

Municipal Boundary

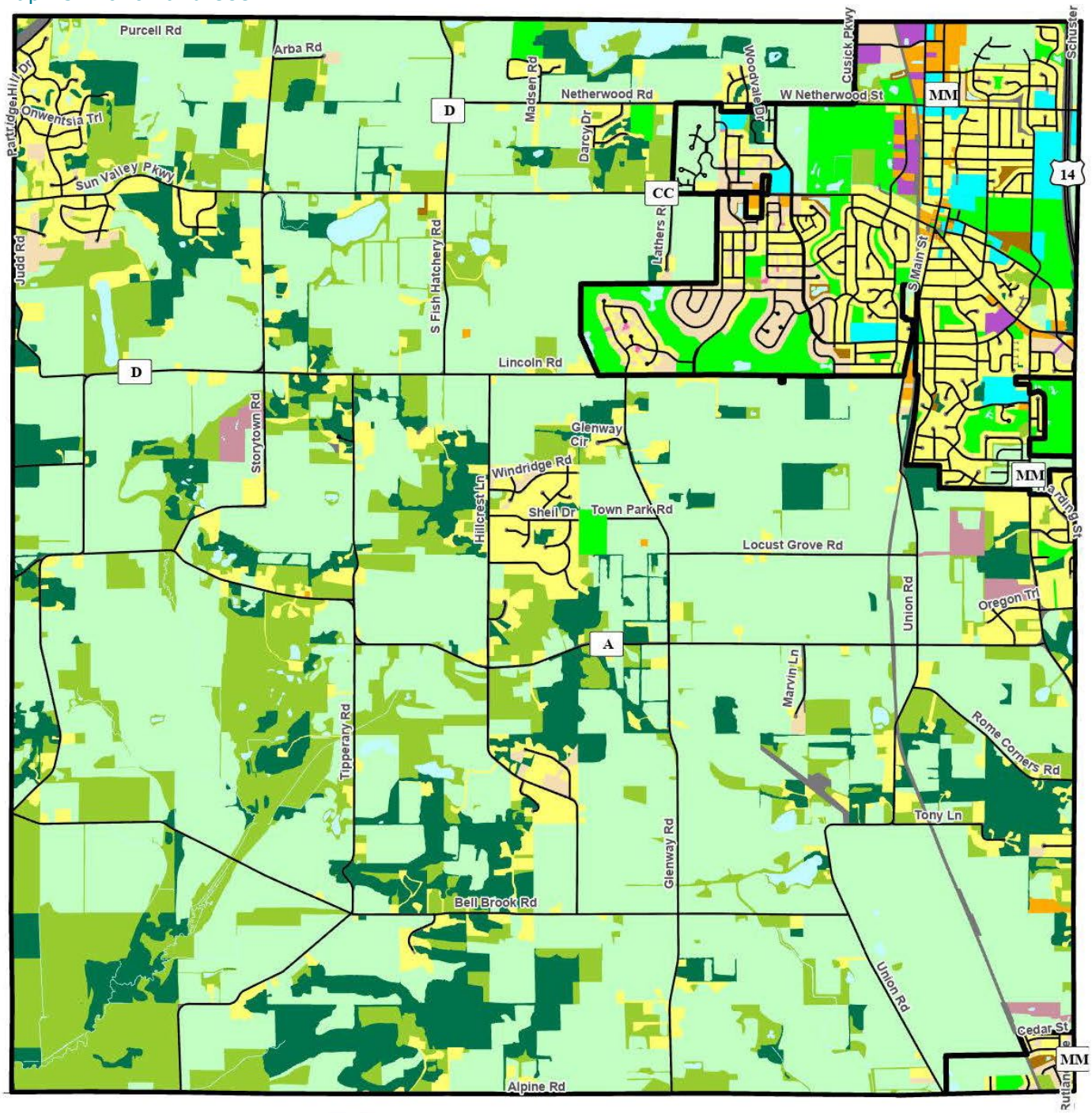
Road Centerline

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 15: 2010 Land Use



2010 LAND USE

- Agriculture
- Commercial
- Communications or Utilities
- Extractive
- Industrial
- Institutional
- Open Land
- Outdoor Recreation
- Transportation
- Residential
- Under Construction
- Vacant
- Woodland
- Water

Municipal Boundary

Road Centerline

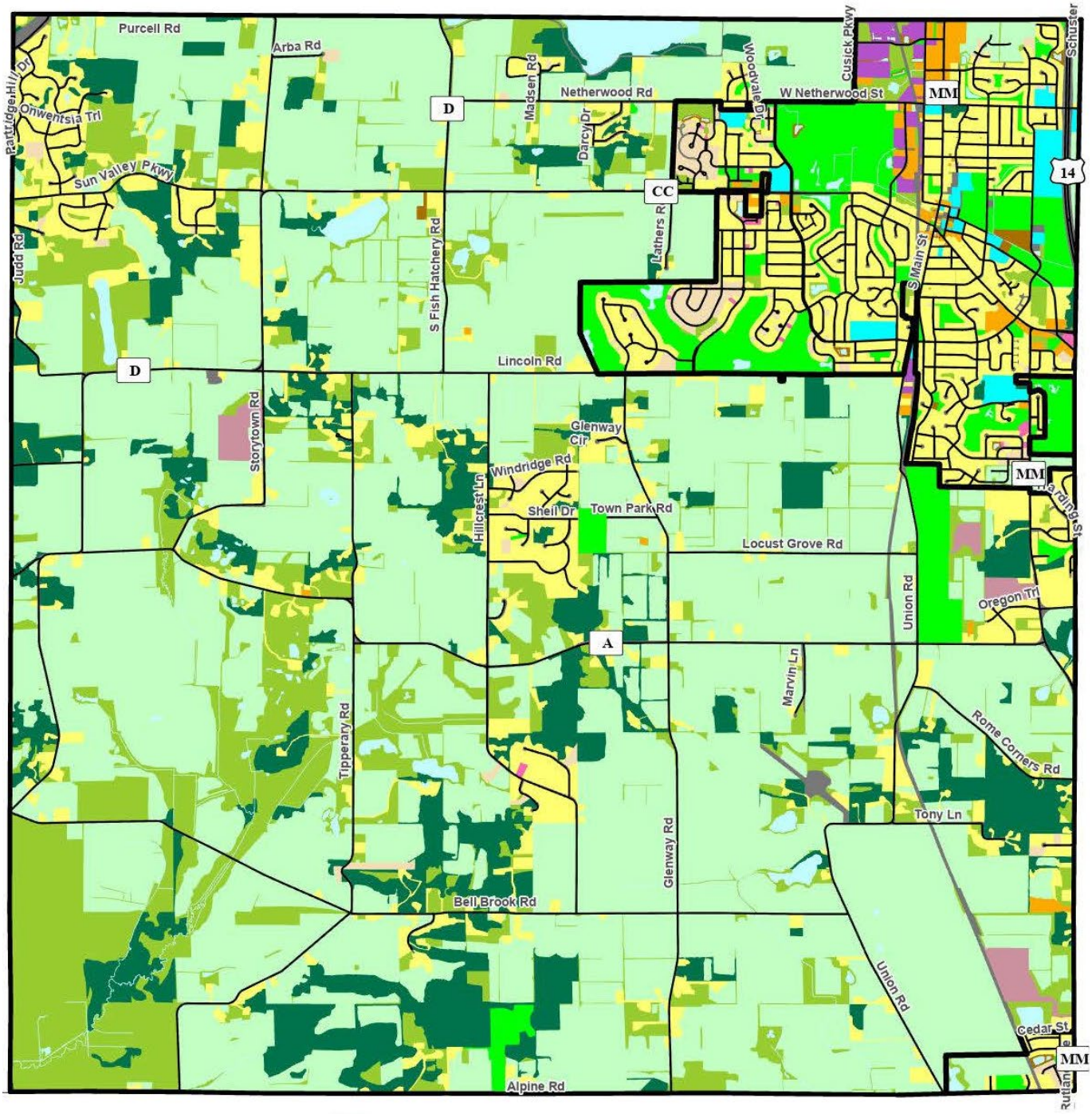
N

0 0.75 1.5 Miles

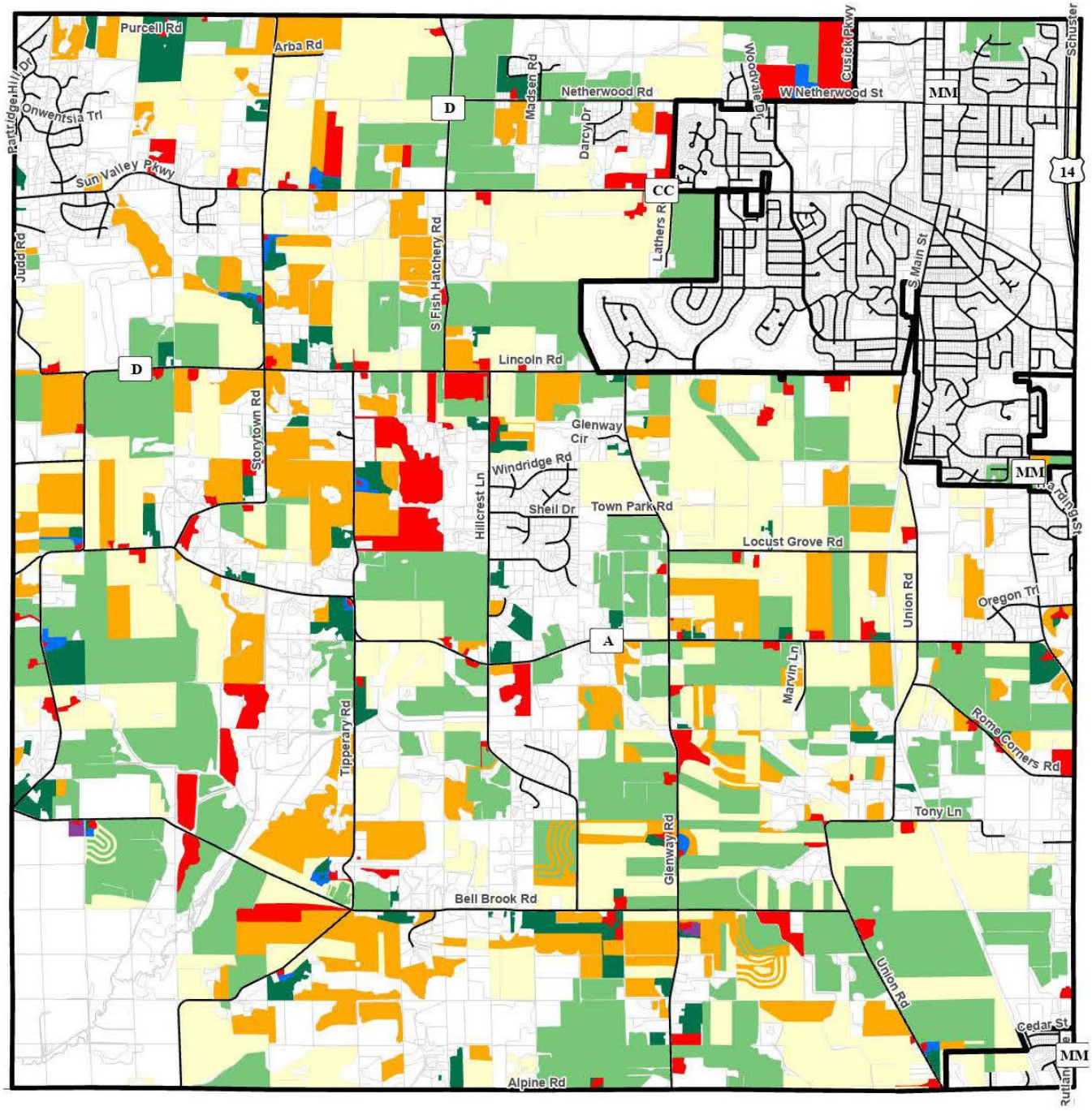
8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 16: 2020 Land Use



