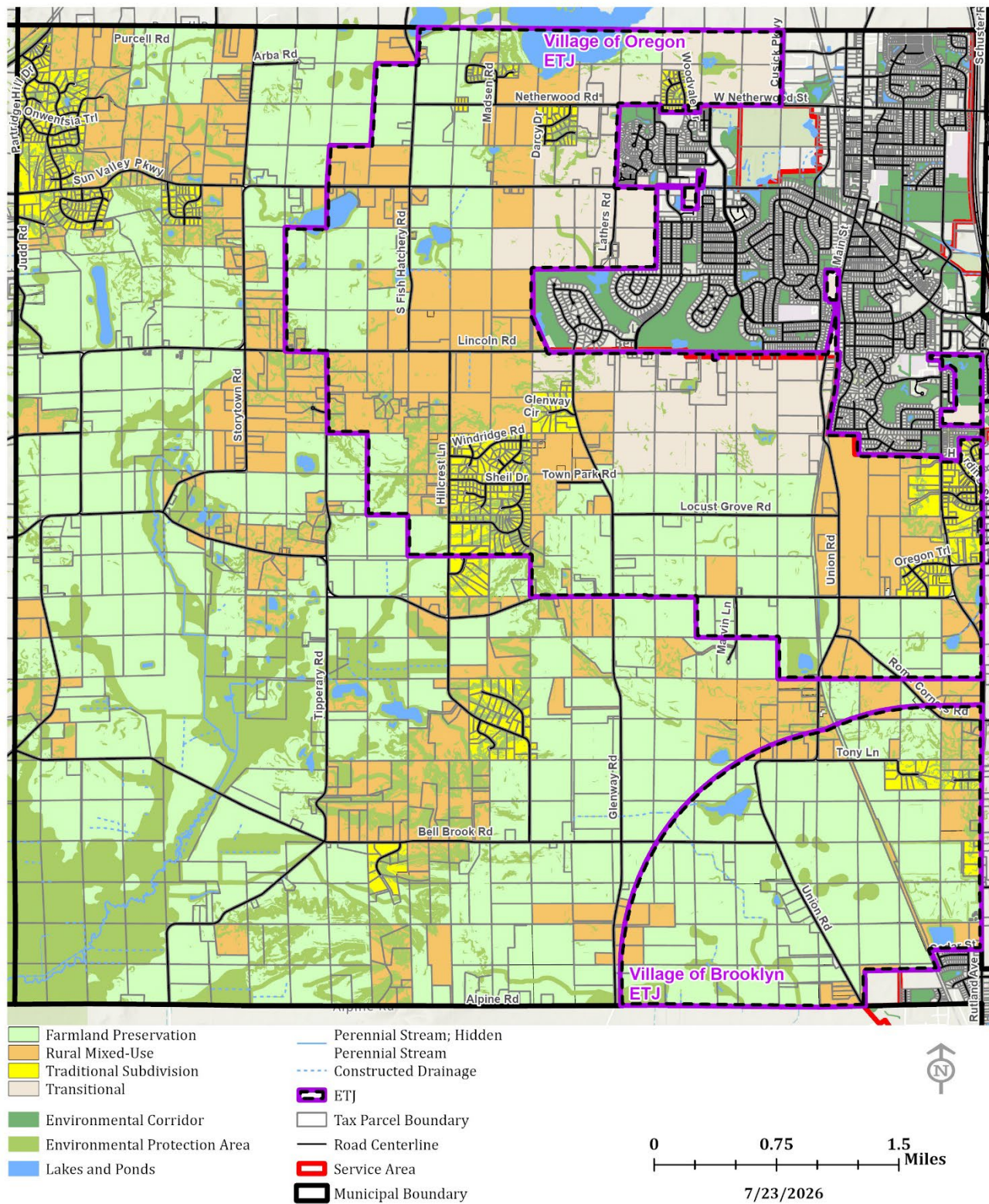


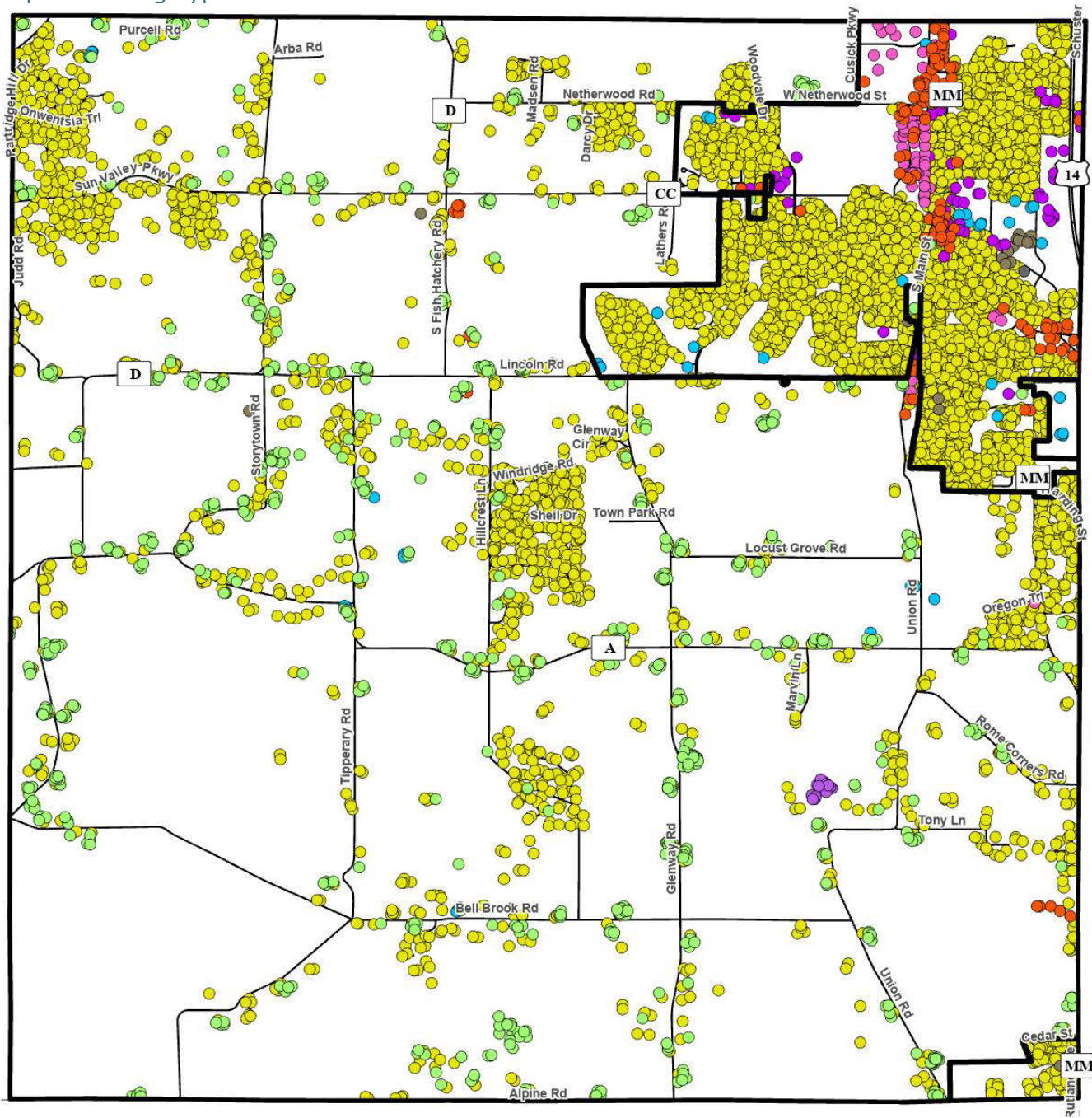
Map 1: Planned Land Use



7/23/2026

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

Map 2: Building Types



BUILDING USE

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

 Municipal Boundary
 Road Centerline

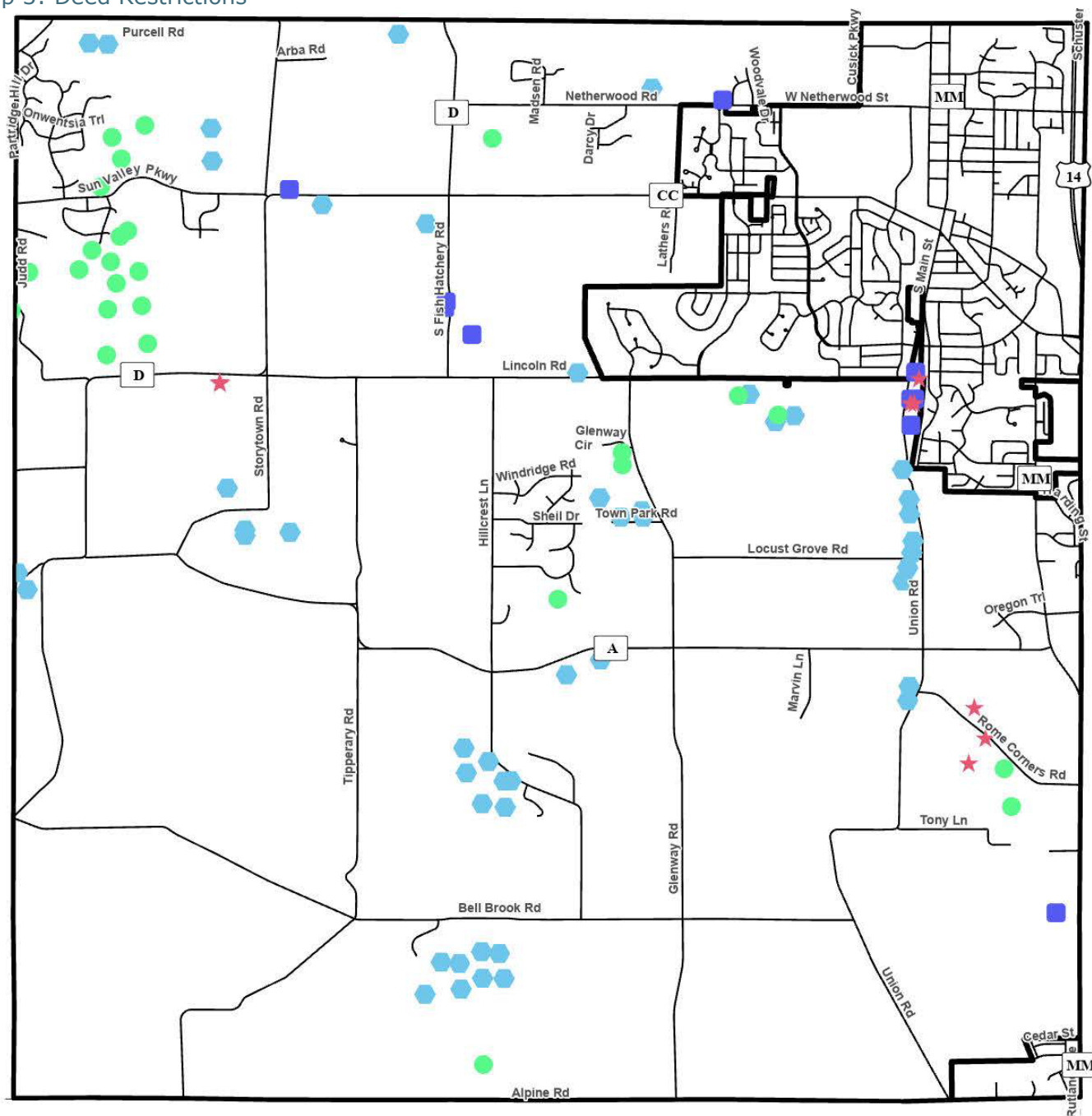


0 0.75 1.5 Miles

8/5/2025

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

Map 3: Deed Restrictions



DEED RESTRICTION

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

- Municipal Boundary
- Road Centerline

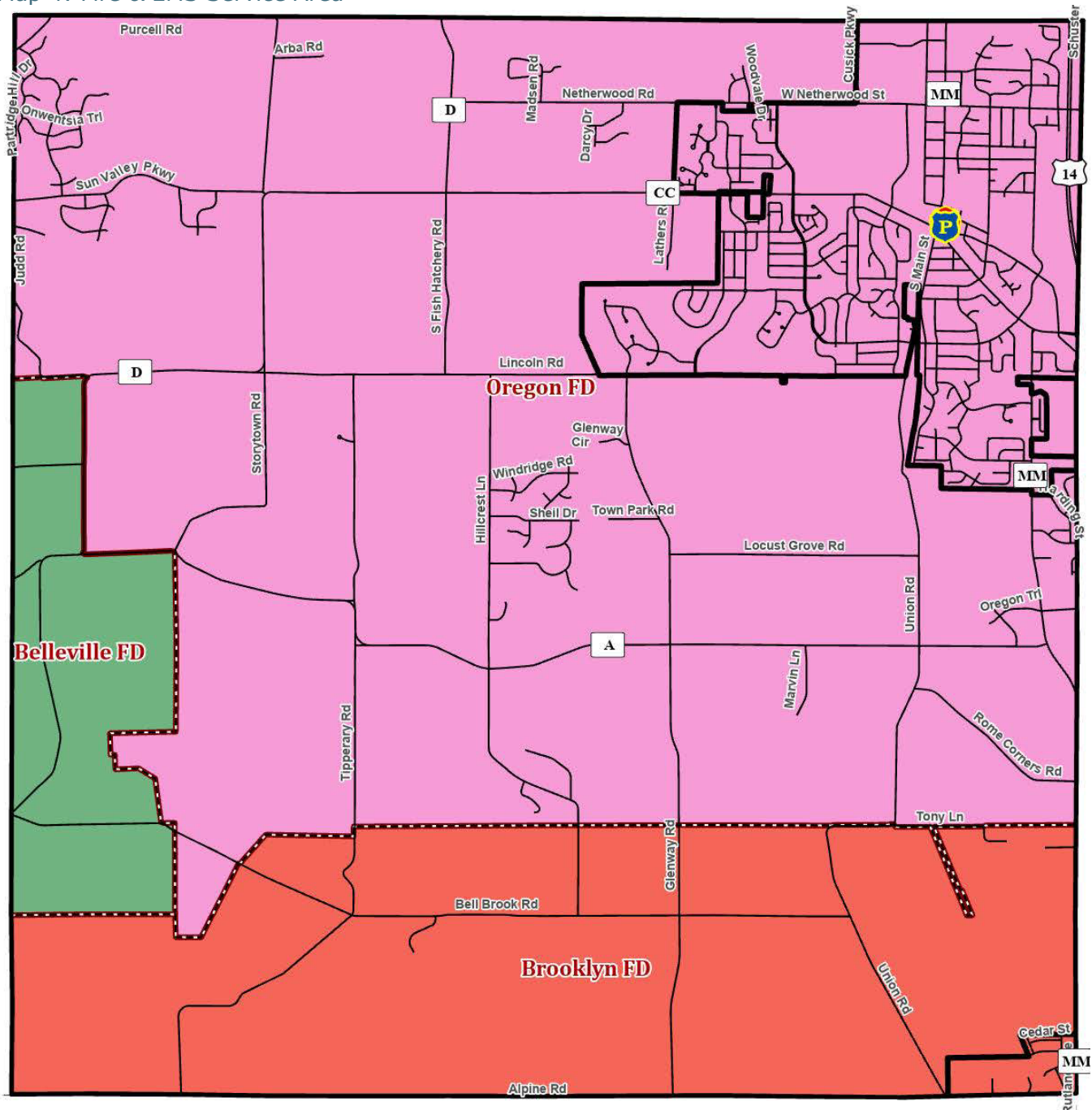


0 0.75 1.5 Miles

8/5/2025

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

Map 4: Fire & EMS Service Area



EMERGENCY SERVICES

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

EMS Districts

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

-  Municipal Boundary
-  Road Centerline

