

**Town of Oregon
Plan Commission Agenda
Tuesday, March 17th, 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=al2OJW2qaA9ThazpZGxwJGpH5bjpuN.1>

To Call In: 1-312-626-6799

Meeting ID: 829 1537 2299

Passcode: 1138

1. Call Plan Commission Meeting to order.
2. Roll Call.
3. Discussion and Possible Action: 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.
4. Approval of February 24th, 2026, meeting minutes.
5. Public Comment.
6. Communications.
 - a. Update on Comprehensive Plan amendments.
 - b. Upcoming meetings and events.
7. Town Board Items: (Arlan Kay).
8. Adjournment.

Posted 03/12/2026

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, 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.

MEMORANDUM

To: Town of Oregon Plan Commission

From: Stephanie Goth, Treasurer-Deputy Clerk

Date: March 10th 2026

Subject: Summary of Rezone Petition #12256 – Amble Property (LC → GC)

Purpose of Memo

To provide background and clarification on the need for rezoning of the Amble property, outline alternatives that were considered, and summarize guidance provided by Dane County Zoning.

Background

The applicant is requesting a rezone from **LC – Limited Commercial** to **GC – General Commercial** to allow replacement of an existing three-sided shed with a new office/storage building. The parcel is currently developed with **16,660 sq. ft. of buildings**, which exceeds the **10,000 sq. ft. aggregate building limit** allowed under LC zoning. As a result, LC zoning does not accommodate the property as it exists today.

GC zoning allows up to **60% lot coverage with buildings**, which provides the capacity needed for the existing and proposed structures.

Summary of County Zoning Administrator Guidance

According to Roger Lane, Dane County Zoning Administrator:

- A **variance** to exceed LC building limits is theoretically possible but it is difficult to justify because the issue can be addressed through the legislative process of rezoning.
- A **Conditional Use Permit (CUP)** does *not* resolve the building-size limitation; CUPs cannot override the LC district's maximum allowable building area.
- If the Town wishes to maintain the current character and intensity of use, **deed restrictions** are recommended as the most effective enforcement tool.

Recommended deed restriction components include:

- Maximum total building square footage
- Restricting land use to a **landscaping business and residence**

- Limiting the number of **full-time employees on site**

Lane noted that deed restrictions are **easier to enforce** than CUP conditions and would provide the Town a clearer mechanism for ensuring long-term land-use consistency.

Plan Commission Discussion Items

Based on confusion expressed during the February 24 meeting, the Commission may wish to focus discussion on the following questions:

1. Why is rezoning necessary?

- LC zoning cannot legally permit the existing or proposed building square footage.

2. Are there alternatives?

- Variance: Unlikely to be approved.
- CUP: Does not address building-size limits.
- Deed restriction: Recommended tool to maintain existing use while allowing new construction.

3. What limitations should be included?

- Building size cap
- Land-use limitations for compatibility
- Limits on employees or operational intensity
- Any additional lot-coverage restrictions the Town deems appropriate

Next Steps

Review the restriction document that the petitioner provides at the March 17th, 2026, Plan Commission meeting. Consider proposed restrictions. Edit, remove, and/or add restrictions necessary to ensure compatibility.

If the Plan Commission wishes to recommend approval of the rezoning with specific limitations, those conditions shall be included in the **Town Board Action Report**, per County instruction. Dane County will prepare the deed restriction document following approval action on the rezone.

DEED RESTRICTION REQUIRED

A deed restriction shall be recorded with the Register of Deeds to place the following limitations on the Subject Property:

- 1 Outdoor lighting shall be limited to no more than 8 lights, with lights directed downward.
- 2 Burning of debris shall be prohibited on the Subject Property.
- 3 Outdoor storage of Business' materials (including mulch and dirt) shall be located in bins behind (north) of the buildings so as to minimize street visibility.
- 4 Garbage and/or recycling receptacles shall be located behind (north) of the buildings so as to minimize street visibility.
- 5 Outdoor storage of parts, tires or non-essential equipment or materials is prohibited.
- 6 Subject Property signage shall be limited to one (1) free-standing, unlit sign in accordance with Dane County Sign Ordinances.
- 7 Hours of operation shall be limited to 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Winter hours will be dependent on weather.
- 8 Business on-site employees shall be limited to no more than 6.
- 9 Loudspeakers on the Subject Property shall be prohibited.
- 10 Off-street employee parking shall be limited to no more than 20 exterior stalls for operational & on-site employees.
- 11 On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance.
- 12 No retail sales or other on-site transactions with final customers shall be permitted.
- 13 The existing vegetative screening meeting s.10.101(12) requirements shall be maintained along the Subject Property eastern and western boundaries.
- 14 No on-site tri-axel or quad-axel vehicles shall be permitted in the operation of the GC use.
- 15 Operator will comply with all town road weight restrictions imposed by the Town of Oregon.
- 16 Continued use of the existing house as a caretaker residence shall be permitted on the Subject Property.
- 17 Building footprints may not exceed 25% of the Subject Property site.
- 18 Manufacturing is prohibited.
- 19 Operation as a Data Storage Center is prohibited.
- 20 Indoor entertainment or assembly is prohibited.
- 21 Transient or Tourist lodging is prohibited.

