

**Town of Oregon**  
**Plan Commission Agenda**  
**Tuesday, April 28<sup>th</sup>, 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: CUP Petition #DCPREZ-2026-12256 Parcel #0509-254-9315-4; 5900 County Highway D, Oregon, WI 53575. This request is to update the CUP for outdoor storage and caretaker's residence for existing use. This Petition is associated with rezone petition #12256 for GC zoning. Applicant/Owner is Amble Land, LLC.
4. Approval of March 17<sup>th</sup>, 2026, meeting minutes.
5. Public Comment.
6. Communications.
  - a. Update on Comprehensive Plan amendments DRAFT.
  - b. Staff Communication.
  - c. Town Board Items (Arlan Kay).
7. Adjournment.

Posted 4/23/26

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, March 17<sup>th</sup>, 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 24<sup>th</sup>, 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 28<sup>th</sup>, 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.**

# Dane County Conditional Use Permit Application

| Application Date    | C.U.P Number      |
|---------------------|-------------------|
| 03/13/2026          | DCPCUP-2026-02702 |
| Public Hearing Date |                   |
| 05/26/2026          |                   |

| OWNER INFORMATION                                         |                                        | AGENT INFORMATION                                   |                                        |
|-----------------------------------------------------------|----------------------------------------|-----------------------------------------------------|----------------------------------------|
| OWNER NAME<br>AMBLE LAND LLC                              | Phone with Area Code<br>(608) 209-5001 | AGENT NAME<br>RODINA REAL ESTATE (KEVIN GRINVALSKY) | Phone with Area Code<br>(608) 279-0326 |
| BILLING ADDRESS (Number, Street)<br>5900 COUNTY HIGHWAY D |                                        | ADDRESS (Number, Street)<br>7002 LITTLE LAKES RD    |                                        |
| (City, State, Zip)<br>OREGON, WI 53575                    |                                        | (City, State, Zip)<br>Belleville, WI 53508          |                                        |
| E-MAIL ADDRESS<br>nate@madisoncommerciallandscapes.com    |                                        | E-MAIL ADDRESS<br>kevin@rodinarealestate.com        |                                        |