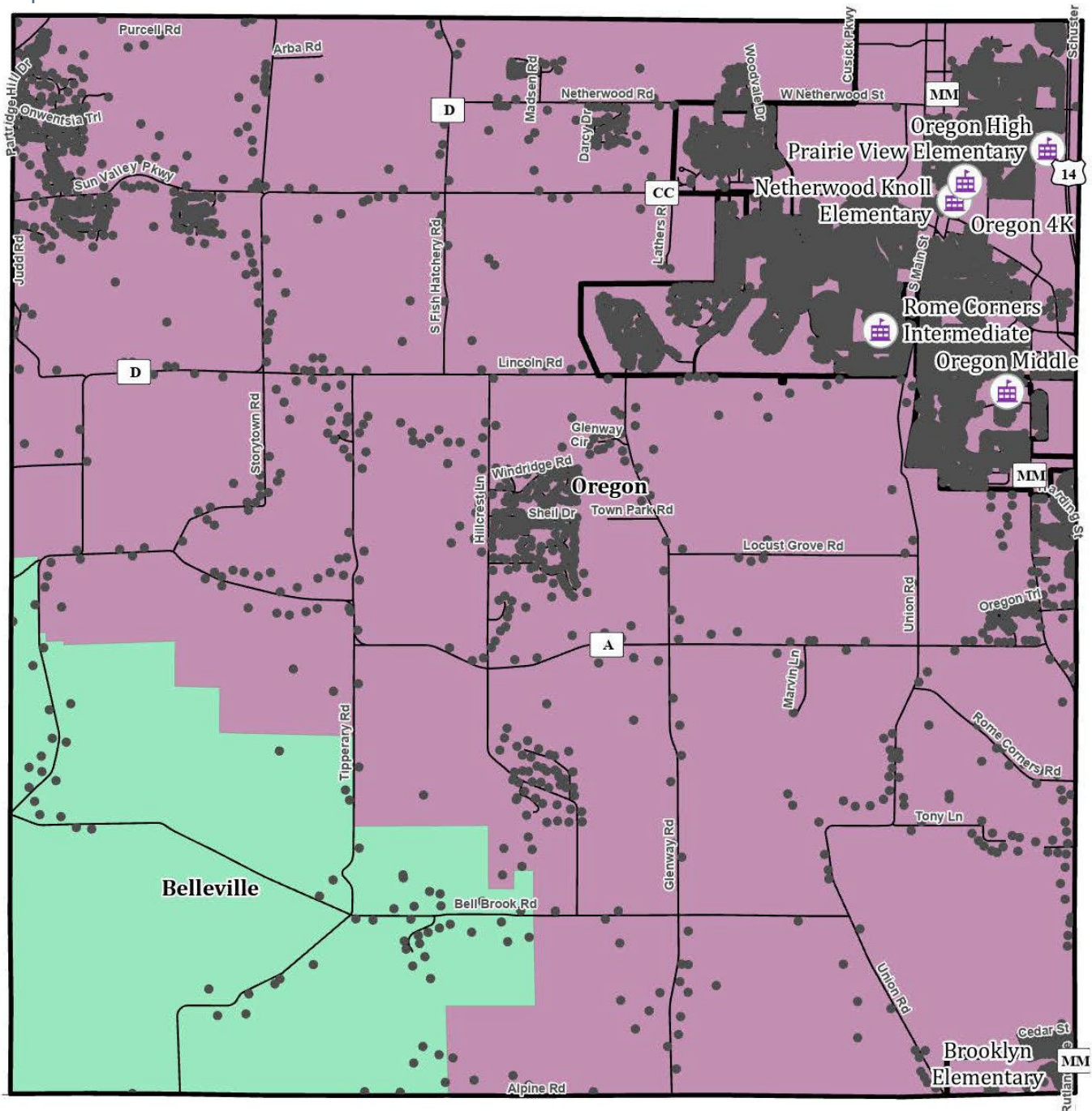


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8/5/2025

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

Map 5: School Districts



SCHOOL DISTRICTS AND PUBLIC SCHOOLS



Public School



Residential Building



Belleville School District



Oregon School District



Verona Area School District



Municipal Boundary



Road Centerline

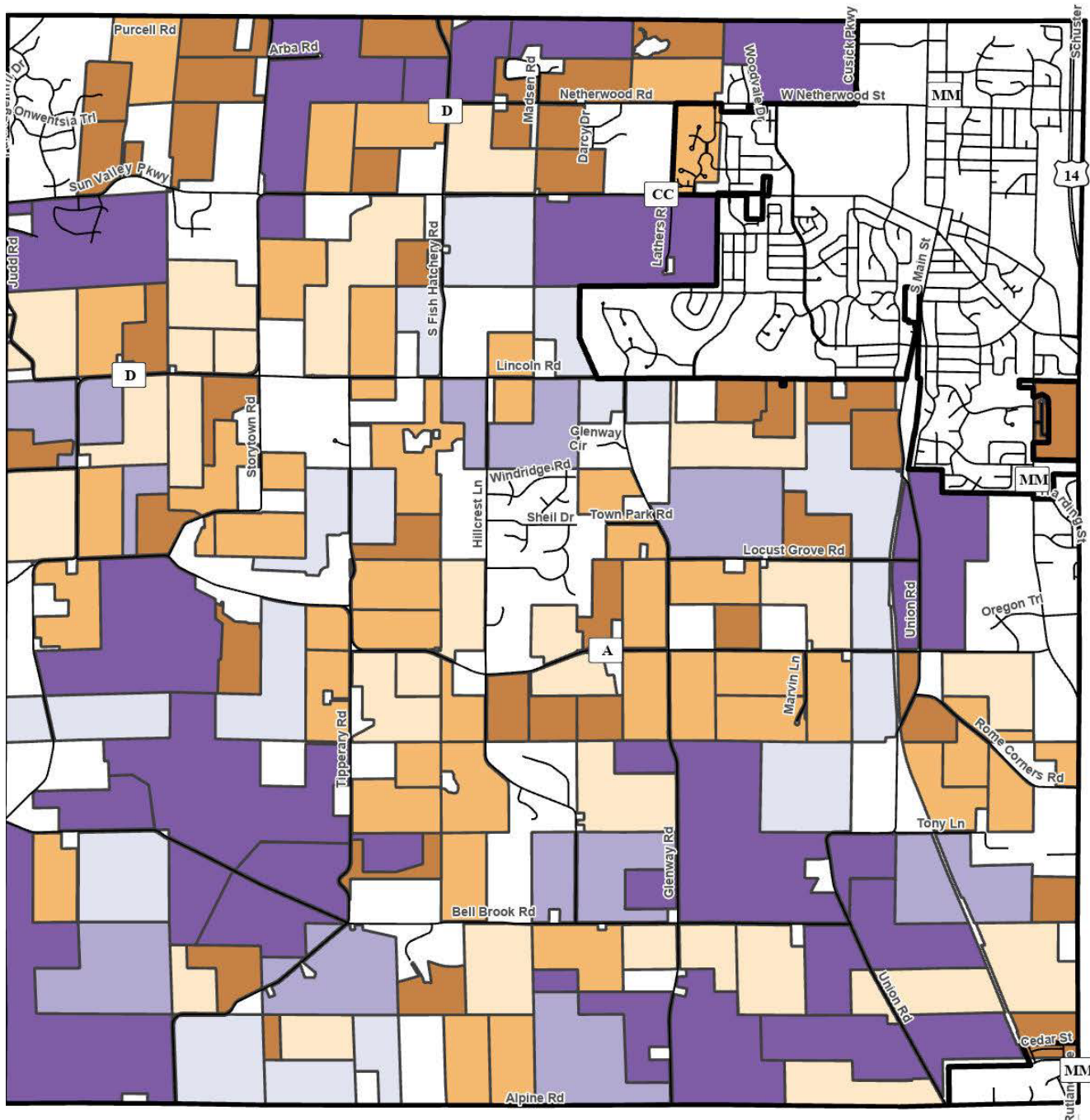


0 0.75 1.5 Miles

8/5/2025

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

Map 6: Historic Farmstead Size



FARMSTEAD SIZE WHEN FARMLAND PRESERVATION ZONING WAS ENACTED

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

- Municipal Boundary
- Road Centerline

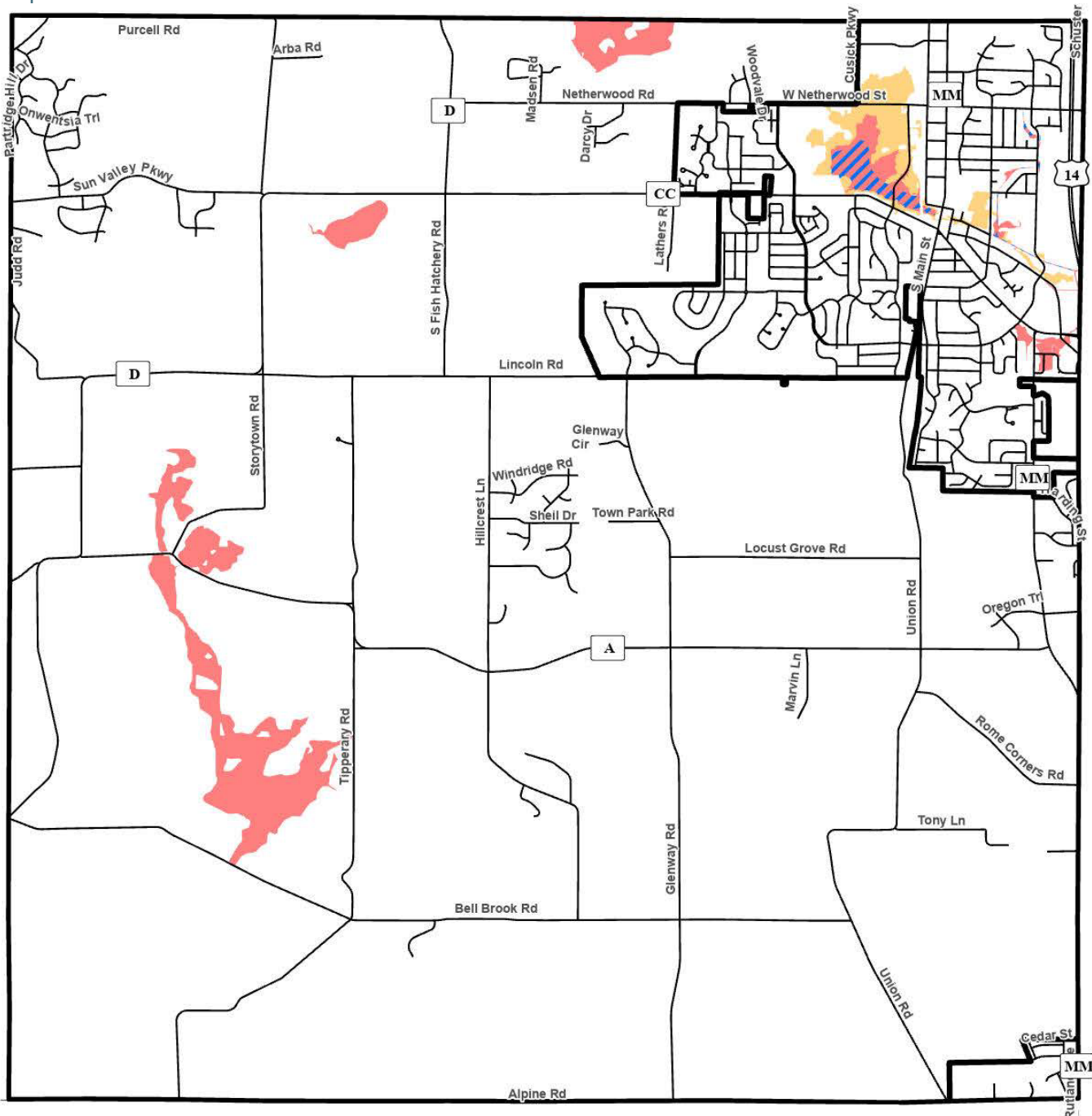


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8/5/2025

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

Map 7: Flood Prone Areas



FLOODPLAIN (2016 FEMA FIRM)

