

**Re: Amending the *Dane County Water Quality Plan* by Revising the Sewer Service Area Boundary and Environmental Corridors in the Oregon Urban Service Area (#2603 Village of Oregon – “Featherwood Trails”) (*actionable item*)**

**Requested Action:**

Motion to approve CARPC Water Quality Management Letter #2603.

***Note: As an amendment to the Dane County Water Quality Plan, this item requires a super-majority of 8 votes for approval.***

**Background:**

The Village of Oregon has submitted a request for a sewer service area amendment to the *Dane County Water Quality Plan*. The proposed amendment is currently in the Town of Oregon, with annexation into the Village of Oregon expected prior to development, and within the Oregon Branch (HUC 12:070900020801) watershed. It includes the addition of approximately 81 acres of land, including 13 acres of proposed environmental corridors and 5 acres of existing development and right-of-way, for a net of approximately 63 developable acres to the Oregon Urban Service Area.

A public hearing was held on the proposed amendment at the September 10, 2026 Commission Meeting.

**Staff Comments:**

It is CARPC staff’s opinion that the proposed amendment is consistent with water quality standards under Wis. Stat. § 281.15, and the *Policies and Criteria for Sewer Service Area Amendments*, adopted into the *Dane County Water Quality Plan* on April 8, 2026. To ensure conformance with the *Dane County Water Quality Plan* and better improve water quality and environmental resource management outcomes, additional required and recommended actions have been enumerated in the management letter.

Staff recommend that the Commission recommend approval of the amendment to DNR in recognition of the requirements and recommendations as enumerated in the attached management letter.

**Attachments:**

1. Staff Analysis Report
2. Management Letter #2603 – Village of Oregon USA (Village of Oregon – “Featherwood Trails”)
3. [Policies and Criteria for Sewer Service Area Amendments \(April 8, 2026\)](#) (by link only)

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**Next Steps:**

The staff report and management letter will be sent to the Wisconsin DNR for an administrative decision.

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Staff Analysis of Proposed Amendment to the  
*Dane County Water Quality Plan*  
**Revising the Sewer Service Area Boundary and Environmental  
Corridors in the Oregon Urban Service Area**  
***“Featherwood Trails”***

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## **History of the Oregon Urban Service Area**

The Oregon Urban Service Area (USA) was formed at the time of the adoption of the first *Dane County Water Quality Plan*. The first amendment to the Oregon USA occurred in 1990 when land was removed from the USA and swapped for another site, resulting in no net change in total acreage. There has been a total of 13 amendments to this urban service area since its creation, all initiated by the Village of Oregon. In total, amendments to the Oregon USA have resulted in a net addition of 721 developable acres and 388 acres of Environmental Corridor. The most recent amendment of the service area by the Village of Oregon occurred in 2023, adding approximately 31 developable acres.

## **Planning in Oregon**

The Oregon rewrote their comprehensive plan in 2023 and updated elements related to this request as recently as 2026. The Comprehensive Plan is substantially consistent with the adopted [2050 Regional Development Framework](#) (Framework). The requested amendment area is planned for and contiguous to compatible uses as envisioned in the Framework and the Village’s long-range plans. The area is designated “Planned Neighborhood” on the Village’s Future Land Use Map.

## **Current Amendment**

The Village of Oregon is requesting an amendment to the Oregon Urban Service Area in the northwest corner of the Village, north of W Netherwood Road between Alan Drive and Peterson Trail (see **Map 1**). This proposed amendment seeks to accommodate a proposed residential subdivision referred to as ‘Featherwood Trails’, providing the ability to receive public sanitary sewer service. The requested amendment area totals approximately 81 acres and also covers a single parcel immediately west of the proposed development that currently has no development plans.

## Existing Conditions

### Land Use

The amendment area currently consists predominantly of agricultural row crops as well as three rural residential home sites and a small area of woodlands along the northern edge contiguous with the larger natural area to the north (see **Map 2**). The planned land use for the amendment area is for low- and medium density residential (see **Table 1**) within the proposed development and rural residential. Existing and planned land uses surrounding the amendment area are residential, natural areas, and agriculture (see **Maps 3 and 4**).

**Table 1**  
**Existing and Planned Land Use<sup>1,2</sup>**

| Land Use Category         | Existing         |               | Proposed         |               |
|---------------------------|------------------|---------------|------------------|---------------|
|                           | Land Use (Acres) | Housing Units | Land Use (Acres) | Housing Units |
| Agricultural              | 69.9             |               | 9.1              |               |
| Open Land                 | 0.2              |               | 0                |               |
| Parks and Recreation      | 0                |               | 0.6              |               |
| Residential (Single-Unit) | 0                |               | 32.8             | 242           |
| Residential (Multi-Unit)  | 0                |               | 2.9              | 36            |
| Residential (Rural)       | 8.1              | 3             | 1.2              | 1             |
| Stormwater Management     | 0                |               | 12.7             |               |
| Road Rights-of-Way (ROW)  | 1.8              |               | 21.0             |               |
| Government/Institutional  | 0                |               | 0.1              |               |
| Woodland                  | 0.6              |               | 0.2              |               |
| <b>TOTAL</b>              | <b>80.6</b>      |               | <b>80.6</b>      | <b>279</b>    |

### Cultural and Historic Sites

The Wisconsin Historical Society (WHS) has been contacted regarding the presence of any known archaeological sites or cemeteries within the amendment areas. No previously recorded archaeological sites have been recorded, though the majority of the proposed

<sup>1</sup> Acreages listed in application materials may vary from acreages shown here due to variations in data sources and mapping methods.

<sup>2</sup> Existing Land Use (Map 3) and Planned Land Use (Map 4) may not visually match values in Table 1 and from each other due to varying underlying data sources.

Service Area has not been subjected to prior archaeological survey. As the northwest corner of the requested amendment area is adjacent to wetlands, WHS recommends that a Phase I archaeological survey be carried out in advance of any ground disturbance, within the area shown in blue on the image attached to their comment letter (see **Attachment A**).

### **Natural Resources**

The amendment area is within the Oregon Branch (HUC 12: 070900020801) subwatershed (see **Map 5**). There is one exempted, delineated wetland within the amendment area and a larger wetland complex to the northwest which is hydrologically connected to Lake Barney and Swan Pond.

The amendment area is not within a drainage district. Wastewater from the amendment area will be treated at the Oregon Wastewater Treatment Facility. The treated effluent is discharged to Oregon Branch which joins with Rutland Branch to form Badfish Creek southeast of the Village.

### **Wetlands**

WDNR's Wisconsin Wetland Inventory (WWI) shows one emergent / wet meadow wetland within the amendment area. A wetland delineation ([link to report](#)) was conducted by Heartland Ecological Group, Inc. in April 2026 within the amendment area. The site investigation and field delineation determined there was one wetland (see **Map 11**). Wetland 1 (W-1) is described as an isolated, farmed wet meadow. A nonfederal wetland exemption was granted by WDNR in July 2026 ([EXE-SC-2026-13-02080](#)). In addition to the delineated wetlands within the amendment area, there are also other wetlands near the amendment area. According to the WWI, the wetland area associated with Lake Barney directly to the northwest is classified as palustrine persistent emergent / wet meadow, broad-leaved deciduous scrub/shrub, broad-leaved deciduous forest, and open water.

According to the [Surface Water Quality Conditions](#) report (CARPC, 2014), the Lake Barney wetland area is a locally to regionally important stopping place for migratory waterfowl and songbirds. It provides good habitat for wildlife partially or totally dependent on an aquatic ecosystem. According to [the Lake Barney Stormwater Management Study](#) (EOR, 2021), hereinafter referred to as the 'Lake Barney Study', the wetlands adjacent to Lake Barney are likely to be more permanent and of higher quality. The [2008 Dane County Wetlands Resource Management Guide](#) lists the wetland associated with Lake Barney as a Group I wetland. A Group I wetland is considered virtually intact and is to be of the highest priority for protection. The guide recommends efforts focused on preventing Group I wetlands from becoming degraded.

## **Lake Barney**

The northern portion of the amendment area drains to the northwest towards Lake Barney (WBIC 777300). It is a 27-acre lake (at historical normal water levels) that is considered a glacial kettle lake with a shallow seepage natural community. It is part of a larger wetland complex that includes Swan Pond to the west. Lake Barney is not listed as impaired by WDNR.

According to the Lake Barney Study, historical lake levels are around 941–943 ft based on records dating back to 1937. In 2018, the lake reached a peak elevation of nearly 949 ft due to abnormally high rainfall in the preceding years, causing local flooding, loss of agricultural lands, and flooding downstream issues. For the first time on record, the lake discharged downstream through its natural overflow route (EOR, 2021).

There is one active DNR monitoring station at Lake Barney (Station ID 10037627). Field measurements from June 2025 indicated dissolved oxygen levels of 11.5 mg/L and transparency of 23 cm. Laboratory analysis of samples from 2025 showed nitrogen levels of 5.54 mg/L, total phosphorus (P) of 0.8 mg/L, and chloride levels of 39 mg/L. There are no active USGS monitoring stations at Lake Barney.

## **Oregon Branch**

The remaining runoff from the amendment area drains to the south and east. Oregon Branch (WBIC 800700 / WATERS ID 11656) is a small spring-fed stream that originates within the Village of Oregon and flows southeast approximately ten miles to the confluence with Rutland Branch to form Badfish Creek. The 22.1 square-mile Oregon Branch subwatershed encompasses predominantly agricultural lands. The creek has a low gradient of 8.2 feet/mile. Prior to the 1920s, Oregon Branch was considered a marginal trout water, but habitat was destroyed by stream ditching and straightening. The combined historic effects of stream channelization, urban and agricultural nonpoint source pollution, and wastewater discharges have greatly modified the original stream characteristics. The stream is classified by WDNR as a limited aquatic life (LAL) stream from its headwaters to the confluence with the Rutland Branch; the stream is classified as a limited forage fishery (LFF).

Oregon Branch has been listed as impaired for PCBs in fish tissue since 2012. This water was assessed by DNR during the 2026 listing cycle; based on the most updated information, no change in the existing impaired waters listing was needed.

There are two DNR monitoring stations on Oregon Branch, one at Rutting Road (Station ID 133105) and one at Sunrise Road (Station ID 133102). Both stations are currently inactive. Field measurements from summer–fall 2023 indicated dissolved oxygen levels of 8 to 11 mg/L at the Sunrise Road station. There are no active USGS monitoring stations along Oregon Branch.

## **Badfish Creek**

Badfish Creek (WBIC 799500 / WATERSID 11653), a small stream formed by the confluence of the Oregon Branch and Rutland Branch, has also been ditched, straightened, and widened. In the 1970s water quality was poor due to the large volume of effluent from MMSD and Oregon's treatment plant. Improvements in wastewater treatment capabilities and effluent quality since then have improved water quality in Badfish Creek. Since 1983, more than 42 fish species have been observed. Badfish Creek has been listed as impaired for PCBs in fish tissue and sediment since 1998. Badfish Creek is considered a cool-warm mainstem natural community and supports a Warmwater Sport Fishery.

## **Springs**

Springs represent groundwater discharge visible to the casual observer. The Wisconsin Geological and Natural History Survey (WGNHS) maintains an inventory of springs in Dane County and throughout the state. From 2014 to 2017, the WGNHS surveyed springs statewide that were expected to have flow rates of at least 0.25 cubic feet per second (cfs). The Oregon Branch subwatershed contains one inventoried spring, Dane County Spring #26. Dane County Spring #26 is located at Thomson Park in the Village of Oregon (see location on **Map 5**). It was surveyed in 2016 with a discharge rate of 0.5 cfs, specific conductance of 860 µS/cm, temperature of 50° F, and a pH of 7.12.

## **Groundwater**

In 2012, the WGNHS published a report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* ([link to report](#)), estimating the existing groundwater recharge rates in Dane County based on the soil water balance method. The study estimates that the existing groundwater recharge rate in the proposed amendment area ranges from approximately 9.5 to 10 inches per year.

Groundwater in this area flows northwest toward Lake Barney and the associated wetland complex, based on modeled groundwater contours (see Map 10). The amendment area is within the zone of contribution of one Village of Oregon municipal well located to the southeast of the amendment area.

## **Endangered Resources**

The WDNR Bureau of Endangered Resources maintains a database representing the known occurrences of rare plants, animals, and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory ([link to website](#)). A screening review of this database conducted by CARPC staff for species designated as endangered, threatened, or of special concern identified two endangered species (one plant and one threatened bird species), several species of concern (two plants, one snake, and one turtle), and one National Wildlife Refuge (Swan Pond Waterfowl Production Area) within a 1 to 2-mile radius of the amendment

area. Therefore, it is recommended that a formal Endangered Species Resources Review be conducted by the WDNR or one of their certified reviewers for potential impacts to endangered resources, and habitat protection measures to be implemented if species are found.

The amendment area was reviewed for the High Potential Zone (species likely present) for the federally endangered Rusty Patched Bumble Bee ([link to web map](#)). None of the amendment area is within the High Potential Zone.

### Soils and Geology

The amendment area is located within the East Johnstown-Milton Moraines Land Type Association of Wisconsin. The Association classifies the surficial geology of this area as undulating hummocky moraine and outwash plain complex with scattered lake plains.

Surface elevations within the amendment area range from around 950 feet to 992 feet. There are a few areas of steep (> 12%) and very steep (>20%) slopes in the northwestern and northeastern portions of the amendment area (see **Map 6**).

According to the General Soil Map of Dane County, the soils in the amendment area are in Batavia-Houghton-Dresden association. These soils are well drained and poorly drained, deep and moderately deep silt loams and mucks that are underlain by silt, sand, and gravel.

**Table 2** shows detailed classifications for soils in the amendment area (see **Map 7**) and **Table 3** shows important soil characteristics for the amendment area.

There is one partially hydric soil within the amendment area. Hydric soils are good indicators of existing and former (drained) wetlands. According to the Soil Survey Geographic data for Dane County developed by the NRCS ([link to web soil survey](#)), the Troxel soils (the 7197A map unit) are not hydric, but they do have a seasonal (April to June) zone of water saturation within 5 feet of the ground surface. The Troxel soils are moderately well drained and therefore do not pose a limitation for buildings with basements.

**Table 2**  
**Soils Classification**

| Soil                      | % of Area |
|---------------------------|-----------|
| Batavia Silt Loam; 7105B  | 36.4      |
| Batavia Silt Loam; 7105A  | 21.8      |
| McHenry Silt Loam; 7310D2 | 15.1      |

|                           |      |
|---------------------------|------|
| Hayfield Silt Loam; 7771A | 12.3 |
| Batavia Silt Loam; 7105C2 | 8.3  |
| Troxel Silt Loam; 7197A   | 5.7  |

Source: Soil Survey Geographic data for Dane County developed by the USDA Natural Resources Conservation Service

**Table 3**  
**Soils Characteristics**

| Characteristic                                              | Soil Map Symbols                                     | % of Area |
|-------------------------------------------------------------|------------------------------------------------------|-----------|
| Prime Agricultural Soils                                    | 7105B, 7105A, 7771A, 7197A, 7327B*                   | 76.6      |
| Hydric Soils<br>(Indicates Potential / Restorable Wetlands) | 7771A                                                | 12.3      |
| Poorly Drained Soils with Seasonal High Water Table (< 5')  | 7771A                                                | 12.3      |
| Soils Associated with Steep Slopes (> 12%)                  | 7310D2                                               | 15.1      |
| Soils Associated with Shallow Bedrock (< 5')                | None                                                 | 0         |
| Best Potential for Infiltration in Subsoils                 | 7105B, 7105A, 7310D2, 7771A, 7105C2, 7327B*, 7325C2* | 94.3      |

Source: Soil Survey Geographic data for Dane County developed by the USDA Natural Resources Conservation Service. \* = soil classification makes up less than 1% of area

According to WGNHS data, bedrock within most of the amendment area is in the Trempealeau Group. Bedrock in the Trempealeau Formation is quartz sandstone, dolomitic siltstone, silty dolomite, and sandy dolomite, consists of two formations including the Jordan and underlying St. Lawrence Formations, which were combined as one mapping unit. Thickness is up to 75 feet, where not eroded. Bedrock in the northeastern and southeastern corners of the amendment area is in the Tunnel City Group. Bedrock in the Tunnel City Group is medium to very fine-grained quartz sandstone, locally very glauconitic, and consists of two formations including the Lone Rock and Mazomanie Formations. Thickness is up to 150 feet. According to WGNHS data, the depth to bedrock in the amendment area ranges from 103 to 139 feet, with the shallowest depths generally being in the northeastern portion of the

amendment area, and the deepest depths being in the east central portion of the amendment area (see **Map 8**).

As is common throughout much of the upper Midwest, karst features such as enlarged bedrock fractures are prevalent in the local dolomite uplands. Karst features including vertical fractures and conduits provide primary pathways for groundwater movement and can dramatically increase groundwater susceptibility when present. The location of karst features is difficult to predict, and the thickness and type of the overlying soil greatly affects how much water drains into them. Where clay soils are thick, infiltration rates are likely to be very low. However, where bedrock fractures are near the surface infiltration rates can be very high. This can also pose a concern for potential groundwater contamination if improperly managed. *WDNR Technical Standard 1001 – Wet Detention Pond* (2007) and *WDNR Technical Standard 1002 – Site Evaluation for Stormwater Infiltration* (2022) require field verification for areas of the development site considered suitable for stormwater management. This includes a site assessment for karst features in this area. If shallow karst features are found, adequate protection measures are required to address any potential for groundwater contamination.

Per Dane County ordinance, infiltration practices receiving runoff from source areas that contain impervious surfaces must be located to allow a separation distance of at least 5 feet between the infiltration system and the elevation of seasonal high groundwater, or the top of bedrock, along with certain soil filtering characteristics. However, there is no minimum separation distance for roofs draining to surface infiltration practices. Soil test pits are required as part of the stormwater management plan to ensure that infiltration practices are sited in locations that will not adversely affect groundwater quality.

### **Contamination**

CARPC staff reviewed the DNR Remediation and Redevelopment Tracking System database ([link to database](#)) and Remediation and Redevelopment (RR) Sites Map ([link to map viewer](#)) for records of contamination within the amendment area. No records of investigation or cleanup activities were found.

## **Proposed Urban Services**

### ***Parks and Open Space***

The proposed development includes six outlots dedicated to stormwater management (12.7 acres) and one small neighborhood park (0.6 acres). All stormwater areas are proposed for placement in Environmental Corridors (see **Map 2**).

## **Wastewater**

### **Overview**

Sanitary sewer service will be provided to the proposed development within the amendment area by connection to the Village of Oregon sanitary sewer collection and wastewater treatment system. Flows from the amendment area will be conveyed via 8-inch gravity sewer to a new, temporary lift station at the northeast corner of the site. In addition, a 10-inch gravity sewer will be extended towards the western side of the amendment area to facilitate sewer connection for future developments to the west and south. The lift station will pump flows south through the amendment area and discharge to existing sanitary sewer on Peterson Trail south of Netherwood Road (see **Map 9a**). Wastewater will flow south through 8-inch gravity sewer and discharge to 15-inch and 21-inch interceptor sewer on County Road CC. These interceptors will convey flows east and discharge to a 24-inch interceptor near the Oregon Branch, north of the intersection of County Road CC and Ash Street. Flows will continue east through 24-inch and 27-inch interceptor sewer and ultimately discharge to the Oregon Wastewater Treatment Facility.

### **Collection System**

The proposed development within the amendment area consists of approximately 280 dwelling units contributing to wastewater flows. The remaining two parcels within the amendment area, each containing a single residential home, are not anticipated for redevelopment and will contribute negligible additional flows if/when they connect to public sewer. The Village estimates that the amendment area will generate an annual average of approximately 35,000 gallons per day (gpd) of wastewater, or 24.3 gallons per minute (gpm). This assumes an average wastewater generation rate of 50 gallons per capita per day (gpcd) and 2.5 people per dwelling unit. The Village estimates that the amendment area will generate a peak daily flow rate of approximately 140,000 gpd (0.14 MGD), or 97.2 gpm (0.22 cfs), utilizing a peaking factor of 4.0 for residential land uses. If assuming an average wastewater generation rate of 100 gpcd, the amendment area will generate an annual average of approximately 70,000 gpd (48.6 gpm) and peak daily flow rate of 280,000 (194.4 gpm).

The proposed 8-inch sanitary sewers within the amendment area are anticipated to have minimum capacities of 332 gpm, assuming a design slope of 0.40% (minimum allowable per NR 110), which will provide sufficient capacity for the anticipated peak flows from the amendment area. The temporary lift station is anticipated to pump all flows from the amendment area to existing 8-inch sewer in Peterson Trail south of Netherwood Rd at a rate of 160 gpm. To assess capacity of the existing wastewater collection system, the Village completed a Hydraflow analysis for the receiving sewers downstream of the Peterson Trail connection. Based on the results of this analysis, no downstream sewer is projected to receive

loading greater than 75% of its total capacity. The Village's application concluded that the existing downstream collection system has the capacity to serve the amendment area.

