

NOTICE OF PUBLIC HEARING
Town of Oregon Plan Commission
Tuesday, November 18th, 2025
6:00 p.m.
Oregon Town Hall
1138 Union Road
Oregon, WI 53575

NOTICE HEREBY GIVEN for a PUBLIC HEARING to be held on **Tuesday, November 18th**, at **6:00 p.m.**, before the Town of Oregon Plan Commission at the Oregon Town Hall, 1138 Union Road, Oregon, WI 53575.

The Plan Commission will meet at 1138 Union Rd, Oregon, WI. The meeting will also be accessible remotely.

Join Zoom Meeting

<https://us02web.zoom.us/j/82915372299?pwd=al2OJW2qaA9ThazpZGxwJGpH5bjpuN.1>

To Call in: 1-312-626-6799

Meeting ID: 829 1537 2299

Passcode: 1138

1. 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.

Jennifer J. Hanson

Clerk

Posted 11-4-2025

An effort has been made to notify neighbors of this proposed change. To ensure that everyone has been notified, please share this notice with anyone you think would be interested.

Agendas are subject to amendment after publication. Check the official posting locations (Town Hall and the Town website 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 persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Clerk's office at 835-3200 with 48 hours notice.

Dane County Rezone Petition

Application Date	Petition Number
10/15/2025	DCPREZ-2025-12228
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LESLIE I OROSZ	PHONE (with Area Code) (608) 347-5432	AGENT NAME VIERBICHER ASSOCIATES	PHONE (with Area Code) (608) 821-3957
BILLING ADDRESS (Number & Street) 690 INVERNESS ST		ADDRESS (Number & Street) 525 JUNCTION ROAD - SUITE 7000	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS les@oroszproperties.com		E-MAIL ADDRESS gb1a@vierbicher.com	

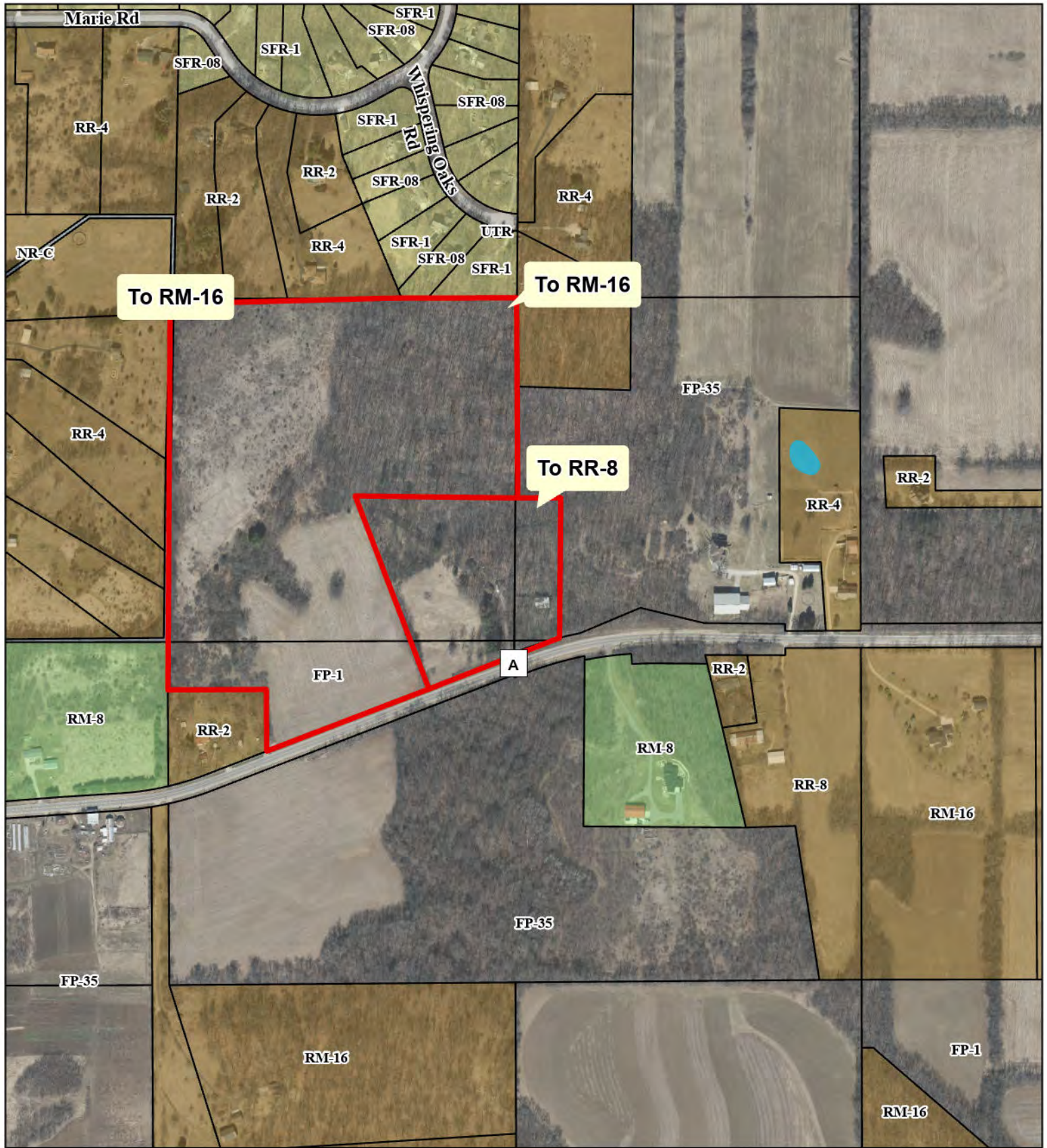
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5480 County Hwy A					
TOWNSHIP OREGON	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-222-9000-6		0509-222-9700-9 0509-223-8501-1		0509-223-8061-4	

