VILLAGE OF OREGON WISCONSIN
INCORPORATED 1883
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WWW.OREGON.WI.GOV
ELISE CRUZ, AICP

To: Village Board
From: Elise Cruz, Director of Community Development
Date: October 13, 2026
Re: Review and possible approval of a Preliminary Plat for the proposed Featherwood Trails Neighborhood.

Project Description

Veridian Homes, through VH Acquisitions, LLC, requests approval of the Featherwood Trails preliminary plat. The plat includes 278 residential lots and 18 outlots across 69.823 acres on the north side of Netherwood Road. The preliminary plat establishes the proposed layout of lots, streets, and outlots.

Veridian proposes to build the neighborhood in six phases over several years. Housing would include single-family homes with garages accessed from the street, smaller single-family lots with garages accessed through private alleys, and duplexes with garages accessed through private alleys. The proposal also includes a pocket park, stormwater management ponds, and trails connecting Highlands of Netherwood Park with the Rotary Trail.

The Plan Commission recommended approval of the preliminary plat on September 3, 2026. The Village Engineer has reviewed the plat and identified several minor comments. The October 9 resubmittal addresses those comments and incorporates minor changes to Outlot 16.

Parkland Dedication and Park Board Recommendation

The Village's Comprehensive Outdoor Recreation Plan (CORP) identifies a proposed neighborhood park in this general location and a connection to the Rotary Trail. The Village's municipal code assigns the Park Board responsibility for reviewing proposed parkland dedications.

The parkland requirement may be met through a dedication of 1,101 square feet per dwelling unit, a payment in lieu of dedication per dwelling unit, or a combination of land and payment. Based on the 278 dwelling units, the land requirement is 306,078 square feet, or approximately 7.03 acres.

Veridian proposes to dedicate Outlot 11 for a pocket park. It contains 25,058 square feet, or approximately 0.58 acres. The proposal also includes approximately 14 acres for stormwater management and trail connections. Highlands of Netherwood Park, a community park comprised of 13.71 acres, is directly to the south of the development. Directly north of the development are hundreds of acres of land associated with Lake Barney, including the Rotary Trail, and adjacent wetlands, which are owned by US Fish and Wildlife and the Wis. Department of Corrections.

With the proposed pocket park dedication, the remaining requirement would be satisfied through a payment in lieu of parkland dedication, currently estimated at approximately $520,000. These funds are

deposited in the Village's Parkland Fund to purchase parkland. They cannot be used to improve existing parks.

At its September 15, 2026, meeting, the Park Board voted 3–2 to recommend doubling the proposed parkland dedication from approximately 0.6 acres to 1.2 acres. The majority concluded that the proposed pocket park was too small to serve the neighborhood.

The proposed plat before the Village Board retains the approximate 0.6-acre park, and the proposed resolution does not require an increase. The Village Board should provide directions on the park size as part of its review. Any required increase should be reflected in the approval conditions and final plat.

The CORP Future Park Facilities map, and Parkland Evaluation Tool, are included in the packet to support the Board's review.

Planner's Recommendation:

I recommend approval as presented, subject to the following five conditions included in the draft resolution and any additional condition the Village Board adopts regarding parkland dedication:

1. Annexation of the properties.
2. Include the Village's required provisions for dedications, easements, and covenants on the final plat, along with related changes to the plat text.
3. Resolve the discrepancies related to previous platting along the eastern boundary, as noted on the preliminary plat, before final plat approval.
4. Approve and execute a development agreement between the Village and the developer requiring installation of all public improvements needed to serve the final plat.
5. Obtain Village Board approval of the zoning for the lands within the final plat.