Based on the Village's application, the temporary lift station will be sized to serve the amendment area in addition to adjacent areas to the west and south, providing adequate capacity for the anticipated development. The Village anticipates future extension of the existing 15-inch interceptor sewer on Netherwood Road near Cusick Parkway to the lift station site; following the interceptor extension, the lift station will be removed. Further capacity calculations may be necessary to confirm that the downstream sewers have sufficient capacity to convey flows from the ultimate service area of the temporary lift station to the Oregon WWTF.

Lift station design is governed by NR 110 of Wisconsin Administrative Code, which requires several measures to prevent pump failure including installing standby pumping equipment and alarm systems. In the event of a sanitary sewer overflow, the Village is required to report to the Wisconsin Department of Natural Resources (DNR) all occurrences of overflows within 5 business days of the event, pursuant to NR 210.21(4)(b) of Wisconsin Administrative Code. In addition, all owners of collection systems are required to develop and implement a Capacity, Management, Operation and Maintenance Program ([CMOM](#)) per NR 210.23 of Wis. Adm. Code. Through the CMOM program, owners of collection systems are required to notify the public and other directly affected parties of overflow incidents.

### **Wastewater Treatment Facility**

The Village of Oregon will provide wastewater treatment for the amendment area. The Oregon Wastewater Treatment Facility (WWTF) currently discharges treated effluent on the north bank of Oregon Branch of Badfish Creek, a quarter mile upstream of the Hwy 14 culvert, within the Oregon Branch subwatershed (Lower Rock River Basin). The rated monthly design flow capacity of the facility, according to annual reporting records, is 1.8 million gallons per day (MGD). In the year 2025, the facility received an average monthly influent hydraulic loading of 1.1 MGD (61% of the 1.8 MGD design capacity), including infiltration and inflow, according to the 2025 Compliance Maintenance Annual Report (CMAR) ([link to 2025 CMAR](#)). Based on the 2020 Facilities Plan for the Village of Oregon WWTF, the average daily flow is 1.32 MGD. With the addition of the amendment area (70,000 gpd, using a conservative wastewater generation rate of 100 gpcd) at full build-out, the Oregon WWTF may receive average daily flows up to approximately 1,390,000 gpd and will remain below the design average daily flow capacity of 1,800,000 gpd.

In recent years, the monthly loading has exceeded capacity at times. The Village of Oregon is growing steadily, and the Village recognizes that WWTF upgrades are needed. In July 2020, the Village's engineering consultant prepared a Facilities Planning Document report which

recommended maintenance and improvements to the existing WWTF. The planned improvements are intended to be completed in phases, with the first phase (Phase 0) having been implemented in 2020 and the final phase (Phase 3) planned for implementation in approximately 2035, or as dictated by peak flows. The Village's application confirms that planned improvements are in progress, stating that the Oregon WWTF is currently under construction for replacement of aging equipment and additional capacity improvements which will expand the rated capacity from 1.8 MGD to 8 MGD.

The facility's WPDES permit for wastewater effluent discharge to the Oregon Branch – Badfish Creek outfall was reissued on April 6, 2026. Limits from the previous WPDES permit remained in effect until May 1, 2026. According to the 2025 CMAR – during which the facility would have been subject to the previous WPDES permit limits – the Village did not have any issues meeting its permit limits for effluent discharge. Below is a summary of the major effluents reported on in the 2025 CMAR:

- The biochemical oxygen demand (BOD) effluent quality for 2025 was below the monthly average limit, with a monthly average of 7.8 mg/L (39% of the limit) and a maximum concentration of 13 mg/L (65% of the limit) for the months of April and May.
- The total suspended solids (TSS) effluent quality for 2025 was below the monthly average limit, with a monthly average of 5.8 mg/L (29% of the limit) and a maximum concentration of 10 mg/L (50% of the limit) for the month of April.
- The ammonia (NH<sub>3</sub>) effluent quality for 2025 was below the monthly average limits (limits vary by month), with a monthly average of 0.3044 mg/L (0 – 23% of the limit) and a maximum concentration of 1.120 mg/L (11% of the limit) for the month of February.
- The phosphorus (P) effluent quality for 2025 was below the monthly average limit, with a monthly average of 0.42 mg/L (42% of the limit) and a maximum concentration of 0.604 mg/L (60% of the limit) for the month of August.

The WWTF discharges to a tributary of the Rock River, and thus the WPDES permit includes TSS and phosphorus limits to comply with the Total Maximum Daily Load developed for the Rock River Basin to protect and improve water quality. In the case of phosphorus, the future water quality-based effluent limit (WQBEL) has a six-month seasonal average limitation of 0.075 mg/L and a monthly average limitation of 0.225 mg/L, based on current in-stream phosphorus data. To meet the WQBEL for phosphorus, Oregon WWTF has been approved by the Wisconsin DNR to implement a watershed adaptive management approach (WAM) through participation in the Yahara Watershed Improvement Network (Yahara WINS) to

implement phosphorus reducing practices within the watershed ([link](#)). The adaptive management interim limitation for phosphorus is 0.6 mg/L, expressed as a six-month average (May through October and November through April), and went into effect beginning the period from May 1, 2023, through October 31, 2023. Based on the updated WPDES permit, the new adaptive management interim limit for the six-month average will reduce to 0.5 mg/L, effective May 1, 2026.

## **Water System**

### **Overview**

Water will be provided to the amendment area by connection to the Village's municipal water system. Oregon Municipal Water and Sewer Utility provides municipal water through a public water distribution system which includes approximately 333,000 lined feet of water main and four active high-capacity groundwater wells. The active wells have an average capacity of 850 to 1,000 gallons per minute (gpm). In total, the gross capacity of the municipal wells is approximately 3,550 gpm, or 5.11 million gallons per day (MGD). The firm capacity (with the largest well assumed to be out of service) is approximately 2,550 gpm, or 3.67 MGD. The Village has three ground-level reservoirs, two standpipes, and one elevated tank, with a combined storage capacity of 1.27 million gallons.

Water supply within the amendment area will be provided by 8-inch and 12-inch mains connecting to existing 8-inch water main near the intersection of Netherwood Road and Peterson Trail and to existing 12-inch water main south of Netherwood Rd near Nils Circle, respectively (see **Map 9a**). From the connections to existing water main at the south of the site, water main will be extended north and looped through the amendment area.

### **System Evaluation**

According to the 2025 Annual Report to the Public Service Commission of Wisconsin ([link to 2025 Annual Report](#)), the Village pumped an average of 635 gpm, or 0.91 MGD, in 2025, which is approximately 25% of its firm pumping capacity. In 2025, the maximum amount pumped in any one day was 1,010 gpm, or 1.46 MGD. The Village's application reports that usage records since 2020 indicate average daily demand on the system at approximately 594 gpm, or 0.86 MGD, which is reasonably consistent with the Annual Report value. The Village's application also reports an average peak hourly demand of 2,307 gpm, or 3.3 MGD, based on usage records.

Water losses in the Village's distribution system were an average of 110,844 gpd, or 0.11 MGD, in 2025, which accounted for 12% of the net water supplied. Approximately 96% of this was due to unreported and background leakage, with the remaining due to reported leaks and other apparent losses. In 2025, there was 7 main breaks and 3 service breaks which were repaired. Water losses in the Village's distribution system were 7% in 2024 and 6% in 2023. The

Wisconsin Administrative Code PSC 185.85(4)(b) requires a utility with more than 1,000 customers to submit a water loss control plan to the Public Service Commission (PSC) if the utility reports its percentage of water losses exceeds 15%.

The proposed development consists of 280 dwelling units contributing to water demand. The two remaining parcels within the amendment area, each containing a single residential home, are not anticipated for redevelopment and will contribute negligible demand if/when they connect to public water. The Village anticipates the annual average daily water demand for the amendment area to be approximately 70,000 gallons per day, or 48.6 gpm. This assumes an average daily demand of approximately 100 gallons per capita per day (gpcd) and 2.5 persons per housing unit based on the Village's application. The estimated peak hourly demand is approximately 11,667 gallons/hour, or 194.4 gpm, based on a peak hourly demand factor (average daily to peak hourly) of 4 for residential land uses. Including the projected demand from the amendment area, the total average daily demand on the water system (635 gpm existing, based on 2025 PSC Annual Report) is anticipated to be approximately 685 gpm. The peak hourly demand (2,538 gpm existing, based on a peak hourly demand factor of 4) is anticipated to be 2,732 gpm. This is within the gross capacity of the system with all four wells running but does exceed the firm capacity. If the largest well is down, water from storage will be required to meet the peak hourly demands on the system (note: these calculations use a conservative peak hourly demand factor which results in an existing peak hourly demand greater than reported in the Village's application). Nonetheless, it is anticipated that the existing water supply system will support the additional demand from the proposed amendment area. The estimated average daily water demand from the amendment area represents an increase of approximately 8% of the current demands on the system.

## **Stormwater Management System**

### **Overview**

The amendment area is within the Oregon Branch (HUC 12) subwatershed (see **Map 5**). This area currently consists almost entirely of agricultural row crops and contains three rural residential home sites (see **Map 2** and **3**). A ridge in the northeast quadrant separates the internally draining Lake Barney watershed from the larger Oregon Branch watershed. Runoff northeast of this ridge flow northeast toward Cusick Parkway. Southwest of this ridge, most of the amendment area is relatively flat and contains numerous small, interconnected depressional areas which generally flow southwest or north off the site. Several of these depressions become hydraulically connected and function as a single larger storage area, overtopping Netherwood Road during the 25-year storm event and beyond, according to the application materials. The southwest flow ultimately makes its way northward toward Lake Barney. The northwest corner is steeper and flows northwest directly toward Lake Barney and the associated wetlands (see **Map 6**). The *Featherwood Trails Preliminary Stormwater*

The amendment area represents less than two percent of the approximately 4,850-acre, internally draining watershed (also referred to as a 'closed basin' watershed) of Lake Barney (see **Figure 2**). The amendment area also interacts with two smaller, localized closed basin areas immediately offsite to the southwest along Netherwood Road. Internally drained watersheds lack a defined drainageway or stream outlet, and the only mechanisms for water to leave the basin under average rainfall conditions are by infiltration and evapotranspiration. Changes to the watershed resulting in increased volumes of runoff (e.g., from an increase in impervious surfaces) can potentially impact surrounding and downstream properties and water resources if the increases are not mitigated. Therefore, enhanced stormwater management considerations for runoff quantity are important in closed basins to avoid unintended impacts on surrounding properties and water resources.

## #2603 Oregon USA Amendment – “Featherwood Trails”

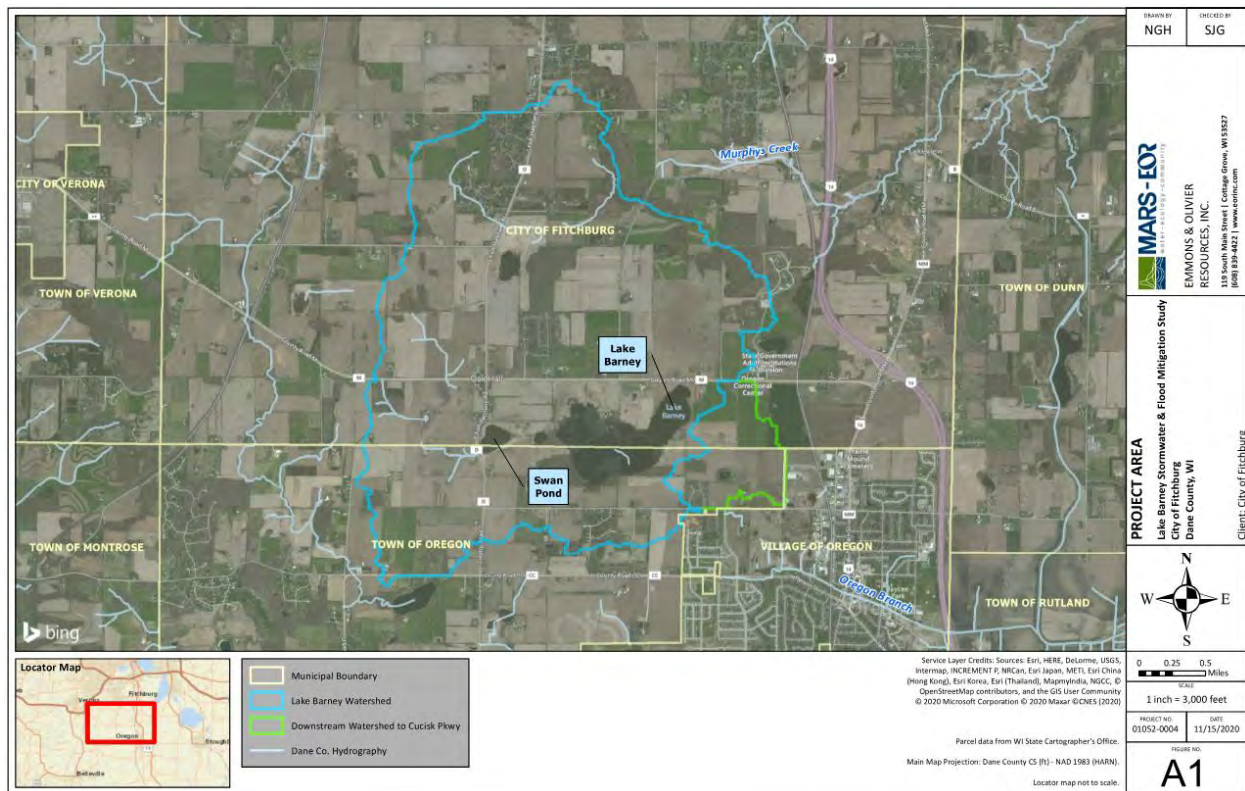


Figure 2. Lake Barney Watershed (EOR, 2021)

Concurrently, the Village of Oregon began developing alternatives for conveyance improvements to mitigate flooding downstream of Lake Barney within the Village near CTH CC/Jefferson Street and Netherwood Road. In 2025, the *CTH CC/Jefferson Street Existing Drainage Study*, prepared by AE2S, on behalf of the Village, outlined these alternatives. Based on the recent summary provided by the Village (see **Appendix B**), downstream conveyance alternatives were determined infeasible due to permitting, financial, and ecological impact considerations. Rather, the Village will focus on increased detention in the upland areas of the watershed as a long-term flood mitigation strategy.

The outlet elevation of Lake Barney is defined as approximately 947.3 ft and is located north of the amendment area, according to the Lake Barney Study (see **Figure 3**). The peak lake elevation recorded was almost 949 ft (EOR, 2021). Without downstream conveyance modifications, the lake and surrounding wetland complex will continue to function dynamically in response to precipitation. According to the [Wisconsin Initiative on Climate Change Impacts](#) (WICCI) projections, southern Wisconsin is projected to see increases in total precipitation and in the number of intense rainfall events. Proper planning and design are critical in such watersheds, such as setting the lowest openings of infrastructure and improvements at least 2 feet above this high-water elevation. The lowest existing ground elevation within the amendment area is approximately 950 ft, and the proposed development of 'Featherwood Trails' is well above this elevation.

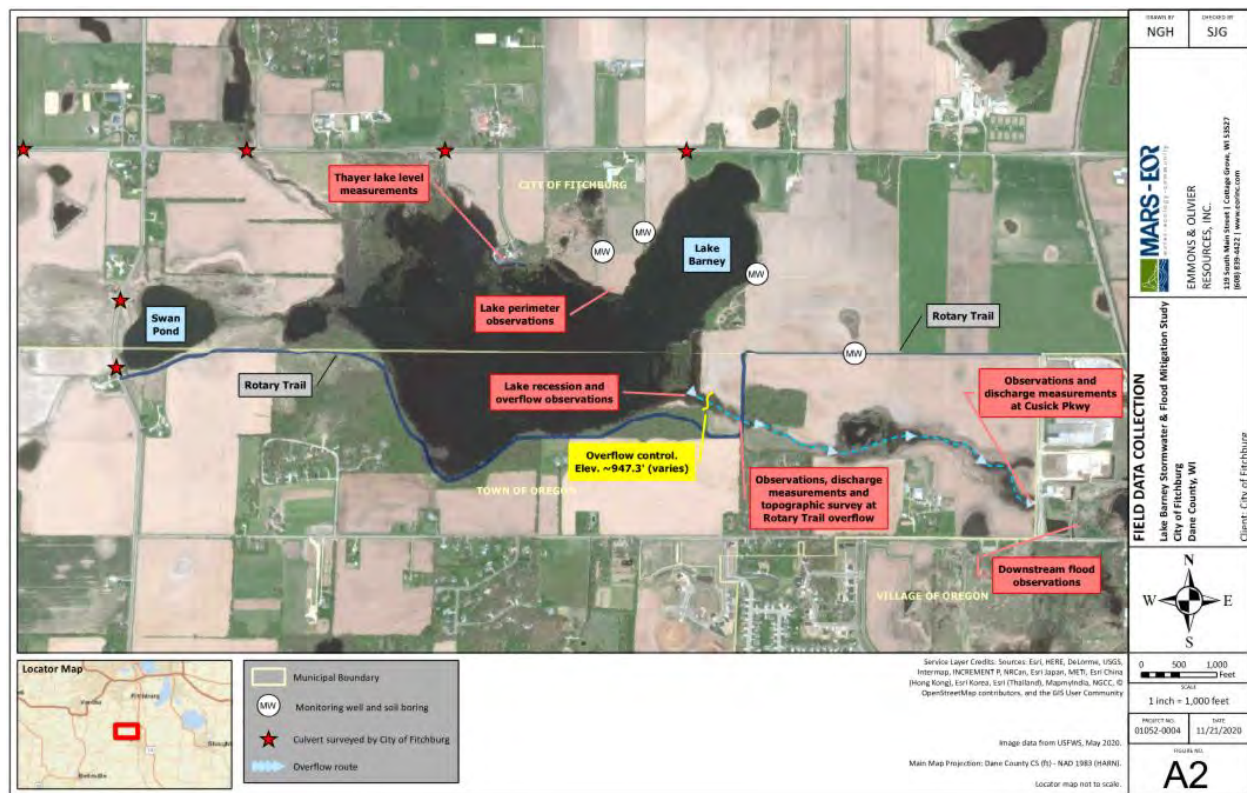


Figure 3. Lake Barney Field Data (MARS-EOR, 2021)

## Proposed Stormwater Management Plan

The Village proposes stormwater management measures for the amendment area to meet, or exceed, applicable stormwater performance standards currently required by the State of Wisconsin, Dane County, and Village of Oregon. According to the Village's application, new development within the amendment areas will meet or *exceed* current stormwater regulations for peak rate control and attenuation, water quality (total suspended sediment, or TSS, reduction), and volume control through infiltration (or stay-on). Oil and grease control is not required given the density and type of development proposed (residential). The site is not within a thermally sensitive watershed.

A detailed stormwater management plan for the proposed 'Featherwood Trails' development site within the amendment area has been provided with this proposal. The concept provided in the application includes five stormwater areas across the plat (see **Map 9B**), utilizing a combination of wet detention and infiltration basins. In proposed conditions, the drainage divides will generally be maintained, except that a portion of the plat which currently drains to Netherwood Road prior to ultimately reaching Lake Barney will be routed directly to Lake Barney. This has no overall effect on the volume of water reaching the lake but may reduce localized flooding along Netherwood Road—modeling shows that the post-development elevation in the two depressional areas along Netherwood Rd are equal or lower than in the pre-development condition.

Since the development site is within a closed basin watershed, Dane County ordinance requires the site to achieve 90% stay-on of the predevelopment stay-on volume, without exceptions, as well as providing adequate storage capacity for back-to-back 100-year, 24-hour storms. The storage volume within depressional areas of a closed basin watershed, as defined by ordinance, must be modeled in pre-development conditions. The Village and development team have exceeded these requirements and aimed for 100% stay-on (achieving 99.9% based on modeling in the provided stormwater report), matching the predevelopment stay-on volume for the average annual rainfall series. Post-development peak rates are equal to or less than the predevelopment rates for each subwatershed within the development site for each design storm event through the 500-year event as well as the back-to-back, 100-year event. Additionally, the peak water elevations in the two localized closed basins to the south of the development site have been maintained or reduced. This exceeds current state, county, and local requirements and will help mitigate possible impacts to downstream properties and conveyances due to the proposed development.

The preliminary stormwater plan reports total suspended solids (TSS) reduction of nearly 97%, exceeding the required 80% reduction. Pretreatment of stormwater runoff for total suspended solids (TSS) and peak discharge rate attenuation is required prior to entering wetlands in accordance with NR 151 regulations, which requires 60% TSS removal for residential areas. Avoiding direct and secondary impacts to wetlands is also required, requiring that changes to wetland functional values be avoided in accordance with NR 103, which includes maintaining wetland hydrology.

In addition to treating runoff from the proposed development within stormwater basins, the development team have also committed to use of native vegetation within proposed stormwater outlots and within a rear-yard swale that runs along the rear of the proposed lots bordering Lake Barney (see **Figure 4**). This native vegetation will provide enhanced filtering and volume reduction benefits not apparent in the reported performance results on the stormwater management system.

