Town of Oregon

1138 Union Road, Oregon, WI 53575

Phone: (608) 835-3200 townoforegonwi.gov

MEETING	DATE	TIME	LOCATION
Town Board Regular	Tuesday, May 12, 2026	6:00 PM	Oregon Town Hall 1138 Union Road Oregon, WI 53575

Join the meeting from your computer. You can also dial in using your phone +1 312 626 6799 US (Chicago).
Meeting ID: 813 7073 6737 Passcode: 1138

Administrative

1. Call to Order

2. Roll Call

3. Approval of Minutes

4. Approval of Financial Report, Loan Update and Payment Vouchers

a. Update on Payne & Dolan Invoice of $11,254.17

Public Input & Presentations

5. Public Comment — No formal action will be taken during this meeting, although issues raised may become part of a future agenda. Participants are allotted a 3-minutes speaking period for comment.

Action/Discussion Items

6. Discussion and Possible Action re: 2025 Road Bid Approval

7. Discussion and possible Amended Approval of Conditions re: 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. (Dane County Zoning Recommendation for Amendment to Conditions from 4/21/26 Approval)

8. 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.

9. Discussion and Possible Action re: Contract with Crack Filling Service, Corp.

10. Discussion and Possible Action re: Dane County Agreement providing road markings

11. Discussion and Possible Action re: hiring consultant for town hall furnaces and air conditioning replacement (1994); three phase electrical

12. Discussion and Possible Action re: employee handbook; amend job titles to town administrator/clerk and treasurer/land use coordinator 60.37(3); job descriptions

Reports

13. Oregon Area Fire & EMS District

14. Brooklyn Fire & EMS District

15. Belleville Fire & EMS District

16. Road & Traffic Safety Committee

17. Town of Oregon Refuse Center (TORC)

18. Monthly Building Inspections

19. Public Works

20. Business Office

21. Assessor Report

Communications

22. Board Communication

23. Future Agenda Items

24. Board Committee Assignments

25. Review of Town Parking Ordinance

26.

Future Meeting Dates:

Tuesday, May 19 Plan Commission Meeting 6:30pm

Thursday, May 21 Road & Traffic Safety Committee Meeting 9am

Wednesday, May 27 Park Committee Meeting 6pm

Tuesday, June 9 Town Board Meeting 6pm

Tuesday, June 16 Plan Commission Meeting 6:30pm

Thursday, June 18 Road & Traffic Safety Committee Meeting 9am

Wednesday, June 24 Park Committee Meeting 6pm

Monday, July 6 2pm-4pm Open Book via phone ONLY – appointments accurateacessor.com

Tuesday, July 14, Town Board Meeting 6pm

Thursday, July 16 Road & Traffic Safety Committee Meeting 9am

Tuesday, July 21 Plan Commission Meeting 6:30pm

Thursday, July 23 Board of Review 12pm-2pm

Wednesday, July 29 Park Committee Meeting 6pm

Wednesday, July 29 Joint Meeting of OAFED 6:30pm-Village of Oregon Community Room

Tuesday, August 4 Town Board Meeting 6pm *(rescheduled from August 11 due to election)*

Tuesday, August 11 Election - Fall Primary 7am-8pm

Tuesday, August 18 Plan Commission Meeting 6:30pm

Thursday, August 20 Road & Traffic Safety Committee Meeting 9am

Wednesday, August 26 Park Committee 6pm

Tuesday, September 8, Town Board Meeting 6pm

Thursday, September 10, Road & Traffic Safety Committee Meeting 9am

Tuesday, September 15 Plan Commission Meeting 6:30pm

Wednesday, September 30 Park Committee 6pm

Adjournment

27. Adjournment

NOTE: Any item listed on the agenda is subject to discussion and action.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin board & Town website. Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the clerk's office at 608-835-3200 with at least three business days advance notice.

Possible Quorum: A quorum of members of other town governmental bodies may be present at this meeting for the purpose of gathering information and possible discussion. Unless noted, no official action by other town governmental bodies will be taken.

Posted: 05/05/2026

Town of Oregon
Annual Meeting Minutes
Tuesday, April 21, 2026

1. Call to Order
   Town Board Chair Carl Walser called the meeting to order at 6:00 p.m. on Tuesday, April 21, 2026. Chair Walser clarified that this was a meeting of the electors, not a Town Board meeting.

2. Approval of minutes from the 2025 annual meeting
   Chair Walser provided time for review of the 2025 Annual Meeting minutes. No changes were requested.

3. Set 2027 annual meeting (Statutory Date April 20, 2027)
   Town Board Chair Carl Walser confirmed with those in attendance that the 2027 Annual Meeting will be held on the statutory date of April 20, 2027.

4. Any new business by electors §60.10 Wis. Stats.
   Chair Walser asked if there was any new business from those in attendance.

   Laurie Fitzgerald, 5235 Locust Grove Road, spoke regarding adjustments to Town Board compensation. She distributed a summary of current compensation, noting that the Town Chair currently receives $8,000 annually and Town Board Supervisors each receive $4,000 annually, for a total annual salary expense of $24,000. Fitzgerald proposed a revised compensation structure effective in 2027, under which the Town Chair would receive $6,000 annually and Town Board Supervisors would each receive $5,000 annually, for a total annual salary expense of $26,000. She stated that the proposal would provide more equitable compensation among board members, recognize the Chair's additional statutory duties, and have a minimal impact on the overall budget. She also noted that the current structure undervalues the contributions of Town Board Supervisors. **Motion by Fitzgerald that the electors of the Town of Oregon approve this reorganization of compensation structure so that each supervisor will receive $5,000 a year or $1,000 increase over the current $4,000 and the chairman will receive $6,000 per year. Second by Mike Grochowski, 775 County Highway D, Brooklyn, WI.** Discussion followed among those in attendance, including consideration of overall compensation, ensuring equitable pay among board members, and implementation beginning in 2027. **Chair Walser called for a vote by a show of hands. 9-Yes, 0-No, 1-Abstain (Kay). Motion passes.**

Laurie Fitzgerald, 5235 Locust Grove Road, spoke regarding a proposed change to the ballot structure for Town Board Supervisor elections, from a multi-seat format to individually numbered single-seat positions. She noted that she has appeared on the ballot twice, both times unopposed, and described instances where election results caused confusion among voters, including situations in which candidates received condolences despite being elected. She stated this suggests some voters may not fully understand the current multi-seat format, particularly the instruction to "vote for no more than two." Fitzgerald explained that a single-seat structure could reduce voter confusion, make it clearer when a seat is contested, and allow voters to write in a candidate for a specific race. She added that candidates could benefit by selecting a specific seat and running against a single opponent rather than multiple candidates, which may reduce incumbent advantage and encourage new perspectives. She also noted that a single-seat format could be beneficial if a candidate withdraws after filing nomination papers, as it would allow for a focused write-in campaign and avoid the need for Board appointment. She clarified that the proposed single-seat structure would not create geographic wards, and seats would not be assigned specific town board duties. **Motion by Fitzgerald that the electors of the Town of Oregon approve the change from at-large seats, with a multi-seat ballot structure, to individually numbered seats for the Town of Oregon Board of Supervisors. Second by Mike Grochowski, 775 County Highway D, Brooklyn, WI.** Discussion followed among those in attendance, including considerations related to candidates declaring seat numbers when filing nomination papers, voter selection under a single-seat format, potential changes to ballot design, the impact on election outcomes, the frequency of contested elections, and the importance of community engagement. **Chair Walser called for a vote by a show of hands. 5-Yes, 5-No. The vote resulted in a tie. Motion failed.**

5. Oregon Area Fire EMS District Report – Chief Glenn Linzmeier

Oregon Area Fire & EMS District (OAFED) Chief Glenn Linzmeier presented the 2025 OAFED Annual Report. He expressed appreciation to Town residents and Town Board members for their continued support of the district.

Chief Linzmeier addressed inquiries he received regarding the Sugar River Emergency Medical Services (EMS) District merger, noting that it would affect only a small portion of residents within the Town of Oregon. He reported that OAFED operates at a Level B designation and provides training resources to other fire &

EMS departments. He also noted that the district has achieved an ISO Class 2 insurance rating, which may result in lower insurance premiums for homeowners.

Chief Linzmeier stated that the district continues to evaluate its capital improvement plans, including the need for reliable facilities to adequately staff personnel for fire and EMS services. He added that discussions are ongoing regarding potential consolidation and the formation of a larger fire and EMS district. While consolidation is not expected to reduce costs, it may help maintain response times.

6. Oregon Senior Center Report – Rachel Brickner

Oregon Senior Center Director Rachel Brickner presented an update on the Oregon Senior Center and thanked the Town for 46 years of partnership. She noted that the Town is currently in the third year of a five-year contract with the Village of Oregon.

Ms. Brickner shared statistics demonstrating the range of services provided and their cumulative impact since 2015. She reported that, despite space limitations at the current facility restricting growth, there has been increased utilization of health services, higher attendance at social groups, and more frequent visits to the Center. She added that new groups and programming opportunities continue to be developed, including games, educational programs, and support services. Statistics specifically related to services provided to Town of Oregon residents were also presented.

Ms. Brickner reported that construction has begun on a new $18 million senior center, to be located at the former site of the library and post office. The Center will remain in its current facility until the new building is complete. The new facility is expected to include a commercial kitchen, emergency shelter space, a gymnasium with an indoor walking track, and community rooms. Exterior features will include a covered drive area to assist volunteers with loading and unloading. The building will also provide small private consultation spaces for services such as tax preparation, telehealth visits, and veterans' benefits assistance.

She announced that the annual Brat Sale fundraiser will be held on Friday, May 8, from 11:00 a.m. to 1:00 p.m. at the Oregon Senior Center. Ms. Brickner also shared that she will be retiring in June after 16 years.

7. Dane County Sheriff Report – Deputy Collins

   Dane County Sheriff's Deputy Hayley Collins presented the Dane County Sheriff's Office Calls for Service and Citations Report covering January 2025 through December 2025 and January 2026 through April 19, 2026. She reviewed the report statistics and explained how incidents are categorized and tracked by the nature of the call. She noted that the majority of citations issued are related to speeding.

   Deputy Collins also explained the Dane County Sheriff's Office Beat Map and that deputies patrol multiple municipalities, which may affect visibility in any one area at a given time. She distributed informational materials outlining available resources, including mobile applications for emergency weather alerts, suspicious activity notifications, confidential reporting, and emergency response updates.

   Additional topics discussed included support for law enforcement, a recent complaint involving a bicyclist failing to stop for a school bus, general traffic concerns, methods for reporting crime, and reminders regarding crime prevention.

8. Presentation of 2025Annual Town Financial Statements – Clerk Hanson & Treasurer Goth

   Treasurer Goth presented the 2025 beginning and ending balances for all Town bank accounts, along with monthly interest rates. She reported that Dane County implemented a new tax collection software system in 2025, which the Town used for the first time. The new system allows property tax payments to be reflected on Access Dane the day after posting, compared to the prior system, which could take over a month. Property tax payment receipts are now also available online and accessible at any time.

   Chair Walser called for a recess at 8:28 p.m. and reconvened the meeting at 8:35 p.m.

   Sharon Christensen, 4827 Rome Corners Road, inquired about the cost of the vision survey. Chair Walser stated he did not recall the exact amount but would provide that information. He added that the Town Board is considering forming subcommittees to focus on "quick wins" identified through the survey results.

   Hanson presented a comparison of the 2025 budget to actual revenues and expenditures, highlighting increase in shared revenue and decrease in highway equipment due to not purchasing snowplow truck. She reported that in 2025 the Town borrowed $121,000 for expenditures planned in 2026 and $516,600 for road work and capital outlay, bringing total indebtedness at year-end to

$1,000,089.16. The year concluded with a net General Fund balance of $175,500.76.

Hanson also noted that the Town's audit was completed by Baker Tilly. The firm's "Calculation of Various Cash Balances" identified $177,543 in externally designated funds, including $137,232 in unspent loan proceeds and $40,311 designated for parks. The undesignated balance of $1,076,342 is available for use in 2026.

9. Park Committee Report – Park Committee Member Diane Packett

Diane Packett, a member of the Park Committee, presented a report on completed and ongoing improvements at Ravenoaks Park, Bicentennial Park, Hillcrest Park, Kennedy Park, and Town Park. She noted that over the past year, the Park Committee updated numerous park benches across the system.

Ms. Packett highlighted a current project involving an Eagle Scout initiative to construct a park shelter near the parking lot at Town Park. She also noted that, in addition to park oversight and maintenance, the committee is responsible for management of the Town's two cemeteries. At Storytown Cemetery, native prairie plantings have been installed along the roadway slope in place of traditional turf grass, reducing mowing requirements for the Town road crew.

She commended the Park Committee chair, committee members, and Town staff for their dedication, hard work, and significant accomplishments. Ms. Packett also is willing to continue to support efforts to expand community involvement opportunities within the Town parks.

10. Belleville Fire EMS Report – Town Chair Carl Walser

Chair Walser reported a scheduling conflict between the Town Board's monthly meeting and the Belleville Fire & EMS meeting, requiring a town resident to attend on the Board's behalf. After contacting residents within the Belleville Fire & EMS service area, Mike Grochowski, 775 County Highway D, Brooklyn, WI, agreed to serve as the representative.