Map 17: 2020 Agricultural Land Use



2020 AGRICULTURAL LAND USE

- Beef Cattle Ranching and Farming
- Dairy Cow and Milk Production
- Pasture
- Corn Farming
- Hay/Alfalfa or Wheat Farming
- Soybean Farming
- Other Agriculture (Apple, Hops, Strawberry etc..)
- Non Agricultural Use

Municipal Boundary

Road Centerline

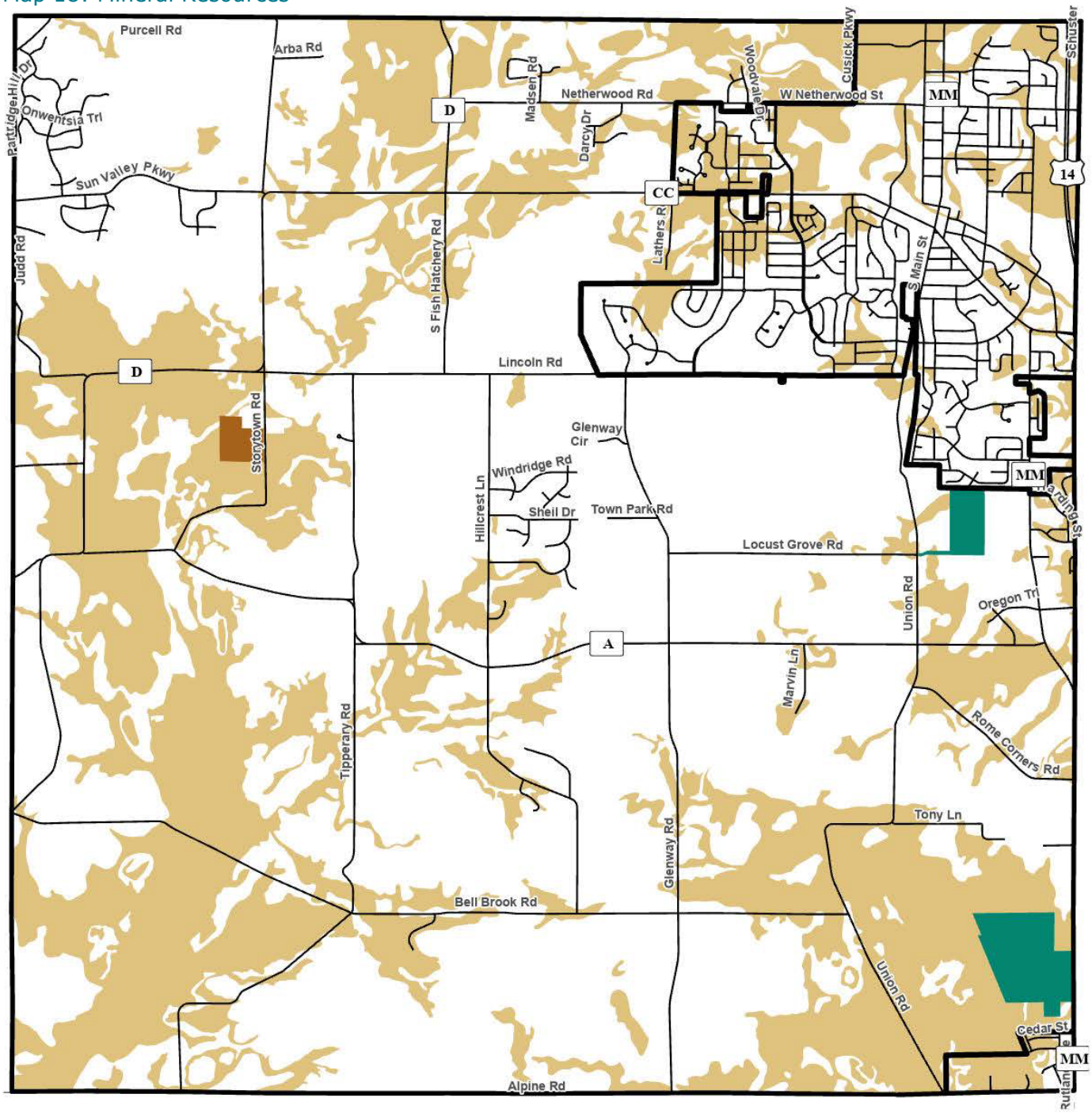
N

0 0.75 1.5 Miles

8/5/2025

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Map 18: Mineral Resources



MINERAL EXTRACTION

- Conditional Use Permit
- Non Conforming Site
- Soil Types Likely to Have High Sand or Gravel Content

