

January 8th, 2022

Dear Zoning and Land Regulation Committee of Dane County,

We are writing with our concerns and position regarding Petition Number 11791, in which George Boyer Jr. / Simply Homes Property Management LLC is requesting that the property located at 533 Waterloo Road in the Town of Medina, currently zoned SFR-08, be rezoned to Heavy Commercial for the purpose of vehicle sales and repair.

We are the owners of Paradise Crossing Condominiums, which is located directly across the street / North of the subject property at 533 Waterloo Road.

Paradise Crossing Condominiums is a condominium development slated for nine, eight unit condominium buildings, for a total of 72 units / condos. Currently there is one, eight unit building, which is 100% occupied.

Dawn Nelson owns and resides at 101 Paradise Circle, Marshall, WI

Julie and Craig Straseske own and reside at 102 Paradise Circle, Marshall, WI

Units 103 – 108 are owned by Liz Leonard, dba Paradise Crossing LLC, and are each currently leased to wonderful people who all enjoy the peaceful residential neighborhood.

Matthew Blum, dba DAM Holdings is the owner of the 11 +/- acres / 64 remaining unbuilt “units” of the Condo Association. This land zoned residential is currently for sale.

We as a group have major concerns and oppose the rezoning from Residential to Heavy Commercial.

We purchased our properties based on the current zoning and the quiet enjoyment thereof. The residents of the neighborhood enjoy the nearby park, library and low traffic count. There are many adults and children that walk and ride their bicycles throughout the neighborhood and are comfortable doing so, as the area has a safe and family friendly feel to it.

A vehicle sales and repair business is simply not conducive or compatible with the residential zoning / area. Most auto sales companies are open during evening hours and close at 8:00 or 9:00 p.m.. Most auto repair companies are also open after 5:00 p.m. and it's simply not a quiet business. It's very noisy in fact. There are some auto repair operations that look well kept and others that look junky. There would be no policing this.


In the fall of 2021, during the months of September and October, Mr. Boyer was making changes and improvements to some of the property that he owns on Waterloo Road. There was excavating equipment running late into the night and early morning hours. As machinery would reverse, the equipment would repeatedly beep very loudly and the noise carried extremely well, keeping neighbors awake. Several residents of Paradise Crossing called Liz Leonard to complain of the noise and also called the police. We feel that it's extremely inconsiderate to operate noisy equipment in a residential area, other than to take care of snow removal. If past behavior and inconsideration of others repeats itself, there will be many more noise complaints and it will drive residents out of the area and neighborhood. Owners may decide to sell and tenants will most likely opt not to renew their leases. It will be extremely difficult to sell the remaining land at Paradise Crossing.

We value our property and if Dane County were to agree to rezone the Waterloo Road property to Heavy Commercial, it would significantly decrease the value of our properties and neighboring properties. This would result in huge economic losses to the existing owners and also to the Village of Marshall.

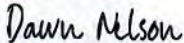
We appreciate your time and consideration in this matter.

Sincerely,

Liz Leonard
608-577-7526
Lizishere@charter.net

DocuSigned by:

E2B2E4F1A0F1470...

Dawn Nelson
608-764-5545
Dawnn5545@gmail.com


DocuSigned by:

7A5479E6D04A4E...

Julie Straseske
920-557-1239
j.straseske@sbcglobal.net

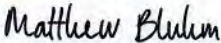
DocuSigned by:

9868E8F440B141A...

Craig Straseske
920-392-9932
jastraseske@hotmail.com

DocuSigned by:

70544FA55CCE415...

Matthew Bluhm
312-282-6292
matthewbluhm@gmail.com

DocuSigned by:

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Notice of Public Hearing



Zoning and Land Regulation Committee

Public Hearing: January 25, 2022		Petition: 11791
Zoning Amendment: SFR-08 Single Family Residential District to HC Heavy Commercial District		Town/sect: Medina / Section 15
Acre: 3.9	Survey Req. Yes	Applicant: Simply Homes Property Management LLC
Reason: Change zoning to allow for vehicles sales and repair		Location: 533 Waterloo Road <i>George Byr Jr</i>
<p><i>533 Waterloo</i></p> <p><i>0812-151-8421-2</i></p>		



The Dane County Zoning and Land Regulation Committee will be holding a Public Hearing on **January 25, 2022** at 6:30pm regarding this proposal. This will be a virtual meeting using the ZOOM app. If you have any concerns or questions regarding the proposal, please contact Dane County Planning and Development at (608)266-4266 or plandev@countyofdane.com as soon as possible.