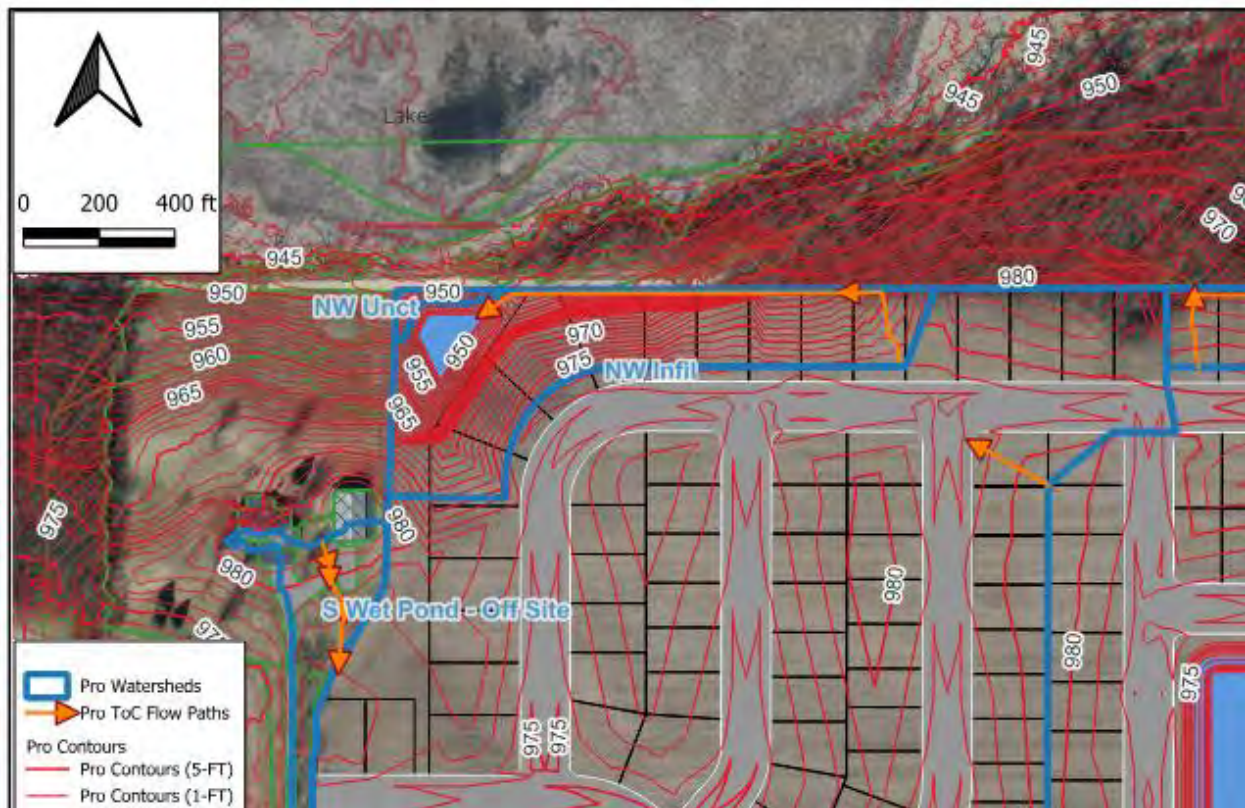


Figure 4. Conceptual grading and rear-yard swale (D'Onofrio, 2026)

Temporary stormwater management and erosion control using appropriate best management practices during construction will also be important, including appropriate phasing of ground disturbing activities to limit the amount of exposed soil. Depending on the extent of construction, a particular emphasis on limiting offsite transport of sediment from the construction area will be important to reduce any transport of sediment or nutrients from the existing site to the wetlands.

Plat-wide or regional stormwater facilities will be placed in outlots dedicated to the public and will be owned and managed by the Village, while any stormwater facilities privately owned and managed will be subject to a stormwater maintenance agreement to be recorded with the Register of Deeds. The intention is for all stormwater facilities to be dedicated to the public. Based on the recent summary provided by the Village, prior to dedication, the Village requires that facilities match the original design and meet all Village construction standards for restoration. The Village then integrates the facilities into their own facility maintenance plans and protocols. This includes appropriate vegetation management practices including mowing, prescribed burning, and routine inspections (see **Appendix C**).

NR 151.124(4)(a)2. and 811.12(5)(d) of the Wisc. Admin. Code includes separation requirements for potential contamination sources, including a 400-foot setback for infiltration basins from public wells and up to a 100-foot setback from private wells for certain stormwater facilities.

There are several private wells within or immediately adjacent to the amendment area, according to the Wisconsin DNR Well Inventory Viewer database ([link](#)). The final design of stormwater facilities will need to account for private (non-community) wells associated with the existing private wells and maintain proper setbacks in accordance with NR 812 regulations. Existing onsite private wells will need to be abandoned and sealed in accordance with applicable DNR and local requirements.

### **Performance Standards**

A detailed stormwater management plan review and approval by state and local agencies is required prior to beginning any development construction. Additionally, conformance with the areawide water quality plan is required for any developments which extend or connect to the public sanitary sewer system. CARPC typically reviews for conformance as part of the sewer extension permitting process. The stormwater plan will be required to meet all stormwater management and performance standards applicable at the time of development, as well as any performance standards made a condition of DNR approval of this amendment request.

The Village of Oregon stormwater management and performance standards are contained within Chapter 22 of the Village of Oregon Code of Ordinances. Dane County stormwater standards are detailed within Dane County Code of Ordinances, Chapter 14. WDNR stormwater standards are within Administrative Code Chapters NR 151 and NR 216. Development within the amendment area will be required to follow the more protective requirements contained within the respective standards.

## **Impacts and Effects of Proposal**

### ***Environmental Corridors***

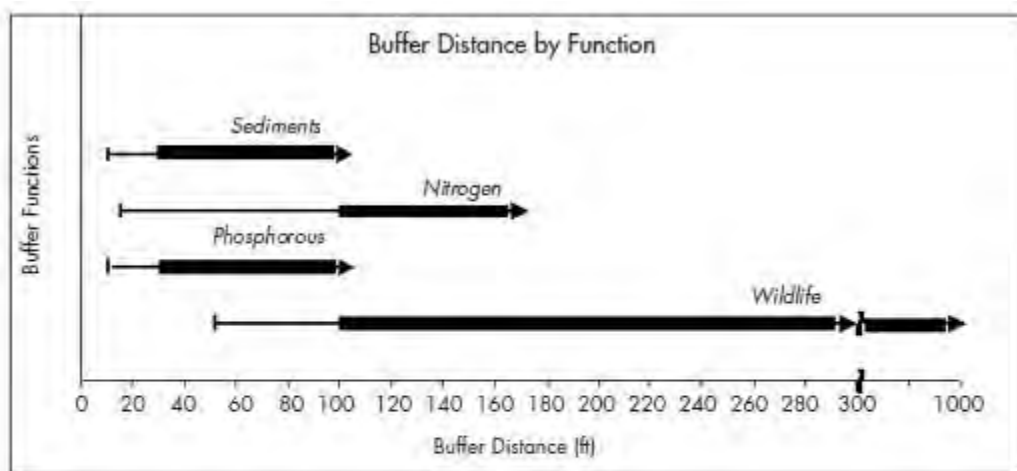
The proposed amendment area includes a total of approximately 12.7 acres of Environmental Corridor, per the concepts provided with the application (see **Map 12**). This will include the proposed stormwater management areas in accordance with the Policies and Criteria for Environmental Corridors ([link to document](#)<sup>3</sup>) adopted in the *Dane County Water Quality Plan*. A small amount of what is proposed as Environmental Corridor also coincides with mapped Voluntary Environmental Corridor, as described below. Estimated Environmental Corridors are

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<sup>3</sup> The [current version](#) of the *Environmental Corridor Policies and Criteria* was adopted on August 31, 2026. The ‘full scope’ of the proposed ‘Featherwood Trails’ development was known prior to this update; therefore, this specific development is considered grandfathered and only subject to the [2008 version](#). Refer to [Resolution 2026-12](#) for details on the implementation schedule of the new policy.

required to be included in Environmental Corridors when those areas are added to the urban service area. Estimated Environmental Corridors include natural resource features such as the 1% annual chance floodplain, waterbodies, streams and wetlands, plus their required vegetative buffers, riparian steep slopes, existing public lands, parks, and conservancy areas, and existing stormwater management facilities. These areas are mapped based on regionally available information, such as the Wisconsin Wetland Inventory data. The required 75 ft vegetated buffer for the wetland complex associated with Lake Barney is mapped just outside of the amendment area, though additional environmental corridor associated with the public stormwater outlots will provide additional buffering.

The purpose of a vegetated buffer is to provide water quality and wildlife protection/habitat functions. The Policies and Criteria for Environmental Corridors require a minimum 75 ft vegetated buffer to be designated as Environmental Corridors. A 75 ft vegetated buffer is effective for sediment or phosphorus control but could be less effective where nitrogen control or wildlife habitat functions are desired (see **Figure 5** below). Applying a greater buffer to the wetland complex associated with Lake Barney would better protect existing wetland and wildlife resources.



*Effective buffer distance for water quality and wildlife protection functions. The thin arrow represents the range of potentially effective buffer distances for each function as suggested in the science literature. The thick bar represents the buffer distances that may most effectively accomplish each function (30 - > 100 feet for sediment and phosphorous removal; 100 - > 160 feet for nitrogen removal; and 100 - > 300 feet for wildlife protection. Depending on the species and the habitat characteristics, effective buffer distances for wildlife protection may be either small or large.*

Figure 5. Buffer Distances (Source: Planner's Guide to Wetland Buffers for Local Governments, Environmental Law Institute 2008)

The proposed amendment area includes 77 acres mapped as Voluntary Environmental Corridor. The vast majority of this is mapped because it is internally drained areas, being within the Lake Barney watershed; with the remainder mapped for potentially restorable wetlands and old growth woodlands. Of this total area, 12.3 acres are proposed to be designated as Environmental Corridor with this amendment (see **Map 12**). Voluntary

Environmental Corridors are natural resources that are not legally protected from development, but still provide important benefits to the region, and are advised to be considered for inclusion in Environmental Corridors, above the minimum requirements. This concept is described more in the [2050 Regional Development Framework](#) and is aimed at achieving the goal of conserving water resources and natural areas. The Voluntary Environmental Corridor recommendations include natural resource features such as the 0.2% annual chance floodplain, potentially restorable wetlands, internally drained areas, hydric soils, endangered and sensitive habitats, unique geological formations and glacial features, riparian steep slopes between 12%-20% in the driftless portion of the county, riparian wooded areas that contain high-quality woodlands, current/potential Ice Age Trail Corridor, and Natural Resource Area boundaries identified in the Dane County Parks and Open Space Plan.

### ***Meeting Projected Demand***

2026 CARPC projections estimate Oregon will add 6,300 people and 3,700 new dwelling units between 2020 and 2050. The amendment request would add 276 (net) dwelling units to the regional housing stock. The majority are single-family detached units (242) split between front-loaded access (124) and alley-loaded access (118). Additionally, the amendment request proposes 34 two-family units. Lot sizes range from 3,100 to 14,500 square feet (1/14 – 1/3 acre). Net density for the amendment would be approximately 7.7 units per acre.

### ***Phasing***

The amendment requested is under 100 acres and does not require a phasing plan broken down by 10-year increments. However, development in the requested amendment is anticipated to develop in multiple phases over the next 5 to 10 years.

### ***Surface Water Impacts***

Development creates impervious surfaces (e.g., streets, parking areas, and roofs) and typically alters the natural drainage system (e.g., natural swales are replaced by storm sewers). Without structural best management practices (e.g., detention basins and infiltration basins) this would result in significantly increased stormwater runoff rates and volumes, as well as reduced infiltration (i.e., groundwater recharge). Even when designing to current state and county requirements, development results in increased runoff volume and reduced infiltration volume. Without structural best management practices for erosion control, development would also cause substantial short-term soil erosion and off-site siltation from construction activities. Scientific research has well documented that without effective mitigation measures, the potential impacts of development on receiving water bodies can include the following:

- o Flashier stream flows (i.e., sudden higher peaks)
- o Increased frequency and duration of bank-full flows

- o Reduced groundwater recharge and stream base flow
- o Greater fluctuations in water levels in wetlands
- o Increased frequency, level (i.e., elevation), and duration of flooding
- o Additional nutrients and urban contaminants entering the receiving water bodies
- o Geomorphic changes in receiving streams and wetlands

Natural drainage systems attempt to adapt to the dominant flow conditions. In the absence of mitigation measures, the frequency of bank-full events often increases with urbanization, and the stream attempts to enlarge its cross section to reach a new equilibrium with the increased channel forming flows. Higher flow velocities and volumes increase the erosive force in a channel, which alters streambed and bank stability. This can result in channel incision, bank undercutting, increased bank erosion, and increased sediment transport. The results are often wider, straighter, sediment laden streams, greater water level fluctuations, loss of riparian cover, and degradation of shoreland and aquatic habitat.

Since 2002, there have been stormwater management standards in effect at the state, county, and local level to require stormwater management and erosion control plans and structural best management practices designed to address the impacts of development on water quality, runoff volumes, peak flows, water temperature, and groundwater recharge. In 2011, county and local standards for runoff volume control were increased beyond state standards to further address the potential stormwater impacts of development. Since 2010 many communities adopted even higher standards for volume control through their own ordinances or as part of USA amendment agreements. In 2017, State statute 281.33(6)(a)(1) was changed to limit the ability of local governments to provide more protective standards for runoff volume control through local ordinances making it more difficult to fully mitigate the effects of development on receiving waters. In 2021, Dane County adopted peak rate control requirements for the 200-year storm event in their ordinance as well as requirements for closed basins, which applies to all communities in Dane County.

The Village of Oregon proposes to mitigate the urban nonpoint source impacts of the proposed development by requiring the implementation of various stormwater best management practices that will be designed and constructed to meet, or *exceed*, current Dane County standards for pollutant reduction, runoff volumes, peak flows, water temperature, and groundwater recharge. The development team has also agreed to minor plat revisions which increase the size of public outlots containing native vegetation bordering Lake Barney, as well as utilizing native vegetation within conveyance swales which border the lake and associated wetlands. Such practices will help to address the potential water quality impacts of stormwater runoff from the proposed development on the receiving waters.

Regional partners are actively working to address chlorides through the [Wisconsin Salt Wise Partnership](#). WI Salt Wise's chloride reduction trainings are open to all municipal and private winter maintenance professionals in the region. Village of Oregon personnel have, and are encouraged to, to attend winter salt certification classes and training for winter road maintenance to stay current on the latest trainings.

### **Groundwater Impacts**

Without effective mitigation practices which exceed state, county and local ordinance, converting natural areas to urban development shifts the ground/surface water balance in streams and wetlands from a groundwater-dominated system to one dominated more and more by surface water runoff. This can result in a reduction in baseflow to streams, which is crucial for maintaining stream flow between precipitation events. This can also result in subsequent reductions in stream quality and transitions to less desirable biological communities more tolerant to these impaired conditions.

Groundwater modeling using the 2016 Groundwater Flow Model for Dane County, developed by the WGNHS ([link to website](#)), indicates that the return of treated effluent from the wastewater treatment plant to the Oregon Branch effectively compensates for the loss of stream baseflow due to local groundwater withdrawals and has even resulted in an increase in baseflow since pre-settlement flow conditions (no pumping). Modeling shows that 2040 conditions will have a modest decline due to continued groundwater withdrawals. Modest decline compared to 2010 conditions is anticipated for the year 2040, according to modeling (see **Table 4**).

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**Table 4**  
**Modeled Baseflow Results Due to Current and Anticipated**  
**Future Municipal Well Water Withdrawals**  
 (All Municipal Wells)

| <b>Stream</b>                                   | <b>No Pumping</b> | <b>2010</b> | <b>2040</b> |
|-------------------------------------------------|-------------------|-------------|-------------|
| Oregon Branch (downstream of USH 14 (FID 2487)) | 0.55 cfs          | 2.13 cfs    | 2.11 cfs    |

*Source: Groundwater Flow Model for Dane County, developed by the WGNHS (2016 Modeling)*

Generally, groundwater discharge occurs along the entire length of perennial streams and is the source of stream baseflow. The loss of baseflow from the cumulative effects of well water pumping and urbanization is a regional issue, beyond the boundaries of a single USA Amendment or even a single municipality. This issue is discussed along with potential

management options in the updated *Dane County Groundwater Protection Planning Framework* ([link to report](#)). Reducing per capita water demand and fully maintaining pre-development groundwater recharge by infiltrating stormwater runoff helps to replenish groundwater, maintain baseflow, and mitigate this impact. The regional groundwater model is a useful tool for evaluating different configurations and scenarios of municipal groundwater well withdrawals on these stream systems.

## Public Participation Comments

During the public review period, CARPC received four (4) written comments from individuals and three (3) written comments from the Town of Oregon. The Village of Oregon also submitted a letter responding to the Town concerns. All are included in **Attachment C**.

A public hearing was held on the proposed amendment at the September 10, 2026, meeting of the Capital Area Regional Planning Commission. Representatives from the Village of Oregon, including the Village Director of Community Development, and the Village's planning consultant (Vandewalle) gave a presentation on the proposed amendment and spoke in favor of it. There were seven (7) registrants who spoke with concern about the amendment. Discussion among Commissioners followed. A recording of the public hearing is available as part of the video recording of the full Commission meeting on the CARPC Meetings webpage ([link](#)).

The following summarizes the main topics of commentary related to water quality raised by registrants from the public:

- Concern for impacts to Lake Barney and Swan Pond, and the associated wetlands.
- Concern for potential infiltration of lawn chemicals (pesticides, fertilizers, herbicides) near Swan Pond and associated wetlands, impacting a unique ecosystem with endangered and threatened bird species.
- Suggestion to slow development, reduce footprint, and establish a larger environmental corridor along Lake Barney and associated wetlands.
- Request for expanded wetland buffer up to 300' to better protect Swan Pond and Lake Barney.
- Concerns about downstream flooding impacts, referencing past flooding events.
- Concerns with permitting a sanitary lift station due to failure risks and maintenance costs; suggestion to use gravity sewer and delay lots needing lift station.
- Request for long-term maintenance plans for native vegetation and stormwater management areas, which addresses invasive species.
- Concerns about groundwater impacts from stormwater and potential contamination from sanitary lift station failure.

- Questions about how fluctuating water levels in Lake Barney and Swan Pond will be accounted for in planning.
- Concern for impacts from chlorides and hydraulic effects on local waterbodies.
- Discrepancies in application documents.

The following summarizes the main topics of commentary related to water quality raised by Commissioners:

- Clarifying questions.
- Support for increasing environmental corridor buffers from 75' up to 300'.
- Requests for detailed information on groundwater flow and stormwater pond maintenance policies.
- Inquiry into mapped 'potentially restorable wetlands' and inconsistencies with development plans (i.e., why are lots proposed overtop these areas).
- Suggestion to eliminate lots near Lake Barney to achieve greater environmental corridor buffer (up to 300') to protect fluctuating water levels and sensitive habitats.
- Suggested that agricultural land currently contributes more runoff than residential development; development expected to improve stormwater management.
- Concern that current stormwater management may not address chloride concentration impacts.
- Emphasis on long-term maintenance of stormwater ponds and native vegetation.
- Calls for adherence to or exceeding buffers based on environmental sensitivity.

## **Conclusions and Staff Water Quality Recommendations**

There is sufficient existing treatment plant system capacity at the Oregon Wastewater Treatment Facility to serve the proposed amendment area. There is sufficient existing capacity in the collection system to serve the development.

The Village of Oregon proposes to mitigate the potential urban nonpoint source impacts of the proposed development on the receiving waters by requiring the implementation of stormwater best management practices that are designed and constructed to meet *or exceed* current standards for pollutant reduction, runoff volumes, peak flow rates, water temperature, and groundwater recharge. The Village is meeting or exceeding requirements within the adopted Policies and Criteria for Environmental Corridors, and has committed to use of native vegetation in swales and outlots bordering Lake Barney and the associated wetlands to provide additional ecosystem and water filtering benefits.

It is CARPC staff's opinion that the applicant has satisfactorily complied with the *Policies and Criteria for Sewer Service Area Amendments* adopted in the *Dane County Water Quality Plan* on April 8, 2026. Furthermore, it is CARPC staff's opinion that the proposed amendment,

through adherence to the enumerated conditions below and other applicable standards, is consistent with water quality standards contained in Wis. Stat. § 281.15. In addition to the existing state and local requirements, the Village of Oregon and development team have agreed to pursue additional measures for the amendment area to ensure consistency with water quality standards. Additional actions have also been recommended below to further improve water quality and environmental resource management, though these are not required for consistency with water quality standards.