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS - ONE FOR AN EXISTING RESIDENCE AND ONE FOR A NEW HOME

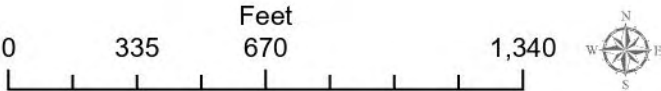
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	33.5
FP-1 Farmland Preservation District	RM-16 Rural Mixed-Use District	6.6
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.8
FP-1 Farmland Preservation District	RR-8 Rural Residential District	1.4

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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PETITION 12228
LESLIE I OROSZ

-  Proposed Zoning Boundary
-  Tax Parcel Boundary





Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Leslie I. Orosz	Agent Name:	Vierbicher Associates
Address (Number & Street):	690 Inverness Street	Address (Number & Street):	525 Junction Road - Suite 7000
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	Madison, WI 53717
Email Address:	les@oroszproperties.com	Email Address:	gbla@vierbicher.com
Phone#:	(608) 347-5432	Phone#:	608-821-3957

PROPERTY INFORMATION

Township: Oregon	Parcel Number(s): 0509-222-9000-6, 0509-222-9700-9, 0509-223-8501-1
Section: 22-5-9 SW1/4 NW1/4	Property Address or Location: 5480 CTH A

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

Les Orosz owns three adjacent parcels-all three are currently zoned Farmland Preservation (either FP-1 or FP-35). One of the parcels has a dilapidate home. The other two parcels are farmed or wooded. Mr. Orosz desires to combine these lots and create two lots through a Certified Survey Map (CSM)-the small lot (10.26-acres) zoned RR-8 and the larger lot (40.26-acres) zoned RM-16 which would be deed restricted to prohibit further development. A single-family home would be build on the larger lot. There are no plans for the second lot, but Mr. Orosz has no desire to sell this. Based on the Density study, there are two available density units (splits) at this location. See attached maps showing existing zoning and conceptual CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1 & FP-35	RM-16	40.26
FP-1 & FP-35	RR-8	10.26