Municipal Boundary

Road Centerline

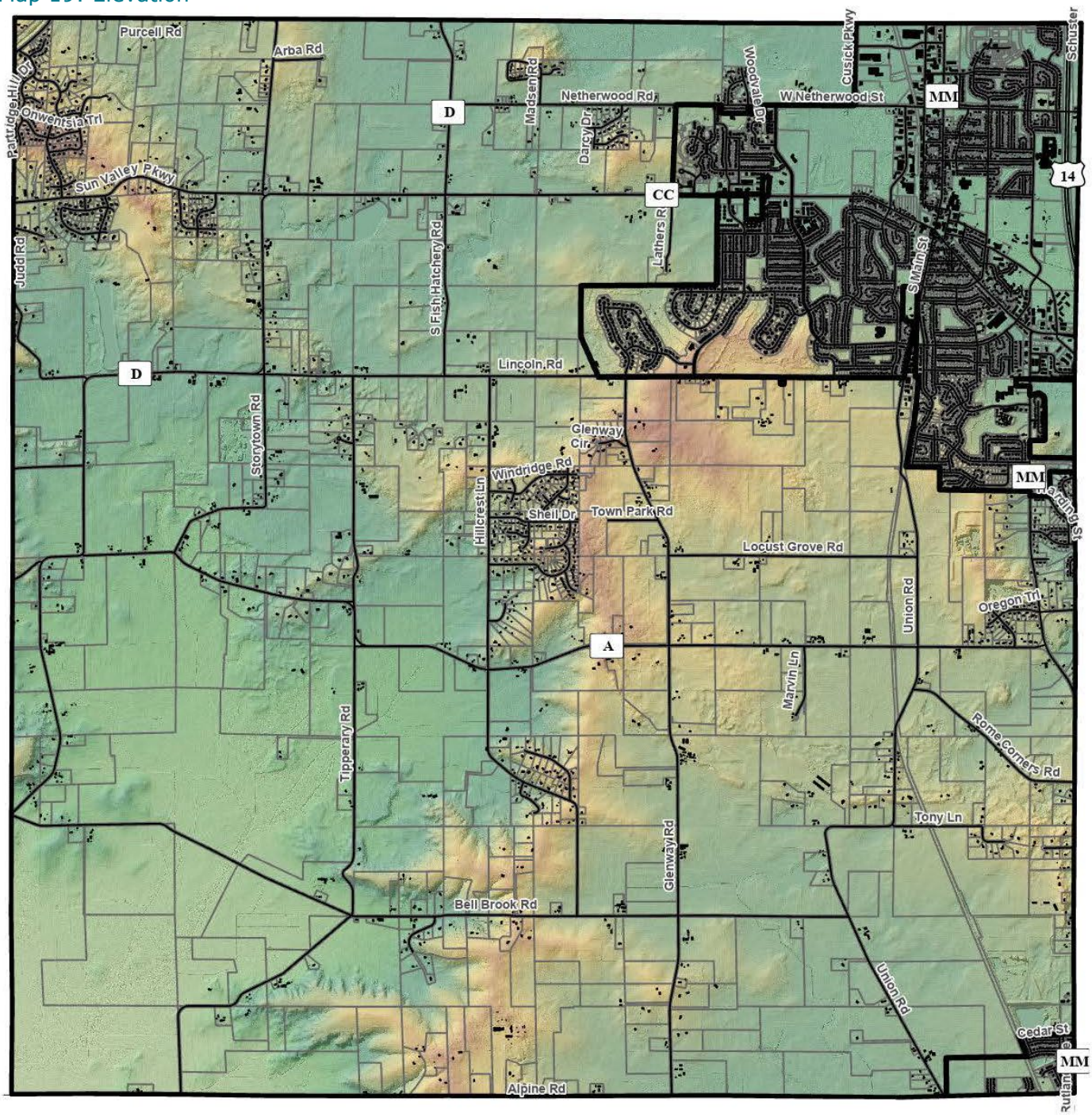
N

0 0.75 1.5 Miles

8/5/2025

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Map 19: Elevation



ELEVATION AND SECTION

Ownership Boundary

Building Footprint

Elevation Above Sea Level

721ft — 1502ft

Municipal Boundary

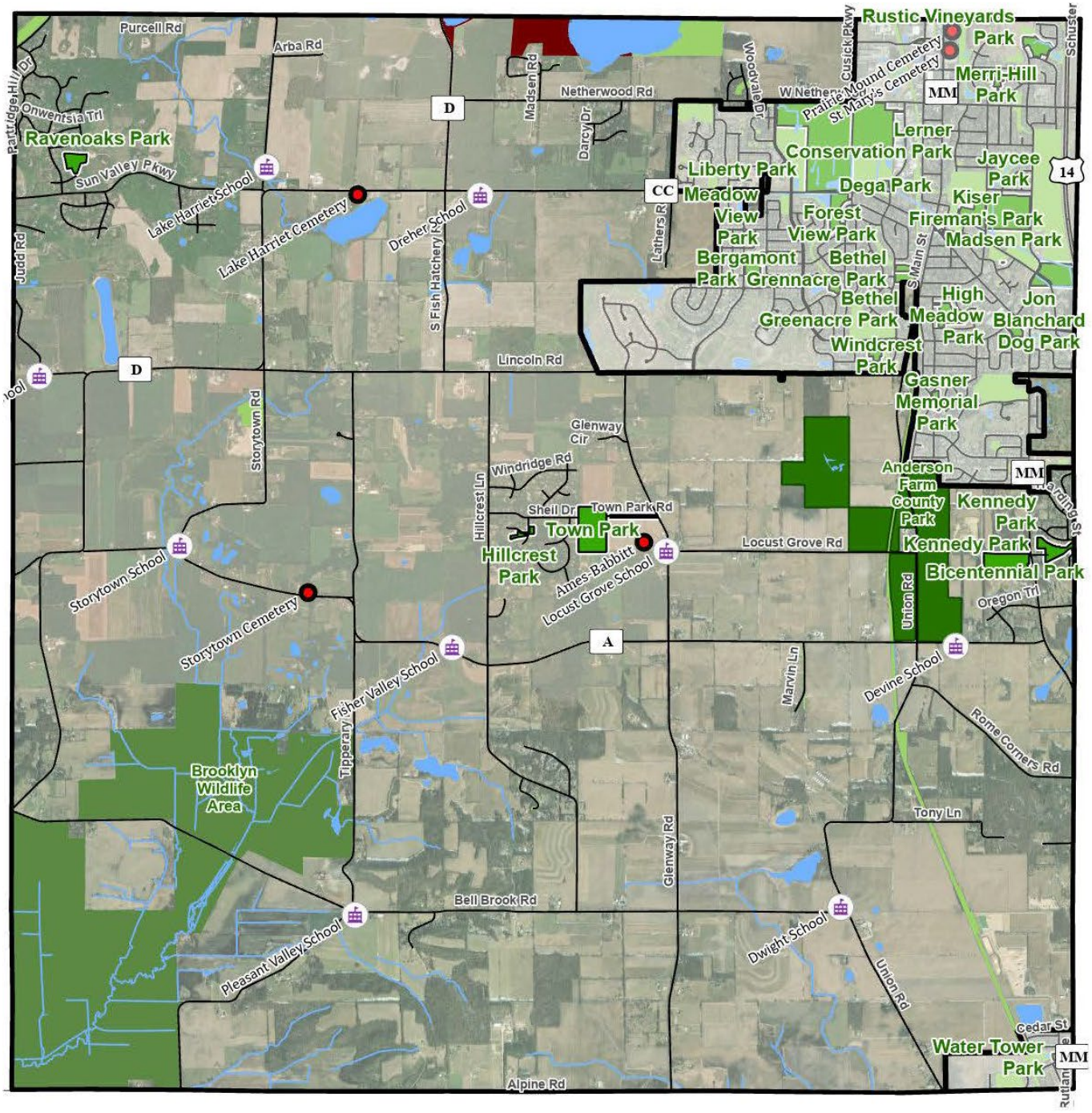
Road Centerline

0 — 0.75 — 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 20: Parks and Open Space



- Paved Shoulder
- Historic School
- Cemetery
- River and Stream
- Lake and Pond
- Municipal Parks and Natural Areas
- Publically Owned Land
- US Fish and Wildlife Land
- DNR Public Land

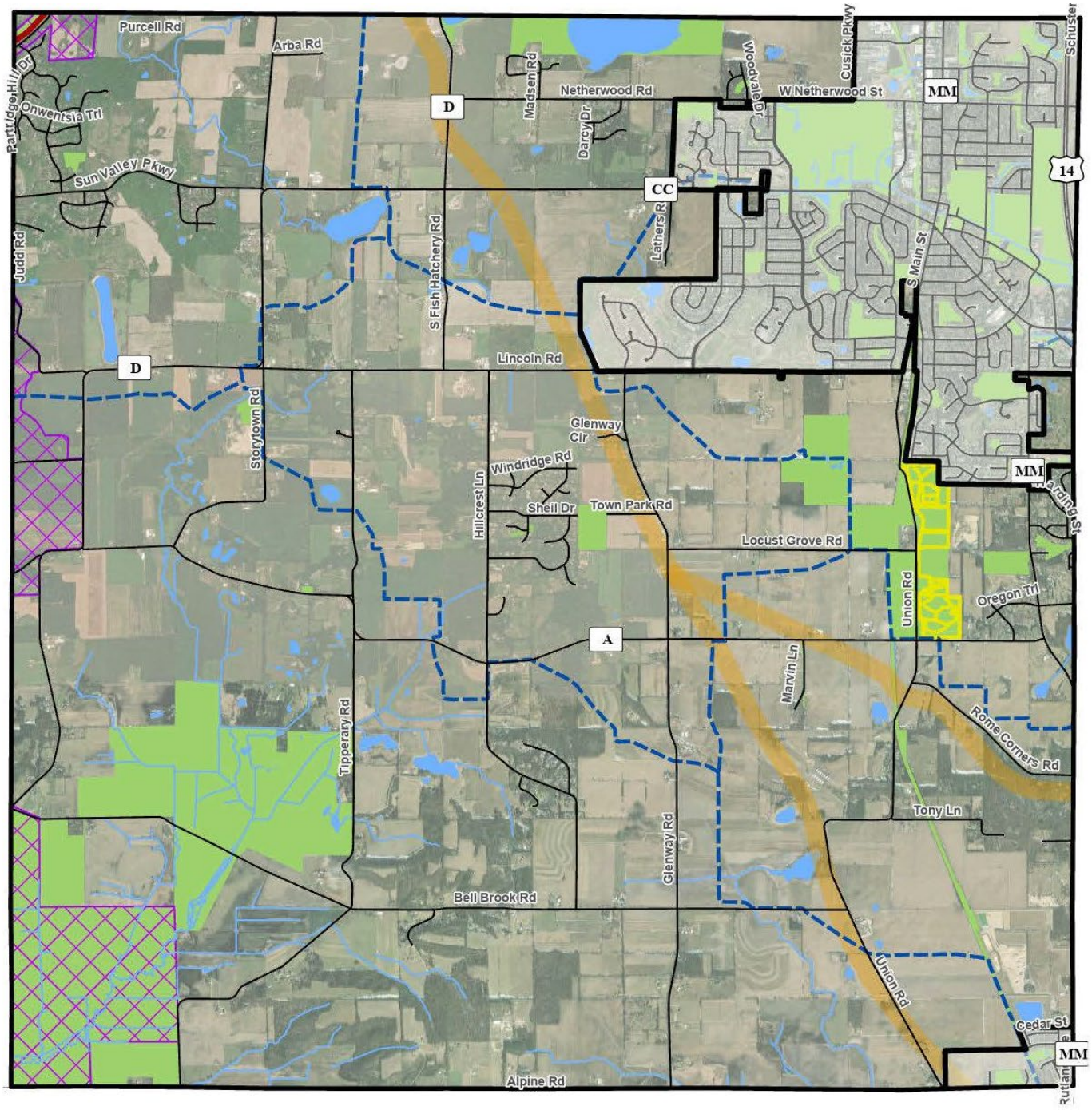
- Municipal Boundary
- Road Centerline

0 0.75 1.5 Miles

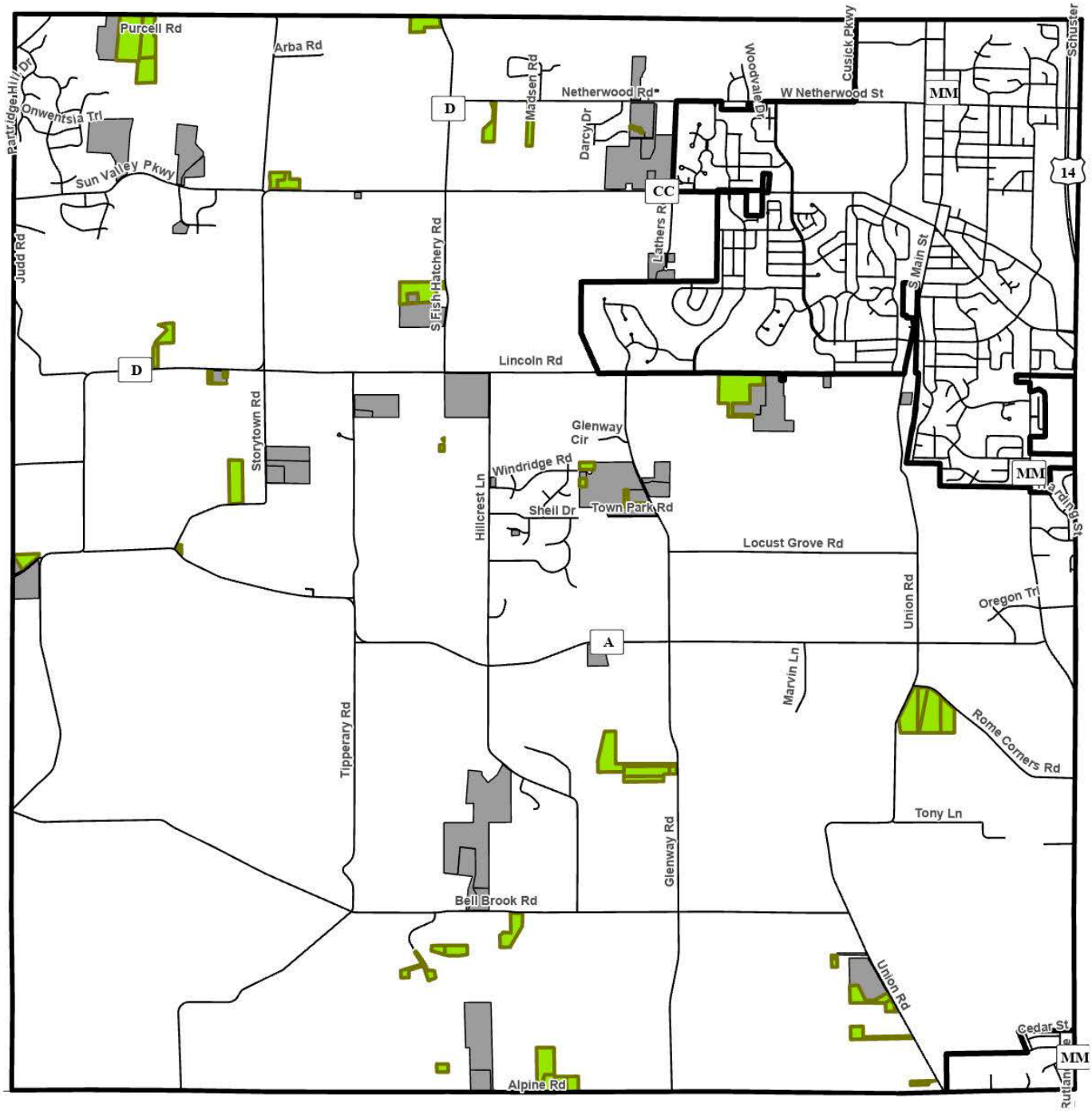
8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 21: Trails



