

Oregon Town Board

AGENDA

1138 Union Road, Oregon, WI 53575

Monday, November 10, 2025 6:00 p.m. - Immediately following the Special Electors Meeting

The Oregon Town Board will meet in-person and provide an option to join the meeting from your computer or phone at Join Zoom <https://us02web.zoom.us/j/9443402126?pwd=cDBNZ1RVc3hQc3FFYjI0a1pPTkhmUT09&omn=84531687468> Meeting ID: 944 340 2126 Passcode: 1138 and can also dial in using your phone +1 312 626 6799 US (Chicago).

1. Call Town Board Meeting to order
2. Roll Call
3. Approval of minutes
4. Approval of Financial Report, Loan Update and Payment Vouchers
5. Public Comments

This part of the agenda allows members of the public to provide information to the Town Board, including items both on and off the agenda. Under the Open Meetings Law, this agenda item allows the Board to receive information, and to ask questions of a presenter to facilitate a better understanding of the information. Board members may discuss procedural matters relating to the information, such as whether the information should be directed to staff, referred to a committee, or placed on a future Board agenda. However, Board members may not expand their discussion beyond such procedural matters. Twenty (20) minutes will be provided for this item with a three (3) minute maximum per speaker; otherwise, the agenda will proceed as posted. (This note may not be read at meeting.)

6. Adopt the 2026 Budget
7. Discussion and possible Action re: Resolution No. 08-2025; BCPL Loan for \$230,000 financing park equipment, roadwork and office trailer. Roll Call Vote
8. Building Committee Report
 - a. Discussion and possible Action re: Public Works Office Trailer
9. Fire & EMS Report (Oregon, Brooklyn & Belleville)
10. Building Inspections Report
11. Board Communication and Future Agenda Item(s)
 - a. Future Meeting Dates:
 - Tuesday, November 18 Plan Commission Meeting 6:30pm
 - Thursday, November 20 Road & Traffic Safety Committee Meeting 9am
 - Monday, November 24 Park Committee Meeting 6pm
 - Thursday, November 27 Holiday – Town Closed
 - Tuesday, December 9 Town Board Meeting 6pm
 - Wednesday & Thursday, December 24 & 25 Holiday – Town Closed
 - Wednesday & Thursday December 31 & Jan1 Holiday – Town Closed
 - Tuesday, January 13 Town Board Meeting 6pm
 - Tuesday, January 20 Plan Commission Meeting 6:30pm
 - Wednesday, January 28 Park Committee Meeting 6:00pm

12. Adjournment

Posted 10/26/25 Amended 11/7/25

Note: Agendas are subject to amendment after publication. Check the posting locations Town of Oregon Hall, 1138 Union Road and the Town website at <https://townoforegonwi.gov>. It is possible that members of and possibly a quorum of members of other governmental bodies of the town may be in attendance at any of the meetings to gather information; however, no action will be taken by any governmental body at said meeting other than the governmental body specifically referred to in the meeting notice. Requests from people with disabilities who need assistance to participate in this meeting or hearing should be made to the Clerk's office 608-835-3200 with 48-hour notice.

Town of Oregon
Town Board Meeting Minutes
Tuesday, October 14, 2025

1. Call Town Board Meeting to order

Town Board Chair Carl Walser called the meeting to order at 6:00pm on Tuesday, October 14, 2025.

2. Roll Call

Clerk Hanson called roll. Present: Carl Walser, Laurie Fitzgerald, Arlan Kay, and Steve Jernegan.

Excused Absence: Tim LeBrun. Also Present: Clerk Jennifer Hanson.

3. Approval of minutes

Walser approved by unanimous consent the town board minutes from Tuesday, September 9, 2025, and Monday, September 15, 2025.

4. Approval of Financial Report, Loan Update and Payment Vouchers

Motion by LeBrun to approve financial report, loan update and payment vouchers of \$363,292.29. Second by Jernegan. Motion carried 5-0.

5. Public Comments

There were no public comments.

6. Road & Traffic Safety Committee Report

a. Discussion and possible Approval re: Payne & Dolan overage for Raven Oaks

Kay said the Road & Traffic Safety Committee members measured the roads three times to determine the quantities and recommend approving \$41,411.21 payment to Payne & Dolan.

Motion by Kay to approve final payment to Payne & Dolan for \$41,411.21. Second by LeBrun.

There was lengthy discussion regarding the Payne & Dolan invoice for \$52,665.38 and the recommendation to pay \$41,411.21 as final payment. There was discussion on changes with future bidding. **Motion carried 5-0.**

b. Discussion and possible Action re: 2026-2030 Road Work

Kay presented the 2026-2030 Town of Oregon Road Work Plan from the Road & Traffic Safety Committee. 2026 is a road maintenance year. The rating of the Bellbrook bridge is not yet known. Kay would like the updated 2026-2030 Road Work Plan on the town website. There was discussion on accounting for contingency amount in future road work.

7. Building Committee Report

Kay reported on agenda item 7b and then 7a.

a. Discussion and possible Action re: Public Works Office Trailer

Kay reported that Abel and Ryan went to Elgin, Illinois to view the office trailers at Willscot.

They are working on a final contract for a 36' x 10' trailer, which is a 32' box. **Motion by Kay to approve purchasing a 36' X 10' mobile office trailer for public works up to \$65,000 to include installed skirting, no sales tax, satisfactory approval by public works staff and waiver of 50% down/50% upon final delivery. Second by LeBrun. Motion carried 5-0.**

b. Discussion and possible Action re: Town of Oregon Refuse Center (TORC) Office Trailer

Kay reported that he, Sheldon, and Abel went to view the used container for sale as office space for TORC. They agreed the container would work and left a \$500 deposit pending final board approval. The cost is \$13,000 including delivery. They need to determine placement of the container on-site prior to delivery. It is not considered a permanent structure by Dane

County Zoning. **Motion by Fitzgerald to approve \$13,000 for the purchase of container for TORC office. Second by Jernegan. Motion carried 5-0.**

8. Park Committee Report

The board discussed the final Kennedy Park Playground Equipment installation. Jernegan expressed appreciation for the Park Committee member's time and talent.

9. Discussion and possible Action re: Board of Commissioners of Public Lands (BCPL) Loan Application Request Form – Municipal General Obligation Loan Application for Kennedy Park Playground Equipment, Public Work Office Trailer, and TORC Office Trailer

Clerk Hanson presented the loan options and terms. The town board had lengthy discussion over borrowing and terms of loan. **Motion by LeBrun to approve loan application request for a \$200,000, 5-year loan from Board of Commissioners of Public Lands (BCPL) to purchase office trailer for public works, container for TORC office, and Kennedy Park playground equipment. Second by Kay. Motion carried 5-0.**

10. Public Works Report

a. Discussion and possible Action re: damage claim during ROW mowing

Walser presented the request for damages from Karen Roberts, 5213 Netherwood Road, Oregon, WI 53575. The board discussed the request for damages, condition of the fence, and ROW mowing performed by town staff. There was discussion of future mowing and town policy on road encroachment that will be included in the annual tax letter. Walser drafted a response letter with historical photos from Google street views. **Motion by Kay that the town does not accept any responsibility or liability for damages to fence at 5213 Netherwood Road, Oregon, WI and award damages of zero dollars \$0. Second by Jernegan. Motion carried 5-0.** Walser requested to include a few historical photos in the response letter.

b. Discussion and possible Action re: selling of trailer and woodchipper

The board reviewed the memo from public works on selling the old trailer and woodchipper on Wisconsin Surplus Auction. **Motion by LeBrun to move forward with putting the Vermeer woodchipper and 16-foot trailer on Wisconsin Surplus Auction. Second by Jernegan. Motion carried 5-0.** Chair Walser moved to agenda item 12a.

