

Town of Oregon
Plan Commission Meeting Minutes
Tuesday, February 24, 2026

Chair Kay opened the Public Hearing on February 24th, 2026, at 6:30pm.

Land Division/Rezone/CSM Petition #DPREZ-2026-12255 Parcel #0509-164-1001-2; 930 Hillcrest Lane, Oregon, WI 53575. This request is to divide existing residential lot into two lots, rezone 4.6 acres from RR-4 to RR-2. Applicant/Owner is Scott Templeton, 930 Hillcrest Lane, Oregon, WI 53575.
Applicants and their agents appeared in person.

Land Rezone Petition #DCPREZ-2026-12256 Parcel #0509-054-9315-0; 5900 County Highway D, Oregon, WI 53575. This request is to rezone 4.88 acres of LC to GC to enable building reconstruction for existing use. Applicant/Owner is Amble Land, LLC 5900 County Highway D., Oregon, WI 53575.
Applicants and their agents appeared in person.

Mike and Kathy Rezac, 1385 Storytown Road, appeared in opposition, expressing their concerns regarding the rezone to General Commercial opening the possibility of heavier use, the potential for increased traffic, noise, and overall impact to the area.

Phil Peterson 1275 Lathers Road submitted a letter of support for rezone petition #DPREZ-2026-12255.

Closed Public Hearing at 6:50pm.

Open Plan Commission meeting at 6:30pm

Roll Call

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

Land Division/Rezone/CSM Petition #DPREZ-2026-12255 Parcel #0509-164-1001-2; 930 Hillcrest Lane, Oregon, WI 53575. This request is to divide existing residential lot into two lots, rezone 4.6 acres from RR-4 to RR-2. Applicant/Owner is Scott Templeton, 930 Hillcrest Lane, Oregon, WI 53575.

Moved by Hagemann, seconded by S, Christensen to recommend approval of Petition #DPREZ-202612255. Motion carried 7-0.

Land Rezone Petition #DCPREZ-2026-12256 Parcel #0509-054-9315-0; 5900 County Highway D, Oregon, WI 53575. This request is to rezone 4.88 acres of LC to GC to enable building reconstruction for existing use. Applicant/Owner is Amble Land, LLC 5900 County Highway D., Oregon, WI 53575.

Chair Kay reviewed the Dane County staff memo regarding restriction of uses to fit the intended use. The Plan Commission reviewed the Limited Commercial and General Commercial zoning district fact sheets. Kay inquired about the septic field and the potential for a lot line adjustment to accommodate it on one parcel.

Discussion occurred regarding the future approved driveway upgrades and the storm water management. Soule inquired as to why a Conditional Use Permit is not being considered and feels it would be a straightforward option. Goth noted that the proposed zoning of GC would not require the additional conditions in the current CUP for the business to operate as is, referring to the Dane County staff memo and the recommended restriction on uses with deed restrictions to fit the Town's intended outcome.

Larson inquired about the alternative options the applicants have pursued. The applicants clarified that Dane County is requiring the rezone after alternative options were explored, that it is not their desire to rezone, it is the requirement to accomplish replacing the building.

Wilmot referred to the current deed restrictions, recommending that the Plan Commission transition the concerns into deed restrictions to accomplish the petitioners' request and continue with the Town's intended use for the area.

The Plan Commission reviewed uses in General Commercial zoning.

Soule stated that he still believes that a Conditional Use Permit is his preferred method, and his confusion regarding why that mechanism cannot be used.

The petitioner's agent offered to provide a document with limitations, structured for Limited Commercial adding any additional restrictions the Town requests.

Discussion occurred regarding employee parking, the number of on-site employees, adding verbiage regarding landscape business, and lot coverage.

Moved by Kay, seconded by Larson, to defer recommendation on Petition DCPREZ-2026-12256 to the March 17th, 2026, Plan Commission meeting, requesting the petitioners create a restriction document for review and approval. Motion Carried 6-1.

Approval of Minutes

Moved by Wilmot, seconded by S. Christensen, to approve January 20th, 2026, minutes. Motion Carried 6-0.

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

Moved by S. Christensen, seconded by Wilmot to recommend the Town Board authorize Dane County Planning submit blanket rezone application removing 0509-211-6910-0 NR-C from the application. Motion Carried 7-0.

Communications.

Tentative date for April Plan Commission meeting is Tuesday, April 28th depending on necessity.

Town Board Items

Kay updated the Commission on the Spring Primary, upcoming spring election and annual meeting, and Public Works new office trailer.

Adjournment.

Moved by S. Christensen, seconded by Hagemann, to adjourn at 9:00pm. Motion Carried 7-0.