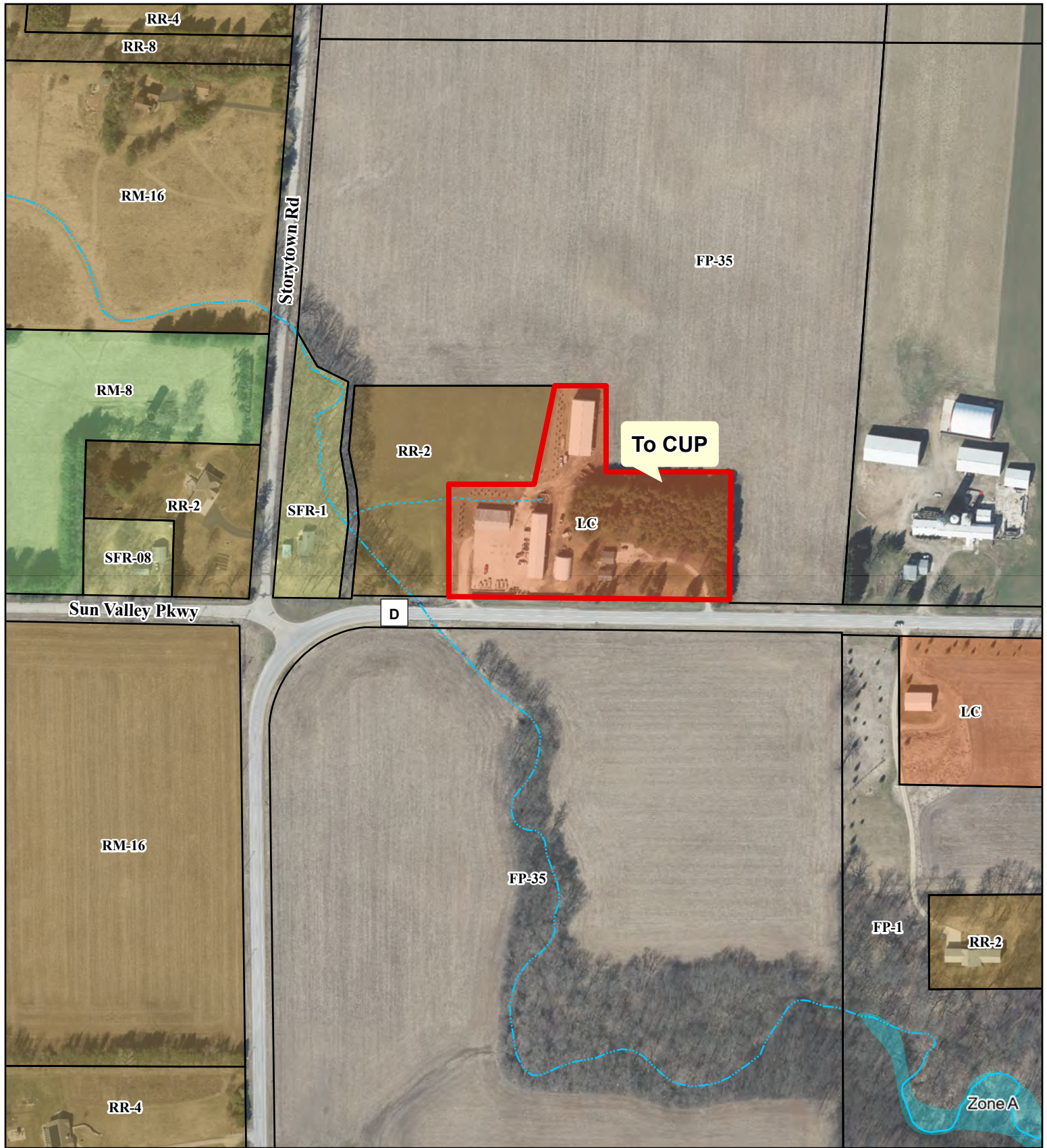
| ADDRESS/LOCATION 1         |              | ADDRESS/LOCATION 2         |         | ADDRESS/LOCATION 3         |         |
|----------------------------|--------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP |              | ADDRESS OR LOCATION OF CUP |         | ADDRESS OR LOCATION OF CUP |         |
| 5900 CTH D                 |              |                            |         |                            |         |
| TOWNSHIP<br>OREGON         | SECTION<br>5 | TOWNSHIP                   | SECTION | TOWNSHIP                   | SECTION |
| PARCEL NUMBERS INVOLVED    |              | PARCEL NUMBERS INVOLVED    |         | PARCEL NUMBERS INVOLVED    |         |
| 0509-054-9315-0            |              | ---                        |         | ---                        |         |

| CUP DESCRIPTION                                                        |
|------------------------------------------------------------------------|
| UPDATE EXISTING C.U.P. FOR OUTDOOR STORAGE AND A CARETAKER'S RESIDENCE |

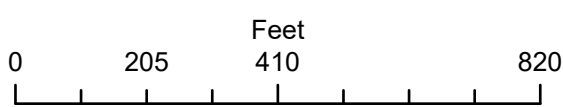
| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.272(3)                             | 4.88  |

|                                                                                 |                                                                                                                           |                                 |                            |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------|
| COMMENTS: THIS PETITION IS ASSOCIATED WITH REZONE PETITION #12256 FOR GC ZONING | <b>DEED RESTRICTION REQUIRED?</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | Inspectors Initials<br><br>RUH1 | SIGNATURE:(Owner or Agent) |
|                                                                                 |                                                                                                                           |                                 | PRINT NAME:                |
|                                                                                 |                                                                                                                           |                                 | DATE:                      |
|                                                                                 |                                                                                                                           |                                 |                            |

Form Version 01.00.03



**CUP 2702**  
**AMBLE LAND LLC**



- Proposed Zoning Boundary
- Tax Parcel Boundary
- Flood Hazard Zones**
- Zone Type**
- 1% Annual Chance Flood Hazard

- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard

- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee



**Dane County**  
**Department of Planning and Development**  
Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703  
(608) 266-4266

| Application Fees                                                                          |                                       |
|-------------------------------------------------------------------------------------------|---------------------------------------|
| General:                                                                                  | \$495                                 |
| Mineral Extraction:                                                                       | \$1145                                |
| Communication Tower:                                                                      | \$1145<br>(+\$3000 RF eng review fee) |
| PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS<br>STARTED PRIOR TO ISSUANCE OF PERMIT |                                       |

