



Town of Oregon

1138 Union Road, Oregon, WI 53575

Phone: (608) 835-3200 townoforegonwi.gov

MEETING	DATE	TIME	LOCATION
Plan Commission	Tuesday, May 19, 2026	6:30 PM	Oregon Town Hall 1138 Union Road Oregon, WI 53575

[Join Zoom Meeting](#)

To Call In: 1-312-626-6799

Meeting ID: 792 061 4075

Passcode: 1138

Call to Order

Roll Call

Approval of Minutes

1. Approval of April 28th, 2026 meeting minutes.

Public Comment

2. Public Hearing Re: Blanket Rezone Petition DCPREZ-2026-12289. This petition is to correct zoning map discrepancies.

Action/Discussion Items

3. Discussion and Possible Action Re: Blanket Rezone Petition DCPREZ-2026-12289. Blanket rezone to correct zoning map discrepancies.
4. Review of amended approval of conditions re: Rezone Petition #DCPREZ-2026-12256 and CUP Petition #DCPCUP-2026-02702. Applicant/Owner is Amble Land, LLC 5900 County Highway D., Oregon, WI 53575.

Communications

5. Set a work session date for Comprehensive Plan amendments.

6. Staff Communication.

7. Town Board Items. (Arlan Kay)

Adjournment

8. 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: ADD DATE

**Town of Oregon
Plan Commission Meeting Minutes
Tuesday, April 28th, 2026**

Open Plan Commission meeting at 6:30pm

Roll Call

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

CUP Petition #DCPCUP-2026-02702 Parcel#0509-054-9315-0; 5900 County Highway D, Oregon, WI 53575.

This request is to update the CUP for outdoor storage and caretaker's residence for existing use.

Applicant/Owner is Amble Land, LLC.

Petitioner agents appeared in person and via zoom.

Moved by Hagemann, seconded by Wilmot to recommend approval of DCUP-2026-02702 for the continuation of conditions regarding outdoor storage and the caretaker's residence.

Motion Carried 7-0.

Public Comment

No public comment.

Approval of Minutes

Moved by Hagemann, seconded by Christensen, to approve March 17th, 2026, minutes. Motion Carried 6-0.

Communications.

Goth presented the amended Comprehensive Plan draft and draft of next steps and proposed adoption timeline. Wilmot noted she will be unavailable for the July Plan Commission meeting, Barmack may also be unavailable for the July Plan Commission meeting.

Adjournment.

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

From: [Van Belleghem, Bridgit](#)
To: [Stephanie Goth](#)
Cc: [Tyler P](#); [Amberose Previs](#)
Subject: FW: Request to Retain RR-2 Zoning – Parcel 050906260550 (6225 Trail Ridge Ct)
Date: Monday, April 20, 2026 2:42:38 PM
Attachments: [Rezoning Concerns Parcel 050906260550.pdf](#)

Hi Stephanie:

Please find an objection to rezoning for consideration below. Please share this with the Planning Commission.

Thank you,
Bridgit

From: Tyler P <tprevis@gmail.com>
Sent: Sunday, April 19, 2026 2:01 PM
To: Van Belleghem, Bridgit <VanBelleghem.Bridgit@danecounty.gov>
Cc: Amberose Previs <ambersenoel@gmail.com>
Subject: Request to Retain RR-2 Zoning – Parcel 050906260550 (6225 Trail Ridge Ct)

Dear Ms. Van Belleghem,

Thank you for your letter dated March 31, 2026, regarding the proposed rezone of our property at 6225 Trail Ridge Ct, Oregon, WI 53575 (parcel 050906260550) from RR-2 to SFR-2.

After reviewing the Dane County Zoning Ordinance (Chapter 10), my wife and I have identified several ways the RR-2 classification better serves our intended use of the property, and we would like to request that our parcel be excluded from the batch rezone.