VILLAGE OF OREGON
DANE COUNTY, WISCONSIN

RESOLUTION NO. 26-28

A RESOLUTION CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF FEATHERWOOD TRAILS SUBMITTED BY VH ACQUISITIONS ON BEHALF OF CURRENT OWNERS RONALD R & JULIE M JENKINS JT REV. TRUST, SUSAN K CONNER AND BRIAN T CONNER, AND RICHARD A STRIGEL AND GERI ANN A STRIGEL, COMPRISING A TOTAL OF 69.823 ACRES OF LAND LOCATED APPROXIMATELY BETWEEN THE 5200 AND 5400 BLOCKS OF NETHERWOOD ROAD IN THE TOWN OF OREGON (TAX PARCEL ID NUMBERS: 0509-031-9500-2, 0509-031-9002-0, 0509-031-4022-0, AND 0509-031-4033-0)

RECITALS

A. VH Acquisitions, LLC (the "Applicant") requested approval of a preliminary plat entitled "Featherwood Trails" last dated October 9, 2026 (the "preliminary plat").

B. On September 3, 2026, the Plan Commission reviewed the preliminary plat of Featherwood Trails and recommended that the preliminary plat be approved.

C. On October 19, 2026, the Village Board reviewed the preliminary plat.

D. The Village Board hereby finds that approval of the preliminary plat will be consistent with Wisconsin law, the Village of Oregon Comprehensive Plan and Village ordinances, and can be adequately served, if the conditions set forth below are satisfied.

RESOLUTION

NOW, THEREFORE, the Village Board of the Village of Oregon, Dane County, Wisconsin hereby resolve that, subject to satisfaction of the following conditions, the preliminary plat is approved:

1. Annexation of the properties included in the preliminary plat into the Village of Oregon from the Town of Oregon.

2. Inclusion of provisions related to dedications, easements, covenants to be provided by the Village on the Final Plat and related text changes on the face of the plat.

3. Discrepancies related to previous platting along eastern boundary per the note on the Preliminary Plat must be resolved prior to approval of the Final Plat.

4. The Village and the Developer must approve and execute an agreement that relates to the development of the lands within the final plat and requires the Developer to install all public improvements needed to serve the final plat.

5. The Village Board must approve the zoning of the lands within the final plat.

The above resolution was duly adopted at the meeting of the Village Board of the Village of Oregon on this 19th day of October 2026.

APPROVED:

By:

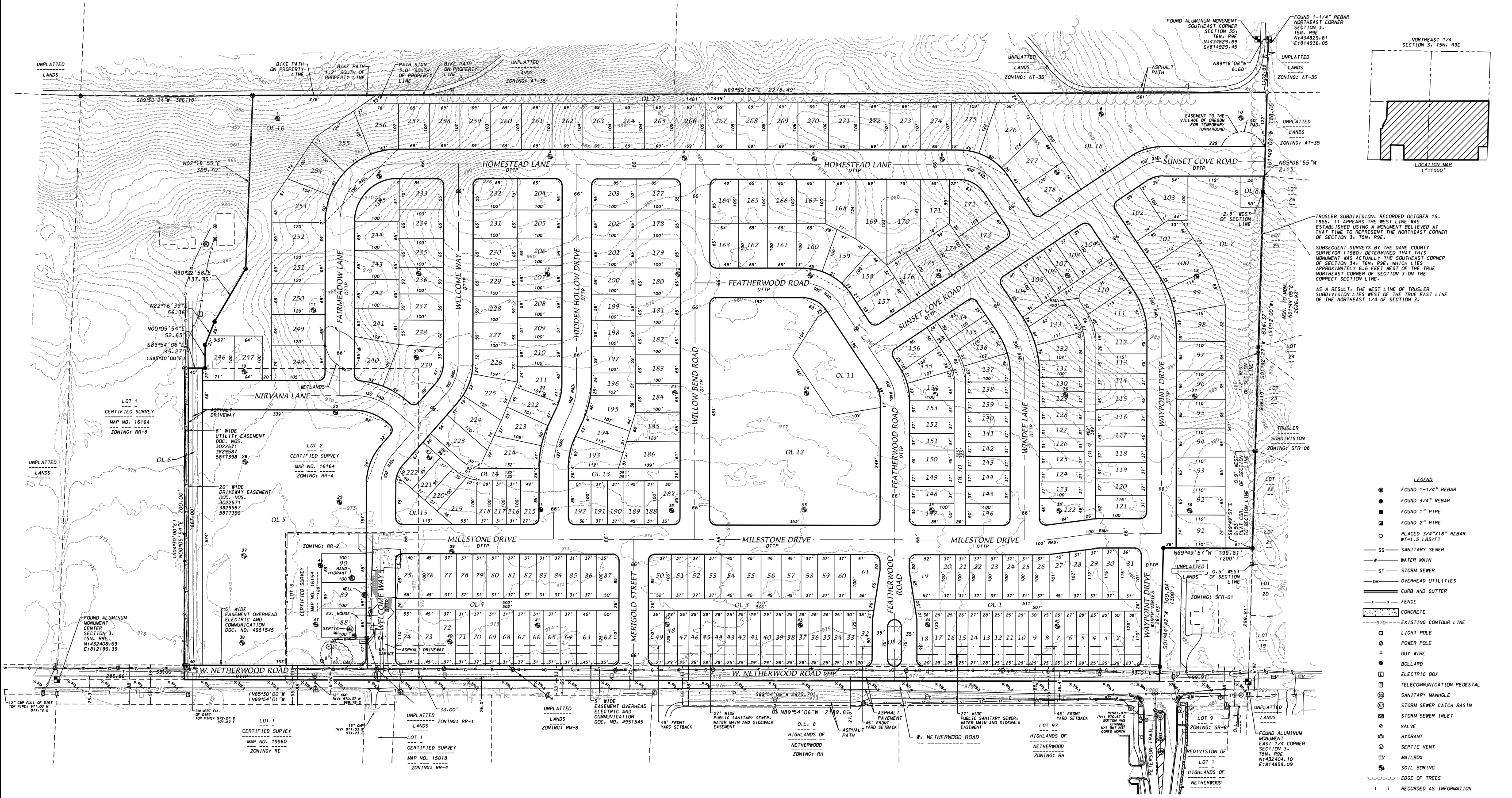
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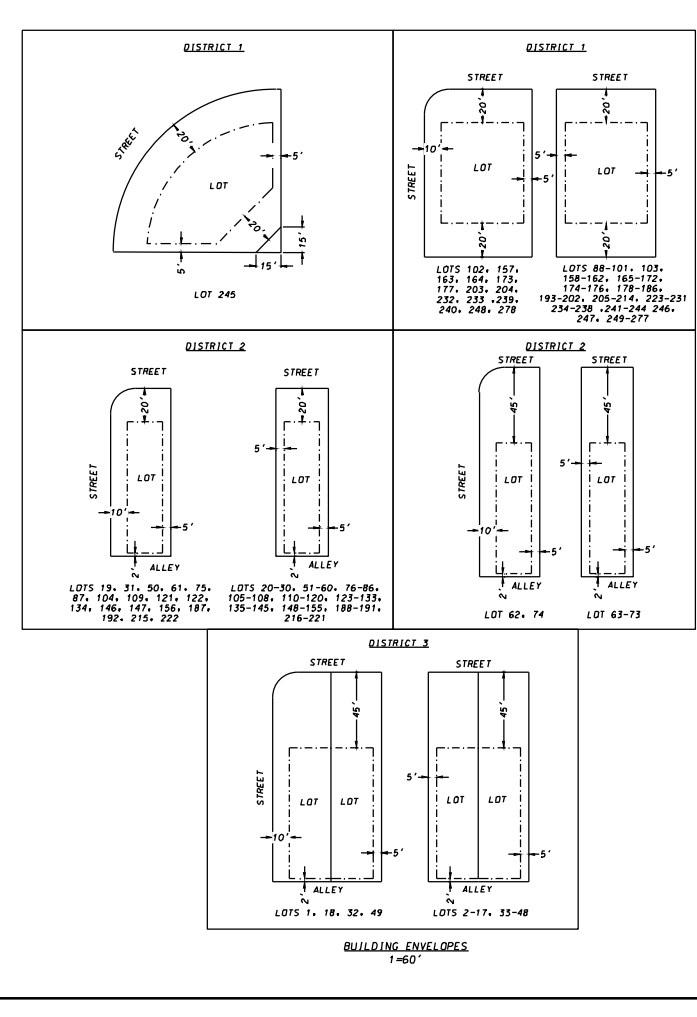
Phil Van Kampen, Village President