Map 22: Zoning and Conditional Use Permits



REZONES AND PERMITS SINCE 2016

- Rezone Out of Certified Farmland Preservation
- Other Rezone

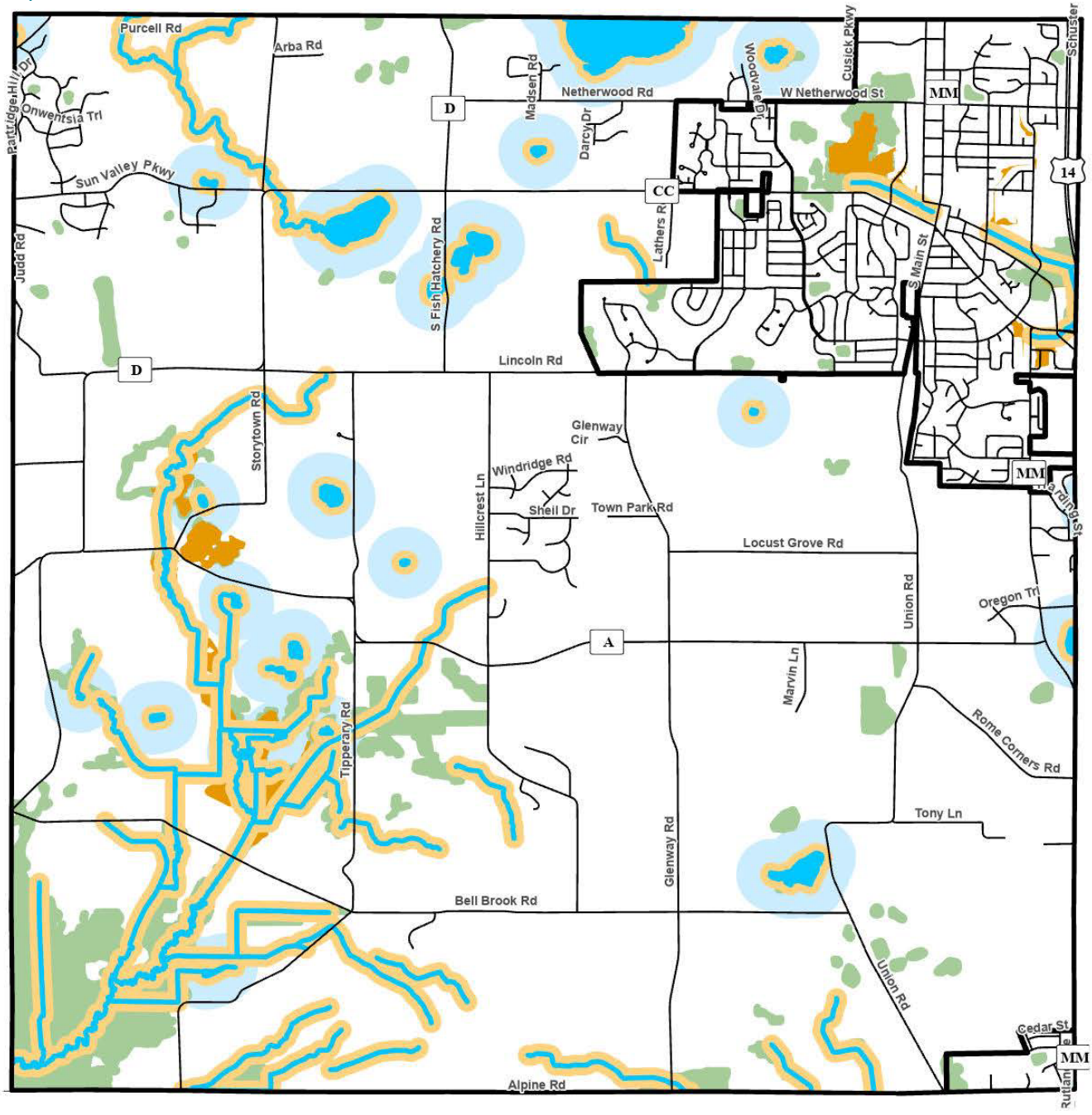
- Municipal Boundary
- Road Centerline

0 0.75 1.5 Miles

8/5/2025

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Map 23: Shoreland and Wetland Zones



SHORELAND WETLAND ZONE - CHAPTER 11

75ft Buffer of Ordinary High Water Mark

SHORELAND DISTRICT (PRIMARY)