Mr. Grochowski reported that both the Fire and EMS departments are in strong financial condition, supported by active and successful fundraising efforts. He noted that the departments remain highly regarded in the community, with strong participation from both volunteers and paid staff. He also shared that the planned merger with New Glarus will position the departments to pursue the

State Innovation Grant.

Additionally, Mr. Grochowski highlighted recent EMS activity, including the successful delivery of a baby with complications and the resuscitation of a heart attack patient. He noted that the annual raffle is currently underway, with a QR code available for participation.

11. Brooklyn Fire EMS Report – Town Supervisor Steve Jernegan
Steve Jernegan, 5464 Alan Dr., representing the Town Board on the Brooklyn Fire EMS District, presented several highlights. He noted that a new tender truck is needed and provided an update on discussions regarding potential OAFED consolidation. He discussed the benefits of sharing equipment and streamlining administration, as well as the district's decision to participate in the request for proposal process.

He added that the Town represents approximately 20% of the district.

12. Road & Traffic Safety Committee Report – Town Supervisor Arlan Kay
Arlan Kay, 5685 Lincoln Rd., reported that the Town maintains approximately 54 miles of roadway. He explained that the committee has developed a maintenance plan alternating between major road work in one year and minor or maintenance work in the following year. He also noted that the plan includes road striping improvements.

Kay stated that 2026 will be a maintenance year, while 2027 is scheduled as a major construction year, with planned work on Bell Brook, Rome Corners, Frenchtown, and Judd Road. He added that culvert replacement projects remain dependent on available State grant funding.

He further explained that each spring the Town evaluates roadway conditions to update the five-year Road Maintenance Plan. Kay also noted that the committee continues to address items placed within the road right-of-way that may create safety hazards.

Gloria Compton, 861 Della Rd., expressed appreciation for the road striping, stating it has been the most significant improvement since moving to the area.

13. Adjournment
Chair Walser adjourned the April 21, 2026 Annual Meeting by unanimous consent at 8:39 p.m.

Respectfully Submitted,

Jennifer Hanson, Clerk

Town of Oregon
Town Board Meeting Minutes
Tuesday, April 21, 2026

1. Call meeting to order
   Town Board Chair Carl Walser called the meeting to order at 6:00 p.m. on Tuesday, April 21, 2026.

2. Roll call
   Clerk Hanson called the roll. Present were Carl Walser, Laurie Fitzgerald, Arlan Kay, and Steve Jernegan. Tim LeBrun was excused absence. Also present were Treasurer Stephanie Goth and Clerk Jennifer Hanson.

3. Approval of minutes
   Chair Walser approved, by unanimous consent, the Town Board meeting minutes from Tuesday, March 10, 2026.

4. Approval of Financial Report, Loan Update and Payment Vouchers
   Chair Walser approved, by unanimous consent, the financial report, loan update, and payment vouchers.

   a. Update on Payne & Dolan Invoice of $ 11,254.17
   Kay spoke to Dustin at Payne & Dolan and they are working on getting their paperwork caught up to their agreement. Walser would like to keep on the agenda for next month.

5. Public Comments
   There were no public comments.

6. Discussion and possible Action re: 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. (*PC Recommendation to approve)*
   Motion by Kay to approve Land Rezone Petition #DCPREZ-2026-12256 for Parcel #0509-054-9315-0, located at 5900 County Highway D, changing the zoning from LC to GC to allow for the building or removal and replacement of an existing structure, subject to the conditions listed on page 16 of the packet. Second by Fitzgerald. Motion carried 4-0.

7. Appearance by Jesse Straubhaar re: warranty deed for driveway and entrance to Bicentennial Park; Jesse Straubhaar
   Clerk Hanson reported that she spoke with Mr. Straubhaar earlier in the afternoon. She informed him that the Town had not yet received a response from the Town Attorney and that the Board portion of the meeting would be brief due to the Annual Meeting scheduled at 6:00 p.m. It was mutually agreed to reschedule the discussion to Monday, May 11, when the Town Board will be meeting to open road bids.

8. Discussion and possible Action re: Resolution 02-2026; Town Board Resolution Supporting a Comprehensive and Sustainable Transportation Funding Solution
   Fitzgerald noted that the Wisconsin Towns Association (WTA) presented the resolution at a regional meeting. She explained that the resolution supports WTA's efforts to secure additional funding for road projects in the state budget.

   Motion by Fitzgerald to approve and adopt Resolution 02-2026 from the Wisconsin Towns Association, Supporting a Comprehensive and Sustainable Transportation Funding Solution. Second by Kay. Motion carried 4-0.

9. Oregon Area Fire & EMS District
   Chair Walser referenced an email from LeBrun regarding OAFED equipment, which was included in the meeting packet.

10. Road & Traffic Safety Committee
    a. Update of 5-year Road Plan
       Kay reviewed the updated 2026–2031 Road Work Plan and Budget Projections. He noted that the Town has several grant applications pending that may affect project timing. He also stated that coordination with the Town of Montrose will be necessary when bidding Judd Road due to Town Road Improvement Program (TRIP) grant funding requirements.

       The complexity of developing the five-year road work plan was discussed, including the need for contingencies and flexibility to accommodate changing conditions and funding opportunities.

    b. Review of 2026 Road Bid Paperwork
       Kay reported that Engineer Greg Hofmeister is reviewing the Town's 2026 seal coating bid documents and may provide recommendations regarding alternate road designations and standard contract language.

       Clerk Hanson stated that if those revisions are received by Thursday, the Town plans to remain on schedule for opening bids on Monday, May 11 at 9:00 a.m.

11. Town of Oregon Refuse Center (TORC)
    Fitzgerald reported that the Town of Oregon Recycling Center (TORC) has become busier with the start of brush season. She noted that employees notify staff each time burning occurs. She also reported that the white tin shed will be repurposed for tire storage, using materials remaining from the salt shed project. Additionally, she stated that staff have been utilizing the new office space to get out of the elements.

12. Monthly Building Inspections
    There were 12 building permits for March 2026.

13. Business Office
    a. Village of Oregon Liberty Park Annexation, Petition File No. 14833; 5214 County Highway CC, Oregon, WI 53575 – Municipal Bounty Review – DOA Approval Letter March 16, 2026

    Clerk Hanson reported on the annexation of a property by the Village of Oregon located off County Highway CC, adjacent to Mulligan's and the Methodist church, where a residence had previously been removed.

14. Board Communication
    There were no board communications. A brief discussion followed regarding the types of topics that may be addressed under this agenda item in the future.

15. Future Agenda Items: Committee Assignments
    Chair Walser stated that he will distribute committee assignments prior to the May Town Board meeting. He discussed the possibility of dividing the responsibilities of the Road & Traffic Safety Committee into smaller committees or subcommittees, as well as creating four subcommittees based on the Vision Survey results to address identified "quick wins."

16. Meetings Scheduled:

    Tuesday, March 17 Plan Commission Meeting 6:30pm
    Thursday, March 19 Road & Traffic Safety Committee Meeting 9:00am
    Wednesday, March 25 Park Committee Meeting 6pm
    Tuesday, April 7 Spring Election 7am-8pm
    Tuesday, April 14 Town Board Meeting 6pm
    Tuesday, April 21 Annual Meeting 6pm
    Tuesday, April 28 Plan Commission Meeting 6:30pm
    Wednesday, April 29 Park Committee Meeting 6pm
    Tuesday, May 5 Business Office Closed
    Tuesday, May 12 Meeting to Adjourn Board of Review 6pm
    Tuesday, May 12 Town Board Meeting 6pm
    Tuesday, May 19 Plan Commission Meeting 6:30pm
    Wednesday, May 27 Park Committee Meeting 6pm
    Tuesday, June 9 Town Board Meeting 6pm
    Tuesday, June 16 Plan Commission Meeting 6:30pm
    Wednesday, June 24 Park Committee Meeting 6pm
    Monday, July 6 2pm-4pm Open Book via phone ONLY – appointments accurateacessor.com
    Tuesday, July 14, Town Board Meeting 6pm
    Tuesday, July 21 Plan Commission Meeting 6:30pm
    Thursday, July 23 Board of Review 12pm-2pm
    Wednesday, July 29 Park Committee Meeting 6pm

Wednesday, July 29 Joint Meeting of OAFED 6:30pm-Village of Oregon Community Room

17. Adjournment

Chair Walser approved, by unanimous consent, the adjournment of the Town Board meeting on April 21, 2026, at 5:46 p.m.

Respectfully Submitted,

Jennifer Hanson, Clerk

Town of Oregon
April 30th , 2026

Beginning Cash Balance	1,606,399.31
Revenues	81,520.66
Expenditures	139,260.63
Ending Cash Balance	1,548,659.34

	Title	3/31/2026	4/30/2026
1-10001	Cash - SBCP Checking	63,408.54	10,170.10
1-10003	SBCP General Tax Account	577,409.57	531,658.50
1-10004	LGIP Bi-Centenial Park	191,722.27	192,322.61
1-10008	LGIP General	573,031.91	613,055.40
1-10009	LGIP - Lamont Park	40,684.23	40,811.62
1-10010	SBCP Bi-Centennial Park *146	12,844.94	12,884.42
1-10014	SBCP Park Fund *1458	41,889.64	42,018.41
1-10019	LGIP Capital Outlay	54,494.19	54,664.83
1-10020	LGIP Cultural & Recreation	2,379.53	2,386.98
1-10021	LGIP Hwy Equipment	48,534.49	48,686.47
	Total Cash	$ 1,606,399.31	$ 1,548,659.34

Account Balances

Title	3/31/2026	4/30/2026
Cash - SBCP Checking	63,408.54	10,170.10
SBCP General Tax Account	577,409.57	531,658.50
LGIP Bi-Centenial Park	191,722.27	192,322.61
LGIP General	573,031.91	613,055.40
LGIP - Lamont Park	40,684.23	40,811.62
SBCP Bi-Centennial Park *1	12,844.94	12,884.42
SBCP Park Fund *1458	41,889.64	42,018.41
LGIP Capital Outlay	54,494.19	54,664.83
LGIP Cultural & Recreation	2,379.53	2,386.98
LGIP Hwy Equipment	48,534.49	48,686.47

Total Cash	$	1,319,258.23	$	1,260,622.28
Total Park Funds	$	287,141.08	$	288,037.06
Total Cash	$	1,606,399.31	$	1,548,659.34

2026 Town of Oregon Loan Balances

5/1/2026	Beginning Balance	Interest Payment	Principal Payment	Total Payment Due	Balance	Payment Due
LakeRidge Bank	$ 121,000.00	$ 6,352.50	$ 121,000.00	$ 127,352.50	$ -	10/31/2026
5.25% - Fire Equip, Roadwork, Equip						
Pay Off 2026						
Brooklyn Fire/EMS District	$ 105,834.19	$ 3,704.20	$ 9,022.79	$ 12,726.99	$ 96,811.40	3/15/2026
3.5 % - Building Loan				Paid 2/10/26		
Pay Off 2035						
Commissioner of Public Lands	$ 256,624.97	$ 14,755.94	$ 124,726.59	$ 139,482.53	$ 131,898.38	3/15/2026
5.75% - 2023 Roadwork & Equipment				Paid 2/10/26		
Pay Off 2027						
Commissioner of Public Lands	$ 516,600.00	$ 18,916.05	$ 125,908.70	$ 144,824.75	$ 390,691.30	3/15/2026
5.50% - 2025 Roadwork & Equipment				Paid 2/10/26		
Pay Off 2029 **Starts 2026*						
Commissioner of Public Lands	$ 230,000.00					
5.0% - 2025 Roadwork & Equipment						
Pay Off 2030 **Starts 2027*						
Total	**$ 1,230,059.16**	**$43,728.69**	**$ 380,658.08**	**$ 424,386.77**	**$ 619,401.08**	