11. Fire & EMS Report (Oregon, Brooklyn & Belleville)

a. Discussion and possible Approval re: 2026 Oregon Area Fire – EMS District Budget and Capital Improvement Plan

The board reviewed 2026 OAFED budget. **Motion by LeBrun to approve the 2026 Oregon Area Fire-EMS District Budget and Capital Improvement Plan. Second by Jernegan. Motion carried 5-0.**

b. Discussion and possible Approval re: 2026 Brooklyn EMS Service Budget and 2026 Brooklyn Fire Service Budget

The board reviewed the 2026 Brooklyn EMS Budget and Fire Budget. Jernegan mentioned the HVAC worked needed on the boiler system at the Brooklyn Fire & EMS building. There was some confusion if the HVAC repair costs were included in the 2026 budget. **Motion by LeBrun to approve 2026 Brooklyn EMS Service Budget and 2026 Fire Service Budget with recognizing the potential for an additional expense up to \$2,500. Second by Jernegan. Motion carried 5-0.**

- c. Discussion and possible Approval re: 2026 Belleville Fire Budget and 2026 Belleville EMS Budget
Walser said the updated 2026 Belleville Fire Budget and 2026 Belleville EMS Budget are included in the packet. **Motion by LeBrun to approve the 2026 Belleville Fire Budget and 2026 Belleville EMS Budget as presented. Second by Fitzgerald. Motion carried 5-0.**
- d. Discussion and possible Approval re: Intergovernmental Agreement EMS and Fire Belleville, Exter, Montrose, Brooklyn and Oregon amended to include the name of each board "Belleville, Montrose, Exter, Brooklyn and Oregon"
Walser said the latest update includes all municipalities. The Village and Town of New Glarus will now be serviced by Belleville EMS District. There was discussion of Belleville Fire and EMS meetings. **Motion by Jernegan to approve the Intergovernmental Agreement EMS and Fire Belleville, Exter, Montrose, Brooklyn, and Oregon. Second by Fitzgerald. Motion carried 5-0.**
- e. Discussion and possible Action re: possible one year loan to cover fire and EMS capital equipment and capital/equipment
Clerk Hanson said the interest rate is 5.25% for a one-year loan from LakeRidge Bank. Due to outstanding numbers on payment to Payne & Dolan and fire & EMS capital purchases needed to finalize borrowing the board will discuss it at a later meeting date.

12. Town of Oregon Refuse (TORC) Report

- a. Discussion and possible Action re: expansion of burning area
The board reviewed a memo from public works regarding purchasing cement blocks to expand the burning area at TORC. Walser explained this was in response to the DNR violation letter. Fitzgerald explained the methods being used by TORC staff to ensure the fire is suppressed. **Motion by Fitzgerald to approve purchase of 68 cement blocks at \$65 a piece for a total of \$4,420 for construction of a second burn pit at TORC. Second by Kay. Motion carried 5-0.**
Chair Walser moved to agenda item 11a.

13. Vision Committee Report

Chair Walser said Sharon Lezberg is out of the office until end of November and she will then finish reporting from the Community Input Meeting on Tuesday, September 16. The board discussed implementing low-cost action from survey results that could be quick wins. There was appreciation expressed and positive response from the Vision Survey process.

14. Building Inspections Report

There were 18 building permits for August 2025 and 23 building permits for September 2025.

15. Assessor's Report

- a. Discussion and possible Action re: Update to 6-Year Contract with Accurate Appraisal
Clerk Hanson presented the updated contract with Accurate Appraisal that allows for market update every other year at a yearly cost of \$30,000 to begin in 2027 to 2032. The board supported the move to more frequent market revaluations due to the large increase in 2025 due to the 5-year gap. The change in yearly cost is less than \$6,000. **Motion by Kay to approve the Agreement for Maintenance and Interim Market Update Assessment Services by Accurate Appraisal LLC for assessment years 2027 to 2032. Second by LeBrun. Motion carried 4-1(Jernegan).**

16. Clerk's Report

- a. Town Business Office Winter Hours Update; Closed for Training-Thursday, Oct. 16 until 1PM and Wednesday, Oct. 23 all day

Clerk Hanson said the office will be closed for attendance at Dane County Treasurer training on Thursday, October 16 and Wednesday, October 23. The tax collection software is being updated to LandNav. Due to medical leave the town business office will close one additional day during the week. Stephanie is working on tax collection dates and hours and will determine scheduling.

- b. Update Cooperation Agreement Urban County Program

The town is part of the Dane County Urban County Consortium and needs to approve an updated Cooperation Agreement with Dane County for the Urban County Program. The board reviewed the information provided. **Motion by Kay to approve the Dane County Urban County Program Cooperation Agreement. Second by Jernegan. Motion carried 5-0.**

17. Board Communication and Future Agenda Item(s)

- a. Future Meeting Dates:

Wednesday, October 15 Town Board Budget Work Session 12pm

Tuesday, October 21 Plan Commission Meeting 6:30pm

Wednesday, October 22 Town Board Budget Work Session 12pm

Thursday, October 23 Road & Traffic Safety Committee 9am

Wednesday, October 29 Park Committee Meeting 6pm

Monday, November 10 Budget Public Hearing and Special Town Meeting of Electors to Adopt Town Tax Levy 6pm

Monday, November 10 Town Board Meeting (immediately following meeting of electors)

Tuesday, November 18 Plan Commission Meeting 6:30pm

Wednesday, November 19 Joint Meeting of the Oregon Area Fire-EMS District Commission 6:30pm

Monday, November 24 Park Committee Meeting 6pm

Thursday, November 27 Holiday – Town Closed

Tuesday, December 9 Town Board Meeting 6pm

Wednesday & Thursday, December 24 & 25 Holiday – Town Closed

Wednesday & Thursday, December 31 & Jan 1 Holiday – Town Closed

Tuesday, January 13 Town Board Meeting 6pm

Tuesday, January 20 Plan Commission Meeting 6:30pm

Wednesday, January 28 Park Committee Meeting 6:00pm

Clerk Hanson will not be at the November 10 budget hearing and board meeting. Jernegan maybe in California during November. LeBrun said the joint OAFED meeting scheduled for Wednesday, November 19 has been cancelled.

18. Adjournment

Walser approved by unanimous consent the adjournment of the town board meeting on Tuesday, October 14, 2025, at 8:11pm.