 Floodway

 1% Annual Flood Chance

 0.2% Annual Flood Chance

 Municipal Boundary

 Road Centerline

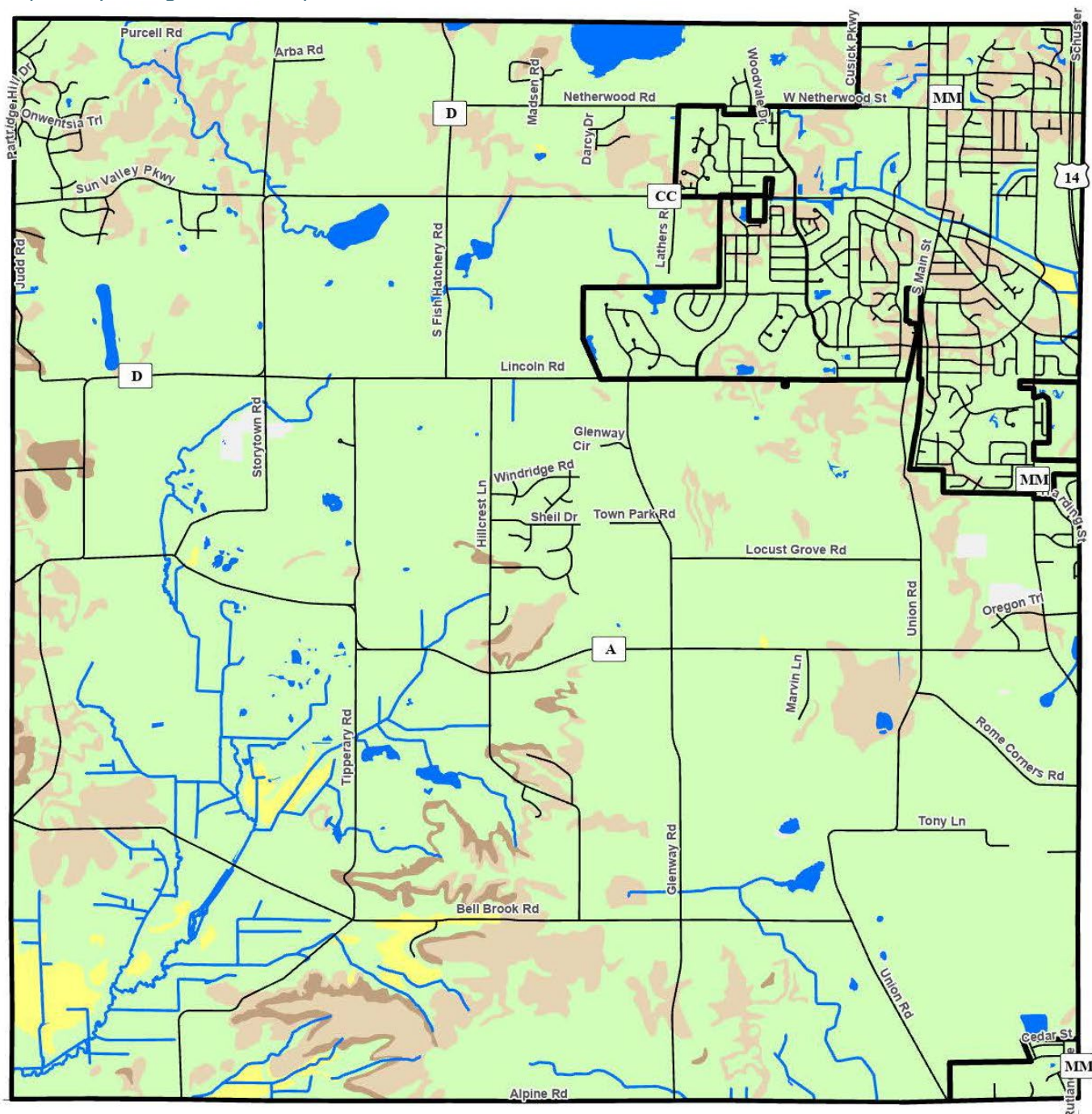


0 0.75 1.5
Miles

8/5/2025

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

Map 8: Hydrologic Soil Groups



HYDROLOGIC SOIL GROUP

Runoff Potential

- A Least
- B
- C
- D Greatest
- Not Rated

- Rivers and Streams
- Lakes and Ponds

- Municipal Boundary
- Road Centerline

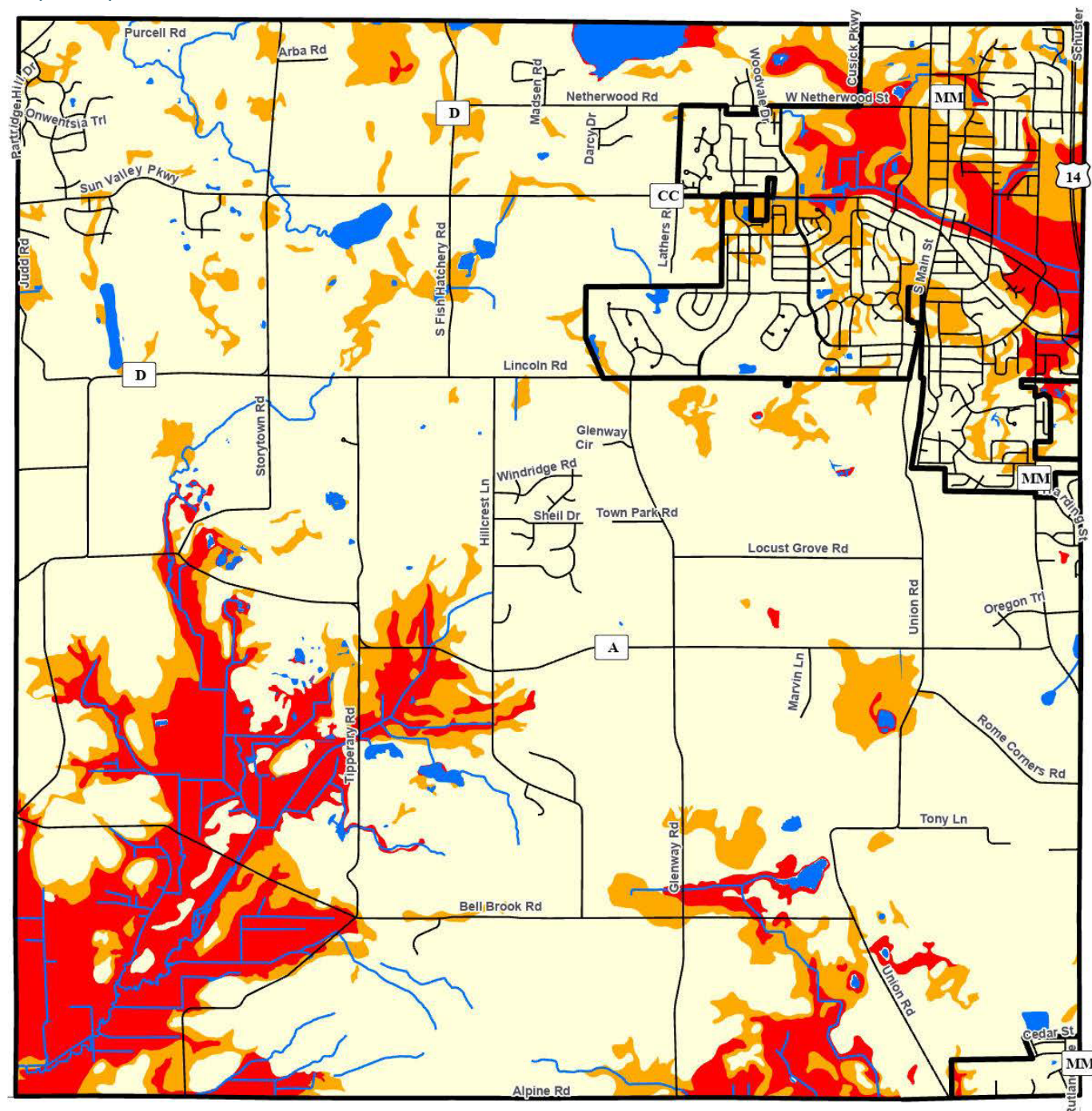


0 0.75 1.5 Miles

8/5/2025

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Map 9: Hydric Soils



HYDRIC SOILS

- Hydric/Predominantly Hydric
- Partially Hydric/Predominantly Non-hydric
- Non-Hydric/Not Rated
- Rivers and Streams
- Lakes and Ponds

- Municipal Boundary
- Road Centerline

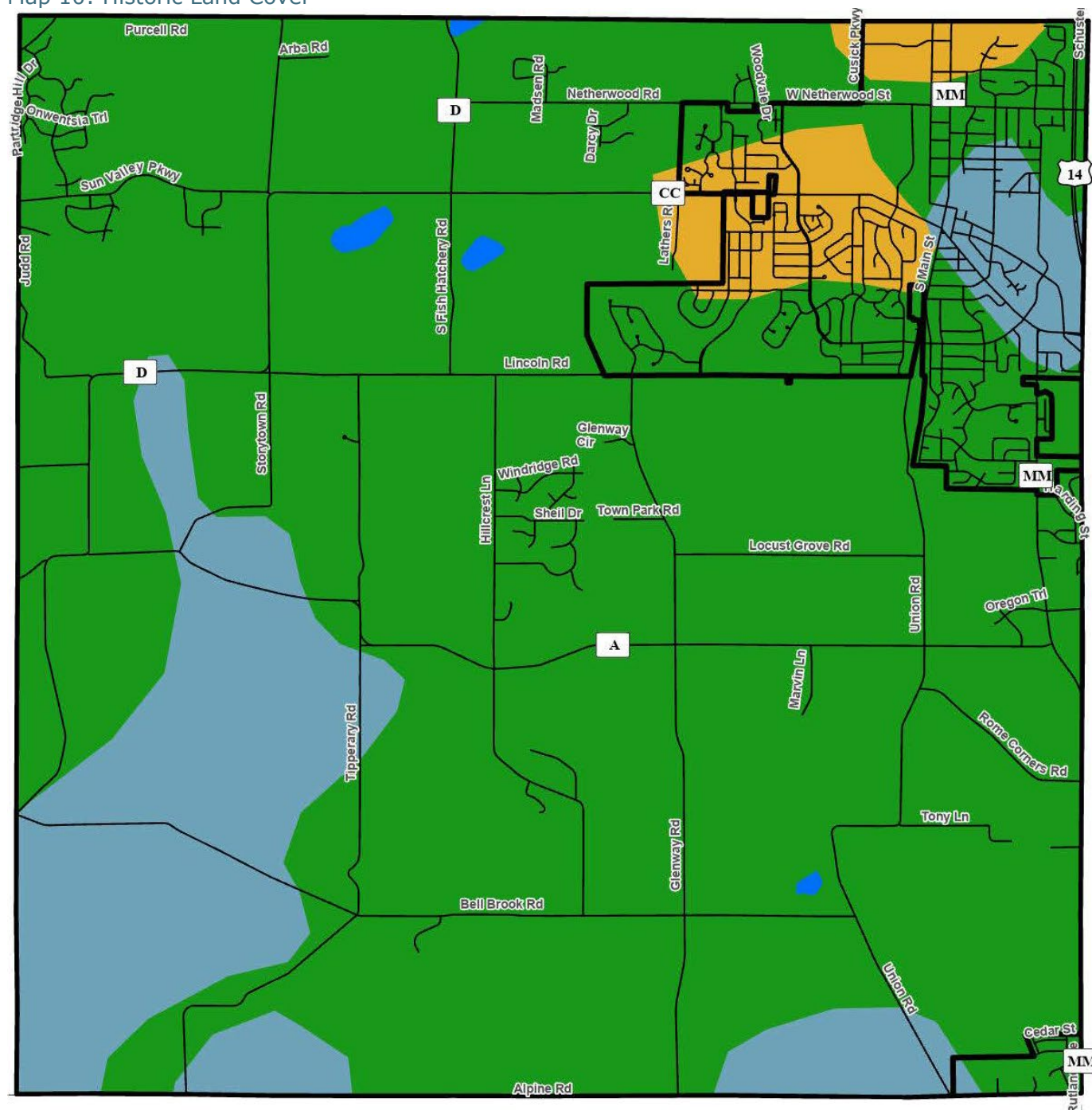


0 0.75 1.5 Miles

8/5/2025

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

Map 10: Historic Land Cover



LANDCOVER MID-1800'S (FINLEY, WDNR)