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

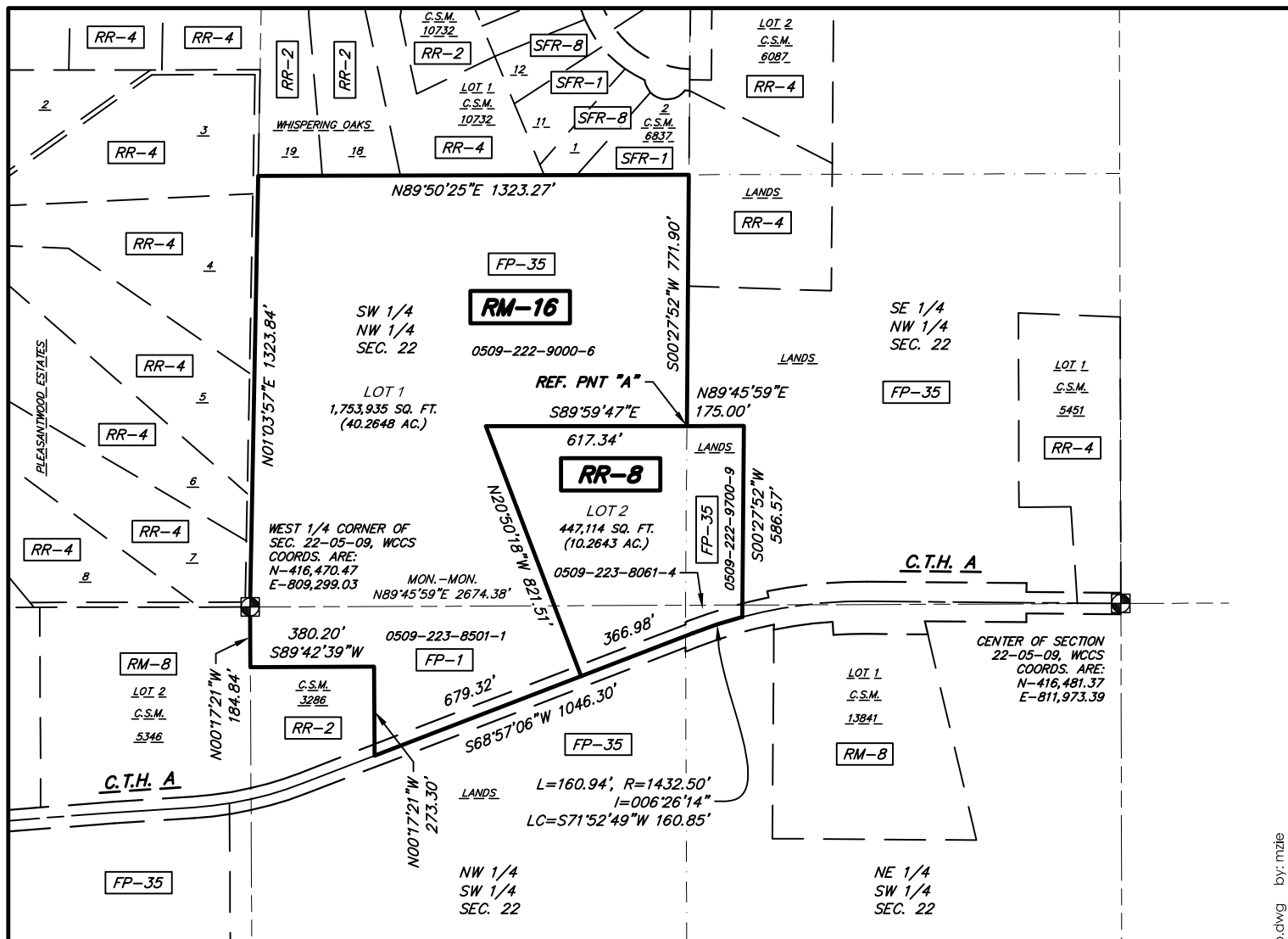
☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date

10/14/2025



LEGAL DESCRIPTION:

FP-1 and FP-35 Zoning to RM-16 and RR-8 Zoning:

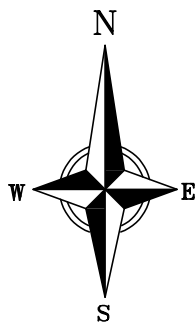
Part of the SW 1/4 and SE 1/4 of the NW 1/4 and part of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 22, all in Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows:

RM-16 Zoning Description:

Commencing at the West Quarter corner of said Section 22; thence N01°03'57"E, along the west line of the said NW 1/4 also being the easterly line of Pleasantwood Estates plat recorded as Doc. No. 1426906, a distance of 1323.84 feet to the northwest corner of the SW 1/4 of the NW 1/4 of said Section 22; thence N89°50'25"E, along the north line of said SW 1/4 of the NW 1/4 of said Section 22, also being the south line of Whispering Oaks plat recorded as Doc. No. 1704263, a distance of 1323.27 feet to the southeast corner of said Whispering Oaks plat, also being the northeast corner of said SW 1/4 of the NW 1/4 of said Section 22; thence S00°27'52"W, along the east line of said SW 1/4 of the NW 1/4 of said Section 22, a distance 771.90 feet to Reference Point "A"; thence N89°59'47"W, 617.34 feet; thence S20°50'18"E, 821.51 feet to the centerline of County Trunk Highway (C.T.H.) "A"; thence S68°57'06"W, along said centerline, 679.32 feet to the intersection with the east line of Certified Survey Map (C.S.M.) Number 3286; thence N00°17'21"W, along the east line of said C.S.M. 3286, a distance of 273.30 feet to the northeast corner of said C.S.M. 3286; thence S89°42'39"W, along the north line of said C.S.M. 3286, a distance of 380.20 feet to the northwest corner of said C.S.M. 3286, also being on the west line of said NW 1/4 of the SW 1/4 of Section 22; thence N00°17'21"W, along said west line of the NW 1/4 of the SW 1/4 of Section 22, a distance of 184.84 feet to the point of beginning. Said description contains approximately 1,753,935 square feet or 40.2648 acres.

