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FEATHERWOOD TRAILS

GRADING PLAN



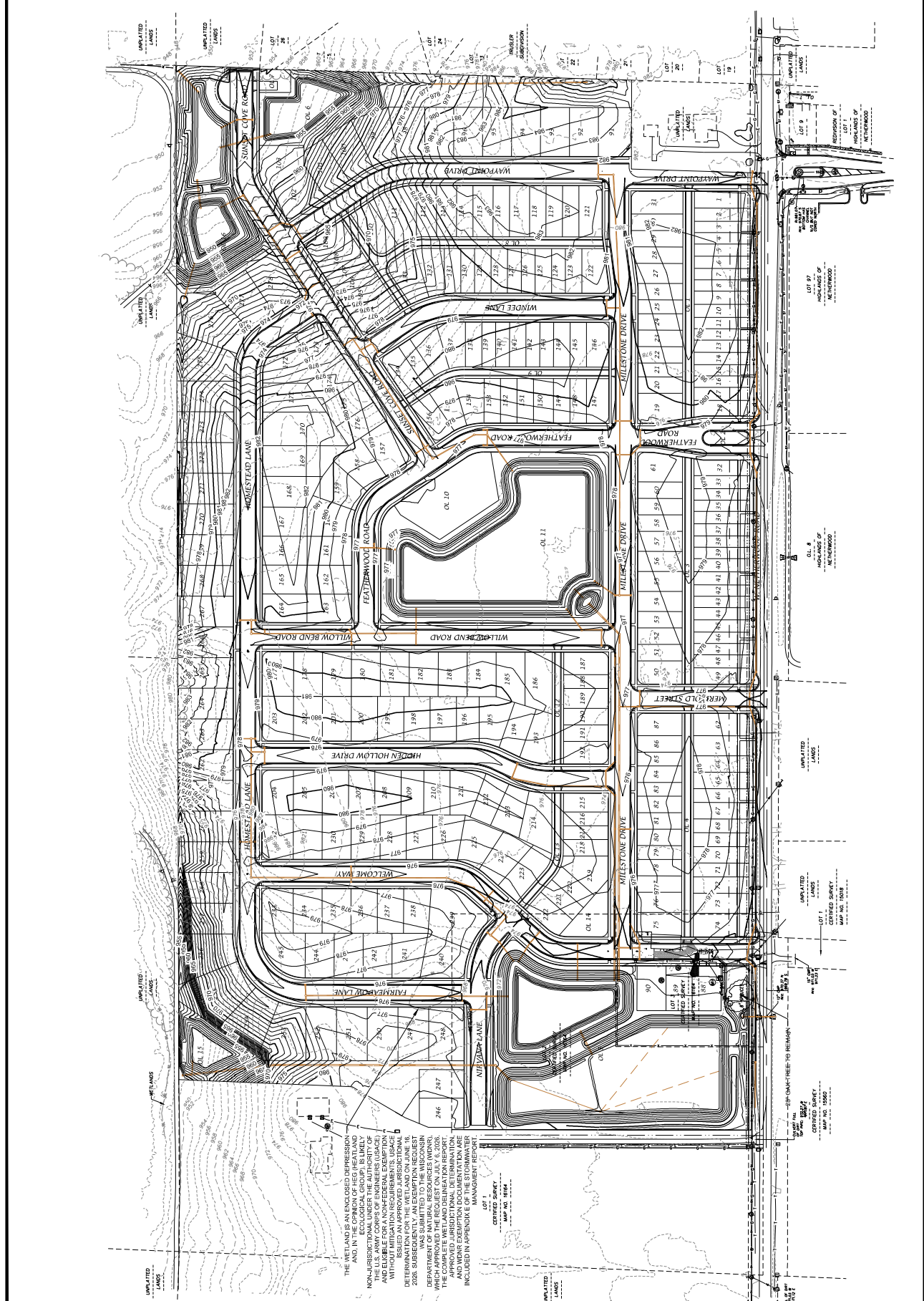
Scale: 1" = 20'
Graphic Scale: 0' 20' 40'

DATE: 07/29/26

DESIGNED BY: JRM
CHECKED BY: JRM
APPROVED BY: JRM

FN: 26-04-103

Sheet Number: 2.0



THE WETLAND IS AN ENCLOSED DEPRESSION AND, IN THE OPINION OF HED (HEATLAND) AND NON-JURISDICTIONAL ECOLOGICAL GROUP, IS LIKELY TO BE A WETLAND. THE U.S. ARMY CORPS OF ENGINEERS (USACE) AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) HAVE REVIEWED THE SITE AND ISSUED AN APPROVED JURISDICTIONAL DETERMINATION (JD) ON JULY 6, 2025. SUBSEQUENTLY, AN EXEMPTION REQUEST WAS SUBMITTED TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) WHICH APPROVED THE REQUEST ON JULY 6, 2025. THE COMPLETE WETLAND DELINEATION REPORT, INCLUDING THE EXEMPTION REQUEST AND WDNR EXEMPTION DOCUMENTATION ARE INCLUDED IN APPENDIX E OF THE STORMWATER MANAGEMENT PLAN.