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

- Municipal Boundary
- Road Centerline

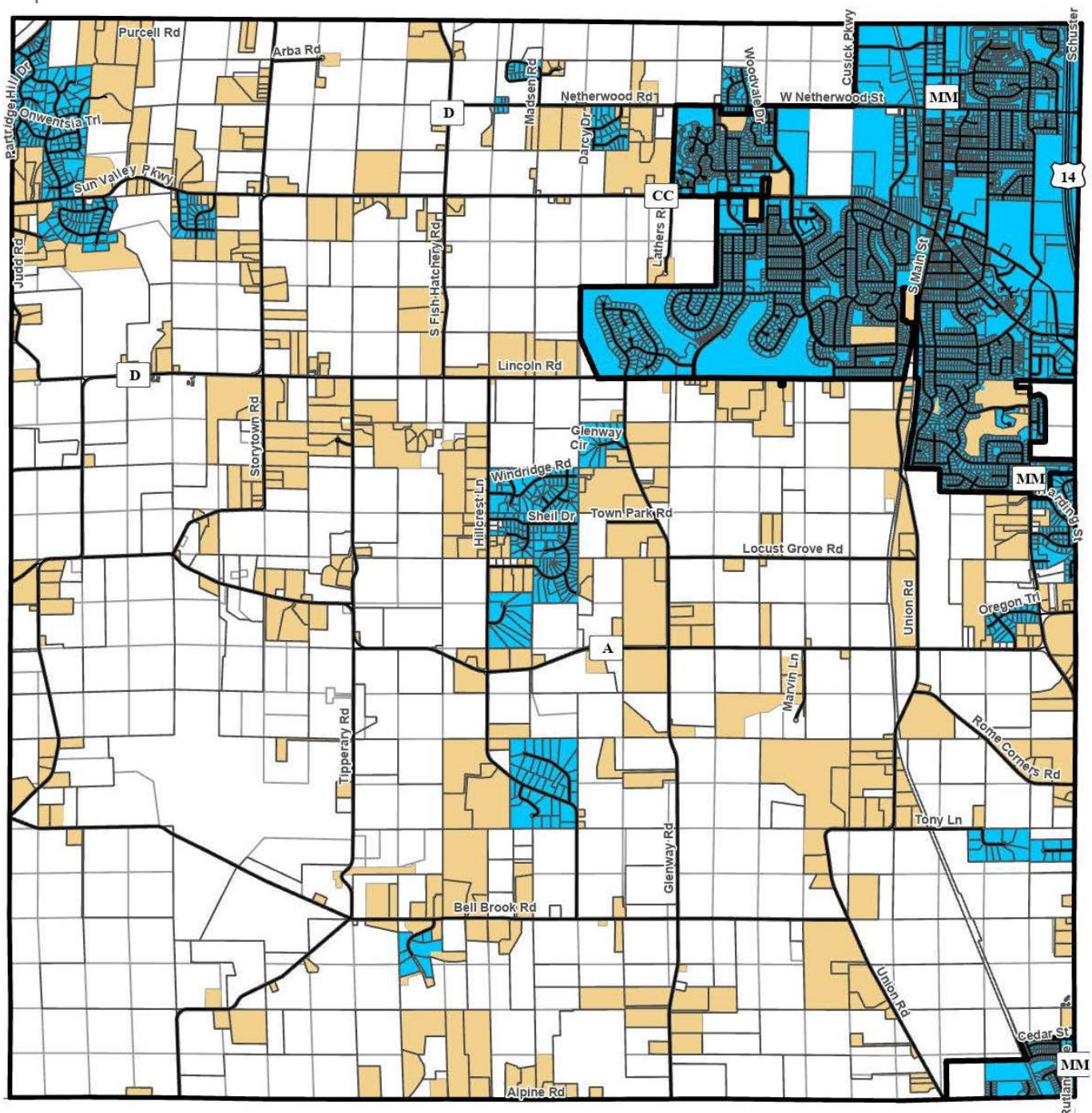


0 0.75 1.5
Miles

8/5/2025

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

Map 11: Tax Parcels



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

- Municipal Boundary
- Road Centerline

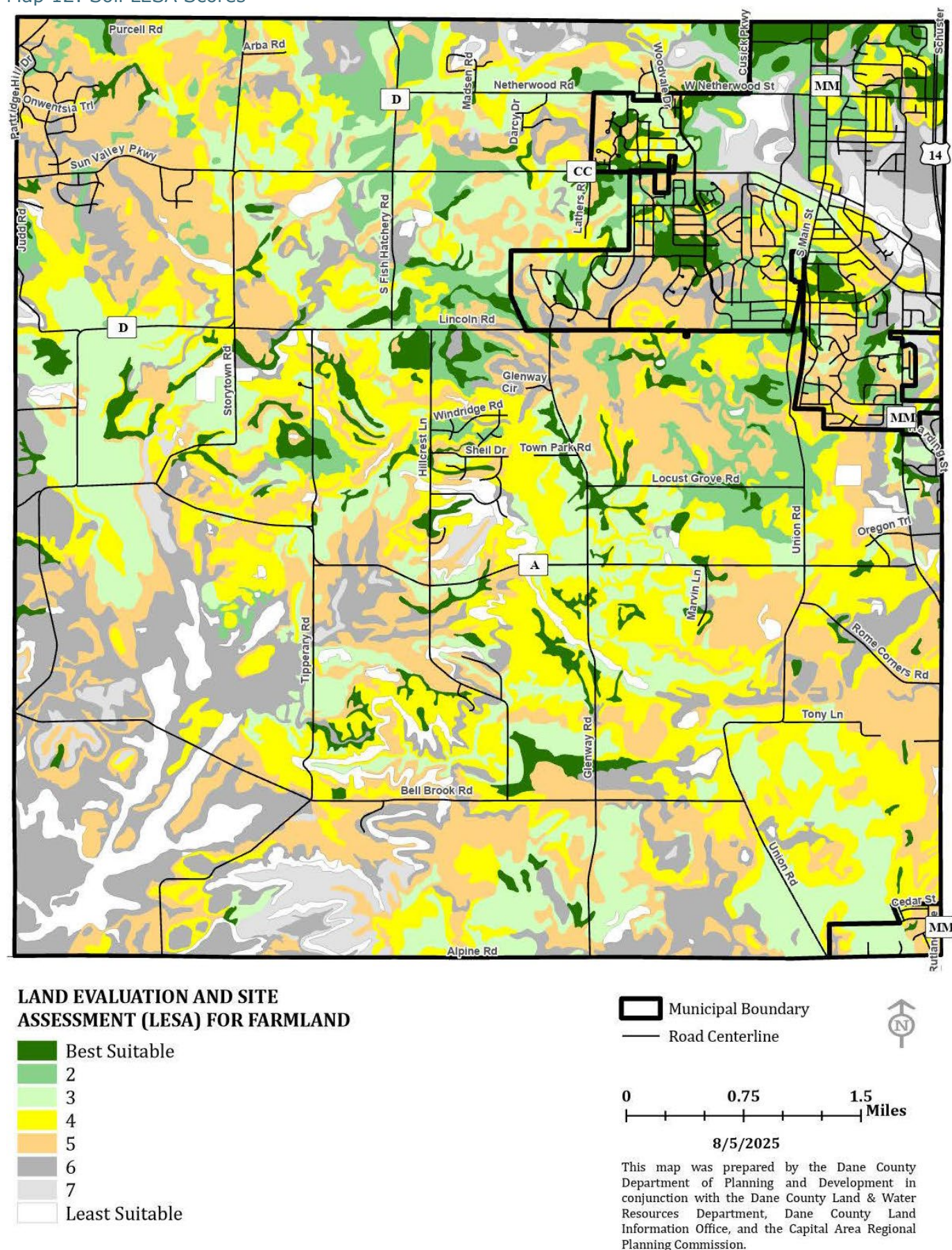


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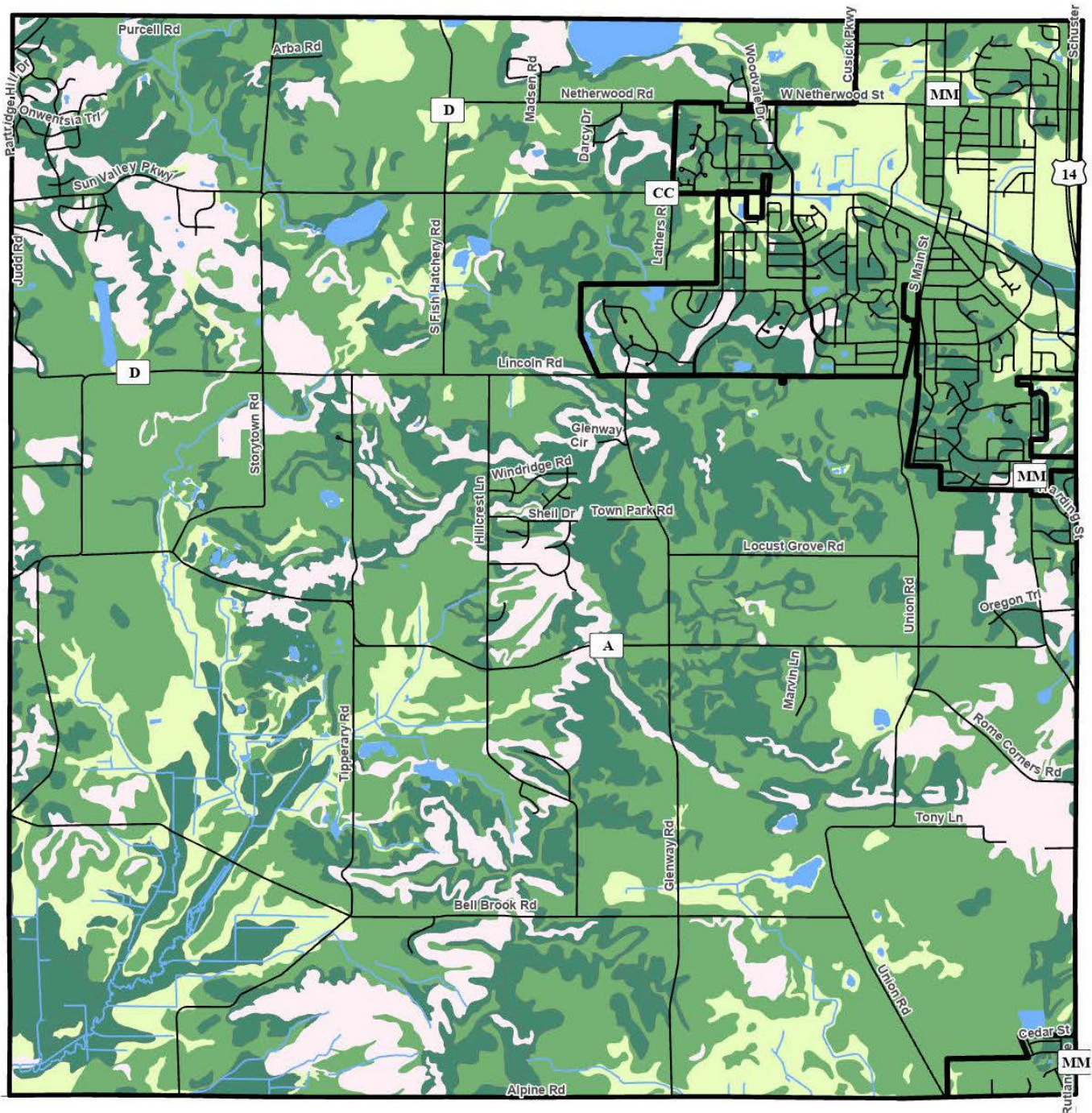
8/5/2025

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

Map 12: Soil LESA Scores



Map 13: Prime Soil Classification



PRIME FARMLAND SOIL CLASSIFICATION

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

- Municipal Boundary
- Road Centerline

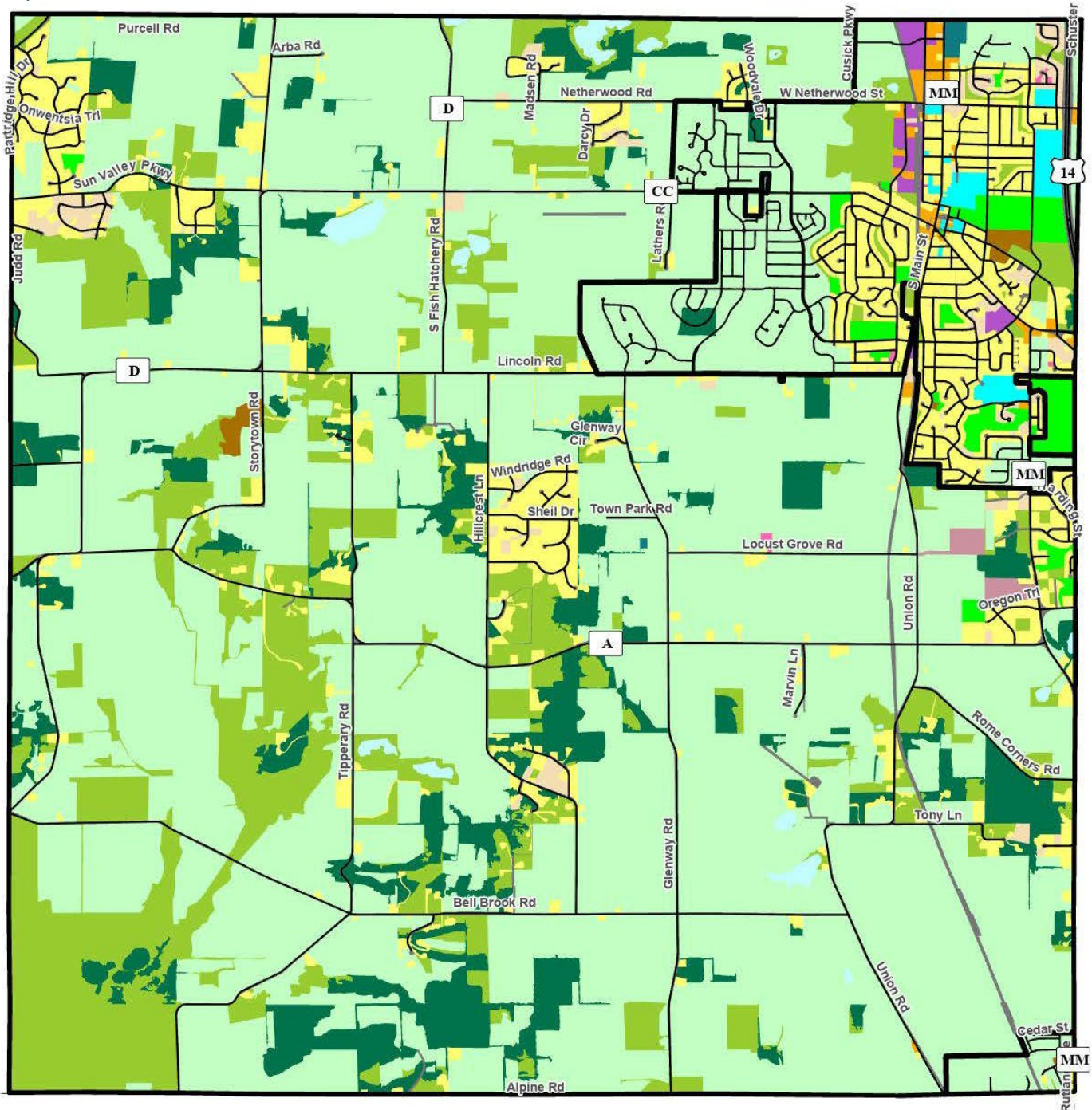


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8/5/2025

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Map 14: 2000 Land Use



2000 LAND USE

- Agriculture
- Cemetery
- Commercial
- Communications or Utilities
- Extractive
- Industrial
- Institutional

- Open Land
- Outdoor Recreation
- Transportation
- Residential
- Under Construction
- Vacant
- Woodland
- Water