Lake, Pond, or Stream 300ft Buffer

1% Annual Flood Chance Area

SHORELAND WETLAND ZONE - CHAPTER 11

DNR Wetlands > 2ac - 75ft Buffer

Lake or Pond 300 - 1,000ft Buffer

Municipal Boundary

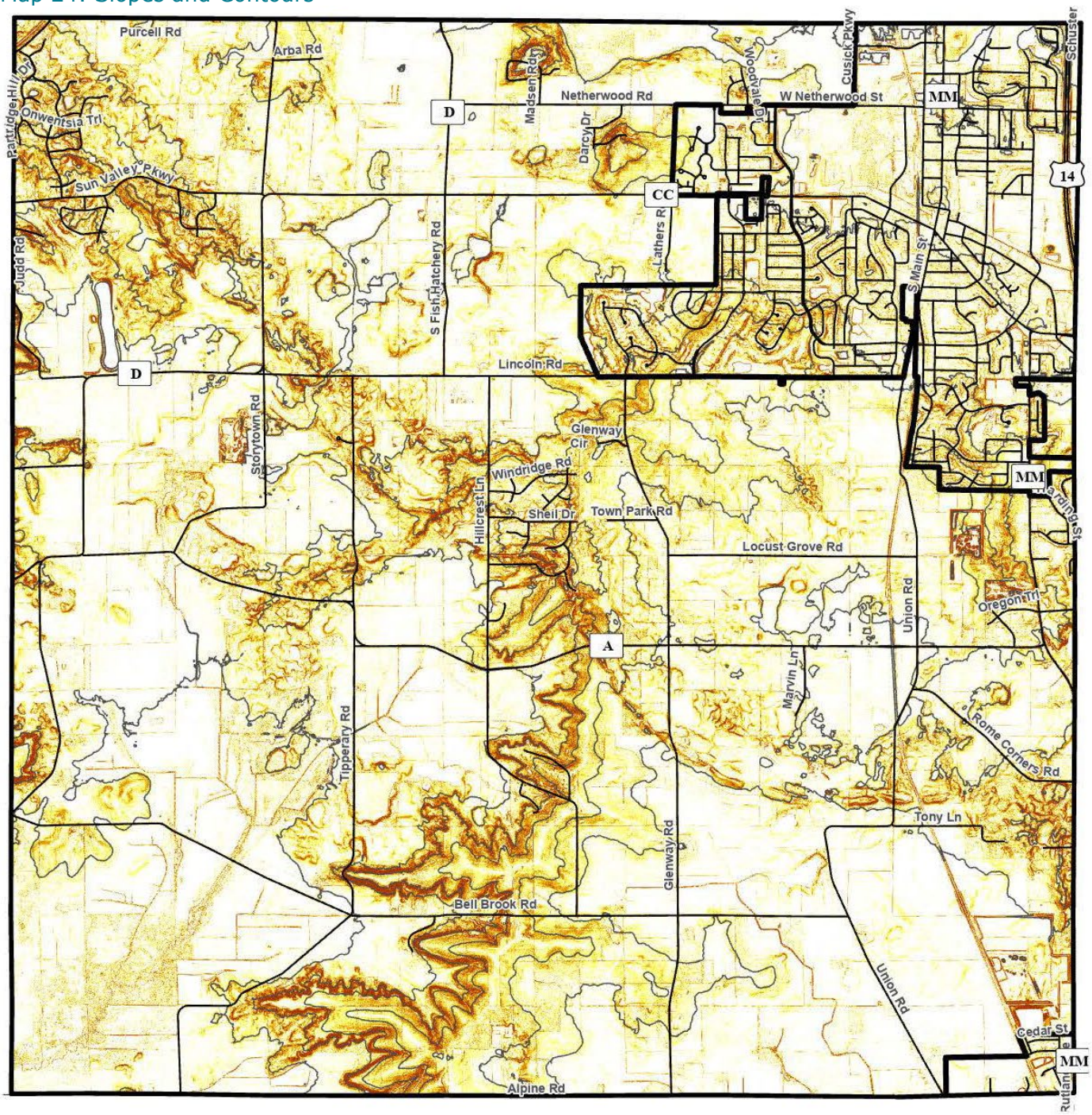
Road Centerline

0 0.75 1.5 Miles

8/5/2025

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Map 24: Slopes and Contours



SLOPES AND CONTOURS

50 Foot Contour Line

Slope Percentage

- Greater Than 6 to Less Than 12
- 12 to Less Than 20
- 20 and Greater

Municipal Boundary

Road Centerline

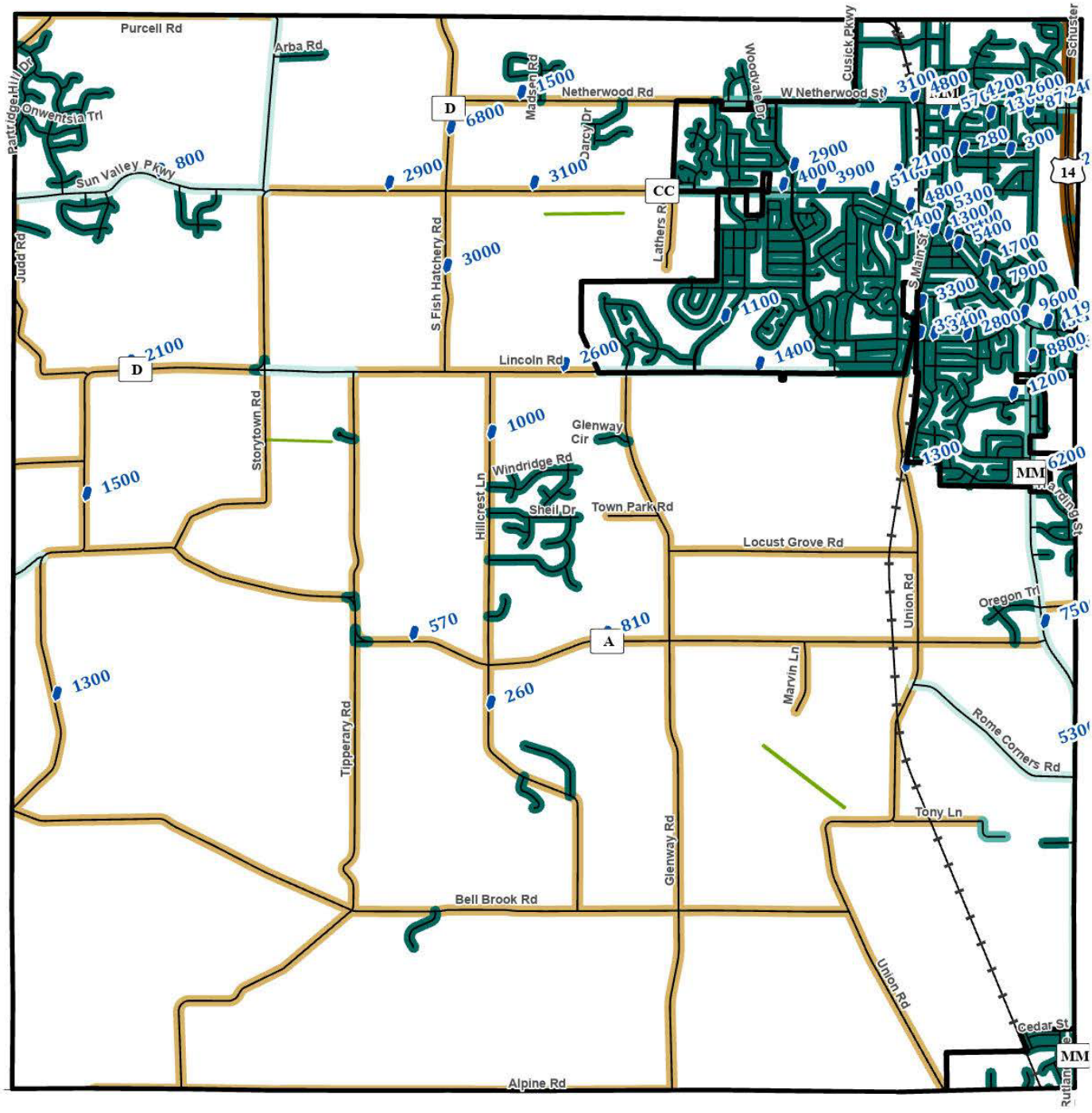
N

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 25: Traffic Counts and Speeds



TRANSPORTATION

- Annual Average Daily Traffic (vehicles)
- Railroad

Speed Limit (MPH)

- 25 or less
- 30 or 35
- 40 or 45
- 50 or 55
- 65 or 70

AIRPORTS

Grass Airfields

- Runway

- Municipal Boundary
- Road Centerline

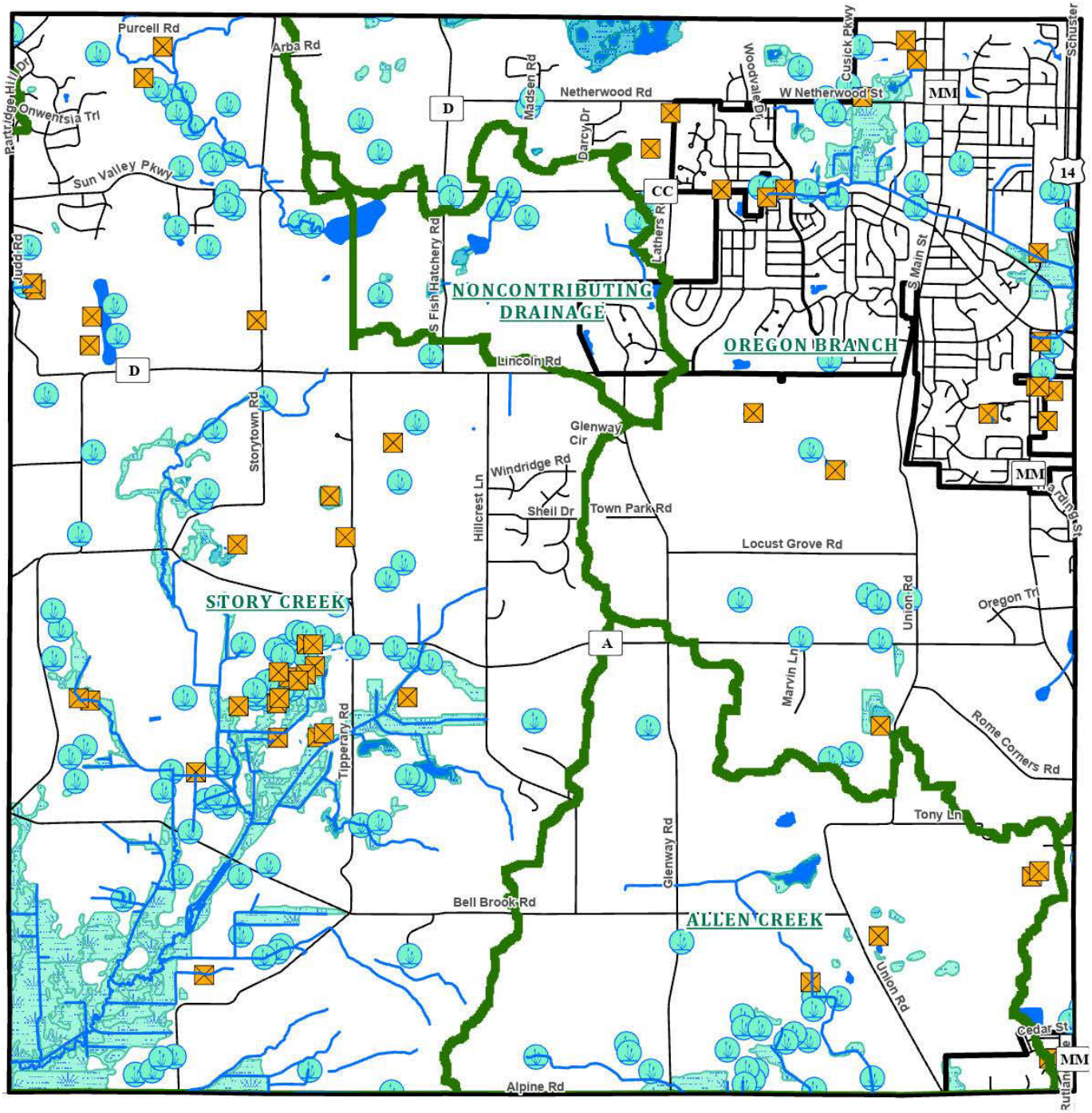
0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 26: Redevelopment sites

Map 27: Water Resources



WATER RESOURCES

- Wetland < 2 Acres
- Excavated Pond
- Wetland > 2 Acres (WIDNR)
- Watershed Boundary
- Rivers and Streams
- Lakes and Ponds