RR-8 Zoning Description:

Beginning at said Reference Point "A"; thence N89°45'59"E, 175.00 feet; thence S00°27'52"W, 586.57 feet to the centerline of C.T.H. "A" and a point of curvature; thence 160.94 feet along said centerline and the arc of a curve to the left having a radius of 1432.50 feet and a chord bearing S71°52'49"W, 160.85 feet; thence S68°57'06"W, along said centerline, 366.98 feet; thence N20°50'18"W, 821.51 feet; thence S89°59'47"E, 617.34 feet to the point of beginning. Said description contains approximately 447,114 square feet or 10.2643 acres.



GRID NORTH
BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
SYSTEM, DANE CO., WI. NAD83 (2011),
THE SOUTH LINE OF THE
NW 1/4 OF SECTION 22 MEASURED
AS BEARING N89°45'59"E



SCALE: 1" = 500'

vierbicher
planners | engineers | advisors

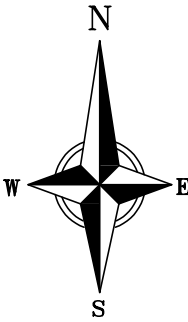
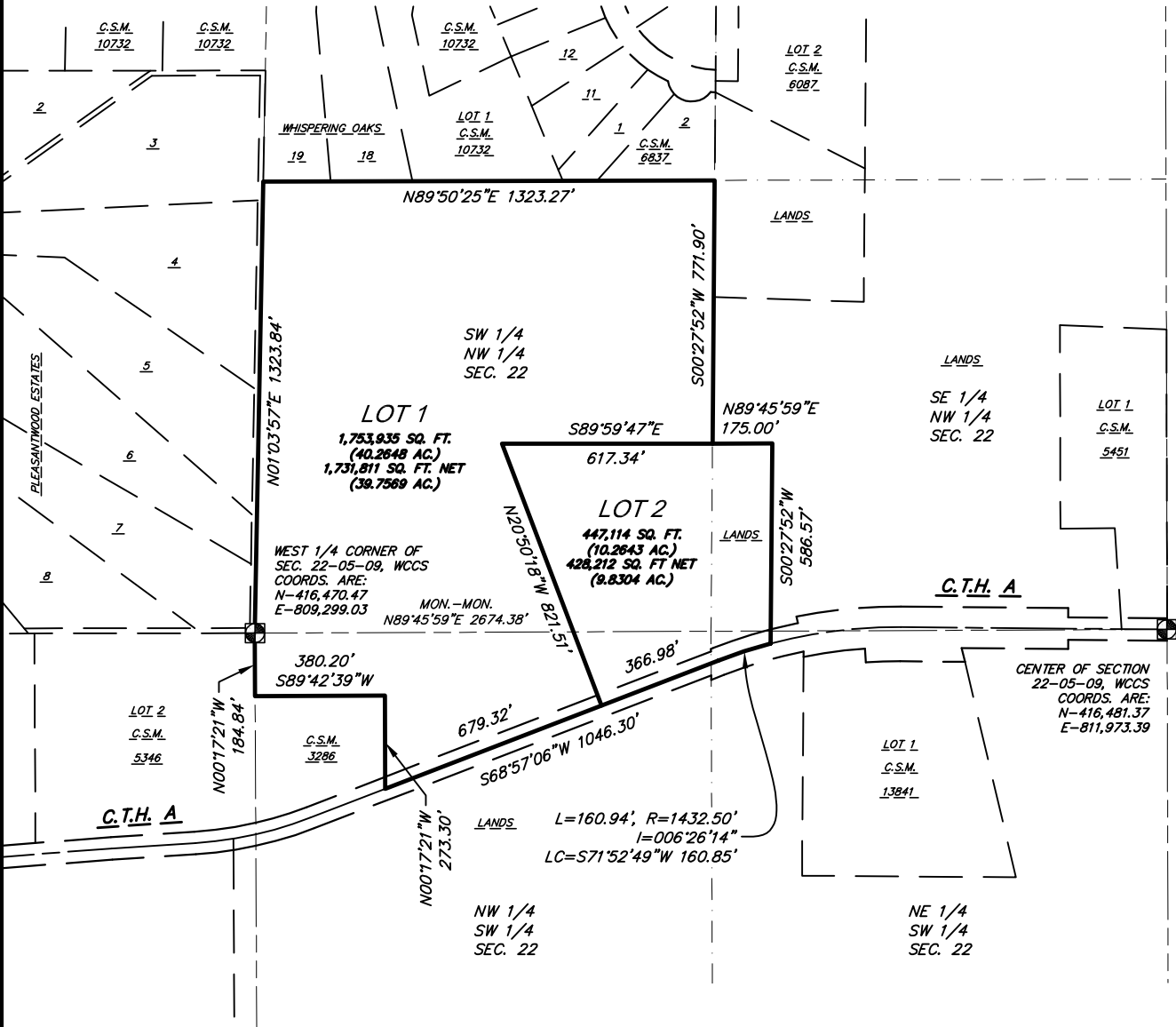
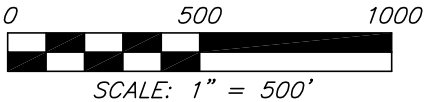