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

|                             |                              |                             |                                     |
|-----------------------------|------------------------------|-----------------------------|-------------------------------------|
| Property Owner Name:        | Nate Amble, Amble Land LLC   | Agent Name:                 | Kevin Grivalsky, Rodina Real Estate |
| Address (Number & Street):  | 5900 County Highway D        | Address (Number & Street):  | 7002 Little Lakes Rd                |
| Address (City, State, Zip): | Oregon, WI 53575             | Address (City, State, Zip): | Belleville, WI, 53508               |
| Email Address:              | nate@madisoncommerciallandsc | Email Address:              | Kevin@rodinarealestate.com          |
| Phone#:                     | (608) 209-5001               | Phone#:                     | (608) 279-0326                      |

### SITE INFORMATION

|                  |                    |                               |                                         |
|------------------|--------------------|-------------------------------|-----------------------------------------|
| Township:        | Oregon             | Parcel Number(s):             | 0509-054-9315-0                         |
| Section:         | 5 1/4: SW 1/4 : SE | Property Address or Location: | 5900 County Highway D, Oregon, WI 53575 |
| Existing Zoning: | LC                 | Proposed Zoning:              | GC                                      |
|                  |                    | CUP Code Section(s):          |                                         |

### DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):  
Outdoor storage, Caretaker's residence

Is this application being submitted to correct a violation?

Yes ☐ No ☒

Provide a short but detailed description of the proposed conditional use:

The property at 5900 County Highway D operates as a landscaping contractor business. The requested conditional uses are outdoor storage for landscaping materials, equipment, and vehicles, and the continuation of an existing caretaker's residence providing on-site oversight and security. The request maintains current operations and accompanies a rezone to allow construction of a replacement building on the same footprint as an existing structure.

### GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

|                                                                                       |                                                              |                                                               |                                                                             |                                                                          |                                                                                                                 |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Complete attached information sheet for standards | <input checked="" type="checkbox"/> Site Plan drawn to scale | <input checked="" type="checkbox"/> Detailed operational plan | <input checked="" type="checkbox"/> Written legal description of boundaries | <input checked="" type="checkbox"/> Detailed written statement of intent | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3/12/2026

## STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans.<br>See Attachment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:<br/>See Attachment</li><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:<br/>NA</li><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:<br/>NA</li><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:<br/>NA</li><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:<br/>NA</li></ul> |

## WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

See Attachment

List the proposed days and hours of operation.  
See Attachment

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.  
See Attachment

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.  
See Attachment

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.  
See Attachment

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.  
See Attachment

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.  
See Attachment

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.  
See Attachment

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.  
See Attachment

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.  
See Attachment

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.  
See Attachment

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).  
See Attachment

Briefly describe the current use(s) of the property on which the conditional use is proposed.  
See Attachment

Briefly describe the current uses of surrounding properties in the neighborhood.  
See Attachment

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

**A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.**

☐ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☐ Scale and north arrow.
- ☐ Date the site plan was created.
- ☐ Existing subject property lot lines and dimensions.
- ☐ Existing and proposed wastewater treatment systems and wells.
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards.
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☐ Proposed loading/unloading areas.
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- ☐ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- ☐ Hours of operation.
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☐ Signage, consistent with section [10.800](#).

☐ **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

# ATTACHMENT – RESPONSES TO CONDITIONAL USE PERMIT STANDARDS

Property: 5900 County Highway D, Oregon, Wisconsin  
Parcel: 0509-054-9315-0

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**1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The requested conditional uses consist of outdoor storage associated with a landscaping contractor business and continuation of an existing caretaker's residence. Both uses have historically operated on the property without incident or complaint. The site is designed and maintained to minimize impacts through controlled storage areas, limited lighting, and normal business operations typical of landscaping contractors.

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**2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.**

The surrounding area is primarily agricultural with scattered rural residences and occasional commercial service uses. The landscaping operation has existed on the property for an extended period and has not resulted in documented complaints. Outdoor storage is limited and located behind existing buildings, minimizing visual impacts to neighboring properties.

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**3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed conditional uses represent a continuation of existing site operations and do not introduce new land uses or increased operational intensity. The property has long functioned as a contractor and landscaping service location, and continuation of these uses will not interfere with surrounding agricultural or residential development patterns.