ATTEST:

_____

Candie Jones, Village Clerk





LOT AREA TABLE

Lot	Area SF	Lot	Area SF	Lot	Area SF
OL 1	13237	39	3188	98	7982
OL 2	2949	40	3688	99	8331
OL 3	13208	41	3688	100	7806
OL 4	13047	42	3188	101	6937
OL 5	215160	43	3188	102	7352
OL 6	26680	44	3438	103	8447
OL 7	74260	45	3438	104	5452
OL 8	3588	46	3188	105	3700
OL 9	19632	47	3188	106	3100
OL 10	12198	48	3688	107	3100
OL 11	25058	49	4504	108	3700
OL 12	155634	50	5143	109	4952
OL 13	6516	51	3700	110	5664
OL 14	7301	52	3700	111	9341
OL 15	7066	53	3700	112	5184
OL 16	59969	54	4500	113	5175
OL 17	29203	55	4500	114	4255
OL 18	72895	56	4500	115	5175
1	4644	57	4500	116	4255
2	3688	58	3700	117	5175
3	3188	59	3700	118	4255
4	3188	60	3700	119	4255
5	3438	61	6231	120	4255
6	3438	62	6202	121	5927
7	3188	63	5625	122	5485
8	3188	64	4625	123	3700
9	3688	65	4625	124	3100
10	3688	66	3875	125	3700
11	3188	67	4625	126	3100
12	3188	68	3875	127	3100
13	3438	69	3875	128	3700
14	3438	70	4625	129	3700
15	3188	71	3875	130	3100
16	3188	72	4625	131	3720
17	3688	73	5625	132	5376
18	4296	74	6552	133	6332
19	6335	75	5432	134	4952
20	3700	76	4500	135	3100
21	3100	77	3700	136	5307
22	3700	78	3700	137	5177
23	3700	79	3100	138	3700
24	3700	80	3700	139	3100
25	3100	81	3700	140	3100
26	3706	82	3700	141	3700
27	4681	83	3100	142	3100
28	4047	84	3700	143	3100
29	4222	85	3100	144	3700
30	4277	86	3700	145	3700
31	5848	87	4952	146	4952
32	4296	91	8183	147	4952
33	3688	92	7150	148	3700
34	3188	93	7150	149	3700
35	3188	94	7150	150	4500
36	3438	95	7150	151	3700
37	3438	96	7150	152	3700
38	3188	97	7150		