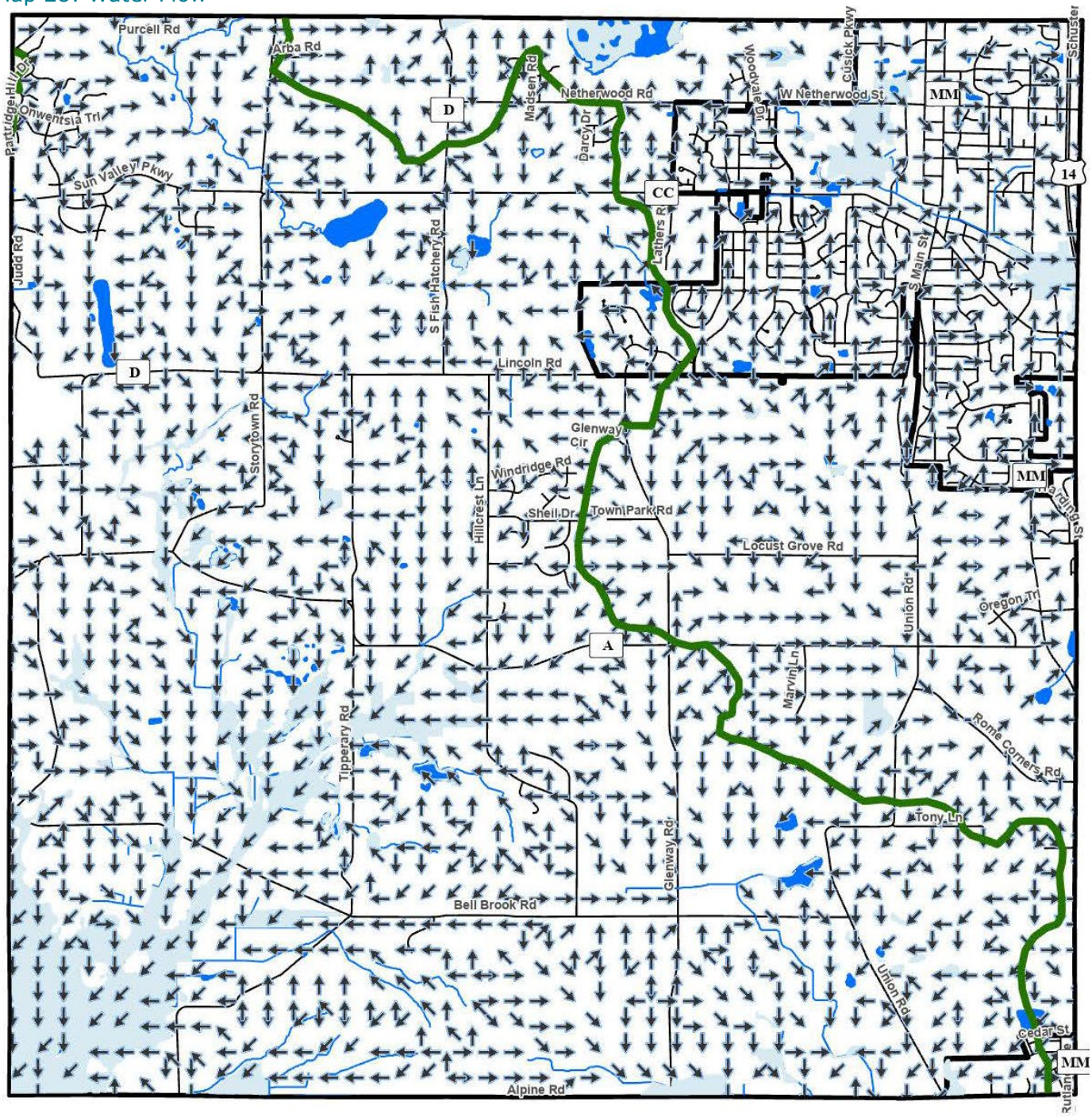
- Municipal Boundary
- Road Centerline

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 28: Water Flow



WATERSHED AND SURFACE WATER FLOW DIRECTION

DNR Watershed Boundary

Wetland > 2 Acres

Municipal Boundary

Road Centerline

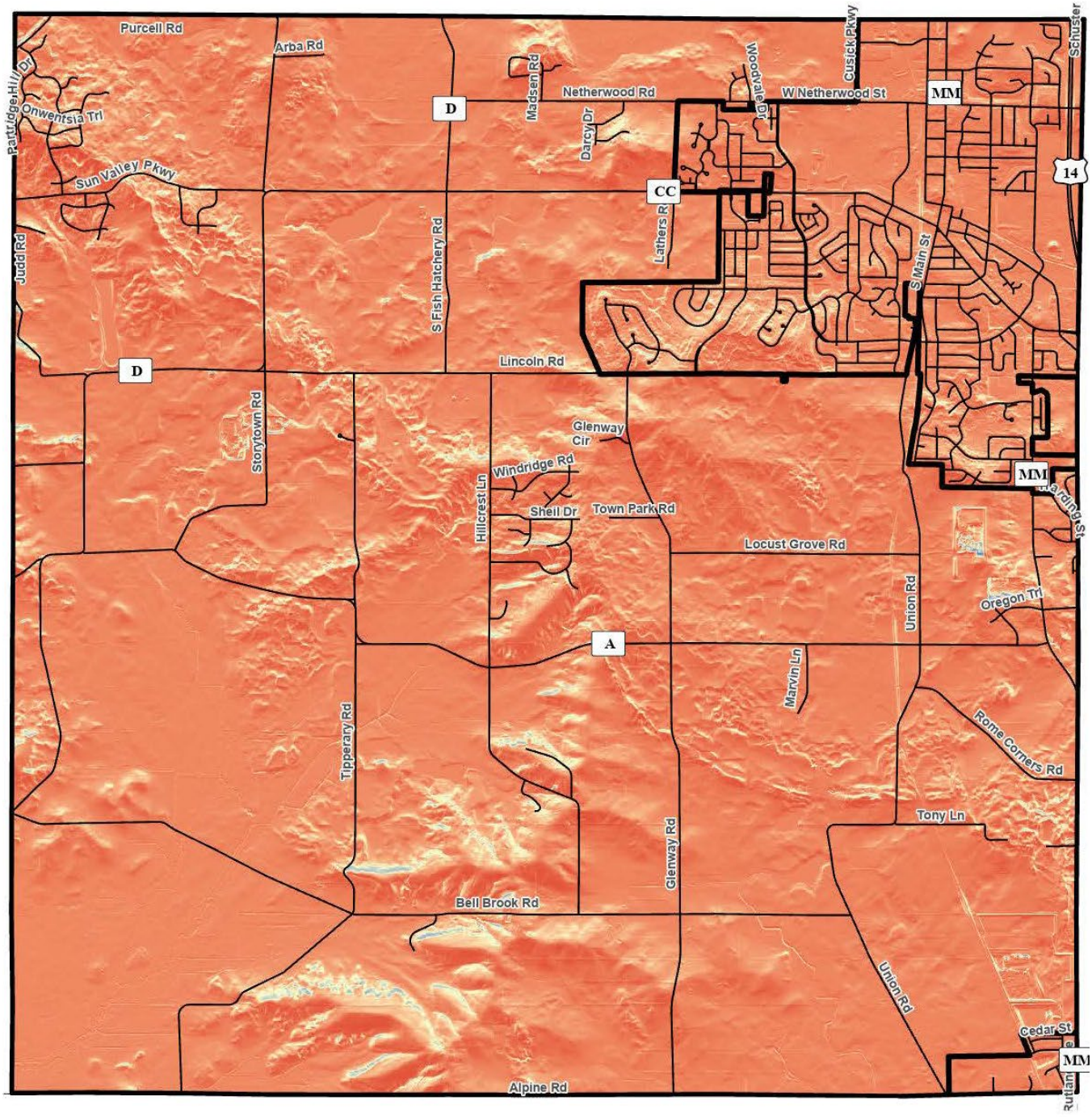
N

0 0.75 1.5 Miles

8/5/2025

This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 29: Solar Radiation



Appendix 1: Definitions

For additional definitions in the Dane County Comprehensive Plan visit: Dane County Glossary of Terms.

Accessory Dwelling Unit (ADU)- A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business. In Dane County, maximum size is 800 square feet.

Contiguous- a parcel of land is contiguous if all parts under the same ownership are adjacent along a boundary, or at a point ("corner-to-corner"). Land under common ownership that is divided by a navigable waterway, road, public right-of-way, zoning district boundary, or survey line is considered contiguous.

Driveway- a private driveway, road, field road or other means of travel through any part of a private parcel of land which connects or will connect with any public highway.

Density- the amount of non-farm development allowed, in relation to the total area owned. The density limit of the plan is expressed as one "density unit" per 35 acres of contiguous ownership as of December 15, 1994

Environmental Corridor- Continuous systems of open space in urban and urbanizing areas, that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. The Capital Area Regional Planning Commission (CARPC) maps environmental corridors as part of Urban Service Area approvals, under the Dane County Water Quality Plan

Floodplain- is the land adjacent to a body of water which has been or may be hereafter covered by flood water (as delineated on official FEMA floodplain maps).

Land of Agricultural Significance- is that which is of sufficient quality to be preserved for agricultural use as determined by a town planning committee evaluation of: size, productivity, slope, crop history, shape and accessibility.

Lot- is a parcel of land occupied or intended to be occupied by a building and its accessory buildings and uses. A lot may be a parcel designated in a plat, a certified survey map, or described in a conveyance recorded in the register of deeds.

Ownership Parcel- a contiguous and discrete tract of land, all under the same ownership and on public record. An ownership parcel is distinct from a tax parcel, and is not affected by zoning district boundaries.

Density Unit- an allowance for possible non-farm development on a parcel of land based on density requirements. Note that all other requirements of this plan must also be met for non-farm development on the parcel to be approved.

Public Agency– any unit of local, state or national government and any publicly regulated utility.

Rural character- A place (usually an unincorporated town) with no more than 2,500 people and features a predominant visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with rural development and recreational opportunities.

Capital Area Regional Planning Commission (CARPC)- An independent, quasi-governmental agency established in 2007 by the Wisconsin governor under s.66.0309 of the Wisconsin Statutes. The CARPC serves as the areawide water quality planning agency for the Dane County region under NR 121, Wisconsin Administrative Code.

Certified Survey Map (CSM)- WI Statues Chapter 236.34, Land divisions that result in four or less parcels may be surveyed, monumented and mapped by a registered land surveyor.

Conditional Use Permit (CUP)- A permit required for uses that because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use at a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district provided that due consideration is given to location, development and operation of such uses.

Farmland Preservation Area- Planning Area subject to the laws of State Chapter 75 related to maintaining agricultural business. Property owners who maintain their property in Farmland Preservation Zoning can apply for tax property tax credits. Area planned for future development are not able to receive farmland preservation credits. See Dane County website for more information.

Hydric Soils- a soil that is saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that favor the growth and regeneration of hydrophytic vegetation (USDA - SCS, 1991).

Extraterritorial Jurisdiction (ETJ)- The legal ability of a government to exercise authority beyond its normal boundaries. In Wisconsin, most cities and villages have a buffer that extends 1.5 miles from the municipal limits. Some larger cities, such as Madison, have a 3-mile buffer.

Transfer of development rights (TDR)- Transfer of development rights programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. The parcel of land where the rights originate is called the "sending" parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. Conservation easements typically have one or more public or nonprofit co-holders to ensure easement terms are maintained. The parcel of land to which the rights are transferred is called the "receiving" parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning. In contrast with Purchase of Development Rights (PDR; see above), compensation under TDR programs typically is paid from one private individual to another, instead of using public funds.