EXHIBIT A ZONING MAP

SCALE	1"=500'	SHEET
CHECKED	GBLA	1 OF 1
DRAFTER	MZIE	
DATE	10/13/2025	
JOB NO.	250685	

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 22 AND PART OF THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 22, ALL IN TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN



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BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE
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14 Oct 2025 - 11:03a M:\Orosz Properties\250685 5480 CTH A\CADD\250685_CSM.dwg by: mzie



PRELIMINARY CERTIFIED SURVEY MAP

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TOWN OF OREGON APPROVAL

Resolved that this Certified Survey Map and the public dedication shown hereon is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Oregon this _____ day of _____, 2025.

Town Clerk, Town of Oregon

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 20____.

Daniel Everson, Authorized Representative Date

OWNER'S CERTIFICATE

Leslie I. Orosz, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee and to the Town of Oregon for approval. Witness the hand and seal of said owner this _____ day of _____, 2025.

By: Leslie I. Orosz

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2025, the above named Leslie I. Orosz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires:
Notary Public, State of Wisconsin

14 Oct 2025 - 11:05a M:\Orosz Properties\250685 5480 CTH A\CADD\250685_CSM.dwg by: mzie



PRELIMINARY CERTIFIED SURVEY MAP

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LEGAL DESCRIPTION:

Part of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 22 and part of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 22, all in Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 22; thence N01°03'57"E, along the west line of the said NW 1/4 also being the easterly line of Pleasantwood Estates plat recorded as Doc. No. 1426906, a distance of 1323.84 feet to the northwest corner of the SW 1/4 of the NW 1/4 of said Section 22; thence N89°50'25"E, along the north line of said SW 1/4 of the NW 1/4 of said Section 22, also being the south line of Whispering Oaks plat recorded as Doc. No. 1704263, a distance of 1323.27 feet to the southeast corner of said Whispering Oaks plat, also being the northeast corner of said SW 1/4 of the NW 1/4 of said Section 22; thence S00°27'52"W, along the east line of said SW 1/4 of the NW 1/4 of said Section 22, a distance 771.90 feet thence N89°45'59"E, 175.00 feet; thence S00°27'52"W, 586.57 feet to the centerline of C.T.H. "A" and a point of curvature; thence 160.94 feet along said centerline and the arc of a curve to the left having a radius of 1432.50 feet and a chord bearing S71°52'49"W, 160.85 feet; thence S68°57'06"W, along said centerline, 1046.30 feet to the intersection with the east line of Certified Survey Map (C.S.M.) Number 3286; thence N00°17'21"W, along the east line of said C.S.M. 3286, a distance of 273.30 feet to the northeast corner of said C.S.M. 3286; thence S89°42'39"W, along the north line of said C.S.M. 3286, a distance of 380.20 feet to the northwest corner of said C.S.M. 3286, also being on the west line of said NW 1/4 of the SW 1/4 of Section 22; thence N00°17'21"W, along said west line of the NW 1/4 of the SW 1/4 of Section 22, a distance of 184.84 feet to the point of beginning. Said description contains approximately 2,201,049 square feet or 50.5291 acres.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of the owners of said land and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinances of the Town of Oregon in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: OCTOBER 16, 2025

Signed: Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this day of 20 at o'clock .m. and recorded in Volume of Certified Survey Maps on pages as Doc. No.

