Oregon Town Board
AGENDA
1138 Union Road, Oregon, WI 53575
Tuesday, January 13, 2026 at 6:00 p.m.

The Oregon Town Board will join the meeting from your computer or phone at Join Zoom
https://us02web.zoom.us/j/81370736737?pwd=cC9oVE9XS2xwanhNbjltTDV4V3lzUT09
Meeting ID: 813 7073 6737 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 from 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. Park Report
   a. Summary of 2025 Activities
   b. Impact on Parks and Open Space Plan (POSP) 5-year Plan
   c. Future Actions regarding current POSP
   d. Update zoning violation letter 4804 Kennedy Park Rd
   e. Update Deed Notice for Lake Harriet Cemetery and Bi-Centennial Park

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

8. Town of Oregon Refuse (TORC) Report
   a. 2026 Holiday Hours - Closed Saturday, July 4, 2026, but open Wednesday, July 8, 2026, 2pm-6pm
   b. Consideration of Wednesday hours in 2026
   c. Hiring new TORC attendant

9. Plan Commission Recommendation and Report
   a. Update of Comprehensive Plan
   b. Discussion of inclusion of map of the redevelopment lots
   c. Update regarding 1396 S. Fish Hatchery Road attending May 19th pc meeting

10. Road & Traffic Safety Committee Report
    a. Update Payne & Dolan Overage Raven Oaks
    b. Update Windridge Road extension
    c. Discussion and possible action re: purchase of movable sign board
    d. Discussion and possible action re: revision of contract language used for road projects

11. Vision Statement Report

12. Building Committee Report
    a. Update Office Furniture

13. Building Inspections Report

14. Discussion and possible Action re: employee handbook, create town administrator and land use coordinator positions 60.37(3), job descriptions

15. Board Communication and Future Agenda Item(s)
    a. Future Meeting Dates:
    Tuesday, January 20 Plan Commission Meeting 6:30pm
    Thursday, January 29 Town Business Office Closed Election Training
    Tuesday, February 10 Town Board Meeting 6pm
    Wednesday, February 11 Road & Traffic Safety Committee Meeting 9am
    Tuesday, February 17 Spring Primary 7am-8pm
    Tuesday, February 17 Plan Commission Meeting 6:30pm (*may need to be rescheduled*)
    Tuesday, March 10 Town Board Meeting 6pm
    Tuesday, March 17 Plan Commission Meeting 6:30pm
    Wednesday, March 25 Park Committee Meeting 6pm
    Tuesday, April 7 Spring Election 7am-8pm
    Tuesday, April 14 Town Board Meeting 6pm
    Tuesday, April 21 Annual Meeting 6pm
    Tuesday, April 28 Plan Commission Meeting 6:30pm
    Wednesday, April 29 Park Committee Meeting 6pm

16. Clerk's Report and Loan Update
    a. Update on Civic Plus Agenda and Meeting Management software

17. Adjournment

Posted 01/09/25

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 maybe 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, December 9, 2025

1. Call Town Board Meeting to order
   Town Board Chair Carl Walser called the remote meeting via Zoom to order at 6:14pm on Tuesday, December 9, 2025. Walser announced that agenda item 12a will be moved to after agenda item 6.

2. Roll Call
   Clerk Hanson called roll. Present: Carl Walser, Laurie Fitzgerald, Arlan Kay, Tim LeBrun and Steve Jernegan (via telephone). Also Present: Clerk Jennifer Hanson.

3. Approval of minutes
   Walser approved by unanimous consent the Board of Review minutes Wednesday, October 8, 2025, the Town Board minutes, Monday, November 3, 2025, the Budget Hearing and Special Town Meeting of Electors, Monday, November 10, 2025, and the Town Board minutes, Monday, November 10, 2025.

4. Approval of Financial Report, Loan Update and Payment Vouchers
   Motion by LeBrun to approve financial report, loan update and payment vouchers of $156,273.32. Second by Jernegan. Motion carried 5-0.

5. Public Comments
   Diane Packett, 5428 Marie Road, Oregon, WI, 53575, expressed concern about future town land loss, specifically the land being allowed to develop on County Highway A.

6. Appearance by Payne & Dolan – yearly update
   Bryanna Bucholtz, Land Resource Administrator, and Matt Dekker, Manufacturing Project Coordinator, from Payne & Dolan appeared to give the annual operational update and including the asphalt plant of the Oregon Aggregate Site at 157 County Highway MM, Brooklyn, WI 53521. The operations were like last year with stripped overburdened topsoil and reclaimed about 7 acres in the southwestern portion of the site. The portable crushing plant was running in spring and fall. The portable asphalt plant was on site in spring then taken out and brought back in fall. The site was used for several local road projects. The anticipated use of the site next year depends on the project or bids they receive. Chair Walser moved to agenda item 12a.

7. Discussion and possible Approval re: Resolution 09-2025; Appointment of Election Officials 2026-2027
   Motion by LeBrun to approve Resolution 09-2025; Appointment of Election Officials 2026-2027. Second by Jernegan. Motion carried 5-0.

8. Discussion and possible Approval re: Resolution 10-2025; 2026 Fee Schedule, Including Building Fees
   The town board reviewed the 2026 Fee Schedule. **Motion by Jernegan to approve Resolution 10-2025; 2026 Fee Schedule, Including Building Fees removing the bold highlighting from "The TORC has a minimum a charge of $5 for putting items into the trash container." Second by Fitzgerald. Motion carried 5-0.**

9. Park Report
   Walser said that Park Chair Frankson will present a later meeting date. Jernegan expressed appreciation for the work of the Park Committee members.

10. Fire & EMS Report (Oregon, Brooklyn, & Belleville)
    Belleville: Walser said Belleville is moving to monthly district board meetings. He would like to discuss overall coverage of the fire & EMS district meetings and board assignments.
    Oregon: LeBrun said the new Oregon fire station is likely pushed out to 2033 or 2035 due to funding availability of the village. There is still discussion of location of new fire station and future growth. Primary focus is on safety specifically a decontamination space and secondary focus is finding an annex space for overflow. The next meeting is sometime during middle of January to look at possible annex locations. There is not a dollar amount for that project yet. The village has been in discussion with Verona and Fitchburg about a very long-term, preliminary discussion concerning potential consolidation among the communities of Oregon, Fitchburg, and Verona. There was continued discussion about future fire & EMS services.
    Brooklyn: Jernegan reported the Brooklyn boiler system repair has been put on hold and selling of the used ambulance.

11. Town of Oregon Refuse (TORC) Report
    Fitzgerald said the TORC has been using the new traffic pattern for 7 weeks now to determine the best location of the container prior to having electrical hookup. They are receiving positive feedback.

12. Plan Commission Recommendation and Report
    a. 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
    Kay said the plan commission held a public hearing on the Orosz petition and recommended approval with deed restriction that the land splits are exhausted. **Motion by Kay to approve Land Rezone/Land Division/CSM Request, Petition #DCPREZ-2025-12228 to create two residential lots 40.26 acres zoned RM-16 and 10.26 zoned RR-8 with deed restriction that the land splits are exhausted on both parcels. Second by LeBrun. Roll Call Vote: Walser-AYE. Laurie-AYE. Arlan-AYE, Tim-AYE. Steve-AYE. Motion carried 5-0.** Walser moved back to agenda item 7.

13. Road & Traffic Safety Committee Report
    a. Determine qualifications for "impractical width" ROW between 49.5 feet and 66.0 feet. (Wis Stats 82.18 Width of
    highways; https://docs.legis.wisconsin.gov/statutes/statutes/82/ii/18?view=section)
    Walser included this as a future agenda item as he doesn't have anything right now but is concerned about cases where 66 ft isn't practical. Kay doesn't know of any town roads that are not 66 feet and confused with what was the concern. Walser will dig into it more and have as a future agenda item. Fitzgerald expressed appreciation for the work of the Road & Work Safety Committee members.

14. Public Works Report
    There was no public works report.

15. Building Committee Report

a. Discussion and possible Action re: Public Works Office Trailer
The electrician quote for trailer hookup was included in the packet.

16. Building Inspections Report
There were 14 building permits for November 2025.

17. Discussion and possible Action re: employee handbook, create town administrator and land use coordinator positions 60.37(3), job descriptions
The town board reviewed the Town Administrator and Land Use Coordinator position descriptions. They discussed formatting, level of detail, responsibilities, roll out, organizational chart, and staffing. The job descriptions will be rewritten in a concise manner.

18. Board Communication and Future Agenda Item(s)
Walser mentioned that Bridgit from Dane County will be at the December 16 Plan Commission meeting. Stephanie and Laurie have been working on the Comprehensive Plan updates. Clerk Hanson pointed out the future blanket rezones requested by Dane County Zoning in the packet.
a. Future Meeting Dates:
Tuesday, December 16 Plan Commission Meeting 6:30pm
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
Tuesday, February 10 Town Board Meeting 6pm
Tuesday, February 17 Spring Primary (if needed) 7am-8pm
Tuesday, February 17 Plan Commission Meeting 6:30pm (*may need to be rescheduled*)
Wednesday, February 25 Park Committee Meeting 6pm
Tuesday, March 10 Town Board Meeting 6pm
Tuesday, March 17 Plan Commission Meeting 6:30pm
Wednesday, March 25 Park Committee Meeting 6pm
Tuesday, April 7 Spring Election 7am-8pm
Tuesday, April 14 Town Board Meeting 6pm
Tuesday, April 21 Annual Meeting 6pm
Wednesday, April 29 Park Committee Meeting 6pm
**Tuesday, April 14 Plan Commission Meeting 6:30pm (to be rescheduled)*
Kay will be gone from the January 13 town board meeting.

19. Clerk's Report and Loan Update
a. 2026 Election Dates and nomination papers
Spring Primary: Tuesday, February 17, 2026
Spring Election: Tuesday, April 7, 2026
Partisan Primary: Tuesday, August 11, 2026 (conflict with August town board mtg reschedule to 8/4/26)
General Election: Tuesday, November 3, 2026
Election Day Voting Hours are 7am to 8pm
Anticipate closing office on Thursday, January 29 for election worker training

Clerk Hanson said town board nomination papers are now circulating.

b. 2025 Payable 2026 Mill Rate and Property Tax Collection

Clerk Hanson said Treasurer Goth started collecting property taxes on Monday, December 8. A fourth snowplow driver has been hired and worked this past weekend to cover time off.

20. Adjournment

Walser approved by unanimous consent the adjournment of the town board meeting on Tuesday, December 9, 2025, at 7:48pm.

Respectfully Submitted,

Jennifer Hanson, Clerk

Town of Oregon
December 31st , 2025

Beginning Cash Balance	1,079,678.30
Revenues	3,938,481.50
Expenditures	118,871.83
Ending Cash Balance	4,899,287.97

	Title	11/30/2025	12/31/2025
1-10001	Cash - SBCP Checking	151,332.62	202,749.18
1-10003	SBCP General Tax Account	12,570.06	3,777,906.27
1-10004	LGIP Bi-Centenial Park	189,338.31	189,964.56
1-10008	LGIP General	528,134.31	529,688.37
1-10009	LGIP - Lamont Park	40,178.35	40,311.24
1-10010	SBCP Bi-Centennial Park *146	12,678.92	12,725.71
1-10014	SBCP Park Fund *1458	41,348.22	41,500.82
1-10019	LGIP Capital Outlay	53,816.59	53,994.59
1-10020	LGIP Cultural & Recreation	2,349.94	2,357.71
1-10021	LGIP Hwy Equipment	47,930.98	48,089.52
	Total Cash	$ 1,079,678.30	$ 4,899,287.97

Account Balances

Title	11/30/2025	12/31/2025
Cash - SBCP Checking	151,332.62	202,749.18
SBCP General Tax Account	12,570.06	3,777,906.27
LGIP Bi-Centenial Park	189,338.31	189,964.56
LGIP General	528,134.31	529,688.37
LGIP - Lamont Park	40,178.35	40,311.24
SBCP Bi-Centennial Park *1	12,678.92	12,725.71
SBCP Park Fund *1458	41,348.22	41,500.82
LGIP Capital Outlay	53,816.59	53,994.59
LGIP Cultural & Recreation	2,349.94	2,357.71
LGIP Hwy Equipment	47,930.98	48,089.52
Total Cash	$ 796,134.50	$ 4,614,785.64
Total Park Funds	$ 283,543.80	$ 284,502.33
Total Cash	$ 1,079,678.30	$ 4,899,287.97

2026 Town of Oregon Loan Balances

1/1/2026	Beginning Balance	Interest Payment	Principal Payment	Total Payment Due	Balance	Payment Due
LakeRidge Bank	$ 121,000.00	$ 6,352.50	$ 121,000.00	$ 127,352.50	$ -	10/31/2026
5.25% - Fire Equip, Roadwork, Equip						
Pay Off 2026						
Brooklyn Fire/EMS District	$ 105,834.19	$ 3,704.20	$ 9,022.79	$ 12,726.99	$ 96,811.40	3/15/2026
3.5 % - Building Loan						
Pay Off 2035						
Commissioner of Public Lands	$ 256,624.97	$ 14,755.94	$ 124,726.59	$ 139,482.53	$ 131,898.38	3/15/2026
5.75% - 2023 Roadwork & Equipment						
Pay Off 2027						
Commissioner of Public Lands	$ 516,600.00	$ 18,916.05	$ 125,908.70	$ 144,824.75	$ 390,691.30	3/15/2026
5.50% - 2025 Roadwork & Equipment						
Pay Off 2029 **Starts 2026*						
Commissioner of Public Lands	$ 230,000.00					
5.0% - 2025 Roadwork & Equipment						
Pay Off 2030 **Starts 2027*						
Total	**$ 1,230,059.16**	**$43,728.69**	**$ 380,658.08**	**$ 424,386.77**	**$ 619,401.08**	

BOARD OF COMMISSIONERS OF PUBLIC LANDS 1848

Managing Wisconsin's trust assets for public education.

Certified Statement of Account Due

DO NOT PAY FROM THIS STATEMENT

Please verify municipal/school official information for accuracy.
*** Incorrect information could delay receipt of bill in January.**

Customer: **5335442**
TOWN OF OREGON
JENNIFER HANSON - CLERK
1138 UNION RD
OREGON WI 53575-2742

Pursuant to Secs. 24.70(2) and 24.71(2) Wis. Stat. , the Board of Commissioners of Public Lands hereby certifies the amount(s) shown below are due on March 15, 2026.

Loan #	Interest Rate	Balance Before Payment	Payment	Principal	Interest	Balance Remaining
02017050.01	3.50%	$105,834.19	$12,726.99	$9,022.79	$3,704.20	$96,811.40
Refinance fire/EMS building debt						
02024034.01	5.75%	$256,624.97	$139,482.53	$124,726.59	$14,755.94	$131,898.38
Finance road construction and equipment						
02025138.01	5.50%	$516,600.00	$144,824.75	$125,908.70	$18,916.05	$390,691.30
Finance roadwork						
Totals:		$879,059.16	$297,034.27	$259,658.08	$37,376.19	$619,401.08

Total Amount Due on March 15, 2026: $297,034.27

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Barb Kneer							
1021	2025 OVERPA	Property Tax Overpayment	12/22/2025	657.02	657.02	01/08/2026	
BCS Inc.							
66	18687	Tax Envelopes	01/07/2026	192.26	192.26	01/08/2026	
Benjamin or Heather Engwall							
77	2025 OVERPA	2025 Property Tax Overpayment	12/19/2025	124.39	124.39	01/08/2026	
Bucky's Portable Toilets							
120	106639	TORC Expense	12/12/2025	150.00	150.00	01/08/2026	
120	106910	Solid Waste Expense	01/09/2026	150.00	150.00	01/13/2026	
Carter & Gruenewald							
130	470294	Repairs and Supplies	01/02/2026	1,195.85	1,195.85	01/08/2026	
Cintas							
968	4254884711	Uniforms, Rugs	12/31/2025	370.21	370.21	01/08/2026	
CivicPlus LLC							
1023	359678	Agenda Management Software	01/01/2026	11,152.28	11,152.28	01/08/2026	
Compass Minerals America							
157	1586009	Salt	12/16/2005	6,287.40	6,287.40	01/08/2026	
157	1597917	Salt	01/05/2026	6,364.99	6,364.99	01/08/2026	
Compliance Services, Inc.							
158	2026	2026 Annual Consortium Membership	12/14/2025	165.00	165.00	01/08/2026	
Computer Magic, Inc.							
159	13675	Computer Monthly Office 365	12/31/2025	760.50	760.50	01/08/2026	
Coverall North America, Inc.							
169	1000445040	Cleaning Town Hall	01/01/2026	150.00	150.00	01/08/2026	
Dane County Treasurer							
192	2025 SETTLE	January Settlement 2025	01/05/2026	742,148.47	742,148.47	01/08/2026	
Dane County Treasurer - Sheriff							
982	47470	Police Services	12/18/2025	417.38	417.38	01/08/2026	
Daniel Jenkins							
1024	2025 OVERPA	Property Tax Overpayment	01/05/2026	63.62	63.62	01/08/2026	
Decker Supply Co.							
214	935065	Signs	12/04/2025	397.80	397.80	01/08/2026	
East Side Farm Equipment Sales, Inc.							
1018	46000	Supplies and Repairs	11/17/2025	892.37	892.37	01/08/2026	
1018	8220 FINANCE	Finance Charge	12/31/2025	25.82	25.82	01/13/2026	
GFL Environmental Services USA, Inc.							
309	LQ03197388	TORC Oil & Filters	12/29/2025	93.71	93.71	01/13/2026	
Illinois Tollway							
1017	56180 WI	Public Works Trip to Illinois	12/02/2025	14.30	14.30	01/08/2026	
John or Penelope Beasley							
1019	2025 OVERPA	Property Tax Overpayment	12/23/2025	49.90	49.90	01/08/2026	
Kwik Trip							
439	5610098	Fuel for Town Vehicles	12/31/2025	1,914.40	1,914.40	01/08/2026	
Liani McCarthy							
1020	2025 OVERPA	Property Tax Overpayment	12/22/2025	335.24	335.24	01/08/2026	
Madison College							
485	JANUARY SET	January Settlement 2025	01/05/2026	157,942.30	157,942.30	01/08/2026	
Mandt Sandfill							
493	30829	Rubble Dump	12/03/2025	255.00	255.00	01/08/2026	
Mark Gattshall							
498	2025 OVERPA	Property Tax Overpayment	12/23/2025	1,160.34	1,160.34	01/08/2026	
Monroe Truck Equipment-Monroe							
547	5514649	Repairs and Supplies	12/16/2025	1,148.33	1,148.33	01/08/2026	
Office Furniture Resources							
985	INVO26372	Office Furniture Public Works	12/30/2025	4,950.00	4,950.00	01/08/2026	
Oregon Observer							
590	SUBSCRIPTIO	Subscription 2 years	12/22/2025	95.00	95.00	01/08/2026	