Purchase of development rights (PDR)- Programs, usually publicly funded, that compensate property owners for restricting the future use of their land. Typically, transactions are completed through recording a conservation easement, held by one or more public or nonprofit entities. Specific terms of the conservation easement are typically negotiated between buyer and seller, but at a minimum, will specify permitted and prohibited future uses of the property. Easements may or may not allow for public access, or specific maintenance requirements (such as a farm conservation plan).

Urban Service Area- Those areas in and around existing communities, which are most suitable for urban development and capable of being provided with a full range of urban services. (Urban services are those additional public services normally provided or needed in urban areas, including public water supply and distribution systems, sanitary sewerage systems, higher levels of police and fire protection, solid waste collection, urban storm drainage systems, streets with curbs and gutters, street lighting, neighborhood facilities such as parks and schools, and urban transportation facilities such as sidewalks, taxi service and mass transit.) Urban service area boundaries represent the outer limits of planned urban growth over the long-term planning period--at least 20 years--and include more than enough land to accommodate anticipated growth. Urban Service Area boundaries are approved by the Capital Area Regional Planning Commission under the Dane County Water Quality Plan.

Tax Increment Financing (TIF)- A tool used by cities, incorporated villages, and other development authorities to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate – income housing, provision of employment opportunities, and improvement of the tax base. (With TIF, a city "captures" the additional property taxes generated by the development that would have gone to other
Zoning Districts.

Zoning district– Any section or sections of a jurisdiction for which regulations govern land use, density, bulk, height, and coverage of buildings and other structures are uniform.

Zoning overlay district- A zoning overlay district superimposes an additional set of regulations or allowances over an existing zoning district, or multiple zoning districts.

Appendix 2: Public Participation Summary

At the very beginning of the planning process, the town adopted a public participation plan. This plan included development of a plan steering committee, and various methods of ensuring participation, including a newsletter, website, community survey, an open house and a public hearing.

The Town of Oregon is updating the town Comprehensive Plan. The town will host public input sessions at the Oregon Town Hall, 1138 Union Road, Oregon, WI 53575 on Tuesday, May 23, 2023 at 6:30pm and Tuesday, June 20 at 6:30pm. The town anticipates holding the final public hearing and passing on Tuesday, September 19, 2023. If you have any questions or comments please email oregontownplan@countyofdane.com

You can see an online version of the draft plan at the URL below, or by scanning the QR code to the right.

https://tinyurl.com/townoforegon

Thank you for your time and attention. We look forward to hearing from you.

Over 50% of survey respondents felt that the town population 20 years from now should be approximately "the same as today." Strong majorities felt that protection of natural and agricultural resources were either "essential" or "very important," with "farmland," "woodlands," "wildlife habitat," "streams," "air quality," and "groundwater resources" ranking particularly highly.

The Town used Survey Monkey to reach the town residents and business owners. Approximately 1,300 postcards were mailed out. Of those, 262 were completed, for a 20% return rate. In general, residents are satisfied with the town plan's goals, objectives, policies, and resulting way of life.

The following pages provide a summary of the survey results. A complete copy of all comments offered is available at the Town Hall by request.

[INSERT PDF PAGES] Survey results with comments v 2 10_2019

Include 2025 Vision info?

From: Van Belleghem, Bridgit
To: Stephanie Goth; Jennifer Hanson
Subject: Cleaning Up Zoning errors stemming from the 2019 ZO rewrite
Date: Wednesday, November 19, 2025 4:42:51 PM
Attachments: image001.png
Oregon Blanket Rezone 2025 Proposed.xlsx
Oregon Blanket Rezone 2025 Proposed.pdf
Oregon 2025 BRZ.pdf

Hi Stephanie and Jennifer:

The planning and zoning teams have come together to review the zoning in the town with the objective of correcting errors that may have stemmed from the conversion to the new zoning code adopted in 2019. Mostly, these are size mismatches. However, there are a few RH properties that may have been converted to RM-16 (many allowances like mineral extraction, livestock) because of their size. But given that they are in the middle of subdivisions they are likely intended to be RR zoning. If the town wants to change these, I will pull out the five or so specific parcels and add them to this list. Let me know.

Please find the proposed list, with accessdane links and a place for the town to put their decision. The parcels should be pretty straight forward. I also included a crude map.

If the town could take a first look at these. Make an initial decision on them (I can discuss these with them if needed, but most towns have just loosely approves the list). Then I make an official zoning app, send a targeted letter to the land owners, formal town action occurs. Once town action occurs, updates are taken up and the ZLR public hearing will occur.

Can you please add this to the next PC meeting and share these material with the members?

Thank you,
Bridgit

Bridgit Van Belleghem
Senior Planner, Department of Planning and Development
VanBelleghem.Bridgit@danecounty.gov
608.225.2043

PARCELNO	Owner	Address	Billing	Acres	Reason	Rezone From	Rezone To	Other Comments	Town Decision
0509-031-4022-0	JENKINS JT REV TR, RONALD R & JULIE M	-	5400 W NETHERWOOD RD	6.17	DR preventing dev with residential zoning. Is it developable or not?	RR-4	FP-1		
0509-041-8320-0	RITA MAE KLUEVER	5824 MADSEN CIR	5848 MADSEN CIR	4.46	Less than 35 acres in size and not farmed	FP-35	FP-1		
0509-041-6166-2	RITA MAE KLUEVER		5849 MADSEN CIR	1.21	Check	RE	FP-1	rezone 6123	
0509-044-8050-0	RITA MAE KLUEVER		5850 MADSEN CIR	26.92	less than 35 acres	FP-35	FP-1		
0509-061-8720-0	WILLE LIVING TR		980 AUTUMN WOODS LN	16.54	DR that prohinits development	RM-16	FP-1		
0509-062-6098-0	GERRY K LARMORE		6218 TRAIL RIDGE CT	0.40	Part of a property with RR-2, make them match	SFR-08	rr-2		
Partridge Hill addition t	Several				In rewrite several R-1 where changed to RR-2, which allows animals. We believe	RR-2	SFR-2	up to the town	
0509-084-9030-8	MARY LAWECKI SMITH	5892 LINCOLN RD	5892 LINCOLN RD	7.06	only 6 acres	RM-16	RR-4		
0509-093-9502-0	FAHEY TR		5774 LINCOLN RD	20.46	Was RH before not allowing all the uses in RM-16, should have been changed to RR-4	RM-16	RR-16	Original intent	
0509-093-9570-4	FAHEY TR	5774 LINCOLN RD	5774 LINCOLN RD	19.96	see above	RM-17	RR-17	Original intent	
0509-092-8052-0	CLARK REV LIVING TR, MARY J		950 TIPPERARY RD	16.57	Mapping error that should have labeled the parcel as A-1 Ex, but it was made A-2, application processing error	RM-16	FP-35	rezone 9802	
0509-141-9510-0	PURDIN FARMS LLC		626 INVERNESS ST	16.57	one parcel with two zoning districts, was previously all RH-4, equivalent is RR	AT-35/RM-16	RR-16		
0509-142-8330-0	BUBBA 1 LLC		866 ASHWORTH DR	19.56	Less than 35 acres, 4.4	AT-35/RM-16	FP-1		
0509-153-5000-8	EUGENE E LEWIS	865 JEAN CIR	865 JEAN CIR	3.16	previous zoning was all R-1 and when updated they were changed to RR-2, which allows animals	RR-2	SFR-2		
0509-153-4273-1	KENNETH D CASPER	833 JEAN CIR	833 JEAN CIR	2.41	previous zoning was all R-1 and when updated they were changed to RR-2, which allows animals	RR-3	SFR-3		
0509-163-9211-0	TG HANN LLC		200 N MONROE ST	1.51	Is part of a larger farm	FP-1	FP-35		
0509-171-8500-5	JEREMY A STAAS	5891 LINCOLN RD	5891 LINCOLN RD	17.94	Was RH-4, so should be RR-16, so not to allow extra uses in RM	RM-16	RR-16		
0509-172-8300-6	OREGON, TOWN OF	1067 STORYTOWN RD	1138 UNION RD	7.40	Town recycling center, maybe keep it, but RI minimum lot size is 16 acres and this is only 7.	RI		town decision to change	
0509-192-9720-2	STUESSY REAL ESTATE TR	714 COUNTY HIGHWAY D	670 PRISK ST	1.08	Is part of a larger farm	FP-1	FP-35		
0509-202-9510-3	CERQUA LIVING TR, DAVID L	5993 COUNTY HIGHWAY A	5993 COUNTY HIGHWAY A	12.36	Has a house and farm	FP-1	RR-16		
0509-201-8601-0	Robert Dicke	5886 COUNTY HIGHWAY A	5886 COUNTY HIGHWAY A	17.68	Previous zoning was RH-4, RM is more expansive	RM-16	RR-16		
0509-211-6910-0	Moreland Rev Living Trust		780 Heather Lane	0.40	Permiter parcel with no environmental feaures or trail	NR-C	UTR		
0509-243-8571-0	DANIEL W SCHMIDT		4965 ROME CORNERS RD	17.39	Less than 35 acres in size	FP-35	FP-1		
0509-243-9071-0	DANIEL W SCHMIDT		4966 ROME CORNERS RD	3.70	Less than 35 acres in size	FP-35	FP-1		
0509-252-8720-1	MICHAEL A LEGGETT	536 UNION RD	536 UNION RD	6.11	Random spot zone for LC, was RH-4 before reqrite	LC	RR-4	no rezone petition	
0509-264-8570-9	DANIEL L O'BRIEN		552 GLENWAY RD	11.30	Part of a larger farm	FP-1	FP-35		
0509-322-9600-0	MCSHERRY REV LIVING TR, DONALD & BONNIE		187 TIPPERARY RD	7.67	Part of a larger farm	FP-1	FP-35	part of alrger farm	
0509-333-9770-1	ROSALINO ANTONIO RUIZ		5676 ALPINE RD	7.57	One split parcel with two zoning districts that were illegalland divisions	RR-8	FP-1	Other option is to legal lot the whole thing into RR-16	
0509-341-9000-2	THOMAS H WENDT		421 GLENWAY RD	20.17	parcel is less than 35 acres	FP-35	FP-1		
0509-341-9600-6	THOMAS H WENDT		422 GLENWAY RD	2.57	parcel is less than 35 acres	FP-35	FP-1	taken together with above parcel they are 26 acres combined	
0509-353-8561-0	ROBERT L HALBLEIB		172 GLENWAY RD	24.88	parcel is less than 35 acres	FP-35	FP-1		

Read Me: Thank you for taking the time to perform this housekeeping effort. Roger recommneds opening the map project linked below and go section by section, comparing previous zoning to current zoning, where there are differences, check to make the proper zoning is in place.