Kristi Chlebowski,
Dane County Register of Deeds

14 Oct 2025 - 11:06a M:\Orosz Properties\250685 5480 CTH A\CADD\250685_CSM.dwg by: mzie



FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Alex Weber

Accela ID: 2025-00023

Density Study Date: 4/15/2025

Town: Oregon

Section(s): 22

Farmstead Owner: Donald E. Christensen

Farmland Preservation Enacted: 1/4/1995

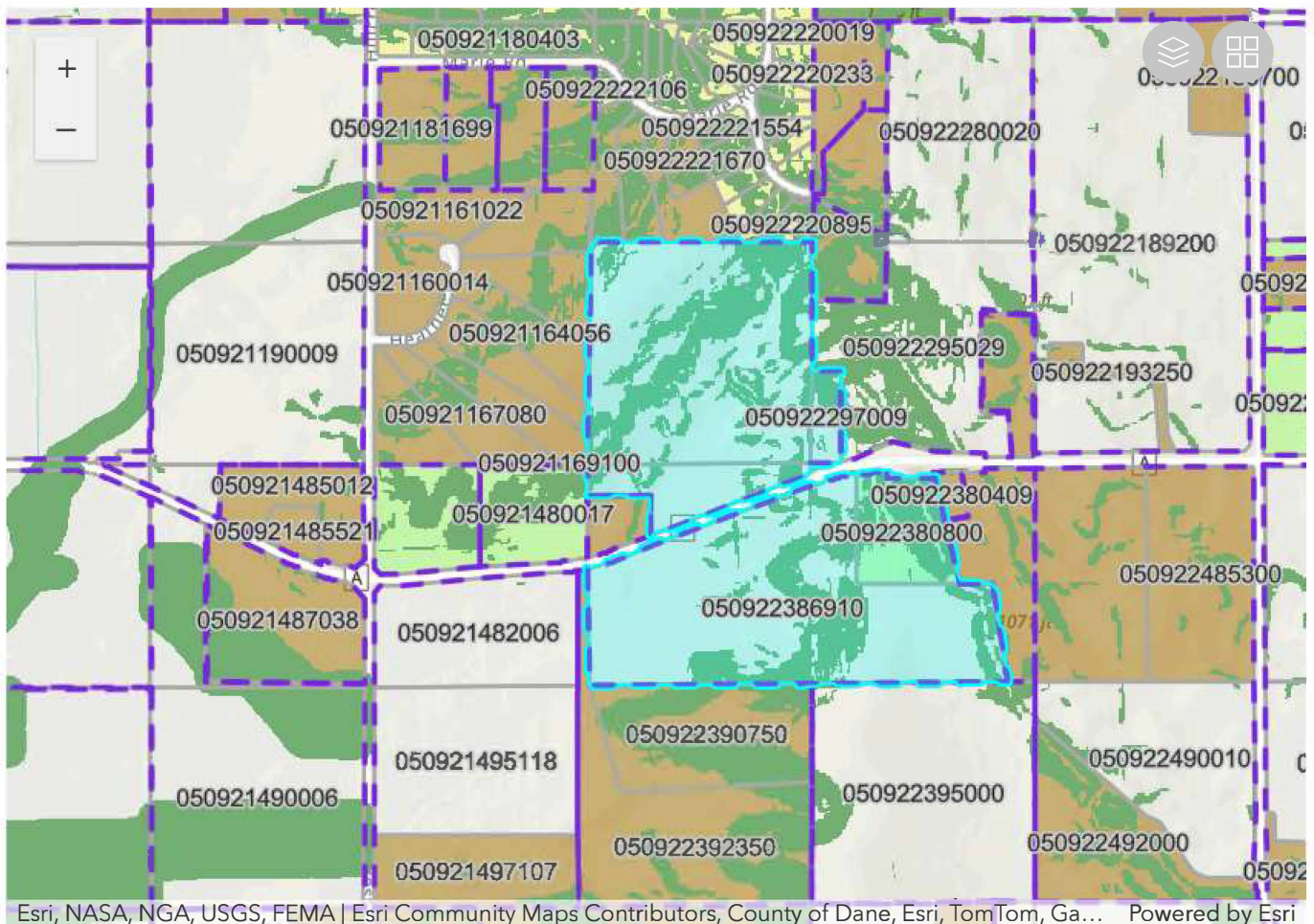
Density Factor: 1:35acres

Farmstead Acres: 105.55

Available Density Unit(s): 1

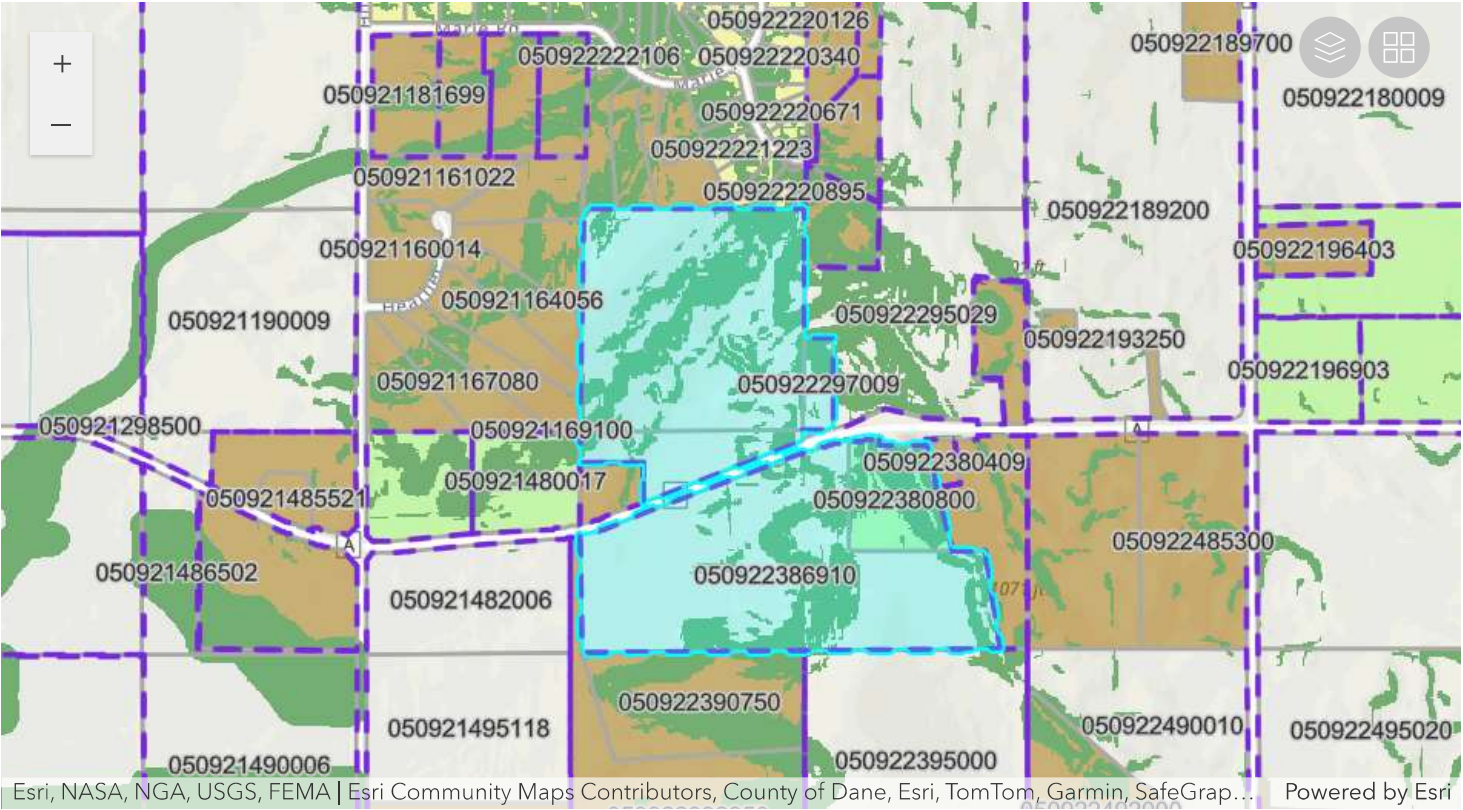
Original Splits: 3.02

Justification: One (1) of three (3) density units used for via CSM 13841. Farm house counts. One density unit remains. The Tiger Group and Don Christensen recorded an agreement allocating splits.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Alex Weber



Parcel Number	Acres	Owner	CSM
050922290006	40.39	DONALD E CHRISTENSEN	
050922297009	2.21	DONALD E CHRISTENSEN	
050922380800	8.07	ROBERT A SWITZKY & KATHRYN S SWITZKY	13841
050922385011	6.92	DONALD E CHRISTENSEN	
050922386910	47.96	ROBERT A SWITZKY & KATHRYN S SWITZKY	