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Oregon School District							
592	JANUARY SET	January Settlement 2025	01/05/2025	2,316,909.86	2,316,909.8	01/08/2026	
Oregon Youth Center							
594	2026 CONTRIB	2026 Annual Budget Contribution	01/05/2026	5,000.00	5,000.00	01/08/2026	
Pellitteri Waste Systems							
606	6366375 #2	Solid Waste Disposal	12/24/2025	1,202.81	1,202.81	01/08/2026	
606	6550906	Solid Waste Expense	12/31/2025	131.02	131.02	01/08/2026	
606	6550906	Fuel Surcharge	12/31/2025	191.20	191.20	01/08/2026	
606	6550906	Solid Waste Disposal Residential Landfill	12/31/2025	370.45	370.45	01/08/2026	
606	6550906	Residential Trash	12/31/2025	12,045.60	12,045.60	01/08/2026	
606	6550906	Residential Recycling	12/31/2025	5,078.75	5,078.75	01/08/2026	
Public Health Madison & Dane Co							
620	2025 PRIVATE	Private Septic Maintence Fee Due to County	01/05/2026	14,856.00	14,856.00	01/08/2026	
Rural Mutual Insurance Company							
686	535750067 JA	Business Owners Policy	01/10/2026	44.00	44.00	01/08/2026	
686	535750067 JA	Workmans Comp 70% Public Works	01/10/2026	232.40	232.40	01/08/2026	
686	535750067 JA	Workmans Comp 6.5% Clerks	01/10/2026	21.60	21.60	01/08/2026	
686	535750067 JA	Workmans Comp 9.5% TORC	01/10/2026	31.50	31.50	01/08/2026	
686	535750067 JA	Workmans Comp 14% Town Board	01/10/2026	46.50	46.50	01/08/2026	
SAFEbuildt, LLC.							
700	3047610	Building Inspections	12/31/2025	2,026.42	2,026.42	01/08/2026	
Samuel Taylor							
1022	2025 OVERPA	Property Tax Overpayment	12/10/2025	466.60	466.60	01/08/2026	
School District of Belleville							
73	2025 SETTLE	January Settlement 2025	01/05/2026	127,515.12	127,515.12	01/08/2026	
Stoughton Lumber Co							
769	E23480	Repairs and Supplies	12/23/2025	7.47	7.47	01/08/2026	
Terminix Wil-Kil							
997	DECEMBER 2	Pest Control	12/31/2025	73.94	73.94	01/08/2026	
Town of Oregon							
821	2025 420626	Property Tax for Town Hall - Private Septic Maintenance Fee	12/22/2025	12.00	12.00	01/08/2026	
US Bank							
842	DECEMBER 2	Amazon	12/31/2025	108.01	108.01	01/08/2026	
842	DECEMBER 2	Amazon	12/31/2025	159.89	159.89	01/08/2026	
842	DECEMBER 2	Town Web website	12/31/2025	920.00	920.00	01/08/2026	
842	DECEMBER 2	Alliant	12/31/2025	58.28	58.28	01/08/2026	
842	DECEMBER 2	Alliant	12/31/2025	233.13	233.13	01/08/2026	
842	DECEMBER 2	Alliant	12/31/2025	99.91	99.91	01/08/2026	
842	DECEMBER 2	Frontier	12/31/2025	101.12	101.12	01/08/2026	
842	DECEMBER 2	Spectrum	12/31/2025	289.98	289.98	01/08/2026	
842	DECEMBER 2	NAPA Auto Parts	12/31/2025	119.88	119.88	01/08/2026	
842	DECEMBER 2	Menards	12/31/2025	80.17	80.17	01/08/2026	
842	DECEMBER 2	NAPA Auto Parts	12/31/2025	750.96	750.96	01/08/2026	
842	DECEMBER 2	Dorn Ace	12/31/2025	27.84	27.84	01/08/2026	
842	DECEMBER 2	Stoughton Lumber	12/31/2025	275.96	275.96	01/08/2026	
842	DECEMBER 2	NAPA Auto Parts	12/31/2025	159.41	159.41	01/08/2026	
842	DECEMBER 2	Dorn Ace	12/31/2025	19.95	19.95	01/08/2026	
842	DECEMBER 2	Sp Giraffe Tools	12/31/2025	195.59	195.59	01/08/2026	
842	DECEMBER 2	Dorn Ace	12/31/2025	49.00	49.00	01/08/2026	
842	DECEMBER 2	Dorn Ace	12/31/2025	30.12	30.12	01/08/2026	
842	DECEMBER 2	Dorn Ace	12/31/2025	53.90	53.90	01/08/2026	
US Cellular							
843	0775087790	Cell Phones for Public Works	12/10/2025	222.66	222.66	01/08/2026	
Village of Oregon							
856	2026 SENIOR	Senior Center Budget Contribution	01/05/2026	60,000.00	60,000.00	01/08/2026	
Wisconsin Department of Revenue							
894	2026 BUSINES	Business Tax Registration Renewal	12/18/2025	10.00	10.00	01/08/2026	

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Wisconsin Town's Association							
901	2026 MEMBER	2026-2027 WTA Dues Statement	12/31/2025	2,226.00	2,226.00	01/08/2026	
Grand Totals:				3,492,078.88	3,492,078.8		

Dated: January 13, 2026

Town Board Chairperson: _____

Town Board Supervisors: _____

_____

_____

_____

_____

_____

Town Clerk: _____

Town of Oregon Payment Vouchers

January 13, 2026 Town Board Meeting

Paychecks	$	46,943.41
Payroll Liabilities	$	15,678.64
Monthly Vouchers	$	3,492,078.88
Total	$	3,554,700.93

PARKS AND OPEN SPACE 5-YEAR PLAN (POSP)

TOWN OF OREGON

	DATE
PREVIOUS POSP COMPLETION DATE	1982
BEGIN WORK ON POSP	2024-MAY
COMPLETED WORK ON NEW POSP	2024-NOVEMBER
BOARD APPROVAL OF NEW POSP	2025-FEBRUARY

PARKS AND OPEN SPACE 5-YEAR PLAN (POSP)

RAVENOAKS PARK

5-YEAR PLAN IMPROVEMENTS	YEAR COMPLETED	DESCRIPTION
Replace worn Playground Structure Surfaces	2025 ✓	Stairs, Platforms & Cubes disassembled and repaired/re-powdercoated and reinstalled
Clear Branches by Baseball Backstop	2025 ✓	Overhanging Branches cleared
Install Dog Waste Station	2025 ✓	Purchased/Installed
Install Composite Playground Structure Border*	2025 ✓	Installed
Add Playground Safe Mulch under Playground Structure*	2025 ✓	Ordered/installed/leveled
Add Black Dirt and Plant Grass Seed to Raise Outside Ground Level of Playground Structure to Height of Borders*	2025 ✓	Completed
Install Dog Waste Station	2025 ✓	Purchased/installed
Add/Clear Trails	TBD	To Be Discussed in 2026

*Asterisked Items were completed in 2025 but were not included as part of the 5-year POSP.

PARKS AND OPEN SPACE 5-YEAR PLAN (POSP)

BICENTENNIAL PARK

5-YEAR PLAN IMPROVEMENTS	YEAR COMPLETED	DESCRIPTION
Replace Deteriorated Benches	2025 ✓	6 New Composite Benches were added to the Park Trail System. Old benches were discarded.
Improve Trail Surfaces	2025 ✓	Eagle Scout Project completed by installing Erosion Bars on Steep Parts of Trails
Restore Prairie	N/A	Prairie is no longer a viable component of the park.
Improve Gravel Cul-de-Sac*	2025 ✓	Additional gravel added to entrance and leveled.

*Asterisked Items were completed in 2025 but were not included as part of the 5-year POSP.

PARKS AND OPEN SPACE 5-YEAR PLAN (POSP)

HILLCREST PARK

5-YEAR PLAN IMPROVEMENTS	YEAR COMPLETED	DESCRIPTION
Install Shade Trees	2024 ✓	Purchased/planted 2 shade trees
Replace Prohibited Activities Sign	2025 ✓	Installed a new sign
Add Sand to Sandbox	2025 ✓	Added new sand to sandbox
Mark Playground Borders	2025 ✓	Marked
Install Sign for Park Area across Street	2025 ✓	Installed a new sign
Install Play Equipment for Toddlers	2025 ✓	New Toddler Swing installed
Contact an Apiary Specialist regarding the Sandbox Bee Issue	2025 ✓	Contacted/inspected. Bee issue resolved
Inspect bent Swing leg for Safety	2025 ✓	Inspected; no current safety issue
Add New Mulch/Woodchips/Pea Gravel to Playground	2025 ✓	New material added
Cut/Remove Dead Trees	2025 ✓	Dead Trees cut/removed
Add Bench for Little Free Library	2025 ✓	Bench added/attached
Install Border around Swings with Soft Material under the Swings	TBD	Possible Future Action

PARKS AND OPEN SPACE 5-YEAR PLAN (POSP)

TOWN PARK

5-YEAR PLAN IMPROVEMENTS	YEAR COMPLETED	DESCRIPTION
Install Entrance/Caution Sign at the Pedestrian & Bike Entrance on Sheil Dr.	2025 ✓	Sign Designed, Purchased, Installed.
Replace Deteriorated Benches and add Wood Chips in Bench Areas	2025 ✓	New Benches Added; Old Benches Removed; Wood Chips Added
Cut Down Dead and Hazardous Trees	2025 ✓	Dangerous Trees Cut Down and moved away from Paths
Maintain Regular Trail Mowing	2025 ✓	Trail Mowing Maintained on a Recurring Basis
Design/Build Park Shelter	2025 ✓	16' x 24' Park Shelter with Metal Roof currently being Constructed via an Eagle Scout Project. ECD 11/30/2025.
Purchase/Install Additional Picnic Tables	TBD	For Future Consideration
Build more Walking Trails	TBD	For Future Consideration
Repair Playground Equipment Surfaces with All Color Powdercoating	2025-2026	Deconstruction planned Spring 2025. Resurfacing by All Color Powdercoating. Planned Re-Installation Summer of 2026.
Incorporate USDA Bee Study Results in Future Vegetation Considerations and Changes	TBD	Various Items have caused Delays in Compiling/Releasing Results, including the recent Government Shutdown.

PARKS AND OPEN SPACE 5-YEAR PLAN (POSP)

KENNEDY PARK

5-YEAR PLAN IMPROVEMENTS	YEAR COMPLETED	DESCRIPTION
Replace Worn Playground Surfaces	2025 ✓	Old Playground Removed; New Playground Structure Installed
Replace Playground Equipment/Structures	2025 ✓	New Playground Structure installed
Create Border around Playground Structure	2025 ✓	Border installed around Playground Structure
Install Playground Safe Mulch under Playground Structure*	2025 ✓	Purchased/delivered/raked
Cut Down Two Dead Trees	2025 ✓	Trees Cut Down and Removed
Install New Trash and Recyling Containers	2025 ✓	Purchase and installed.
Install Rubberized Mats under Swings	N/A	No longer necessary due to New Playground Structure Installation
Install Activity Signs at Entrances	2025 ✓	Installed
Reduce Mowing by Creating Paths through Grass and Prairie Areas	2025 ✓	Significant Reduction in Town Crew Mowing Time Achieved
Add Picnic Tables	TBD	For Future Consideration
Install Three Benches	TBD	For Future Consideration
Design and Install a Park Shelter	TBD	For Future Consideration
Install a Small Building for Tuggers Equipment	TBD	For Future Consideration
Convert Portions of the Park to Other Uses	TBD	For Future Consideration
Stripe Current or Establish Additional Parking Areas	N/A	No Longer under Consideration

March 24, 2025

Neal Rhutasel
22055 Davidson Road, #204
Waukesha, WI 53186

RE: Zoning Violations occurring at 4804 Kennedy Park Road, Oregon, WI
(Town of Oregon)
Parcel # 0509-134-7193-5

Dear Neal,

The Dane County Zoning Division received a concern from the Town of Oregon regarding potential zoning violations occurring on the property located at 4804 Kennedy Park Road. The concerns raised were the accumulation of materials/vehicles on the property along with a minor property line encroachment as discovered by a recent survey of the Town Park property.

A site visit was conducted on March 19, 2024. From the right-of-way, unlicensed/inoperable vehicles are clearly visible. There are various piles of material/debris that are covered with tarps along with a trailer that is filled with debris.

Under Dane County Zoning Ordinance Section 10.102(4), properties are to be maintained to be free of junk and refuse. Junk is defined under Ordinance Section 10.004(79), as inoperable/unlicensed vehicles or any scrap materials such as metal, paper, rags, cans or bottles.

The property located at 4804 Kennedy Park Road is in violation of the Dane County Zoning Ordinances. You are hereby instructed to remove the inoperable/unlicensed vehicles from the property and remove the scrap materials that hidden by tarps within 90 days of the date of this letter. Failure to do so shall result in further enforcement actions including citations for each day in violation.

Also, the Town of Oregon has recently conducted a site survey to identify the property boundaries of Kennedy Park. It was discovered that the lean-to portion of the accessory building at 4804 Kennedy Park Road is encroaching into the Town park property. The lean-to portion of the accessory building will need to be removed in order to resolve the encroachment onto Town property.

I will be in contact in 60 days to review the status of the corrective actions on the property. If you need assistance in bring the property into compliance, please reach out to me.

Your cooperation is appreciated in this matter.

Respectfully,

Roger Lane
Dane County Zoning Administrator

CC: Town of Oregon Clerk
Zoning Inspector Shawn Widish






SFR-05
RE
MM
SFR-1
SFR-05

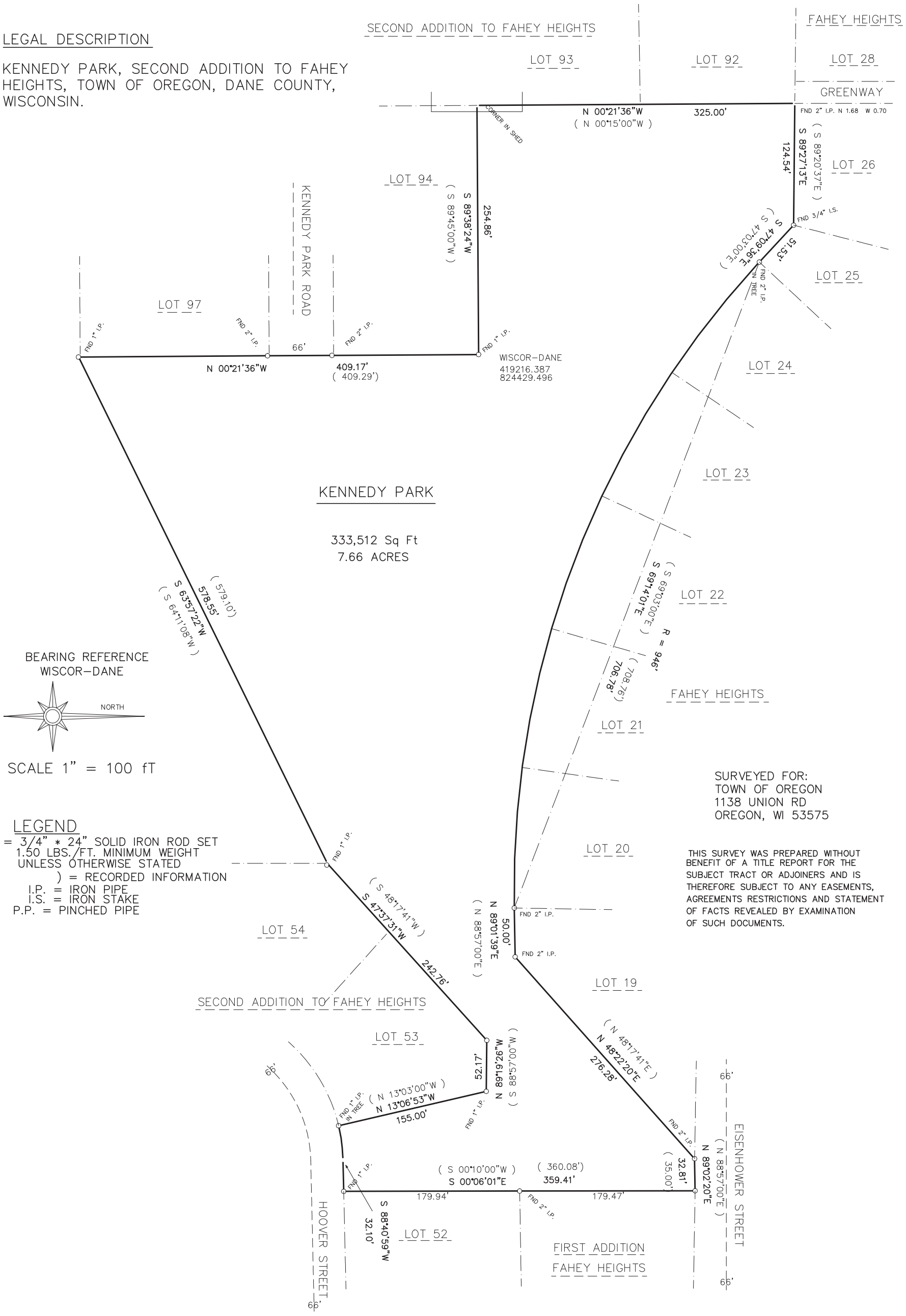
PLAT OF SURVEY

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE WI. 53560

LEGAL DESCRIPTION

KENNEDY PARK, SECOND ADDITION TO FAHEY HEIGHTS, TOWN OF OREGON, DANE COUNTY, WISCONSIN.