### **State and Local Requirements**

Among other applicable state and local requirements, development within the amendment area is required to meet the following:

1. Environmental Corridors shall be delineated to meet the Environmental Corridor Policies and Criteria adopted in the *Dane County Water Quality Plan* (those which are current at the time when the ‘full scope’ of the development proposal is known).  
**Note:** The [current version](#) of the *Environmental Corridor Policies and Criteria* was adopted on August 31, 2026. The ‘full scope’ of the proposed ‘Featherwood Trails’ development was known prior to this update; therefore, this specific development is considered grandfathered and only subject to the [2008 version](#). Refer to [Resolution 2026-12](#) for details on the implementation schedule of the new policy.
2. Sediment and erosion control practices must be installed prior to other land disturbing activities. Infiltration practices must be protected from compaction and sedimentation during land disturbing activities.
3. Easements and perpetual legal maintenance agreements with the Village of Oregon to allow the Village to maintain stormwater management facilities if owners fail to do so are required for any facilities located on private property. Facilities dedicated to the Village shall be incorporated into the Village’s overall stormwater facility maintenance protocols and require vegetation management and stormwater facility inspections, as appropriate for the vegetation present and type of device.
4. Review and approval of stormwater management plan(s) for each development within the amendment area by Regional Planning Commission staff is required as part of the sewer extension review process. Stormwater management plan(s) shall meet or exceed all applicable standards required by Wisconsin DNR, Dane County, and Village of Oregon, including:
  - a. Post-development peak runoff rate control for the 1-, 2-, 10-, 100-, and 200-year, 24-hour design storms (using NRCS MSE4 storm distributions) to match predevelopment peak runoff rates. In addition, peak runoff rate control is required

to limit the 10-year, 24-hour design storm to the pre-development level of the 2-year event, and the 100-year, 24-hour design storm to the pre-development level of the 10-year event, in accordance with Village Ordinance.

- b. Sediment control for the average annual rainfall period to reduce total suspended solids leaving the post-development site by at least 80%, as compared to no runoff management controls, with sediment control pretreatment occurring prior to infiltration as prescribed by WDNR Technical Guidance 1003 depending on the land use type.
- c. Post-development infiltration (stay-on) volume control to maintain at least 90% of the predevelopment infiltration (stay-on) volume for the average annual rainfall period, without exception for sites determined to be within a closed basin watershed.
- d. Oil and grease control to treat the first one-half inch of runoff using the best available technology for commercial, institutional, and any other land uses where the potential for pollution by oil or grease exists.
- e. Minimize impacts to the hydrology of offsite wetlands and avoid significant changes to wetland functional values to meet requirements of NR 103.

### ***Additional Agreements for the Amendment Area***

The Village of Oregon and development team have agreed to the following measures for the amendment area:

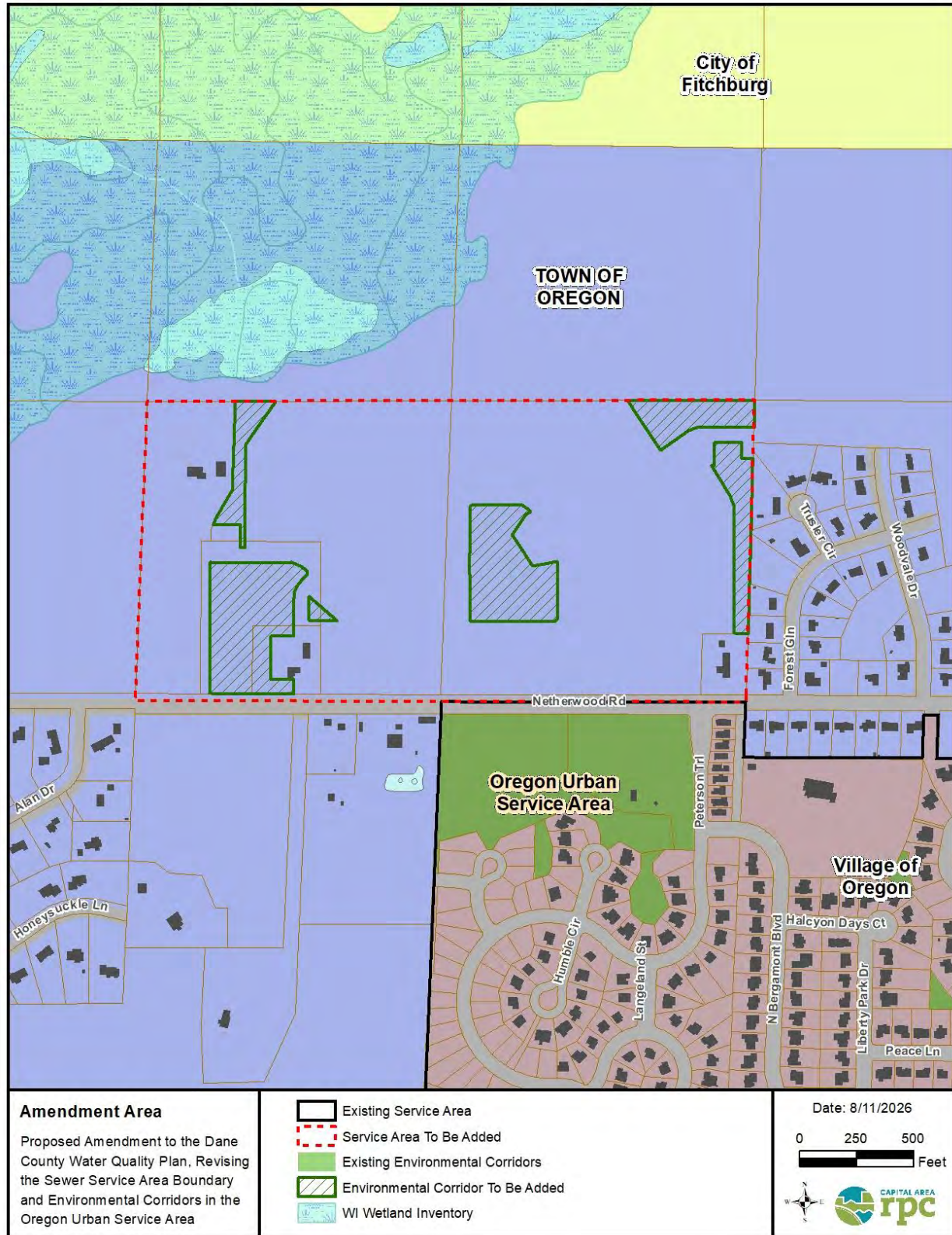
1. *Pursue* post-development infiltration (stay-on) volume control to maintain 100% of the predevelopment infiltration (stay-on) volume for the average annual rainfall period.
2. *Pursue* post-development peak runoff rate control for the back-to-back, 100-year, 24-hour design storms (using NRCS MSE4 storm distributions) to match predevelopment peak runoff rates.
3. Explore alternative lot configurations to reduce the depth of Lots 254-256 to approximately 100 feet in depth and correspondingly expand Outlot 15 (as numbered on Preliminary Plat), and require that Outlot 15 up to the bottom side of the proposed retaining wall along the rear of these lots (Lake Barney side) be established with native vegetation and contained within Environmental Corridor.
4. Require the establishment of native vegetation appropriate for the conditions along the proposed rear-yard drainage swale along, minimally, Lots 255-260 (as shown on Preliminary Plat).

## **Recommendations**

It is recommended that the Village of Oregon and development team pursue the following to further improve water quality and environmental resource management:

1. Foster the responsible use of chlorides by encouraging public and private winter maintenance professionals to attend the winter salt certification classes offered by Wisconsin Salt Wise. Furthermore, coordinate with WI Salt Wise to provide educational materials annually to residents to inform them of appropriate salting practices to limit the quantity of chlorides being delivered to Lake Barney.
2. Provide educational resources, such as those available through [Ripple Effects](#) and [UW-Extension](#), to residents regarding proper lawncare techniques, including the proper use of lawn fertilizers and pesticides/herbicides to limit the amount of nutrients and chemicals being delivered to downstream water resources (Note: in accordance with Dane County Code of Ordinances, Chapter 80, the use of phosphorus-containing lawn fertilizers is prohibited unless a soil test shows it necessary or when used on new lawns in the first growing season).
3. Encourage the removal and control of invasives and the use of native flora in landscaping for all areas designated as Environmental Corridor, where appropriate for the intended use.
4. Request a formal Endangered Resources Review by the WDNR for potential impacts to endangered resources like rare plants, animals, and natural communities, and take necessary habitat protection measures if species are found (Note: a screening conducted by CARPC staff indicates possible presence of threatened resources).
5. Except where required due to performance or technical requirements, utilize erosion control products that contain natural jute or coir fibers instead of products containing plastic netting to reduce the amount of microplastics and chemicals migrating into soils and downstream water resources.