More information regarding the proposal can be found at: <https://dane.legistar.com/Legislation.aspx>
Enter the rezone/CUP petition number in the legislative text box.

Any written testimony must be submitted within one week prior to the public hearing (January 18th). Please send all written testimony to plandev@countyofdane.com. The information will be forwarded to the ZLR Committee.

All persons wishing to speak on this proposal **MUST** register (at least 2 hours) prior to the meeting. Please contact Planning and Development at (608) 266-4266 or plandev@countyofdane.com to obtain a registration slip. After registering, you will receive a confirmation email containing information about speaking at the meeting.

Persons wishing to attend the meeting can do so by the following:
By computer: Using the ZOOM app, (<https://zoom.us/join>), enter Webinar ID: 936 2724 6212
By phone: Dial 1-888-788-0099 Enter Webinar ID: 889 3456 6456



1920013	Active	Lots & Acreage Price:	\$1,300,000
L1 Paradise Crossing	Village	Marshall	D26
Marshall WI 53555	County:	Dane	
	Subdivision:	Paradise Crossing	
Total Acreage:	11.00 <i>List Agent</i>	Price/Acre:	\$118,181.82
Wooded Acres:	0.00	Price/SqFt:	
Pasture Acres :	0.00	Number of Lots:	1
Tillable Acres:	0.00	Lot Number(s):	1
Wetland Acres:	0.00	Open House:	
Show Date:			

Hwy 19 to North on Hwy 73 to east on Waterloo to property

Lot Size:		School District:	Marshall
Lake/River Name:		Elementary:	Marshall
Feet WaterFront		Middle:	Marshall
Specific Builder Required:	No	High:	Marshall

Annual HOA Dues:		Land Assessmnt:	\$ 10,000
Parcel #:	0812-104-6843-1	Improvements:	\$ 0
Zoning:	n/a	Total Assessmnt:	\$ 10,000 / 2021
Owner:		Net Taxes:	\$ 208 / 2020
Legal Description:	n/a		

Type	City, Duplex Lot, 4-Unit Lot, 5+ Unit Lot, Other, In Condo Plat	Improvements	Curb/gutter
Present Zoning	Multi-family	Purchase Options	Sell entirely
Utilities Avail. (To Lot)	Natural gas, Electricity, Telephone, Cable, Internet - Cable	Available Info	Approved plat map, Restrictions/Covenants
Water System	Municipal water available	Miscellaneous	In an association
Waste Disposal	Municipal sewer available		
Road	Paved		
Lot Description	Corner		

Development opportunity in Marshall, Wi. Marshall is approximately 13 miles to Madison and 9 to Sun Prairie, Original condominium plat allowed for 64 additional units. The village has indicated they are open to several multi family housing considerations. Could be 8, 8-unit building. Developer could opt for duplexes. Senior housing is an option. Many other options are possible. Property is in a TIF eligible district. Parcel "A" is excluded from the sale.