Surveyors Certificate

I hereby certfy that I have surveyed and mapped the property described hereon, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

_____

Anthony J. Walker RLS 1957

DATED THIS _____ DAY OF _____ , 20__

7. Discussion and possible Approval re: Resolution 01-2025; 2024 Town of Oregon Parks and Open Space Plan (POSP)
   Walser said the town board approved the POSP pending the addition of two school sites and passing the resolution. The sites have been added, and the resolution is included in the packet. **Motion by LeBrun to Adopt Resolution 01-2025; 2024 Town of Oregon Parks and Open Space Plan (POSP). Second by Fitzgerald. Motion carried 5-0.**

8. Park Report
   a. Discussion and possible Action re: Encroachment issue at Kennedy Park
      Park Chair Frankson was in attendance and shared concern about encroachment in the emails as presented. The board discussed various concerns and possible solutions. **Motion made by LeBrun to engage the town attorney to address the residents' oversight of encroachment on town property line and recommend or require a temporary easement which allows use of structure until a specified change, such as change in ownership or sale, and then meet setback requirement. Second by Kay. The town would like Roger Lane from Dane County Zoning to make first contact with the residents as stated in his email. Motion carried 5-0.**

9. Fire & EMS Report (Oregon, Brooklyn & Belleville)
   Brooklyn: LeBrun reported Brooklyn received the new ambulance but has not yet decided what to do with the old ambulance.
   a. Discussion and possible Action re: Brooklyn Fire & EMS Maintenance of Effort (MOE) reporting requirements to support right sizing effort
      LeBrun discussed the district requesting exemption from maintenance of effort reporting for smaller municipalities. **Motion by LeBrun to recognize support for the change in the reporting rules associated with the maintenance of effort reporting program that it is onerous for small municipalities. Second by Fitzgerald. There was discussion about why MOE was implemented. Motion carried 5-0.**
   b. Discussion and possible Action re: Town Ordinance No. 100; 4789 Eisenhower
      Dane County Zoning Inspector Shawn Widish has referred 4789 Eisenhower to Dane County corporate counsel. Shawn has asked if the town building inspector could inspect the inside of the property. Clerk Hanson will contact Safebuilt for inspection. The town board discussed the condition of the property and working with Dane County Zoning.

      Walser called for recess at 7:41pm and back to order at 7:50pm.

   c. Discussion and possible Action re: Oregon Fire & EMS fire station needs assessment
      Jernegan reported there were 7 Request for Proposals (RFP) submitted for the fire station needs assessment. He described the scoring system proposed to be used for the RFPs. The committee will be meeting on February 19th and then with the 3 finalists on March 4th. There were questions on the scope and work to be completed. Jernegan will forward the needs assessment and RFPs to the board. The board would like to try and get together with other towns prior to the February 19th meeting. Clerk Hanson will reach out to other clerks for a joint meeting February 17 or 19 after 1pm.

   Oregon: Jernegan said 10 new members were sworn.
   Belleville: Walser provided an email recap of the last Belleville Fire & EMS meeting that was sent.

Outlook

RE: New Question for Town of Oregon FW: Kennedy Park Encroachment Issue

From William E. Morgan <wmorgan@murphydesmond.com>
Date Tue 2/18/2025 9:56 AM
To Jennifer Hanson <jhanson@townoforegonwi.gov>
Cc Carl Walser <cwalser@townoforegonwi.gov>; William E. Morgan <wmorgan@murphydesmond.com>

I will take a look and try to get you some thoughts by tomorrow.

Bill

Atty. William E. Morgan
MURPHY DESMOND S.C.
(608) 268-5576 P | (608) 257-2508 F
33 East Main Street, Suite 500 | Madison, WI 53703

CONFIDENTIALITY NOTICE: This electronic transmission (including any files attached hereto) contains information that is legally privileged, confidential, and exempt from disclosure. It is intended for use only by the individual or entity named above. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying, distribution, or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it, remove it from your computer and/or network and immediately notify me by email. Thank you. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege, protection or doctrine.

From: Jennifer Hanson <jhanson@townoforegonwi.gov>
Sent: Tuesday, February 18, 2025 8:50 AM
To: William E. Morgan <wmorgan@murphydesmond.com>
Cc: Carl Walser <cwalser@townoforegonwi.gov>
Subject: New Question for Town of Oregon FW: Kennedy Park Encroachment Issue

Hi Bill,

The Town of Oregon would like advice on the following issue.

- Property at 4804 Kennedy Park Road adjacent to Kennedy Park has a structure that encroaches onto park property. See photo below. https://accessdane.danecounty.gov/050913471935
- Email below from Dane County Zoning will help with junk cars and “break the ice” which we have requested (from Roger Lane)
- Email below from Dane County Surveyor suggests temporary easement (Dan Frick) *This is the option the town board would like to pursue
- The town will be updating Kennedy Park this year including replacing the playground equipment, signage, picnic tables
- The couple that owns this property are in their 80’s and recently lost their son, so the town board is sensitive to the situation
- The boat and other junk cars have been there for awhile

Can the town get a temporary easement stating that if this property is sold or transferred, the structure is brought into compliance with setback regulations?

Thanks,
Jennifer

From: Lane, Roger <Lane.Roger@danecounty.gov>
Sent: Tuesday, February 18, 2025 8:18 AM
To: Jennifer Hanson <jhanson@townoforegonwi.gov>; Frick, Daniel <Frick.Daniel@danecounty.gov>
Cc: Widish, Shawn <Widish.Shawn@danecounty.gov>; Stephanie Goth <sgoth@townoforegonwi.gov>; david.e.frankson@gmail.com; Carl Walser <cwalser@townoforegonwi.gov>
Subject: RE: Kennedy Park Encroachment Issue

Dear Jennifer,

I can pay them a visit on Friday. I will give you a call Friday afternoon.

Regards,

Roger Lane
Dane County Zoning Administrator

From: Jennifer Hanson <jhanson@townoforegonwi.gov>
Sent: Tuesday, February 18, 2025 8:15 AM
To: Lane, Roger <Lane.Roger@danecounty.gov>; Frick, Daniel <Frick.Daniel@danecounty.gov>
Cc: Widish, Shawn <Widish.Shawn@danecounty.gov>; Goth, S <sgoth@townoforegonwi.gov>; david.e.frankson@gmail.com; Carl Walser <cwalser@townoforegonwi.gov>
Subject: RE: Kennedy Park Encroachment Issue

Hi Roger,
Thank you for your email. The town board meet last week and would like you to make contact. We know that this is an older couple that recently lost their son so we are understanding that this is sensitive. Yet we are also concerned because this has been a long-term problem. We will check with our town attorney if a temporary easement can be recorded that when the property is sold or transferred, providing the property would be brought into compliance. If you can make contact and “break the ice” as suggested that will help us with the beginning steps of a sensitive situation. This couple has been pleasant in our interaction with voting and other things. This year the town will be replacing the playground equipment, signage and seating at Kennedy Park.
Thanks,
Jennifer

From: Lane, Roger <Lane.Roger@danecounty.gov>
Sent: Thursday, February 6, 2025 9:01 AM
To: Jennifer Hanson <jhanson@townoforegonwi.gov>; Frick, Daniel <Frick.Daniel@danecounty.gov>
Cc: Widish, Shawn <Widish.Shawn@danecounty.gov>; Stephanie Goth <sgoth@townoforegonwi.gov>; david.e.frankson@gmail.com; Carl Walser <cwalser@townoforegonwi.gov>
Subject: RE: Kennedy Park Encroachment Issue

Outlook

4804 Kennedy Park Road - Rhutasel

From Lane, Roger <Lane.Roger@danecounty.gov>
Date Tue 6/10/2025 11:12 AM
To 'neal.rhutasel@gmail.com' <neal.rhutasel@gmail.com>
Cc Jennifer Hanson <jhanson@townoforegonwi.gov>; Widish, Shawn <Widish.Shawn@danecounty.gov>

1 attachment (80 KB)
Kennedy Park Survey.pdf;

Dear Neal,

Thanks for the phone call today. It sounds like the clean-up of the property is well under way. The second concern was the location of the lot line in relation to the shed. I understand that you would like to talk with the Town regarding this. I would suggest talking with the Town Clerk Jennifer Hanson first. Her phone number is 608-835-3200.

Attached is a site survey conducted by Walker Surveying that shows the issue.

Regards,

Roger Lane
Dane County Zoning Administrator
608-266-9078

Outlook

Re: Bicentennial Park Document

From Jennifer Hanson <jhanson@townoforegonwi.gov>
Date Fri 1/9/2026 3:39 PM
To Deborah Zeegers <dzeegers@murphydesmond.com>

4 attachments (4 MB)
Warranty Deed Bicent Park.pdf; Resolution 03-2025 Signed Resolution to Accept Ownership of the Lake Harriet Cemetery.pdf; Bicent Dan Frick 2.png; Deed discussion Dane County BiCent.png;

Thank you so much for your help.

1. Attached is a scan of the original document that I gave to Bill. It was a land swap. It appears this was never filed correctly. I did reach out to Dane County and copied Bill in on the those emails at the time.
2. Attached is the signed resolution for Lake Harriet Cemetery.
3. Attached is the email with Dan Frick with myself and Bill about the Bi-Cent land.

Let me know if you need any additional information.

Thanks,
Jennifer

From: Deborah Zeegers <dzeegers@murphydesmond.com>
Sent: Friday, January 9, 2026 9:46 AM
To: Jennifer Hanson <jhanson@townoforegonwi.gov>
Subject: RE: Bicentennial Park Document

Jennifer, in addition to the copy of the document regarding Bicentennial Park, if you signed that Resolution Bill prepared regarding the cemetery, please let me know. I am attaching a copy here for your reference.

Deborah Zeegers | Legal Assistant
MURPHY DESMOND S.C.
(608) 268-5627 P | (608) 257-2508 F
33 East Main Street, Suite 500 | Madison, WI 53703
website | **map** | **email**

CONFIDENTIALITY NOTICE: This electronic transmission (including any files attached hereto) contains information that is legally privileged, confidential, and exempt from disclosure. It is intended for use only by the individual or entity named above. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying, distribution, or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy

it, remove it from your computer and/or network and immediately notify me by email. Thank you. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege, protection or doctrine.

From: Deborah Zeegers <dzeegers@murphydesmond.com>
Sent: Friday, January 9, 2026 9:30 AM
To: Jennifer Hanson <jhanson@townoforegonwi.gov>
Cc: Deborah Zeegers <dzeegers@murphydesmond.com>
Subject: Bicentennial Park Document

Hello, Jennifer. As we discussed, please send me a copy of the document you gave to Bill in 2023.

I will bring this and the cemetery issue to Bill's attention.

Deborah Zeegers | Legal Assistant
MURPHY DESMOND S.C.
(608) 268-5627 P | (608) 257-2508 F
33 East Main Street, Suite 500 | Madison, WI 53703
website | **map** | **email**

CONFIDENTIALITY NOTICE: This electronic transmission (including any files attached hereto) contains information that is legally privileged, confidential, and exempt from disclosure. It is intended for use only by the individual or entity named above. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying, distribution, or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it, remove it from your computer and/or network and immediately notify me by email. Thank you. Receipt by anyone other than the named recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege, protection or doctrine.

DOCUMENT NO.

STATE BAR OF WISCONSIN—FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO

THIS DEED, made between GEORGE H. REYNOLDS and PHYLLIS A. REYNOLDS, individually and as the wife of George H. Reynolds Grantor

and TOWN OF OREGON Grantee,

Witnesseth, That the said Grantor, for a valuable consideration ____

conveys to Grantee the following described real estate in Dane County, State of Wisconsin:

Part of the NE 1/4, NE 1/4 of Section 24, T5N, R9E, Town of Oregon, Dane County, Wisconsin, more particularly described as follows:

Commencing at a 1 inch iron pipe marking the Southwest corner of the "SECOND ADDITION TO FAHEY HEIGHTS" as recorded in Vol. 40 of Plats, on Pages 8 and 9, Dane County Registry; thence S75°03'E, 66.11 feet to a point on the westerly right-of-way line of C.T.H. "MM" and the point of beginning of this description; thence N10°36'30"W, along said right-of-way line, 197.00 feet; thence continue along said right-of-way line on the arc of a 1742.13 foot radius curve to the right whose long chord bears N08°58'10"W, 99.65 feet to a 1 inch iron pipe found; thence S0°34'W, 302.31 feet; thence N79°23'30"E, 55.62 feet to the westerly right-of-way line of C.T.H. "MM" and the point of beginning of this description. Said described parcel contains 7922 square feet.

Tax Key No. ____

This ____ homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And George H. Reynolds and Phyllis A. Reynolds, his wife
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal ordinances, easements, and restrictions of record,

and will warrant and defend the same.

Dated this 31st day of Dec, 19 78.

____ (SEAL)
*____

____ (SEAL)
*____

George H. Reynolds (SEAL)
*George H. Reynolds

Phyllis A. Reynolds (SEAL)
*Phyllis A. Reynolds

AUTHENTICATION

Signatures authenticated this 31st day of Dec, 19 78

Robert Lee
*____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, ____
authorized by § 706.06, Wis. Stats.)

This instrument was drafted by
ATTORNEY DAVID S. UPHOFF.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN } ss.
____ County.

Personally came before me, this ____ day of ____ the above named ____

to me known to be the person ___ who executed the foregoing instrument and acknowledged the same.

*____
Notary Public ____ County, Wis.
My Commission is permanent. (If not, state expiration date: ____, 19 ____.)

*Names of persons signing in any capacity must be typed or printed below their signatures.

FURNISHED BY Dane County Title Company Founded 1846



RESOLUTION NO. 03-2025

RESOLUTION TO ACCEPT OWNERSHIP OF THE LAKE HARRIET CEMETERY

WHEREAS, property known as the "Lake Harriet Cemetery" is located on Highway D in the Town of Oregon, Dane County, Wisconsin (Parcel ID No. 042/0509-092-8610-8) ("Cemetery"); and

WHEREAS, the Cemetery has been in use since at least 1851; and

WHEREAS, the Town Board is unsure of the ownership of the Cemetery but has at times acted in a fashion consistent with the Town's ownership of the Cemetery; and

WHEREAS, there is no current cemetery authority, association, or group as those terms are used in Wisconsin Statutes Chapter 157 acting to ensure the care and maintenance of the Cemetery such that the Cemetery may be deemed to be abandoned; and

William E. Morgan
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

PIN: 042/0509-092-8610-8

WHEREAS, the Town Board has the obligation to take charge of any cemetery which has been abandoned within the Town pursuant to Wis. Stat. §157.115(1) (c).

NOW THEREFORE, the Town Board of the Town of Oregon, Dane County, Wisconsin does hereby formally accept ownership of the Lake Harriet Cemetery and the obligation to manage and care for the Cemetery at the expense of the Town.

The above and foregoing Resolution was duly adopted at a regular meeting of the Town Board of the Town of Oregon on the 8th day of July, 2025.

TOWN OF OREGON

Carl Walser

Carl Walser, Chairperson

ATTEST:

Jennifer Hanson

Jennifer Hanson, Town Clerk

VOTE:
Ayes: 4
Noes: 0
Adopted: Yes

CERTIFICATION OF CLERK

I hereby certify that attached hereto is a true and correct copy of the Resolution 03-2025To Accept Ownership of Lake Harriet the Town of Oregon, adopted on the day of July, 2025, by a vote of _4_ ayes and _0_ noes by the Town Board of the Town of Oregon, Dane County, Wisconsin.

Jennifer Hanson
Jennifer Hanson, Town Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 23 day of JZJ, 2025, the above-named Jennifer Hanson, Town Clerk for the Town of Oregon, me known to be the person who executed the foregoing and acknowledged the same.

Stephanie Goth
Typed Name: Stephanie Goth
Notary Public, State of Wisconsin
My Commission: August 16th, 2027

This instmmem &Hm d by
Attorney William E. Morgan
4926-4582-8410, v. 1

AFFIDAVIT OF POSTING

STATE OF WISCONSIN
Town of Oregon
Dane County

I, Jennifer Hanson, the town clerk of the Town of Oregon, Dane County, Wisconsin, attest and affirm all of the following:

1. That the following action was posted pursuant to s. 60.80 Wis. stats:

Resolution Number 03-2025 Resolution to Accept Ownership of the Lake Harriet Cemetery

2. That the above-noted action was posted as required in the following 2 places in the Town of Oregon, Dane County, Wisconsin.

    1. Oregon Town Hall, 1138 Union Road, Oregon, WI 53575
    2. Town website www.town.ore1wn.wi.us:

3. That the posting of this action occurred at the following times and dates:

    Tuesday, July 22, 2025, at 12:00p.m.

That I filed this affidavit in the records of the town clerk for the Town of Oregon on Tuesday at July 22, 2025.

Dated this 22nd day of July 2025.

_____

anson, Town Clerk

12:27

<wmorgan@murphydesmond.com>

Subject: RE: Town of Oregon Property

I didn't come across an easement to the town. See attached surveys. It appears by the notes on the first survey that the intent of the survey was for a land swap between Reynolds and the Town. We have a deed on file from the town to Reynolds, but do not have a deed from Reynolds to the Town. I highly recommend that you scour the minutes from early 1978 to early 1979 for notes on this Issue. The survey was dated May of 1978 and the deed from Oregon to Reynolds was Feb of 1979.

Daniel C. Frick, PLS
Dane County Surveyor
Rm. 116 City-County Building
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

608-266-4252

Reply

Mail

Apps

12:26

Original deed transfer to Town of Oregon, 1976. Interesting clause requiring WDNR approval to do anything with it. Copied below. There are two deeds taken out of this piece. First was a deed to Reynolds in 1979 for parcel 050924189506 and another to Willis Reindahl in 1989. That one is a long narrow sliver along the north line of parcel 050924186901. If I had to guess, that was to clean up an adverse possession claim along the boundary line.

1479338

BY THIS DEED, Samuel L. Chase, C. Louis Chase, a/k/a C. L. Chase, and Marjorie Chase Johnson, each as tenants in common of an undivided one-third

Grantor conveys and warrants to Town of Oregon

Grantee

for a valuable consideration of one dollar ($1.00) and other good and valuable consideration

the following described real estate in Dane County, State of Wisconsin:

Office of Register of Deeds)
Dane County, Wisconsin) ss

Received for Record July 2 3
19 76 at 1:50 o'clock P.M.
and recorded in vol 705
of Records on page 3
Harold K. Dill
Register

RETURN TO
Atty. David S. Uphoff
P. O. Box 1704
Madison, WI 53701

Tax Key #

This is not homestead property.