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
All Color Powder Coating, Inc.							
18	16801	Park Expense	05/01/2026	6,814.94	.00		
Baker Tilly Virchow Krause, LLP							
61	BT3530506	Audit	05/01/2026	2,360.40	.00		
Bucky's Portable Toilets							
120	WB108431	Solid Waste Expense	05/01/2026	150.00	.00		
Cintas							
968	4267400592	Uniforms, Rugs	05/01/2026	651.27	.00		
968	4267400592	Uniforms	05/01/2026	64.66	.00		
Compass Minerals America							
157	1651674	Salt	05/01/2026	2,455.25	.00		
Computer Magic, Inc.							
159	13861	Computer Support; Office 365	05/01/2026	760.50	.00		
Coverall North America, Inc.							
169	1000582748	Cleaning Town Hall	05/01/2026	150.00	.00		
Dane County Clerk							
188	CLERK 2026-0	Ballots	05/01/2026	679.14	.00		
Dane County Treasurer - Sheriff							
982	48074	Police Services	05/01/2026	419.45	.00		
Gordon Flesch Company							
312	IN15607649	Copy Machine	05/01/2026	208.16	.00		
Hofmeister Engineering & Surveying, Inc.							
998	0326-011	Seal Coat Advertisement Review	05/01/2026	240.00	.00		
998	0326-011	Culvert Preliminary Design & Estimate	05/01/2026	3,950.00	.00		
Kwik Trip							
439	6053150	Fuel for Town Vehicles	04/30/2026	1,791.72	.00		
Monroe Truck Equipment-Monroe							
547	5518962	Repairs and Supplies	04/14/2026	554.75	.00		
Pellitteri Waste Systems							
606	6890596	Solid Waste Disposal	05/01/2026	1,084.95	.00		
606	6890596	Residential Recycling	05/01/2026	5,087.25	.00		
606	6890596	Residential Trash	05/01/2026	12,065.76	.00		
606	6890596	Fuel Surcharge	05/01/2026	885.78	.00		
606	6890596	Solid Waste Disposal Residential Landfill	05/01/2026	371.07	.00		
SAFEbuildt, LLC.							
700	3757901	Building Inspections	05/01/2026	6,883.73	.00		
Scott Constructions Inc.							
716	7072	Cold Mix Patch	05/01/2026	4,913.80	.00		
US Bank							
842	04272026	hyvee	05/01/2026	215.28	.00		
842	04272026	Gerber Leisure	05/01/2026	166.00	.00		
842	04272026	Alliant	05/01/2026	104.55	.00		
842	04272026	Alliant	05/01/2026	501.79	.00		
842	04272026	Alliant	05/01/2026	215.05	.00		
842	04272026	Costco	05/01/2026	23.98	.00		
842	04272026	Costco	05/01/2026	14.98	.00		
842	04272026	Pitney Bowes	05/01/2026	93.76	.00		
842	04272026	Costco	05/01/2026	18.98	.00		
842	04272026	Column Public Notice	05/01/2026	94.29	.00		
842	04272026	Spectrum	05/01/2026	328.28	.00		
842	04272026	Hutchins Door	05/01/2026	3,800.00	.00		
842	04272026	Dorn Ace	05/01/2026	34.56	.00		
842	04272026	Walmart	05/01/2026	45.68	.00		
842	04272026	Chewy	05/01/2026	94.55	.00		
842	04272026	Tractor Supply	05/01/2026	44.99-	.00		
842	04272026	Dorn Ace	05/01/2026	71.95	.00		
842	04272026	Sloan Implement	05/01/2026	329.45	.00		

Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
842	04272026	Butch's Repairs	05/01/2026	25.50	.00		
US Cellular							
843	05092026	Cell Phones for Public Works	05/01/2026	130.85	.00		
Wingra Stone Company							
890	40852	Crushed Stone	05/01/2026	399.72	.00		
Wolf Paving & Excavating							
904	54627	Cold Mix	05/01/2026	765.00	.00		
Grand Totals:				59,971.79	.00		

Dated: May 12, 2026

Town Board Chairperson: _____

Town Board Supervisors: _____

_____

_____

_____

_____

_____

Town Clerk: _____

Check Issue Date	Check Number	Payee	Amount
05/12/2026	24619	All Color Powder Coating, Inc.	6,814.94
05/12/2026	24620	Baker Tilly Virchow Krause, LLP	2,360.40
05/12/2026	24621	Bucky's Portable Toilets	150.00
05/12/2026	24622	Cintas	715.93
05/12/2026	24623	Compass Minerals America	2,455.25
05/12/2026	24624	Computer Magic, Inc.	760.50
05/12/2026	24625	Coverall North America, Inc.	150.00
05/12/2026	24626	Dane County Clerk	679.14
05/12/2026	24627	Dane County Treasurer - Sheriff	419.45
05/12/2026	24628	Gordon Flesch Company	208.16
05/12/2026	24629	Hofmeister Engineering & Surveying, Inc.	4,190.00
05/12/2026	24630	Kwik Trip	1,791.72
05/12/2026	24631	Monroe Truck Equipment-Monroe	554.75
05/12/2026	24632	Pellitteri Waste Systems	19,494.81
05/12/2026	24633	SAFEbuildt, LLC.	6,883.73
05/12/2026	24634	Scott Constructions Inc.	4,913.80
05/12/2026	24635	US Cellular	130.85
05/12/2026	24636	Wingra Stone Company	399.72
05/12/2026	24637	Wolf Paving & Excavating	765.00
05/12/2026	99917894	US Bank	6,133.64
Grand Totals:			59,971.79

M = Manual Check, V = Void Check

Town of Oregon Payment Vouchers

May 12, 2026 Town Board Meeting

Paychecks	$	25,824.74
Payroll Liabilities	$	13,142.24
Monthly Vouchers	$	59,971.79
Total	$	98,938.77

Outlook

RE: Raven Oaks

From Dustin Rondorf <DRondorf@walbecgroup.com>
Date Mon 4/20/2026 9:11 AM
To Arlan Kay <akay@townoforegonwi.gov>
Cc Carl Walser <cwalser@townoforegonwi.gov>; Jennifer Hanson <jhanson@townoforegonwi.gov>

Arlan - Everything is still good and there is nothing further due from you guys. It looks like it was delay on our end with getting everything finalized. I will get a final invoice over to you guys showing the final amount due as zero. Let me know if you have any further questions or need anything else.

Thanks

Dustin Rondorf

Project Manager

608.535.2468 mobile

walbecgroup.com

An Equal Opportunity & Affirmative Action Employer

-----Original Message-----
From: Arlan Kay <akay@townoforegonwi.gov>
Sent: Sunday, April 19, 2026 9:39 AM
To: Dustin Rondorf <DRondorf@walbecgroup.com>
Cc: Carl Walser <cwalser@townoforegonwi.gov>; Jennifer Hanson <jhanson@townoforegonwi.gov>
Subject: Raven Oaks

Warning: External Email

Dustin,

When we talked in March, 5th it was my understanding that we had come to an agreement on our account with you regarding the work on the Raven Oaks subdivision. Our Town Clerk, Jennifer Hanson, indicated that we have received another bill from your office.

Has something changed or has the paperwork not caught up with our agreement?

Please give me a call to resolve any outstanding issues, or better yet send a letter zeroing out our account.

Thank you,

Arlan Kay
Supervisor, Town of Oregon
608-235-1920

Town of Oregon, Dane County, Wisconsin
2026 Sealcoating Road Project
Bids Received

Order	Contractor	Tony Lane	Bramble Lane	Tipperary Road	Glenway Road	TOTAL
		Lump Sum	Lump Sum	Lump Sum	Lump Sum	
1	**Fahrner**	**$10,282**	**5,066**	**26,762**	**$33,490**	**$75,599**
2	Scott	$11,810	5,220	33,230	$38,550	$88,810

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition# DCPREZ-2026-12256 Dane County ZLR Committee Public Hearing 5/5/2026

Whereas, the Town Board of the Town of OREGON , having considered said Zoning Petition, be it therefore resolved that said Zoning Petition is hereby (check one):

APPROVED ☑ **DENIED** ☐ **POSTPONED** ☐

Planning Commission Vote:

6 **In Favor** 0 **Opposed** 0 **Abstained**

Town Board Vote:

4 **In Favor** 0 **Opposed** 0 **Abstained**

Deed restrictions required (if any)**:** 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 thanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health. 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.

Conditions required (if any)**:**

Town comments (if any)**:**

I, Jennifer Hanson , as Town Clerk of the Town of OREGON ,
County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board
on 4/14/2026 .

Town Clerk Jennifer Hanson **Date** 4/27/2026

Amble Land LLC – 5900 CTH D, Oregon

Staff recommendations for rezone deed restrictions, and CUP conditions on outdoor storage.

Current LC zoning allows some outdoor storage as a permitted use (up to 12 vehicles or pieces of equipment). LC Limited Commercial Zoning District Fact Sheet

Proposed GC zoning requires a Conditional Use Permit for ANY outdoor storage. GC General Commercial Zoning District

REZONE DEED RESTRICTION

Town recommended conditions/restrictions below, with staff comments.

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 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.~~ ~~[RH: "non-essential" is not well defined, recommend this be a CUP condition with more specific wording, see below. Application for CUP #2702 requests storage for landscaping materials, equipment and vehicles, and the caretaker residence. They propose to continue the existing outdoor storage, specifically: "landscaping materials, trailers, vehicles, and equipment stored in designated areas behind existing buildings or existing screening." … "outdoor materials consist primarily of soil, mulch, and bark stored in designated areas." (bins or areas)]~~
5. 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 thanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health. [RH: include this on both the DR and the CUP]
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 and 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's eastern and western boundaries.
14. No on-site tri-axel or quad-axel vehicles shall be permitted in the operation of the business.
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.~~ [RH: would be Light industrial in Ch 10]
18. ~~Operation as a data storage center is prohibited.~~
19. ~~Indoor entertainment or assembly is prohibited.~~

~~20. Transient or tourist lodging is prohibited.~~

21. Instead of items #18-20 here, recommend a positively worded restriction that states:
    a. Land uses shall be limited to the following permitted uses:
        i. Contractor, landscaping or building trade operations.
        ii. Office uses (associated with contractor landscaping business)
    b. Land uses shall be limited to the following conditional uses:
        i. Outdoor storage
        ii. Caretaker's residence

CUP 2702 POTENTIAL CONDITIONS

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. Outdoor storage shall be limited to landscaping materials, equipment and vehicles associated with the landscaping company / contractor operation. This includes landscaping materials (soil, mulch, and bark in the designated bin areas behind the buildings), and trailers, vehicles, and equipment to be stored behind the existing screening along Highway D.
3. No more than 9 pieces of equipment may be stored outside overnight.
4. Outdoor storage of parts, tires or debris piles is prohibited.
5. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer thanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health. [RH: include this on both the DR and the CUP]
6. Vegetative screening, consistent with Section 10.102(12), Dane County Code, must be maintained along the western side of the property, to shield the adjacent residentially-zoned lot. Additional evergreen screening must be installed along CTH D from the new, shared driveway, to the existing driveway to be eliminated.
7. This conditional use permit will expire on the sale of the property to a third party. Continuation of the conditional use after sale to a third party will require approval of a new conditional use permit.
8. This CUP is only effective upon Rezone #12256 becoming effective.

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

DEED RESTRICTION REQUIRED?	Inspectors Initials
☐ Yes ☐ No Applicant Initials_____	RUH1

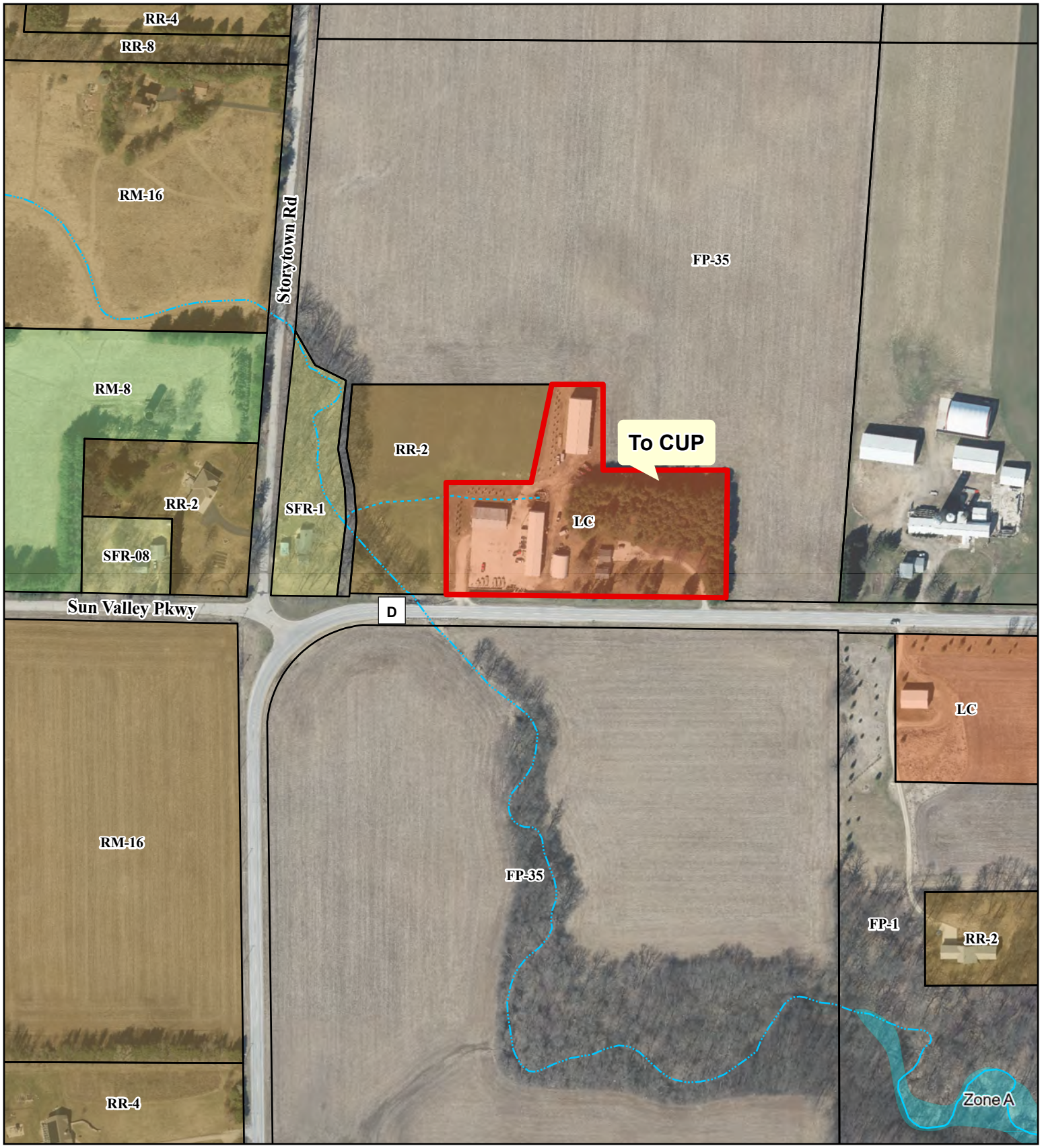
SIGNATURE:(Owner or Agent)

PRINT NAME:

DATE:

COMMENTS: THIS PETITION IS ASSOCIATED WITH REZONE PETITION #12256 FOR GC ZONING

Form Version 01.00.03



CUP 2702
AMBLE LAND LLC

Feet
0 205 410 820

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 (+$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Nate Amble, Amble Land LLC	**Agent Name:**	Kevin Grinvalsky, 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.