Respectfully Submitted,

Jennifer Hanson, Clerk

Town of Oregon
Board of Review Meeting Minutes
Wednesday, September 17, 2025

1. Call Board of Review (BOR) to order.
Chair Walser called Wednesday, September 17, 2025, Board of Review to Order at 12:02p.m.
2. Roll Call.
Clerk Hanson called roll with the following members present Carl Walser, Laurie Fitzgerald, Arlan Kay, Steve Jernegan and Tim LeBrun. Assessor Zack Jones from Accurate Appraisal was also present.
3. Confirmation of appropriate BOR and Open Meetings Notice.
Walser confirmed the appropriate BOR and Open Meetings Notice were posted with Clerk Hanson.
4. Select Chairperson for BOR.
Motion made by Fitzgerald to select Carl Walser as Chairperson for BOR. Second by LeBrun. Motion carried 5-0.
5. Select a BOR Vice-Chairperson.
Motion made by LeBrun to select Laurie Fitzgerald as Vice-Chairperson for BOR. Second by Kay. Motion carried 5-0.
6. Verify that at least one BOR member has met the annual mandatory training requirements.
Clerk Hanson confirmed three BOR members present have passed the annual mandatory training requirements.
7. Verify that the town has an ordinance for the confidentiality of income and expense information provided to the Assessor under state law (Wis. Stat. 70.47(7)(af)).
Clerk Hanson provided Ordinance No. 88 passed in 2019.
8. Review of new laws.
Assessor Jones said there are no personal property tax bills. The value is included in the real estate property tax bills.
9. Adoption of amendment to policy regarding the procedure for sworn telephone testimony and sworn written testimony.
Motion made by LeBrun to adopt BOR policy on sworn telephone or sworn written testimony. Second by Jernegan. Motion carried 5-0.
10. Adoption of policy regarding the procedure for waiver of BOR hearing requests.
Motion made by Jernegan to adopt BOR policy on waiver of hearing requests. Second by Fitzgerald. Motion carried 5-0.
11. Filing and summary of Annual Assessment Report by Assessor.
Assessor Jones distributed the 2025 Annual Assessor Report. He explained this was a market update year and the last market update was in 2021. Next year is a maintenance year. They visited 44 parcels, reviewed 138 building permits and 92 total sales in 2024. 30 residential sales were usable, 32 open book appointments, 5 commercial and 223 residential interactions and contacts. An estimated total of \$1,341,800 in new residential construction and \$94,300 in commercial construction. The 2025 average market charge for residential is 5.3.7% and commercial 28.7% for an overall increase of 53.3%.
12. Receipt of the assessment roll by the Clerk from the Assessor.
The clerk received the assessment roll from assessor.
13. Receive the Assessment Roll and sworn statements from the Clerk.
The clerk and assessor signed receipt of assessment roll.
14. Review the Assessment Roll and perform statutory duties:
 - a. Examine the roll,
 - b. Correct description or calculation errors,
 - c. Add omitted property, and

d. Eliminate double assessed property.

The Board of Review members were given time to examine the assessment roll.

15. Discussion/Action – Certify all corrections of error under state law (sec. 70.43, Wis. Stats.).

Assessor Jones submitted 2025 Omitted Property Roll PA-5/659 for Parcel No. 042/0509-063-0487-9; 6240 Onwentsia Trail, Oregon, WI 5357 for 2023 and 2024. There were no corrections for 2025.

16. Discussion/Action – Verify with the assessor that open book changes are included in the assessment roll.

Assessor Jones confirmed open book changes are included in the assessment roll.

17. Allow taxpayers to examine assessment data.

The taxpayers present were allowed an opportunity to examine the assessment roll.

18. During the first two hours, consideration of:

a. Waiver of the required 48-hour notice of intent to file an objection with there is a good cause
Marlene Storms, 1281 County Road D, Oregon, WI, 53575 appeared to request waiver of 48-hour notice of intent to file an objection. The board of review discussed the waiver request. **Motion made by LeBrun to grant the waiver of the required 48-request to Marlene Storms, 1281 County Road D, Oregon, WI. Second by Jernegan. Motion carried 5-0.**

b. Requests for waiver of the BOR hearing allowing the property owner an appeal directly to circuit court.

No action needed.

c. Requests to testify by telephone or submit sworn written statement.

No action needed.

d. Subpoena requests, and

e. Act on any other legally allowed or required BOR matters.

No action needed.

19. Review Notices of Intent to File Objection.

Clerk Hanson presented the Objection to Real Property Assessment filed by Barry Hagen, 6274 Sun Valley Parkway, Oregon, WI 53575.

20. Proceed to hear objections, if any and if proper notices/waivers given unless scheduled for another date.

Clerk Hanson swore in the property owners and the assessor. Chair Walser read an outline of the hearing procedures. Chair Walser called the first objection, Barry Hagen, 6274 Sun Valley Parkway, Oregon, WI 53575.

Barry Hagen, 6274 Sun Valley Parkway, Oregon, WI 53575, stated his opinion of assessed value of property is \$835,000 and the assessment shown on notice is \$836,200. Barry Hagen presented his case based on data science identifying the outliers. Assessor Jones presented the Markarian Hierarchy a legal doctrine in Wisconsin that orders which types of evidence or valuation methods assessors must use, in a preferred sequence, when determining fair market value. There was lengthy discussion. Chair Walser asked for roll call stating if based upon the sworn testimony presented whether the assessor's evaluation of this property is correct or incorrect. Clerk Hanson called roll clarifying that a yes vote indicating the assessor's evaluation of the property is correct and a no vote indicating the assessor's evaluation is incorrect. Walser-yes Fitzgerald-yes Kay-yes Jernegan-yes LeBrun-yes. Clerk Hanson provided Barry Hagen with written Notice of Board of Review Determination PR-302 that provides the 2025 Final Assessment of all property \$836,200 (Land \$132,900 and Improvements \$703,300).

Chair Walser called the second objection, Marlene Storms, 1281 County Road D, Oregon, WI, 53575.

Assessor Jones asked for additional time to prepare a response. Chair Walser moved to agenda items 21.

21. Consider/act on scheduling additional BOR Date(s).

The board set Wednesday, October 8 at 12:00pm (noon) as the next BOR meeting date. The budget work session will immediately follow. Clerk Hanson provided Marlene Storms with page 1 of Findings of Fact, Determination and Decision written that the hearing date is set for Wednesday, October 8, 2025, at 12:00pm (noon).

The Board of Review continued to review the Assessment Roll for the remainder of the minimum 2-hour meeting.

22. Consider approval of the Assessment Roll.

The board did not approve the assessment roll pending additional BOR meeting date.

23. Adjourn.

Walser approved by unanimous consent the Board of Review on Wednesday, September 14, 2025, at 2:00pm.

moved to 10-8-25

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department of Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <i>Matthew L STORNS</i>				Agent name (if applicable)			
Owner mailing address <i>1281 County Rd D</i>				Agent mailing address			
City <i>Oregon</i>		State <i>WI</i>	Zip <i>53575</i>	City		State	Zip
Owner phone <i>(608) 698 3993</i>		Email <i>marlene.storns@ptd.net</i>		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <i>1281 County Rd D</i>				Legal description or parcel no. (on changed assessment notice)			
City <i>Oregon</i>		State <i>WI</i>	Zip <i>53575</i>				
Assessment shown on notice - Total <i>1,082,600</i>				Your opinion of assessed value - Total <i>850K</i>			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <i>does not match reality of current market sales</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>7 additional properties - sales of "contemporary" house styles</i>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No If Yes, provide acquisition price \$ _____ Date (mm-dd-yyyy) _____ ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No If Yes, describe _____ Date of changes (mm-dd-yyyy) _____ Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No	
C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☒ No If Yes, how long was the property listed (provide dates) (mm-dd-yyyy) _____ to (mm-dd-yyyy) _____ Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? ☐ Yes ☒ No If Yes, provide: Date (mm-dd-yyyy) _____ Value _____ Purpose of appraisal _____ If this property had more than one appraisal, provide the requested information for each appraisal.	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	
Property owner or Agent signature <i>Matthew L Storns</i>	Date (mm-dd-yyyy) <i>09-17-2025</i>

0509-06390741

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Barry Hagan				Agent name (if applicable)			
Owner mailing address 6274 Sun Valley Pkwy				Agent mailing address			
City Oregon	State WI	Zip 53575		City	State	Zip	
Owner phone (608) 616-0166		Email barryhagan@gmail.com		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 6274 Sun Valley Pkwy				Legal description or parcel no. (on changed assessment notice)			
City Oregon	State WI	Zip 53575		LOT 4 CSM 7734 CS40/2596262 R29343/164-2/13/95 DESCR AS SEC 6-5-9 PRT NW1/4SW1/4 & SW1/4SW1/4 (3.24 ACRES INCL R/W) TOG W/JT DRIVEWAY AGRMT IN DOC #2915145			
Assessment shown on notice - Total \$ 836,200				Your opinion of assessed value - Total \$ 835,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Mistakes on the roll require board review per State law sec. 70.47(10)	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached.