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 5 North, Range 9 East (Town of Oregon), Dane County, Wisconsin.

By the acceptance of this deed the grantee, for itself and its successors and assigns, hereby covenants and agrees not to sell, lease, assign or mortgage the premises herein described without the prior written approval of the Secretary of the Department of Natural Resources, his designee, or any successor.

Daniel C. Frick, PLS

Reply

Mail

Apps

Report Criteria:
Accounts to include: With balances or activity
Budget note year end periods: Future year
Print FUND Titles
Page and Total by FUND
Print SOURCE Titles
Total by SOURCE
Print COST CATEGORY Titles
Total by COST CATEGORY
All Segments Tested for Total Breaks

Account Number	Account TiHe	2024-24 Prior year Actual	2025 Current year Budget	2025 Current year Actual	2026 Dept Head Budget	2026 FY Adopted Budget	Pct Change
GENERAL FUND							
INTERGOVERNMENTAL AID							
100-43250	FEMAGRANT	59,912.40	59,000.00	.00	.00	.00	100.00-
100-43251	WI CERTIFIED EXPENDITURE **PRGRM**	.00	.00	.00	35,000.00	.00	.00
100-43425	FIRE INS DUES VILLAGE OF OREGO	72,800.01	60,500.00	80,217.15	60,500.00	.00	.00
100-43426	FIRE INS DUES TOWN OF OREGON	21,689.79	17,600.00	.00	17,600.00	.00	.00
100-43427	FIRE INS DUES TOWN OF DUNN	11,647.56	8,800.00	12,551.14	8,800.00	.00	.00
100-43428	FIRE INS DUES TOWN OF RUTLAND	4,944.44	4,400.00	5,316.68	4,400.00	.00	.00
100-43522	EMS FUNDING ASSISTANCE PROGRA	10,967.57	10,000.00	62,669.26	10,000.00	.00	.00
100-43528	STATE AID EMERGENCY GOVERMEN	8,682.87-	1,000.00	.00	1,000.00	.00	.00
Total INTERGOVERNMENTAL AID:		173,278.90	161,300.00	160,754.23	137,300.00	.00	14.88-
FINES AND FORFEITURES							
100-45110	INSPECTION FEES	6,372.00	5,000.00	.00	5,000.00	.00	.00
Total FINES AND FORFEITURES:		6,372.00	5,000.00	.00	5,000.00	.00	.00
PUBLIC CHARGES FOR SERVICES							
100-46100	OTHER PUBLIC CHARGES	905.00	900.00	5.00	.00	.00	100.00-
100-46230	EMS REVENUE	1,754,350.87	1,505,640.00	1,181,091.90	1,505,640.00	.00	.00
100-46231	BAD DEBT EXPENSES	1,022,623.55-	1,000,000.00-	406,594.66-	1,000,000.00-	.00	.00
100-46235	CPR CLASS REVENUE	5,954.00	.00	310.00	2,000.00	.00	.00
100-46245	RACETRACK REVENUE	21,555.00	30,000.00	12,465.00	22,000.00	.00	26.67-
100-46250	EMS SERVICES	15,280.00	7,000.00	675.00	14,000.00	.00	100.00
Total PUBLIC CHARGES FOR SERVICES:		775,421.32	543,540.00	787,952.24	543,640.00	.00	.02
CHARGES FOR INTERGOVERNMENTAL							
100-47200	HIGHWAY RESPONSES	38,619.46	20,000.00	6,351.20	20,000.00	.00	.00
100-47325	VILLAGE OF OREGON	692,686.00	935,010.00	935,011.00	936,350.00	.00	.14
100-47326	TOWN OF OREGON	191,924.00	252,862.00	252,862.00	253,519.00	.00	.26
100-47327	TOWN OF DUNN	110,413.00	137,640.00	137,840.00	149,367.00	.00	8.52
100-47328	TOWN OF RUTLAND	51,095.00	65,109.00	65,108.00	64,016.00	.00	1.68-
100-47331	VILLAGE OF OREGON - CAPITAL	291,346.00	113,462.00	113,462.00	155,941.00	.00	37.44
100-47332	TOWN OF OREGON - CAPITAL	80,724.00	30,685.00	30,685.00	42,222.00	.00	37.60
100-47333	TOWN OF DUNN - CAPITAL	46,440.00	16,702.00	16,702.00	24,876.00	.00	48.94
100-47334	TOWN OF RUTLAND - CAPITAL	21,491.00	7,901.00	7,901.00	10,661.00	.00	34.93
Total CHARGES FOR INTERGOVERNMENTAL:		1,524,738.46	1,579,371.00	1,565,722.20	1,656,952.00	.00	4.91
MISCELLANEOUS INCOME							
100-48100	INTEREST INCOME	88,296.99	25,000.00	49,146.53	25,000.00	.00	.00
100-48300	SALE OF PROPERTY	15,048.36	10,000.00	.00	.00	.00	100.00-

Account Number	Account TiHe	2024-24 Prior year Actual	2025 Current year Budget	2025 Current year Actual	2026 Dept Head Budget	2026 FY Adopted Budget	Pct Change
100-48500	DONATION	1,000.00	.00	.00	.00	.00	.00
100-48505	FIRE STATION DONATION	.00	.00	4,060.00	.00	.00	.00
100-48520	GENERAL DONATIONS	2,250.00	5,000.00	6,270.00	.00	.00	100.00-
100-48530	PUBLIC EDUCATION DONATIONS	.00	100.00	.00	.00	.00	100.00-
100-48610	MISCELLANEOUS	1,562.50	250.00	312.00	.00	.00	100.00-
Total MISCELLANEOUS INCOME:		108,157.85	40,350.00	59,788.53	25,000.00	.00	38.04-
OTHER **FINANCING SOURCES**							
100-49300	UNAPPROPRIATED FB APPLIED	.00	326,250.00	.00	216,300.00	.00	33.70-
Total OTHER FINANCING SOURCES:		.00	326,250.00	.00	216,300.00	.00	33.70-
PUBLIC SAFETY							
100-52200-11 0	FIRE CHIEF SALARY	103,456.29	114,250.00	73,363.71	117,106.00	.00	2.50
100-52200-111	FIRE OPERATION SALARIES	440,557.57	562,482.00	387,733.03	587,059.00	.00	4.37
100-52200-113	FIRE STRAIGHT TIME	4,453.89	5,000.00	4,624.05	5,000.00	.00	.00
100-52200-114	FIRE OVERTIME	18,154.48	25,000.00	11,628.89	25,000.00	.00	.00
100-52200-131	FIRE FICA	68,924.02	78,082.00	51,407.91	79,975.00	.00	2.42
100-52200-132	FIRE MEDICARE	16,119.45	18,261.00	12,022.94	18,704.00	.00	2.43
100-52200-133	FIRE RETIREMENT	120,619.60	127,498.00	97,773.77	131,526.00	.00	3.16
100-52200-134	FIRE HEALTH INSURANCE	119,336.64	210,519.00	109,151.01	179,577.00	.00	14.70-
100-52200-143	FIRE LIFE **INS/INC** CONTINUATION	1,827.17	1,419.00	1,020.49	1,450.00	.00	2.18
100-52200-150	EMS MEDICAL DIRECTOR	14,666.63	16,500.00	12,750.03	16,500.00	.00	.00
100-52200-152	FIRE VOLUNTEER INTERN	9,625.00	20,000.00	5,225.00	20,000.00	.00	.00
100-52200-153	FIRE VOLUNTEER REIMBURSEMENT	499,608.05	430,000.00	359,850.04	500,000.00	.00	16.28
100-52200-155	FIRE VOLUNTEER TRAINING REIMB	20,681.91	12,000.00	18,629.21	12,000.00	.00	.00
100-52200-190	FIRE UNEMPLOYMENT	.00	100.00	.00	.00	.00	100.00-
100-52200-193	FIRE WORKERS COMPENSATION	31,466.09	34,000.00	27,465.75	35,000.00	.00	2.94
100-52200-210	FIRE CONTRACTED SERVICES	104,461.73	85,000.00	74,489.83	85,000.00	.00	.00
100-52200-215	FIRE LEGAL	2,911.50	10,000.00	365.00	10,000.00	.00	.00
100-52200-216	FIRE AUDIT	8,700.00	8,000.00	10,800.00	8,500.00	.00	6.25
100-52200-227	FIRE CONTINGENCY	.00	5,000.00	.00	5,000.00	.00	.00
100-52200-292	EMS CONTRACT SERVICES CPR CLA	.00	100.00	.00	.00	.00	100.00-
100-52200-31 0	FIRE OFFICE SUPPLIES	5,990.61	4,500.00	4,528.21	4,500.00	.00	.00
100-52200-312	FIRE COMPUTERS	1,278.00	4,000.00	8,175.99	4,600.00	.00	15.00
100-52200-322	FIRE BOOKS	.00	3,000.00	.00	3,000.00	.00	.00
100-52200-325	FIRE DUES	1,124.93	1,500.00	660.00	1,500.00	.00	.00
100-52200-330	FIRE TRAINING	12,420.29	20,000.00	8,450.05	20,000.00	.00	.00
100-52200-331	FIRE INTERN ED REIMB.	9,487.76	8,000.00	2,956.84	8,000.00	.00	.00
100-52200-332	INTERN TRAINING	537.28	8,000.00	3,714.84	8,000.00	.00	.00
100-52200-335	FIRE PUBLIC EDUCATION	4,665.16	1,500.00	21.99	1,500.00	.00	.00
100-52200-340	FIRE OPERATING SUPPLIES	80,943.10	50,000.00	59,944.06	50,000.00	.00	.00
100-52200-341	FIRE UNIFORMS	6,520.98	6,000.00	3,249.33	6,000.00	.00	.00
100-52200-342	EMS OXYGEN	2,885.77	1,200.00	2,521.93	2,000.00	.00	66.67
100-52200-343	FIRE COMMUNICATION REPAIRS	1,516.66	5,000.00	160.00	4,000.00	.00	20.00-
100-52200-344	EMS CPR SUPPLIES	496.00	1,500.00	192.00	.00	.00	100.00-
100-52200-350	FIRE REPAIRS & MAINTENANCE	13,057.52	20,000.00	23,173.68	20,000.00	.00	.00
100-52200-360	FIRE VEHICLE REPAIR SUPPLIES	24,699.19	15,000.00	5,972.32	15,000.00	.00	.00
100-52200-362	FIRE GAS & OIL	30,340.71	18,000.00	16,239.61	18,000.00	.00	.00
100-52200-363	FEMA GRANT EXPENSE	6,122.75	.00	16,202.78	.00	.00	.00
100-52200-390	FIRE OTHER SUPPLIES & EXPENSES	.00	500.00	.00	.00	.00	100.00-
100-52200-522	FIRE TRUCK INSURANCE	19,729.89	19,500.00	23,899.00	20,000.00	.00	2.56
100-52200-790	EMS FUNDING ASSIST PROGRAM-FA	.00	10,000.00	2,049.02	10,000.00	.00	.00
100-52200-793	2% DUES	72,847.30	110,000.00	15,028.41	77,245.00	.00	29.78-
100-52200-794	ANNUAL PHYSICALS	7,764.22	8,500.00	5,577.58	8,000.00	.00	5.88-

Account Number	Account TiHe	2024-24 Prior year Actual	2025 Current year Budget	2025 Current year Actual	2026 Dept Head Budget	2026 FY Adopted Budget	Pct Change
100-52200-830	FIRE EQUIPMENT	1,358.61	.00	.00	280,000.00	.00	.00
100-52200-840	FIRE VEHICLES PURCHASE	301,081.07	375,000.00	11,272.68	80,000.00	.00	78.67-
100-52250-221	BUILDING GAS & ELECTRIC	26,465.27	32,000.00	20,394.59	32,000.00	.00	.00
100-52250-222	BUILDING TELEPHONE	7,502.58	8,000.00	4,599.05	8,000.00	.00	.00
100-52250-223	BUILDING WATER & SEWER	4,667.49	3,900.00	3,956.89	4,100.00	.00	**5.13**
100-52250-224	BUILDING MONITORING SYSTEM	.00	500.00	430.60	.00	.00	100.00-
100-52250-230	BUILDING MAINTENANCE CONTRACT	**5,581.52**	6,000.00	5,472.69	8,000.00	.00	33.33
100-52250-340	BUILDING OPERATING SUPPLIES	17,713.02	9,000.00	10,723.54	9,000.00	.00	.00
100-52250-350	BUILDING REPAIRS & MAINTENANCE	15,965.64	15,000.00	28,267.47	15,000.00	.00	.00
100-52250-524	BUILDING INSURANCE	10,323.00	7,500.00	9,385.00	9,350.00	.00	24.67
100-52250-820	FIRE/EMS BUILDING	12,062.33	120,000.00	17,834.00	20,000.00	.00	83.33-
Total PUBLIC SAFETY:		2,290,718.67	2,655,811.00	1,573,354.81	2,584,192.00	.00	2.70-
GENERAL FUND Revenue Total:		2,587,968.53	2,655,811.00	2,574,217.20	2,584,192.00	.00	2.70-
GENERAL FUND Expenditure Total:		2,290,718.67	2,655,811.00	1,573,354.81	2,584,192.00	.00	2.70-
Net Total GENERAL FUND:		297,249.86	.00	1,000,862.39	.00	.00	.00
Net Grand Totals:		297,249.86	.00	1,000,862.39	.00	.00	.00

Report Criteria:
- Accounts to include: With balances or activity
- Budget note year end periods: Future year
- Print FUND Titles
- Page and Total by FUND
- Print SOURCE Titles
- Total by SOURCE
- Print COST CATEGORY Titles
- Total by COST CATEGORY
- All Segments Tested for Total Breaks

July 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

print-a-calendar.com

Town of Oregon Refuse Center (TORC)

Hours

January, February, March

8:30 a.m. – 12:00 p.m.

First and Third Saturday

April

8:30 a.m. - 3:00 p.m.

Every Saturday

May, June, July, August, September

8:30 a.m. – 1:00 p.m.

Every Saturday

October and November

8:30 a.m. – 3:00 p.m.

Every Saturday

December

8:30 a.m. - 12:00 p.m.

Every Saturday

Closed July 4, December 25, and January 1

Town Of Oregon Refuse Center
Employee Hours Due Dec 30, 2025

Sheldon Tachon	Greg Schrock	Mike
12:00	4:00	4:00

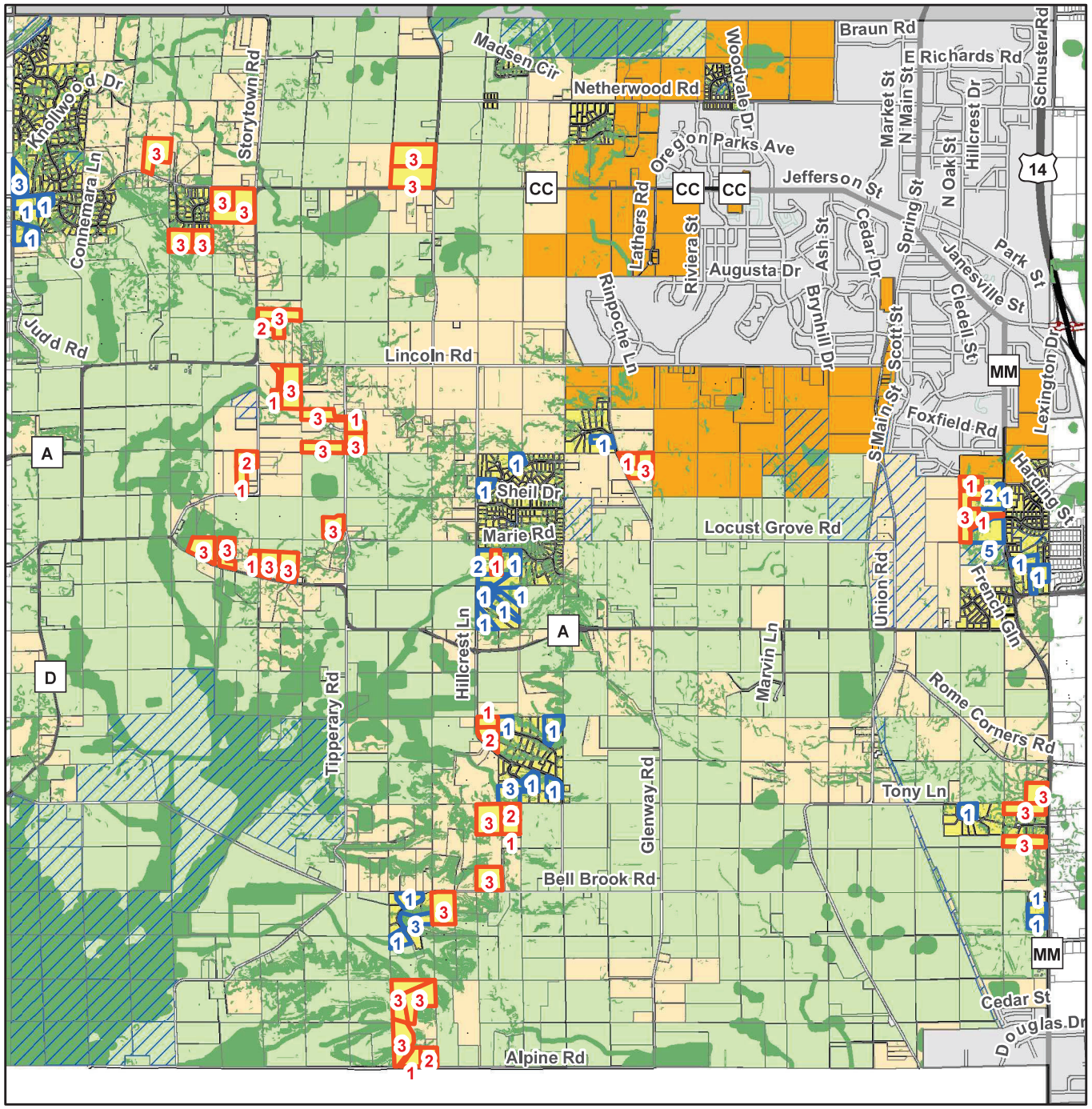
Greg Schrock
Last Day
Dec 27, 2025
Turned In Keys

III. Opportunities for Redevelopment

There are 49 parcels in the Traditional Subdivision planning area that are 4 acres or larger in area. Redivision of these parcels by certified survey map into 2-acre lots is possible, provided new lots conform to siting, road access, environmental and design criteria of this comprehensive plan and to the Dane County Zoning, Shoreland-Wetland, Floodplain and Land Division Ordinances. This could yield as many as 65 additional development sites.