The log contains "Parcel Number," "Reason," "Planner's Note,"Planners Decision" "Inspectors Note," "Inspectors decision," "Rezone From," "Rezone To," and "other comments." Please fill these in under your inspector or planner role.

Input

Reasons 1) A zoning district was assigned to one of the tax parcel numbers that differs from the overall zoning under ownership. If the property is under one deed, it should have a consistent zoning throughout.

a) Ex: A person owns 150 acres divided into 5 parcel numbers. All of the land is zoned FP-35 except one small portion that is zoned FP-1(or NR-C).

2) A zoning district was assigned to a property that does not match zoning district size requirements. The RM, RR, and SFR Zoning District have minimum and maximum size limitation. FP-35 is required to be 35 acres.

a) Ex: RM-16 Zoning requires a lot size between 16 and 35 acres. RM-8 Zoning requires a lot size between 8 and 16 acres. FP-35 requires a minimum of 35 acres. See zoning district factsheets for specific sizes of other districts.

3) Residential zoning was assigned to a property that was previously zoned A-1EX. The property does not contain a residence. The property should be zoned FP-1 unless there is a known housing density right assigned to the property.

a) Ex: There are many properties that were created in the past without review by the Town or the County. Most of these properties had A-1EX zoning; were under 35 acres in size; and considered non-conforming. If the property did not have a residence, the properties were to be zoned FP-1 until research is performed to determine if the property was created legally.

4) Residential zoning was assigned to a property that was deed restricted to prohibit residential development. The property should be zoned to FP-1 to support the deed restriction.

a) Ex: The previous zoning ordinance did not have a zoning district that limited land uses on small properties to ag production only (prohibiting houses). When zoning changes occurred, the A-2 Zoning District was assigned to small lots and deed restriction was placed on the property to restrict development if the housing density rights were exhausted on the original farms. During the 2019 update, RM or RR zoning was assigned to the properties which would give the perception that residential development was allowed. These properties should be zoned FP-1.

5) Residential or Agricultural zoning was assigned to properties (under one tax parcel) that are entirely covered with floodplain and/or wetland. Property should be zoned NR-C.

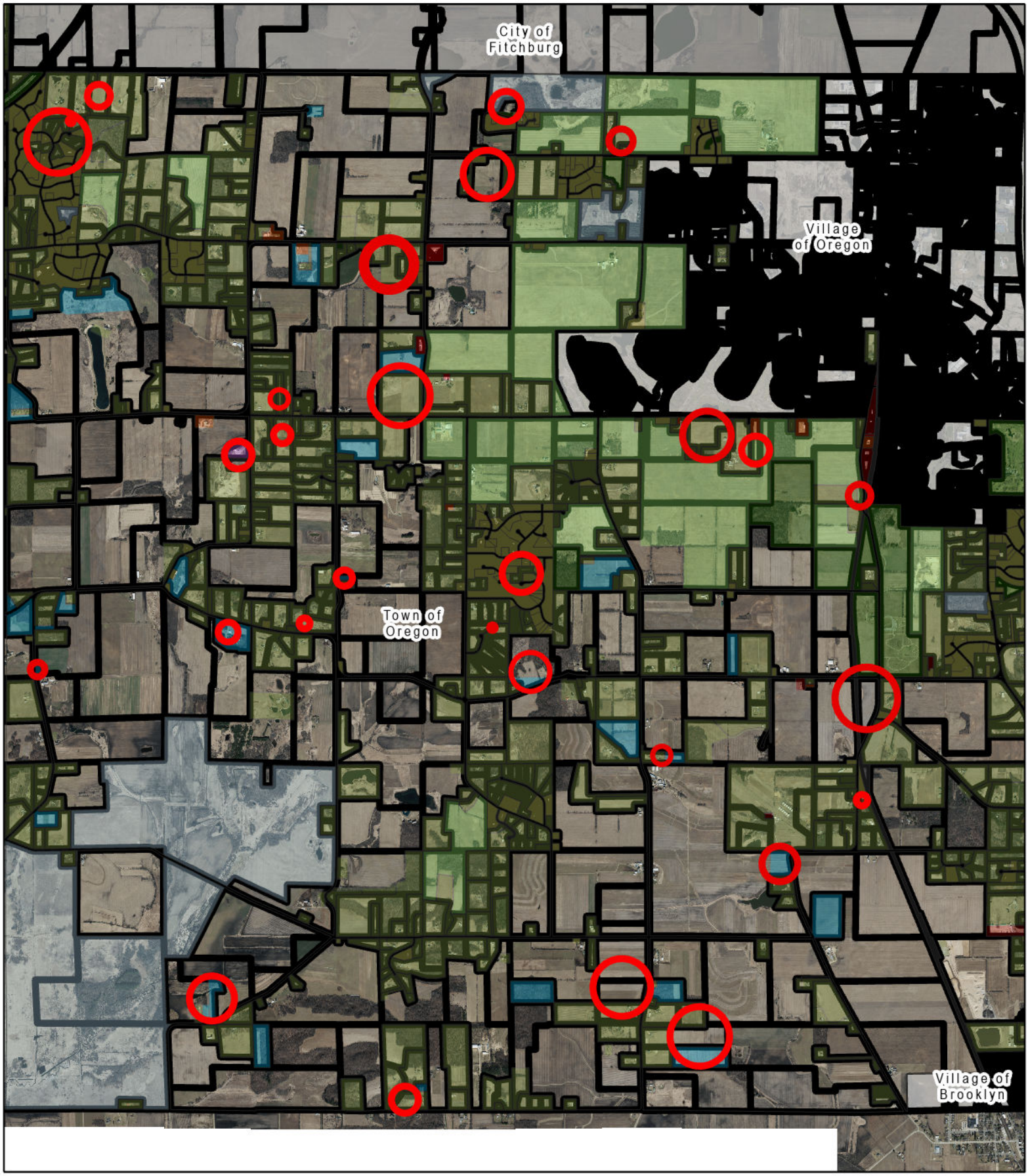
a) Ex: If an entire property is covered with floodplain and/or wetland, and not cropped, NR-C zoning should be applied to protect the sensitive environmental features.

6) Property assigned FP-1 Zoning when there is a residential house on it. The property should be zoned in a residential zoning category to reflect the current land use.

a) Ex: Many of the previously zoned A-1EX non-conforming properties (under 35 acres) were assigned FP-1, as noted in #3 above. Most of the properties which had houses on them were converted to a residential zoning category. Some were missed.

Map: H:\Zoning\2024 Zoning Map Update

PARCELNO	Owner	Address	Billing	Acres	Reason	Rezone From	Rezone To	Other Comments	Town Decision
0509-031-4022-0	JENKINS JT REV TR, RONALD R & JULIE M	-	5400 W NETHERWOOD RD	6.17	DR preventing dev with residential zoning. Is it developable or not?	RR-4	FP-1		
0509-041-8320-0	RITA MAE KLUEVER	5824 MADSEN CIR	5848 MADSEN CIR	4.46	Less than 35 acres in size and not farmed	FP-35	FP-1		
0509-041-6166-2	RITA MAE KLUEVER		5849 MADSEN CIR	1.21	Check	RE	FP-1	rezone 6123	
0509-044-8050-0	RITA MAE KLUEVER		5850 MADSEN CIR	26.92	less than 35 acres	FP-35	FP-1		
0509-061-8720-0	WILLE LIVING TR		980 AUTUMN WOODS LN	16.54	DR that prohinits development	RM-16	FP-1		
0509-062-6098-0	GERRY K LARMORE		6218 TRAIL RIDGE CT	0.40	Part of a property with RR-2, make them match	SFR-08	rr-2		
Partridge Hill addition t	Several				In rewrite several R-1 where changed to RR-2, which allows animals. We believe	RR-2	SFR-2	up to the town	
0509-084-9030-8	MARY LAWECKI SMITH	5892 LINCOLN RD	5892 LINCOLN RD	7.06	only 6 acres	RM-16	RR-4		
0509-093-9502-0	FAHEY TR		5774 LINCOLN RD	20.46	Was RH before not allowing all the uses in RM-16, should have been changed to RR-4	RM-16	RR-16	Original intent	
0509-093-9570-4	FAHEY TR	5774 LINCOLN RD	5774 LINCOLN RD	19.96	see above	RM-17	RR-17	Original intent	
0509-092-8052-0	CLARK REV LIVING TR, MARY J		950 TIPPERARY RD	16.57	Mapping error that should have labeled the parcel as A-1 Ex, but it was made A-2, application processing error	RM-16	FP-35	rezone 9802	
0509-141-9510-0	PURDIN FARMS LLC		626 INVERNESS ST	16.57	one parcel with two zoning districts, was previously all RH-4, equivalent is RR	AT-35/RM-16	RR-16		
0509-142-8330-0	BUBBA 1 LLC		866 ASHWORTH DR	19.56	Less than 35 acres, 4.4	AT-35/RM-16	FP-1		
0509-153-5000-8	EUGENE E LEWIS	865 JEAN CIR	865 JEAN CIR	3.16	previous zoning was all R-1 and when updated they were changed to RR-2, which allows animals	RR-2	SFR-2		
0509-153-4273-1	KENNETH D CASPER	833 JEAN CIR	833 JEAN CIR	2.41	previous zoning was all R-1 and when updated they were changed to RR-2, which allows animals	RR-3	SFR-3		
0509-163-9211-0	TG HANN LLC		200 N MONROE ST	1.51	Is part of a larger farm	FP-1	FP-35		
0509-171-8500-5	JEREMY A STAAS	5891 LINCOLN RD	5891 LINCOLN RD	17.94	Was RH-4, so should be RR-16, so not to allow extra uses in RM	RM-16	RR-16		
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Feet
0 2,500 5,000 10,000

draft 11/19/2025

Oregon Proposed Rezones-Blanket Rezone 2025