

**Town of Oregon
Plan Commission Agenda
Tuesday, January 20th, 2026, 6:30pm
Oregon Town Hall, 1138 Union Road, Oregon, WI 53575**

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82915372299?pwd=al2OJW2qaA9ThazpZGxwajGpH5bjpuN.1>

To Call In: 1-312-626-6799

Meeting ID: 829 1537 2299

Passcode: 1138

1. Call the Plan Commission Meeting to order.
2. Roll Call.
3. Approval of December 16th, 2025, meeting minutes.
4. Public Comment.
5. Discussion/Updates re: Conditional Use Permit (CUP) Policy amendments and other format changes to Comprehensive Plan.
6. Discussion and possible action re: Blanket rezone to correct possible errors from the conversion to the new zoning code adopted in 2019.
7. Communications.
 - a. Rescheduled meetings for elections and annual meeting.
8. Town Board Items: (Arlan Kay).
9. Adjournment.

Posted 01/15/2026.

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

Town of Oregon
Plan Commission Meeting Minutes
Tuesday, December 16th, 2025

Chair Kay opened the Plan Commission Meeting at 6:30pm.

Roll Call

Present: Sharon Christensen, Laura Wilmot, Gena Larson, Dave Hageman, Arlan Kay, Jessica Barmack, Chuck Soule. Also Present: Treasurer/Deputy Clerk Stephanie Goth and Supervisor Laurie Fitzgerald, Town Board Chair Carl Walser, Supervisor Steve Jernegan (via zoom) Dane County Senior Planners, Majid Allan, and Bridgit Van Belleghem (via zoom).

Approval of Minutes

Moved by Wilmot, seconded by S. Christensen, to approve November 18th, 2025, minutes. Motion carried 7-0.

Public Comment.

No public comment.

Discussion and possible action re: Conditional Use Permit (CUP) Policy amendments and other format changes to Comprehensive Plan.

Discussion occurred regarding review, expiration, and sunset of CUP on sale or ownership changes. Dane County Senior Planners Majid Allen and Bridgit Van Belleghem explained that reviews of existing CUPs are triggered by non-compliance, that the Township can set expiration dates(sunset), or expiration upon change of ownership, by doing so it would require the applicants to apply for a new CUP.

Allen explained the value in not applying an expiration to all CUPS examples being, all CUPs expire after 1 year of non-use, Limited Family Business automatically expires with sale of property, CUPS are tied to a site plan and the current conditions set by the township, which were favorable. They explained that typical expiration terms are crafted around the nature of use, and the Town reserves the right to set expiration terms on uses that are not limited by State law and County ordinance. CUPs are tied to the site and operations plans that are approved, therefore if there are any changes to the site and operations plans there will need to be a new Conditional Use Permit (CUP) applied for. Conditional Use Permits are specific to use; the use of the land can be changed upon sale but not under the Conditional Use Permit.

Discussion occurred regarding the complaints and concerns of active CUPs and enforcement. Townships and residents' concerns/complaints are evaluated and enforced equally.

Soule asked Dane County Senior Planner, Majid Allen if he recommends adding language to the plan stating that the Township will consider sunset clauses and/or expiration on change of ownership. Mr. Allen stated that it's not required if the Town wants to telegraph that in the policy for applicants and future commissioners that is up to them. Senior Planner, Bridgit Van Belleghem added that they can add a general statement regarding other conditions may apply and add examples of sunseting, and expiration guidelines. Van Belleghem will propose the language with the amendments and the Plan Commission can approve or change at the time of review and approval of the Comprehensive Plan amendments.

Other Format Changes to the Comprehensive Plan.

Dane County Senior Planner Bridgit Van Belleghem, presented an overview of the formatting changes to the Comprehensive Plan noting the indexing of existing plan, color palette is consistent with the Town website, that can be changed if requested, changed to some of the programs that have changed or were removed since the last amendment, creation and addition of the Land Use Map within the plan, updated table and graphs with updated statistics, added photos throughout. They are still looking to add the new vision statement or remove and add as its own section. Town Board Chair, Walser added that there is an executive summary that would work for the plan. The final Vision 2040 statement is in the process of finalizing. There are photos that are needed. Bridgit stated that if the materials were received by January 5th, there could be a draft available for the January Plan Commission meeting.

Discussion and possible action re: Blanket rezone to correct possible errors from the conversion to the new zoning code adopted in 2019.

Dane County Senior Planner, Bridgit presented the blanket rezone request to correct possible errors from the conversion to the new zoning. Dane County is requesting the Plan Commission review the list of properties and provide their recommendations to the County. The Plan Commission will review the list provided and come to the January meeting with any questions and recommendations.