Town of Oregon Planned Land Use: Scenario 2

DANE COUNTY PLANNING & DEVELOPMENT



Legend

- Parcels
- Legacy_Parcels
- Traditional_Subdivision_with_Redivision_Potential

Planned_Land_Use_Working

- Farmland Preservation
- Rural Mixed-Use
- Traditional Subdivision
- Transitional
- Resource_Protection_Corridors
- Public_Lands

Municipalities

- City
- Village
- Town

2 # of potential new lots, based on 2-acre minimum lot size

3 # of potential new lots, based on historic RH zoning standards

Scenario 2			
Land Use Category	*Total acres*	*Density standard*	*New Development Potential*
Farmland Preservation	12,145	1 to 35 acres	Approx. 200
Rural Mixed-Use	4,380	1 to 35 acres	56
Traditional Subdivision	1,544	1 to 2 acres	149
Transitional	1,635	1 to 35 acres	27
Total			***432***

Map current as of February 21, 2023

Data sources:
Dane County Land Information Office
Dane County Planning and Development

N

Town of Oregon

1138 Union Road
Oregon, WI 53575
Phone (608) 835-3200
Fax (608) 835-2235
Web Site: www.townoforegonwi.gov

Carl Walser, Chairperson
Arlan Kay, Supervisor
Laurie Fitzgerald, Supervisor
Tim LeBrun, Supervisor
Steve Jernegan, Supervisor
Jennifer J. Hanson, Clerk
Stephanie Goth, Treasurer

January 9, 2026

Ginny Owens
1267 S, Fish Hatchery Road
Oregon, WI 53575

Hi Ginny,

I spoke with Bridgit at Dane County Zoning about the ability to re-build the home at 1396 S Fish Hatchery Road in the future since there are no immediate plans to re-build at this time. This was part of what we discussed when we met this fall with Paul. Below is something she suggested that could be recorded with the deed.

The existing home on parcel 050904490002 will be demolished at the request of the Town Board for health and safety concerns. The existing home being demolished can be replaced, in a more suitable location on the existing parcel, without counting against density rights per town policy [insert the number reference is in the amended 2026 plan] that states [insert policy language]. Replacement of the existing structure in a more suitable location may occur at any time the property owners are able to [into the foreseeable future?], assuming all other development rules, standards, and criteria are met.

The town and fire chief received the enclosed complaint about the current home. The town has power under WI Statue 66.0413 Razing Buildings to order demolish and remove the building. If that were to occur, I am unsure the deed notice would be added.

Can you please contact Stephanie Goth sgoth@townoforegonwi.gov or 608-835-3200 and let her know if you would be able to attend the March 17 plan commission meeting at 6:30pm to discuss further?

Sincerely,

Jennifer Hanson, Town Clerk

11/24/2025

Town of Oregon Board
Attn: Carl Walser, Chairman
1138 Union Road
Oregon, WI 53575

Oregon Fire-EMS
Attn: Chief Glenn Linzmeier
131 Spring Street
Oregon, WI 53575

Re: Property located at 1396 County Rd D (1396 S. Fish Hatchery Road), Township of Oregon, WI 53575

Re: Township of Oregon Ordinance No. 98: An Ordinance Relating to the Maintenance of Premises and Structures in the Town of Oregon

Chairman Walser and Chief Linzmeier,,

The residential house at 1396 County Rd D in the Town of Oregon is a structure that falls under Township of Oregon Ordinance No. 98; namely it is a structure, formerly a two-story residence, that has:

a) Not been maintained;
b) Threatens the health and safety of the public and anyone, including children and teenagers, who may attempt to enter it for curiosity, thrill-seeking or other illegal activities;
c) Has significant uncorrected structural deficiencies;
d) Is so old, dilapidated and out-of-repair as to be dangerous, unsafe, unsanitary and unfit for human habitation, occupancy or use; and
e) Has significant breaches in walls and roofs leading to a reasonable assumption that birds and vermin may be utilizing the premises for their habitation.

Under Ordinance No. 98, a structure of this type and condition that presents a hazard to the community requires an Inspection by the Building Inspector, the Public Works Supervisor, and/or the Fire Chief.

Please implement the requirements of Ordinance No. 98 which stipulate that an inspection of the premises is necessary in order to determine whether the conditions listed above warrant further action by the Fire Department and the Township.

Sincereiy,

Concerned Town of Oregon Resident

Enclosured: Photos; Ordinance No. 98

ORDINANCE NO. 98

AN ORDINANCE RELATING TO THE MAINTENANCE OF
PREMISES AND STRUCTURES
IN THE TOWN OF OREGON

The Town Board of the Town of Oregon, Dane County, Wisconsin, do hereby ordain as follows:

1. Section 9.35 of the Town of Oregon Municipal Code is hereby created to read as follows:

"Section 9.35.010 Maintenance of Premises and Structures.

a. Premises and Structures Shall Be Maintained. Every owner of any premises and every adult resident of any premises, with the exception of premises including out buildings or farm buildings not used for human living or sleeping purposes, shall keep such premises and every structure thereon free of any condition that poses a hazard or threatens the health and safety of the occupants or public, including:

1. Any deterioration.
2. Any appearance of deterioration.
3. Any nuisance.
4. Any vermin.
5. Any health, safety, or fire hazard.

b. Definitions: For the purposes of this section, the following terms shall have the described meanings:

1. "Adult." A person who is 18 years of age or older.

2 "Basement." That portion of a structure that has a floor below the surface of the ground immediately adjoining it.

3. "Deterioration." The condition of a structure, or part thereof, that is:

A. So old, dilapidated, or has become so out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation, occupancy, or use; or

B. Characterized by hazardous structural unsoundness; or other evidence of hazardous decay, neglect, lack of maintenance, or excessive use.

C. This term does not include outbuildings or old farm buildings not used for human living or sleeping purposes.

4. "Fence." An independent structure forming a barrier at grade between lots, between a lot and a street or an alley, or between portions of a lot or lots, and includes a wall or latticework

c. Enforcement.

1. Inspection of Premises and Structures. The Building Inspector, the Public Works Supervisor, and the Fire Chief are each authorized to make one or more inspections of any premises or structure to determine whether such premises or structure comply with this section. The Building Inspector, the Public Works Supervisor, and the Fire Chief are each authorized to obtain a special inspection warrant pursuant to Wis. Stats. §66.0119 The Building Inspector, the Public Works Supervisor, and the Fire Chief may act pursuant to Wis. Stats. §66.0413.

2. Notice. Whenever the Building Inspector, Public Works Supervisor, or Fire Chief believes that a violation of this section has occurred, the Building Inspector, Public Works Supervisor, or Fire Chief shall provide written notice of the violation to any owner of the premises, any adult resident of the premises, or any combination thereof as the Building Inspector, Public Works Supervisor, or Fire Chief deems appropriate. The notice may be addressed to an owner or resident by name or as "owner" or "Resident". The notice mailed to any owner shall be mailed to the address to which the property tax bills for the premises are sent. The notice mailed to any resident shall be mailed to the resident's address. Notice is effective upon mailing.

3. 30-Day Correction Period. The owner, owners, adult resident, or adult residents to whom a notice has been mailed shall have 30 days from the effective date of the notice to correct the violation.

4. Defenses to Charge. It shall be a defense to any charge under this section that:

A. The person charged does not have the legal right to correct the condition upon which the charge is based.

B. A different person or persons have the legal responsibility to correct the condition upon which the charge is based.

C. The person charged does not have a legal right to reside on the premises and resides on the premises pursuant to permission that may be revoked at any time.

D. An item or items have been placed near a highway for the purpose of removal from the premises within 24 hours.

5. Forfeiture. In the event a violation of this section is not corrected within the 30-day correction period, each person found guilty of such a violation shall forfeit not less than $25.00 not more than $200.00 for each violation plus all costs, fees, penalties, assessments, surcharges, and other charges that are or can be imposed by state law. Each day a violation occurs or exists after the effective date of the notice shall be considered a separate violation.

6. Town Agreement After Forfeiture Is Imposed. In the event a forfeiture is imposed under this section, the Town and any owner or any resident may stipulate that the amount of the forfeiture may be reduced to an agreed-upon if the violation is corrected by an agreed-upon date."

This Ordinance shall take effect the day after passage and publication pursuant to law.

AFFIDAVIT OF POSTING

STATE OF WISCONSIN
Town of Oregon
Dane County

I, Jennifer Hanson, the town clerk of the Town of Oregon, Dane County, Wisconsin, attest and affirm of the following:

1. That the following action was posted pursuant to s. 60.80 Wis. stats:

Ordinance No. 98

An Ordinance Relating to the Maintenance of Premises and Structures in the Town of Oregon

2. That the above-noted action was posted as required in the following 3 places in the Town of Oregon, Dane County, Wisconsin:

   1. Oregon Town Hall, 1138 Union Road, Oregon, WI 53575 & www.l!nvn.on;gnn.\\i.us
   2. Town of Oregon Disposal Site (TORC), 1067 Storytown Rd., Oregon, WI 53575
   3. Village of Oregon, 117 Spring St., Oregon, WI 53575.

3. That the posting of this action occurred at the following times and dates:

Posting: Thursday, August 10, 2023 at 12:00 p.m.

That I filed this affidavit in the records of the town clerk for the Town of Oregon on August 10, 2023.

Dated this 10th day of August 2023.

Jennifer 11

Jennifer J. Hanson, Town Clerk





Outlook

RE: T/O Oregon - Ravenoaks Subdivision

From Dustin Rondorf <DRondorf@walbecgroup.com>
Date Mon 1/12/2026 5:36 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

Jennifer – I will not be able to make it to the town meeting on the 13th. See below for some notes that I have on our end regarding the project from this last year.

- P&D bid the Ravenoaks project and was the low asphalt paving contractor using the square yardage and tonnages that were supplied by the town.
- The project was bid as a unit price job as it has been in years past.
- P&D completed the project in a timely manner early in the paving season.
- The roadway quantities that were supplied by the town during the time of bidding ended up being a fair amount less than the actual quantities that were completed in the field.
- P&D measured the square yardage of each individual street using a GPS Rover System (Topcon HiPer XR) after the completion of construction. All measurements were sent over to the town.
- P&D supplied all asphalt tonnage tickets from the time of paving.
- The asphalt tonnage that was laid correlates with the square yardage that was measured out by the GPS Rover System.
- All quantities (SY measurements & asphalt tickets) have been submitted to the town to back up the final quantities that were on the invoice.
- Following back up with a previous point that this is a unit price contract and all quantities/paperwork have been submitted in order to get paid the full amount on the final invoice.

Thanks

Payne+Dolan
A WALBEC COMPANY

Dustin Rondorf
Project Manager
608.535.2468 mobile
walbecgroup.com
An Equal Opportunity & Affirmative Action Employer

From: Jennifer Hanson <jhanson@townoforegonwi.gov>
Sent: Tuesday, December 30, 2025 11:50 AM
To: Dustin Rondorf <DRondorf@walbecgroup.com>; slebrun@uwalumni.com
Subject: Re: T/O Oregon - Ravenoaks Subdivision

Warning: External Email
Hi Dustin,
Hope you had a Happy Holidays. I was getting ready to set the agenda for Tuesday, Jan 13 and wondering if you were able to attend the mtg? I can send you the Zoom link.
Thanks,
Jennifer

From: Jennifer Hanson <jhanson@townoforegonwi.gov>
Sent: Wednesday, December 17, 2025 11:05 AM
To: Dustin Rondorf <DRondorf@walbecgroup.com>; slebrun@uwalumni.com <slebrun@uwalumni.com>
Subject: Re: T/O Oregon - Ravenoaks Subdivision

Hi Dustin,

The next town board meeting is Tuesday, January 13 at 6:00pm. Would you be available to attend? There is a Zoom link to attend remotely. We can get you to the top of the agenda. There has been confusion over the bidding, measuring, communication, and billing. This would be an opportunity for the town board members to ask you any questions they may have. I appreciate your willingness to consider.

Thanks,
Jennifer

From: Dustin Rondorf <DRondorf@walbecgroup.com>
Sent: Tuesday, December 16, 2025 5:18 PM
To: slebrun@uwalumni.com <slebrun@uwalumni.com>
Cc: Jennifer Hanson <jhanson@townoforegonwi.gov>
Subject: RE: T/O Oregon - Ravenoaks Subdivision

Sue – I'm still showing an unpaid balance of $11,254.17. Please let me know when the remaining amount due will be paid.

Outlook

RE: road work bid form

From slebrun@uwalumni.com <slebrun@uwalumni.com>
Date Tue 2/11/2025 5:34 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>
Cc Abel Schultz <aschultz@town.oregon.wi.us>; Arlan Kay <akay@townoforegonwi.gov>

Hi Jennifer, see responses in green below …

From: Jennifer Hanson <jhanson@townoforegonwi.gov>
Sent: Tuesday, February 11, 2025 1:47 PM
To: S L <slebrun@uwalumni.com>
Cc: Abel Schultz <aschultz@town.oregon.wi.us>; Arlan Kay <akay@townoforegonwi.gov>
Subject: FW: road work bid form

Hi Sue,
Thank you! I put your edits into the current letterhead. A couple questions:

1. LRIP Funding? I sent an email that the Town of Oregon was awarded $17,XXX from Dane County 2023-2024 LRIP funding that can be moved to the Ravenoaks project from Tipperary; but this would require disclosing on bid and requiring publishing bids notice Yes that is a deal breaker if we don't. Good catch! We need to indicate that in an obvious place on the document (like in all caps under the main title) – (LRIP Funds) and probably again in the text somewhere and on the quantity page. Also it needs to be published.
2. Contacts: We used Arlan Kay and not Carl Walser for town board contact – Who should we do for this project? Yes it would make sense to have Arlan because he is more familiar with the project.
3. Within the table for Project A under column # units: We kept that blank and allowed the bidder to fill in the # of units. You had a number in that square. Do you want the numbers in those fields? We always provided numbers in the County requests for bids. It makes the bids all on a level playing field when they are working with identical numbers. Of course the actual quantities will not be exactly the estimated amount, but it should be reasonably close, and they will invoice for the actual quantities using the unit cost they put in the bid.

Thanks,
Jennifer

From: slebrun@uwalumni.com <slebrun@uwalumni.com>
Sent: Tuesday, February 11, 2025 11:01 AM
To: Abel Schultz <aschultz@town.oregon.wi.us>; Jennifer Hanson <jhanson@townoforegonwi.gov>
Cc: Arlan Kay <akay@townoforegonwi.gov>
Subject: RE: road work bid form

Hi Abel and Jennifer,

I revised the blank form for the DRAFT Pulverizing alternative for your review. The approved option may be the hybrid (pulverizing/overlay) one, in which case I can pretty easily revise the document again to tailor it to the hybrid option.

The document has ‘Track Changes’ on it so you can see exactly what was changed. The target (as discussed in our meeting last week) is to have it sent out for bids this Friday 2/14.

Please let me know if you have any questions.

Thank you,
Sue

From: Abel Schultz <aschultz@town.oregon.wi.us>
Sent: Friday, January 24, 2025 2:08 PM
To: LeBrun, Susan <LeBrun.Susan@danecounty.gov>
Subject: road work bid form

Attached is an old reconstruction bid form that can be edited. The Alpine rd. The form found in the road and safety packet is the latest version.

Abel

Project A: Reconstruction of Ravenoaks Subdivision Total of 2.71 miles

Item #	Description	# units (est)	Unit	Unit price	Total (# Units x Unit price)
5	Traffic Control		LS	$250.00	$250.00
6	Pulverization and Relay	34,980	SY	$0.50	$17,490.00
7	HMA Pavement – 4LT 58-28S	6,860	TON	$65.15	$446,929.00
			TOTAL		$464,669.00

Checklist

☐ Completed bid document (page 8).

☐ Written guarantee for work to be performed.

Town of Oregon
Dane County, Wisconsin
1138 Union Road, Oregon, WI 53575
Phone: 608-835-3200 Fax: 608-835-2235
Website: https://townoforegonwi.gov/

Thank you for your interest in the Ravenoaks Subdivision Reconstruction Project scheduled for 2025. This packet details what the project encompasses and what the Town Board needs from you to evaluate prospective bids and arrive at its final decisions.

To be considered, please do and be aware of the following:

- Do an initial review of the entire packet.
- Prepare a bid proposal that is responsive to the terms, conditions and special provisions outlined in the packet.
- Your submission, due on or before the date and time noted, must be complete. That means all required items in the terms and conditions must be included. It is acceptable to also include standard bid proposal documents you normally use.
- Deviations from the terms, conditions or special provisions may be considered if performance equals or exceeds our requirements. Deviations must be clearly identified and justified in writing. The Town will consult with its engineers and reserves the right to not accept any proposed deviations.
- Town Road Improvement Program (TRIP) funding will be used for this project. Engineering certification required.
- All provided measurements, counts, volumes and calculations are approximate. It is the bidding contractor's responsibility to verify these.

We look forward to your response and bid.

Members of the Town of Oregon Board.

2025 Ravenoaks Subdivision Reconstruction Project
TRIP Funds will be used

Project overview

This project involves the reconstruction of 2.71 miles of roads in the Ravenoaks Subdivision, including pulverizing existing asphalt/aggregate, spreading, shaping and compacting old asphalt/aggregate, furnishing, hauling, laying and compacting 3.5" 4 LT 58-28S hot mix asphalt in 2 lifts. Complete project specifications are outlined below and in Attachments A. Roads are referred to as listed in the Wisconsin DOT WISLR database.