■ Complete attached information sheet for standards	■ Site Plan drawn to scale	■ Detailed operational plan	■ Written legal description of boundaries	■ Detailed written statement of intent	■ Application fee (**non-refundable**), 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.
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.
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.
See Attachment

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

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
See Attachment

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

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

See Attachment

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

NA

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

NA

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

NA

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

NA

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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

---

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.

---

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

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

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.

---

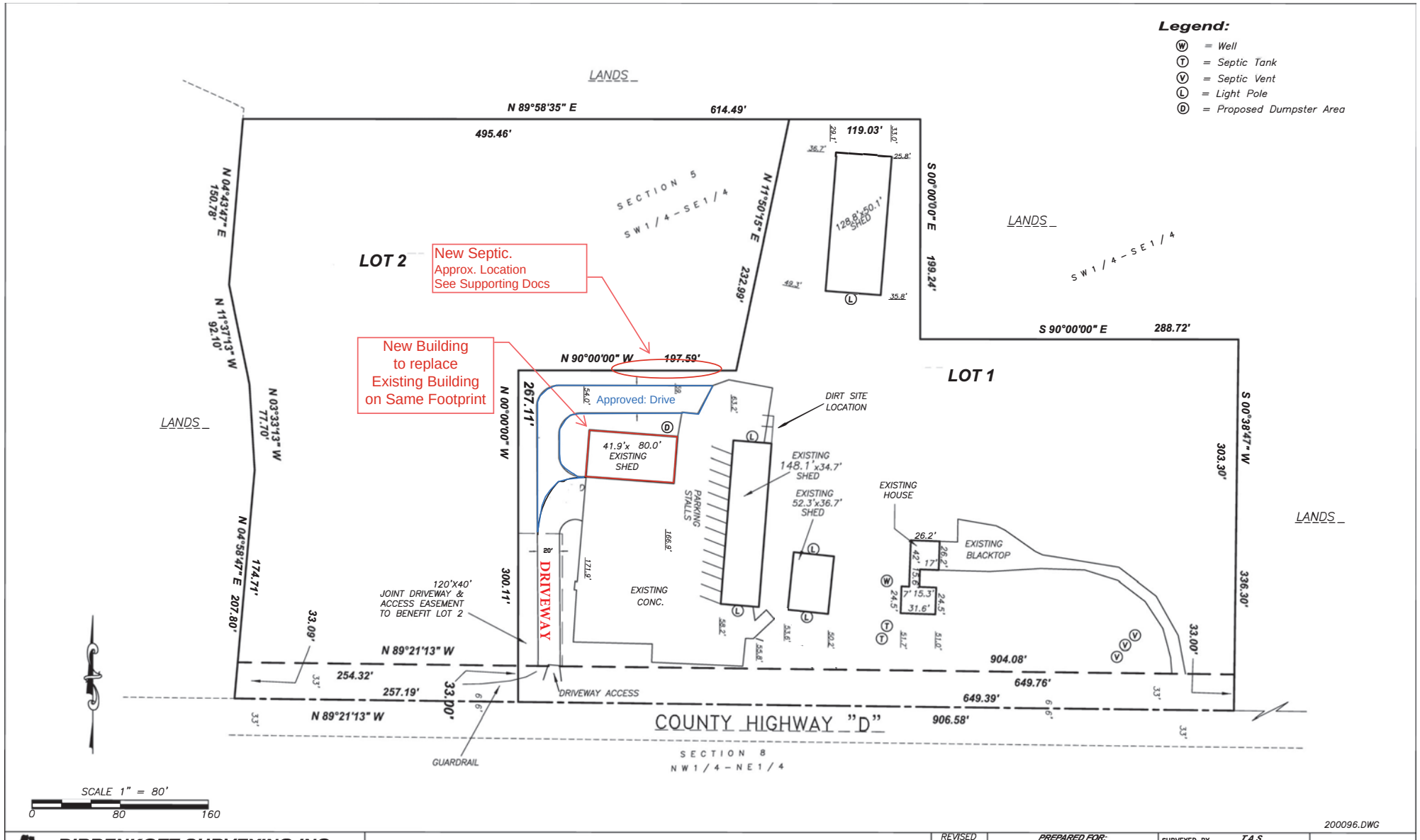
10. Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.

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.

---

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.



200096.DWG

BIRRENKOTT SURVEYING INC.
LAND SURVEYING & PERC TESTING
P.O. BOX 237
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
(608) 837-7463
FAX (608) 837-1081

SITE PLAN- 5900 CTH D, OREGON

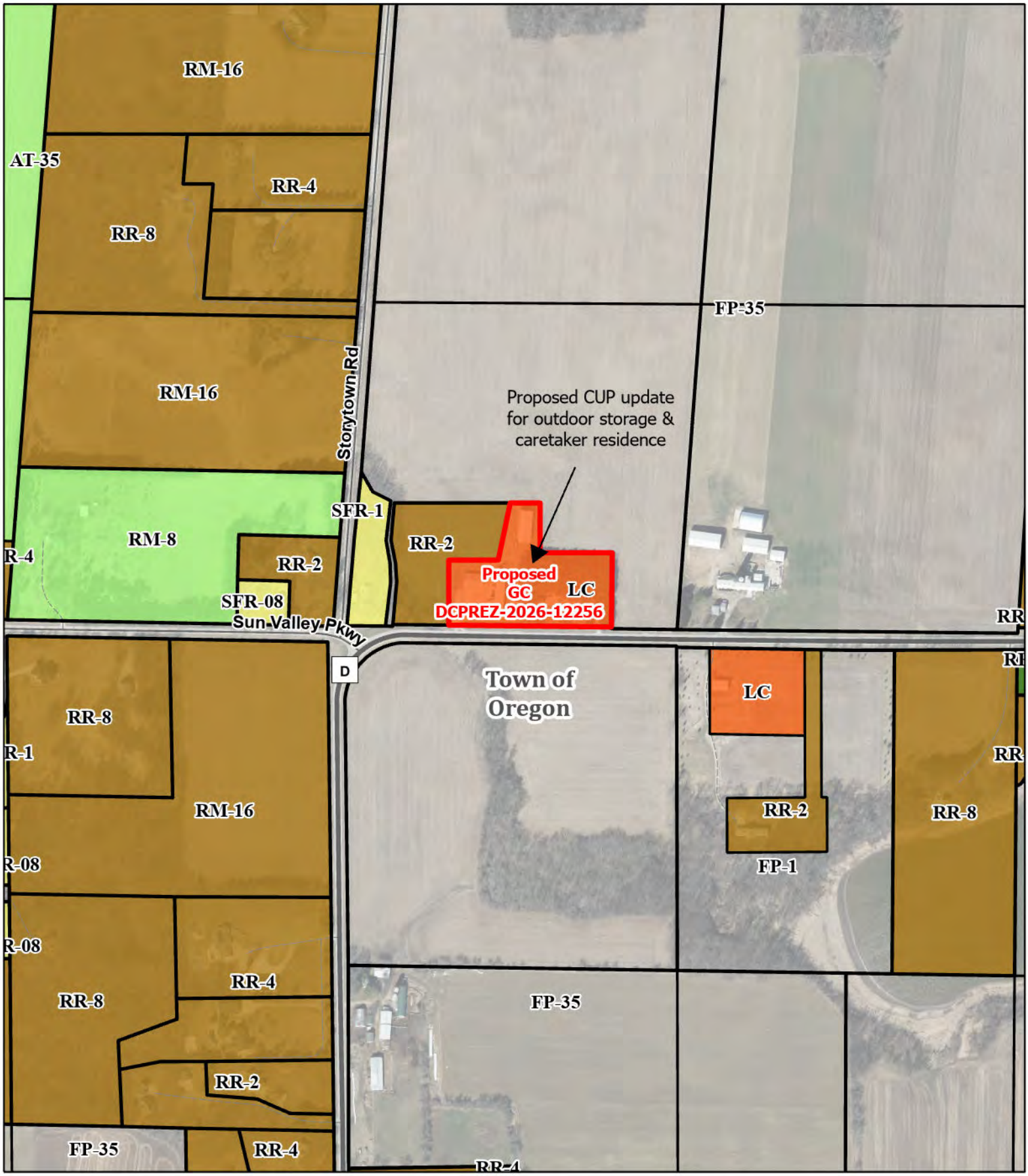
February 21, 2020 Updated February 6, 2026

REVISED

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

SURVEYED BY	T.A.S.
DRAWN BY	B.T.S.
CHECKED BY	M.A.P.
APPRV'D BY	M.A.P.

JOB NO. 200096
SHEET 1 OF 1
FB 369/40



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.

Crack Filling Service, Corp.
4033 Barlow Road
Cross Plains, WI 53528
1-800-732-4379
Fax (608) 798-4379

Town of Oregon
1138 Union Road
Oregon, WI 53575-2742
jhanson@townoforegonwi.gov

4/29/2026

2026 Crack Sealing Proposal

Crack sealing and spot sealing town roads as selected $15,000.

Respectfully,

Jim Herrling

AGREEMENT

THIS AGREEMENT, made and entered into by and between the County of Dane, hereinafter referred to as "COUNTY," and the Town of Oregon, hereinafter referred to as "MUNICIPALITY,"

WITNESSETH:

WHEREAS, pursuant to Sec. 83.035 and Sec. 66.0301, Wis. Stats. and Sec. 25.75 of the Dane County Ordinances, COUNTY is authorized to enter into agreements with local municipalities within the county relating to the financing, planning, establishing, improving, maintaining, using, regulating, vacating, and constructing of public ways within the county; and,

WHEREAS, MUNICIPALITY is desirous of having COUNTY perform work, more particularly described in Item 7 (Proposal/Estimate), on certain highways located within MUNICIPALITY'S jurisdiction;

NOW, THEREFORE, in consideration of the covenants and promises hereinafter set forth, COUNTY and MUNICIPALITY do agree as follows:

1. COUNTY will perform or cause to be performed the road work described in Item 7 (Proposal/Estimate) in a good and workmanlike manner. The road work shall be accomplished as directed by MUNICIPALITY.

2. Each month COUNTY shall supply to MUNICIPALITY a breakdown of all costs incurred by COUNTY in performing such work for the benefit of MUNICIPALITY. MUNICIPALITY shall forthwith pay to COUNTY the entire sum of all actual costs incurred by the COUNTY in the performance of its obligations under this agreement as set forth in Paragraph 5 herein, it being expressly understood by the parties hereto that the estimate set forth in Item 7 (Proposal/Estimate) is in no way a limitation upon reimbursement to COUNTY.

3. Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, boards, commissions, agencies, officers, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense. In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, agents, boards, commissions, agencies, officers and representatives. It is not the intent of the parties to impose liability beyond that imposed by state statutes.

4. Non Discrimination. In the performance of services under the Agreement, each party agrees to abide by its own equal employment, non-discrimination and Affirmative Action requirements.

5. MUNICIPALITY shall pay its obligations under this Agreement within sixty (60) days of billing by COUNTY as specified in Item 2 above, and any obligations remaining unpaid after 60 days of billing shall bear interest at the rate of six percent (6%) per annum from the date of billing.

6. Actual costs incurred by COUNTY under this Agreement include any retroactive pay increases that may be granted to COUNTY employees performing this work.

7. Proposal/Estimate

Location: Those portions of the following road segments in the Town of Oregon

		Estimated Cost
A.	Pavement Marking Lincoln Road, Glenway Road, Hillcrest Lane, Sun Valley Parkway Purcell Road	$ 8,500.00
B.	Locating No Passing Zones Lincoln Road, Glenway Road, Hillcrest Lane, Sun Valley Parkway	$ 3,000.00
	Total estimated cost per Estimate Sheets (detailed and revised), on file with the Dane County Highway and Transportation Department.	$ 11,500.00

8. Each Party warrants for itself that it has complied with all necessary requirements to execute this Agreement, and the signatories to this Agreement represent that they have authority to enter into the Agreement on behalf of their respective Parties.

9. COUNTY and MUNICIPALITY agree that each will comply with all applicable state and federal laws in performing the work under this agreement, including but not limited to any applicable wage laws and public bidding laws.

10. The entire Agreement of the Parties is contained herein, and this Agreement supercedes any and all oral agreements and negotiations between the Parties relating to the subject matter hereof. The Parties expressly agree that this Intergovernmental Agreement shall not be amended in any fashion except in writing, executed by the Parties.

