

# Village of Oregon

Incorporated in 1883

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## Statement for Release

May 16, 2011

### **Subject: Possible Development of Hwy 14/HWY 138 Interchange Area**

Village President Staton Read This Statement at the May 16<sup>th</sup> Village Board meeting:

The Village Board believes that the lands east of the Hwy 14-138 interchange present some very important issues with long-term implications for the Village and the region. This area is adjacent to one of the few remaining undeveloped interchanges in Dane County served by sanitary sewers. Whether or not this area is annexed to the Village, there will be pressure for development in this area, and in fact some development has already occurred in this area.

Unless the Village takes action to address this area, there is a risk that harmful development, allowable under the current County zoning, could occur. Such harmful development could include a County salt storage shed, outdoor storage, outdoor commercial display, mini warehouses, and other unattractive developments that provide minimal tax base, minimal employment, negative aesthetics, harmful environmental impacts, and would create a commercial development corridor in unincorporated territory that would serve as a barrier to Village growth and lead to potential future conflict between the Village and its neighbors. The worst thing the Village could do about this area is nothing.

The Village Board has decided to begin discussions with the landowners and other stakeholders relating to this area. The purpose of those discussions is to identify the issues that would need to be addressed to allow for carefully designed, high-quality, environmentally sensitive development that would be appropriate for this location and for the people who reside in the Village and the region. The Village Board will make no decision about whether to annex and develop in this area until it has identified all relevant issues, considered all options relating to this area, and decided what actions are in the best interests of the Village.

The next step in this process will be for the Village staff to work with the landowners, neighboring communities, Dane County, the Capital Area Regional Plan Commission and other stakeholders to identify all of the issues and options relating to this area, and report back to the Village Board.

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