The Town of Oregon requests bids for the completion of the following roads within the Ravenoaks Subdivision (2.71 mi total):

Blue Heron Way	0.35 mi
Gray Owl Court	0.16 mi
Knollwood Drive	0.47 mi
Onwentsia Trail	0.36 mi
Partridge Hill Drive	0.63 mi
Quail Court	0.09 mi
Ravenoaks Trail	0.61 mi
Twin Oaks Court	0.04 mi

Terms and conditions

1. The Town of Oregon reserves the right to execute change orders.
2. Any deviation in price or scope of work from the accepted proposal must be supported by a properly executed written change order.
3. The Town of Oregon reserves the right to reject any or all bids including but not limited to bids that are incomplete or unresponsive. It further reserves the right to waive as an informality any irregularities contained in any bid and to accept any bid, or parts of various bids, deemed to best serve the interests of the Town.
4. Submissions shall include:
   a. A completed bid document (Attachment A).
   b. A written guarantee for work to be performed.
5. Sealed bids will be accepted in person, by USPS mail delivery, by private delivery service, or via email. Bids are due to town hall by 8:59 AM on Thursday, March 6, 2025.
6. The successful bidder agrees to cooperate with other entities involved in this project to meet the expectations of the controlling agreements. The successful bidder will also provide:
   a. A list (including specific contact information) of at least 3 recently completed projects of similar size and scope.
   b. Proof of financial and operational capacity to complete the work per the specifications and within the required terms and conditions.

Key dates

Thursday, 3/06/2025, 8:59 AM	**Bids are due** to the Clerk in sealed envelopes marked "Ravenoaks Subdivision Reconstruction."
Thursday, 3/06/2025, 9:00 AM	**Bids will be opened** and the summary sheets read aloud in public at a meeting of the Town Board at the Town Hall.
Tuesday, 3/11/2025, 6:00 PM	**Bids will be awarded,** and final decisions will be made at a meeting of the Town Board at the Town Hall.

The successful bidder must draw up a contract for the work within 10 days of being notified when it has been selected. Payment for contract executed will be made by the Town of Oregon to successful bidder no earlier than 30 days after September 1, 2025.

The project must start after April 27, 2025, and be completed by October 25, 2025.

Contacts
Town Board Supervisor: Arlan Kay, 608-235-1920, akay@townoforegonwi.gov
Town Patrolman: Abel Schultz, 608-438-2397, aschultz@townoforegonwi.gov (tour/operational)
Clerk: Jennifer Hanson, 608-835-3200, jhanson@townoforegonwi.gov

ATTACHMENT A
Ravenoaks Subdivision Reconstruction Project

1 . General

Perform the work under this construction contract for the Ravenoaks Subdivision reconstruction project, Town of Oregon, Dane County, Wisconsin, as specified below. Execute the work as specified in the State of Wisconsin, Department of Transportation Standard Specifications for Highway and Structure Construction, 2025 Edition, as published by the Department. Specific sections of this document are referred to below for clarity, but the full Specification applies to all aspects of this project.

2. Scope of Work

The work under this contract shall consist of pulverizing, spreading, shaping and compacting old asphalt/aggregate, furnishing, hauling, installing a two-course hot mix asphalt (HMA) pavement to a final average compacted thickness of 3.5-inches, placing 1-foot kickouts at all aggregate and asphaltic surface driveways and field entrances, traffic control, and all incidental items necessary to complete the work as indicated in the contract documents.

3. Prosecution and Progress

The contractor shall provide a schedule to the Town of Oregon showing all work to start after April 27, 2025 and be completed by October 25, 2025, but within appropriate temperatures to avoid cold weather additives. In order to get the project completed in a timely manner the schedule should show the pulverization, HMA paving and all other items being done on consecutive working days. Upon approval, the Town will issue the notice to proceed within ten calendar days before the beginning of the approved time frame.

To revise the time frame, submit a written request to the Town at least two weeks before the beginning of the intended time frame. The Town will approve or deny that request based on the conditions cited in the request and its effect on the Town's scheduled resources.

4. General Provisions

Contact Digger's Hotline at 800-242-8511 (or 811) for exact field location of utilities prior to any construction activities.

Check for and comply with local ordinances governing the hours of operation of construction equipment. Do not operate motorized construction equipment from 7 PM until the following 7 AM, unless prior written approval is obtained from the Town.

Where section or subsection monuments are encountered, the contractor shall protect and carefully preserve all property markers, monuments and their right-of-way pins. Any property markers or section monuments damaged by the contractor shall be replaced at the expense of the contractor.

5. Traffic Control

Traffic control shall be staged for closure of the active construction area to through traffic throughout construction. Work shall be performed in accordance to the pertinent provisions of standard spec 643 and conforming to the MUTCD.

Submit a detailed traffic control plan to the Town of Oregon for approval a minimum of ten (10) days prior to the start of construction. Submit all traffic control change requests to the Town of Oregon for approval at least three (3) working days prior to the actual traffic control change.

Notify the Town of Oregon and local Police Departments, Fire Departments, and emergency services two weeks prior to construction and 3 days prior to any traffic control changes.

Access must be maintained at all times for property owners and emergency vehicles. All driveways and field entrances must remain accessible at all times unless the contractor coordinates a closure with the property owner.

The Town will measure Traffic Control, completed in accordance with the contract and accepted, as a single complete unit of work.

Payment is full compensation for providing, installing, moving, and removing all traffic control equipment, including signs, barricades, drums, warning lights, and flagging operations.

6. Pulverization and Relay

A. Description

This section describes full depth in-place pulverizing of the existing asphaltic pavement along with a portion of the underlying base and relaying the pulverized material to construct a new base.

B. Materials

Use on site asphaltic surface and underlying base aggregate material. The Town of Oregon will provide 4-6 inches of gravel over selected areas that need additional base improvement.

C. Construction

Provide equipment adequate to perform the work. Construction shall conform to standard spec 325.3 and as indicated below:

Contractor shall pulverize the full depth of the existing asphaltic surface and the underlying aggregate material. Shape and compact the available material to create a base for a 22 feet wide asphaltic road and allowing for 2 feet shoulders. Shaping should create a smooth profile and cross slope for a good ride. Eliminate localized bumps, depressions, and ruts. If there is

insufficient material at a given location, the contractor is required to haul material from one location on the project to the other.

Any excess material not able to be used shall be removed and disposed of at no additional cost.

Loose asphaltic joint fillers visible on the pulverized surface must be removed before the new pavement is placed.

Any area of the project that is not able to be pulverized, such as at the ends of construction and at asphaltic driveways, shall have the full depth asphaltic pavement sawcut to create a clean edge and then removed before paving begins.

D. Measurement

The Town will measure Pulverization and Relay by the square yard acceptably completed, measured using the centerline length and width from outside to outside of existing asphaltic surface.

E. Payment

Pulverization will be paid at the contract unit price per section 325.5.

Hauling material from one location on the project to another and the removal and disposal of excess material will not be considered extra work and shall be included in the contract unit price.

7. Furnishing and placing Hot Mix Asphalt

A. Description

This section describes furnishing, hauling, laying and compacting the approved HMA mixture.

B. Materials

As specified by bid item, fumish Type 4LT 58-28S HMA according to the pertinent requirements of standard specification 460.2 and on the WisDOT approved mix report.

C. Construction

Work shall be performed in accordance to the pertinent requirements of standard spec 460.3. Place the mixture in two 1.75-inch courses for a final 3.5-inch compacted depth as instructed by the Town of Oregon.

Contractor shall place HMA in two layers to create a 22-foot-wide road and allowing for 2-foot shoulders.

Contractor shall place a 1-foot kick-out at each driveway, farm entrance and field access road matching the existing width of the driveway. This will be at the same depth as the mainline pavement.

For asphaltic driveways, remove the existing asphaltic surface from the driveways after making a clean saw cut. Limits of HMA removal shall be determined by the Town of Oregon.

Contractor shall place material so as to provide a smooth transition between the existing driveway and newly placed HMA pavement and as directed by the Town of Oregon. A minimum grade of 1% shall be provided to allow for positive drainage with a maximum longitudinal slope of 12% or as approved by the Town of Oregon.

D. Measurement
The Town will measure HMA by the ton, acceptably completed, using the methods specified in standard spec 450.4.

E. Payment
The Town will pay for measured quantities of HMA Pavement Type 4LT 58-28S placement at the contract unit price.

Payment is full compensation for preparing foundation, furnishing, hauling, placing, and compacting HMA and for QMP density testing.

The Town will not adjust pay under the Incentive Density HMA Pavement bid item.

8. Summary of all bid items

Project A: Reconstruction of Ravenoaks Subdivision Total of 2.71 miles

Item #	Description	# units (est)	Unit	Unit price	Total (# Units x Unit price)
5	Traffic Control		LS	$	$
6	Pulverization and Relay	34,980	SY	$	$
7	HMA Pavement – 4LT 58-28S	6,860	TON	$	$
			TOTAL		$

Checklist

□ Completed bid document (page 8).

□ Written guarantee for work to be performed.

Outlook

RE: T/O Oregon - Ravenoaks Subdivision

From Dustin Rondorf <DRondorf@walbecgroup.com>
Date Tue 12/16/2025 5:19 PM
To slebrun@uwalumni.com <slebrun@uwalumni.com>
Cc Jennifer Hanson <jhanson@townoforegonwi.gov>

Sue – I'm still showing an unpaid balance of $11,254.17. Please let me know when the remaining amount due will be paid.

Thanks

Dustin Rondorf
Project Manager
608.535.2468 mobile
walbecgroup.com
An Equal Opportunity & Affirmative Action Employer

From: slebrun@uwalumni.com <slebrun@uwalumni.com>
Sent: Wednesday, October 29, 2025 1:58 PM
To: Dustin Rondorf <DRondorf@walbecgroup.com>
Cc: 'Jennifer Hanson' <jhanson@townoforegonwi.gov>
Subject: RE: T/O Oregon - Ravenoaks Subdivision

Warning: External Email
Hi Dustin, correction. The check for $41,411.21 was approved by the Road & Traffic Safety Committee and will likely be approved for sending at the next town board meeting which is Nov. 10.

Sue

From: slebrun@uwalumni.com <slebrun@uwalumni.com>
Sent: Wednesday, October 29, 2025 1:55 PM
To: 'Dustin Rondorf' <DRondorf@walbecgroup.com>
Cc: 'Jennifer Hanson' <jhanson@townoforegonwi.gov>
Subject: RE: T/O Oregon - Ravenoaks Subdivision

Hi Dustin, a check went out for the difference of what was already paid and the approved amount from the 9/19 email below.

From: Dustin Rondorf <DRondorf@walbecgroup.com>
Sent: Tuesday, October 28, 2025 9:55 AM
To: slebrun@uwalumni.com
Cc: 'Jennifer Hanson' <jhanson@townoforegonwi.gov>
Subject: RE: T/O Oregon - Ravenoaks Subdivision

Sue – There is still an outstanding amount of $52,665.38 hanging out there. I'm looking for when this remaining amount will be paid. This work was completed in May and the original invoice was sent on 5/21. Please let me know.

Thanks

Dustin Rondorf
Project Manager
608.535.2468 mobile
walbecgroup.com
An Equal Opportunity & Affirmative Action Employer

From: Dustin Rondorf <DRondorf@walbecgroup.com>
Sent: Tuesday, September 23, 2025 7:53 PM
To: slebrun@uwalumni.com
Subject: RE: T/O Oregon - Ravenoaks Subdivision

Sue,

STATEMENT

Payne & Dolan, Inc.
N3W23650 Badinger Road
Waukesha, WI, 53187
USA
Telephone: 262-524-1700 Fax: --

Statement Date: 01-06-2026

OREGON TOWN OF TREASURER
1138 UNION RD
OREGON, WI, 53575
US

Statement of Accounts For: 117013 - OREGON TOWN OF TREASURER
Contact:

Item	*Type*	*Date*	*Job*	*Original Amount*	*Discount*	*Retainage*	*Outstanding Amount*	*Outstanding Retainage*
310232-001	Invoice	05-21-2025	310232	517,334.38	0.00	0.00	11,254.17	0.00
24333	Payment	07-08-2025	310232	-464,669.00				
24439	Payment	11-03-2025	310232	-41,411.21				

Current	31-60	61-90	91-120	Over 120		Amount Due
0.00	0.00	0.00	0.00	11,254.17		11,254.17

PLEASE MAIL PAYMENTS TO:
PO BOX 781
WAUKESHA, WI 53187

Payment fraud is on the rise! Please verify any payment instructions you receive from us (new or revised) by calling us at (262) 524-1700 and asking to speak to our accounts receivable department.

ACH payments preferred! Please email AR.CREDIT.GROUP.SOUTH@WALBECGROUP.COM for ACH instructions.

ONE COMMUNITY BANK
ADAMS

February 12, 2024

Jensen Family Farm, LLC
Gerald L Jensen, Member
274 Cranbrook Ct.
Nekoosa, WI 54457

Gerald Jensen:

One Community Bank ("the Bank") is pleased to define our interest in the loan transaction(s) described in this letter. This letter is not intended to be a final commitment to lend on the Bank's part but is intended to summarize the transaction in which the Bank is interested in financing at this time.

One Community Bank ((OCB" or Bank) appreciates this opportunity to provide a term sheet for a Letter of Credit on behalf of the Town of Oregon for the extension of Windridge Rd.

Credit Facility

Borrower:	Jensen Family Farm, LLC
Letter of Credit Amount:	$142,510.
Type:	Letter of Credit
Purpose:	Ensure Town of Oregon customer has the ability extend road according to Plans and Specifications provided to the Town of Oregon.
Term:	18 Months
Amortization:	18 Months
Interest Rate:	12%
Loan Fee	$1425.00
Repayment:	18 months.
Collateral:	First Mortgages on Lot 3 CSM 13122, Parcell 55025C0592H

ONE COMMUNITY BANK
ADAMS

Guarantors: Unlimited guaranty Gerald Jensen, Janine M Jensen

Prepayment: None

Documentation: Borrower/Guarantors to execute all loan documentation, including although not limited to note, real estate mortgages, commercial security agreement, personal and corporate guarantees.

Documentation Fee: Included in Loan Fee.

Conditions Precedent To Closing:

1. Receipt and review of acceptable title commitment(s)
2. Receipt and review of acceptable property insurance policies
3. Receipt and review of acceptable flood determinations. In the event the property is determined to be located in a flood zone, Borrower shall provide evidence of acceptable flood insurance prior to closing.
4. Receipt and review of all organizational documentation including articles of organization, operating agreement, EIN number, etc.
5. Acceptable environmental test. (Done)

Failure of completion of the requirements above, may result in the bank of not closing the loan.

Deposit Relationship: Gerald & Janine will look at expanding their deposit relationship with OCB.

No Material Change: Prior to the time of closing, the Borrower or Guarantors shall not be subject to any bankruptcy, insolvency proceeding, or any legal action other than what has already been disclosed to One Community Bank which would impair its ability to repay the loan. No damage shall have occurred to the subject collateral or any evidence of default under any other loan by the Bank to the Borrower or Guarantors. In the event of the occurrence of any of the foregoing events, the Bank may terminate this term sheet.

Closing Cost: Borrower will pay all cost incurred by the bank if the loan closes or does not close. The cost may include, but are not limited to title insurance & inspection charges, appraisal charges, recording fees, environmental fees, legal fees, transfer fees and Bank Fees

Other: Provide OCB with additional information that One Community Bank may require at any time throughout the loan process and life of the loan.

Please sign below as acknowledgement and acceptance of the above listed terms and conditions and return as proof of acceptance (e-mail receipt shall represent original form and acceptance). If you should have questions, please contact me at 608-472-5272. This term sheet will expire on February 19, 2024.

Sincerely,

One Community Bank

By:

Joseph R. Zaffino

Title: Market President/Commercial Loans

Jensen Family Farm, LLC

By: Gerald Jensen

Title: Member

Date

BIRRENKOTT SURVEYING
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

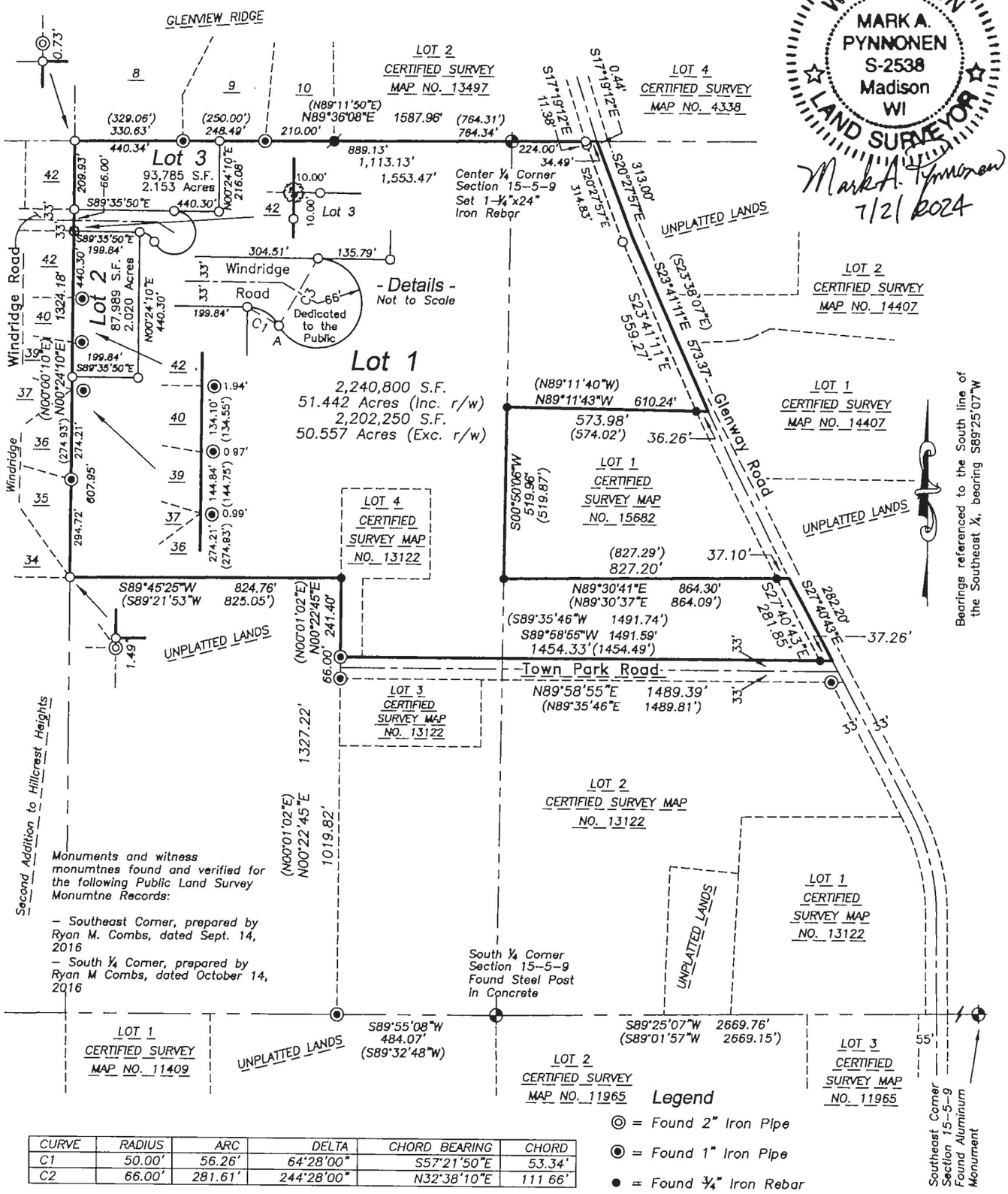
CERTIFIED SURVEY MAP

Lot 4 of Certified Survey Map No. 13122, recorded in Volume 84 of Certified Survey Maps of Dane County on Pages 125-127 as Document No. 4772009, and other lands in the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ of Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin.