The RR-2 zoning was a contributing factor in our decision to purchase this home. The permissions and flexibility that come with rural residential zoning on a 2.9-acre wooded lot were part of what made this property attractive to us. Specifically:

- The SFR-2 district imposes an accessory building footprint cap (100% of the principal building footprint) that would restrict our ability to build planned accessory structures including a detached garage with bonus space, a greenhouse, and a sauna building. Under RR-2, these projects fit within the single 10% lot coverage cap without a separate building cap.
- RR-2 provides a limited family business conditional use pathway that we may utilize for a home-based engineering consulting business; this pathway is not available under SFR-2.
- We value the small-scale farming permission under RR-2 for potential future use on our lot upon retirement to cultivate flowers.

We understand the Department is correcting zoning map errors to align with surrounding land use,

and we appreciate that effort. However, given our lot size and the plans we had in mind when we purchased, the RR-2 classification is a better fit for our property.

Could you let us know the appropriate process to request that our parcel remain RR-2? We are also happy to attend the May 19 Town of Oregon Planning Commission meeting or the June 23 County hearing to present our case in person.

Thank you for your time. Please don't hesitate to reach out with any questions.

Best regards,
Tyler & Amberose Previs
6225 Trail Ridge Ct
Oregon, WI 53575

Rezoning Concern Summary: RR-2 to SFR-2

Parcel 050906260550 • 6225 Trail Ridge Ct, Oregon, WI 53575 • 2.9 Acres • Tyler & Amberose Previs

Concern 1: Accessory Building Footprint Cap Restricts Planned Projects

RR-2 has a single lot coverage cap of 10% for all buildings and structures combined, with **no separate limit on accessory buildings**. SFR-2 raises overall lot coverage to 35% but introduces a **new accessory building footprint cap: total accessory building area cannot exceed 100% of the principal building footprint (~1,800 sqft)**. This new cap is more restrictive for our planned projects:

Planned Accessory Building	Sqft	Cumulative	RR-2 (no bldg cap)	SFR-2 (~1,800 sqft cap)
Detached garage w/ bonus room	1,768	1,768	Permitted	At cap limit (~98%)
Greenhouse	200	1,968	Permitted	Exceeds cap by ~168 sqft
Dry sauna building	200	2,168	Permitted	Exceeds cap by ~368 sqft

Under RR-2, all three accessory buildings total 2,168 sqft and fit within the 10% overall lot coverage cap (~12,632 sqft) alongside existing structures. Under SFR-2, the garage alone nearly exhausts the accessory building cap, making the greenhouse and sauna **impossible to build without a variance**.

Concern 2: Loss of Limited Family Business Conditional Use

RR-2 allows a **limited family business** as a conditional use (s.10.103(13)), permitting a small business to operate from a dedicated accessory building with up to one non-family employee, plumbing fixtures, and commercial equipment. SFR-2 does not offer this pathway. The only alternative under SFR-2 is a **home occupation** (s.10.004(72)), which is restricted to:

Restriction	Limited Family Business (RR-2)	Home Occupation (SFR-2 only option)
Location	Accessory building permitted	Inside the dwelling only
Floor area	Per conditional use permit	Max 25% of one story
Equipment	Per conditional use permit	Household/domestic equipment only
Employees	1 non-family	1 non-family
Exterior evidence	Per conditional use permit	None permitted (1 small sign only)
Plumbing in workspace	Permitted	Prohibited (inside dwelling)

We are considering establishing a process engineering consulting business and may need dedicated workspace in an outbuilding with appropriate equipment. Under SFR-2, this would not be possible.

Concern 3: Loss of Small-Scale Farming Permission

RR-2 permits small-scale farming by right (s.10.004(140)): "any agricultural use operated for recreational, hobby or supplementary income purposes" including growing and selling crops (e.g. cut flowers, produce) and keeping livestock at up to 1 animal unit per acre. SFR-2 does not permit agricultural use unless it was established before December 31, 2015, and any livestock use becomes nonconforming. On a 2.9-acre wooded lot, the ability to pursue hobby agriculture is a meaningful part of the rural residential character that attracted us to this property.

Request: We respectfully ask that parcel 050906260550 be excluded from the batch rezone and remain classified as RR-2. The RR-2 zoning was a contributing factor in our decision to purchase this home in 2022, and the proposed SFR-2 classification would materially limit our planned and potential use of the property. We are available to discuss this further and plan to attend the public hearings.