IN WITNESS WHEREFORE, MUNICIPALITY and COUNTY have executed this agreement effective as of the date when all parties hereto have affixed their signatures.

FOR THE MUNICIPALITY::

_____

Date

_____

Date

FOR THE COUNTY OF DANE:

_____

Clement Abongwa Date
Highway Commissioner

Outlook

HVAC proposal

From John Novak <johnn@raheating.com>
Date Thu 3/12/2026 2:09 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

1 attachment (2 MB)
Oregon Town Hall GFA AC RTU 3-12-26.pdf;

Hello Jennifer,

Attached is our proposal for the work that Randy walked me through on Wednesday. First section is replacement split systems. Second section is the ground level roof tops option. As I mentioned to Randy, roof top units 6-ton and larger require 3-phase power. Since the town hall does not have 3-phase power and the existing split systems total 6 1/2-ton capacity, we would need to install two separate 1-phase roof top units to replace the split systems if that is the route you want to go. Please review this and contact me with any questions.

Thanks,

John Novak
Project Estimator
johnn@raheating.com

R.A. Heating & Air Conditioning Inc.
598 Water St. Evansville, WI 53536
Phone: 608-882-6221
Fax: 608-882-4440
Website: www.raheating.com

Proposal

R.A. Heating & Air Conditioning, Inc.

598 Water St ~ Evansville, WI 53536-1400
608-882-6221 ~ 608-256-6089 ~ 608-754-6689
Woman Owned Business Enterprise ~ WI-1759-WBE

March 12, 2026

Town of Oregon
1138 Union Rd
Oregon, WI 53575

Phone: 608-835-3200
Email: jhanson@townoforegonwi.gov

Re: Town Hall furnaces and air conditioners

We hereby submit specifications and estimates for:

We will provide the following Armstrong Air furnace and air conditioner systems to replace the existing Carrier system s complete with:

1) *Removal and disposal of two (2) Carrier furnaces in attic mechanical room and two (2) Carrier air conditioners at ground level*
2) *Installation of two (2) Armstrong Air model A96UH1E090 (96% AFUE) single-stage, high efficiency, sealed combustion, natural gas fired furnaces horizontally in attic mechanical room*
3) *Installation of one (1) Armstrong Air model A7AC13F42 and one (1) Armstrong Air model A7AC13F36 (14 SEER2) single-stage, R454b refrigerant, central air conditioners located at ground level*
4) *Installation of two (2) Armstrong Air horizontal evaporator coils*
5) *Flushing of existing refrigerant piping for use with new refrigerant and reconnection*
6) *Composite condenser pads*
7) *Duct work modifications to adapt to new furnace/coil size*
8) *Installation of 4" filter cabinets*
9) *Flue and combustion air piping through the roof with UL1738 rated flue piping per updated code requirement*
10) *Gas piping reconnection*
11) *Electrical wiring reconnection*
12) *Low voltage control wiring with two (2) commercial thermostats*
13) *Condensate drain lines run to existing drain lines*
14) *Installation of secondary drain pans with wet switches*
15) *Startup and fine tuning*
16) *Applicable labor and tax*
17) *20 year heat exchanger warranty*
18) *5 year compressor warranty*
19) *1 year parts and labor warranty*

Price does not include:

1) Business interruption costs
2) Temporary heating or cooling

Base Bid: $19,455.00

==========

We will provide the following Carrier roof top units to replace existing Carrier furnace and air conditioner systems complete with:

1) *Removal and disposal of two (2) Carier furnaces in attic mechanical room and two (2) Carrier air conditioners at ground level*
2) *Installation of one (1) Carrier model 48FEFA05 and one (1) Carrier model 48FEEA04 208/230v 1ph, packaged, gas/electric, roof top units to be located at ground level with flat roof curbs for snow clearance*
3) *Installation of horizontal discharge economizers*
4) *Installation of hail guard condenser coil panels*

5) *Fabrication and installation of duct work from roof top units, up the side of the building and into attic mechanical room to connect to existing duct work*
6) *Insulating and weatherproofing of exterior duct work*
7) *Gas piping from existing gas main to new roof top units with new shutoffs*
8) *Electrical wiring reconnection*
9) *Low voltage control wiring with two (2) commercial thermostats*
10) *Condensate drain piping to grade level*
11) *Startup and fine tuning*
12) *Applicable labor and tax*
13) *10 year heat exchanger warranty*
14) *5 year compressor warranty*
15) *1 year parts and labor warranty*

Price does not include:

1) ***Business interruption costs***
2) ***Temporary heating or cooling***
3) ***Concrete pads for roof top units***

Notes:

1) ***This option requires two (2) concrete pads approximately 6'-6"x4'-0" for new units***
2) ***1-phase roof top units only go up to 5 ton capacity. Total capacity of two (2) system to be replaced is 6 ½ tons. Due to lack of 3-phase power supply, two (2) individual roof top units will be required for this option***

Base Bid: $30,895.00

Please initial next to all desired options for acceptance.

If construction does not begin within 90 days of date of acceptance, proposal will need to be revised for current pricing.
Payment to be made as follows: ***50% due upon acceptance, balance due in full upon completion.*** *A late fee of 1 ½% per month shall be charged on invoices 30 days past due and every 30 days thereafter. Purchaser agrees, if this account is not paid when due, to pay all costs of collection, including actual attorney fees.*
RA Heating & Air Conditioning Inc. specifically excludes all liability for injury related to fungi or bacteria growth to any structure we provide services to.
All material is guaranteed to be as specified. All work to be completed in a workman like manor according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: _____
John Novak (Project Estimator)

Authorized Signature: _____
Connie Arndt (President)

Note: This proposal may be withdrawn by us if not accepted within 15 days

Acceptance of Proposal *– The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.*

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Signature: _____

Date of Acceptance: _____

Outlook

HVAC proposal

From John Novak <johnn@raheating.com>
Date Thu 3/12/2026 2:09 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

1 attachment (2 MB)
Oregon Town Hall GFA AC RTU 3-12-26.pdf;

Hello Jennifer,

Attached is our proposal for the work that Randy walked me through on Wednesday. First section is replacement split systems. Second section is the ground level roof tops option. As I mentioned to Randy, roof top units 6-ton and larger require 3-phase power. Since the town hall does not have 3-phase power and the existing split systems total 6 1/2-ton capacity, we would need to install two separate 1-phase roof top units to replace the split systems if that is the route you want to go. Please review this and contact me with any questions.

Thanks,

John Novak
Project Estimator
johnn@raheating.com

R.A. Heating & Air Conditioning Inc.
598 Water St. Evansville, WI 53536
Phone: 608-882-6221
Fax: 608-882-4440
Website: www.raheating.com

ESTIMATE

J&J MECHANICAL
HEATING AND COOLING EXPERTS
DANE COUNTY | 608-867-6070
GREEN COUNTY | 608-558-3361

Prepared For

Town of Oregon
1138 Union Rd,
Oregon , Wi 53575
(608) 835-3200

J & J Mechanical

2513 14th Ave
Monroe, Wi 53566
Phone: +608-558-3361 | 608-867-6070
Email: jim@jnjmechanical.com

Estimate #	113
Date	03/24/2026
Expiration Date	05/24/2026
PO #	HVAC System Upgrade
Business / Tax #	WI# 1583052 Fed ID# 93-1516827 HVAC Qualifier 557 - HVACQ

Description	**Total**
Town of Oregon - HVAC System Upgrade	$61,943.00

Mechanical Scope:

- Demo (2) Furnaces in attic mechanical room - cap gas lines, venting and condensate. (Electrical by others)
- Provide and install (1) new, 6 Ton TRANE Roof Top unit w/ Economizer and Barometric Relief Hood - (Ground Mounted)
- Provide and install new outdoor duct to attic mechanical room.
- Outdoor duct will be insulated with a 2" ridged R-13.1 board to meet R-12 Code.
- The outdoor rigid insulation will be jacketed with a Alumagaurd cladding to provide a weather barrier
- Provide and install new attic duct to tie into existing main's
- Retrofit in new acoustically lined return duct inside the building to help with sound transfer
- Provide and install (2) additional 2'x2' ceiling lay in return registers to help reduce sound
- Provide and install new gas pipe to ground mounted RTU
- Provide and install new condensate piping
- Crane rental - (Owner can deduct $1,700.00 off invoice if we use town tractor to set unit on pad)
- Start-up for New HVAC equipment
- Owner training
- HVAC permit fees
- One-year labor warranty
- RTU has factory warranty

Not included in the above proposal:

- Payment and performance bonds
- Gas meter and/or utility fees
- Temporary HVAC or humidity control.
- Power wiring (demo electrical from existing indoor and outdoor equipment)
- Power wiring to new RTU (3 PHASE UPGRADE BY OTHERS)
- Concrete Pad by others - 120"x110" 2' off the building (J&J would stake out the area for the town to approve)
- Overtime/shift work
- Liquidated damages

Subtotal	$61,943.00
Total	**$61,943.00**

By signing this document, the customer agrees to the services and conditions outlined in this document.

Town of Oregon

ESTIMATE

Brothers HVAC
6140 Cottonwood Dr Ste A
Fitchburg, WI 53719-5130

info@brothershvac.net
+1 (608) 291-0252
www.brothershvac.net

Bill to
Oregon Town Hall
1138 Union Rd
Oregon, WI 53575

Estimate details
Estimate no.: 5122
Estimate date: 03/11/2026
Expiration date: 04/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Installation and Materials**	ZZICPRGF072HE2A0AAA 6 ton 208/230 3-phase rooftop unit provide and install (6) ton rooftop unit on a 14' curb on the ground out back, this will replace both furnaces (in ceiling) and AC's. Current set up doesn't meet fresh air codes and adding mixing boxes along with new equipment in existing space will not fit. This RTU would require 3-phase electric to the building (electric done by others)	1	$29,855.00	$29,855.00
2.		**Notes**	pricing does not include 3-phase electric. Price to install 2 separate single phase rooftop units on the ground out back would run $46,780	1	$0.00	$0.00

Total **$29,855.00**

Expiry date 04/24/2026

Note to customer

Thank you and have a great day!

Accepted date

Accepted by

Outlook

Fw: Town of Oregon - HVAC Upgrades

From Jennifer Hanson <jhanson@townoforegonwi.gov>
Date Tue 4/14/2026 3:20 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

1 attachment (12 MB)
A-Y GOVERNMENT BROCHURE (EMAIL).PDF;

From: Steven Genin
Sent: Monday, March 30, 2026 12:45 PM
To: jhanson@townoforegonwi.gov; sgoth@townoforegonwi.gov
Cc: Josh Wills <josh@jnjmechanical.com>
Subject: Town of Oregon - HVAC Upgrades

Hello Everyone,

Josh from J&J Mechanical passed your information along and indicated that you needed some help with design related to an HVAC system upgrade. Angus-Young is a full-service architectural and engineering firm with in-house mechanical, electrical, plumbing, structural, civil, and architectural capabilities. We have experience working with municipal clients throughout Wisconsin and routinely assist with facility upgrades, HVAC system replacements, and code-compliant design solutions. I have attached our general brochure that identifies a little bit about our company.

Based on the information provided by Josh, it appears the project includes the removal of existing attic furnaces and replacement with a new roof top unit, along with associated ductwork modifications, gas piping, and system integration. We can assist with evaluating the proposed approach, developing design documents as needed, and helping ensure the system is coordinated with electrical.

If it would be helpful, I would be happy to set up a time to walk through the project, discuss the proposed scope, and determine the appropriate level of design and documentation needed to move forward.

Please let me know a time that works for your team, and we can coordinate from there.