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No If Yes, provide acquisition price \$ 560,000 Date 5-25-2016 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance (mm-dd-yyyy) B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No If Yes, describe _____ Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No (mm-dd-yyyy) C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☒ No If Yes, how long was the property listed (provide dates) - - to - - (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ _____ List all offers received _____ D. Within the last five years, was this property appraised? ☐ Yes ☒ No If Yes, provide: Date - - Value _____ Purpose of appraisal _____ (mm-dd-yyyy) If this property had more than one appraisal, provide the requested information for each appraisal.	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities. B. Provide a reasonable estimate of the amount of time you need at the hearing 20 minutes.	
Property owner or Agent signature	Date (mm-dd-yyyy) 9-14-2025

Barry Hagan

6274 Sun Valley Pkwy
Oregon, WI 53575

14th September 2025

Jennifer Hanson

Clerk, Town of Oregon
1138 Union Rd.
Oregon, WI 53575

Board of Review,

The basis for the objection to my 2025 property assessment is a procedural move so that I may present information that I believe will show that there were two other properties assessed well below market value during the 2025 revaluation. I do not specifically question my own assessed value, but the inaccurate roll will put undue tax liability on all but one property owner in the town. My stated opinion of being \$1200 over assessed value is the proportional effect of this inaccuracy on my own property - an effect that all other owners will similarly incur.

In late August I contacted Accurate Appraisal to explain my findings and request a review. They collected information from me regarding the two parcels in question. Because I am not the owner they could not provide any further information to me, but said they would inform the clerk of any updates.

After contacting Jennifer Hanson last week to check if these assessments were corrected, I was informed that only one was updated. I am now asking for consideration of the BOR to review the unchanged assessment per state statute 70.47(10). I intend to show that this parcel is grossly under valued due to a questionable transaction and sales analysis. It needs to be corrected in order to maintain fairness to the other property owners in the town.

Respectfully,



Barry Hagan

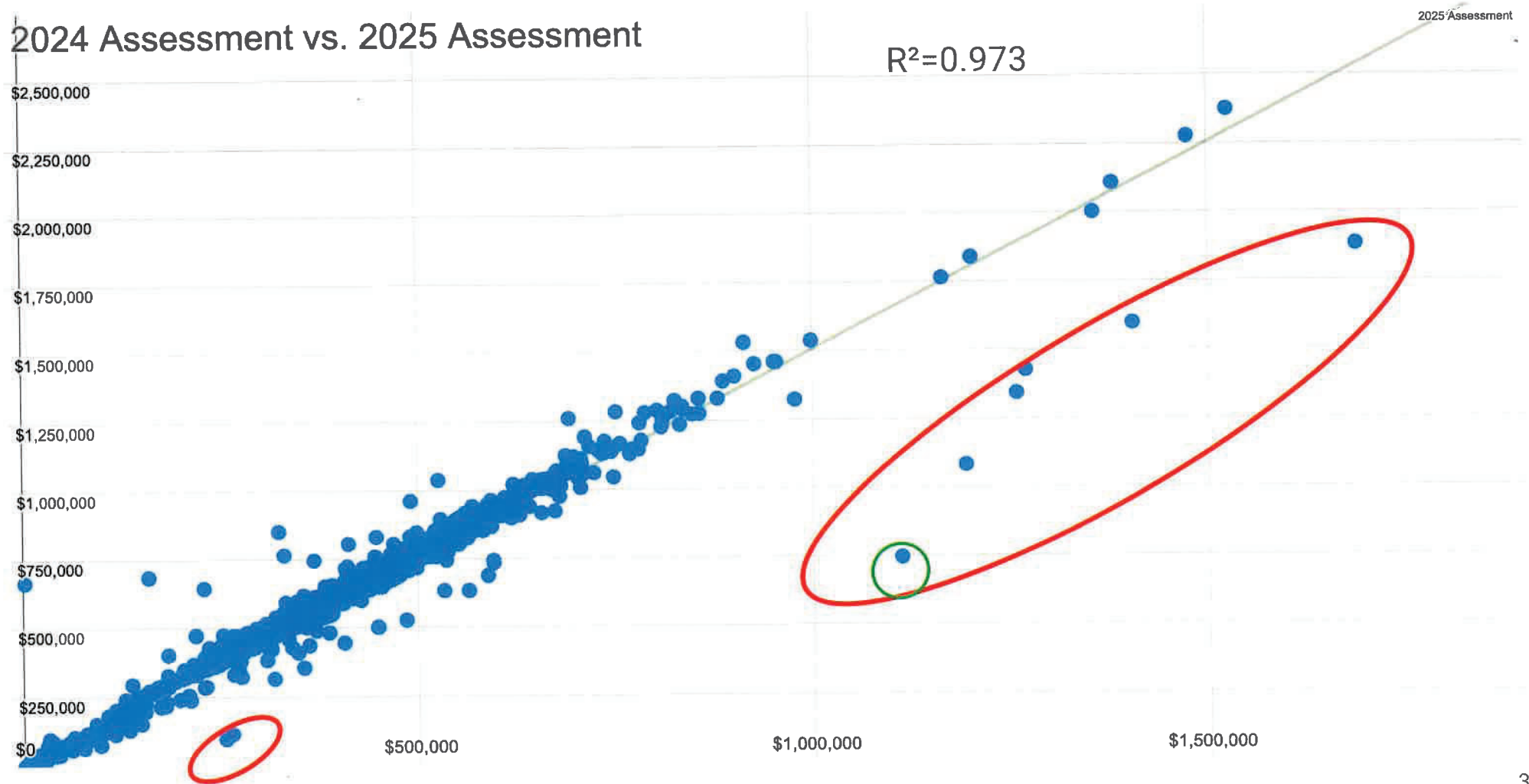
Board of Review Assessment Meeting

September 17th, 2025 - Town of Oregon

Why am I doing this?

- After getting my notice, I wanted to estimate how much my taxes would go up because my increase was 58%, while the average was 54%.
- My background in data sciences has taught me that averages can camouflage outliers, and I wondered if outliers were causing my increase.
- I have the ability to check for outliers in the assessment roll to be sure that my assessment is fair.