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**4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.**

The property has established driveway access from County Highway D and existing internal circulation areas for vehicles and equipment. Stormwater runoff is managed through previously installed site improvements including a retention basin. Existing and proposed sanitary facilities will be reviewed and permitted through Dane County Environmental Health.

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**5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Ingress and egress are provided by an existing driveway connection to County Highway D. Traffic associated with the operation consists primarily of employee vehicles and landscaping trucks and trailers. The conditional uses will not significantly increase traffic volumes because the underlying commercial operation is not being expanded.

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**6. The conditional use shall conform to all applicable regulations of the district in which it is located.**

Outdoor storage and caretaker's residence uses are recognized conditional uses within both the existing LC zoning district and the proposed GC zoning district. The request maintains the existing operational characteristics of the site and will continue to comply with applicable setback, storage location, and zoning regulations.

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**7. The conditional use is consistent with the adopted town and county comprehensive plans.**

The property has historically operated as a commercial landscaping contractor business serving a regional service area. Continuation of the existing caretaker residence and limited outdoor storage supports the existing commercial use of the property and remains consistent with the rural commercial character of the surrounding corridor.

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**8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, explain how the use satisfies the FP standards.**

This property is not located within a Farmland Preservation zoning district; therefore, the FP conditional use standards are not applicable to this request.

# ATTACHMENT – WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Property: 5900 County Highway D, Oregon, Wisconsin  
Parcel: 0509-054-9315-0

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**1. Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.**

The property at 5900 County Highway D is used for a landscaping and contractor services operation known as Madison Commercial Landscapes. The conditional uses requested are outdoor storage associated with the landscaping operation and continuation of the existing caretaker's residence on the property. Outdoor storage consists of landscaping materials, trailers, vehicles, and equipment stored in designated areas behind existing buildings or existing screening. The request accompanies a rezone to allow construction of a replacement commercial building on the same footprint as an existing structure. No expansion of the existing business operations or intensity of use is proposed.

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**2. List the proposed days and hours of operation.**

Typical business operations occur 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Seasonal activities such as snow and ice management may require early morning, evening, or weekend activity during weather events. The caretaker's residence provides on-site oversight and security.

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**3. List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.**

The landscaping operation employs approximately 10 to 15 employees. No more than three employees are typically present on the property at any one time during normal operations.

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**4. List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.**

Operational impacts are limited to normal vehicle movement, equipment staging, and loading activities typical of a landscaping contractor business. Outdoor materials consist primarily of soil, mulch, and bark stored in designated areas. Existing stormwater improvements manage runoff from the site, and operational practices have historically minimized impacts to neighboring properties.

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**5. Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.**

Outdoor storage is limited to landscaping materials such as soil, mulch, and bark, along with business vehicles, trailers, and landscaping equipment. Outdoor activities are limited to vehicle parking, equipment staging, and loading and unloading of materials. No outdoor processing, manufacturing, or material mixing occurs on the site.

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**6. For proposals involving construction of new facilities and/or infrastructure, describe any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.**

The project includes construction of a replacement commercial building on the same footprint as an existing structure. Elliott Mergen, P.E., Water Resource Engineer with the Dane County Land & Water Resources Department, has reviewed the existing stormwater plan for the property and confirmed that the proposed replacement building does not require a new stormwater management plan or amendment to the existing plan.

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**7. List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use.**

The property currently includes an existing private onsite wastewater treatment system serving the caretaker's residence. A separate system is proposed to serve restroom facilities within the replacement commercial building. Elliott Mergen, P.E., Water Resource Engineer with the Dane County Land & Water Resources Department, has confirmed that the proposed location of the new sanitary system will not interfere with the existing stormwater management plan for the site. The system will be designed and permitted through the appropriate Dane County agencies prior

to installation.

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**8. List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.**

Solid waste and recyclable materials are managed through contracted waste removal services. The site includes one trash dumpster and one recycling container located behind existing buildings and serviced regularly by a licensed waste hauler.

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**9. Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.**

Traffic consists primarily of employee passenger vehicles, landscaping trucks, trailers, and occasional delivery vehicles. The proposed replacement building will not significantly increase traffic generation because the landscaping operation and operational scale remain unchanged.