CERTIFIED SURVEY
MAP NO. 15000
JULY 6, 2025

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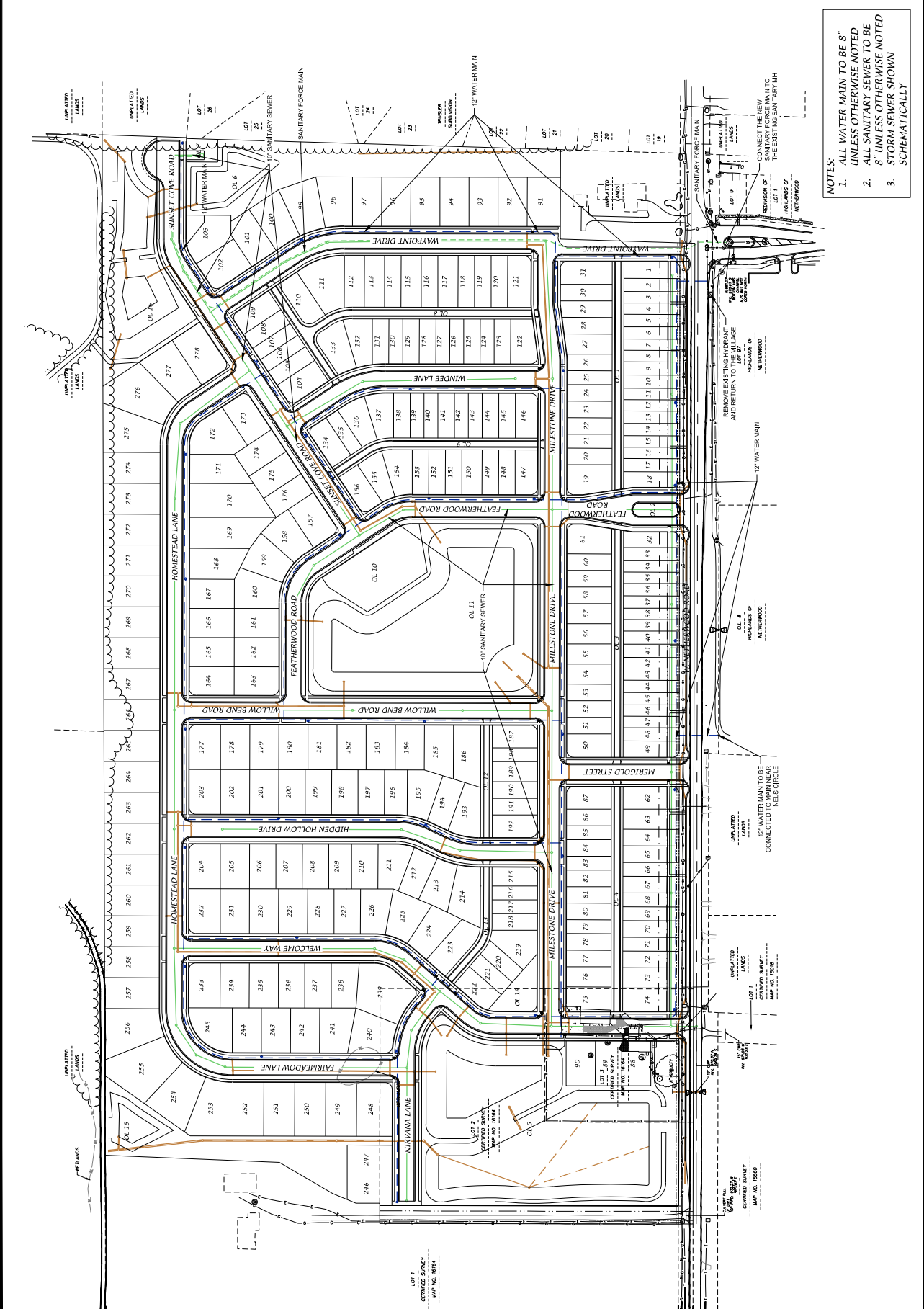




