

Town of Oregon
Plan Commission Meeting Minutes
Tuesday, November 18th, 2025

Chair Kay opened the Public Hearing on November 18th, 2025, meeting at 6:00pm.

Land Rezone/Land Division/CSM Request. Petition #DCPREZ-2025-12228.Parcel #0509-222-9000-6; 0509-222-9700-9; 0509-223-8501-1; 0509-223-8061-4; 5480 County Highway A. This request is to rezone 40.26 acres of FP-35 and FP-1 to RM-16, 10.26 acres of FP-1 & FP-35 to RR-8 to create two residential lots, one for an existing residence and one for a new home. Applicant/Owner is Leslie Orosz, 690 Inverness St. Oregon, WI 53575. Applicant Leslie Orosz and Agent Gary Blazek appeared in person.

Jennifer Erbs O'Donnell, 774 Heather Ln. – inquired about the building setbacks of the proposed zoning district with concern about disrupting views.

Diane Packett- 5428 Marie Rd. inquired about zoning and deed restrictions for no future development. Concerns regarding future uses with the proposed zoning.

Close Public Hearing at 6:30pm.

Open Plan Commission Meeting at 6:30pm

Roll Call

Present: Sharon Christensen, Laura Wilmot, Gena Larson, Dave Hageman, Arlan Kay, Jessica Barmack, Chuck Soule. Also Present: Treasurer/Deputy Clerk Stephanie Goth and Supervisor Laurie Fitzgerald.

Approval of Minutes

Moved by Larson, seconded by S. Christensen, to approve October 21st, 2025, minutes. Motion carried 6-0.

Public Comment.

No public comment.

Land Rezone/Land Division/CSM Request. Petition #DCPREZ-2025-12228.Parcel #0509-222-9000-6; 0509-222-9700-9; 0509-223-8501-1; 0509-223-8061-4; 5480 County Highway A. This request is to rezone 40.26 acres of FP-35 and FP-1 to RM-16, 10.26 acres of FP-1 & FP-35 to RR-8 to create two residential lots, one for an existing residence and one for a new home. Applicant/Owner is Leslie Orosz, 690 Inverness St. Oregon, WI 53575.

Soule stated that the petition as written complies with the Comprehensive Plan. S. Christensen stated that there should be deed restrictions for no further development on both lots. Discussion ensued.

Kay stated that the Plan Commission is responsible for recommending the appropriate deed restrictions.

Moved by Hagemann, seconded by Barmack to recommend approval to the Town Board on Petition #DCPREZ-2025-12228 with deed restrictions on Lot 1 & Lot 2 prohibiting further development. Motion Carried 7-0.

Discussion and possible action re: Conditional Use Permit (CUP) Policy amendments and other format changes to Comprehensive Plan. Discussion occurred regarding review of CUP on sale or ownership changes.

S. Christensen recommended the CUP expire when there is an ownership change. Wilmot expressed concerns with the automatic expiration and how it could negatively impact the business, specifically in an inheritance situation and the potential change of CUP uses and conditions in the Comprehensive Plan, would there be a "grandfather clause". Barmack stated that a review with the change of ownership seems beneficial to the Town and the applicant.

Clarification needed from Dane County, can a CUP go with owner, the land, automatic expiration, and/or review with change of ownership.

Goth reviewed the status of the formatting changes to the Comprehensive Plan. Supervisor Fitzgerald noted that there are two areas that the Commission will need to focus on content, one being that there is reference

to a Park Plan that had yet to be written, the Park Plan is complete, there will be significant language changes there, another focus is Chapter 8 Land Use with main focus on clear, readable language and formatting. Noting the importance of the Comprehensive Plan as focal point of communication for the Town.

Public Comment.

No public comment.

Communications.

Chair Kay inquired about doing site visits in the future for petitions. The Commission agreed that they would do site visits independently.

Adjournment.

Moved by S. Christensen, seconded by Hagemann, to adjourn at 7:40pm. Motion Carried 7-0.