GC General Commercial Zoning District

Zoning district for commercial uses – CH. 10-Zoning [Section 10.272](#)

Permitted Uses 10.272(2)

- Contractor, landscaping or building trade operations
- Undeveloped natural resource and open space areas
- Day care centers
- Governmental, institutional, religious, or nonprofit community uses
- Light industrial
- Office uses
- Indoor entertainment or assembly
- Indoor sales
- Indoor storage and repair
- Personal or professional service
- A transportation, utility, communication, or other use required by law.
- Transient or tourist lodging
- Utility services associated with a permitted use
- Veterinary clinics
- Agriculture and accessory uses (livestock not permitted)

Conditional Uses: 10.272(3)

- Airport, landing strip or heliport
- Animal boarding, domestic pets
- Cemeteries
- Commercial Indoor Lodging
- Contractor, landscaping or building trades operation (outdoor)
- Communication towers
- Drive-in establishment
- Marinas
- Outdoor active recreation
- Outdoor entertainment
- Outdoor storage
- Offsite parking
- Residential and associated accessory uses
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above.
- Vehicle repair or maintenance service

Setbacks and Height Requirements 10.272(4),(6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height:

Business, multi-family, mixed-use: 4 stories maximum

Single family residential: 2 stories or 35 feet maximum

Side yard:

10 feet minimum

Rear yard:

Exclusive business use: 10 Feet minimum

Residential or combined use: 25 feet minimum

Lot Width & Area: 10.272(5)

Commercial lots: None

Residential or mixed-use: lot width 60 feet

Private sewer: 5,000 sq. feet per apartment

Public sewer: 2,000 - 2,250 sq. feet per apartment

Lot Coverage 10.11(5)

60% maximum

Residential uses by conditional use permit 10.272(3)

- Caretaker's residence
- Single family residential
- Attached or detached accessory dwelling units
- Two family residential
- Multifamily residential
- Mixed residential and commercial developments
- Institutional residential
- Manufactured housing communities , subject to s. 10.103(14)
- Rooming house

LC Limited Commercial Zoning District

Zoning district intended for small scale businesses

CH. 10-Zoning, [Section 10.271](#)

Purpose of the Limited Commercial District 10.271(1)

- The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

Permitted Uses 10.271(2)

- Office uses (limited to 6 on-site employees)
- Contractor, landscaping or building trade operations
- Incidental parking for employees
- Indoor storage and repair
- Storage of up to 12 total vehicles and pieces of construction equipment
- Utility services associated with a permitted use
- Undeveloped natural resource and open space areas
- Agricultural and agricultural accessory uses (livestock not permitted)
- Transportation, utility or communication use required by law.

Conditional Uses 10.273(3)

- Outdoor storage
- Caretaker's residence
- Light industrial (see definition below)
- Storage of more than 12 total vehicles and pieces of construction equipment
- Communication towers
- Governmental, institutional, religious, or nonprofit community uses
- Cemeteries
- Transportation, utility or communication use not listed as permitted uses

Setbacks, Height, and Size requirements 10.273 (4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height: 2 ½ stories or 35 feet maximum

Side Yards:

10 feet minimum each side

Rear Yards:

Commercial buildings: 10 feet minimum

Single family residences: 25 feet minimum

Residential accessory buildings: 10 feet minimum

Maximum Size of Commercial Buildings:

10,000 square feet total floor area per lot

Lot Width & Area: 10.273(5)

Area: 20,000 square feet minimum,
5 acres maximum

Lot Width: 100 feet minimum

LC-1 Limited Commercial District

Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.271

Lot Coverage 10.273(7)

Maximum 35% of all buildings on property

Commercial buildings shall not exceed 10,000 sq. ft. in total floor area*

*Total floor area is the combined gross floor area of all commercial buildings on zoning lot.