Thanks,

STEVEN GENIN, P.E.
Principal / Mechanical Engineer

C | 608.516.9115
O | 608.756.2326

angusyoung.com
Janesville | Madison | Rockford

Outlook

Town Hall HVAC

From Joe Lomheim <jlomheim@axiom-con.com>
Date Sat 4/18/2026 4:08 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

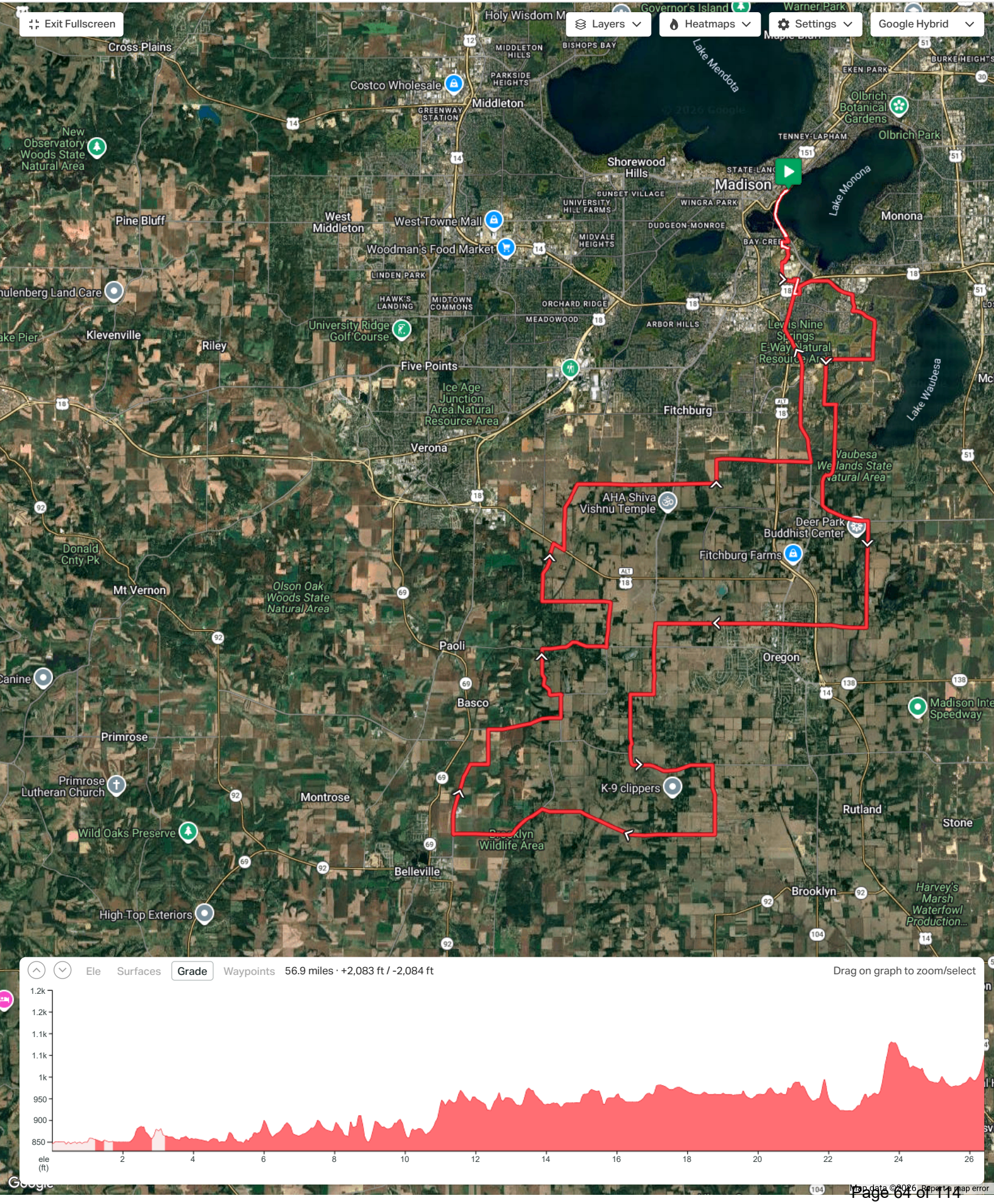
Good afternoon, Jennifer –
I was forwarded your message from our company's help request portal. I am the lead mechanical engineer for the company and specialize in HVAC systems.
Sounds like the Town of Oregon Town Hall needs HVAC evaluation and potential replacement, is that accurate?
I propose we have a phone call to introduce ourselves and discuss the Town's needs and see if we can assist.

Please, let me know if this sounds like a plan and I can work to get the call scheduled.

Thanks!



JOE LOMHEIM, PE
MECHANICAL & PLUMBING TEAM LEADER
m 712.490.5553
e jlomheim@axiom-con.com
Licensed in IA, WI, IL, AZ, OH, NE, KS
AXIOMCONSULTANTS
A 100% Employee-Owned Ruekert & Mielke Company


Exit Fullscreen
Layers
Heatmaps
Settings
Google Hybrid
Cross Plains
Holy Wisdom M
Governor's Island
Warner Park
Lake Mendota
Costco Wholesale
Middleton
Olbrich Botanical Gardens
Olbrich Park
New Observatory Woods State Natural Area
Shorewood Hills
Madison
Lake Monona
Monona
Pine Bluff
West Middleton
West Towne Mall
Woodman's Food Market
Klevenville
Riley
University Ridge Golf Course
Five Points
Ice Age Junction Area Natural Resource Area
Fitchburg
Lake Waubesa
Verona
AHA Shiva Vishnu Temple
Deer Park Buddhist Center
Fitchburg Farms
Donald Cnty Pk
Mt Vernon
Olson Oak Woods State Natural Area
Paoli
Oregon
Basco
Madison Int'l Speedway
Primrose
Primrose Lutheran Church
Montrose
K-9 clippers
Rutland
Stone
Wild Oaks Preserve
Belleville
Brooklyn
High-Top Exteriors
Harvey's Marsh Waterfowl Production...
Ele
Surfaces
Grade
Waypoints
56.9 miles · +2,083 ft / -2,084 ft
Drag on graph to zoom/select
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1.1k
1.1k
1k
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Google
Map data ©2026 Report a map error

To: Town of Oregon Board of Supervisors

From: Sheldon Tachon, TORC Manager, Town of Oregon

Subject: TORC Operations

Date: May 12, 2026

TORC USE

Date	Hours	Vehicles	Brush and recycling	Trash (paid)	TORC Card Punches	Total Revenue
4-18-2026	8:30-12:00	94	82	12	16	430.00
4-25-2026	8:30-3:00	101	85	16	6	365.00
5-2-2026	8:30-3:00	111	102	9	3	265.00
5-9-2026	8:30-3:00	64	59	5	2	95.00

NOTES

1. Spring is a busy season for brush drop-off. Staff continues to burn brush regularly, as weather and wind conditions allow, to keep brush from accumulating near the burn pit, per DNR requirements.
2. One-way traffic pattern continues to keep traffic flow safer and more efficient. Attendants greet all residents at the check point, inspect items being delivered to TORC, and direct residents to the correct locations for dropping off their items.

SAFEbuilt®

Invoice

Oregon, WI, Town of
1138 Union Road
Oregon, WI 53575

Invoice Number: 3757901
Invoice Date: 4/30/2026
Terms: Net 30 Days
Due Date: 5/30/2026
Customer #: 11-OREGTWN
Customer PO #:

Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 26TORE-B00024 | 1451 Storytown Road, Oregon, WI 53575 | Demolition				
Razing	$204.96	4/7/2026	85.00%	$174.22
26TORE-B00024 Subtotal				**$174.22**
Permit # 26TORE-B00025 | 1481 Partridge Hill Drive, Oregon, WI 53575 | Re-Roof				
Reroofing, residing and trim	$65.00	4/7/2026	85.00%	$55.25
26TORE-B00025 Subtotal				**$55.25**
Permit # 26TORE-B00026 | 6273 Onwentsia Trail, Oregon, WI 53575 | Re-Roof				
Reroofing, residing and trim	$65.00	4/6/2026	85.00%	$55.25
26TORE-B00026 Subtotal				**$55.25**
Permit # 26TORE-B00027 | 969 Union Road, Oregon, WI 53575 | Siding				
Reroofing, residing and trim	$65.00	4/9/2026	85.00%	$55.25
26TORE-B00027 Subtotal				**$55.25**
Permit # 26TORE-B00028 | 5825 Madsen Circle, Oregon, WI 53575 | Window/Door Replacement				
Reroofing, residing and trim	$65.00	4/15/2026	85.00%	$55.25
26TORE-B00028 Subtotal				**$55.25**
Permit # 26TORE-B00031 | 5593 Bellbrook Road, Brooklyn, WI 53521 | Re-Roof				
Reroofing, residing and trim	$65.00	4/15/2026	85.00%	$55.25
26TORE-B00031 Subtotal				**$55.25**
Permit # 26TORE-B00032 | 6284 Crestwood Drive, Oregon, WI 53575 | Demolition				
Razing	$50.00	4/29/2026	85.00%	$42.50
26TORE-B00032 Subtotal				**$42.50**
Permit # 26TORE-B00034 | 1617 Gray Owl Court, Oregon, WI 53575 | Window/Door Replacement				
Reroofing, residing and trim	$65.00	4/22/2026	85.00%	$55.25
26TORE-B00034 Subtotal				**$55.25**
Permit # 26TORE-B00037 | 5472 Lincoln Road, Oregon, WI 53575 | Window/Door Replacement				
Residential - Minimum Permit Fee	$65.00	4/29/2026	85.00%	$55.25
26TORE-B00037 Subtotal				**$55.25**
Permit # 26TORE-BEPH00029 | 6228 Trail Ridge Court, Oregon, WI 53575 | Residential Alteration				
HVAC- Alteration/Remodel- Residential	$65.00	4/15/2026	85.00%	$55.25
Remodel	$405.00	4/15/2026	85.00%	$344.25
Residential (Remodel/Additions/Replacement) - Plumbing	$65.00	4/15/2026	85.00%	$55.25

Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 26TORE-BEPH00029 | 6228 Trail Ridge Court, Oregon, WI 53575 | Residential Alteration				
Residential (Remodel/Additions/Replacement) - Electric	$65.00	4/15/2026	85.00%	$55.25
Plan Review - Residential -Alterations to 1 & 2 Family Dwellings	$70.00	4/15/2026	85.00%	$59.50
26TORE-BEPH00029 Subtotal				**$569.50**
Permit # 26TORE-BEPH00030 | 161 Glenway Road, Brooklyn, WI 53521 | Residential Alteration				
Residential (Remodel/Additions/Replacement) - Electric	$65.00	4/16/2026	85.00%	$55.25
HVAC- Alteration/Remodel- Residential	$65.00	4/16/2026	85.00%	$55.25
Residential (Remodel/Additions/Replacement) - Plumbing	$65.00	4/16/2026	85.00%	$55.25
Plan Review - Residential -Alterations to 1 & 2 Family Dwellings	$70.00	4/16/2026	85.00%	$59.50
Remodel	$255.00	4/16/2026	85.00%	$216.75
26TORE-BEPH00030 Subtotal				**$442.00**
Permit # 26TORE-BEPH00033 | 6115 Sun Valley Parkway, Oregon, WI 53575 | Residential Alteration				
Residential (Remodel/Additions/Replacement) - Electric	$65.00	4/27/2026	85.00%	$55.25
HVAC- Alteration/Remodel- Residential	$65.00	4/27/2026	85.00%	$55.25
Residential (Remodel/Additions/Replacement) - Plumbing	$65.00	4/27/2026	85.00%	$55.25
Remodel	$1,305.00	4/27/2026	85.00%	$1,109.25
26TORE-BEPH00033 Subtotal				**$1,275.00**
Permit # 26TORE-BEPH00036 | 749 County Highway MM, Oregon, WI 53575 | NEW SINGLE FAMILY DWELLING				
Residential (New Construction) - Electric	$388.35	4/29/2026	85.00%	$330.10
Residential (New Construction) - HVAC	$388.35	4/29/2026	85.00%	$330.10
Residential (New Construction) - Plumbing	$388.35	4/29/2026	85.00%	$330.10
New Structures (Plan Review & Inspections)	$2,977.48	4/29/2026	85.00%	$2,530.86
New Structures (Erosion Control)	$205.00	4/29/2026	85.00%	$174.25
Occupancy (Single-Family)	$65.00	4/29/2026	85.00%	$55.25
26TORE-BEPH00036 Subtotal				**$3,750.66**
Permit # 26TORE-E00004 | 4781 Eisenhower Street, Oregon, WI 53575 | Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	$110.00	4/6/2026	85.00%	$93.50
26TORE-E00004 Subtotal				**$93.50**
Permit # 26TORE-E00005 | 1101 Union Road, Oregon, WI 53575 | Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	$100.00	4/6/2026	85.00%	$85.00
26TORE-E00005 Subtotal				**$85.00**

Fee Type	Amt Paid	Paid Date	% Due to 3rd Party	Amt Due to 3rd Party
Permit # 26TORE-E00006 | 6242 Ahwahnee Court, Oregon, WI 53575 | Electrical Permit				
Residential (Remodel/Additions/Replacement) - Electric	$76.00	4/20/2026	85.00%	$64.60
26TORE-E00006 Subtotal				**$64.60**

Summary by Fee Type

Item Code	Amount
HVAC- Alteration/Remodel-Residential	$165.75
New Structures (Erosion Control)	$174.25
New Structures (Plan Review & Inspections)	$2,530.86
Occupancy (Single-Family)	$55.25
Plan Review - Residential - Alterations to 1 & 2 Family Dwellings	$119.00
Razing	$216.72
Remodel	$1,670.25
Reroofing, residing and trim	$331.50
Residential - Minimum Permit Fee	$55.25
Residential (New Construction) - Electric	$330.10
Residential (New Construction) - HVAC	$330.10
Residential (New Construction) - Plumbing	$330.10
Residential (Remodel/Additions/Replacement) - Electric	$408.85
Residential (Remodel/Additions/Replacement) - Plumbing	$165.75
Total	**$6,883.73**

Please remit to: SAFEbuilt LLC Lockbox #88135
PO Box 88135, Chicago, IL 60680-1135

Net Invoice:	$6,883.73
Freight:	$0.00
Sales Tax:	$0.00
Invoice Total:	**$6,883.73**

Outlook

Village of Oregon- Urban Service Area Amendment (USAA)- Jenkins/Conner Property for proposed Veridian neighborhood

From Elise Cruz <ECruz@oregonwi.gov>
Date Mon 5/11/2026 12:20 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>; Stephanie Goth <sgoth@townoforegonwi.gov>
Cc Sonja Kruesel <skruesel@vandewalle.com>

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Map 1a Amendment Area Concept Plan - Oregon Featherwood Trails USAA Application 2026.pdf;