- Municipal Boundary
- Road Centerline

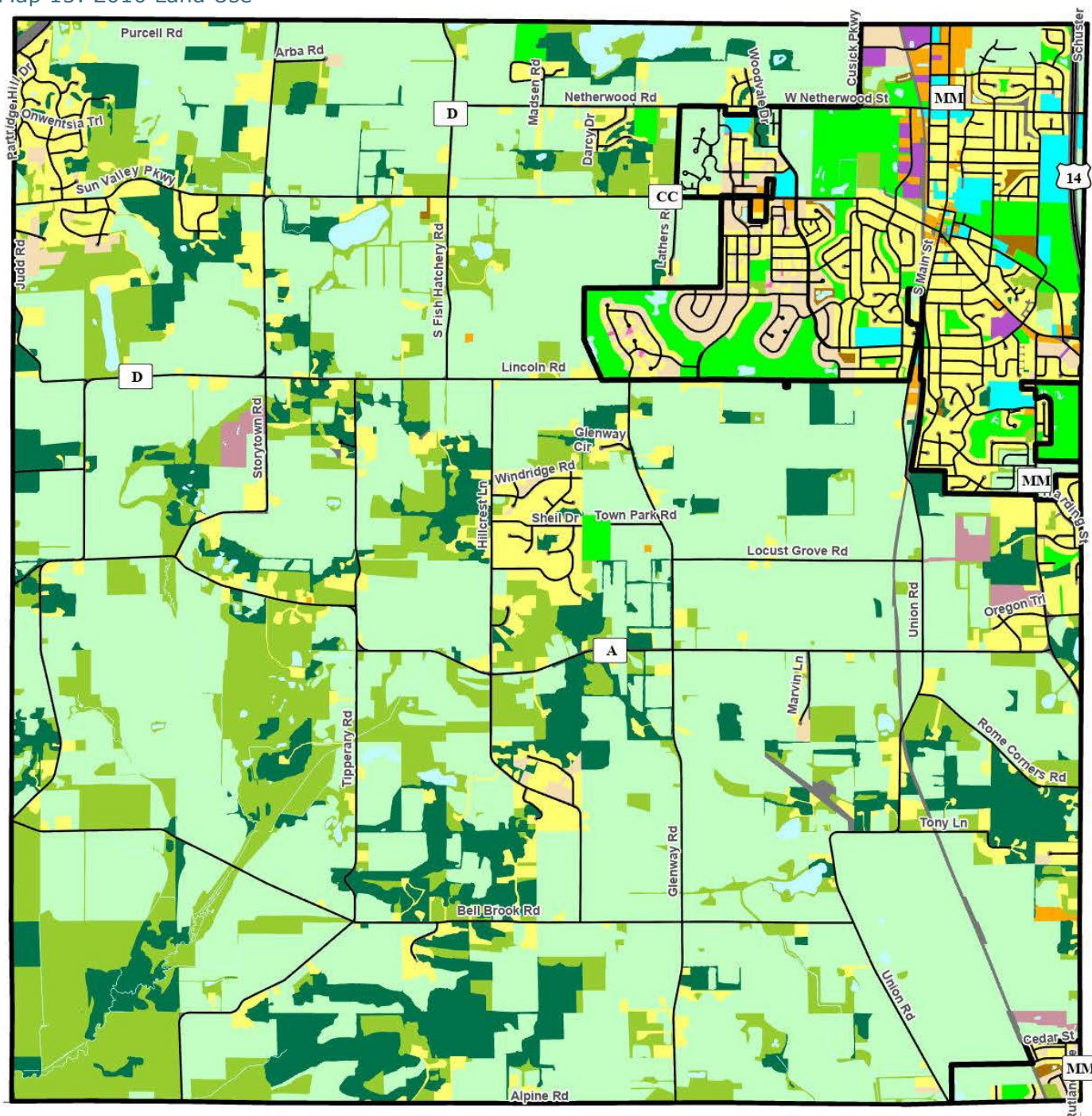


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Miles

8/5/2025

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

Map 15: 2010 Land Use



2010 LAND USE

- Agriculture
- Commercial
- Communications or Utilities
- Extractive
- Industrial
- Institutional
- Open Land

- Outdoor Recreation
- Transportation
- Residential
- Under Construction
- Vacant
- Woodland
- Water

- Municipal Boundary
- Road Centerline

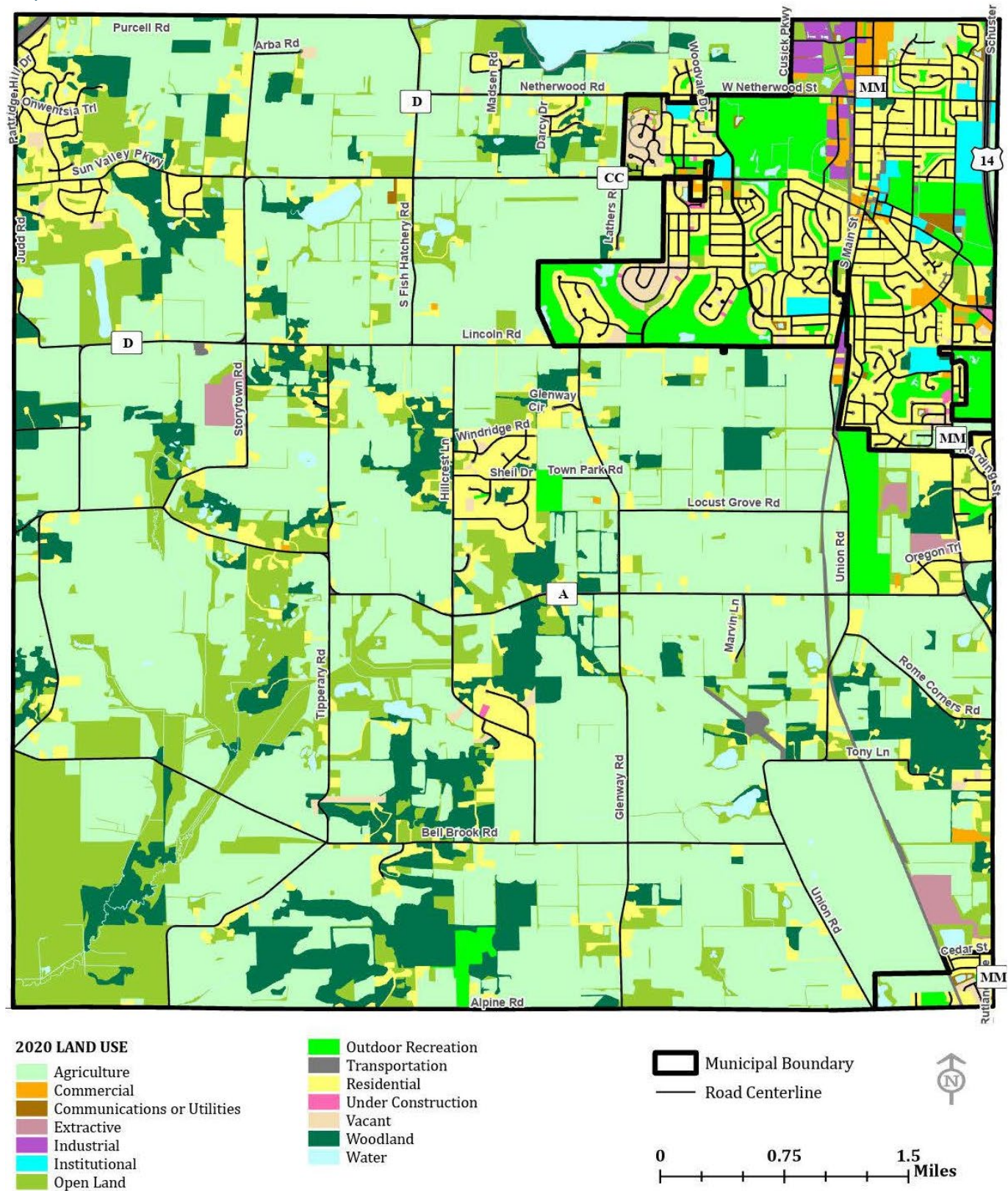


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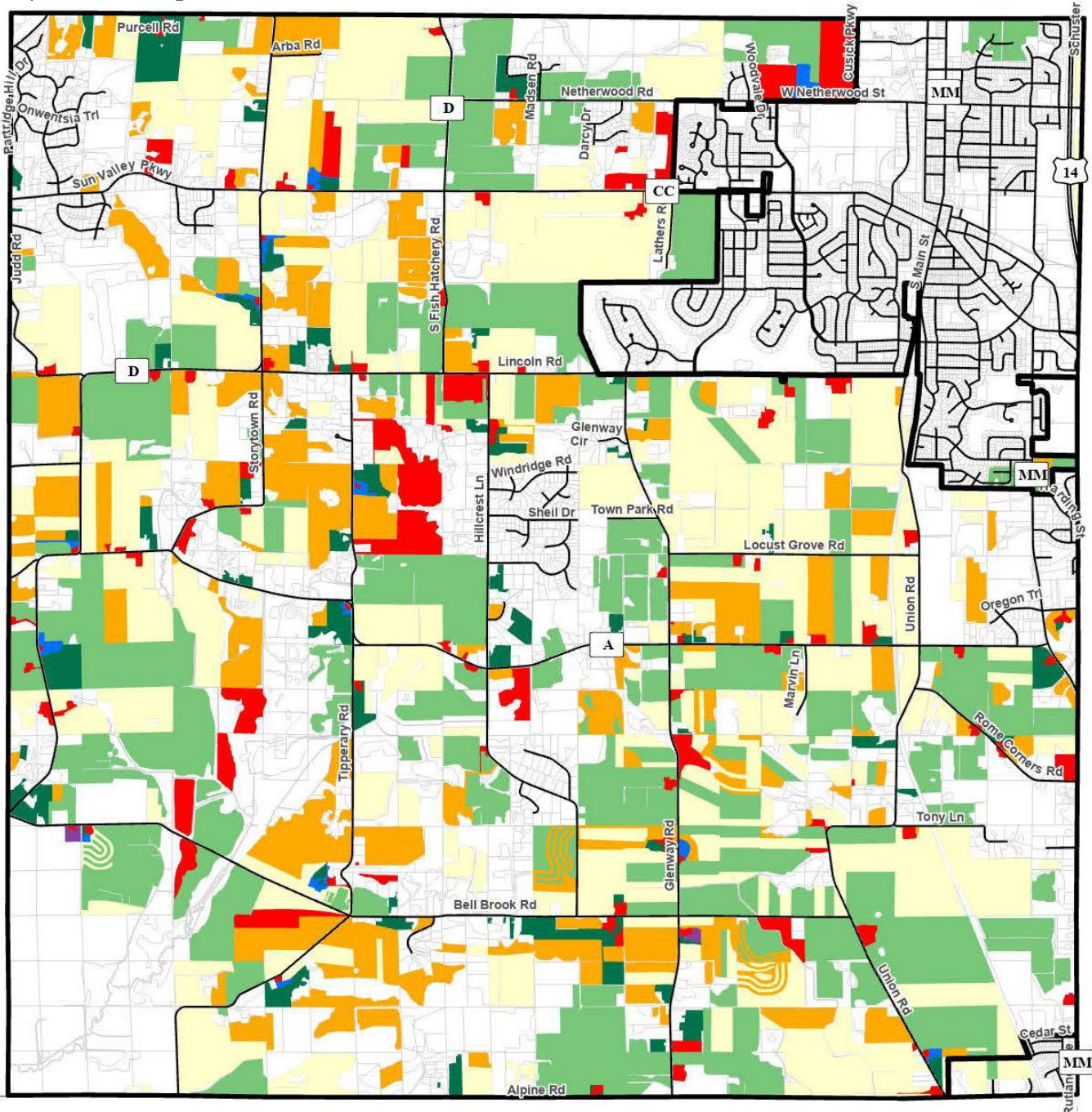
This map was prepared by the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office, and the Capital Area Regional Planning Commission.