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**10. Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.**

The operation does not involve storage of hazardous, toxic, or explosive materials. Two mobile fuel transfer tanks may be used for equipment fueling and are operated in accordance with standard spill containment and safety practices.

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**11. Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties.**

Outdoor lighting is limited to building-mounted fixtures used for safety and security purposes. Lighting is directed downward and toward the property to minimize light spillover onto neighboring properties and surrounding agricultural land.

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**12. Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance.**

The property contains a single freestanding business identification sign associated with the landscaping operation. The sign is non-illuminated and compliant with applicable Dane County sign regulations. No additional signage is proposed.

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**13. Briefly describe the current use(s) of the property on which the conditional use is proposed.**

The property is currently used for landscaping and contractor services with associated commercial buildings, vehicle parking, equipment storage, and limited outdoor material storage.

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**14. Briefly describe the current uses of surrounding properties in the neighborhood.**

Surrounding land uses consist primarily of agricultural land with scattered rural residential properties and limited commercial activity along the County Highway D corridor.

# ATTACHMENT – NEIGHBORHOOD CHARACTERISTICS

Property: 5900 County Highway D, Oregon, Wisconsin  
Parcel: 0509-054-9315-0

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## **1. Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.**

The property is currently used for a landscaping and contractor services operation known as Madison Commercial Landscapes. The site includes commercial shop buildings, employee and equipment parking areas, limited outdoor storage of landscaping materials, and a caretaker's residence located on the property. The outdoor storage areas are limited to materials and equipment associated with the landscaping operation and are located in designated areas behind existing buildings. The property has operated in this manner for an extended period under existing zoning approvals.

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## **2. Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.**

Surrounding properties are primarily agricultural in nature with scattered rural residential properties typical of the area along County Highway D. Immediately west of the subject property is a vacant residential parcel under common ownership, followed by an existing rural residence further west. Properties to the north, east, and south of the site are predominantly agricultural. Limited commercial activity exists within the broader corridor, including landscaping-related businesses serving the regional area.

# ATTACHMENT – OPERATIONS PLAN AND NARRATIVE

Property: 5900 County Highway D, Oregon, Wisconsin  
Parcel: 0509-054-9315-0

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## **1. Hours of operation.**

Business operations typically occur Monday through Friday from **6:30 a.m. to 7:00 p.m.**, and **Saturday from 8:00 a.m. to 12:00 p.m. (noon)**. Seasonal activities such as snow and ice management may require early morning, evening, or weekend operations during weather events.

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## **2. Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.**

The landscaping operation employs approximately **10 to 15 employees**. Currently, approximately **three employees are typically present on-site** at any given time. As part of the zoning application, the applicant is requesting the ability to allow **up to six employees on-site at one time** if needed. The intent is **not to limit the total number of employees**, but rather to manage site activity through a **limited number of designated parking stalls**, which effectively controls the number of vehicles present at the property.

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## **3. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.**

Operational impacts are limited to normal vehicle movement, equipment staging, and loading activities typical of a landscaping contractor business. No industrial processing, fabrication, or manufacturing occurs on the site. Outdoor materials consist primarily of landscaping materials such as soil, mulch, and bark stored in designated areas. Existing site improvements, including paved areas and stormwater management infrastructure, manage runoff and minimize impacts to neighboring properties.

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## **4. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.**

Outdoor storage on the property is limited to materials and equipment associated with the landscaping operation. These materials primarily include soil, mulch, and bark stored in contained bins or designated storage areas, along with business vehicles, trailers, and landscaping equipment. Outdoor activities are limited to equipment staging, vehicle parking, and loading or unloading of materials. No outdoor processing, manufacturing, screening, or mixing of materials occurs on the site.

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#### **5. Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.**

The project includes construction of a replacement commercial building on the same footprint as an existing structure. Elliott Mergen, P.E., Water Resource Engineer with the Dane County Land & Water Resources Department, has reviewed the existing stormwater plan for the property and confirmed that the proposed project does not require a new stormwater management plan or amendment to the existing plan.

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#### **6. Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.**

The property currently includes an existing private onsite wastewater treatment system serving the caretaker's residence. A separate sanitary system is proposed to serve restroom facilities within the replacement commercial building. Elliott Mergen, P.E., Water Resource Engineer with the Dane County Land & Water Resources Department, has confirmed that the proposed location of the new sanitary system will not interfere with the existing stormwater management plan for the site. The sanitary system will be designed and permitted through the appropriate Dane County agencies prior to installation.