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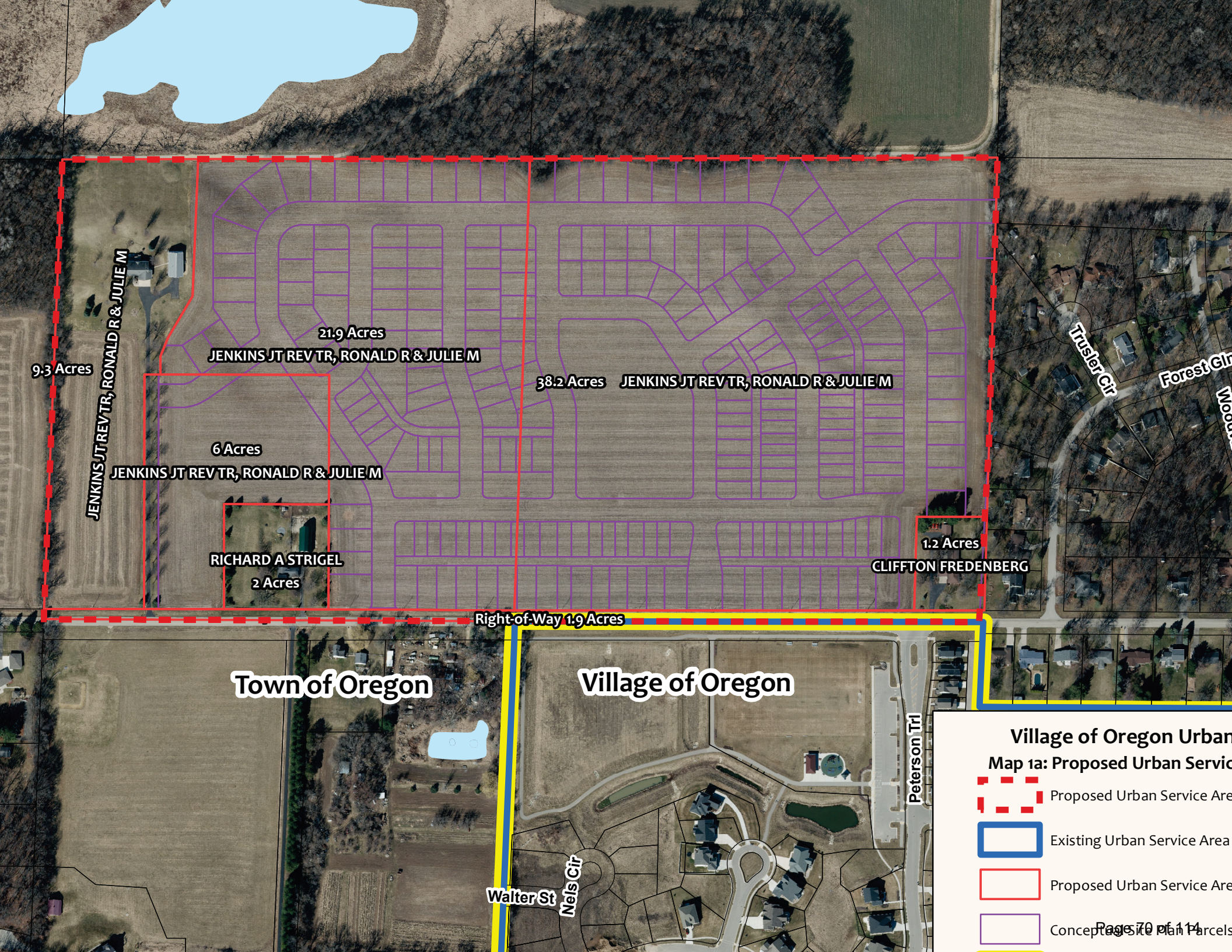
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Attached is a boundary map showing the location of the proposed amendment area with the proposed development concept map overlaid.

Please feel free to reach out with any questions or comments as the project moves forward. We also intend to share a draft of the USA Amendment application with you prior to submittal to CARPC for review.

Thank you,

Elise Cruz, AICP **(She/Her/Hers)**
Director of Community Development
Email: ecruz@oregonwi.gov
Phone: 608-835-6291
101 Alpine Pkwy. Oregon, WI 53575
www.oregonwi.gov


9.3 Acres
JENKINS JT REV TR, RONALD R & JULIE M
21.9 Acres
JENKINS JT REV TR, RONALD R & JULIE M
38.2 Acres
JENKINS JT REV TR, RONALD R & JULIE M
6 Acres
JENKINS JT REV TR, RONALD R & JULIE M
RICHARD A STRIGEL
2 Acres
1.2 Acres
CLIFFTON FREDENBERG
Right-of-Way 1.9 Acres
Trusler Cir
Forest Gln
Town of Oregon
Village of Oregon
Peterson Trl
Walter St
Nels Cir
Village of Oregon Urban
Map 1a: Proposed Urban Servic
Proposed Urban Service Are
Existing Urban Service Area
Proposed Urban Service Are
Conceptual Site Plan Parcels

2026

Spring Meeting

with Dane County

Planning and Development
Land Information
Treasurer

Contact Us



P & D – 608.266.4266

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Frick.Daniel@danecounty.gov
608.266.4252

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Llontop.Margaret@danecounty.gov
608.266.4120

Melissa Roman
Roman.Melissa@danecounty.gov
608.261.9750

Jeremy Erickson
Erickson.Jeremiah@danecounty.gov
608.267.3529

Amy Trublic
Trublic.Amy@danecounty.gov
608.266.4266

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Treasurer – 608.266.4151

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Gallagher.Adam@danecounty.gov

608.266.4215

Sheri Rohr (Deputy)

Rohr.Sheri@danecounty.gov

608.266.9132

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Cripps.Steven@danecounty.gov

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Confare@danecounty.gov

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Office Landscape

Departed

- Kay retired
- Bernie retired

Current

- Adam
- Sheri - the expert
- Carol - ag conversion
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Treasurer News

To-Do



Dogs:

- Updated coversheet
- Don't wait
- Send periodic reports

Unclaimed Funds: report to County Treasurer with Mill Rate Worksheet

Treasurer News

Email



Treasurer.Admin@danecounty.gov

1. Feedback from 2025 collection
   - LandNav wish list
   - Procedural clarification
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   - Adam will send a form
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   - “Admin Rights”
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Treasurer News

Fall Training Dates

Presentation: Collection Process



Hands-On: LandNav QA



Peggy Llontop

DANE COUNTY PLANNING & DEVELOPMENT

Property Listing

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Dan Frick

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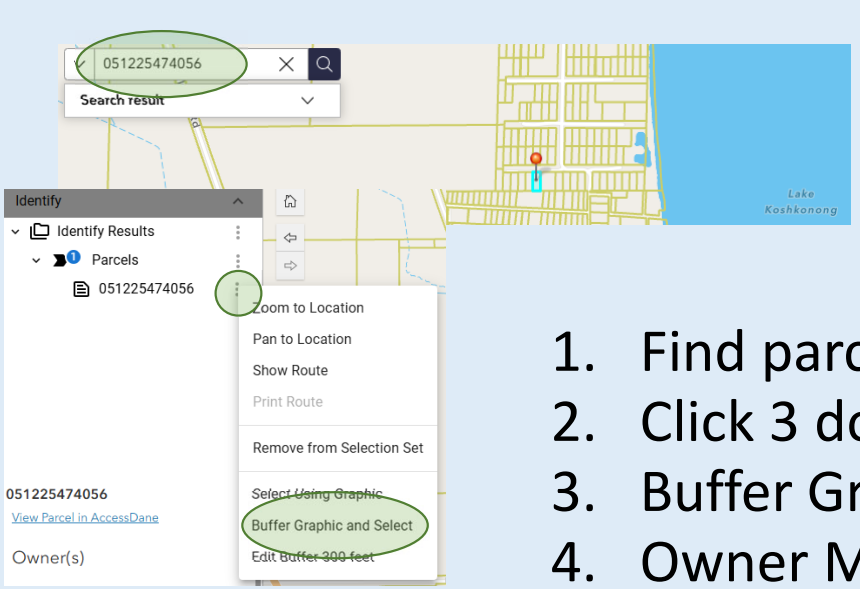
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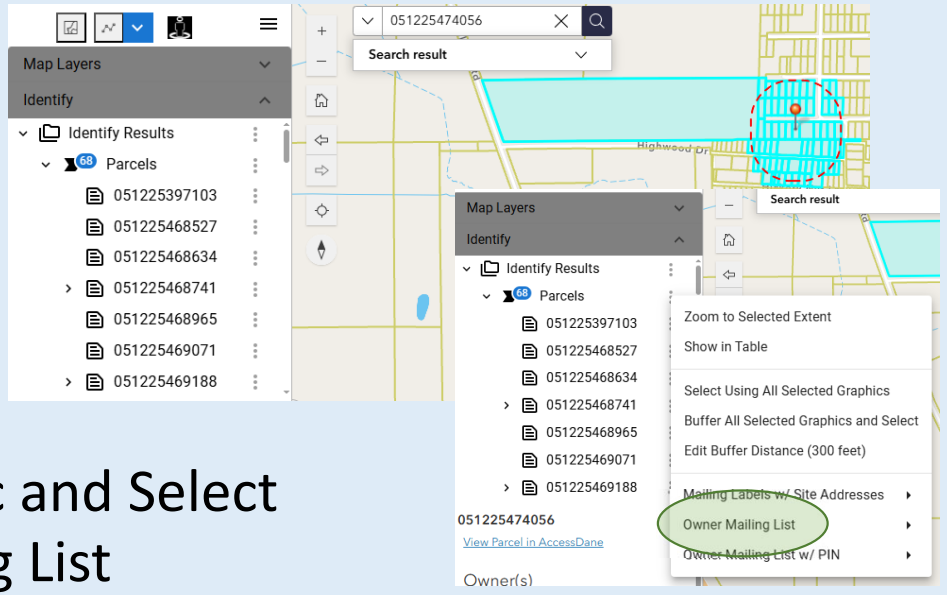


Tim Confare

DCiMap & mailing labels

https://dcimapapps.countyofdane.com/dcmapviewer





1. Find parcel
2. Click 3 dots
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Aaron Krebs

DANE COUNTY PLANNING & DEVELOPMENT

Addressing, Data, Maps, Plat Book



2026

Questions

for Dane County

Planning and Development
Treasurer

Municipality Name: Town of Oregon
Date: 3/23
Attendees: Jennifer, Stephanie, Colin, Shanda

Open Book: 7/6 2:00pm-4:00pm (virtual)
Board of Review: 7/23 12:00pm-2:00pm
Contract End Date: 12/31/2030
Last Revaluation: 2025
In Compliance: yes
Ratio: 99.94

Marketing and Account Development Coordinator: Shanda Stachurski
Email: Shandas@accurateassessor.com
Phone: 920-716-9658

Statutory Assessor: Colin Loughrin
cloughrin@accurateassessor.com

Recurring Meeting Schedule: (Kickoff, Pre-open book, Pre-BOR, End of Year) I

Clerk: Jennifer Hanson
Email:jhanson@townoforegoni.gov
Phone: 608-835-3200

Open Book 2026

Open Book Process for MTCE year: Same online process as IMU year. There will be a two window that can be signed up for once notices hit, as well as email option for any questions with assessor.

Approve open book letter: approved!

Notices mailed by- estimated to be at the printers on 6/19

Identify any issue properties/owners – Protected?

MARKETING/SOCIAL MEDIA REQUESTS FOR 2026:

Any permit issues/concerns?