Lot	Area SF	Lot	Area SF	Lot	Area SF
153	3700	208	5900	263	7160
154	5515	209	5100	264	7182
155	4841	210	5900	265	7203
156	4953	211	6440	266	7224
157	6942	212	5433	267	7246
158	6862	213	6063	268	7267
159	7050	214	7753	269	7289
160	7747	215	4152	270	7310
161	6500	216	3100	271	7332
162	6500	217	3100	272	7353
163	6352	218	3701	273	7375
164	6352	219	6216	274	7396
165	6500	220	3567	275	9104
166	6500	221	3515	276	12203
167	6500	222	4885	277	9266
168	8071	223	7024	278	8832
169	11198	224	7085		
170	12671	225	7279		
171	7859	226	6485		
172	8964	227	5900		
173	6544	228	5900		
174	5900	229	6500		
175	5900	230	6500		
176	5100	231	6500		
177	6952	232	6952		
178	6500	233	6952		
179	6500	234	6500		
180	6500	235	6500		
181	6500	236	5900		
182	6500	237	5900		
183	6500	238	5864		
184	6500	239	12683		
185	7151	240	7998		
186	7882	241	7191		
187	4952	242	6500		
188	3100	243	6500		
189	4500	244	6500		
190	3700	245	7705		
191	3700	246	6604		
192	5012	247	6400		
193	6377	248	9474		
194	5613	249	8280		
195	6720	250	8280		
196	5114	251	8280		
197	5900	252	8280		
198	5900	253	9756		
199	5900	254	7972		
200	5900	255	9455		
201	6500	256	8822		
202	6500	257	7031		
203	6952	258	7053		
204	6952	259	7074		
205	6500	260	7095		
206	5900	261	7117		
207	5900	262	7138		

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plant and features and that i have fully complied with the Village of Oregon Subdivision Ordinance.

Dated this 30th day of July, 2026.

Brett T. Stoffregan, Professional Land Surveyor S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON WISCONSIN LAND SURVEYOR

LEGAL DESCRIPTION

Lots 2 and 3, Certified Survey Map No. 16164, recorded in Volume 119 of Certified Survey Maps on pages 214-216 as Document Number 5877398 in the Dane County Register of Deeds Office and part of the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 3; thence N89°54'06"W, 199.97 feet along the South line of said Northeast 1/4 to the point of beginning.
thence N89°54'06"W, 2189.87 feet along said South line and the South line of Lots 2 and 3, Certified Survey Map No. 16164 to the Southwest corner said Lot 2;
thence N00°05'54"E, 700.00 feet along the East line of said Lot 1;
thence S89°54'06"E, 45.27 feet along the East line of said Lot 1;
thence N00°05'54"E, 52.63 feet along the East line of said Lot 1;
thence N22°16'39"E, 56.36 feet along the East line of said Lot 1;
thence N30°22'58"E, 137.75 feet along the East line of said Lot 1;
thence N02°18'55"E, 389.70 feet along the East line of said Lot 1 to the Northeast corner of said Lot 1;
thence N89°50'24"E, 2278.49 feet to the East line of said Northeast 1/4;
thence S01°49'02"W, 188.05 feet along said East line to a point on the North line of Lot 26, Trusler Subdivision;
thence N85°06'55"W, 2.13 feet to the Northwest corner of said Lot 26;
thence S01°42'27"W, 836.32 feet along the West line of Lots 21-26, Trusler Subdivision;
thence N89°49'57"W, 199.81 feet;
thence S01°44'42"W, 300.04 feet to the point of beginning.
Containing 3,041,499 square feet (69.823 acres).

NOTES

1. Zoning: Existing - RR-2, RR-4, AT-35 (Dane County Zoning)
   Proposed - PUD (Village of Oregon Zoning)

2. Owners: Ronald R & Julie M Jenkins JT Rev. Trust
   5400 Netherwood Road
   Oregon, WI 53575

   Susan K Conner and Brian T Conner

   Richard A Strigel & Geri Ann A Strigel

   Land Divider: VH Acquisitions
   6801 South Towne Drive
   Madison, WI 53713

   Planner: Vandewalle & Associates
   120 East Lakeside Street
   Madison, WI 53715