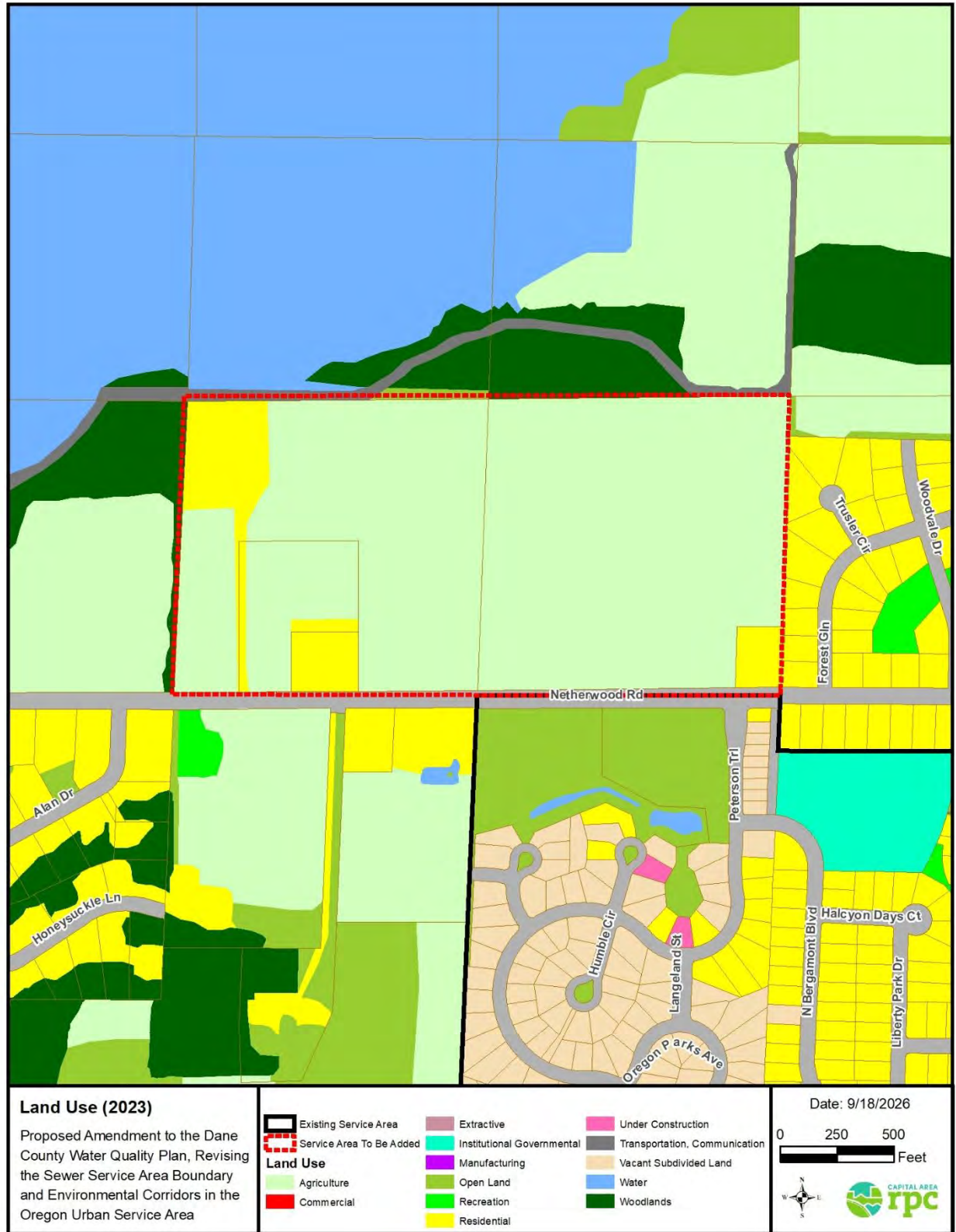
## Map 1 - Amendment Area



## Map 2 – Aerial



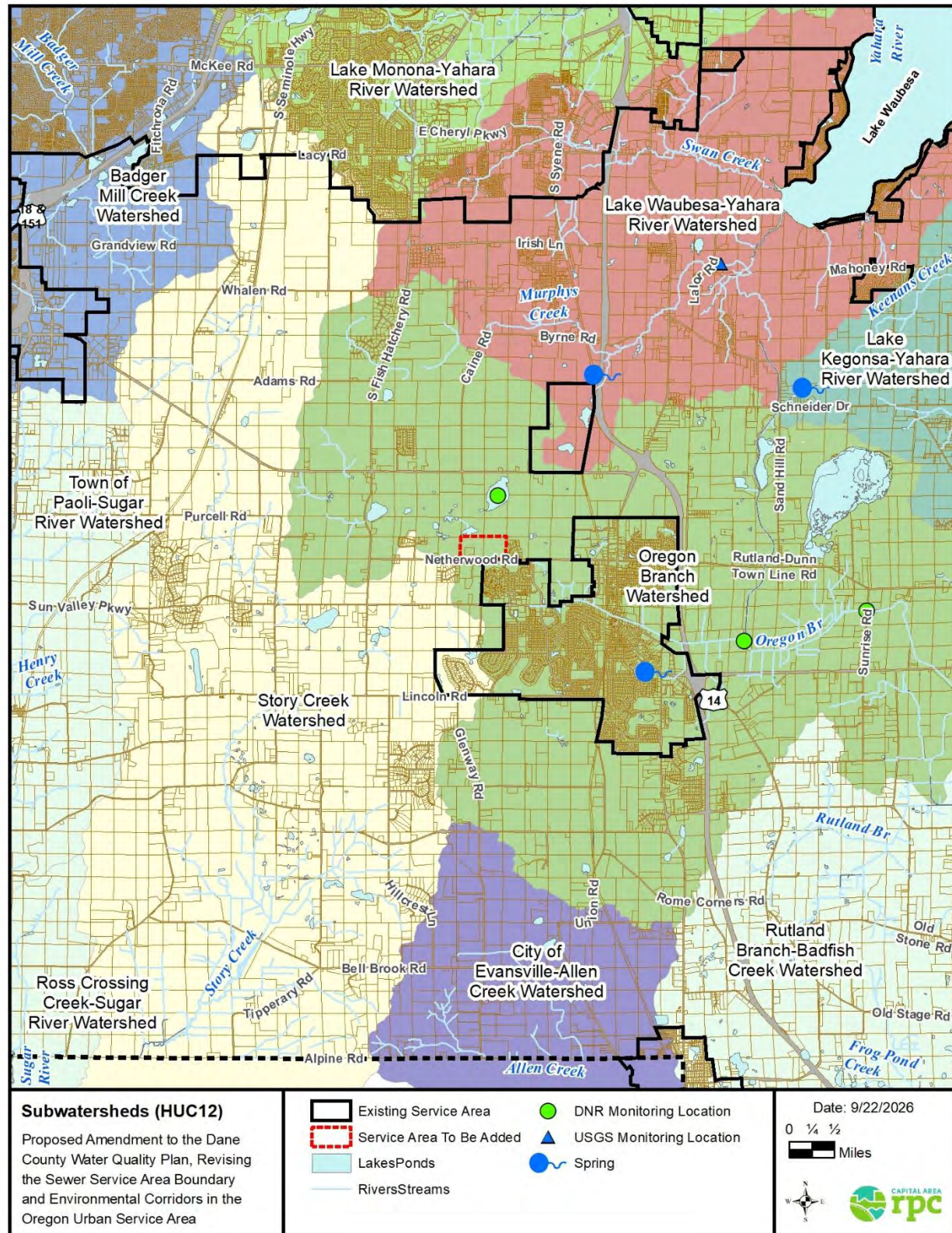
### Map 3 – Existing Land Use



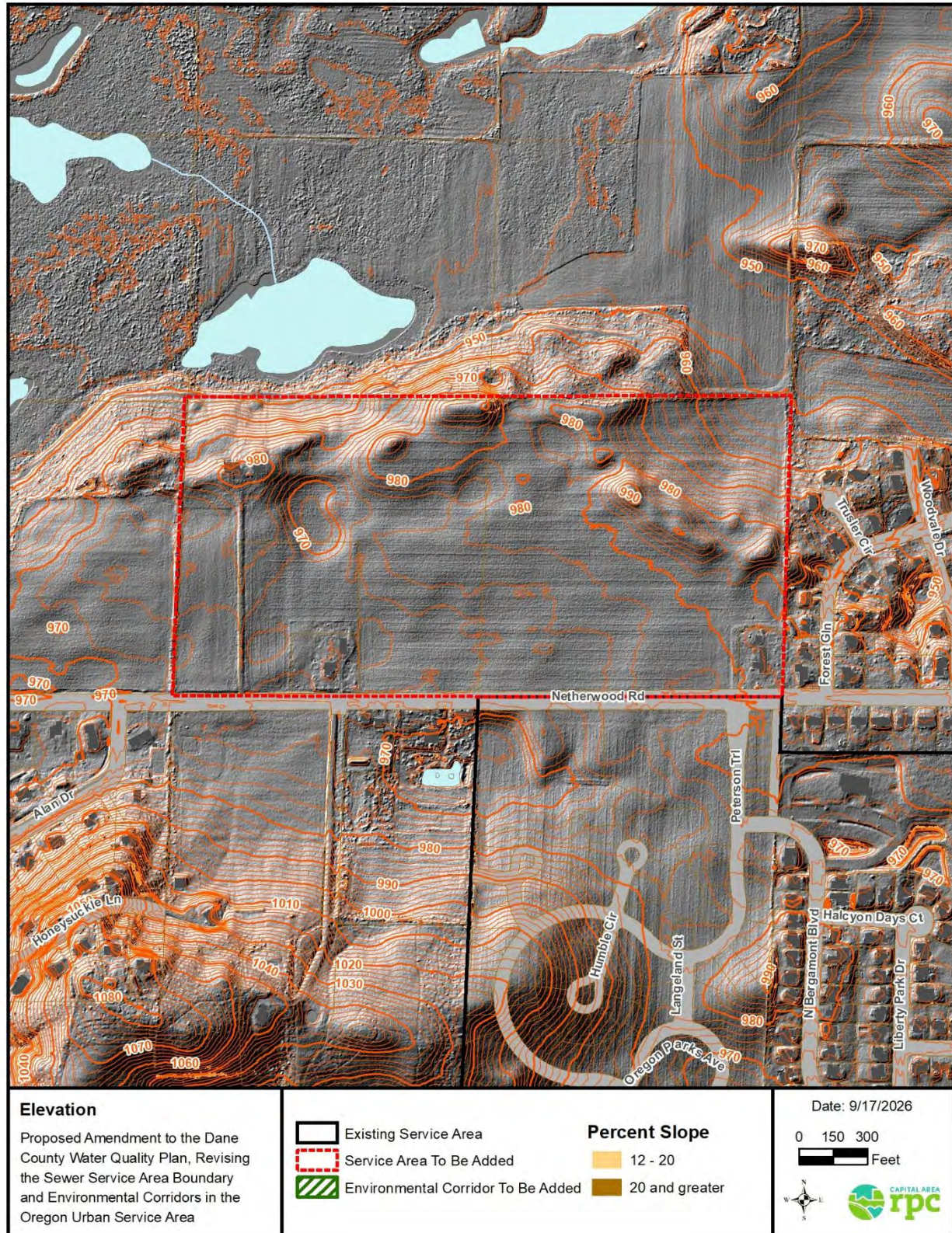
## Map 4 – Planned Land Use



## Map 5 – Subwatersheds



## Map 6 – Elevations



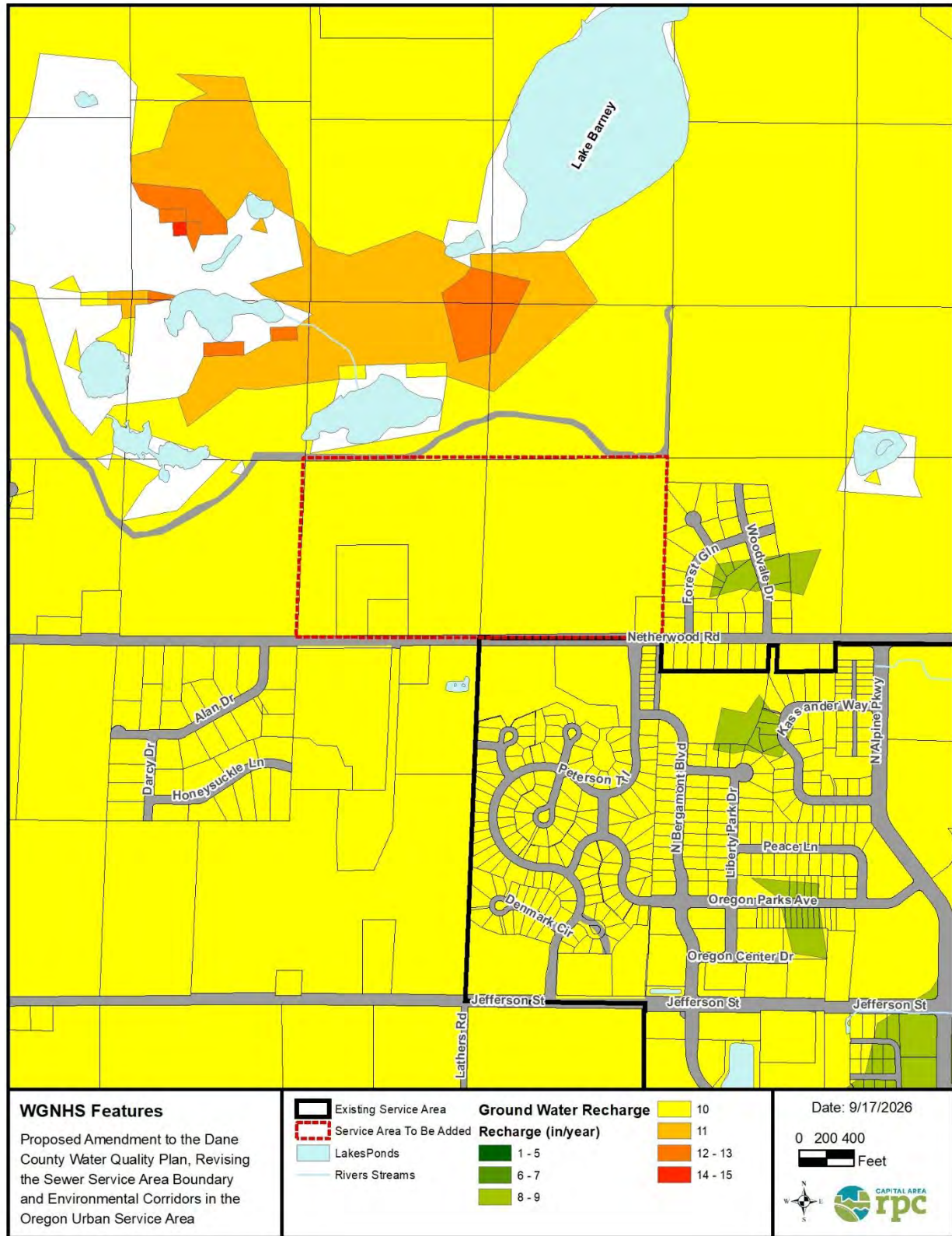
## Map 7 - Soil Type



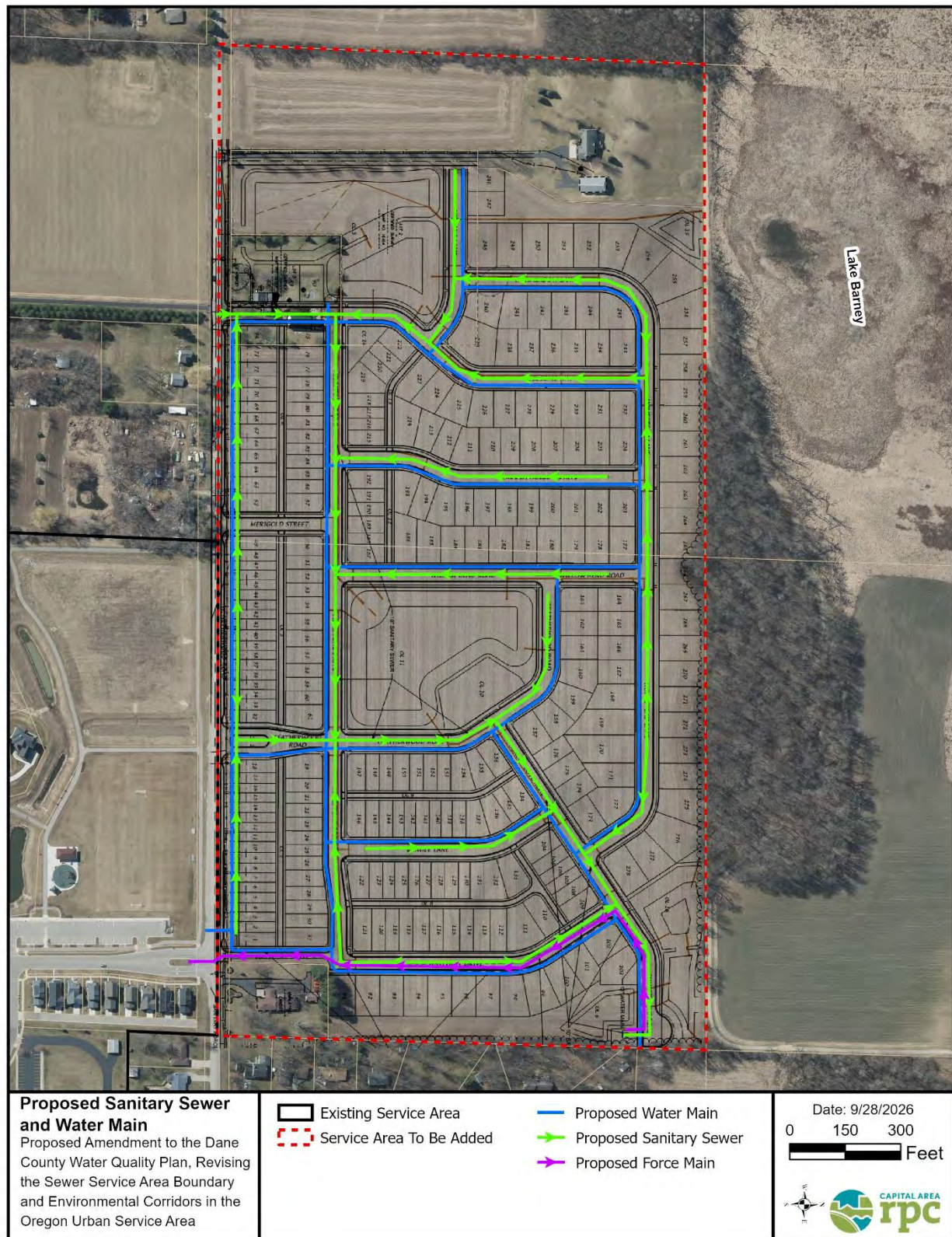
## #2603 Oregon USA Amendment – “Featherwood Trails”



## Map 8b – WGNHS Groundwater Recharge Rates



## Map 9a – Proposed Sanitary Sewer & Water Main



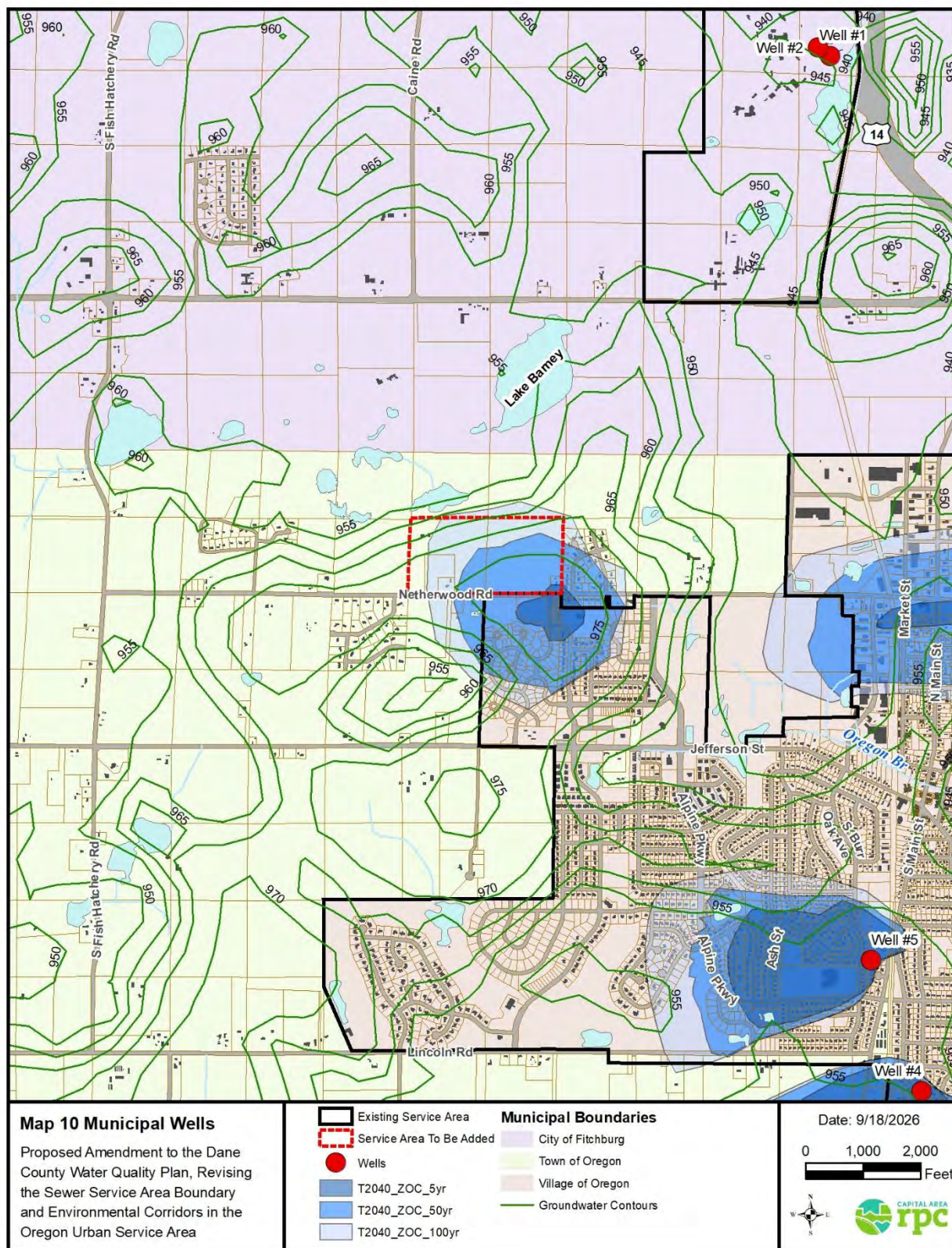
Source: USA Amendment Application (D'Onofrio Kottke & Associates, 2026)

## Map 9b – Proposed Stormwater Management



Source: USA Amendment Application (D'Onofrio, 2026)

## Map 10 – Municipal Wells

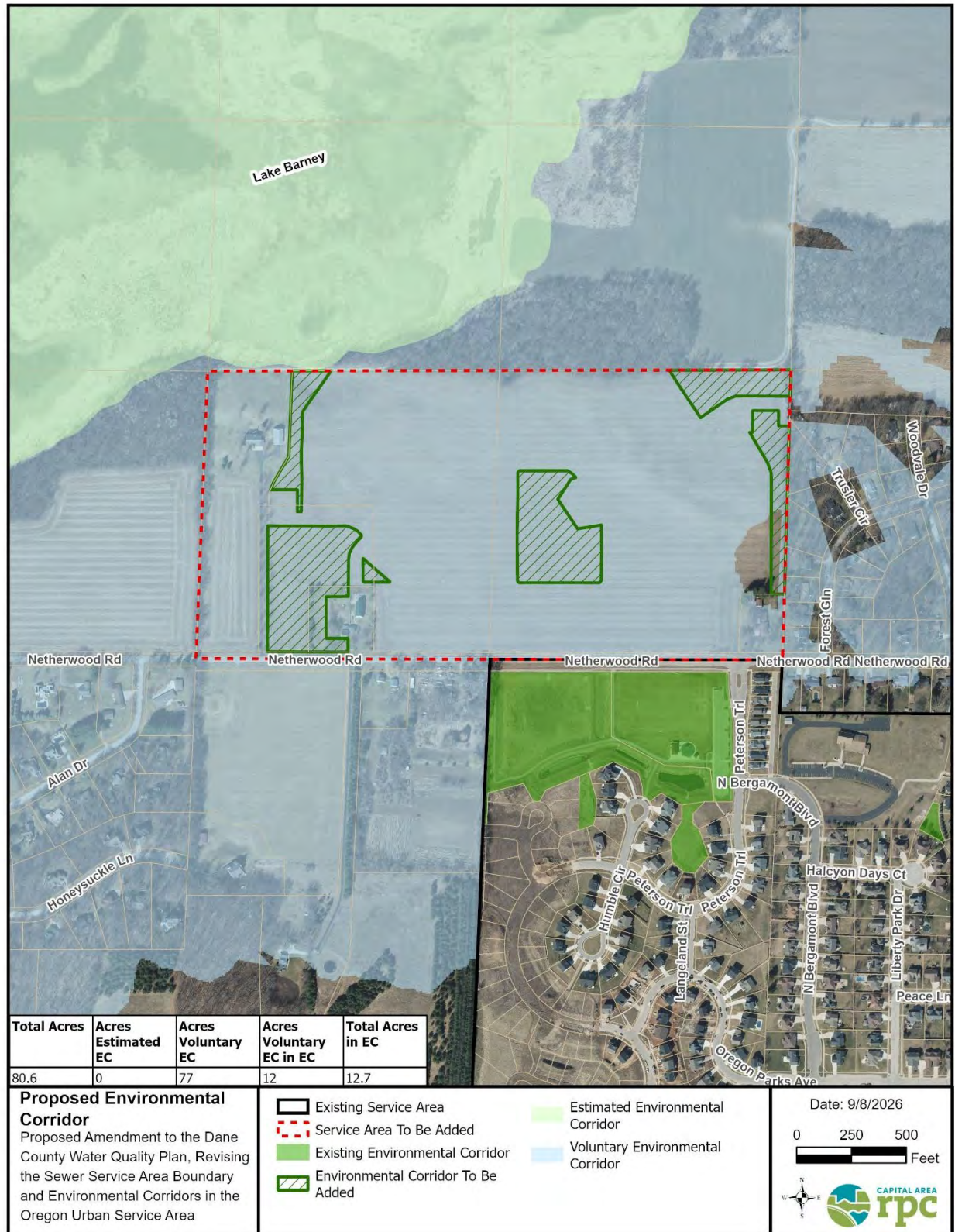


## Map 11 – Wetland Delineation Map



Source: USA Amendment Application (Heartland, 2026)

## Map 12 – Proposed Environmental Corridor



## Attachment A – WHS Letter and Attached Image



June 26, 2026

Mr. Sean Higgins  
Capital Area Regional Planning Commission  
100 State St, Ste 400  
Madison WI 53703-2573

RE: Proposed Amendments to Village of Oregon Urban Service Area

Dear Mr. Higgins:

No previously recorded archaeological sites have been recorded in the parcels delineated in the amendment, though the majority of the proposed Service Area has not been subjected to prior archaeological survey. As the northwest corner of the proposed Service Area addition is wetland-adjacent, we recommend that phase I archaeological survey be carried out in advance of any ground disturbance in this area. A recommended survey area is shown in blue on the attached image.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Wisconsin Historical Society should be notified.

If human bone is unearthed during any phase of a project, **all work must cease**, and the **local authorities must be contacted**. The police or sheriff will determine if the burial is a criminal matter or if it should be referred to the Wisconsin Historical Society at 1-800-342-7834 to be in compliance with Wis. Stat. § 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Wisconsin Historical Society gives permission.**

This letter does not constitute a Wisconsin Historical Society review for any project that may be governed by Federal or State Compliance laws, e.g. Section 106, Wis Stat. §44.40, Wis Stat. §66.1111, or Wis Stat. §157.70

If you have any questions, or if you need additional information, please feel free to contact me.

Sincerely;

Walker Good  
Staff Archaeologist  
State Archaeology and Maritime Preservation  
608-264-6496  
[walker.good@wisconsinhistory.org](mailto:walker.good@wisconsinhistory.org)

Collecting, Preserving and Sharing Stories Since 1846  
816 State Street Madison, Wisconsin 53706  
[wisconsinhistory.org](http://wisconsinhistory.org)



# Attachment B1 – Lake Barney/Netherwood Rd Flooding History

## Lake Barney/Netherwood Rd Flooding History

Between 2013 – 2020, Dane County experienced sequential years with higher-than-average precipitation totals. As a result, between 2018 – 2020, water levels in Lake Barney remained consistently near or at historic highs (see 2021 Lake Barney Stormwater Management Study). Also in 2018, Dane County experienced several unusually large (high precipitation amount and intensity) individual storm events. In Oregon, several of these events, coupled with the high starting water elevation in the upstream Lake Barney, caused overtopping of Netherwood Rd near its intersection with Cusick Pkwy. Each overtopping event caused the Village of Oregon to close Netherwood Rd for days to weeks to allow the water level to recede. While these closures were necessary to protect drivers and infrastructure, they caused significant inconvenience to Oregon residents.

Following the 2018 overtopping events, Village Public Works staff developed ideas to prevent similarly wet conditions from causing future flooding in this area. Staff identified that the two general options available to mitigate flooding at this corner were runoff detention and increased conveyance. The first option, detention, would have required the construction of a large regional pond at the Netherwood/Cusick intersection. As no suitably sized and situated area was available to the Village, this option was removed from consideration at the time.

The second option, increased conveyance, was considered more feasible. Village staff and consulting engineers proposed a two-step solution to the flooding at Netherwood:

- 1) Convey Lake Barney overflow from the field on the northwest corner of the Netherwood/Cusick intersection (where it collects in a local depression) to Lerner Conservation Park, located on the south side of Netherwood Rd. This would be accomplished via the following steps:
  - a. Installation of culverts under Cusick Pkwy to convey water from west to east of that road,
  - b. Construction of a storm sewer or open-channel bypass around the existing detention basin on the northeast corner of the Netherwood/Cusick intersection, and
  - c. Upsizing of the existing culvert at the low point in Netherwood Rd to allow the bypassed runoff to pass from north of Netherwood south to Lerner Conservation Park.
- 2) Convey runoff through Lerner Conservation Park via an open channel and/or underground storm sewer to the Oregon tributary to Badfish Creek, which runs east from the southeast corner of Lerner Conservation Park.

Village staff worked with consulting engineers to develop preliminary plans for both of the conveyance projects outlined above, and provided those plans to the Wisconsin DNR for

consideration. The DNR expressed concerns regarding the second project (conveyance through Lerner Conservation Park). More specifically, the DNR noted that they were concerned about potential of an unlined open channel to artificially increase drainage of the Lerner wetlands, endangering their delicate ecology. The DNR advised that, due to that, an unlined open channel would likely be not be permitted in this area.

The DNR advised staff that an underground storm sewer pipe, or even a open channel, might be more easily permitted. However, both the DNR and the Village acknowledged potential issues with those options. First, an underground storm sewer pipe would need to be very large to capture runoff from major events, and its capacity could be exceeded in certain Lake Barney water level/precipitation amount and intensity situations. Second, construction of a storm sewer pipe or a lined channel would be very disruptive to the surrounding wetlands, and could potentially require significant wetland mitigation or the purchase of credits. Third, increasing conveyance capacity through this stretch of the drainage system raised the risk of exacerbating downstream flooding along the Jefferson St corridor. Lastly, due to the size of Lerner Conservation Park and the complexities described earlier, design, permitting and construction of either of these options would likely be prohibitively time-consuming and expensive.

While the Village continued to discuss potential options to address the issues listed above, staff ultimately decided that the associated risks (financial, ecological, and safety) outweighed the potential benefits. In 2026, both the Cusick Pkwy and the Lerner Conservation Park conveyance projects were removed from the Village's 2027 – 2036 Capital Improvement Plan.

Due to the infeasibility of increased conveyance, the Village has re-focused on increased detention as the better long-term flood mitigation strategy in this area. The Village's 2023 Comprehensive Plan (Map 5a – Future Land Use – ETJ Extent) identified a significant Park and Open Space corridor throughout the currently undeveloped parcels northwest of the Netherwood/Cusick intersection. It is likely that a significant amount of this area would be used primarily for stormwater management. Additionally, the Village's Conservation Parks Master Plan (2025) specifically identifies stormwater management as a focus for future improvement projects in the Lerner/Keller Alpine/West Side Conservation Parks complex. The Village considers this area a high priority for increased stormwater management, and continues to monitor it closely for any potential opportunities.

*[Prepared by Village of Oregon, Sept 2026 at the request of CARPC Staff]*

## Attachment B2 – Village of Oregon Stormwater Maintenance

### Stormwater Facility Maintenance

Performance standards for stormwater management facilities in the Village of Oregon are set by Chapter 22 of the Village's Municipal Code. This Chapter is based on and builds on Dane County's erosion control and stormwater management requirements. In subdivisions similar in scope to the proposed Featherwood Trails development, the Village of Oregon would generally require the developer to construct all stormwater management facilities to plan, and then dedicated them to the Village after 80% build out in each facility's contributing area has occurred. Due to the pace of construction, acceptance generally occurs approximately 2-3 years after completion of pond construction. In the interim period, the developer is required to maintain the stormwater management facility, and prior to dedication, the Village requires that the facility match the original design and meet all Village construction standards for restoration. As such, upon dedication, stormwater management facilities are well-restored with healthy and robust vegetation in place.

Following acceptance, the Village integrates each stormwater management facility into its overall facility maintenance plans. An appropriate mowing schedule is selected for the facility based on vegetation type, secondary land use (i.e. passive walking trails), location/accessibility to residents, and any other distinct characteristics of the facility. Facility outlets are examined routinely throughout the year to ensure that the facility is draining as intended.

In addition to mowing, Village Public Works has also been working with the Oregon Area Fire and EMS District to develop a controlled burning program for select Village facilities, particularly those vegetated with native plantings that respond well to burning. The Village anticipates that, based on Veridian's stated landscaping plans, the Featherwood Trails development's stormwater management facilities will be evaluated and potentially integrated into the Village's burning program.