2024 Assessment vs. 2025 Assessment



Below Average Outlier Report

Parcel Number	% Assess Change	% Bill Change	(Projected) Bill Change	(Projected) 2025 Tax Bill	2024 Tax Bill	2025 Assessment	2024 Assessment	Notes
042/050906192705	-32.92%	-56.31%	-\$11,584	\$8,988	\$20,573	\$745,500	\$1,111,400	2022 4-parcel sale for \$1.5MM.
042/050915291402	-9.14%	-40.83%	-\$9,024	\$13,080	\$22,104	\$1,084,300	\$1,193,400	2022 Sale for \$915K, Original home razed, new home constructed in 2024.
042/050925495012	11.58%	-27.33%	-\$8,517	\$22,648	\$31,165	\$1,882,400	\$1,687,000	Commercial
042/050906180020	6.88%	-30.39%	-\$7,140	\$16,351	\$23,491	\$1,344,500	\$1,258,000	2022 Sale, Ag
042/050914285900	13.63%	-25.99%	-\$6,842	\$19,482	\$26,324	\$1,596,100	\$1,404,600	2022 Sale, Mixed PFL
042/050909186300	12.50%	-26.73%	-\$6,316	\$17,315	\$23,631	\$1,428,100	\$1,269,400	Commercial
042/050904185020	-61.18%	-74.72%	-\$3,427	\$1,159	\$4,586	\$99,100	\$255,300	Parcel split
042/050902397000	-55.48%	-71.01%	-\$3,365	\$1,374	\$4,739	\$117,300	\$263,500	Improvements removed
042/050909186800	12.51%	-26.72%	-\$2,838	\$7,781	\$10,619	\$634,100	\$563,600	Commercial

Correction requests sent to Accurate

● 042/050915291402



- A time adjusted assessment from a 2022 sale was used, which did not recognize the 2024 reassessment after a new home was built on the parcel and the original home was razed.
- A correction has been made to bring the parcel to fair market value (\$1.084MM to \$2MM).

● 042/050906192705



- A time adjusted assessment from a 2022 2-parcel sale was used. This was actually part of a larger 4-parcel transaction, which undervalued improvements due to the structure of the sale.
- The standard sales analysis is not valid and a correction is still necessary.

Litmus Test #1

6 bedroom, 6 bath,
5000+ sqft home
on 5 wooded acres
with a *recently
remodeled kitchen*

\$745,500?

That's a deal!



Source: <https://www.homes.com/property/6095-knollwood-dr-oregon-wi/7qnxl728ev5xj/>

A \$1.5MM 4-parcel sale in 2022 was split across 2 deeds

- \$900k (Doc # 5836103)
 - 042/050906192705 - Home with 5 acres G1- Residential
 - 042/050906485309 - 20 acre empty lot
- \$600k (Doc # 5836101)
 - 042/050906191100 - 15.49 acres W6 - Managed Forest Land
 - 042/050906193400 - 15.99 acres W6 - Managed Forest Land

The sale structure undervalues the home

- Over \$400k of improvement value was shifted to the untaxed MFL parcels by assigning \$600k to the forest parcel deed (assessed at \$156k) while the home and empty lot were sold for \$900k (assessed at \$1.29M).
- The assessor only evaluated the \$900k transaction from 2022, causing them to assign \$497k to the improvements and \$468k in land value for the 2 parcels.
- This undervaluation of the improvements puts an unfair tax burden on all of the other property owners in the town.

4 Parcel Assessment History

Parcel	2022	2024	2025
042/050906192705	\$1,111,400	\$1,111,400	\$745,500
042/050906485309	\$179,500	\$179,500	\$220,000
(\$900K sale)	\$1,290,900	\$1,290,900	\$965,500
042/050906191100	\$76,000	\$77,500	\$77,500
042/050906193400	\$80,000	\$80,000	\$80,000
(\$600K sale)	\$156,000	\$157,500	\$157,500
(\$1.5MM total sale)	\$1,446,900	\$1,448,400	\$1,123,000

Tax Bill Change

Parcel	2022	2024	2025 (Projected*)
042/050906192705	\$18,754	\$20,572	\$8,988
042/050906485309	\$3,086	\$3,352	\$2,676
	\$21,840	\$23,924	\$11,664
042/050906191100	\$0 (MFL)	\$0 (MFL)	\$0 (MFL)
042/050906193400	\$0 (MFL)	\$0 (MFL)	\$0 (MFL)
	\$0	\$0	\$0
	\$21,840	\$23,924	\$11,664

* Assuming the same total tax levy as 2024

Litmus Test #2

- The property has been assessed around \$1MM+ since 2006.
- It has been assessed at \$1.1MM since the sale in 2022.
- Why is this property is only worth \$745k in 2025.

There is adequate reason to question the accuracy of this assessment and it should be reviewed by the BOR per 70.47(10).

The other town residents should not pay higher taxes to cover this assessment error.

What is the Markarian Hierarchy

The Markarian Hierarchy is a legal doctrine in Wisconsin that orders which types of evidence or valuation methods assessors *must* use — in a preferred sequence — when determining fair market value (a.k.a. “full value” under Wisconsin law).

Because some kinds of evidence are more reliable than others, the hierarchy ensures assessors pick the best available evidence. If the preferred evidence is available, assessors *must* use it, and only drop to less-preferred methods if the higher-tier evidence is not available or reliable.

The Three Tiers (in order)

1. Tier 1: Arm’s-length sale of the *subject* property

- If the property being assessed has recently sold in an arm’s-length transaction, that sale is the best evidence of its market value, and assessors must use it.
- “Arm’s-length” means the sale was between unrelated parties, under typical market conditions.

2. Tier 2: Recent arm’s-length sales of *reasonably comparable* properties

- If the subject property hasn’t sold recently, then the assessor should use sales of similar properties (comparable in size, location, condition, etc.) to estimate value.
- Adjustments must be made for differences (age, lot size, condition, uses, etc.).

3. Tier 3: Other evidence / alternative valuation approaches

- Only if neither a recent sale of the subject property (Tier 1) nor good comparables (Tier 2) are available should the assessor resort to other valuation approaches.
- Examples of Tier 3 evidence/methods include:
 - Cost approach (cost to build or replace, minus depreciation)
 - Income approach (for income-producing property)
 - Other relevant factors: insurance value, book value, industrial conditions, occupancy, location, etc.

eRETR - Electronic Real Estate Transfer Return
Wisconsin Department of Revenue

This return was filed with receipt 72F2U; DLN 202204259915921; and County Document number 5836103.
The transfer was recorded by the Dane County Register of Deeds on May 25, 2022.
This return was filed electronically.

^ Grantors

David E. Glick and Jean A. Glick Trustees of the Glick Living Trust dated August 24, 2018 (Trust)

<i>Address:</i>	6095 Knollwood Drive, Oregon, Wisconsin 53575
<i>Phone number:</i>	608-577-3500
<i>Email:</i>	.
<i>Relationship with some grantee is:</i>	None
<i>Grantor type:</i>	Trust
<i>Ownership interest transferred:</i>	Full
<i>Grantor retains the right:</i>	None

^ Grantees

Bradley and Casey Winchester (Individual)

<i>Address:</i>	6095 Knollwood Drive, Oregon, Wisconsin 53575
<i>Phone number:</i>	999-999-9999
<i>Email:</i>	.
<i>Grantee type:</i>	Individual

^ Recording information

<i>County Document number:</i>	5836103
<i>Date recorded:</i>	May 25, 2022
<i>Volume/Jacket:</i>	
<i>Page/Image:</i>	

^ Parcels

<i>County:</i>	Dane
<i>Property legal description:</i>	Lot 3, Certified Survey Map 4038, recorded in Vol. 17 of Certified Survey Maps, page 32, as #1764123, in the Town of Oregon, Dane County, Wisconsin.