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#### **7. Facilities for managing and removal of trash, solid waste and recyclable materials.**

Solid waste and recyclable materials generated by the landscaping operation are managed through contracted waste removal services. The property includes one trash dumpster and one recycling container serviced regularly by a licensed waste hauler. These containers are located behind existing buildings to minimize visibility from neighboring properties and the roadway.

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**8. Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.**

Traffic associated with the operation consists primarily of employee passenger vehicles, landscaping trucks, trailers, and occasional delivery vehicles. The proposed replacement building will not significantly increase traffic generation because the landscaping operation and overall scale of the business remain unchanged. Existing driveway access from County Highway D will continue to serve the property.

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**9. A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.**

The landscaping operation does not involve the storage of hazardous, toxic, or explosive materials. Two mobile fuel transfer tanks may be used for fueling equipment as needed and are operated in accordance with standard safety and spill containment practices.

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**10. Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.**

Outdoor lighting is limited to building-mounted fixtures used for safety and security purposes. Lighting fixtures are directed downward and toward the property to minimize light spillover onto neighboring properties and surrounding agricultural land.

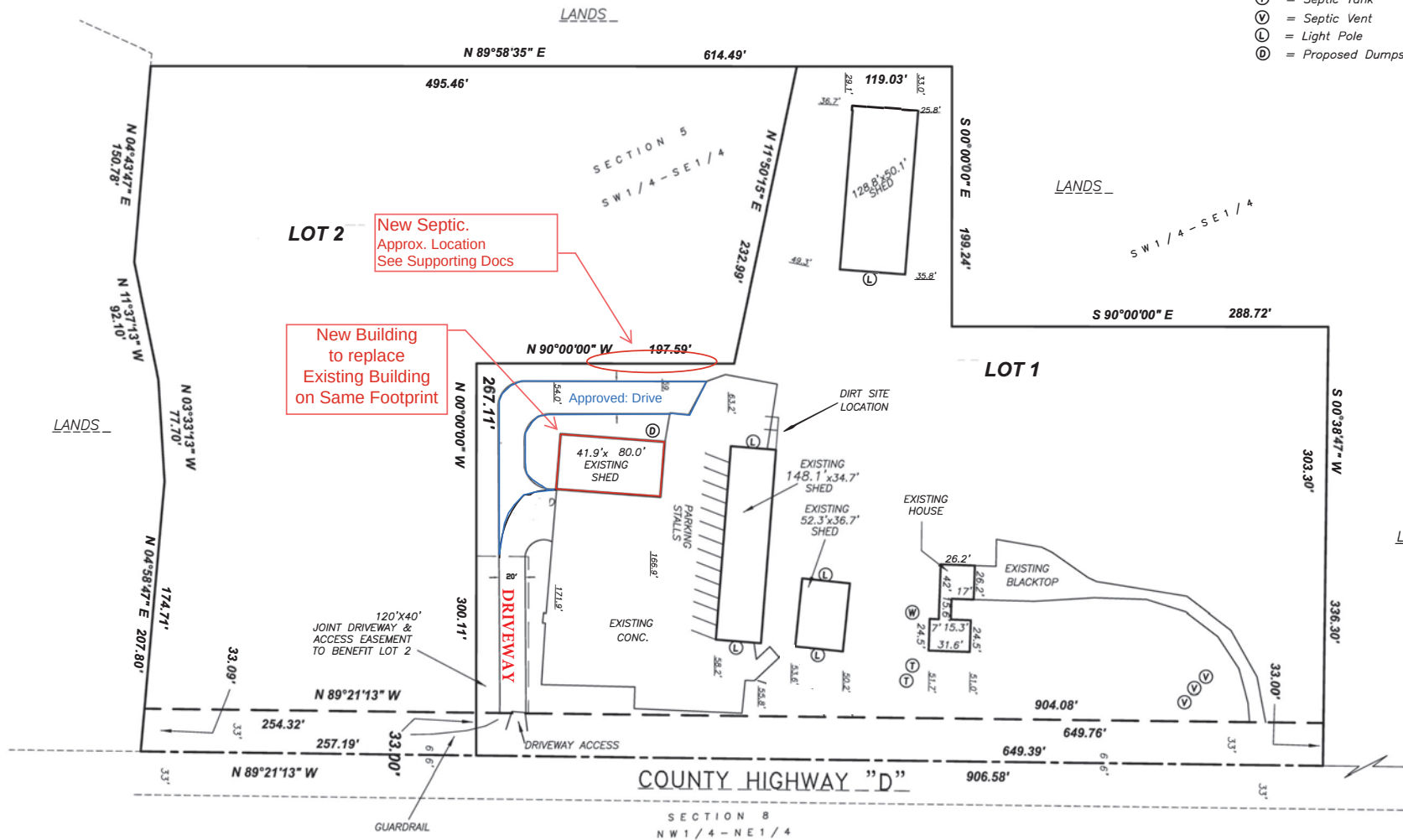
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**11. Signage, consistent with section 10.800.**