Definitions and General Notes for LC-1 Limited Commercial District 10.004, 10.271

DEFINITIONS:

- **Gross floor area** 10.004(68): The aggregate area of all horizontal levels of a building, expressed in square feet, not including any horizontal level where the average floor to ceiling height is less than 6 feet.
- **Indoor storage and repair** 10.004(77): Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- **Light industrial** 10.004(83): **(a)** The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations):
 1. are conducted entirely within an enclosed building; 2. are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; 3. do not pose a significant safety hazard (such as danger of explosion); and 4. include no retail sales.**(b)** Light industrial uses do not include agriculture-related, limited family businesses, Limited farm businesses, small workshops accessory to a permitted use, or heavy industrial uses.
- **Office** 10.004(112): An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- **Outdoor storage** 10.004(117): **(a)** Any activity located primarily outdoors involving the receiving, holding and shipping of materials for a single business. **(b)** Outdoor storage does not include loading and parking areas, storage of materials typically associated with a salvage operation, salvage recycling centers or solid waste recycling centers. **(c)** Outdoor storage of materials is not permitted within any building setback area.

NOTES:

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.102(8) of the Dane County Code of Ordinances (DCCO).
- Visual screening must be provided as required in Section 10.102(12) and maintained on LC lots adjacent to a SFR, TFR, MFR, RR, or RM districts.
- LC Contractor Businesses: Typical contractor businesses permitted in the LC district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- Other Commercial Zoning Districts: Contractor businesses other than general, mechanical and landscaping contractor businesses may need GC General Commercial or, more commonly, HC Heavy Commercial zoning in order to permit more intensive land uses.

Livestock 10.271(2)

Not Permitted.



DEED RESTRICTION
11530

Use black ink & print legibly

WHEREAS,

PHILIP L. AND CAROL L. PETERSON TRUST

is owner of the following described real estate in the Town of Oregon, Dane County, Wisconsin further described as follows:

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5612599
07/14/2020 11:39 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3

Name and return address:

*Philip L. and Carol L.
Peterson Trust
1275 Lathers Rd.
Oregon, WI 53575*

Parent Parcel Numbers
0509-054-9000-0

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 15446, located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Oregon, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. Outdoor lighting shall be limited to no more than 6 lights, with lights directed downward, as shown on the submitted site plan.
2. Burning of debris shall be prohibited on the property.
3. Signs on the property shall be limited to one freestanding sign that will be unlit and in accordance with Dane County Sign Ordinances.
4. Hours of operation shall be limited to 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Winter hours will be dependent on weather.
5. Business employees shall be limited to no more than 13 employees, including 10 operational employees and an additional 3 on-site office staff.-
6. 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.
7. Loudspeakers shall be prohibited on the property.
8. Employee parking shall be located on the west side of the shop as depicted on the submitted site plan.
9. On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance.
10. No retail sales or other on-site transactions with final customers permitted.
11. Vegetative screening, to meet all requirements of s. 10.101(12) shall be maintained along the eastern and western boundaries of the LC parcel.
12. No tri-axel, quad-axel equipment shall be permitted in the operation of the LC use.
13. Operator will comply with all weight restrictions on town roads imposed by the Town of Oregon.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.
2. The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.
3. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

7-09-20

Date

Philip L. Petersen
Signature of Grantor (owner)

PHILIP L. PETERSON

*Name printed

7-09-20

Date

Carol L. Peterson
Signature of Grantor (owner)

CAROL L. PETERSON

*Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on July 9, 2020 by the above named person(s).

Signature of notary or other person
authorized to administer an oath
(as per s. 706.06, 706.07)

Amy C. Harrison

Print or type name:

Amy C. Harrison

Title Notary Public

Date commission expires. 8-28-2020

This document was drafted by:

Dane County
Planning and Development Department

ROGER LANE





**BIRRENKOTT
SURVEYING, INC.**

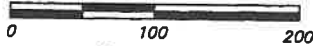
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southeast 1/4 of
Section 5, T5N, R9E, Town of Oregon, Dane
County, Wisconsin