Communications.

No communication.

Town Board Items

Chair Kay updated the Commission on the current Town Board items budget completion, tax collection, and upcoming elections.

Adjournment.

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

Read Me: Thank you for taking the time to perform this housekeeping effort. Roger recommends opening the map project linked below and go section by section, comparing previous zoning to current zoning, where there are differences, check to make the proper zoning is in place.

The log contains "Parcel Number," "Reason," "Planner's Note," "Planners Decision" "Inspectors Note," "Inspectors decision," "Rezone From," "Rezone To," and "other comments." Please fill these in under your inspector or planner role.

Input

Reasons 1) A zoning district was assigned to one of the tax parcel numbers that differs from the overall zoning under ownership. If the property is under one deed, it should have a consistent zoning throughout.

a) Ex: A person owns 150 acres divided into 5 parcel numbers. All of the land is zoned FP-35 except one small portion that is zoned FP-1(or NR-C).

2) A zoning district was assigned to a property that does not match zoning district size requirements. The RM, RR, and SFR Zoning District have minimum and maximum size limitation. FP-35 is required to be 35 acres.

a) Ex: RM-16 Zoning requires a lot size between 16 and 35 acres. RM-8 Zoning requires a lot size between 8 and 16 acres. FP-35 requires a minimum of 35 acres. See zoning district factsheets for specific sizes of other districts.

3) Residential zoning was assigned to a property that was previously zoned A-1EX. The property does not contain a residence. The property should be zoned FP-1 unless there is a known housing density right assigned to the property.

a) Ex: There are many properties that were created in the past without review by the Town or the County. Most of these properties had A-1EX zoning; were under 35 acres in size; and considered non-conforming. If the property did not have a residence, the properties were to be zoned FP-1 until research is performed to determine if the property was created legally.

4) Residential zoning was assigned to a property that was deed restricted to prohibit residential development. The property should be zoned to FP-1 to support the deed restriction.

a) Ex: The previous zoning ordinance did not have a zoning district that limited land uses on small properties to ag production only (prohibiting houses). When zoning changes occurred, the A-2 Zoning District was assigned to small lots and deed restriction was placed on the property to restrict development if the housing density rights were exhausted on the original farms. During the 2019 update, RM or RR zoning was assigned to the properties which would give the perception that residential development was allowed. These properties should be zoned FP-1.

5) Residential or Agricultural zoning was assigned to properties (under one tax parcel) that are entirely covered with floodplain and/or wetland. Property should be zoned NR-C.

a) Ex: If an entire property is covered with floodplain and/or wetland, and not cropped, NR-C zoning should be applied to protect the sensitive environmental features.

6) Property assigned FP-1 Zoning when there is a residential house on it. The property should be zoned in a residential zoning category to reflect the current land use.

a) Ex: Many of the previously zoned A-1EX non-conforming properties (under 35 acres) were assigned FP-1, as noted in #3 above. Most of the properties which had houses on them were converted to a residential zoning category. Some were missed.

