

**Town of Oregon
Plan Commission Meeting Minutes
Tuesday, March 17th, 2026**

Open Plan Commission meeting at 6:30pm

Roll Call

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

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.

The Plan Commission focused on discussing and finalizing deed restrictions for the proposed rezone petition from Limited Commercial to General Commercial (GC) zoning. The commission debated various restrictions including lot coverage (settling on 20% instead of the initial 25% proposal), on-site employee limits (6 full-time employees), and outdoor lighting requirements. After extensive discussion about lighting regulations, they agreed to reference Dane County Ordinance 10.102(5) and limit after-hours lighting to building entrances and overhead doors with dusk-to-dawn lights. The commission also decided to add back the previously removed fuel storage restriction and delete outdoor storage language that should be covered in the conditional use permit.

Moved by Wilmot, seconded by Larson, recommend approval to Town Board of Petition DCPREZ-2026-12256 with deed restrictions from attached restriction document with the following edits; Outdoor lighting shall comply with Dane County Zoning Ordinance 10.102(5) exterior lighting shall be limited to building entrances and overhead service doors with a dusk-to-down light permitted in parking lot after business hours, remove restrictions referencing outdoor material storage and caretakers' residence as that will be in the subsequent CUP, add Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted, mobile tanks must meet all spill containment standards required by the Division of Environmental Health, and building footprints may not exceed 20% of the subject property site. Motion Carried 6-0.

Public Comment

Phil Peterson, 1275 Lathers Rd., recognized the Plan Commission for their efforts, and spoke in support of rezone Petition #DCPREZ-2026-12256 noting its added value to the community.

Approval of Minutes

Moved by Barmack, seconded by Wilmot, to approve February 24th, 2026, minutes. Motion Carried 6-0.

Communications.

Goth updated the Commission on the status of the Comprehensive Plan amendments hoping to have a draft for the April 28th, 2026, meeting.

Town Board Items

Kay reviewed upcoming meetings and election activities.

Adjournment.

Moved by S. Christensen, seconded by Hagemann, to adjourn at 7:50pm. Motion Carried 6-0.