Exhibit 1

LEGEND

-  = Proposed Development
-  = Study Intersection



Project Location Map

Exhibit 7



Site Plan

Exhibit A General Development Plan



Village of Oregon Comprehensive Plan



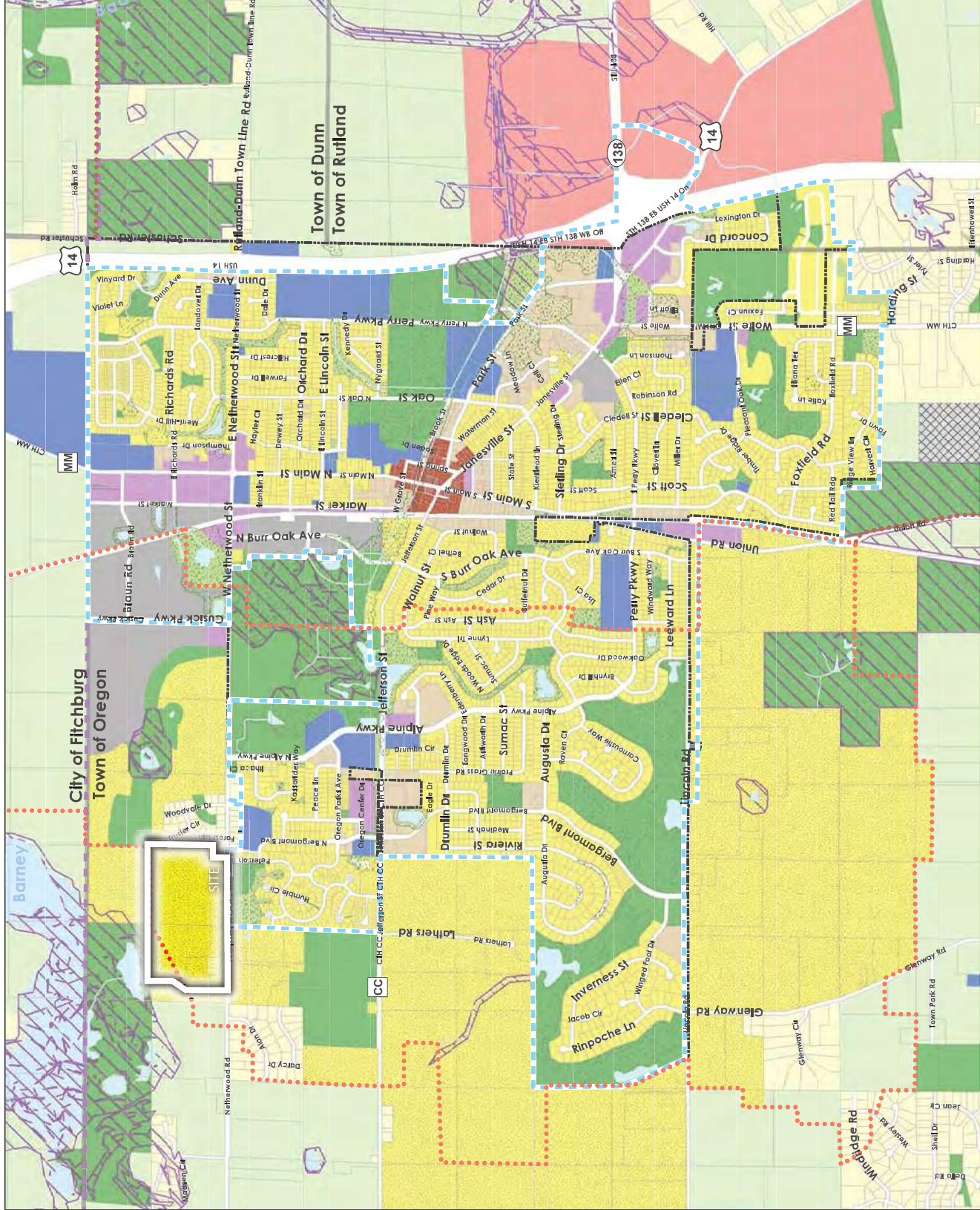
Map 5b Future Land Use Village Extent

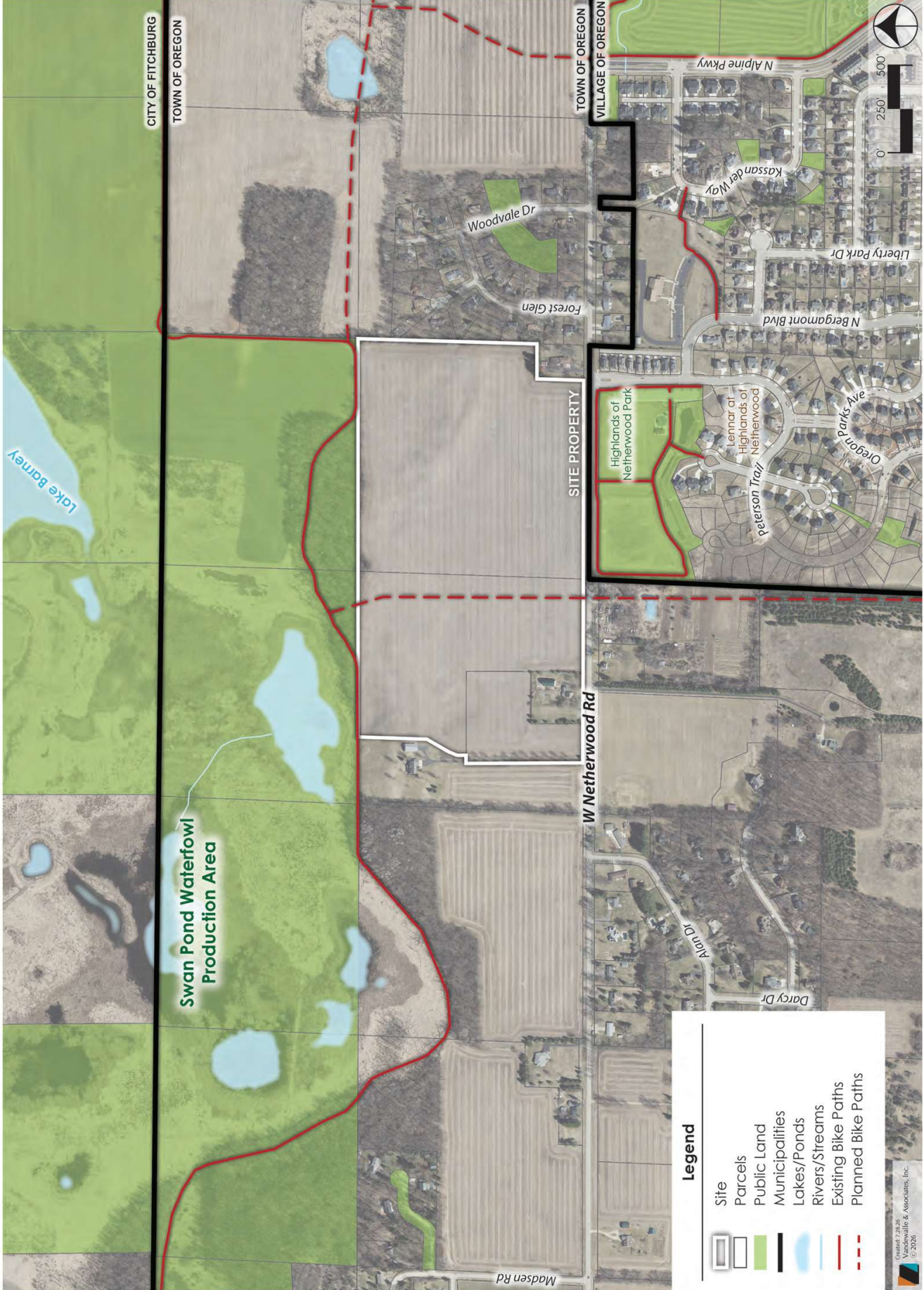
- Agricultural
- Rural Residential
- Low-Scale Neighborhood
- Mid-Scale Neighborhood
- Mobile Home Residential
- Planned Neighborhood
- Long-Term Growth Area
- Neighborhood Mixed Use
- Central Mixed Use
- Planned Mixed Use**
- Interchange Mixed Use
- General Industrial
- Heavy Industrial and Extraction
- Institutional
- Stormwater Management
- Parks & Open Space
- Environmental Corridor
- CARPC Protection Area
- Current Urban Service Area
- West Side Potential Urban Service Area
- Expansion Boundary
- East Side Potential Urban Service Area
- Expansion Boundary
- Village of Oregon
- Other Municipal Boundary
- Village of Oregon
- Extraterritorial Jurisdiction
- Surface Water