*[Prepared by Village of Oregon, Sept 2026 at the request of CARPC Staff]*

## **Attachment C – Public Comments Received**

***July 16, 2026 – Town of Oregon***

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**Re: Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood**

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**From** Jennifer Hanson <jhanson@townoforegonwi.gov>

**Date** Thu 7/16/2026 2:42 PM

**To** Prachi Mehendale <PrachiM@capitalarearpc.org>; Jason Valerius, CARPC <jasonv@capitalarearpc.org>

**Cc** Sean Higgins <seanh@capitalarearpc.org>; Stephanie Goth <sgoth@townoforegonwi.gov>; Carl Walser <cwalsen@townoforegonwi.gov>; Katherine A. (Katie) Jens <kjens@murphydesmond.com>; William E. Morgan <wmorgan@murphydesmond.com>

Hi Prachi,

Thank you.

Can CARPC provide the Town with information regarding the potential impacts of the proposed development on adjoining Town properties? Specifically:

- Private septic systems.
- Private wells, including whether a hydrogeologic analysis has been completed to evaluate potential impacts.
- Whether the developer has evaluated potential impacts to neighboring septic drain fields.
- Stormwater runoff, including whether the stormwater management plan will ensure there is no increase in runoff to adjoining Town properties.
- Grading and drainage, including whether the Village has provided an analysis comparing existing and proposed drainage patterns affecting neighboring properties.
- Whether construction dewatering will occur and, if so, what measures are proposed to protect nearby private wells.

Thank you for your assistance. We appreciate any information you can provide.

Jennifer

***July 20, 2026 – Town of Oregon***

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**Re: Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood**

---

**From** Jennifer Hanson <jhanson@townoforegonwi.gov>

**Date** Mon 7/20/2026 7:09 PM

**To** Nick Bower <nickb@capitalarearpc.org>

**Cc** Stephanie Goth <sgoth@townoforegonwi.gov>; Carl Walser <cwalsen@townoforegonwi.gov>; Katherine A. (Katie) Jens <kjens@murphydesmond.com>; William E. Morgan <wmorgan@murphydesmond.com>; Jason Valerius, CARPC <jasonv@capitalarearpc.org>; Prachi Mehendale <PrachiM@capitalarearpc.org>; Renee Lauber <lauberconsulting@gmail.com>

 3 attachments (583 KB)

2019 Press Release - Netherwood Road Planned Closures.pdf; Netherwood Road - Town-Village Portions.pdf; Netherwood Road Tim Flooding.pdf;

Hi Nick,

In addition to the Town's concerns on behalf of nearby property owners, we are also concerned about the potential impacts this development could have on Netherwood Road and the surrounding drainage system.

In 2019, the Town paid approximately \$14,000 to pump floodwater from Netherwood Road because the Town retains ownership of one-half of the roadway in the area where flooding occurred. Given that history, we are concerned that changes in stormwater runoff associated with this development could increase flooding or result in additional maintenance and repair costs for the Town.

Without the opportunity to work with the Village and the developer during the planning process, the Town has had limited ability to understand the proposed stormwater management design or evaluate its potential impacts. This leaves the Town in the position of potentially bearing future costs without having had meaningful input into the project's design.

The proximity of the development to Lake Barney also raises additional questions regarding stormwater management and downstream impacts. During past flooding events, a nearby Town resident, John Brown, experienced significant flooding, illustrating the area's existing drainage challenges. Additional background is available in the following article:

[https://www.wkow.com/news/lake-barney-flooding-and-high-groundwater-impact-locals-as-officials-struggle-to-find-solutions/article\\_fd71585b-146f-5920-b204-96fd61a52393.html](https://www.wkow.com/news/lake-barney-flooding-and-high-groundwater-impact-locals-as-officials-struggle-to-find-solutions/article_fd71585b-146f-5920-b204-96fd61a52393.html)

[https://www.fitchburgstar.com/news/solutions-still-wait-on-lake-barney-flooding/article\\_ad871daa-e4b4-55f8-a378-08a66f5a7102.html](https://www.fitchburgstar.com/news/solutions-still-wait-on-lake-barney-flooding/article_ad871daa-e4b4-55f8-a378-08a66f5a7102.html)

[https://www.fitchburgstar.com/archives/9-flooding-problems/article\\_85e91082-f09d-5a91-ae24-8b5c0f3ecb82.html](https://www.fitchburgstar.com/archives/9-flooding-problems/article_85e91082-f09d-5a91-ae24-8b5c0f3ecb82.html)

For additional background information, please see the City of Fitchburg's Lake Barney Study:

<https://www.fitchburgwi.gov/2688/Lake-Barney-Study>

To help address these concerns, the Town respectfully requests that the developer demonstrate that the project will not increase flooding on Town roads or adversely affect Lake Barney under both typical design storm events and larger rainfall events.

To assist in that review, the Town would appreciate access to the following information:

- Stormwater management report.
- Drainage maps showing pre- and post-development runoff.
- Hydraulic and hydrologic modeling.
- Floodplain and wetland mapping.
- Culvert capacity analysis, including downstream impacts to Netherwood Road.
- Long-term operation and maintenance plan for stormwater management facilities.

Our goal is to better understand the potential impacts of the project and work collaboratively to ensure the development does not create unintended consequences for the Town or its residents. Without meaningful collaboration and access to the supporting technical information, the Town may need to retain outside engineering and stormwater experts to independently review the application materials.

Thank you for your consideration.

Jennifer

9. Discussion and possible Approval re: Netherwood Road water issue and associated cost.  
Jeff Rau, Village of Oregon Director of Public Works, appeared to explain the water issue and associated cost for Netherwood Road. There have been two significant incidents in March and September 2019. The heavy rains have caused Lake Barney to overflow onto the Department of Correction property run through the Keller farm property and onto Netherwood Road. In March 2019 there was water 200 feet across that was 2-3 inches deep. The village rented a pump and suction piping to remove the water from the north side to the south side of the road. The water will eventually end up in the Oregon branch of the Badfish Creek. The cost of the pump rental the first time was \$10,500 and the second time was \$8,800 without labor or fuel. The village decided to purchase a pump and suction hosing for \$85,000. Mr. Rau created a conservative low estimate for the pumping costs with \$9,000 in labor and fuel. A 50% split between the town and village at a total cost of \$28,000 or \$14,000 per municipality. The village is working with their engineers to reduce or eliminate this problem in the future. A few steps being considered are to extend the drainage channel, the improvement of the culvert, new outlet structure and improving the culvert on Netherwood Road. Mr. Rau apologized for the breakdown in communication. **Motion made by Van Kampen and seconded by Christensen to approve \$14,000 toward the cost of pumping the water off Netherwood Road. Motion carried 5-0.**
10. Discussion and possible Approval re: 2020 Town Budget.  
**Motion made by Van Kampen and seconded by Root to approve 2020 Town Budget. Motion carried 5-0.**
11. Discussion possible Action re: Change in the 2019 OAFED CIP Plan.  
Van Kampen explained there is \$20,000 left in the 2019 CIP (Capital Improvement Plan) because the fire department received a \$31,000 grant from Firehouse Subs. The chief would like to use the \$20,000 to purchase a rescue package (air bags and related equipment). The town contributes 20% of the \$20,000. **Motion made by Van Kampen and seconded by Christensen to approve change in the 2019 OAFED Capital Improvement Plan. Motion carried 5-0.**
12. Set date of 2020 Caucus (possible Tuesday, January 7, 2020 proceeding town board meeting).  
The town board set the Caucus for Tuesday, January 7, 2020 at 6:00 p.m.
13. Set date of Employee Evaluation Discussion.  
The town board set the closed session for employee evaluation discussion for Tuesday, December 10, 2019 at 6:00 p.m.
14. Discussion and possible Action re: purchasing Brooklyn fire truck in 2019.  
Mark O'Brien asked the town to pay their share toward the Brooklyn fire truck in 2019 otherwise there is a 4% increase in cost and a longer waiting period. Most of the other municipalities have already agreed to pay in 2019. Hanson explained this would be a \$60,124 loan from the park fund for seven months with repayment in July 2020 at an interest rate of 3%. This loan will be added to the 2020 town levy. **Motion made by Van Kampen and seconded by Root to approve paying \$60,124 for the Brooklyn fire truck in 2019. Motion carried 5-0.**



# Village of Oregon

Jeffrey S. Rau, P.E.  
Director of Public Works

## Press Release

TO: Public

FROM: Jeff Rau, Director of Public Works 

DATE: September 30, 2019

RE: West Netherwood Road Nightly Closures (9PM to 5AM) & Area Flooding

Our area continues to experience record breaking annual rainfall amounts. Based on other reports, nearly 10% of all agricultural land in Dane County was unplanted this year due to standing water in fields, and groundwater elevations are at historic highs causing minor flooding and saturated ground conditions. It is an understatement that we have been inundated with water.

Flooding in the Netherwood Road area west of Cusick Parkway is the result of overflow water from Lake Barney Swamp which is located approximately 1 mile to the northwest within the Town of Oregon and City of Fitchburg. This swampy area is at historic high levels and discharging into our watershed. Simply put, the water from Lake Barney Swamp is following the natural course of flow into this area.

The Village of Oregon along with the Town of Oregon is working toward long term solutions which **may include** new drainage channels, potentially raising West Netherwood Road and installing culverts, and possibly installing new outlet structures and culverts at the Cusick Parkway Pond. All of these options will take considerable time to evaluate, plan, engineer, finance, and put into practice. It should be noted that this section of roadway is jointly owned with the Town of Oregon.

In the interim, we are closely monitoring water levels, roadway conditions, and precipitation forecasts to evaluate our plans on a daily basis. Our current plan is to close West Netherwood Road between Cusick Parkway and Alpine Parkway in the overnight hours of 9:00 PM to 5:00 AM to allow for pumping of some of the water from the north side of the roadway into the Keller Alpine Park area. This will ideally keep West Netherwood Road open during the daytime hours to reduce impact to residents.

We ask for patience as we continue to evaluate long term solutions and how we will implement any changes going forward. Questions concerning this can be sent to Village Hall or to me directly. Thank you and let's hope for drier days in the future!

Village Hall • 117 Spring Street • Oregon, Wisconsin 53575-1494  
Telephone: (608) 835-6290 • Fax: (608) 835-6503  
jrau@vil.oregon.wi.us

For 101

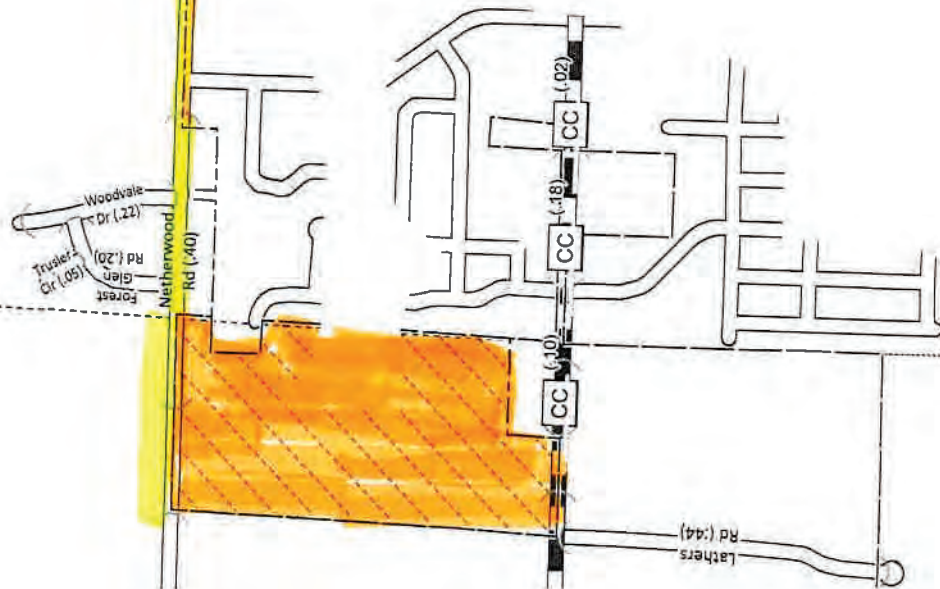
Lake Barney

35



- Village  
- Town

The legend shows two horizontal bars representing different road types: an orange bar for '- Village' and a yellow bar for '- Town'.



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**NHMP Worksheet #2 for "Flood"**

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**From** Tim Yanacheck <tyanacheck@gmail.com>

**Date** Fri 10/29/2021 5:02 PM

**To** Carl Walser <carl@onwentsiatrail.com>; Kate Gladding (ksgladding@gmail.com) <ksgladding@gmail.com>; Roe Parker <roeparker@charter.net>; Arlan Kay (arlan@kontextarchitects.com) <arlan@kontextarchitects.com>; Jennifer Hanson <JHanson@town.oregon.wi.us>; Roe Parker <roe.parker@frontier.com>; Arlan Kay <arlan@eak.com>

Folks, as promised, I have looked for more detail on the 2018-2019 flood(s), by reviewing the "Oregon Observer" articles I found online. There are quite a number of articles with easy access at

[Search results for 'flood netherwood' | oregonobserver.com](#)

During the time in question, Lake Barney grew from its traditional area of 30 acres, to over 800 acres. It's described as a "multifaceted problem", but in short, the experts attribute the persistent flooding in this geographic area to global climate change. Cut and pasted below is an excerpt from the August 24, 2019 issue of "Oregon Observer", which I think summarizes the causes, impacts, and future concerns. (The Town of Oregon is not specifically mentioned.) How much of this might be needed for Worksheet #4, I don't know.

Timo.:

... Heavy rain patterns late last summer and a large snow melt this spring, combined with a bike path owned by the Village of Oregon that reduced ground water's natural flow, have put the underground water table under pressure and caused Lake Barney to swell.

Now, homes, wildlife and farm fields all are in jeopardy.

And there's no easy fix.

For one thing, seven governmental entities would be directly affected by any solution to the problem. Water flows from the City of Fitchburg to the town and village of Oregon, and any solutions might require use of state and federal land.

And the water has to go somewhere. Simply fixing the problem around Lake Barney could cause flooding elsewhere, including in the Badfish Creek, which has had its share of flooding issues over the past decade.

The Village of Oregon's northern side is at risk for flooding when the water drains from Lake Barney. Last month, Netherwood Road was closed when water covered the roadway, Village of Oregon public works director Jeff Rau told the Observer.

And residents on Jefferson Street have seen both water in their backyards and basements due to the rising water table just north of their homes.

The Village of Oregon is rerouting the Rotary Bike Trail to an area with higher elevation, Rau said.

He said the village has already had a difficult time moving water from the business park through the Lerner Conservation Park area and to drain into the Oregon branch of the Badfish Creek.

The heavy rains and rising water table are also changing the landscape of the area. Claudia Guy, City of Fitchburg environmental engineer, said the Madison area hasn't seen an annual rainfall this high since the 1950s.

Coincidentally, she told the Star in an email, that's the last time Lake Barney overflowed.

The only way the lake can drain is through evaporation and infiltration, she said, and with a water table that high, it's difficult for water to drain away into the soil.

The groundwater was rated by the U.S. Geological Survey as "high" in March of this year, and in the last five months, it has only decreased in rank to

“much above normal,” meaning the water table is still sitting at the “greater than 90th percentile” range, Guy said.

That’s resulted in a shift in wildlife and vegetation in the area.

***August 30, 2026 – Todd Kluever***

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## Proposed Fetherwood Development

---

**From** todd kluever <todd.kluever@sbcglobal.net>

**Date** Sun 8/30/2026 8:13 PM

**To** Matthew Kozlowski <MatthewKoz@capitalarearpc.org>

Todd Kluever  
5606 W. Netherwood Rd.  
Oregon, WI 53575

I believe the proposed Featherwood Development on Netherwood Rd. outside Oregon needs additional investigation. I do not believe the numbers for the water retention plan or traffic are accurate in any respect.

On Aug. 24, 2026 I did an actual count from 5a.m. to 8:46 a.m. and had 502 vehicles pass in less than 4 hrs., 360 were west bound to the Netherwood Rd. and CTH D intersection. The current guess from the developers meeting is that 90% would be eastbound to town, this is not the current situation. There are currently 270 residences off Netherwood Rd., if you include the 163 from the Highlands of Netherwood development, which is not currently built out to capacity, this would double the flow on Netherwood Rd. which is a 22 ft. wide road with no shoulders. It is not intended for this volume.

I would also question the water retention plan, as the bike trail on the back side of this development has flooded in the past and has remained closed for nearly an entire year. There has not been any plan to relieve the water issues that caused the closure of the trail and Netherwood Rd.

I believe in the property owners right to sell, but the development of this size is not suited for this area with all the outlets for traffic and water to be released on Netherwood Rd.

***September 4, 2026 – Village of Oregon***



## MEMORANDUM

To: Town of Oregon Clerk Staff and Town Board

From: Lauren Striegl, PE, Director of Public Works and Elise Cruz, AICP, Director of Community Development, Village of Oregon

Date: September 4, 2026

Re: Responses to Town Board Questions re: proposed Veridian Featherwood Trails Neighborhood

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## Transportation and Safety

To estimate future traffic on Netherwood Road with and without the proposed development, the Village required and Veridian has commissioned a Traffic Impact Assessment (TIA) for Netherwood Road. The draft TIA, completed by KL Engineering, Inc, is attached to this document for review. The Netherwood Road segment included in the TIA runs from the western edge of the proposed Featherwood Trails development (west) to the intersection with Alpine Parkway (east).

In addition to the TIA, Veridian engineer D'Onofrio, Kottke and Associates (DKA) has developed a draft engineering plan set for the full Featherwood Trails development. This plan set includes information on the reconstruction of Netherwood Road adjacent to the development, including a plan, profile and cross-sections. The draft plan set is attached to this document for review.

The intersection of Netherwood Road and Fish Hatchery Road / County Trunk Highway D is not included in the draft TIA for the following reasons:

- a. The intersection is well outside of the Village's limits,
- b. The intersection, and all of CTH D, are under the control of Dane County, and
- c. The intersection sees (and will continue to see) traffic from areas beyond the Featherwood Trails development.

The Village would encourage the Town of Oregon to reach out directly to Dane County to discuss the future of the Netherwood Road / Fish Hatchery Road intersection, including potential improvements and their anticipated schedules. The Village agrees that the intersection as constructed is very awkward and impacts a significant number of Village residents traveling to or returning from the west. As such, the Village would be happy to lend support to the Town's petition to and / or participate in meetings with Dane County to advocate for intersection improvements.

T 2046 analysis in the TIA incorporates most of the conditions (full build-out, peak-hour traffic, existing traffic, school/park traffic) listed in this question. The TIA does not incorporate other potential significant development on this corridor, as such development has not been proposed or even conceptualized at this time. Any such future development plans within the Village would be required to include similar TIAs to evaluate their impact on corridor traffic.

As shown in the draft plan set, the development includes an enhanced pedestrian/bicycle crossing on Netherwood Road approximately midway across the Highlands of Netherwood Park area. The Village will work with Veridian's engineer to identify the most appropriate enhancements at this crossing. It is anticipated that visual enhancements (including signage and / or Rectangular Rapid Flashing Beacons) will be a central component of the design.

In addition to crossing-specific safety improvements, safety of the entire Netherwood Road corridor adjacent to the Featherwood Trails development will be enhanced by the proposed urbanization of the northern half of the roadway (see attached plan set). Urbanization, including the addition of curb and gutter, bike lane and parking lanes, and sidewalk, will both provide pedestrian- and bicycle-specific transportation options, and will narrow the driving corridor. The latter change will likely be paired with a reduced (from existing) speed limit, slowing vehicles and increasing safety.

The Village would encourage the Town to reach out to Dane County regarding bicycle and pedestrian safety concerns on Fish Hatchery Road / CTH D (see the response to (2) above).

Should the Featherwood Trails development move ahead (including annexation to the Village of Oregon), the neighborhood would fall under the jurisdiction of the Oregon Police Department and the Oregon Area Fire and EMS District. Both agencies will be fully involved in the review of all neighborhood plans.

## Flooding, Groundwater and Stormwater

As required by the Village's development process, Veridian engineer DKA has prepared a draft Stormwater Management Plan (SWMP) for the proposed development. The draft SWMP is attached to this document for review. The SWMP will be reviewed by several agencies, including the Village, the Capitol Area Regional Planning Commission (CARPC), and Dane County Land and Water Resources, for compliance with applicable Village (Chapter 22 of the Municipal Code), Dane County (Chapter 14 of the Dane County Ordinances), State of Wisconsin (Chapter NR 151) and federal stormwater and runoff management rules and regulations.

As part of the planning and preliminary design process, Veridian engineer DKA contracted with local geotechnical firm CGC Inc. to obtain extensive soil borings throughout the proposed development area. Boring logs, which include groundwater elevations, are included as Appendix B to the draft SWMP (attached).

The SWMP includes an analysis of expected stormwater runoff conditions in the proposed Featherwood Trails development several high-risk, low probability events, including the 100-, 200- and 500-year and back-to-back 100-year storm events. The latter two events exceed the Dane County-set standards for peak runoff control, and were included in the analysis in recognition of the unique topography and sensitive nature of this proposed development.

The proposed Featherwood Trails development will be required to meet all applicable stormwater runoff standards. The SWMP demonstrates that the proposed development as designed will exceed those standards and provide protection to Featherwood Trails residents and neighbors even under very severe precipitation events.