The property currently includes a single freestanding business identification sign associated with the landscaping operation. The sign is non-illuminated and compliant with applicable Dane County sign regulations. No additional signage is proposed.

**Legend:**

- (W) = Well
- (T) = Septic Tank
- (V) = Septic Vent
- (L) = Light Pole
- (D) = Proposed Dumpster Area



SCALE 1" = 80'



**BIRRENKOTT SURVEYING INC.**  
LAND SURVEYING & PERC TESTING

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1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590  
(608) 837-7463  
FAX (608) 837-1081

# **SITE PLAN- 5900 CTH D, OREGON**

February 21, 2020 Updated February 6, 2026

REVISED

REVISIONS

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

PREPARED FOR:

Sheena Amble  
2215 S. Fish Hatchery Road  
Fitchburg, WI 53575  
(815)-621-6258

SURVEYED BY

DRAWN BY

CHECKED BY

APPROVED BY

T.A.S.

B.T.S.

M.A.P.

M.A.P.

M.A.P.

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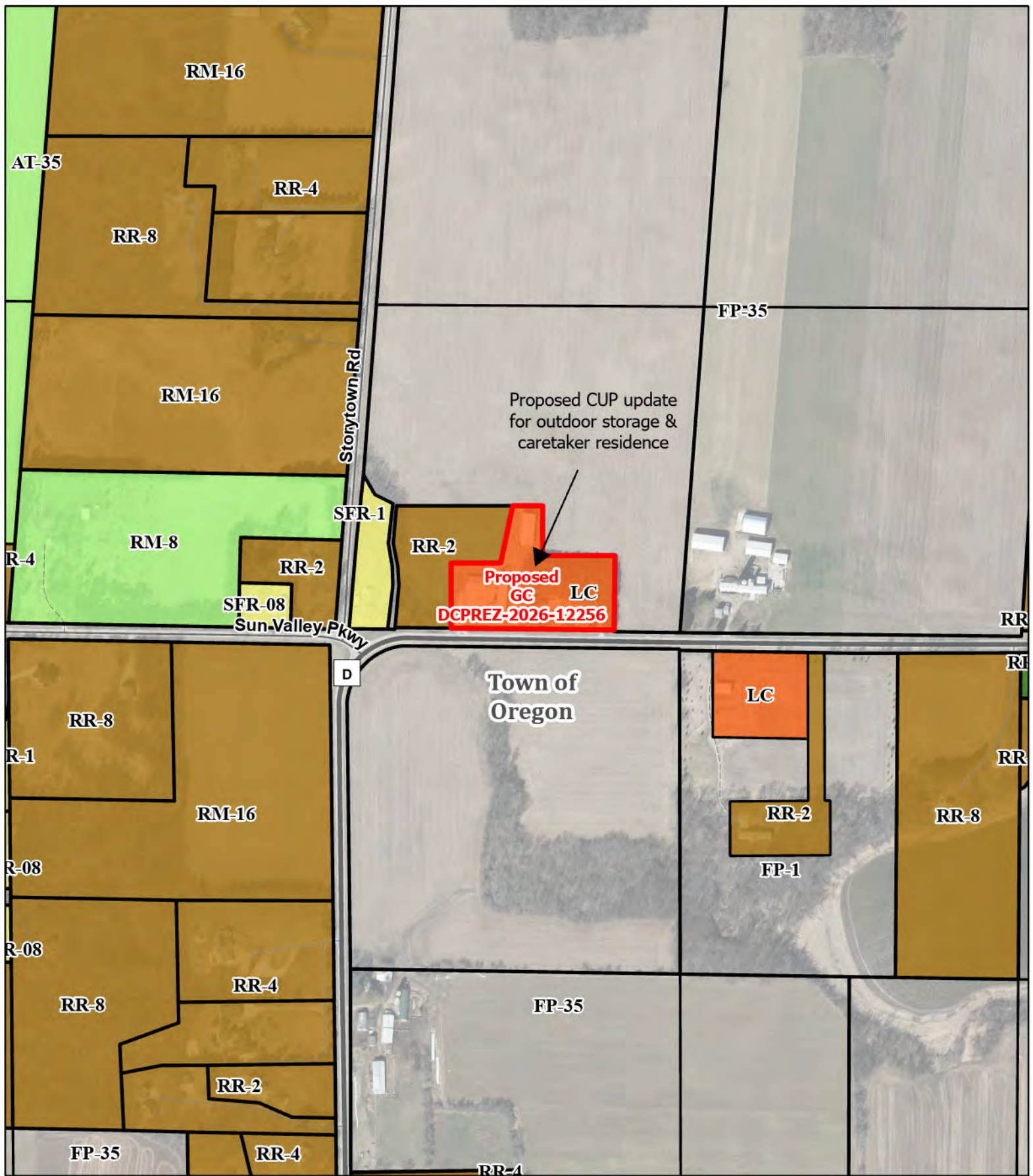
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200096.DWG