Town of Oregon Blanket Rezone List

Sec	PARCELNO	Owner	Acres	Reason	Rezone From	Rezone To	Other Comments
6	0509-061-8720-0	WILLE LIVING TR	16.54	DR that prohinitis development	RM-16	FP-1	
6	0509-062-6098-0	Current Owner	0.40	Part of another property, make them match	SFR-08	SFR-2	Changed from RR-2 to SFR-2 to match accompanying rezone.
6	050906261578	KYLE & KIMBERLY ATKINSON	2.32	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
6	050906240706	JOHN & JUDY GEORGESON	2.63	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
6	050906261247	JAMES S KLECKNER & VERONICA J KLECKNER	2.98	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
6	050906261354	LINDA L FULLER	2.49	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
6	050906260364	THIEL REV LIVING TR, JEROME J & BONNIE A	3.04	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
6	0509-062-6091-7	Current Owner	3.80	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
6	050906260550	TYLER A & AMBEROSE PREVIS	2.90	Rural-Residential is more appropriate and consistent with the surrounding uses	RR-2	SFR-2	
7	0509-084-9030-8	Current Owner	7.06	only 7 acres	RM-16	RR-4	
9	0509-093-9502-0	FAHEY TR	20.46	was RH before the 2019 zoning reqrite and should have been converted to RR-16	RM-16	RR-16	
9	0509-093-9570-4	FAHEY TR	19.96	was RH before the 2019 zoning reqrite and should have been converted to RR-16	RM-16	RR-16	
9	0509-092-8052-0	CLARK REV LIVING TR, MARY J	16.57	was rezoned under petition 9802, but not updated in the mapped database	RM-16	FP-35	
14	0509-141-9510-0	PURDIN FARMS LLC	16.57	one parcel with two zoning districts	AT-35/RM-16	RR-16	
15	0509-153-5000-8	EUGENE E LEWIS	3.16	pre-2019 zoning was Rural-Housing-1 and best reflected and continued at SFR-2	RR-2	SFR-2	
15	0509-153-4273-1	KENNETH D CASPER	2.41	pre-2019 zoning was Rural-Housing-1 and best reflected and continued at SFR-2	RR-2	SFR-2	
16	0509-163-9211-0	TG HANN LLC	1.51	is part of a larger farm	FP-1	FP-35	
17	0509-171-8500-5	JEREMY A STAAS	17.94	pre-2019 zoning was Rural-Housing-4 and best reflected and continued at RR-16	RM-16	RR-16	
20	0509-202-9510-3	CERQUA LIVING TR, DAVID L	12.36	has a house and farm, and housing is not permitted on FP-1	FP-1	RR-16	
20	0509-201-8601-0	Robert Dicke	17.68	pre-2019 zoning was Rural-Housing-1 and best reflected and continued at RR-16	RM-16	RR-16	
24	0509-243-8571-0	Current Owner	17.39	less than 35 acres in size	FP-35	FP-1	
24	0509-243-9071-0	Current Owner	3.70	less than 35 acres in size	FP-35	FP-1	
25	0509-252-8720-1	Current Owner	6.11	erroneously zoned Limited Commercial	LC	RR-4	
32	0509-322-9600-0	MCSHERRY REV LIVING TR, DONALD & BONNIE	7.67	part of a larger farm	FP-1	FP-35	
33	050933398308	ROSALINO ANTONIO RUIZ	6.88	has two zoning categories and will be made to match under one zoning category	RR-8/FP-1	RR-16	
33	0509-333-9770-1	ROSALINO ANTONIO RUIZ	7.57	has two zoning categories and will be made to match under one zoning category	RR-8	RR-16	
34	0509-341-9000-2	THOMAS H WENDT	20.17	parcel is less than 35 acres	FP-35	FP-1	
34	0509-341-9600-6	THOMAS H WENDT	2.57	parcel is less than 35 acres	FP-35	FP-1	