The flooding at Florida Avenue described in the question had many contributing factors, including its location in the Federal Emergency Management Agency (FEMA)-defined regulatory floodway (55025C0592H). The floodway is defined as that portion of the floodplain required to convey regional flood discharge, and is associated with the highest risks to structures and safety during regional flood

events. The proposed Featherwood Trails development, unlike Florida Ave, is located outside / above the FEMA-defined areas of high flood risk (including the floodway and floodplain).

## Public Infrastructure Installation and Maintenance

The Village will lead a “Lincoln Road-Type” Maintenance Agreement process over the coming months which will clarify how maintenance, plowing, and other services will be handled for W. Netherwood Rd.

Built infrastructure related to the development (roads, sidewalks, multi-use paths, water and sewer utilities, stormwater management ponds) will be installed by and at the cost of the developer. A Westside Sanitary Sewer Interceptor fee will be paid at the time of annexation, contributing towards ongoing maintenance of that infrastructure. Significant fees in lieu of parkland dedication are expected from Veridian, as their planned pocket park does not meet the full parkland dedication requirements. Impact fees for parkland improvements and library impact, along with water connection impact fees, will be paid upon each building permit issuance for each dwelling unit. Other Village revenue sources will support ongoing maintenance of these facilities.

As currently designed, the entire cross-section of Netherwood Road adjacent to Featherwood Trails would be resurfaced in conjunction with the development. The northern half of the section would be reconstructed as an urban roadway, as shown in the draft plan set (attached). The southern half of the section would be resurfaced, but remain a rural cross-section (no curb and gutter).

Conversion of the southern half of the Netherwood Road cross-section to an urban section was considered. However, due to right-of-way limitations and drainage concerns along the corridor, Village staff has recommended maintenance of the rural cross-section on the southern side of the road at this time.

Prior to the start of construction, the contractor will be required to obtain all applicable permits, including Village of Oregon Erosion Control and Stormwater Management Permits. Inspection and enforcement of erosion control and stormwater management permit requirements will be performed by Dane County Land and Water Resources staff on behalf of the Village of Oregon. Construction vehicles will be required to follow all traffic laws. Enforcement of traffic laws within the Village’s boundaries will be provided by OPD.

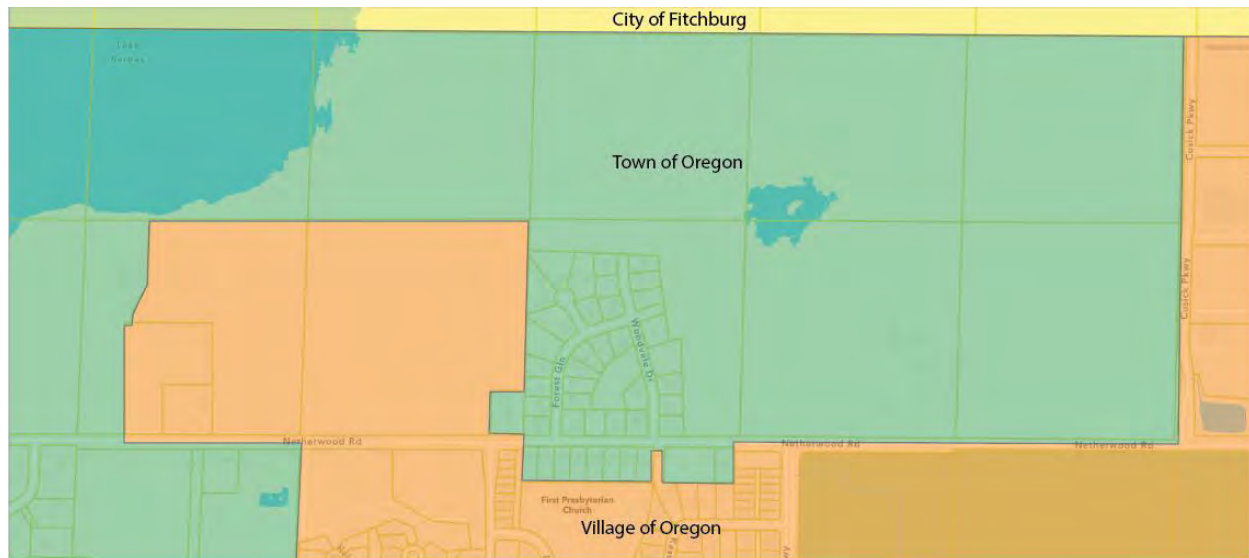
The Village always encourages persons travelling in and around construction sites to exercise increased caution and vigilance, particularly around large construction equipment or vehicles.

The section of roadway between Peterson Trail and Alpine Parkway is in the Town of Oregon. Residents along that section of roadway have not requested annexation, and the Village has no plans to acquire the roadway or construct improvements in that area.

The Village has no immediate plans to extend water or sewer service along Netherwood Road between Peterson Trail and Alpine Parkway. The proposed Featherwood Trail development will be served by existing utility infrastructure in the Highlands of Netherwood neighborhood. This topic could be explored further in Cooperative Boundary Agreement process that the Town and Village plan to work on throughout 2027.

## Jurisdiction and Boundaries

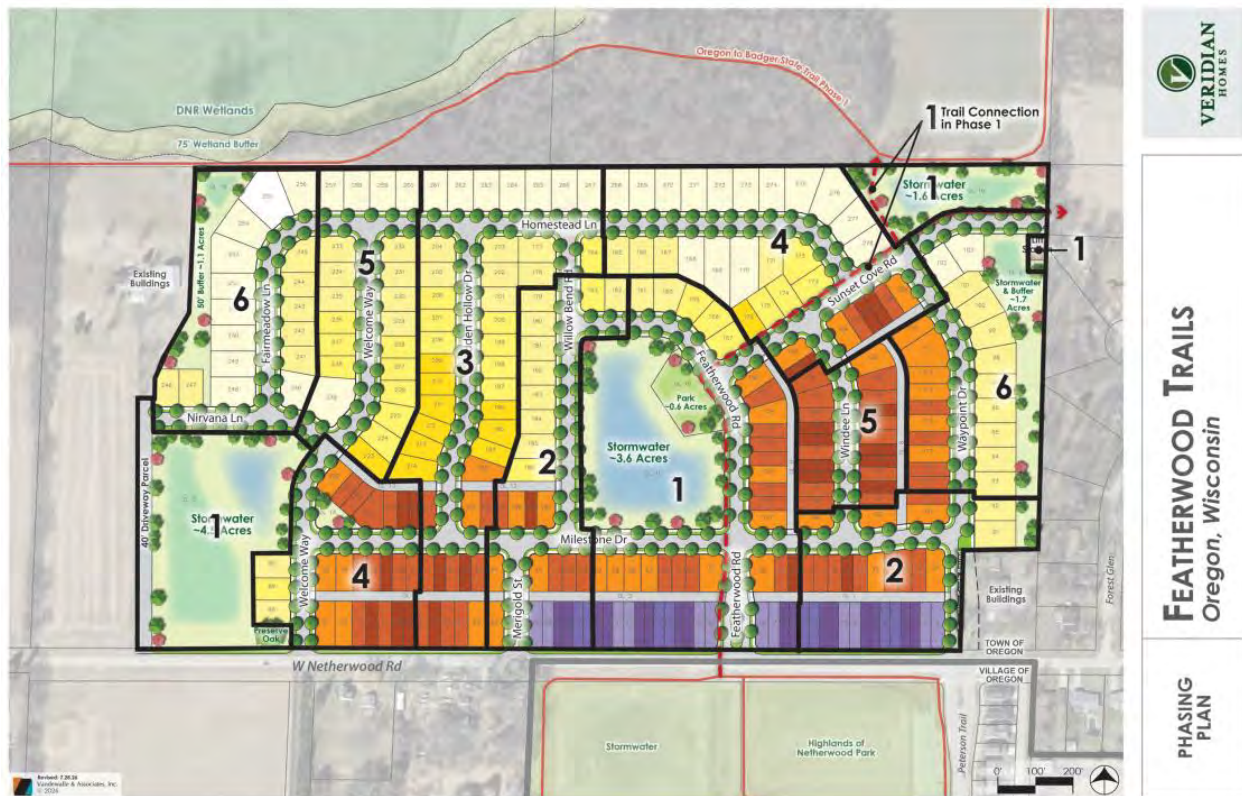
The Village is not allowed to annex properties that would create Town islands. The Alpine Dairy, WI Dept. of Corrections, and remaining Jenkins properties allow contiguous connection to other Town of Oregon property to the east of the Featherwood Trails neighborhood. Several other Town properties that are nearly surrounded by the Village exist currently elsewhere in the area, such as 5214, 5521 and 5527 CTH CC, as well as Oregon Town Hall itself. See screenshot below showing the potentially adjusted Village boundary post-annexation of Featherwood Trails and contiguous Town boundaries.



When properties are annexed, or planned to be annexed in the future, into the Village of Oregon, a plan could explore the connection of those properties to public water and sewer utilities when feasible. Regarding road maintenance, the planned W. Netherwood Rd. maintenance agreement could discuss those details and will be reviewed by both governing bodies.

## Development Conditions and Accountability

The majority of the public infrastructure required to be paid for and installed by the developer will be in place prior to the related phases of the project can have occupied homes. See screenshot below of the latest phasing plan shared by Veridian. Infrastructure including major roads, all stormwater management ponds, lift station, pocket park, and trail connection will all be installed in Phase 1.



The Village of Oregon has jurisdiction over all planned infrastructure improvements. The Development and/or Annexation Agreement will outline all conditions of approval, fees, and infrastructure requirements (including timing, responsibility on the developer to pay for said infrastructure, etc.). Exact timing of planned infrastructure improvements has not yet been determined, but sitework could start as early as Late Winter/Spring 2027.

Construction dedication and acceptance of public infrastructure by private developers follows a strictly-defined process in the Village of Oregon. As outlined in Chapter 18 of the Village's Municipal Code, all infrastructure must be constructed per a project-specific Development Agreement and the Village's standard construction specifications, and installed under the supervision of the Village's consulting engineer. Unless otherwise negotiated between the Village and a developer, public improvements have a one-year warranty period from the time of acceptance.

Following the warranty period, infrastructure originally funded by developers is monitored, maintained, repaired and/or replaced following the same process and procedures used for all other Village-owned infrastructure.

***September 9, 2026 – Bob Dusek***

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## Revising the Sewer Service Area Boundary and Environmental Corridors - Public Meeting Sept 10, 2026 Comments

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From Bob Dusek <bskimmer@aol.com>

Date Wed 9/9/2026 5:45 PM

To Matthew Kozlowski <MatthewKoz@CapitalAreaRPC.org>

I would like to submit written comments for the Public Meeting scheduled on September 10, 2026 regarding  
Revising the Sewer Service Area Boundary and Environmental Corridors in the Oregon Urban Service Area.

My name is Bob Dusek and I live at 5365 West Netherwood Road, Oregon, Wisconsin.

Just some general comments in no particular order.

Environmental corridors – at the recent village planning commission meeting Veridian representatives said the environmental corridors would be planted in native plants. On its surface this seems like a good idea and would help mitigate the impacts of the development, however, they discussed no plan for maintenance of these plantings past the initial development period. Representatives indicated, the areas would be checked in years 2 and 3 to ensure the plants were growing, however, native plant habitats require annual maintenance and without that non-native plants will quickly overtake improperly cared for native habitats/plants. The developer and Village (as it was indicated the Village would eventually take over the care of these areas) should be required to develop a plan for continuous care or the initial installation of these plants is meaningless.

The environmental corridor along the north side of the development should be expanded to 300 feet from the wetland habitats to the north. Those wetlands are important habitats for migratory birds, including bald eagles and numerous species of waterfowl. This is also a local waterfowl hunting location and currently also provides recreational bird watching, biking on the nearby trail, and other nature viewing opportunities that will be disrupted by encroaching development.

Storm Water (not sure if this is your area but it does have environmental impacts that the environmental corridors may not address) - Development of this nature does require storm water management for which a plan was developed, however, in managing the storm water the developers did not seem to account for current ground water needs. Numerous surrounding properties that are part of the Town of Oregon currently use well water, including some relatively shallow wells (mine included). The area marked for development does currently contribute to the ground water my well draws from (Metrogrow folks have been monitoring my well since before I moved in due to the application of their product to the property requested

for development; initially it was quite high in nitrates when we first moved in and has decreased substantially since then, while there have been no additional applications of their product to the property during this time). I am also concerned most annual rainfall and snowfall that helped recharge the groundwater the wells draw from will be cutoff and will mostly evaporate on the pavement, roofs, and lawns of the proposed development. The nearby new development (Highlands of Netherwood) that also developed a large stormwater impoundment has rarely had more than a couple of inches of water in it since it was installed. At the same, there is also the potential for increased runoff of 270+ homes worth of day-to-day contaminants into local groundwater systems impacting both the local residential wells, such as mine, as well as the wetland to the north of the property to be developed.

Additionally, the current plan to dispose of waste water by pumping from the northeast corner of the development into the system the Highlands of Netherwood uses has risks associated with pump failure and leakage into the groundwater, also potentially impacting those nearby wells.

I appreciate your consideration of these factors in the review process. I will also try to be at the meeting tomorrow evening to represent these issues.

Regards,  
Bob Dusek

***September 9, 2026 – Tom Mathies***

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**Application #2603 Village of Oregon – “Featherwood Trails”**

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**From** Tom Mathies <TMathies@town.verona.wi.us>

**Date** Wed 9/9/2026 12:09 PM

**To** Matthew Kozlowski <matthewkoz@capitalarearpc.org>

To the Capital Area Regional Planning Commission,

Please consider these concerns regarding application #2603 Village of Oregon – “Featherwood Trails.” Page numbers refer to the application.

1. The area in the village board resolution does not match the area in the application. The Village of Oregon Board resolution in Appendix B authorizes an SSA application for 66 acres (page 42). The submitted application is for parcels totaling 78.6 acres plus right-of-way (page 4).
2. The application acknowledges that it does not include the required resolution to enforce nonpoint source pollution control (page 10).
3. The application does not include an assessment of the impact of chloride from the proposed development on Lake Barney, the associated wetlands, or groundwater. The Dane County Water Quality Plan (Appendix G) speaks directly to service area amendments:

Unaddressed or unmitigated groundwater or hydrologic impacts would provide the basis for withholding approval for the requested activity, or require additional information to be submitted by the applicant before approval is granted.

<https://lwr.danecounty.gov/documents/pdfs/Plans--Studies--Reports/Plans/DCWQP-AppendixG-3-31-17-Final.pdf>

The application (page 16) indicates that infiltration basins will be used. Chloride will not be captured by these basins and will flow to groundwater. In winter, however, Dane County requires that "all draw-down devices in the pond shall be opened to discourage infiltration of runoff water containing high levels of chlorides." [https://danecountystormwatermanual.com/doku.php?id=stormwater\\_maintenance](https://danecountystormwatermanual.com/doku.php?id=stormwater_maintenance) Given the design in the application, this seems to indicate that runoff containing dissolved road salt will flow directly into the wetlands and lake.

Lake Barney is in a closed watershed with no natural outflow. Once chloride enters this watershed either it will become more concentrated as surface water evaporates or it will seep into groundwater. The application does not address these impacts.

Although Lake Wingra has a slow natural outflow and is in an urban area, it still provides a warning of how chloride levels can rise over time. Please see the below chart from Friends of Lake Wingra <https://lakewingra.org/chlorides>

These comments are my own and have not been reviewed by anyone else.

Thank you for your consideration.

Sincerely,

Tom Mathies

Town of Verona Supervisor and  
Dane County Towns Association President

# CHLORIDE

## LAKE WINGRA IS GETTING SALTY

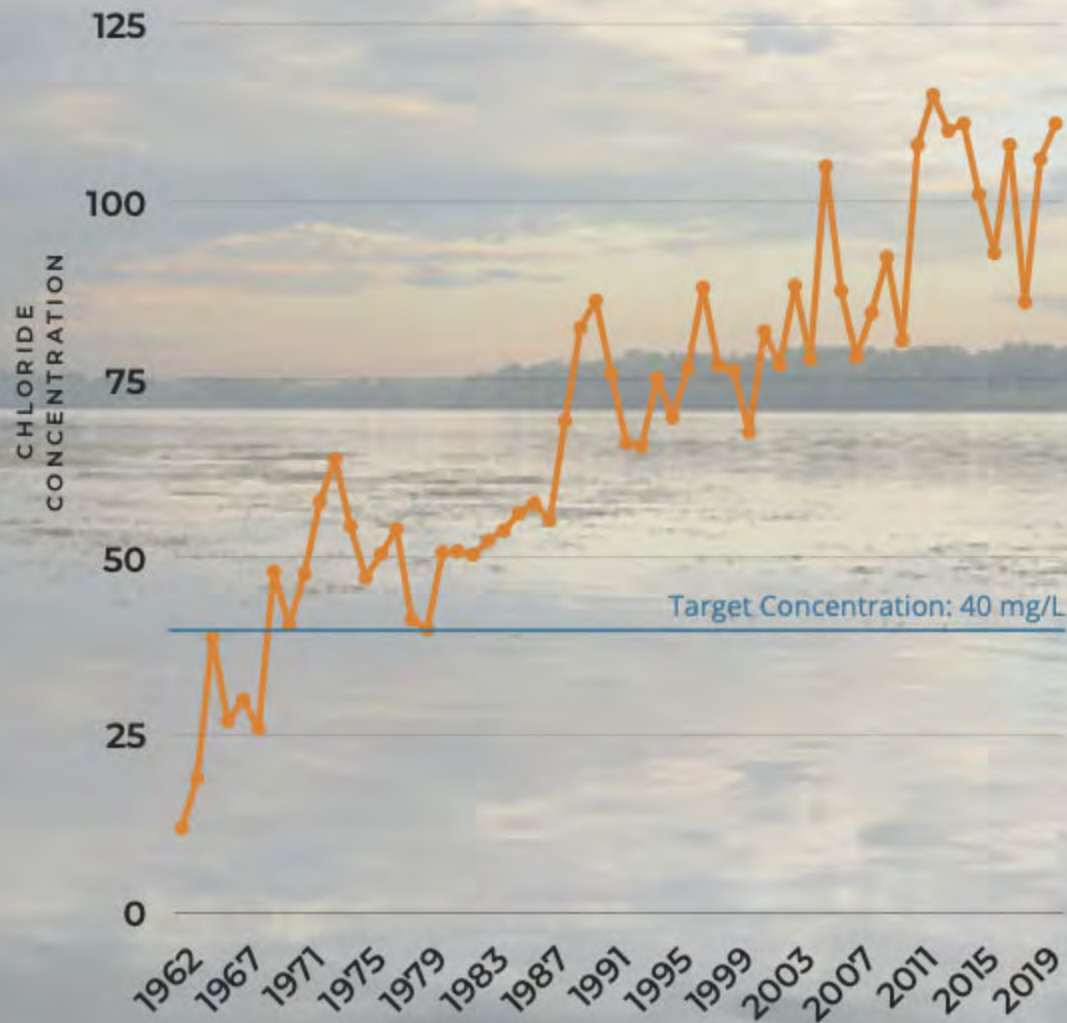


PHOTO BY RICHARD HURD  
DATA FROM PUBLIC HEALTH MADISON DANE COUNTY

***September 9, 2026 – Town of Oregon***

## TOWN OF OREGON

1138 Union Road | Oregon, Wisconsin 53575 | (608) 835-3200

September 9, 2026

Capital Area Regional Planning Commission  
100 State Street, Suite 400  
Madison, WI 53703

### **RE: Application #2603—Village of Oregon “Featherwood Trails” Sewer Service Area Boundary and Environmental Corridor Amendment**

Dear Commissioners:

The Town of Oregon respectfully opposes approval of Application #2603, submitted by the Village of Oregon to revise the sanitary sewer service area boundary and environmental corridors within the Oregon Urban Service Area for the proposed Featherwood Trails development. The Town requests that the Capital Area Regional Planning Commission (CARPC) defer action and undertake additional review before making a recommendation on the requested amendment. The present record does not adequately address significant questions concerning environmental resources, stormwater and drainage, transportation impacts, effects on Town infrastructure and residents, the anticipated municipal-boundary configuration and potential isolation of a segment of Town-maintained West Netherwood Road, or the relationship between the amendment and the cooperative boundary-planning process formally initiated by the Town Board.

These unresolved matters bear directly on whether the proposed amendment supports orderly and efficient development, protects environmental resources and water quality, and can be served without imposing unmitigated public costs. The record should provide sufficient information for the Commission to determine compliance with applicable Commission review standards, including through the analyses, maps, mitigation measures, and commitments requested below. Until that showing is made, approval would be premature.

#### **Need for Additional Environmental Review**

The proposed amendment would modify both the sewer service area boundary and mapped environmental corridors. Before any change is approved, the Commission should require clear delineation of wetlands, marshlands, drainageways, flood-prone areas, groundwater conditions, wildlife habitat, and other environmentally sensitive features on and near the site. The review should explain the basis for each proposed environmental corridor revision, identify avoided and affected resources, evaluate cumulative effects under full build-out conditions, and demonstrate that the amendment is consistent with regional water-quality and environmental-protection objectives.