All of parcel **042/050906192705** in the TOWN OF OREGON

<i>Physical property address:</i>	6095 Knollwood Drive Oregon, WI 53575
<i>Section/Township/Baseline/Range/Meridian:</i>	
<i>Subdivision or condo/Lot or unit#/Block:</i>	
<i>Primary residence of grantee:</i>	Yes

All of parcel **042/050906485309** in the TOWN OF OREGON

<i>Physical property address:</i>	6095 Knollwood Drive Oregon WI 53575
<i>Section/Township/Baseline/Range/Meridian:</i>	
<i>Subdivision or condo/Lot or unit#/Block:</i>	
<i>Primary residence of grantee:</i>	No

^ Official parcel numbers

As of May 27, 2022 at 9:20 AM

Comments:

Official parcel numbers:

042/050906192705, 042/050906485309,

^ Fee computation

Total value of real estate transferred: \$900,000.00
Value subject to fee: \$900,000.00
Transfer fee due: \$2,700.00
Transfer fee exemption number:
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

^ Tax bill mailing address

Send tax bill to: Bradley and Casey Winchester
6095 Knollwood Drive
Oregon, Wisconsin 53575

^ Transfer and financing

Transfer type: Sale |
Conveyance document type: Warranty/Condo Deed
Conveyance date: May 24, 2022
Grantee's financing: Conventional |

^ Physical description

Property type: Land, Buildings
Predominant use: Single Family
Lot square footage: 0
Total acres: 1
MFL/PFC acres: 0
Feet of water frontage: 0

^ Agents and preparer

Grantors' agent

Name: David E. and Jean A. Glick
Address: 6095 Knollwood Drive, Oregon, Wisconsin 53575
Phone number: 608-577-3500
Email:

Grantees' agent - none

Preparer

Name: Perry Armstrong
Phone number: 608-271-2020
Email: X

^ Weatherization

Is property subject to residential rental weatherization standards? No, with exclusion code W-11 (Program Elimination)

^ System information

Recording information added on: May 25, 2022 at 11:41 AM
Document locator number: 202204259915921



2025 Town of Oregon Loan Balances

11/1/2025	Beginning	Interest	Principal	Total	Payment
	Balance	Payment	Payment	Payment Due	Due
LakeRidge Bank	\$ 115,000.00	\$6,381.53	\$ 115,000.00	\$ 121,381.83	11/1/2025
5.58% - Fire Equip, Roadwork, Equip					
Pay Off 2025					
Brooklyn Fire/EMS District	\$ 114,551.86	\$ 4,009.32	\$ 8,717.67	\$ 12,726.99	3/15/2025
3.5 % - Building Loan					2/11/25 pd
Pay Off 2035					
Commissioner of Public Lands	\$ 112,374.21	\$ 2,809.36	\$ 112,374.21	\$ 115,183.57	3/15/2025
2.5% - 2021 Roadwork & Equipment				Paid Off	2/11/25 pd
Pay Off 2025					
Commissioner of Public Lands	\$ 365,000.00	\$ 31,107.50	\$ 108,375.03	\$ 139,482.53	3/15/2025
5.75% - 2023 Roadwork & Equipment					2/11/25 pd
Pay Off 2027					
Commissioner of Public Lands	\$ 516,600.00	\$ 18,916.05	\$ 125,908.70	\$ 144,824.75	
5.50% - 2025 Roadwork & Equipment					
Pay Off 2029 *Starts 2026					
Total	\$ 706,926.07	\$44,307.71	\$ 344,466.91	\$ 388,774.92	

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Cintas							
968	4247359578	Uniforms, Rugs	11/01/2025	357.17	.00		
Payne & Dolan Inc.							
604	310232-001	Final Payment for 2025 Road Work	05/21/2025	41,411.21	.00		
Grand Totals:				41,768.38	.00		

Dated: 11/10/25

Town Board Chairperson:

Town Board Supervisors:

Town Clerk:

Jennifer Hanson

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Championship Awards							
	136 77918	Name Plate	10/31/2025	22.36	.00		
Cintas							
	968 4248184282	Uniforms	10/31/2025	64.66	.00		
Dorn True Value Hardware							
	243 124314	Repairs	10/31/2025	19.99	.00		
Gordon Flesch Company							
	312 IN15380014	Color Expense	11/01/2025	145.85	.00		
Mandt Sandfill							
	493 30527	dumping	10/28/2025	110.00	.00		
Rural Mutual Insurance Company							
	686 NOVEMBER20	Annual Dues	11/05/2025	44.00	.00		
	686 NOVEMBER20	Business Owners Policy	11/05/2025	429.00	.00		
SAFEbuildt, LLC.							
	700 2686914	Building Inspections	10/31/2025	2,697.30	.00		
Vermeer Wisconsin, Inc.							
	849 40058291	Parts Chipper	10/27/2025	392.35	.00		
Grand Totals:				3,925.51	.00		

11/10/25

Dated: _____

Town Board Chairperson: _____

Town Board Supervisors: _____

Town Clerk: Jennifer Hanson

Town of Oregon Payment Vouchers

November 10, 2025 Town Board Meeting

Paychecks	\$	23,850.48
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Payroll Liabilities	\$	12,109.62
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Monthly Vouchers

<i>Approved 11/3/2025</i>	\$	53,288.73
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11/10/2025	\$	41,768.38
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11/10/2025	\$	3,925.51
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Total	\$	134,942.72
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Town of Oregon, Dane County, Wisconsin
2026 Budget Approval by Oregon Town Board

Revenues	2025 Budget	2026 Budget	% Change
Taxes	1,328,562	1,368,243	2.99%
Special Assessment	213,738	216,048	1.08%
Other Taxes	600	500	-16.67%
Intergovernmental Revenues	323,221	339,051	4.90%
Licenses/Permits	52,500	57,000	8.57%
Public Charges	13,800	13,800	0.00%
Intergovernmental Charges	50	50	0.00%
Miscellaneous Revenues	20,100	42,553	111.71%
Proceeds from Long-Term Debt	901,100	0	-100.00%
Use of Reserves Parks	0	30,000	
Use of 2024 Short-term Debt	0	121,000	
TOTAL REVENUES	2,853,671	2,188,245	-23.32%

2025

2026

Expenditures	2025 Budget	2026 Budget	
General Government	439,454	407,050	-7.37%
Public Safety	414,575	432,560	4.34%
Public Works	1,427,715	817,648	-42.73%
Health & Human Services	76,000	65,500	-13.82%
Cultural, Recreation & Education	106,675	37,300	-65.03%
Conservation & Development	3,220	3,800	18.01%
Debt Service	386,032	424,387	9.94%
TOTAL EXPENSES	2,853,671	2,188,245	-23.32%

Rev. 04/2012

Resolution No 08-2025

STATE OF WISCONSIN

BOARD OF COMMISSIONERS OF PUBLIC LANDS

101 EAST WILSON STREET, 2ND FLOOR

POST OFFICE BOX 8943

MADISON, WISCONSIN 53708-8943

APPLICATION FOR STATE TRUST FUND LOAN

TOWN - 20 YEAR MAXIMUM

Chapter 24 Wisconsin Statutes

TOWN OF OREGON

Date sent: October 24, 2025

Received and filed in Madison, Wisconsin:

ID # 05606227

RAS

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

TO: BOARD OF COMMISSIONERS OF PUBLIC LANDS

We, the undersigned town board of supervisors of the Town of **Oregon**, in the County(ies) of **Dane**, Wisconsin, in accordance with the provisions of Chapter 24 of the Wisconsin Statutes, do hereby make application for a loan of **Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00)** from the Trust Funds of the State of Wisconsin for the purpose of **financing roadwork, park equipment and office trailer**.