Map: H:\Zoning\2024 Zoning Map Update

PARCELNO	Owner	Address	Billing	Acres	Reason	Rezoned From	Rezoned To	Other Comments	Town Decision
0509-031-4022-0	JENKINS JT REV TR, RONALD R & JULIE M	-	5400 W NETHERWOOD RD	6.17	DR preventing dev with residential zoning. Is it developable or not?	RR-4	FP-1		
0509-041-8320-0	RITA MAE KLUEVER	5824 MADSEN CIR	5848 MADSEN CIR	4.46	Less than 35 acres in size and not farmed	FP-35	FP-1		
0509-041-6166-2	RITA MAE KLUEVER		5849 MADSEN CIR	1.21	Check	RE	FP-1	rezoned 6123	
0509-044-8050-0	RITA MAE KLUEVER		5850 MADSEN CIR	26.92	less than 35 acres	FP-35	FP-1		
0509-061-8720-0	WILLE LIVING TR		980 AUTUMN WOODS LN	16.54	DR that prohibits development	RM-16	FP-1		
0509-062-6098-0	GERRY K LARMORE		6218 TRAIL RIDGE CT	0.40	Part of a property with RR-2, make them match	SFR-08	rr-2		
Partridge Hill addition to	Several				In rewrite several R-1 where changed to RR-2, which allows animals. We believe	RR-2	SFR-2	up to the town	
0509-084-9030-8	MARY LAWECKI SMITH	5892 LINCOLN RD	5892 LINCOLN RD	7.06	only 6 acres	RM-16	RR-4		
0509-093-9502-0	FAHEY TR		5774 LINCOLN RD	20.46	Was RH before not allowing all the uses in RM-16, should have been changed to RR-4	RM-16	RR-16	Original intent	
0509-093-9570-4	FAHEY TR	5774 LINCOLN RD	5774 LINCOLN RD	19.96	see above	RM-17	RR-17	Original intent	
0509-092-8052-0	CLARK REV LIVING TR, MARY J		950 TIPPERARY RD	16.57	Mapping error that should have labeled the parcel as A-1 Ex, but it was made A-2, application processing error	RM-16	FP-35	rezoned 9802	
0509-141-9510-0	PURDIN FARMS LLC		626 INVERNESS ST	16.57	one parcel with two zoning districts, was previously all RH-4, equivalent is RR	AT-35/RM-16	RR-16		
0509-142-8330-0	BUBBA 1 LLC		866 ASHWORTH DR	19.56	Less than 35 acres, 4.4	AT-35/RM-16	FP-1		
0509-153-5000-8	EUGENE E LEWIS	865 JEAN CIR	865 JEAN CIR	3.16	previous zoning was all R-1 and when updated they were changed to RR-2, which allows animals	RR-2	SFR-2		
0509-153-4273-1	KENNETH D CASPER	833 JEAN CIR	833 JEAN CIR	2.41	previous zoning was all R-1 and when updated they were changed to RR-2, which allows animals	RR-3	SFR-3		
0509-163-9211-0	TG HANN LLC		200 N MONROE ST	1.51	Is part of a larger farm	FP-1	FP-35		
0509-171-8500-5	JEREMY A STAAS	5891 LINCOLN RD	5891 LINCOLN RD	17.94	Was RH-4, so should be RR-16, so not to allow extra uses in RM	RM-16	RR-16		
0509-172-8300-6	OREGON, TOWN OF	1067 STORYTOWN RD	1138 UNION RD	7.40	Town recycling center, maybe keep it, but RI minimum lot size is 16 acres and this is only 7.	RI		town decision to change	
0509-192-9720-2	STUESSY REAL ESTATE TR	714 COUNTY HIGHWAY D	670 PRISK ST	1.08	Is part of a larger farm	FP-1	FP-35		
0509-202-9510-3	CERQUA LIVING TR, DAVID L	5993 COUNTY HIGHWAY A	5993 COUNTY HIGHWAY A	12.36	Has a house and farm	FP-1	RR-16		
0509-201-8601-0	Robert Dicke	5886 COUNTY HIGHWAY A	5886 COUNTY HIGHWAY A	17.68	Previous zoning was RH-4, RM is more expansive	RM-16	RR-16		
0509-211-6910-0	Moreland Rev Living Trust		780 Heather Lane	0.40	Permitter parcel with no environmental features or trail	NR-C	UTR		
0509-243-8571-0	DANIEL W SCHMIDT		4965 ROME CORNERS RD	17.39	Less than 35 acres in size	FP-35	FP-1		
0509-243-9071-0	DANIEL W SCHMIDT		4966 ROME CORNERS RD	3.70	Less than 35 acres in size	FP-35	FP-1		
0509-252-8720-1	MICHAEL A LEGGETT	536 UNION RD	536 UNION RD	6.11	Random spot zone for LC, was RH-4 before rewrite	LC	RR-4	no rezoned petition	
0509-264-8570-9	DANIEL L O'BRIEN		552 GLENWAY RD	11.30	Part of a larger farm	FP-1	FP-35		
0509-322-9600-0	MCSHERRY REV LIVING TR, DONALD & BONNIE		187 TIPPERARY RD	7.67	Part of a larger farm	FP-1	FP-35	part of larger farm	
0509-333-9770-1	ROSALINO ANTONIO RUIZ		5676 ALPINE RD	7.57	One split parcel with two zoning districts that were illegal divisions	RR-8	FP-1	Other option is to legal lot the whole thing into RR-16	
0509-341-9000-2	THOMAS H WENDT		421 GLENWAY RD	20.17	parcel is less than 35 acres	FP-35	FP-1		
0509-341-9600-6	THOMAS H WENDT		422 GLENWAY RD	2.57	parcel is less than 35 acres	FP-35	FP-1	taken together with above parcel they are 26 acres combined	
0509-353-8561-0	ROBERT L HALBLEIB		172 GLENWAY RD	24.88	parcel is less than 35 acres	FP-35	FP-1		