3. Outlot Designations:
   1 - Private Alley, Public Utility Easement over the entire Outlot.
   2 - Private Open Space
   3 - Private Alley, Public Utility Easement over the entire Outlot.
   4 - Private Alley, Public Utility Easement over the entire Outlot.
   5 - Dedicated to the Public for Storm Water Management Purposes.
   6 - Private Open Space
   7 - Dedicated to the Public for Storm Water Management Purposes.
   8 - Dedicated to the Public for Storm Water Management and Sanitary Sewer Lift Station purposes.
   9 - Private Alley, Public Utility Easement over the entire Outlot.
   10 - Private Alley, Public Utility Easement over the entire Outlot.
   11 - Dedicated to the Public for Park Purposes.
   12 - Dedicated to the Public for Storm Water Management Purposes.
   13 - Private Alley, Public Utility Easement over the entire Outlot.
   14 - Private Alley, Public Utility Easement over the entire Outlot.
   15 - Private Open Space
   16 - Dedicated to the Public for Storm Water Management Purposes.
   17 - Private Open Space, Public Storm Water Management over the entire outlot.
   18 - Dedicated to the Public for Storm Water Management and Bike and Pedestrian Path purposes.

4. All intersection radii are 15'.

5. Vertical Datum: NAVD88

DATE: 07-30-26
REVISED: 10-9-26

SCALE: 1"= 100'
0 100'
(PAGE SIZE: 30x42)

GRID NORTH WISCONSIN COORDINATE REFERENCE SYSTEM DANE COUNTY NAD83(2011) THE SOUTH LINE OF THE NE1/4 OF SECTION 3, T5N, R9E BEARS N89°54'06"W

FN: 26-07-102
Sheet Number:
1 of 1

PRELIMINARY PLAT

FEATHERWOOD TRAILS

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 5 NORTH , RANGE 9 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Oct 09, 2026-3:12pm U:\User\2607102\02_Drawings\2607102 Preliminary Plat.dwg 30x42 PRELIMINARY PLAT

APPENDIX A
SUBDIVISION REGULATIONS
ENVIRONMENTAL ASSESSMENT CHECKLIST
FOR SUBDIVISION AND LAND DIVISION BY CERTIFIED SURVEY

All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

Land Resources **Does the project site involve the following?** **All "yes" answers must include how the developer plans to address the matter.**	**Yes**	**No**
Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals.	X	
A flood plain. (If yes, attach two (2) copies of a typical stream valley cross section showing the channel of the stream, the 100-year flood plain limits and the floodway limits (if officially adopted), of each site of the channel and a cross section of area to be developed).		X
An area of soil instability – greater than 20% slope and/or organic soils, peats, or mucks at or near the surface.	X	
Prime agricultural land (Class I, II or III soils).	X	
Wetlands and mapped environmental corridors.	X	
Unique physical features or wildlife habitat.		X
Developer Notes: Proposed neighborhood will meet or exceed all local and state requirements for storm water management. The small wetland on western side of parcel has been determined to be non jurisdictional by the US Army Corp and meets exemption requirements by WDNR. See storm water management report.		

Water Resources **Does the project site involve the following?** **All "yes" answers must include how the developer plans to address the matter.**	**Yes**	**No**
Location within the area traversed by a navigable stream or dry run.		X
Lake frontage.		X
Developer Notes:		

Human & Scientific Interest **Does the project site involve the following?** **All "yes" answers must include how the developer plans to address the matter.**	**Yes**	**No**
An area or buildings or archaeological or geological interest.		X
An area of historical interest.		X
An area of buildings or monuments with unique architecture.		X
Unique, uncommon, rare, plants, animal habitats, old growth, trees significant for research or preservation.		X
Developer Notes:		

Energy, Transportation, & Communications **All "yes" answers must include how the developer plans to address the matter.**	**Yes**	**No**
Does the development encompass any future street appearing on the Village of Oregon Official Map		X
Is the development traversed by an existing or planned Utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?	X	
Developer Notes: Water extension from the Highlands at Netherwood to the northeast corner of the parcel to complete future system expansion is required.		

Village Planning **All "yes" answers must include how the developer plans to address the matter.**	**Yes**	**No**
Is the development consistent with the Village Master Plan and other adopted planning documents?	X	
Developer Notes:		