The loan is to be continued for a term of **5** years from the 15th day of March preceding the date the loan is made. The loan is to be repaid in annual installments, as provided by law, with interest at the rate of **5.00** percent per annum.

We agree to the execution and signing of such certificates of indebtedness as the Board may prepare and submit, all in accordance with Chapter 24, Wisconsin Statutes.

The application is based upon compliance on the part of the Town with the provisions and regulations of the statutes above referred to as set forth by the following statements which we do hereby certify to be correct and true.

The meeting of the Town Board of the Town of **Oregon**, in the County(ies) of **Dane**, Wisconsin, which approved and authorized this application for a loan was a regularly called meeting held on the _____ day of _____, 20_____.

At the aforesaid meeting a resolution was passed by a majority vote of the members of the Town Board approving and authorizing an application to the Board of Commissioners of Public Lands, State of Wisconsin, for a loan of **Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00)** from the Trust Funds of the State of Wisconsin to the Town of **Oregon** in the County(ies) of **Dane**, Wisconsin, for the purpose of **financing roadwork, park equipment and office trailer**. That at the same time and place, the Town Board of the Town of **Oregon** by a majority vote of the members, adopted a resolution levying upon all the taxable property in the Town, a direct annual tax sufficient in amount to pay the annual installments of principal and interest, as they fall due, all in accordance with Article XI, Sec. 3 of the Constitution and Sec. 24.66(5), Wisconsin Statutes.

A copy of the aforesaid resolutions, certified to by the clerk, as adopted at the meeting, and as recorded in the minutes of the meeting, accompanies this application.

A statement of the equalized valuation of all the taxable property within the Town of **Oregon** certified to by the clerk, accompanies this application.

Given under our hands in the Town of **Oregon**, County(ies) of **Dane**, Wisconsin, this _____ day of _____, 20_____.

Chairman, Town of **Oregon** (Signature)

Clerk, Town of **Oregon** (Signature)

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

Chairman and supervisors, please sign in space provided and type or print name below the signature.)

	<u>OFFICER</u>	<u>ADDRESS OF EACH OFFICER</u>
1.	Chairman (Signature) Type or Print Name	
2.	Supervisor (Signature) Type or Print Name	
3.	Supervisor (Signature) Type or Print Name	
4.	Supervisor (Signature) Type or Print Name	
5.	Supervisor (Signature) Type or Print Name	

Town Board of Supervisors of the Town of **Oregon**, County(ies) of **Dane**, Wisconsin.

STATE OF WISCONSIN
County(ies) of **Dane**

Personally came before me this ____ day of _____, 20____, the above named persons known to me as the Town Board of Supervisors of the Town of **Oregon**, in **Dane** County, Wisconsin, and who are the persons who executed the foregoing application and acknowledged same.

Clerk (Signature)

Clerk (Print or Type Name)

Town of **Oregon**
County(ies) of **Dane**, Wisconsin

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

Town of Oregon, Dane County, Wisconsin
Resolution No. 08-2025
Resolution Approving Borrowing for
\$230,000 BCPL Loan #
05606227
FORM OF RECORD

The following preamble and resolutions were presented by Supervisor _____ and were read to the meeting.

By the provisions of Sec. 24.66 of the Wisconsin Statutes, all municipalities may borrow money for such purposes in the manner prescribed, and,

By the provisions of Chapter 24 of the Wisconsin Statutes, the Board of Commissioners of Public Lands of Wisconsin is authorized to make loans from the State Trust Funds to municipalities for such purposes. (Municipality as defined by Sec. 24.60(2) of the Wisconsin Statutes means a town, village, city, county, public inland lake protection and rehabilitation district, town sanitary district created under Sec. 60.71 or 60.72, metropolitan sewerage district created under Sec. 200.05 or 200.23, joint sewerage system created under Sec. 281.43(4), school district or technical college district.)

THEREFORE, BE IT RESOLVED, that the Town of **Oregon**, in the County(ies) of **Dane**, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of **Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00)** for the purpose of **financing roadwork, park equipment and office trailer** and for no other purpose.

The loan is to be payable within **5** years from the 15th day of March preceding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of **5.00** percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the Town of **Oregon**, in the County(ies) of **Dane**, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

RESOLVED FURTHER, that no money obtained by the Town of **Oregon** by such loan from the state be applied or paid out for any purpose except **financing roadwork, park equipment and office trailer** without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the chairman and clerk of the Town of **Oregon**, in the County(ies) of **Dane**, Wisconsin, are authorized and empowered, in the name of the Town to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the Town pursuant to this resolution. The chairman and clerk of the Town will perform all necessary actions to fully carry out the provisions of Chapter 24 Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this Town forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

Supervisor _____ moved adoption of the foregoing preamble and resolutions.

The question being upon the adoption of the foregoing preamble and resolutions, a vote was taken by ayes and noes, which resulted as follows:

1.	Chairman	_____	voted	_____
2.	Supervisor	_____	voted	_____
3.	Supervisor	_____	voted	_____
4.	Supervisor	_____	voted	_____
5.	Supervisor	_____	voted	_____

A majority of the Town Board of the Town of **Oregon**, in the County(ies) of **Dane**, State of Wisconsin, having voted in favor of the preamble and resolutions, they were declared adopted.

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

STATE OF WISCONSIN

County(ies) of **Dane**

I, _____, Clerk of the Town of **Oregon**, County(ies) of **Dane**, State of Wisconsin, do hereby certify that the foregoing is a true copy of the record of the proceedings of the Town Board of the Town of **Oregon** at a meeting held on the _____ day of _____, 20____, relating to a loan from the State Trust Funds; that I have compared the same with the original record thereof in my custody as clerk and that the same is a true copy thereof, and the whole of such original record.

I further certify that the Town Board of the Town of **Oregon**, County(ies) of **Dane**, is constituted by law to have _____ members, and that the original of said preamble and resolutions was adopted at the meeting of the Town Board by a vote of _____ ayes to _____ noes and that the vote was taken in the manner provided by law and that the proceedings are fully recorded in the records of the Town.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Town of **Oregon** this _____ day of _____, 20____.