Map 16: 2020 Land Use



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

Map 17: 2020 Agricultural Land Use



2020 AGRICULTURAL LAND USE

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

- Municipal Boundary
- Road Centerline

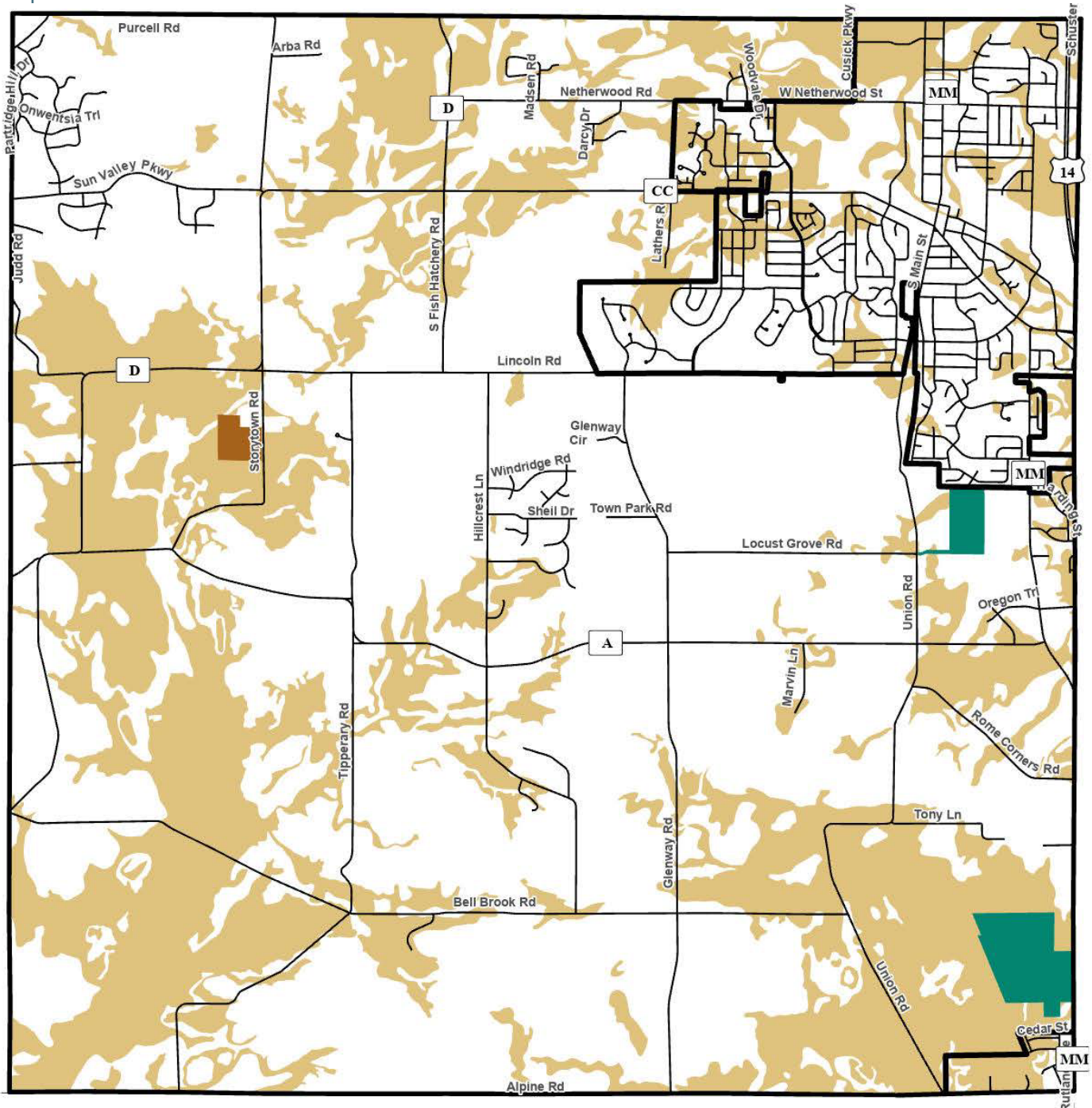


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Miles

8/5/2025

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

Map 18: Mineral Resources



MINERAL EXTRACTION

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

- Municipal Boundary
- Road Centerline

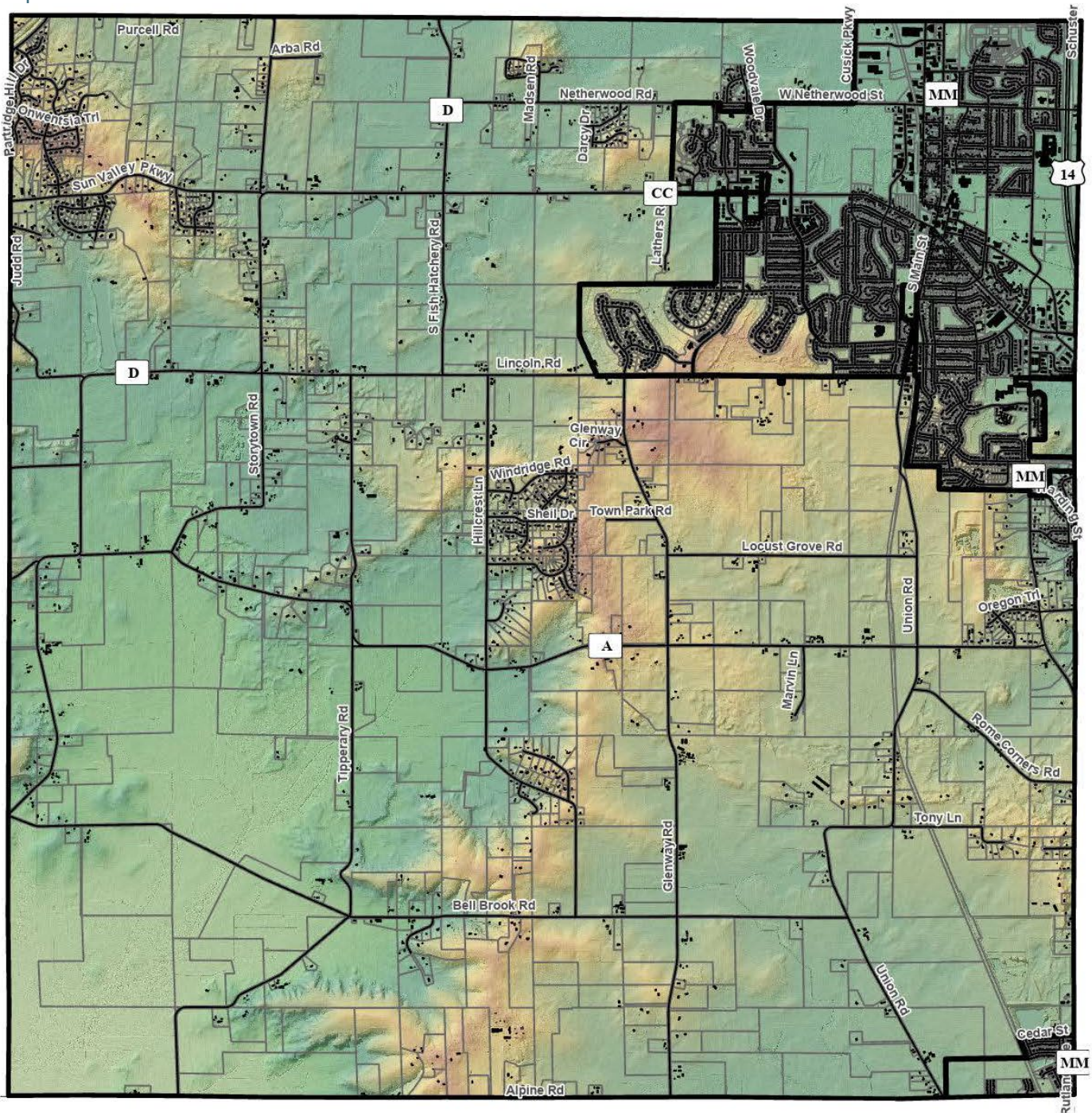


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Miles

8/5/2025

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Map 19: Elevation



ELEVATION AND SECTION

Ownership Boundary

Building Footprint

Elevation Above Sea Level



Municipal Boundary
Road Centerline

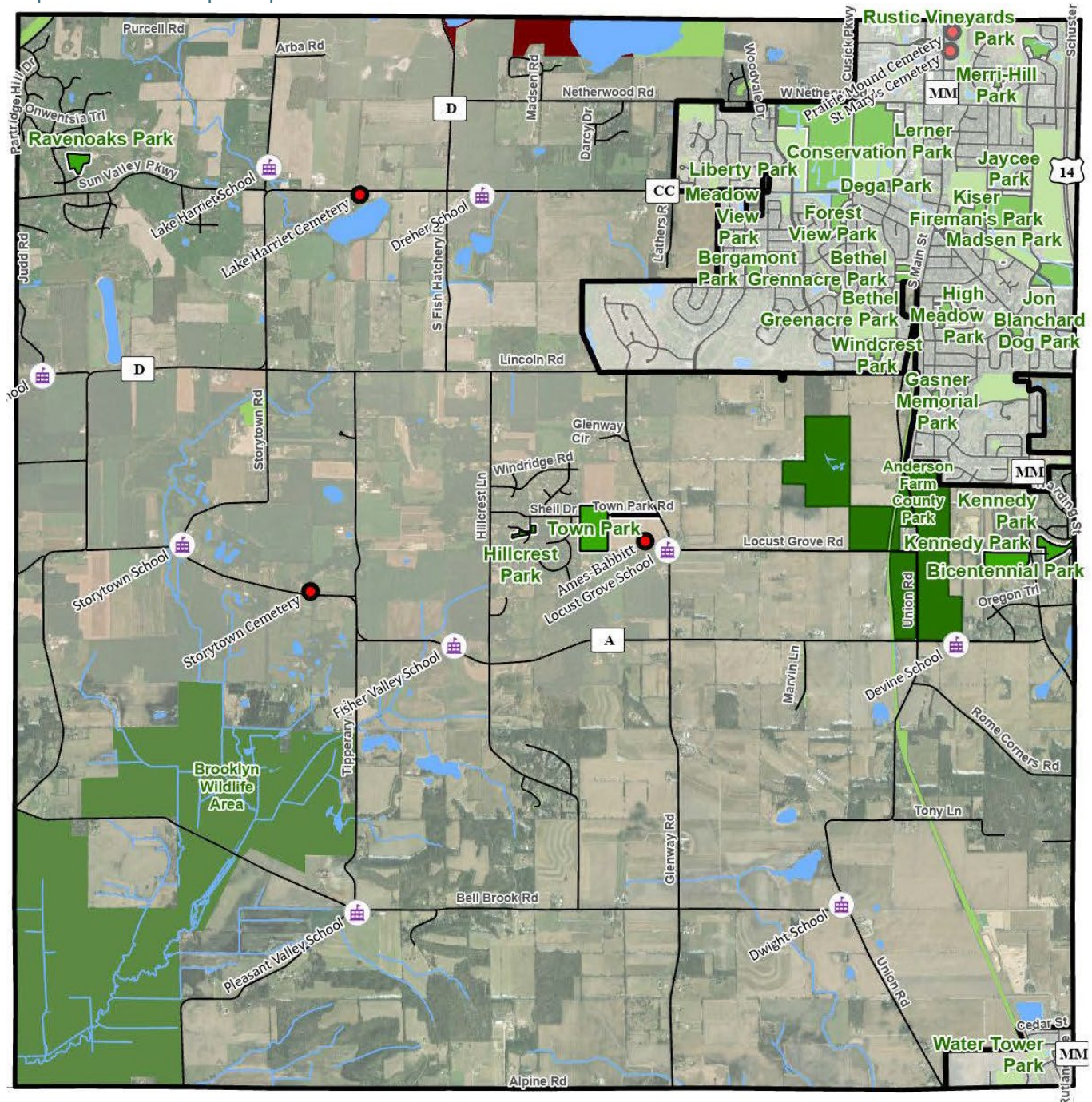


0 0.75 1.5 Miles

8/5/2025

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Map 20: Parks & Open Space



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

- Municipal Boundary
- Road Centerline

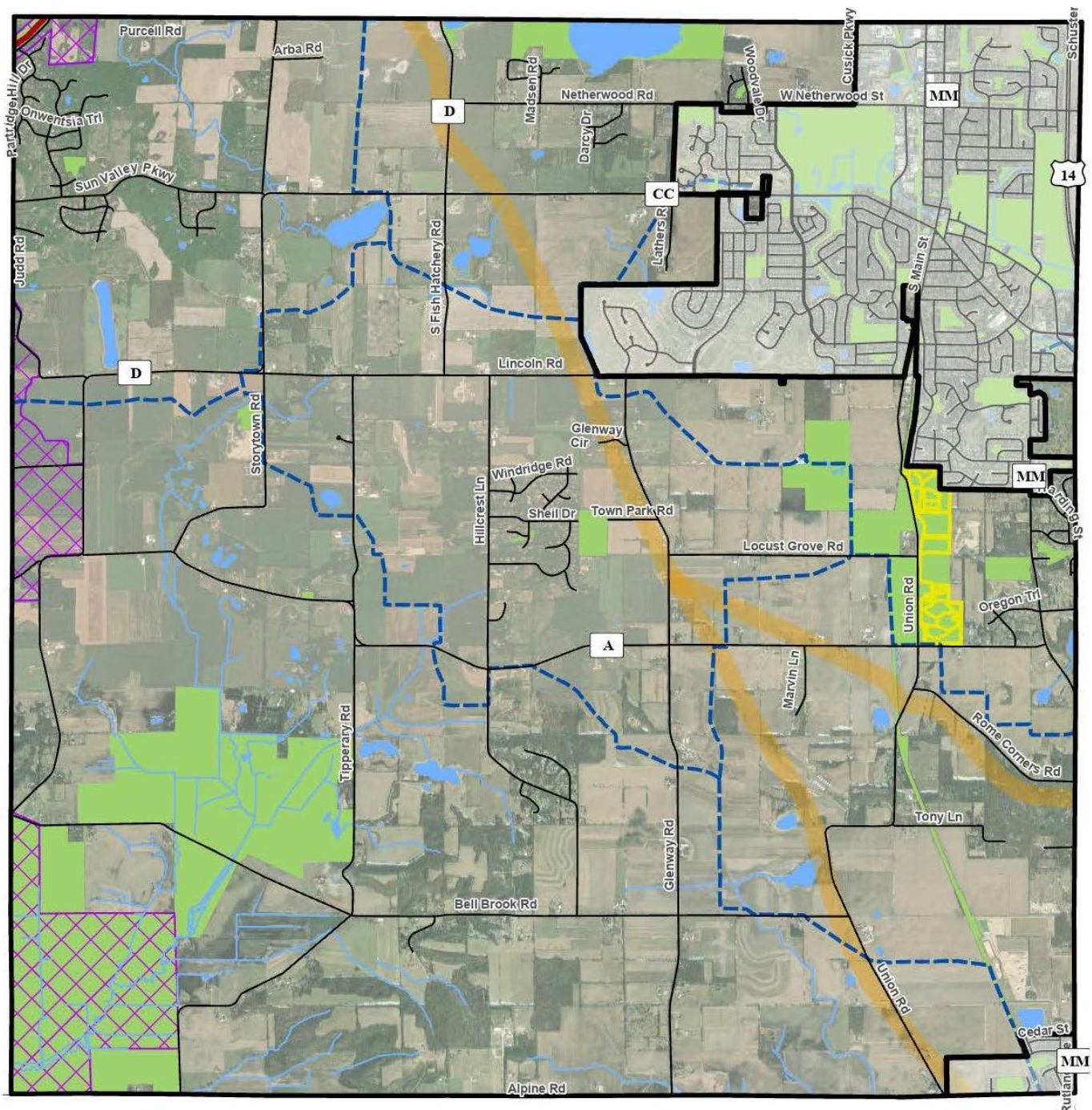


0 0.75 1.5 Miles

8/5/2025

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

Map 21: Trails



- Ice Age National Scenic Trail
- - - Snowmobile Trails
- Dane County Park Trail
- Old Lead Trail
- River and Stream
- Lake and Pond
- ▨ Ice Age National Scenic Trail Corridor
- Publically Owned Land