REMOVED PROPERTIES

0509-041-8320-0	RITA MAE KLUEVER	4.46	Less than 35 acres in size and not farmed	FP-35	~~FP-1~~	per property owner request
0509-041-6166-2	RITA MAE KLUEVER	~~1.21~~	Check	RE	~~FP-1~~	per property owner request
0509-044-8050-0	RITA MAE KLUEVER	~~26.92~~	less than 35 acres	~~FP-35~~	~~FP-1~~	per property owner request
0509-211-6910-0	Moreland Rev Living Trust	~~0.40~~	Permitter parcel with no environmental feaures or trail	NR-C	UTR	by request of the town.
0509-353-8561-0	ROBERT L HALBLEIB	24.88	parcel is less than 35 acres	FP-35	~~FP-1~~	Owner name is not accurate, belongs to Obrien. This is contiguous to FP-35 lands they
0509-142-8330-0	BUBBA 1 LLC	~~19.56~~	is less than 35 acres and has a restriction prohibiting development	AT-35/RM-16	~~FP-1~~	In planned neighborhood for Village of Oregon
0509-264-8570-9	DANIEL L O'BRIEN	~~11.30~~	Part of a larger farm	~~FP-1~~	~~FP-35~~	part of CSM
0509-031-4022-0	JENKINS JT REV TR, RONALD R & JUL	~~6.17~~	DR preventing dev with residential zoning. Is it developable or not?	RR-4	~~FP-1~~	Can't be FP-1 in Ag Transition, leave as is.

updated 5/14/2026

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 tanks 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. 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.
2. Outdoor storage of parts, tires or non-essential equipment or materials is prohibited.
3. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health. [RH: include this on both the DR and the CUP]
4. This CUP is only effective upon Rezone #12256 becoming effective.

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition# DCPREZ-2026-12256 Dane County ZLR Committee Public Hearing 5/26/2026

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:

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

Town Board Vote:

5 **In Favor** 0 **Opposed** 0 **Abstained**

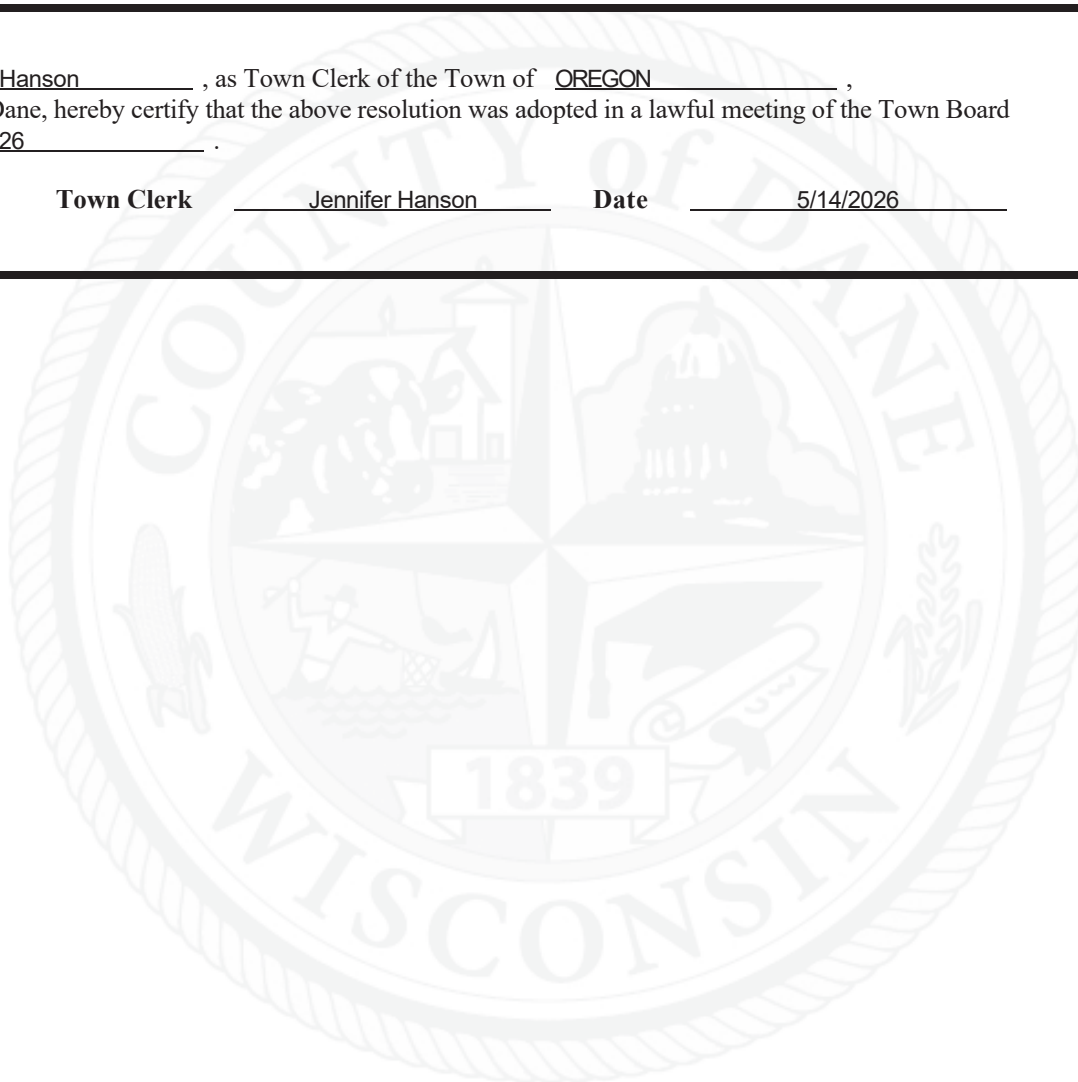
Deed restrictions required (if any): 1. Outdoor lighting shall comply with Dane County Zoning Ordinance Chapter 10, Section 10.102(5). After business hours, exterior lighting shall be limited to building entrances and overhead service doors. A dusk-to-dawn light is permitted in the parking lot. 2. Burning 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. Signage shall be limited to one (1) free-standing, unlit sign in accordance with Dane County Sign Ordinances. 5. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health. 6. 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. 7. Business on-site employees shall be limited to no more than 6. 8. Loudspeakers on the subject property shall be prohibited. 9. Off-street employee parking shall be limited to no more than 20 exterior stalls for operational and on-site employees. 10. On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance. 11. No retail sales or other on-site transactions with final customers shall be permitted. 12. The existing vegetative screening meeting s.10.101(12) requirements shall be maintained along the subject property's eastern and western boundaries. 13. No on-site tri-axel or quad-axel vehicles shall be permitted in the operation of the business. 14. Operator will comply with all town road weight restrictions imposed by the Town of Oregon. 15. Building footprints may not exceed 20% of the Subject Property site. 16. 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

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 5/12/2026 .

Town Clerk Jennifer Hanson **Date** 5/14/2026



TOWN BOARD ACTION REPORT - CONDITIONAL USE PERMIT

Regarding Petition# DCPCUP-2026-02702 Dane County ZLR Committee Public Hearing 5/26/2026

Whereas, the Town Board of the Town of OREGON having considered said conditional use permit application, recommends to the Dane County Zoning and Land Regulation Committee that the conditional use permit application be (check one):

APPROVED ☒ **APPROVED WITH CONDITIONS** ☐ **DENIED (FACTUAL BASIS REQUIRED)** ☐

Town Board Vote:

5 **In Favor** 0 **Opposed**

NOTE: The Town's recommendation shall include reasoning for the recommendation. Please use the box below to explain the factual basis for the Town's recommendation. Use Page 2 of this form to list any recommended conditions.

BASIS FOR RECOMMENDATION: 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 tanks 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.

CONDITIONS OR CONCERNS:

I, Jennifer Hanson, as Town Clerk of the Town of OREGON, County of Dane, hereby certify that the above recommendation was made by the Town Board at the meeting on 5/12/2026.

Town Clerk Jennifer Hanson **Date** 5/14/2026