0 400 800
SCALE 1" = 400'

WISCONSIN
MARK A. PYNNONEN
S-2538
Madison
WI
LAND SURVEYOR

Mark A. Pynnonen
7/2/2024



Monuments and witness monumtnes found and verified for the following Public Land Survey Monumtne Records:

- Southeast Corner, prepared by Ryan M. Combs, dated Sept. 14, 2016
- South ¼ Corner, prepared by Ryan M Combs, dated October 14, 2016

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.00'	56.26'	64°28'00"	S57°21'50"E	53.34'
C2	66.00'	281.61'	244°28'00"	N32°38'10"E	111.66'

Tangent Bearing A = N25°07'50"W

Legend

◎ = Found 2" Iron Pipe
◉ = Found 1" Iron Pipe
● = Found ¾" Iron Rebar
○ = ¾"x18" Iron Rebar Set wt.=1.502 lb./ln.ft.
( ) = Recorded as data
⊕ = Septic Tank
+ = Septic Vent
⊛ = Tree at Lot corner

CERTIFIED SURVEY MAP NO. 11650
VOLUME 124 PAGE 84
DOCUMENT NO. 5971938

Sheet 1 of 3
Office Map No. 220570

CERTIFIED SURVEY MAP

DATED: May 23, 2024

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Owners Certificate:
The Jensen Family Farm, LLC, as owner, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies 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 for approval.

Jensen Family Farm, LLC

Gerald L. Jensen, Member

Janine M. Jensen, Member

State of Florida)
Charlotte County) ss Personally came before me this 26 day of February, 2024, the above-named Gerald L. Jensen and Janine M. Jensen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Charlotte County, Florida

My Commission Expires Aug 25 2024

Jackie Yang
Printed name

JACKIE YANG
MY COMMISSION # HH13207
EXPIRES: August 25, 2024

WISCONSIN
MARK A. PYNNONEN
S-2538
Madison
WI
LAND SURVEYOR

Mark A. Pynnonen
7/2/2024

Surveyed For:
Jerry and Janine Jensen
274 Cranbrook Ct.
Nekoosa, WI 54457

Surveyed:	TAS
Drawn:	MAP
Checked	MAP/CKC
Approved:	CKC
Field book:	392/57
Tape/File:	J:\2022\Carlson\

Sheet 2 of 3
Office Map No.: 220570

Document No. 5971938

Certified Survey Map No. 16540, Volume 124, Page 85

CERTIFIED SURVEY MAP

DATED: May 23, 2024

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:
I, Mark A. Pynnonen, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Mark A. Pynnonen 7/2/2024
Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:
Lot 4 of Certified Survey Map No. 13122, recorded in Volume 84 of Certified Survey Maps of Dane County on Pages 125-127 as Document No. 4772009, and other lands located in the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ of Section 15, T5N, R9E, Town of Oregon, Dane County, Wisconsin, described as follows:
Commencing at the South ¼ corner of said Section 15; thence S89°55'08"W, 484.07 feet along the South line of said Southwest ¼; thence N00°22'45"E, 1019.82 feet along the Westerly lines of Lots 2 and 3 of said Certified Survey Map No. 13122; thence continuing N00°22'45"E, 66.00 feet along the Westerly terminus line of Town Park Road to the North right-of-way line of Town Park Road and the point of beginning; thence S89°45'25"W, 824.76 feet; thence N00°24'10"E, 1324.18 feet along the Easterly plat line of Windridge; thence N89°36'08"E, 1587.96 feet along the Southern plat line of Glenview Ridge and the Southerly line of Lot 2, Certified Survey Map No. 13497 to the center line of Glenway Road; thence S17°19'12"E, 0.44 feet along said center line; thence continuing along said center line S20°27'57"E, 313.00 feet; thence continuing along said center line S23°41'11"E, 573.37 feet to the intersection with the Easterly extension of the North line of Certified Survey Map No. 15682; thence N89°11'43"W, 610.24 feet along said extension and North line; thence S00°50'06"W, 519.96 feet along the West line of said Certified Survey Map No. 15682; thence N89°30'41"E, 864.30 feet along the South line of said Certified Survey Map No. 15682 to said center line; thence S27°40'43"E, 282.20 feet to the Easterly extension of the North right-of-way line of Town Park Road; thence S89°58'55"W, 1491.59 feet along said North right-of-way line to the said Westerly terminus line and the point of beginning; Containing 2,453,175 square feet, or 56.317 acres; Subject to a public road right of way over the Easterly 33 feet thereof.

* thence continuing N00°22'45"E, 241.40 feet;

Town of Oregon Certificate
This Certified Survey Map* is hereby acknowledged, accepted, and approved for recording by the Town Board of the Town of Oregon.

Jennifer Hanson Dated 5/29/2024
Jennifer Hanson, Clerk, Town of Oregon

* including the road dedication hereon,

WISCONSIN MARK A. PYNNONEN S-2538 Madison WI LAND SURVEYOR

Village of Oregon Certificate
This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Village of Oregon.

Candie Jones Dated 5/29/2024
Candie Jones, Clerk, Village of Oregon

Notes:
Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands, if present, have not been delineated, as part of this survey.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
This survey shows above-ground improvements only. No guarantee is made for below-ground structures.

Approved for recording per Dane County Zoning and Land Regulation Committee action of JULY 3, 2024 by Daniel Everson
Daniel Everson, Authorized Representative
#10773

Register of Deeds Certificate:
Received for recording this 3rd day of July, 2024 at 11:31 o'clock a m and recorded in Volume 124 of Certified Survey Maps of Dane County on Pages 84-86.

Received 7-3-24 9:39 am
Kristi Chlebowski by B. Dichraff Deputy
Kristi Chlebowski, Register of Deeds

Document No. 5971938

Certified Survey Map No. 16540, Volume 124, Page 86

Surveyed For:
Jerry and Janine Jensen
274 Cranbrook Ct.
Nekoosa, WI 54457

Surveyed:	TAS
Drawn:	MAP
Checked	MAP/CKC
Approved:	CKC
Field book:	392/57
Tape/File:	J:\2022\Carlson\

Sheet 3 of 3
Office Map No.: 220570

Road Maintenance Contract Agreement

Town of Oregon, WI

Hot Asphalt Mix Project

(3rd and Final DRAFT)

Contract and Agreement

This contract is between the Town of Oregon (The Town) and Contractor

( ).

The Town and Contractor, as it pertains to the Town's Request for Bids, Contractor's Bid Proposal and this Contract Agreement dated _____, signify as follows:

1. Contractor shall complete all work identified in the above referenced accepted Request for Bids and Bid Proposal between the dates of _____ and not later than_____. Contractor shall provide a schedule to the Town within the dates above. The Parties agree all work must be completed within appropriate temperatures to avoid using cold weather additives. The Town will issue a Notice to Proceed prior to the beginning of the approved start date.
2. All timelines stated above are of the essence. Contractor and The Town recognize time is of the essence and hardship will be suffered by citizens of the Town if work is not completed in a timely fashion. Extensions may be granted by The Town if weather conditions prevent progress and completion in a timely manner. Contractor agrees to liquidated damage payment deductions of $500.00 per day if work is work is not completed and extensions are not granted in accordance with the prescribed dates.

3. The Town shall make a payment of 95% of the contract price within 30 working days following satisfactory completion of the work and Contractor's request for payment. Final payment consisting of the remaining 5% of the contract price will be made within 90 days of Contractor's request for payment following the Town's determination the work is satisfactory and consistent with standards for road construction in Wisconsin. Final payment shall in all cases occur on or prior to December 1 of the calendar year in which the work was completed.
4. Should the work be deemed to be unsatisfactory, Contractor agrees to replace, repair, and correct any issues cited by The Town within one year of completion of the work. Payments may be withheld until such time as any unsatisfactory items are addressed.
5. The Contractor, in entering into this agreement, makes the following representations.

a. Contractor has examined the Proposal for Bids, Agreement, data, and other materials, including the estimated quantities (if any) in the Request for Bids.

b. Contractor has visited the site, measured the construction areas, calculated quantities, and has become knowledgeable with conditions which may effect costs, progress, timing, and performance of the work.

c. Contractor is knowledgeable of federal, state, and local laws, guidelines, and regulations which may effect cost, progress, and performance of the work.

d. In submitting the bid for services and entering into this agreement, Contractor certifies no financial relationship exists between itself and any Town Official or Employee except as specifically set forth in a written addendum as part of its bid. Contractor shall disclose any such relationship which subsequently occurs during the term of this contract.

e. Contractor has given The Town written notice of all errors, differences in estimated quantities, and issues, if any, discovered in the Bid Proposal and its own examination of the proposed work.

f. Contractor, with the possible exception of any items noticed pursuant to Sec. 5. e. above, agrees the Bid Proposal and this contract are sufficient to convey a clear understanding of all terms and conditions, and material quantities necessary for performance of the work.

6. Miscellaneous Provisions:

a. Assignments: No assignment by a party to this contract, including but not limited to, any rights, interest, duties, or payments, is authorized without written of the other party.

b. Successors: The Town and Contractor each binds itself, partners, and successors to the other party to this contract including all covenants, amendments, work performance, and payments as contained in these documents.

c. Severability: Any provision of these contract documents held to be unenforceable under law or regulation shall be deemed stricken and all remaining

provisions shall continue in effect as valid and enforceable upon the respective parties. If necessary, the stricken provisions shall be amended in writing in order to express the intent of the stricken provision.

d. Governing Law: This contract, being signed and executed by the parties in the State of Wisconsin, shall be interpreted under Wisconsin Law. Any disputes as to the language, meaning, or execution of this contract shall be adjudicated under Wisconsin Law, and if necessary, venue shall be Dane County.

e. Worker's Compensation Compliance: Contractor shall maintain Workman's Compensation Insurance pursuant to provisions of Wisconsin law throughout the duration of this contract.

f. Traffic Control: Contractor shall provide a traffic control plan to The Town prior to the commencement of construction pursuant to and consistent with the plan included in The Town's Request for Bids. Access for property owners and emergency vehicles shall be maintained at all times.

g. Insurance: Contractor is required to submit to The Town a certificate of liability insurance prior to commencing any work under this contract. Liability insurance is required to be maintained throughout the pendency of this contract.

h. Performance Bond: Contractor is required and agrees to submit to the Town a Surety Bond prior to the commencement of any work on the project. The Surety bond shall guarantee performance thru completion of all work.

i. Indemnification: Contractor shall indemnify, hold harmless, and defend the Town against any and all liability claims filed against the Town as a result of the Contractor furnishing materials or services under this agreement. The provisions of this paragraph do not apply to acts of the Town, its officers or employees, which result in liabilities. The obligation of the Contractor as to these liabilities shall survive the expiration of this agreement.

j. Contractor shall contact Digger's Hotline to obtain exact locations of all utilities prior to any construction.

k. Hot Asphalt Construction: (do we need specific procedures as done in Payne and Dolan bid document?)

7. Contract Documents/Contents

a. The Town's Request for Bids including Attachment A

b. Contractor's Bid Proposal

c. Contract and Agreement

c. Contractor's Certificate of Liability Insurance

d. Surety Bond to be submitted by Contractor.

e. Notice of Contract Award

f. Notice to Proceed

g. Written amendments and/or work change orders. (If any)

As attested to by the following signatures of The Town's Official(s) and Contractor's Employee(s) designated and authorized to enter into contractual agreements, The Town and Contractor do hereby enter into and bind the respective parties as enumerated above.

For The Town:

_____ on the ____ day of _____ 2026.

Title: Town Board Supervisor/Chairperson

For Contractor

_____ on the____ day of _____2026.

Title: _____

Notice To Proceed

Date: 00/00/2026

Project: Town of Oregon Roadway Maintenance Project located at (Lost Lawyer Road) as described in the Request for Bids Dated _____.

To: (Specified Contractor)

The Town is now in receipt of all necessary documents and you are notified the Contract dates in the above referenced project will begin to run on _____ 2026. You are obligated to provide a schedule for the work and begin performing your obligations under the Contract and Agreement on or after the above date. The completion date is to be no later than _____2026, unless an extension is granted by The Town. Please notify The Town prior to beginning work.

We look forward to working with your company and employees to complete this project.

This ____ day of _____ 2026.

By:_____ Town of Oregon Chair/Supervisor

Vision 2040
Town of Oregon



Vision 2040 Steering Committee

Carl Walser, Town Board Chair
Jennifer Hanson, Town Clerk
Stephanie Goth, Treasurer and Deputy Clerk
Tim Yanacheck, Plan Commission Chair
Rob Gard, Communications Committee Member

Visioning Consultant and Facilitator

Sharon Lezberg,
Summary Report Author
& Community
Development Educator

UW-Madison Extension
Dane County

Vision Survey Administration

Shaheer Burney,
Director
Lindsey Keough,
Assistant Director

Survey Research Center
of UW-River Falls

Summary Report • December 2025

Executive Summary 1
Vision 2040 - Summary Statement 1
Background on the Visioning Process 2
Community Survey 3
Process 3
Key Results 3
Natural and Cultural Resources 3
Land Use & Growth 3
Housing Development 4
Facilities 4
Transportation 4
Future Directions 5
Community Input Meeting 5
Process 5
Key Results from the Vision 2040 Input Meeting 6
High Priorities for the Town 8
Recommendations for Implementation 8
Quick Wins 8
Communications & Community Engagement 8
Land Use & Housing 8
Infrastructure & Transportation 9
Environmental Actions 9
Longer-Term Actions 9
Communications & Community Engagement 9
Land Use & Housing 9
Infrastructure & Transportation 10
Environmental Actions 10

Executive Summary

Visioning is a community-engaged process where residents discuss the future they want for the community, and plans for how to achieve this future. Visions are rooted in the goals and values of the community. A community vision guides future planning and decision making. The Town of Oregon started planning work on a visioning process in 2024 and completed the process in 2025. While the Town of Oregon has not experienced rapid growth since the previous visioning process in 1999-2001, the County in which the Town is situated (Dane County), and urban core (Madison, Middleton, Sun Prairie, Fitchburg, and Verona) have grown exponentially and land use pressure is consistently spreading out towards the County's Villages and Towns. The 2040 Vision highlights the Town's rural character, small-town atmosphere, agricultural heritage, and natural areas preservation goals. Policy and community engagement strategies to retain these attributes are included in this vision document.

Vision 2040 - Summary Statement

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 multi-channel, 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 make our community unique.

Background on the Visioning Process

The Town of Oregon had previously conducted a visioning process in 1999-2001. The report from that process highlights the following key aspects of the Town's vision for the future:

- To preserve the rural character of our town,
- To plan development wisely and control growth,
- To cooperate with the Village of Oregon,
- To provide an outdoor resource for our community.

That vision, produced 25 years ago, is still very much alive in the hopes and dreams of Town residents today. Yet, given the rapid population growth in Dane County, and the concomitant demand for more housing, transportation infrastructure, business development, and services, the Town continues to be concerned about development pressure and, in particular, the threat of annexation by adjoining municipalities.

To address regional changes and to update the vision for the Town, the Board approved conducting a vision update in order to hear from the community about their sense of place and desires for the future. The Town Board recognized that an up-to-date vision for the community would inform future planning activities (e.g., comprehensive planning, open space planning) and would also guide the work of the Town Board of Supervisors in developing budgets and committee priorities. The Board assembled a steering committee to guide the visioning process:

- Carl Walser, Town Board Chair
- Jennifer Hanson, Town Clerk
- Stephanie Goth, Treasurer and Deputy Clerk
- Tim Yanacheck, Plan Commission Chair, and Member of the 1999-2001 visioning committee.
- Rob Gard, Communications Committee Member.

Sharon Lezberg, UW-Extension Dane County's Community Development Educator was invited to assist with the design of the visioning process, and to assure community voice in creating an updated vision. The Vision 2040 process prioritized resident involvement in two ways: first, with a community-wide survey, which was followed by a "Vision 2040" input meeting open to the public. These two engagement strategies involved residents in identifying what was important to them regarding the town's vision for the future. Participants at the community input meeting also proposed strategies to assure that the vision could be implemented.

Community Survey

Process

The Vision 2040 planning team deliberated extensively on the questions to be asked and crafted the first iteration of the survey. The team contracted with the Survey Research Center of UW-River Falls (SRC) and worked with SRC Director Shaheer Burney and Assistant Director Lindsey Keough to administer the survey. The SRC distributed the survey in mail and online formats. The online survey was distributed to 1,152 households; the mail survey was sent to 108 landowners with 35 acres or more. The committee assisted with outreach and marketing, including sending out postcards to all homeowners.

There was a 39% overall response rate for the survey. This included 431 responses from the online survey and 48 responses from the mail survey. The SRC provided a report detailing responses to every question and provided an analysis of the results. The survey provides elected and appointed officials with increased understanding of the community's concerns regarding the major issue areas of land use & growth, community & quality of life, facilities & services, natural & cultural resources, and future vision for the town.

Key Results

The key findings for major issue areas are summarized below. Note that the survey results aggregate responses as a percentage of the total. There was one open ended question that garnered many responses, indicating that residents have strong preferences about specific aspects of Town life. The open-ended responses are included in the full survey report.

Natural and Cultural Resources

- Groundwater quality is one of residents' greatest concerns.
- The quality of the environment ranks high for residents. Survey results indicate widespread support for the preservation of wildlife habitat, good air quality, healthy lakes, rivers, and streams, and preservation of open space.
- Residents also prioritize conserving wetlands, attending to stormwater runoff and flooding, and preservation of high-quality farmland.