- Municipal Boundary
- Road Centerline

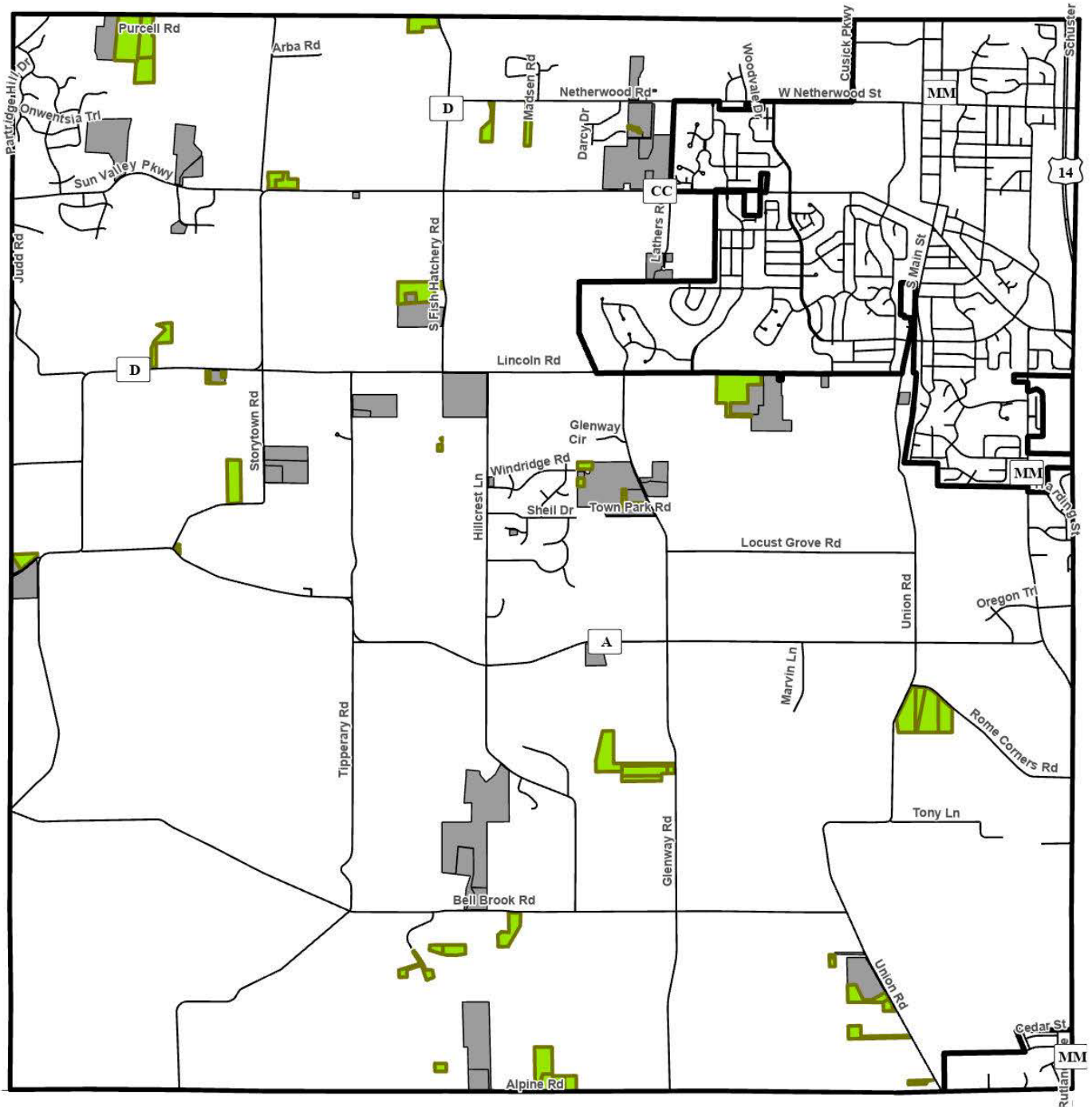


0 0.75 1.5 Miles

8/5/2025

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

Map 22: Zoning & Conditional Use Permits



REZONES AND PERMITS SINCE 2016

- Rezone Out of Certified Farmland Preservation
- Other Rezone

- Municipal Boundary
- Road Centerline

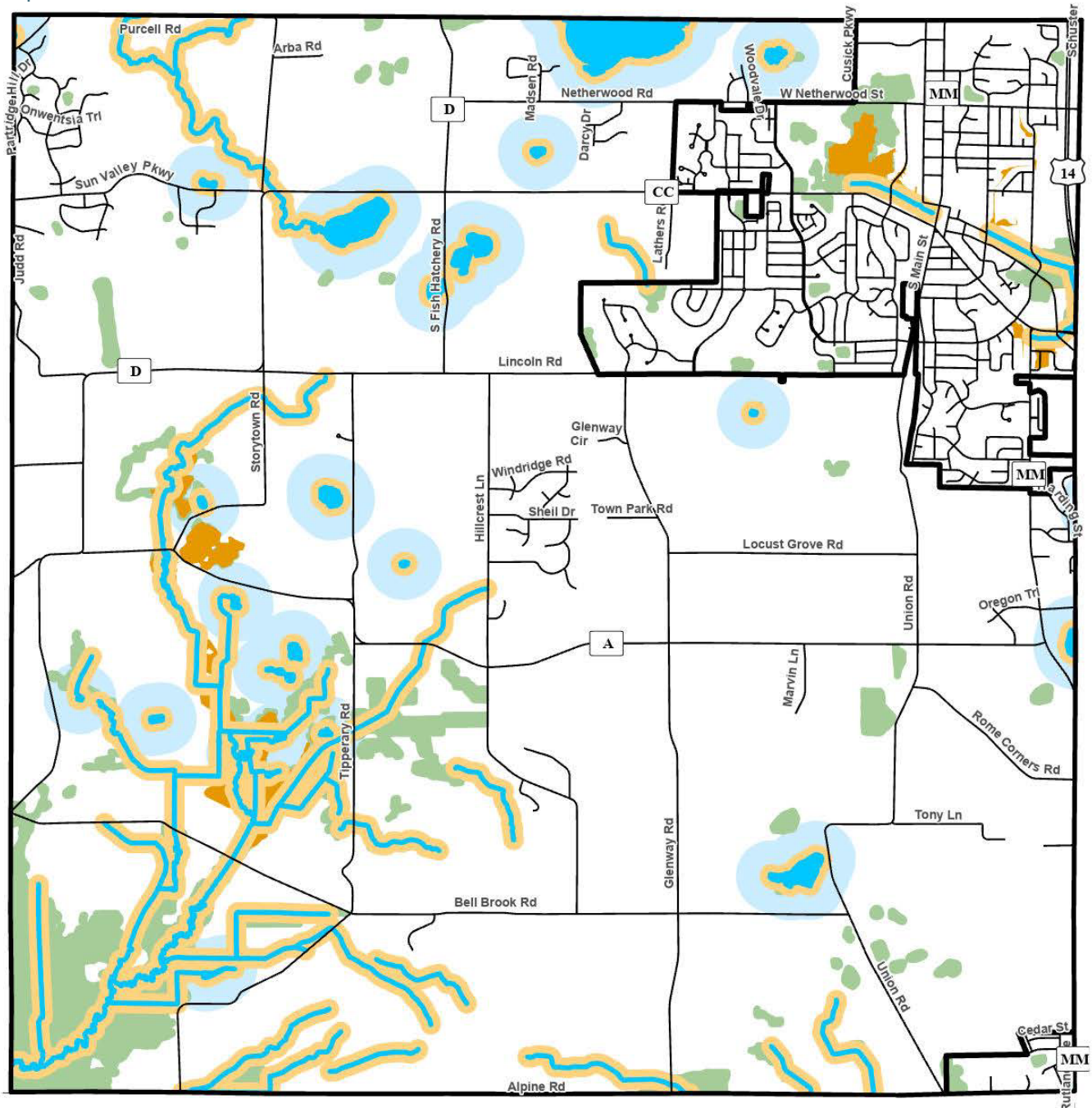


0 0.75 1.5 Miles

8/5/2025

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Map 23: Shoreland & Wetland Zones



**SHORELAND WETLAND ZONE -
CHAPTER 11**

75ft Buffer of Ordinary High Water Mark

SHORELAND DISTRICT (PRIMARY)