JOB NO. **200096**

SHEET 1 OF 1

FB 369/40



Feet  
0 250 500 1,000

## 5900 County Highway D Proposed CUP #2702

Neighborhood Zoning Map

**CUP 2702 Legal Description**

Lot 1 Certified Survey Map No. 15446, recorded in Dane County Certified Survey Maps Volume 111, Pages 78-79, document No. 5612598, Town of Oregon, Dane County, Wisconsin.

## **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 comply with Dane County Zoning Ordinance Chapter 10, Section 10.102(5). After business hours, exterior lighting shall be limited to building entrances and overhead service doors. A dusk-to-dawn light is permitted in the parking lot.
- 2 Burning of debris shall be prohibited on the Subject Property.
- 3 Garbage and/or recycling receptacles shall be located behind (north) of the buildings so as to minimize street visibility.
- 4 Outdoor storage of parts, tires or non-essential equipment or materials is prohibited.
- 5 Subject Property signage shall be limited to one (1) free-standing, unlit sign in accordance with Dane County Sign Ordinances.
- 6 Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted.
- 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 Building footprints may not exceed 20% of the Subject Property site.
- 17 Manufacturing is prohibited.
- 18 Operation as a Data Storage Center is prohibited.
- 19 Indoor entertainment or assembly is prohibited.
- 20 Transient or Tourist lodging is prohibited.

## Comprehensive Plan Review & Adoption Timeline

### Key Dates & Milestones

#### Draft Review & Editing

##### By April 11

- Edits for grammar, spelling, and factual errors will be provided to **Stephanie**.

##### April – May

- A cleaned-up draft will be circulated for review.
- Policy questions, proposed edits, and suggestions will be identified for discussion.

#### Plan Commission Review

##### May 19 – Plan Commission Meeting

- The Plan Commission will review policy questions, edits, and suggested changes.
- Decisions will be made on proposed revisions.
- If deemed ready, the Plan Commission will recommend the Comprehensive Plan to the **Town Board** for public consideration.

#### Town Board Review & Public Hearing

##### June 9 – Town Board Meeting

- Town Board reviews the Plan Commission recommendation.
- Determines readiness to proceed to public hearing.

##### July 21 – Public Hearing & Joint Meeting

- Formal public hearing on the Comprehensive Plan.
- Joint meeting with the Town Board.
- **Possible Town Board approval** following the hearing.

#### County Review & Final Steps

##### Post-Approval

- Comprehensive Plan is submitted to **Dane County** for the required **30-day review period**.

Additional public notice or hearing, if required, will follow.

*This timeline is preliminary and subject to adjustment based on review outcomes and statutory requirements.*