What to expect for BOR 2026:

- When objections are due to assessor: **(48 hour deadline)**
- Send all objection forms as soon as rec'd to account coordinator
- Account coordinator and Assessor will keep a list and share with you
- Schedule objection appointments for the board of review
- https://www.revenue.wi.gov/DOR%20Publications/pa502.pdf

Checklist

Verify at least 1 board member is trained
Board Agenda
Signing of roll
Filing SOA after board – county submits
Estimated MAR submit to state
Final MAR submitted to state and muni
TID's - new or changes for following year
End of the year meeting

BOR Guide 2026: (currently newest version on DOR Website)
https://www.revenue.wi.gov/DOR%20Publications/pb056.pdf

Clerks Guide 2026:
https://www.revenue.wi.gov/DOR%20Publications/pa502.pdf

Property Owners Guide 2026:
https://www.revenue.wi.gov/DOR%20Publications/pb060.pdf

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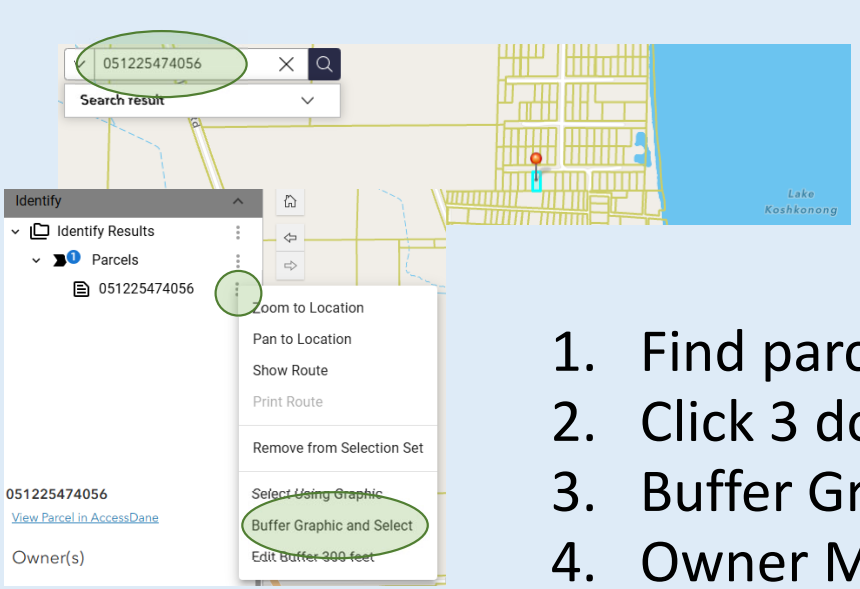
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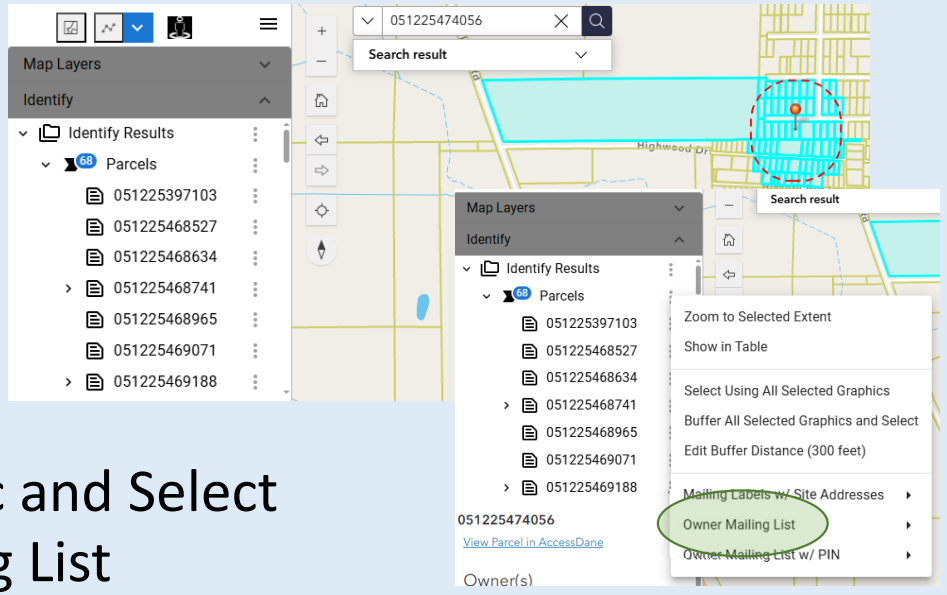


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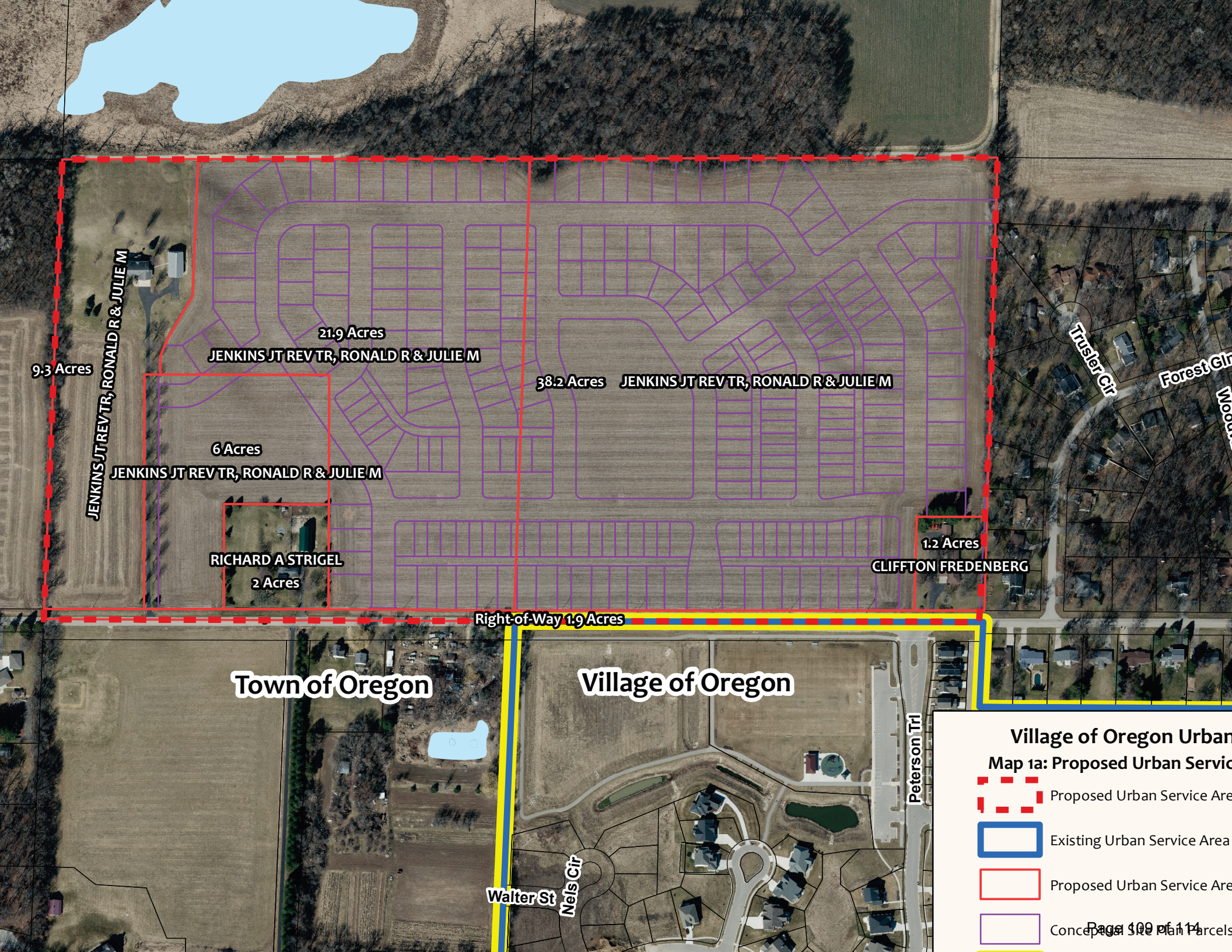
I wanted to reach out and make you aware that an Urban Service Area (USA) Amendment is being proposed for property located north of Netherwood Trail and immediately south of the current Village boundary with Fitchburg, generally along the west side of the Village. The amendment is associated with a proposed residential development by Veridian.

Attached is a boundary map showing the location of the proposed amendment area with the proposed development concept map overlaid.

Please feel free to reach out with any questions or comments as the project moves forward. We also intend to share a draft of the USA Amendment application with you prior to submittal to CARPC for review.

Thank you,

Elise Cruz, AICP (She/Her/Hers)
Director of Community Development
Email: ecruz@oregonwi.gov
Phone: 608-835-6291
101 Alpine Pkwy. Oregon, WI 53575
www.oregonwi.gov


9.3 Acres
JENKINS JT REV TR, RONALD R & JULIE M
21.9 Acres
JENKINS JT REV TR, RONALD R & JULIE M
38.2 Acres
JENKINS JT REV TR, RONALD R & JULIE M
6 Acres
JENKINS JT REV TR, RONALD R & JULIE M
RICHARD A STRIGEL
2 Acres
1.2 Acres
CLIFFTON FREDENBERG
Right-of-Way 1.9 Acres
Trusler Cir
Forest Gln
Town of Oregon
Village of Oregon
Peterson Trl
Walter St
Nels Cir
Village of Oregon Urban
Map 1a: Proposed Urban Servic
Proposed Urban Service Are
Existing Urban Service Area
Proposed Urban Service Are
Conceptual Site Plan Parcels

Outlook

Turnout for Transportation

From Wisconsin Towns Association <wtowns-wisctowns.com@shared1.ccsend.com>
Date Mon 5/4/2026 1:01 PM
To Jennifer Hanson <jhanson@townoforegonwi.gov>

WISCONSIN TOWNS ASSOCIATION
Empowering Town Officials

It's Time for Turnout for Transportation

Regional Turnout for Transportation Roundtables

TURNOUT for Transportation ROUNDTABLES

Join us for breakfast and an engaging roundtable discussion on Wisconsin's transportation future.

Hear directly from local officials, community leaders, and industry partners about the current state of our transportation infrastructure, emerging opportunities, and their real-world impacts on our neighborhoods, businesses, and the state's economy.

Together, we'll reflect on the progress we've made and the challenges still ahead as we work to preserve a safe, modern, and interconnected transportation system that keeps Wisconsin moving forward, strong, and competitive.

Legislators and candidates will be in attendance.

You are the experts on your roads. Your voice and perspective matter. We hope you'll join the conversation.

RSVP Today!

7:30 a.m. - 9:00 a.m.

NORTHEAST **Thursday, May 14** D.J. Bordini Center 5 N. Systems Dr. Appleton, WI 54914	**NORTH CENTRAL** **Wednesday, May 20** Hilton Garden Inn Wausau 151401 County Rd NN Wausau, WI 54401
SOUTHWEST **Monday, May 18** Radisson Hotel La Crosse 200 Harborview Plaza La Crosse, WI 54601	**SOUTHEAST** **Wednesday, May 27** Homewood Suites & Conference Center 1900 W. Creekside Crossing Circle Oak Creek, WI 53154
NORTHWEST **Tuesday, May 19** The Lismore Hotel Eau Claire 333 Gibson Street Eau Claire, WI 54701	**SOUTH CENTRAL** **Thursday, May 28** Woodman's Sports & Convention Center 2510 Milton Ave. Janesville, WI 53545

Wisconsin Towns Association
W7686 County Road MMM, Shawano, WI 54166
715.526.3157
wtowns@wisctowns.com www.wisctowns.com

Wisconsin Towns Association | W7686 COUNTY ROAD MMM | SHAWANO, WI 54166-6086 US

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Committees and Commissions	No. of Members	Chairperson	Members	Notes
Building Committee		Carl Walser	Arlan Kay, staff	Town facilities and Town Center planning
Communication	2	Carl Walser	Rob Gard	Coordinate public communications
Emergency Management	3	Carl Walser	TBD	Maintain town emergency management plan
Fence Viewer	1	Steve Jernegan		Mediation of fence location disputes
Financial Management & Planning		TBD	TBD	Budgets, capital improvement plans, financial strategies
Noxious Weeds	1	Carl Walser		Enforcement of Noxious Weed laws
Parks	5	Dave Frankson	Steve Jernegan	Park and Open Space plan review and development; management of park spaces
Personnel	4	Laurie Fitzgerald	Carl Walser, TBD	Personnel policy development and maintenance; staff development planning
Plan Commission	7	Arlan Kay	Gena Larson, Chuck Soule, Dave Hagemann, Sharon Christensen, Jessica Barmack, TBD	Comprehensive Plan maintenance; zonng recommendations
Road and Traffic Safety	7	Sue LeBrun	Arlan Kay, Laurie Fitzgerald	Maintain Road plan; manage traffic saftey improvements
Solid Waste & Recycling	4	Laurie Fitzgerald		TORC operations and Pellitteri review
Vision 2040 Committee		Carl Walser	Tim Yanacheck, Jennifer Hanson, Stephanie Goth, UW-Extension reps	

Fire and EMS Districts	Representative	
Belleville Fire & EMS	Mike Grochowski	Carl Walser
Brooklyn Fire & EMS	Steve Jernegan	
Oregon Area Fire & EMS District	Tim LeBrun	

ORDINANCE NO. 86

AN ORDINANCE OF THE TOWN OF OREGON, WISCONSIN, TO REGULATE THE PARKING OF VEHICLES

The Board of Supervisors of the Town of Oregon, Dane County, Wisconsin, do ordain as follows:

1. Section 8.4.1 of the Town of Oregon Code of Ordinances is hereby created to read as follows:

(a) The stopping, standing or parking of any vehicles or trailers on any Town road right-of-way in the Town of Oregon is prohibited. No vehicle or trailer shall be parked on any Town road right-of-way except in accordance with Town ordinance.

(b) The Town Constable, Town Chairman or their designee will enforce the ordinance and will be authorized to issue either warnings or citations. In addition to issuance of citations, the Town is authorized to have illegally parked vehicles towed at owner's expense. The cost of said towing and any storage shall be borne by the vehicle's owner.

(c) Proper signage must be displayed at required locations. The Town Chairman, or designee, shall place appropriate traffic signs on all Town highways at the municipal border on or before the effective date of this ordinance.

(d) Each citation will carry a bond amount of $ 50, with each new day allowing for another citation. Each day, or partial day, of continued violation shall constitute a separate offense.

(e) Any failure to pay any parking citation may result in further processing pursuant to Wis. Stats. §345.28.

This ordinance is effective on 12 - 5, 2017, (a specific date after the date of publication, allowing adequate time for erection of signs.)

The Town clerk shall properly publish this ordinance as required under s. 60.80, Wis. Stats.

[signature page follows]

The above and foregoing Ordinance was duly adopted at a regular meeting of the Town Board of the Town of Oregon on the 5th day of December, 2017.

TOWN OF OREGON

By:_____
Wayne L. Ace, Town Chairperson

ATTEST:

By:_____
Denise R. Arnold, Town Clerk

4833-3834-2225, v. 2