Land Use & Growth

- Residents prefer that the town restricts future land use & growth. Developers should pay fees to help defray the cost of roads, parks, and public services.
- Residents express a high level of concern about annexation of town land by neighboring villages and municipalities.

- There is strong support for the Town to seek agreements with neighboring communities on future land use and growth.
- Town residents support community planning and zoning along with considering the look and feel of new development to align with community character.
- While development is rapidly transforming the County's cities and villages, town residents discourage new development and seek to reduce the impacts of development on infrastructure and quality of life.

Housing Development

- While there is a preference for limited growth, respondents prefer that residential growth should occur near the Village of Oregon boundaries.
- Cluster design of housing (smaller lots with preserved open spaces) is preferred over scattered housing on large lots.
- Wherever possible, restrict the division of agricultural land for housing development.

Facilities

- Most community facilities are rated highly, especially fire protection, EMS/ambulance services, Town government, garbage & recycling, parks & recreation, plowing services, and police.
- There is mixed opinion about changes in facilities and services over the next 15 years. Residents somewhat support reduced salt use on roads for winter de-icing, but are mixed about expanding waste composting facilities or buying land for a new Town Hall.
- A greater number of respondents disagree or strongly disagree to tax increases to pay for increased services and facilities than do those who agree or strongly agree.

Transportation

- Many residents support development of bike paths or bike lanes, especially to connect the Oregon Rotary Trail with the Badger State Trail.
- The majority of survey respondents also support creating paved bike lanes when a street is being repaved. Similarly, there is a slight preference for bike striping and signage on existing streets.
- There is greater support for maintenance and improvement of existing roadways than there is for expanding bicycle infrastructure.

Future Directions

The community survey gauged residents' sense of the future with a series of statements. The question was worded: "The following statements suggest future directions for the Town of Oregon community. Please indicate your level of agreement for each when considering the Town in 2040 (15 years into the future)."

The following statements received over 70% "agree" or "strongly agree" responses (in order of positive response):

- Natural areas have been preserved and enhanced.
- Agricultural lands are used for a variety of farming enterprises.
- There are recreational opportunities available for youth and adults.
- The Town has pursued fiber-to-premises broadband internet for all households.
- The Town has increased in population.

Statements that received between 65-70% "agree" or "strongly agree" responses:

- There is a network of bike routes and paths connecting the Town to neighboring areas.
- There is housing available for young families.
- There are a variety of small, local businesses operating within the Town.

Additional statements concerning the availability of housing were less widely supported, notably because these would conflict with the desire to restrict development.

In general, the survey indicated that residents are satisfied with the quality of life in the Town of Oregon. Characteristics of rurality, including small-town atmosphere, healthy natural resources, and the preservation of agricultural lands and open space are highly valued.

The full survey report is posted on the Town of Oregon web page. Residents were informed of the results via Town communications.

Community Input Meeting

Process

A community survey provides a very useful snapshot of community residents' view of the Town and of future direction. However, a survey is not a conversation. The planning team wanted to dive deeper into the survey results by engaging residents in a conversation about priorities and strategies to achieve these priorities.

The input meeting was publicized through the Town office: residents were informed about the meeting through email lists and news blasts. All Town committee members were notified via their committee and encouraged to attend.

The following description of the Vision 2040 input meeting was shared with committee members and the community:

> Please join the Oregon Town Board and committee members for a discussion about the future vision for our community. We learned about resident hopes and concerns for the community through the Vision 2040 survey. We heard a strong desire to preserve the rural and agricultural character of the town, while continuing to provide services and addressing quality of life concerns for the future. During this community meeting, we will discuss the survey results and engage participants in discussions about how to achieve our collective vision. The event will include a presentation of survey results, small table group conversations, and shared discussions on how to move the Vision 2040 forward.

The community input meeting was held on September 16, 2025 with 36 attendees, plus Town office and UW Extension staff members. Town board members served as table discussion hosts; and planning team members, plus a few additional volunteers, served as flip chart recorders. Exit surveys indicated that participants highly valued the opportunity to discuss important issues for the community and provide suggestions.

One participant, Mr. Roe Parker, provided a report on the proceedings in his article "Town voices map Oregon's future" which was featured in the Oregon Observer.

Key Results from the Vision 2040 Input Meeting

Summary: Participants at the meeting emphasized the vision of maintaining the Town's rural character while addressing growth, infrastructure, and quality of life. Key themes include managing development, protecting natural resources, improving town services, and fostering community engagement.

Land Use, Community & Quality of Life, Natural & Cultural Resources

Vision for the Future: The community envisions maintaining its rural character and small-town atmosphere by limiting development and directing growth toward the Village or adjacent to existing subdivisions. Natural resources such as woodlands, wetlands, and green spaces should be preserved, and agricultural heritage honored. Groundwater protection and fostering community connections are essential priorities.

Implementation Strategies:

- Use Transfer of Development Rights (TDR) and conservation easements.
- Adopt forward-thinking ordinances to manage growth.
- Create housing options near Village boundaries.
- Educate residents on planning and water quality.
- Promote agritourism and community-building activities.
- Seek grants for farmland protection and natural resource management.

Quick Wins:

- Form a committee for annexation talks with the Village.
- Host education forums on budget and groundwater.
- Launch a new town website and improve communication formats.
- Publish op-eds on issues of importance to the community and engage local media.
- Explore donated land for town facilities.

Facilities & Services, Housing, Transportation

Vision for the Future: Housing should remain near village boundaries with options for affordability and aging in place. Town services must be maintained, broadband expanded, and transportation safety improved. A new Town Hall location should be identified, and groundwater protection prioritized.

Implementation Strategies:

- Review comprehensive plan for housing and commercial development.
- Conduct population growth vs. revenue projections.
- Implement simple road safety improvements and striping.
- Prioritize bike infrastructure and seek grants.
- Announce willingness to accept donated land for Town Hall.
- Expand communication channels (tax bill inserts, election day info).

Quick Wins:

- Formalize relationships with surrounding communities; hold quarterly meetings with elected representatives from these communities.
- Research salt use on roads and collaborate on group purchases.
- Create a bike path committee; secure easements for trails.
- Engage Eagle Scouts and volunteers for community projects.
- Identify those roads that are not adequately plowed and implement plowing improvements.

Town Communications and Education

The Town should expand communication through social media, neighborhood ambassadors, and listening sessions. Information inserts in tax bills, postcards, and lawn signs can improve outreach. Forums and salons should be developed for education and social engagement, and a broadband committee formed to address connectivity gaps.

High Priorities for the Town

- Managing Growth: Create joint boundary agreements; prevent annexation.
- Quality of Life: Protect rural character while balancing housing needs.
- Agriculture & Open Space: Maintain green space; support ag-based businesses.
- Transportation: Maintain roads; expand bike network; improve safety.
- Communications: Increase proactive engagement and multi-format outreach.
- Town Facilities: Secure land for a new Town Hall; improve government facilities.
- Services: Prepare for rising costs of fire and EMS; improve recycling and broadband.

Recommendations for Implementation

Quick Wins

Communications & Community Engagement

- Launch a new town website and improve communication formats.
- Expand communication through social media, neighborhood ambassadors, and listening sessions.
- Publish op-eds on issues of importance to the community and engage local media.
- Organize forums and salons for education and social engagement.
- Engage Eagle Scouts and volunteers for community projects.

Land Use & Housing

- Review the comprehensive plan regarding housing and commercial development. Use this document to inform outreach with neighboring communities.
- Form a committee to meet with the Village of Oregon to discuss hopes and desires related to annexation and land use.
- Formalize relationships with surrounding communities; hold quarterly meetings with elected representatives to assure ongoing cooperation and communication.

Infrastructure & Transportation

- Announce willingness to accept donated land for a new Town Hall and facilities.
- Identify roads that are not adequately plowed and implement plowing improvements.
- Create a bike path committee of local residents to address bike lanes, bike safety, and to secure easements for trails.
- Form a broadband committee to address connectivity gaps; connect with the Dane County Broadband coordinator for assistance in identifying gaps, connecting with ISP providers, and applying for funding.

Environmental Actions

- Research salt use on roads and explore collaborating with other local municipalities on group purchases.
- Host education forums on groundwater protection and sustainability.

Longer-Term Actions

Communications & Community Engagement

- Expand communication channels using tax bill inserts and election day information.
- Educate residents on planning and water quality.
- Provide recreational opportunities for youth and adults.

Land Use & Housing

- Conduct population growth versus revenue projections.
- Adopt forward-thinking ordinances to manage growth.
- Create housing options near Village boundaries.
- Ensure housing availability for young families.
- Promote agritourism and community-building activities.
- Support the development of small, local businesses operating within the Town.

Infrastructure & Transportation

- Implement simple road safety improvements and striping.
- Seek grants to expand bike infrastructure.
- Create a network of bike routes and paths connecting the Town to neighboring areas.
- Pursue fiber-to-premises broadband internet for all households.

Environmental Actions

- Use Transfer of Development Rights (TDR) and conservation easements to protect agricultural lands and natural areas.
- Seek grants for farmland protection and natural resource management.
- Preserve and enhance natural areas.
- Ensure agricultural lands are used for a variety of farming enterprises.

Office Furniture Resources
8787 W BROWN DEER RD
MILWAUKEE, WI 53224
P: (414) 353-9725
F: (414) 353-9750

INVOICE #	INV026372
INVOICE DATE	12/30/2025
PAGE	1 of 1

BILL TO:

Town of Oregon
Oregon Town Hall
1138 Union Road
Oregon, WI 53575
+1 608-835-3200

SHIP TO:

Town of Oregon
Oregon Town Hall
1138 Union Road
Oregon, WI 53575
+1 608-835-3200

PO #	CUSTOMER #	SALES REP	SHIPPING METHOD	TERMS
	ORG-608	RB-01	LOCAL DELIVERY	PREPAYMENT

Line	ITEM	QTY	TYPE	MFR.	PROJ #	SIZE	FINISH	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	CUST NOTE	1	Note					Contract 21-5177	$0.00	$0.00
2	CUST NOTE	1	Note					Finishes: SC Driftwood 4604/Kingswood Walnut Pepperdust	$0.00	$0.00
3	LAMINATE DESK A	1	Remanufactured			24x102		Laminate surface with leg and two high lateral file	$450.00	$450.00
4	LAMINATE DESK A	1	Remanufactured			24x102		Laminate desk with leg and 2 qty two high lateral file	$800.00	$800.00
5	SIT TO STAND B	2	Remanufactured			30x72		Two leg sit stand with remanufactured surface	$700.00	$1,400.00
6	STORAGE	1	Remanufactured			24x72	SC Driftwood/Pepperdust	Storage Island with two door storage, three high lateral/surface	$800.00	$800.00
7	TASK CHAIR C	2	Used				AS-IS	Gesture Task Chair	$575.00	$1,150.00
8	PEDESTAL MOBILE	2	Used				stitch Tuxedo 1099/SC Driftwood	Moble Ped	$175.00	$350.00
9	WI LABOR	1	Labor					Delivery and install included	$0.00	$0.00

This Quote Expires in 7 days.
Terms: Payment in full at time of order unless other terms were established and approved in advance. All sales are final unless otherwise noted. Qualified returns are subject to a restocking fee of 25%. Permit fees not included.
Prices are based on current tariffs. Any new or increased tariffs may result in price adjustments, which will be communicated before order fulfillment.
LIFETIME SATISFACTION GUARANTEE
OFR is a certified Woman Owned Small Business

Signature: _____

SUBTOTAL	$4,950.00
TAX	$0.00
TOTAL	$4,950.00
DEPOSIT/PAYMENT	$0.00
BALANCE	$4,950.00

SAFEbuilt®

Invoice

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

Invoice Number: 3047610
Invoice Date: 12/31/2025
Terms: Net 30 Days
Due Date: 1/30/2026
Customer #: 11-OREGTWN
Customer PO #:

Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 25TORE-B00128 | 6276 Ahwahnee Court, Oregon, WI 53575 | Residential Alteration				
Plan Review - Residential -Alterations to 1 & 2 Family Dwellings	$70.00	12/23/2025	85.00%	$59.50
Residential - Minimum Permit Fee	$65.00	12/23/2025	85.00%	$55.25
25TORE-B00128 Subtotal				**$114.75**
Permit # 25TORE-B00131 | 1039 Tipperary Road, Oregon, WI 53575 | Window/Door Replacement				
Residential - Minimum Permit Fee	$65.00	12/9/2025	85.00%	$55.25
25TORE-B00131 Subtotal				**$55.25**
Permit # 25TORE-BE00027 | 5093 Lincoln Road, Oregon, WI 53575 | Electrical Permit				
Plan Review - Residential - Renewable Energy Systems	$65.00	12/23/2025	85.00%	$55.25
Residential (Remodel/Additions/Replacement) - Electric	$484.00	12/23/2025	85.00%	$411.40
25TORE-BE00027 Subtotal				**$466.65**
Permit # 25TORE-BE00142 | 410 Bramble Lane, Brooklyn, WI 53521 | Residential Alteration				
Residential (Remodel/Additions/Replacement) - Electric	$65.00	12/31/2025	85.00%	$55.25
Residential - Minimum Permit Fee	$65.00	12/31/2025	85.00%	$55.25
25TORE-BE00142 Subtotal				**$110.50**
Permit # 25TORE-BEP00139 | 4804 Rome Corners Road, Brooklyn, WI 53521 | Residential Alteration				
Residential (Remodel/Additions/Replacement) - Plumbing	$65.00	12/1/2025	85.00%	$55.25
Residential - Minimum Permit Fee	$65.00	12/1/2025	85.00%	$55.25
Residential (Remodel/Additions/Replacement) - Electric	$65.00	12/1/2025	85.00%	$55.25
25TORE-BEP00139 Subtotal				**$165.75**
Permit # 25TORE-BEPH00140 | 6217 Oak Hollow Drive, Oregon, WI 53575 | Residential Alteration				
Additions	$176.00	12/19/2025	85.00%	$149.60
Residential (Remodel/Additions/Replacement) - Electric	$100.00	12/19/2025	85.00%	$85.00
Plan Review - Residential -Alterations to 1 & 2 Family Dwellings	$70.00	12/19/2025	85.00%	$59.50
HVAC- Alteration/Remodel- Residential	$75.00	12/19/2025	85.00%	$63.75

Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 25TORE-BEPH00140 | 6217 Oak Hollow Drive, Oregon, WI 53575 | Residential Alteration				
Residential (Remodel/Additions/Replacement) - Plumbing	$65.00	12/19/2025	85.00%	$55.25
25TORE-BEPH00140 Subtotal				**$413.10**
Permit # 25TORE-E00029 | 5913 Lincoln Road, Oregon, WI 53575 | Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	$205.02	12/23/2025	85.00%	$174.27
25TORE-E00029 Subtotal				**$174.27**
Permit # 25TORE-H00023 | 6000 Sun Valley Parkway, Oregon, WI 53575 | HVAC Permit				
HVAC- Alteration/Remodel- Residential	$65.00	12/2/2025	85.00%	$55.25
25TORE-H00023 Subtotal				**$55.25**
Permit # 25TORE-HE00025 | 948 Johnson Avenue, Oregon, WI 53575 | HVAC Permit				
HVAC- Alteration/Remodel- Residential	$270.90	12/18/2025	85.00%	$230.26
Residential (Remodel/Additions/Replacement) - Electric	$65.00	12/18/2025	85.00%	$55.25
25TORE-HE00025 Subtotal				**$285.51**
Permit # 25TORE-P00014 | 5255 West Netherwood Road, Oregon, WI 53575 | Plumbing Permit				
Residential (Remodel/Additions/Replacement) - Plumbing	$153.10	12/10/2025	85.00%	$130.14
25TORE-P00014 Subtotal				**$130.14**
Permit # 25TORE-P00015 | 5913 Lincoln Road, Oregon, WI 53575 | Plumbing Permit				
Residential (Remodel/Additions/Replacement) - Plumbing	$65.00	12/30/2025	85.00%	$55.25
25TORE-P00015 Subtotal				**$55.25**

Summary by Fee Type

Item Code	Amount
Additions	$149.60
HVAC- Alteration/Remodel-Residential	$349.26
Plan Review - Residential - Renewable Energy Systems	$55.25
Plan Review - Residential - Alterations to 1 & 2 Family Dwellings	$119.00
Residential - Minimum Permit Fee	$221.00
Residential (Remodel/Additions/Replacement) - Electric	$836.42
Residential (Remodel/Additions/Replacement) - Plumbing	$295.89
Total	**$2,026.42**

Please remit to: SAFEbuilt LLC Lockbox #88135
PO Box 88135, Chicago, IL 60680-1135

Net Invoice:	$2,026.42
Freight:	$0.00
Sales Tax:	$0.00
Invoice Total:	**$2,026.42**

Outlook

Agenda & Meeting Management Project Introductions | Oregon WI

From Eden Snyder <eden.snyder@civicplus.com>
Date Tue 1/6/2026 9:56 AM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

Hello Jennifer,

Congratulations on your recent purchase of our CivicPlus® Agenda and Meeting Management solution (formerly CivicClerk)!

I'm excited to work with you as your Implementation Consultant throughout your Agenda and Meeting Management implementation. I'll be your main point of contact and will guide you through the setup and configuration of your solution. I'd like to schedule our first meeting — the **Project Kickoff Meeting**.

Who Should Attend

This meeting is designed for your Project Leader and Core Project Team, and it is most effective with five or fewer attendees.

Kickoff Meeting Objectives

- Establish Project Leader and Core Project Team
- Review Scope of Work
- Overview of Implementation Process and Timeline
- Assign Customer Deliverables & Next Steps

Would you be available on **Thursday, January 22 at 12pm CT** for your Kickoff Meeting? I've sent a calendar invite with Zoom details separately. If this date doesn't work for you, please let me know, and I'll be happy to provide alternate options.

Next Steps

- Confirm availability for the Project Kickoff Meeting on **Thursday, January 22 at 11am CT**
- **Please complete and submit the Implementation Questionnaire prior to the Kickoff Meeting.** (Be sure to include the requested items such as sample agenda, minutes, item report, logo, etc.)

Feel free to reach out with any questions — I'm here to help!

Eden Snyder (she/her/hers)
Lead, Implementation Consultant • **CivicPlus**
civicplus.com

Connect with us:

CIVICPLUS

Powering and Empowering Government