Clerk (Signature)

Clerk (Print or Type Name)

Town of **Oregon**

County(ies) of **Dane**

State of Wisconsin

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY

STATE OF WISCONSIN
COUNTY(IES) OF **Dane**

TO: THE BOARD OF COMMISSIONERS OF PUBLIC LANDS

I, _____, Clerk of the Town of **Oregon**, County(ies) of **Dane**, State of Wisconsin, do hereby certify that it appears by the books, files and records in my office that the valuation of all taxable property in the Town of **Oregon** is as follows:

EQUALIZED VALUATION FOR THE YEAR 20____ * \$ _____

* Latest year available

I further certify that the whole existing indebtedness of the Town of **Oregon**, County(ies) of **Dane**, State of Wisconsin, is as follows: (list each item of indebtedness):

NAME OF CREDITOR	PRINCIPAL BALANCE (EXCLUDING INTEREST)
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL INDEBTEDNESS:	\$ _____

Clerk (Signature)

Clerk (Print or Type Name)

Clerk in the Town of **Oregon**

County(ies) of **Dane**, Wisconsin

_____, 20____
Date

THE TOTAL INDEBTEDNESS, INCLUDING THE TRUST FUND LOAN APPLIED FOR, MAY NOT EXCEED 5% OF THE VALUATION OF THE TAXABLE PROPERTY AS EQUALIZED FOR STATE PURPOSES. (Sec. 24.63(1), Wis. Stats., 1989-90)

RETURN THIS ORIGINAL – DO NOT RETURN PHOTOCOPY



Invoice

Invoice Number: 2686914

Invoice Date: 10/31/2025

Terms: Net 30 Days

Due Date: 11/30/2025

Customer #: 11-OREGTWN

Customer PO #:

Oregon, WI, Town of
1138 Union Road
Oregon, WI 53575

Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 25TORE-B00113 558 Echo Valley Road, Brooklyn, WI 53521 Accessory Structure (Residential Misc./One Stop)				
Agricultural Buildings, Detached Garages & Accessory Buildings	\$64.80	10/6/2025	85.00%	\$55.08
Plan Review - Residential - Accessory Buildings, greater than 120 sq. ft.	\$85.00	10/6/2025	85.00%	\$72.25
25TORE-B00113 Subtotal				\$127.33
Permit # 25TORE-B00115 651 County Road MM, Oregon, WI 53575 Accessory Structure (Residential Misc./One Stop)				
Agricultural Buildings, Detached Garages & Accessory Buildings	\$806.40	10/2/2025	85.00%	\$685.44
25TORE-B00115 Subtotal				\$685.44
Permit # 25TORE-B00118 6293 Quail Court, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/6/2025	85.00%	\$55.25
25TORE-B00118 Subtotal				\$55.25
Permit # 25TORE-B00119 1302 Hobby Horse Road, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/8/2025	85.00%	\$55.25
25TORE-B00119 Subtotal				\$55.25
Permit # 25TORE-B00120 1200 County Road D, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/15/2025	85.00%	\$55.25
25TORE-B00120 Subtotal				\$55.25
Permit # 25TORE-B00121 4747 Roosevelt Street, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/9/2025	85.00%	\$55.25
25TORE-B00121 Subtotal				\$55.25
Permit # 25TORE-B00124 5489 Windridge Road, Oregon, WI 53575 Siding				
Reroofing, residing and trim	\$65.00	10/14/2025	85.00%	\$55.25
25TORE-B00124 Subtotal				\$55.25
Permit # 25TORE-B00126 6191 Oak Hollow Drive, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/22/2025	85.00%	\$55.25
25TORE-B00126 Subtotal				\$55.25
Permit # 25TORE-B00127 1342 Pinon Trail, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/23/2025	85.00%	\$55.25
25TORE-B00127 Subtotal				\$55.25

Oregon, WI, Town of	Invoice Number:	Invoice Date: 10/31/2025	Page: 2	
Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 25TORE-B00129 1520 Partridge Hill Drive, Oregon, WI 53575 Accessory Structure (Residential Misc./One Stop)				
Agricultural Buildings, Detached Garages & Accessory Buildings	\$60.48	10/24/2025	85.00%	\$51.41
25TORE-B00129 Subtotal				\$51.41
Permit # 25TORE-B00130 1281 County Highway D, Oregon, WI 53575 Re-Roof				
Reroofing, residing and trim	\$65.00	10/27/2025	85.00%	\$55.25
25TORE-B00130 Subtotal				\$55.25
Permit # 25TORE-BEH00117 6115 Sun Valley Parkway, Oregon, WI 53575 Accessory Structure (Residential Misc./One Stop)				
Residential (New Construction) - Electric	\$118.00	10/13/2025	85.00%	\$100.30
Residential (New Construction) - HVAC	\$118.00	10/13/2025	85.00%	\$100.30
Agricultural Buildings, Detached Garages & Accessory Buildings	\$489.60	10/13/2025	85.00%	\$416.16
25TORE-BEH00117 Subtotal				\$616.76
Permit # 25TORE-BP00123 410 Bramble Lane, Brooklyn, WI 53521 Residential Alteration				
Residential (Remodel/Additions/Replacement) - Plumbing	\$68.00	10/13/2025	85.00%	\$57.80
25TORE-BP00123 Subtotal				\$57.80
Permit # 25TORE-E00021 5408-5410 Alan Drive, Oregon, WI 53575 Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	\$65.00	10/6/2025	85.00%	\$55.25
25TORE-E00021 Subtotal				\$55.25
Permit # 25TORE-E00022 5411 Marie Road, Oregon, WI 53575 Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	\$300.00	10/9/2025	85.00%	\$255.00
25TORE-E00022 Subtotal				\$255.00
Permit # 25TORE-E00023 4762 Eisenhower Street, Oregon, WI 53575 Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	\$79.08	10/22/2025	85.00%	\$67.22
25TORE-E00023 Subtotal				\$67.22
Permit # 25TORE-E00024 1521 Partridge Hill Drive, Oregon, WI 53575 Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	\$65.00	10/22/2025	85.00%	\$55.25
25TORE-E00024 Subtotal				\$55.25
Permit # 25TORE-H00006 1172 County Highway D, Oregon, WI 53575 HVAC Permit				
HVAC- Alteration/Remodel- Residential	\$203.93	10/16/2025	85.00%	\$173.34
25TORE-H00006 Subtotal				\$173.34

Oregon, WI, Town of		Invoice Number:		Invoice Date: 10/31/2025		Page: 3
Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party		
Permit # 25TORE-H00018 5421 Alan Drive, Oregon, WI 53575 HVAC Permit						
HVAC- Alteration/Remodel- Residential	\$65.00	10/23/2025	85.00%			\$55.25
25TORE-H00018 Subtotal						\$55.25
Permit # 25TORE-P00010VOID 3595 Beegs Road, McFarland, WI 53558 Plumbing Permit						
Residential (Remodel/Additions/Replacement) - Plumbing	\$65.00	10/20/2025	85.00%			\$55.25
Residential (Remodel/Additions/Replacement) - Plumbing	(\$65.00)	10/20/2025	85.00%			(\$55.25)
25TORE-P00010VOID Subtotal						\$0.00
Permit # 25TORE-P00011 1172 County Road D, Oregon, WI 53575 Plumbing Permit						
Residential (Remodel/Additions/Replacement) - Plumbing	\$65.00	10/16/2025	85.00%			\$55.25
25TORE-P00011 Subtotal						\$55.25

Summary by Fee Type	
Item Code	Amount
Agricultural Buildings, Detached Garages & Accessory Buildings	\$1,208.09
HVAC- Alteration/Remodel- Residential	\$228.59
Plan Review - Residential - Accessory Buildings, greater than 120 sq. ft.	\$72.25
Reroofing, residing and trim	\$442.00
Residential (New Construction) - Electric	\$100.30
Residential (New Construction) - HVAC	\$100.30
Residential (Remodel/Additions/Replacement) - Electric	\$432.72
Residential (Remodel/Additions/Replacement) - Plumbing	\$113.05
Total	\$2,697.30

Please remit to: SAFEbuilt LLC Lockbox #88135		Net Invoice:	\$2,697.30
PO Box 88135, Chicago, IL 60680-1135		Freight:	\$0.00
		Sales Tax:	\$0.00
		Invoice Total:	\$2,697.30