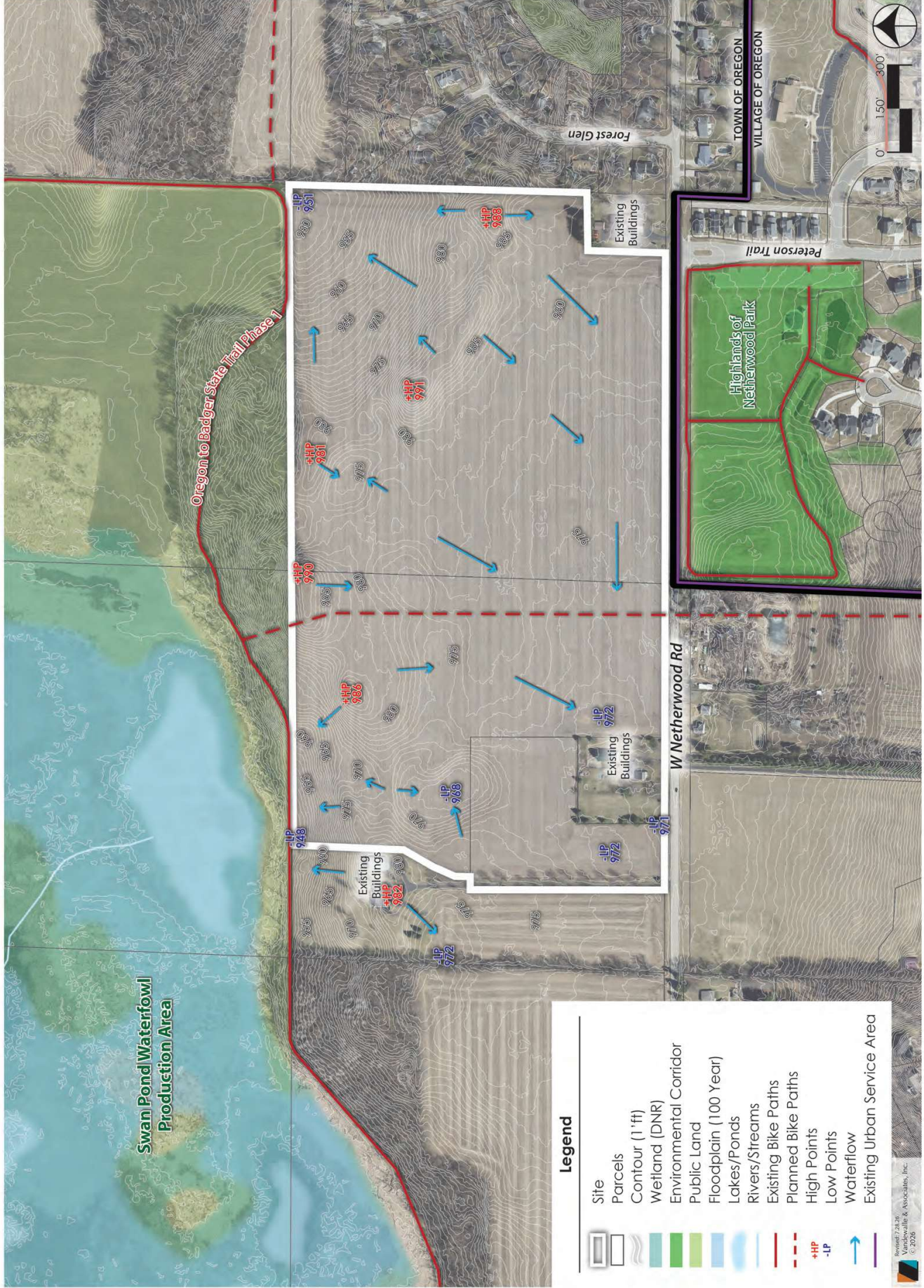
**Joint "Planned Mixed Use" area map includes a mix of:
1. Planned Office
2. Planned Office
3. Planned Industrial
4. Institutional
5. Mixed Residential



Adopted: December 18, 2023
Source: Dane Co. LID; CARPC; WLDNR; Madison MPO; V&A
Shading places, shading change







FEATHERWOOD TRAILS

Oregon, Wisconsin

ILLUSTRATIVE PLAN



LOT TYPE	UNITS
Single Family	
Steel Accessed	
Single Fam - 80	1
Single Fam - 49	37
Single Fam - 45	48
Single Fam - 59	26
Single Fam - 51	11
Alley Accessed	123
Alley - 45	38
Alley - 27	58
Alley - 31	23
Two-Family Twin	119
Alley Accessed	
Alley - 59	12
Alley - 45	8
Alley - 51	16
	36
TOTAL RESIDENTIAL	278

Draft

Oregon to Badger State Trail Phase 1

WDNR - Mapped WWI Wetland

75' Wetland Buffer

150' Setback

20' Native Planting Buffer



W Netherwood Rd

TOWN OF OREGON
VILLAGE OF OREGON

Highlands of Netherwood Park

Stormwater