#### **Stormwater, Drainage, and Water-Quality Impacts**

Additional hydrologic and stormwater analysis is needed to evaluate runoff volume, peak discharge, infiltration, groundwater recharge, downstream conveyance, and water-quality impacts under existing and proposed conditions. The analysis should specifically address the documented Lake Barney flooding history from 2017 through 2020, reported fluctuations in groundwater levels, significant storm events, cumulative development effects, and the combined

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worst-case condition of full build-out, heavy rainfall, high groundwater, and regional flooding. Under those conditions, the applicant should demonstrate that the proposed systems will protect roads, homes, basements, yards, emergency routes, adjacent properties, agricultural lands, wetlands, Swan Pond, and connected drainage systems. Before occupancy, CARPC should identify appropriate conditions addressing completion and demonstrated operation of the proposed controls, to the extent within its authority. It should also condition its recommendation on groundwater monitoring before, during, and after construction; a funded long-term maintenance plan; and enforceable financial guarantees identifying who must correct and pay for any future system failure. Approval should not proceed until the assumptions, modeling, mitigation measures, and continuing obligations have been independently reviewed and determined to be sufficient.

### Transportation and Town Infrastructure

The traffic materials for the proposed development indicate approximately 500 additional daily trips on West Netherwood Road. The draft traffic impact analysis should be revised to address the full effect of that traffic on Town roads, intersections, residents, and other road users. At a minimum, the revised analysis should include:

- Fish Hatchery Road and the applicable annual average daily traffic volumes;
- Reconsideration of the assumed 20 percent westbound trip distribution based on existing Peterson Trail traffic counts and likely travel routes to Fish Hatchery Road, Verona, major employers, commercial destinations, and west Madison;
- Full-build-out operations and safety for the entire Netherwood Road corridor, including the Town-maintained segment and the high-speed Netherwood Road–Fish Hatchery Road intersection;
- Left- and right-turn-lane warrants under applicable WisDOT Facilities Development Manual methodology, crash history from an appropriate recent study period, a segment crash analysis from approximately Alan Drive to Alpine Road, and sight-distance analyses for all four proposed development intersections;
- Conceptual intersection plans, striping, and the proposed West Netherwood Road typical section, including roadway width, parking, bicycle lanes, sidewalks, rural-to-urban transitions, and treatment of the isolated Town segment;
- Peak-hour, school, park, and reasonably foreseeable surrounding-development traffic; emergency access if a primary route is blocked; construction traffic; accelerated wear on Town-maintained roads; and speed management, including whether a 25-mph limit and dynamic speed-feedback signs are appropriate; and
- Safe pedestrian and bicycle connections to the Village, library, soccer fields, and parks, including a specific safe crossing of West Netherwood Road.

CARPC should condition its recommendation on the applicant providing enforceable commitments for all necessary roadways, intersections, traffic-control, pedestrian, bicycle, curb-

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and-gutter, and construction-phase safety improvements. Those commitments should specify jurisdiction, funding, implementation schedules, completion before occupancy of the corresponding development phase, monitoring, and long-term maintenance, thereby ensuring that development-related costs are not transferred to Town taxpayers.

### **Consistency with Regional and Local Planning**

The Commission should determine whether the proposed amendment is consistent with applicable regional plans, adopted environmental corridor policies, the Oregon Urban Service Area framework, relevant intergovernmental and local planning documents, and the cooperative boundary-planning process initiated by the Town Board. The record should clearly address the need for boundary expansion, the sequencing and efficiency of public services, alternatives that would avoid or reduce impacts, and the amendment's cumulative effects when considered with other planned growth in the area. It should also explain whether action on the amendment before the proposed boundary discussions occur would constrain or prejudice a more coordinated long-term solution.

### **Unusual Boundary Configuration**

The approximately 81-acre Featherwood Trails area remains in the Town of Oregon, and no annexation petition has established the anticipated Village boundary. CARPC is nevertheless being asked to approve a sewer service area amendment for this Town territory in anticipation of its future annexation into the Village. The Town understands that the anticipated annexation configuration would reach the Featherwood property even though intervening property owners have not indicated a willingness to annex.

The Town is particularly concerned that the anticipated annexation configuration would isolate a segment of Town-maintained West Netherwood Road and potentially create other isolated Town lands. The resulting configuration could affect jurisdiction, road maintenance, drainage, emergency access, utilities, municipal services, and the allocation of long-term costs. These potential consequences should be understood before CARPC approves a sewer service area expansion that is being considered in anticipation of the proposed annexation.

The Town is not asking CARPC to determine the legality of a future annexation. Before acting, however, CARPC should require a map showing the anticipated boundaries, affected road segment, and any potentially isolated Town lands, together with an analysis identifying anticipated service responsibilities, costs, and consequences if annexation does not occur or occurs with a different boundary.

CARPC should also evaluate less disruptive alternatives and whether approval would constrain or predetermine the cooperative boundary-planning process initiated by the Town under Wisconsin Statute § 66.0307 and Resolution No. 03-2026/Joint Resolution No. 1.

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### Public Safety and Development Accountability

Before CARPC acts, the record should contain specific, enforceable commitments for every roadway, intersection, emergency-access, pedestrian, bicycle, drainage, groundwater, utility, and construction-phase improvement. Each commitment should identify the governmental entity with jurisdiction, the party responsible for design and implementation, the funding source, the completion schedule, whether the improvement is a condition of approval, and the monitoring and enforcement mechanism. Conditioned improvements should be completed before occupancy of the corresponding development phase. If any work may be delayed, CARPC should condition its recommendation on financial guarantees, maintenance agreements, and continuing developer obligations that specify the responsible party, the secured amount or funding mechanism, the duration of the obligation, and the remedy if the infrastructure or safety measure proves inadequate.

### Public Participation and Intergovernmental Coordination

Affected Town residents and the Town Board should have a meaningful opportunity to review and comment on complete technical materials before Commission action. The Town requests continued coordination among the Commission, the Village, the Town, reviewing agencies, and the applicant, together with timely public access to revised maps, studies, agency comments, and proposed mitigation measures.

The Town Board has adopted Resolution No. 03-2026/Joint Resolution No. 1, “Resolution Authorizing Participation in Cooperative Planning Pursuant to Wisconsin Statute Section 66.0307,” requesting that the Village of Oregon participate in discussions toward a cooperative boundary agreement. This formal action reflects the Town’s commitment to resolving municipal boundaries, service responsibilities, infrastructure obligations, and long-term costs through coordinated intergovernmental planning. Before approving the amendment, CARPC should evaluate how the requested sewer service area change would affect that process and whether approval would constrain, prejudice, or bypass the development of a coordinated boundary agreement.

### Requested Commission Action

The Town respectfully asks the Commission to defer action on Application #2603 until the applicant provides, and the Commission completes, additional review of the following:

- Updated environmental corridor mapping and supporting field delineations, including wetlands, marshlands, flood-prone areas, drainageways, and groundwater conditions;
- Comprehensive stormwater, drainage, infiltration, groundwater, and water-quality analyses addressing the Lake Barney flooding history and combined severe conditions;
- A revised, full-build-out traffic impact analysis addressing the westbound trip-distribution assumption, applicable annual average daily traffic volumes, the entire Netherwood Road corridor, the Fish Hatchery Road intersection, applicable turn-lane warrants, crash history, sight distance at the four proposed intersections, conceptual roadway and intersection

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design, speed management, emergency access, construction traffic, and safe pedestrian and bicycle connections and crossings;

- An infrastructure mitigation, phasing, funding, maintenance, and cost-allocation plan that identifies the responsible entity, funding source, implementation schedule, completion requirements, long-term maintenance obligations, and enforceable financial guarantees protecting Town residents and taxpayers;
- A mapped analysis of the anticipated annexation configuration, including the affected road segment, any peninsula or isolated Town lands, anticipated municipal and road jurisdictions, responsibility for utilities and services, and the potential long-term costs and consequences of the configuration whether annexation occurs as anticipated or does not occur;
- An alternatives analysis evaluating less damaging or more efficient boundary configurations; and
- Additional public review, including sufficient time for the Town and affected residents to evaluate and respond to all revised technical materials and proposed approval conditions before Commission action.

### Conclusion

For these reasons, the Town of Oregon opposes approval of Application #2603 on the present record and respectfully requests that CARPC defer action. Reconsideration would be appropriate only after the record demonstrates that the proposed amendment protects environmental resources and public safety; adequately addresses stormwater and groundwater risks; provides safe, funded, and enforceable transportation and infrastructure improvements; resolves responsibility for the jurisdictional and financial consequences of the anticipated boundary configuration; and does not constrain, prejudice, or predetermine the cooperative boundary-planning process initiated by the Town Board. The Town further requests written notice of future Commission meetings and prompt access to all revised materials relating to this application.

Thank you for the Commission's careful consideration of the Town's comments and its request for additional review.

Respectfully submitted,



**Jennifer Hanson**

Town Clerk

Town of Oregon

**cc:** Town of Oregon Board of Supervisors

Town of Oregon Plan Commission

Village of Oregon

***September 19, 2026 – Beth Whittemore***

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**Fw: Featherwood Trails in Oregon**

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**From** Nick Bower <nickb@capitalarearpc.org>

**Date** Sat 9/19/2026 6:09 PM

**To** CARPC Public Comments <publiccomment@capitalarearpc.org>

**From:** Beth Whittemore <bwhitte@gmail.com>

**Sent:** Friday, September 18, 2026 5:27 PM

**To:** Jason Valerius, CARPC <jasonv@capitalarearpc.org>

**Subject:** Featherwood Trails in Oregon

*I am forwarding you this email Jason that was sent to someone who is no longer at CARPC. Tanya suggested we forward this to you.*

Dear CARPC Representatives,

Thank you for the opportunity to attend the recent CARPC meeting at the Oregon Village Hall regarding the proposed Featherwood Trails amendment. I appreciated the discussion and, in particular, the consideration of a potential 300-foot buffer from Lake Barney.

There were several issues that I believe may warrant additional consideration as CARPC continues its review. My intent is simply to raise questions that may not have been fully addressed or independently provided during the meeting.

**1. Lake Barney buffer**

The discussion regarding a 300-foot buffer from Lake Barney was encouraging. If the environmental characteristics of Lake Barney and the surrounding area warrant a 300-foot buffer, what mechanism is available to ensure that protection is incorporated into the final development plan? If proposed by CARPC, is this considered a recommendation, a condition or a requirement?

**2. Broader planning considerations**

One question that came to mind is whether the proposed development has been evaluated independently from a broader perspective rather than just Veridian. The concern is the proposed development appears to be driven by the developer with no independent evaluation of the developers finding and 'off-site' impacts. The Village,, when questioned, has defaulted to Veridian's explanation and analysis, which only takes into account the neighborhood..

Has the Village independently evaluated

- 
- The appropriate intensity and configuration of development;
- Environmental setbacks and protections;
- Transportation and roadway requirements;
- Municipal sewer and utility capacity;
- Pedestrian and child safety;
- Stormwater and other infrastructure impacts;
- Long-term municipal costs; and
- The consistency of the proposed development with the Village's adopted comprehensive planning framework.

I raise this not as a criticism of the developer but one of the Village's lack of engagement in the planning process and because CARPC's review may provide an opportunity to identify issues that extend beyond the immediate boundaries of the proposed development.

**3. Traffic beyond the development**

The traffic information presented appears to focus primarily on the immediate development. What independent analysis has been performed and presented regarding impacts farther into the surrounding network, including Fish Hatchery Road, Main Street, Highway 14, and routes residents will use for schools, shopping, and other activities.

Which governmental entity, if not the village, is responsible for ensuring that the cumulative transportation impacts are adequately evaluated?

#### **4. Sewer infrastructure and long-term responsibility**

Because the proposal involves expansion of the sewer service area, I also wonder whether the long-term operation and financial responsibility for the infrastructure have been sufficiently addressed. For example, in the event of a sewer lift-station failure or major infrastructure repair, how would responsibility and costs be allocated between the developer and the Village? Are adequate maintenance, emergency-response, and replacement provisions contemplated? What safeguards are in place to protect the communities not in the development?

#### **5. Lighting and environmental impacts**

The development will introduce street lighting into an area that is currently dark. Has consideration been given to potential impacts of increased artificial lighting on migratory birds and wildlife associated with Lake Barney, Swan Pond, and surrounding natural areas?

#### **6. Pedestrian and child safety**

Finally, I would encourage consideration of pedestrian safety on Netherwood Road. The park and soccer facilities are located across the road from the residential development, and children will need to cross Netherwood Road to access bike routes ride scooters and pedestrians to access the village, library, church and schools.

Has the potential pedestrian, school-bus, and recreational traffic been evaluated as part of the transportation planning since the true impact is outside of the development?

#### **7. CARPC's Review Authority**

Final question is can CARPC require, request or recommend if the current record does not adequately address these major concerns

Specifically, can CARPC:

- request additional independent studies or technical analysis;
- recommend modifications to the proposed sewer service area boundary;
- recommend additional environmental protections or buffers;
- require additional information before acting on the amendment; or
- postpone its recommendation until material questions have been adequately addressed?

I would also appreciate any guidance CARPC can provide regarding its review process.

I have lived in the area for 32 years and recognize the importance of responsible growth. I am not opposed to development; my objective is to make sure that the environmental, infrastructure, transportation, and community impacts are thoroughly considered before the sewer service area is expanded.

Thank you for considering these additional points. I appreciate CARPC's role in reviewing the proposal and would welcome any guidance regarding whether these issues can be incorporated into its continued review.

Sincerely,

Beth Whittemore

[608-225-2462](tel:608-225-2462)

Beth Whittemore  
608-225-2462



October 9, 2026

Mr. Timothy R. Asplund  
Monitoring Section Chief  
WDNR – Bureau of Water Quality  
101 S. Webster Street  
Madison, WI 53707-7921

RE: Water Quality Management Letter for Sewer Service Area Amendment Request #2603  
– Oregon USA (Village of Oregon – “Featherwood Trails”)

Dear Mr. Asplund:

The Village of Oregon submitted a request for a sewer service area amendment to the *Dane County Water Quality Plan*. The proposed amendment area is currently in the Town of Oregon, with annexation into the Village of Oregon expected prior to development, and within the Oregon Branch (HUC 12: 070900020801) watershed. It includes the addition of approximately 81 acres of land, including 13 acres of proposed environmental corridors and 2 acres of existing development to be converted to new land uses as part of the proposed development, and 11 acres of existing agricultural/rural residential and right-of-way to remain, for a net of approximately 68 developable acres to the Oregon Urban Service Area. A public hearing regarding the proposed amendment was held at the Regional Planning Commission meeting on September 10, 2026. The Village’s application and the Commission staff’s analysis report of the proposed amendment have been submitted to the Department’s Surface Water Integrated Monitoring System (SWIMS).

It is CARPC staff’s opinion that the applicant has satisfactorily complied with the *Policies and Criteria for Sewer Service Area Amendments* adopted in the *Dane County Water Quality Plan* on April 8, 2026. Furthermore, it is CARPC staff’s opinion that the proposed amendment, through adherence to the enumerated conditions below and other applicable standards, is consistent with water quality standards contained in Wis. Stat. § 281.15. In addition to the existing state and local requirements, the Village of Oregon and development team have agreed to pursue additional measures for the amendment area to ensure consistency with water quality standards. Additional actions have also been recommended below to further improve water quality and environmental resource management, though these are not required for consistency with water quality standards.

At the October 8, 2026, meeting, the Capital Area Regional Planning Commission voted to recommend approval of this amendment to the Wisconsin Department of Natural Resources, including the following requirements and recommended actions.

### State and Local Requirements

Among other applicable state and local requirements, development within the amendment area is **required** to meet the following:

1. Environmental Corridors shall be delineated to meet the Environmental Corridor Policies and Criteria adopted in the *Dane County Water Quality Plan* (those which are current at the time when the ‘full scope’ of the development proposal is known).

**Note:** The [current version](#) of the Environmental Corridor Policies and Criteria was adopted on August 31, 2026. The ‘full scope’ of the proposed ‘Featherwood Trails’ development was known prior to this update; therefore, this specific development is considered grandfathered and only subject to the [2008 version](#). Refer to [Resolution 2026-12](#) for details on the implementation schedule of the new policy.

2. Sediment and erosion control practices must be installed prior to other land disturbing activities. Infiltration practices must be protected from compaction and sedimentation during land disturbing activities.
3. Easements and perpetual legal maintenance agreements with the Village of Oregon to allow the Village to maintain stormwater management facilities if owners fail to do so are required for any facilities located on private property. Facilities dedicated to the Village shall be incorporated into the Village’s overall stormwater facility maintenance protocols and require vegetation management and stormwater facility inspections, as appropriate for the vegetation present and type of device.
4. Review and approval of stormwater management plan(s) for each development within the amendment area by Regional Planning Commission staff is required as part of the sewer extension review process. Stormwater management plan(s) shall meet or exceed all applicable standards required by Wisconsin DNR, Dane County, and Village of Oregon, including:
  - a. Post-development peak runoff rate control for the 1-, 2-, 10-, 100-, and 200-year, 24-hour design storms (using NRCS MSE4 storm distributions) to match predevelopment peak runoff rates. In addition, peak runoff rate control is required to limit the 10-year, 24-hour design storm to the pre-development level of the 2-

year event, and the 100-year, 24-hour design storm to the pre-development level of the 10-year event, in accordance with Village Ordinance.

- b. Sediment control for the average annual rainfall period to reduce total suspended solids leaving the post-development site by at least 80%, as compared to no runoff management controls, with sediment control pretreatment occurring prior to infiltration as prescribed by WDNR Technical Guidance 1003 depending on the land use type.
- c. Post-development infiltration (stay-on) volume control to maintain at least 90% of the predevelopment infiltration (stay-on) volume for the average annual rainfall period, without exception for sites determined to be within a closed basin watershed.
- d. Oil and grease control to treat the first one-half inch of runoff using the best available technology for commercial, institutional, and any other land uses where the potential for pollution by oil or grease exists.
- e. Minimize impacts to the hydrology of offsite wetlands and avoid significant changes to wetland functional values to meet requirements of NR 103.

### **Additional Agreements for the Amendment Area**

The Village of Oregon and development team have **agreed** to the following measures for the amendment area:

1. *Pursue* post-development infiltration (stay-on) volume control to maintain 100% of the predevelopment infiltration (stay-on) volume for the average annual rainfall period.
2. *Pursue* post-development peak runoff rate control for the back-to-back, 100-year, 24-hour design storms (using NRCS MSE4 storm distributions) to match predevelopment peak runoff rates.
3. Explore alternative lot configurations to reduce the depth of Lots 254-256 to approximately 100 feet in depth and correspondingly expand Outlot 15 (as numbered on Preliminary Plat), and require that Outlot 15 up to the bottom side of the proposed retaining wall along the rear of these lots (Lake Barney side) be established with native vegetation and contained within Environmental Corridor.

4. Require the establishment of native vegetation appropriate for the conditions along the proposed rear-yard drainage swale along, minimally, Lots 255-260 (as shown on Preliminary Plat).

## Recommendations

It is **recommended** that the Village of Oregon and development team pursue the following to further improve water quality and environmental resource protection:

1. Foster the responsible use of chlorides by encouraging public and private winter maintenance professionals to attend the winter salt certification classes offered by Wisconsin Salt Wise. Furthermore, coordinate with WI Salt Wise to provide educational materials annually to residents to inform them of appropriate salting practices to limit the quantity of chlorides being delivered to Lake Barney.
2. Provide educational resources, such as those available through [Ripple Effects](#) and [UW-Extension](#), to residents regarding proper lawncare techniques, including the proper use of lawn fertilizers and pesticides/herbicides to limit the amount of nutrients and chemicals being delivered to downstream water resources (Note: in accordance with Dane County Code of Ordinances, Chapter 80, the use of phosphorus-containing lawn fertilizers is prohibited unless a soil test shows it necessary or when used on new lawns in the first growing season).
3. Encourage the removal and control of invasives and the use of native flora in landscaping for all areas designated as Environmental Corridor, where appropriate for the intended use.
4. Request a formal Endangered Resources Review by the WDNR for potential impacts to endangered resources like rare plants, animals, and natural communities, and take necessary habitat protection measures if species are found (Note: a screening conducted by CARPC staff indicates possible presence of threatened resources).
5. Except where required due to performance or technical requirements, utilize erosion control products that contain natural jute or coir fibers instead of products containing plastic netting to reduce the amount of microplastics and chemicals migrating into soils and downstream water resources.

*This letter does not constitute approval or review associated with any other required local, state, or federal permit for sewer construction or associated land development activities, including conformance with the areawide water quality plan for sewer extension permits as*

Mr. Timothy R. Asplund

October 9, 2026

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*required by NR 110.08(4) (public sewers) and SPS 382.30(11)(f) and 382.30(12)(b) (private sewers). Separate review(s) by CARPC staff are required to document such conformance.*

If you have any questions regarding this matter, please do not hesitate to contact Nick Bower, the Commission's Water Quality Program Director.

Sincerely,

David Pfeiffer  
Chairperson

Cynthia Richson  
Secretary

cc: Ms. Elise Cruz, Director of Community Development, Village of Oregon