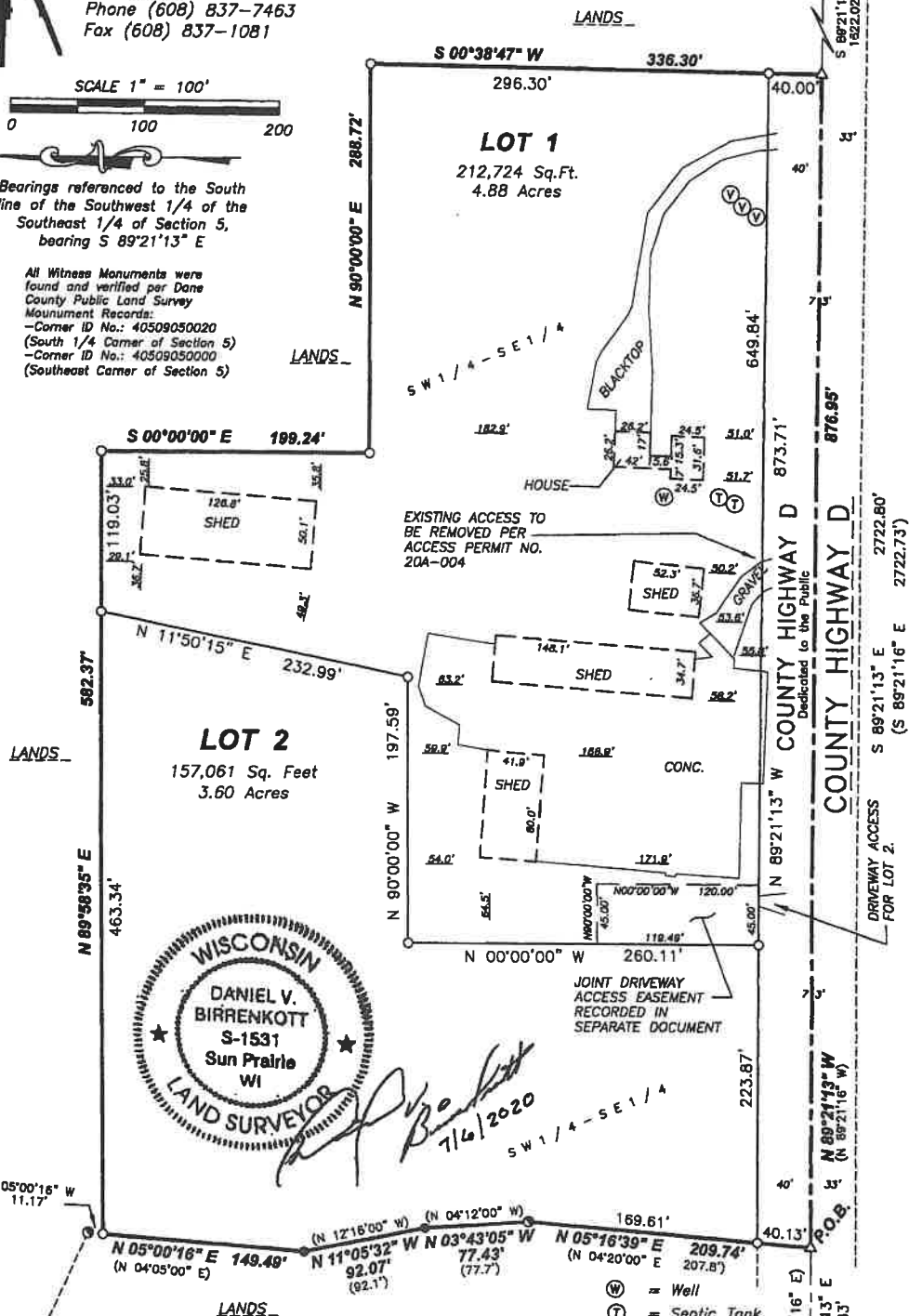
Southeast Corner
Section 5-5-9
Found Alum Mon.

SCALE 1" = 100'



Bearings referenced to the South
line of the Southwest 1/4 of the
Southeast 1/4 of Section 5,
bearing S 89°21'13" E

All Witness Monuments were
found and verified per Dane
County Public Land Survey
Monument Records:
-Corner ID No.: 40509050020
(South 1/4 Corner of Section 5)
-Corner ID No.: 40509050000
(Southeast Corner of Section 5)



Legend:

- ⊙ = Section Corner
- = 3/4"x24" Iron Bar set
min. wt. = 1.50#/in. ft.
- = Found 3/4" Iron Bar
- ⦿ = Found 3/4" Pinch Top Pipe
- ⊙ = Well
- ⊙ = Septic Tank
- ⊙ = Set Mag Nail
- ⊙ = Septic Vent

South 1/4 Corner
Section 5-5-9
Found Survey Nail

SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. 15446

VOLUME 111 PAGE 78

DOCUMENT NO. 5612598

Office Map No. **180187CSM**