FP-1 and FP-35 Zoning to RM-16

Part of the SW 1/4 and SE 1/4 of the NW 1/4 of Section 22 and part of the NW 1/4 and NE 1/4 of the SW 1/4 of Section 22, all in Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows: Commencing at the West Quarter corner of said Section 22; thence N01°03'57"E, along the west line of the said NW 1/4 also being the easterly line of Pleasantwood Estates plat recorded as Doc. No. 1426906, a distance of 1323.84 feet to the northwest corner of the SW 1/4 of the NW 1/4 of said Section 22; thence N89°50'25"E, along the north line of said SW 1/4 of the NW 1/4 of said Section 22, also being the south line of Whispering Oaks plat recorded as Doc. No. 1704263, a distance of 1323.27 feet to the southeast corner of said Whispering Oaks plat, also being the northeast corner of said SW 1/4 of the NW 1/4 of said Section 22; thence S00°27'52"W, along the east line of said SW 1/4 of the NW 1/4 of said Section 22, a distance 771.90 feet to Reference Point "A"; thence N89°59'47"W, 617.34 feet; thence S20°50'18"E, 821.51 feet to the centerline of County Trunk Highway (C.T.H.) "A"; thence S68°57'06"W, along said centerline, 679.32 feet to the intersection with the east line of Certified Survey Map (C.S.M.) Number 3286; thence N00°17'21"W, along the east line of said C.S.M. 3286, a distance of 273.30 feet to the northeast corner of said C.S.M. 3286; thence S89°42'39"W, along the north line of said C.S.M. 3286, a distance of 380.20 feet to the northwest corner of said C.S.M. 3286, also being on the west line of said NW 1/4 of the SW 1/4 of Section 22; thence N00°17'21"W, along said west line of the NW 1/4 of the SW 1/4 of Section 22, a distance of 184.84 feet to the point of beginning. Said description contains approximately 1,753,935 square feet or 40.2648 acres.

FP-1 and FP-35 Zoning to RR-8

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**Town of Oregon
Plan Commission Agenda
Tuesday, November 18th, 2025, 6:30pm
Oregon Town Hall, 1138 Union Road, Oregon, WI 53575**

The Plan Commission will meet at 1138 Union Rd, Oregon, WI. The meeting will also be accessible remotely.

Join Zoom Meeting

<https://us02web.zoom.us/j/7920614075?pwd=WnU1QzE0QWVhYThWNk54d3ZEEUxQZz09&omn=89265513563>

To Call In: 1-312-626-6799

Meeting ID: 792 061 4075

Passcode: 1138

1. Call the Plan Commission Meeting to order.
2. Roll Call.
3. Approval of October 21st, 2025, meeting minutes.
4. Public Comment.
5. 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.
6. Discussion and possible action re: Conditional Use Permit (CUP) Policy amendments and other format changes to Comprehensive Plan.
7. Communications.
8. Town Board Items: (Arlan Kay).
9. Adjournment.

Posted 11/13/2025.

Note: Agendas are subject to amendment after publication. Check the official posting locations (Town Hall), including the Town website at <https://townoforegonwi.gov/>. It is possible that members of and a quorum of members of other governmental bodies of the town may attend 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 persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Clerk's office at 835-3200 with 48 hours' notice.

Dane County Planning & Development



To: Town of Oregon Planning Commission
From: Bridgit Van Belleghem, Senior Planner, Dane County
Date: 11/17/2025
Subject: Comprehensive Plan amendments and more

Dear Members:

I will be helping the town amend the existing comprehensive plan, adopted in 2023, with several significant items related to style and substance. The following list of known tasks was drafted by request and in consultation with Deputy Clerk Goth and Board Supervisor Fitzgerald. Tasks will include:

1. Indexing the document to create a Table of Contents and cross-references.
2. Apply consistent more cohesive formatting throughout the document including matching tables, graphs, maps, and other elements. See Town of Oregon Parks and Open Space Plan for reference.
3. Copy edit for more concise language.
4. Insert and adjust the draft CUP policy language based on Commission feedback including,
 - Adding language that requires review upon change of ownership.
 - Pg. 7 when referring to decibel levels can we add decibels to the language near the dBA references or write the definition of the acronym.
 - It is loosely implied that the stated conditions are not all inclusive, meaning that even if the stated conditions intend to be met. The Plan Commission may still decide to not make a recommendation of approval. Do we add clear language stating such?
5. Add the land use map to Chapter 8 at least.
6. Add ETJ map for intergovernmental cooperation. Include ETJ on Future Land Use Map.
7. Identify additional policy additions or changes before finalizing amendment.

I anticipate this work beginning 11/19/2025, with a draft for the December meeting. Depending on item 7, I anticipate a final draft no later than March 2025.

Please contact me with any questions.

Sincerely,
Bridgit Van Belleghem
Senior Planner, Department of Planning and Development
VanBelleghem.Bridgit@danecounty.gov
608.225.2043