Lake, Pond, or Stream 300ft Buffer

1% Annual Flood Chance Area

**SHORELAND WETLAND ZONE -
CHAPTER 11**

DNR Wetlands > 2ac - 75ft Buffer

Lake or Pond 300 - 1,000ft Buffer

Municipal Boundary

Road Centerline

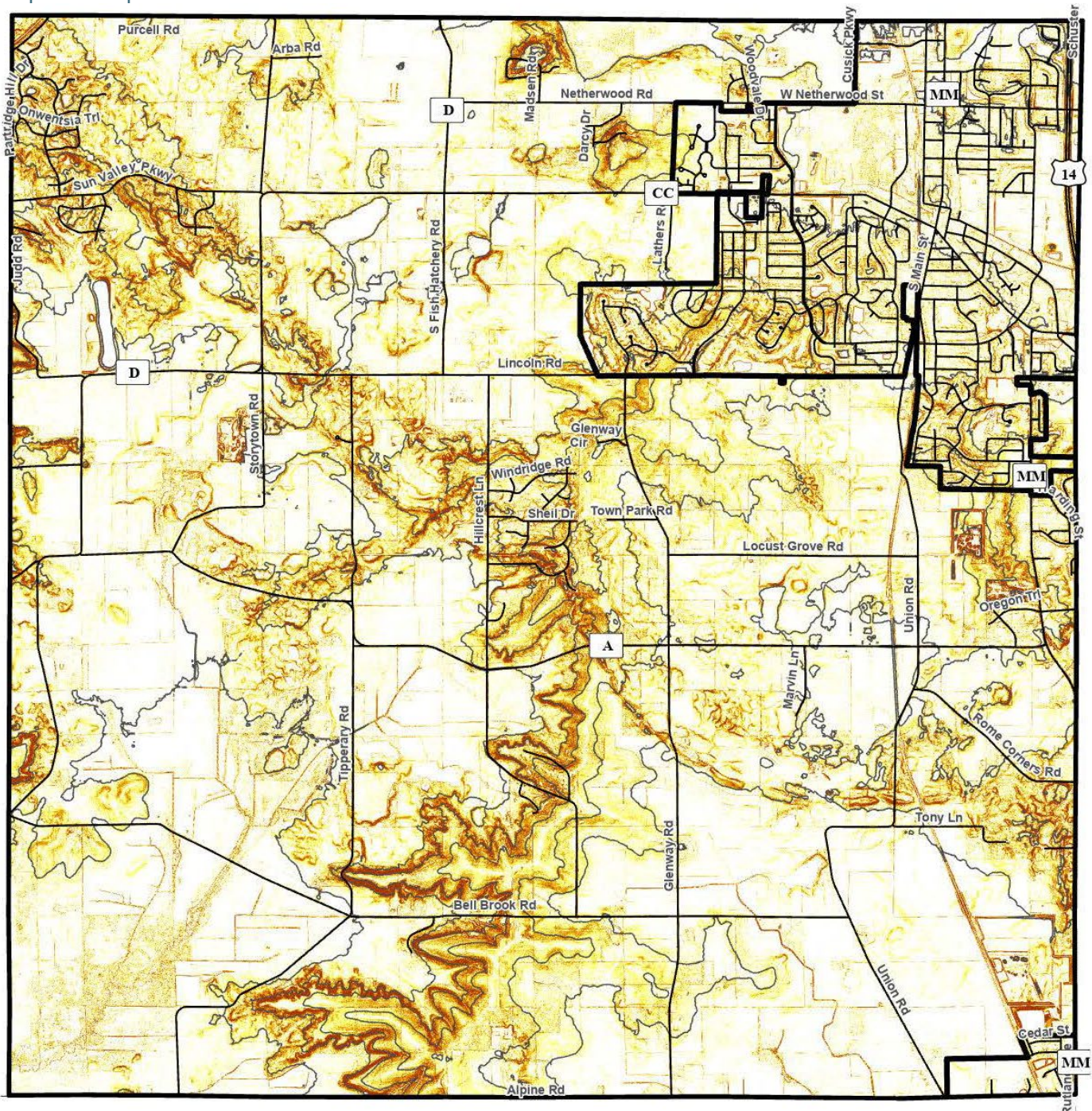


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Miles

8/5/2025

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Map 24: Slopes & Contours



SLOPES AND CONTOURS

— 50 Foot Contour Line

Slope Percentage

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

- Municipal Boundary
- Road Centerline

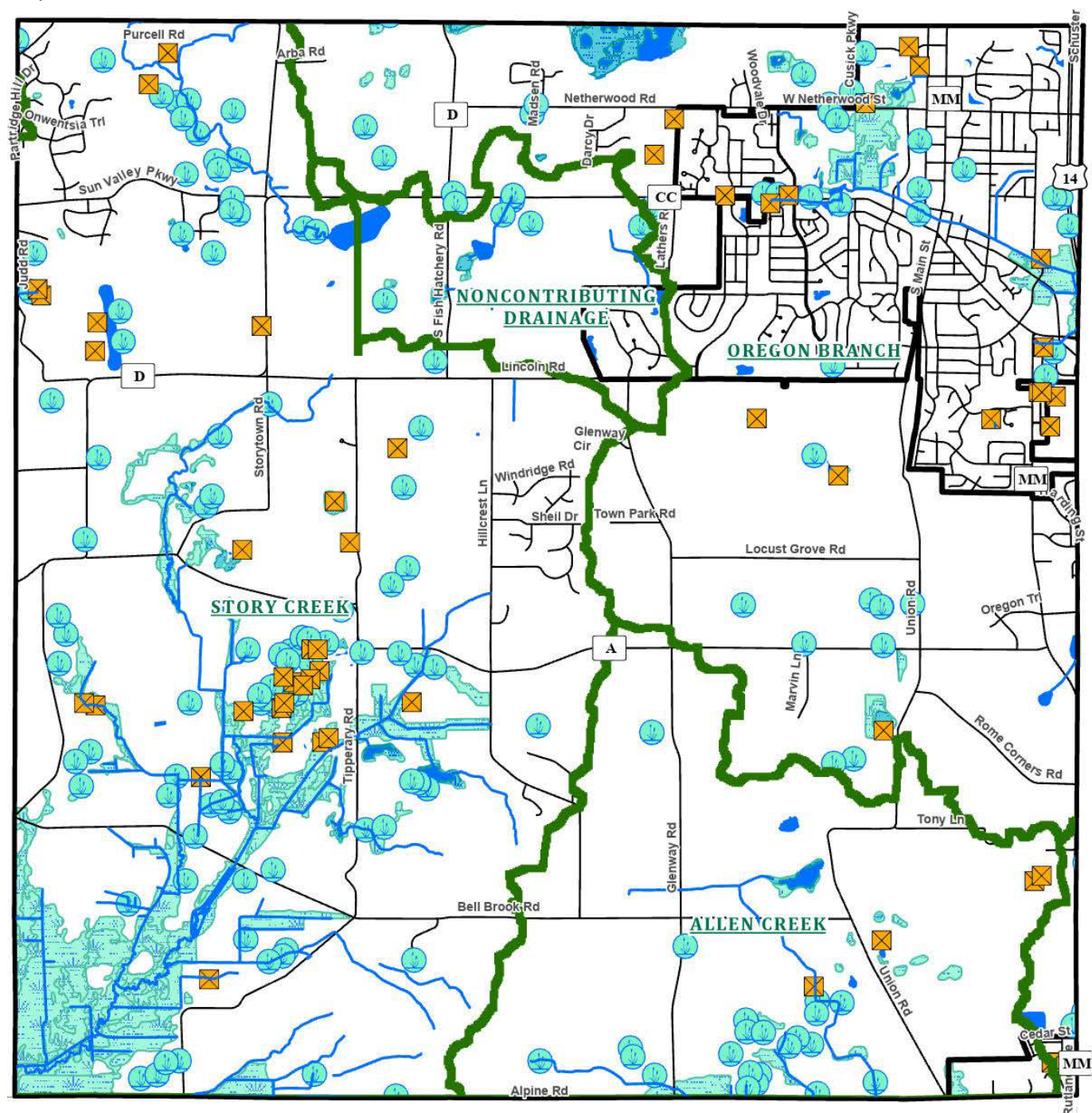


0 0.75 1.5 Miles

8/5/2025

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

Map 25: Water Resources



WATER RESOURCES

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

- Municipal Boundary
- Road Centerline

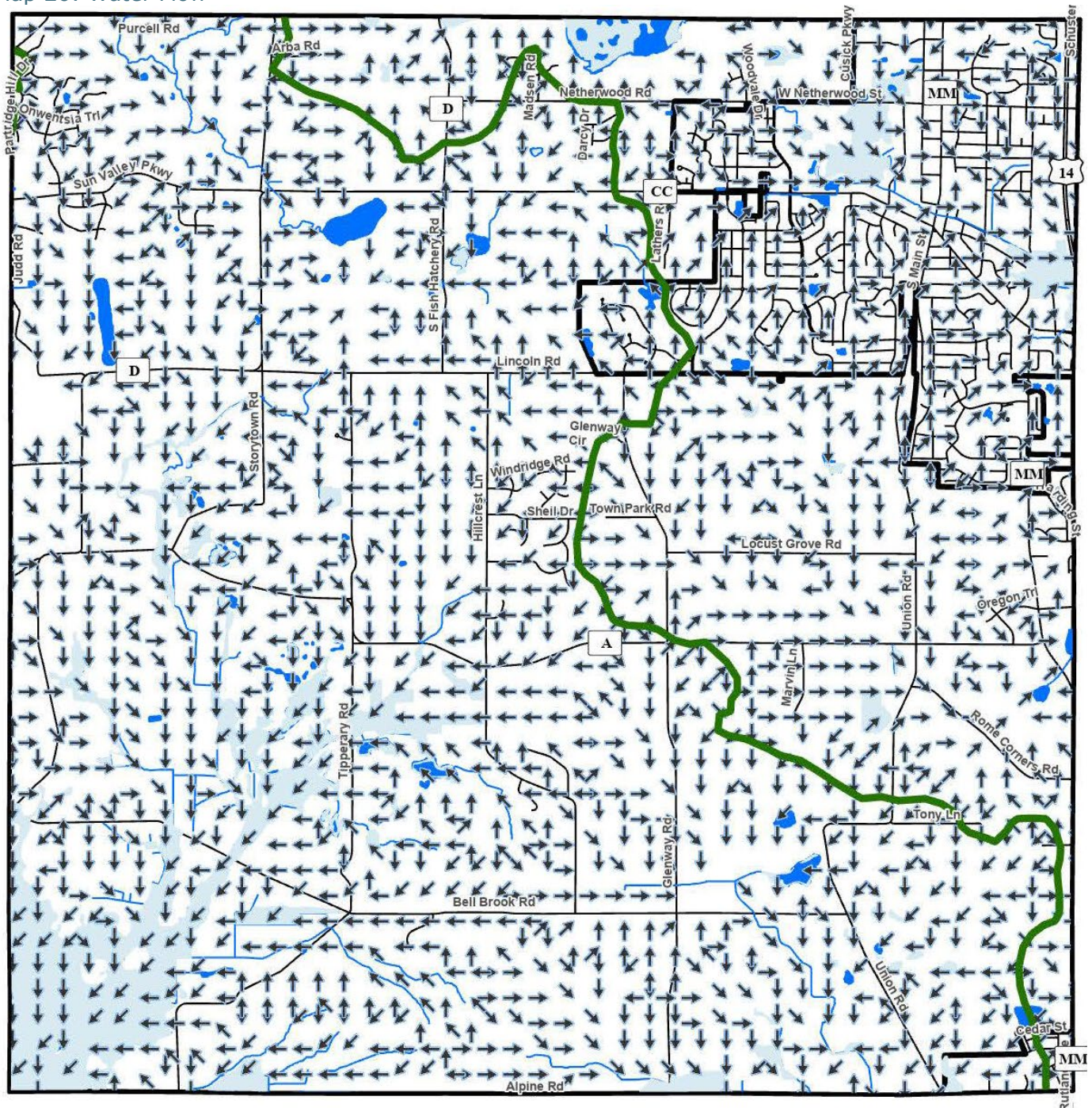


0 0.75 1.5 Miles

8/5/2025

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

Map 26: Water Flow



WATERSHED AND SURFACE WATER FLOW DIRECTION

- DNR Watershed Boundary
- Wetland > 2 Acres

- Municipal Boundary
- Road Centerline

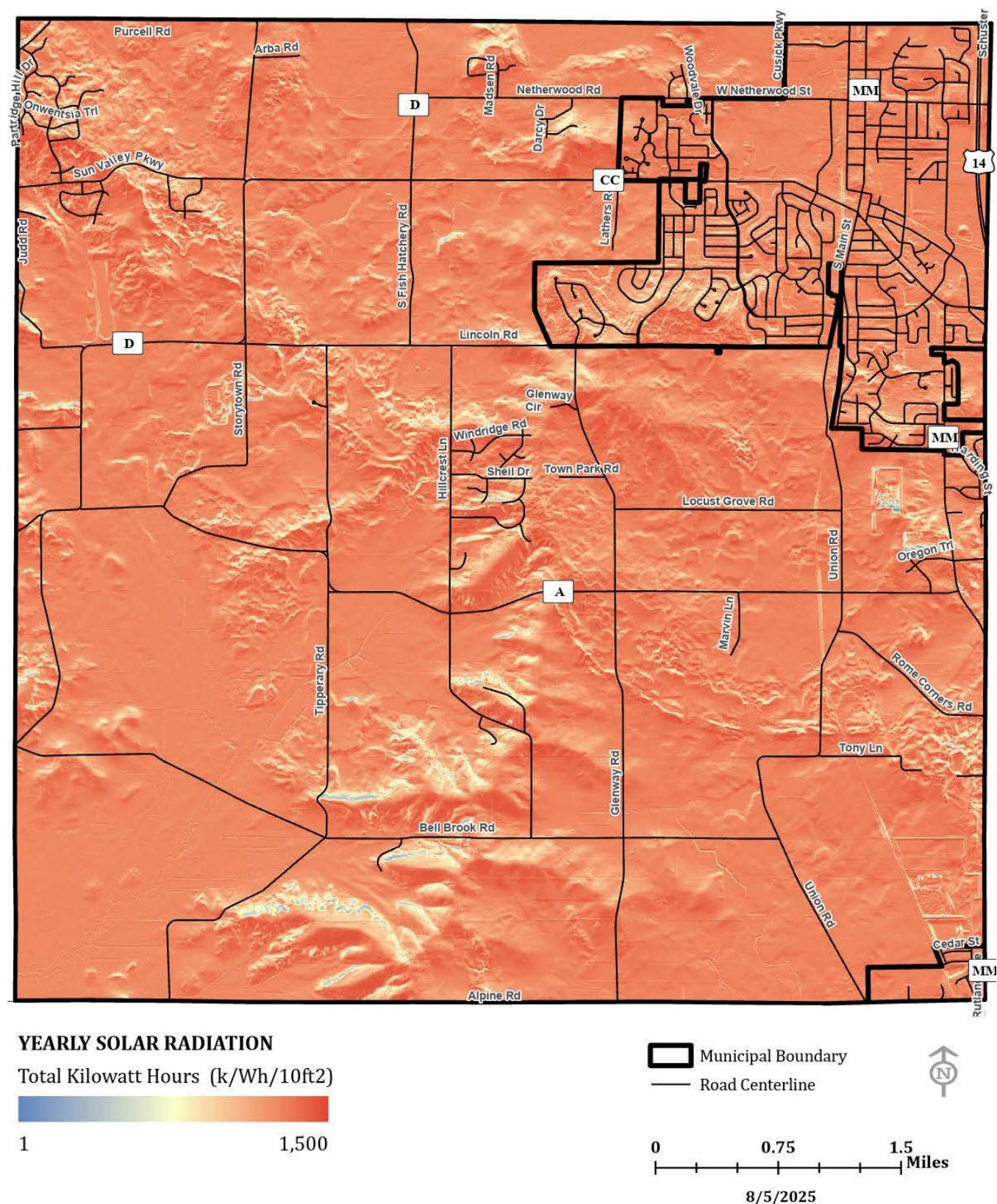


0 0.75 1.5
Miles

8/5/2025

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Map 27: Solar Radiation



Appendix 1: Glossary

For additional definitions in the Dane County Comprehensive Plan visit: [Dane County Glossary of Terms](#).

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

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

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

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

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

Cost burdened: Defined as homeowners and renters who spend more than 30% of their monthly income on housing costs.

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

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

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

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

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

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

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

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

LESA: The Land Evaluation and Site Assessment (LESA) is a land evaluation method for cropland integrates soil survey interpretations for important farmland classes, land capability classification, and either soil productivity or soil potential ratings.

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

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

Non-farm development: All residential development; non-farm commercial development; and development occurring through the sales of land or easements to public entities unless otherwise indicated in sales contracts, deeds, or recorded agreements.

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

PASER: The PASER scale is a 1-10 rating system for road pavement condition developed by the University of Wisconsin-Madison Transportation Information Center. PASER uses visual inspection to evaluate pavement surface conditions. When assessed correctly, PASER ratings provide a basis for comparing the quality of roadway segments.

Public agency: Any unit of local, state or national government and any publicly regulated utility.

Potential Development Rights (PDR): The potential to create a homesite under policy and physical constraints.

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

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

Transfer of Development Rights (TDR): Transfer of development rights programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. The parcel of land where the rights originate is called the “sending” parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. Conservation easements typically have one or more public or nonprofit co-holders to ensure easement terms are maintained. The parcel of land to which the rights are transferred is called the “receiving” parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning.

Uniform Dwelling Code (UDC): The statewide building code for one- and two-family dwellings built since June 1, 1980. The Division of Industry Services (DIS) provides consultation and education concerning UDC construction standards and inspection procedures.

Urban services: Public services normally provided or needed in urban areas, including public water supply and distribution systems, sanitary sewerage systems, higher levels of police and fire protection, solid waste

collection, urban storm drainage systems, streets with curbs and gutters, street lighting, neighborhood facilities such as parks and schools, and urban transportation facilities such as sidewalks, taxi service and mass transit.)

Urban Service Area (USA): Those areas in and around existing communities, which are most suitable for urban development and capable of being provided with a full range of urban services. Urban service area boundaries represent the outer limits of planned urban growth over the long-term planning period, at least 20 years, and include more than enough land to accommodate anticipated growth. Urban Service Area boundaries are approved by the Capital Area Regional Planning Commission under the Dane County Water Quality Plan.

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

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

Appendix 2: Public Participation Summary

This plan was developed by a comprehensive plan steering committee. The committee employed various methods to ensure meaningful participation including a website, community survey, and several open houses and public hearings during the 2023 update and this 2026 revision.

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

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

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

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

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

<https://tinyurl.com/townoforegon>

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



To further inform the 2026 amendment, the Town conducted a visioning exercise with residents and property owners. In 2025, the Town conducted the Oregon Vision 2040 survey to solicit input from residents opinion on the future direction of the Town. The survey was conducted by UW-Extension and UW-River Falls and went out to all Town residents. The survey had 489 responses, with 48 responses from the mail survey and 431 responses from the online survey, for an overall 39% response rate. To learn more visit: [Vision 2040 Plan](#).

As a result of this outreach effort, the Town of Oregon formally adopted the following Vision Summary 2040:

“By 2040, our community will be a vibrant, engaged, and welcoming place where rural beauty and small-town warmth endure. The Town will maintain its rural character and small-town atmosphere through careful land use planning and managed growth. Development will be directed toward the Village and adjacent subdivisions, minimizing the division of agricultural land and preserving open spaces. Natural resources—including groundwater, woodlands, wetlands, and streams—will be protected and enhanced, ensuring clean groundwater and healthy ecosystems for generations to come. Wildlife habitats and farmland will continue to define our landscape, honoring the agricultural heritage that is central to our identity.

Residents will enjoy a high quality of life rooted in strong community connections, safe neighborhoods, and abundant recreational opportunities for all ages. Housing will be thoughtfully planned near village boundaries, offering options for affordability and aging in place, while maintaining the integrity of agricultural land. Town services will remain reliable and responsive, supported by expanded broadband access that connects every household and fosters economic vitality.

Transportation will prioritize safety and sustainability, with well-maintained roads complemented by a network of bike paths and lanes linking the Town to neighboring areas. Local businesses will flourish, providing goods and services that strengthen our economy and sense of community. Facilities will evolve to meet future needs, including securing land for a new Town Hall and enhancing spaces for civic engagement. Communication will be proactive and multichannel, using social media, neighborhood ambassadors, and community forums to keep residents informed and engaged. The Town will continue to provide high-quality facilities and services without imposing significant tax increases.

Above all, the Town of Oregon will continue to balance progress with preservation—embracing innovation while safeguarding the natural beauty, agricultural heritage, and rural character that makes our community unique.”

The 2026 amendment was presented and recommended for adoption at the September 15, 2026 Town Plan Commission meeting and taken up by the Town Board October 13, 2026. Public comments include [pending]:

Further, Dane County Planning and Development noticed the public and greater regional stakeholders per state law November 24, 2026.