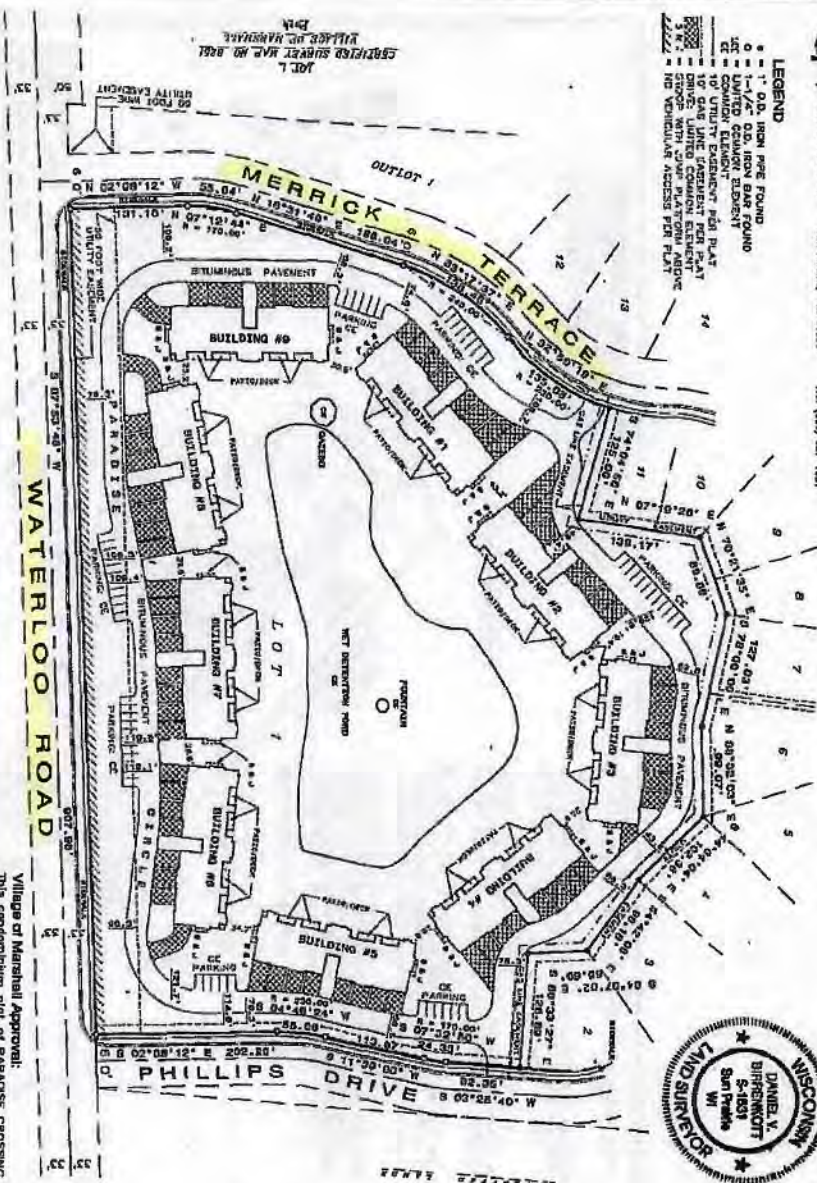
Contact Bob Carpenter, 608-829-7153 or Brian Conne, 608-291-3394 or Dan Lee, 608-829-7124 with any questions or for showings. Please do not go onto the property without requesting a showing through listing agents. Parcel "A" is excluded from the sale. The remainder of Lot 1 is included. Please review associated documents.

ListAgt: Robert Carpenter	10003-90	CoList: Brian Conne	List Date:	9/15/2021	Expire Date:	9/14/2022
Pref: 608-829-7153		Pref: 608-291-3394	Subagent Comm:	3%	Electronic Consent:	Yes
carpenterr@firstweber.com		conneb@firstweber.com	BuyerAgent Comm:	3%	Exclusive Agency:	No
First Weber Inc		First Weber Inc	DOM:	115	Licensee Interest:	No
Off: 608-833-3711 FAX: 608-833-3672		Off: 608-833-3711 FAX: 608-833-3672	AO Date:		Limited Service:	No
429 Gammon Place Stop 2		429 Gammon Pl Stop 2	Closing Date:		Multiple Rep:	DA
Madison WI 53719-1053		Madison WI 53719-1053	Financing:		Named Exceptions:	No
SaleAgt:		Sold Price:	Sale Factors:		Policy Letter:	Yes
		Concessions:	Competing Offers:		Variable Comm:	No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS Orig MLS: South Central WI

BIRRENKOTT SURVEYING & PERC TESTING
 LAND SURVEYING & PERC TESTING
 157 N. BRUSH, ST. SUN PRAIRIE, WIS 53190
 (608) 837-7143
 FAX (608) 837-1881

LEGEND
 1" = 1' 0.0" IRON PIPE FOUND
 0" = 1-1/2" 0.0" IRON PIPE FOUND
 1/4" = 1-1/2" 0.0" IRON PIPE FOUND
 1/2" = 1-1/2" 0.0" IRON PIPE FOUND
 3/4" = 1-1/2" 0.0" IRON PIPE FOUND
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 94" = 1-1/2" 0.0" IRON PIPE FOUND
 96" = 1-1/2" 0.0" IRON PIPE FOUND
 98" = 1-1/2" 0.0" IRON PIPE FOUND
 100" = 1-1/2" 0.0" IRON PIPE FOUND



SEE SHEETS 2 AND 3 FOR
 BUILDING DIMENSIONS AND
 DETAILS
 ALL BUILDINGS AND IMPROVEMENTS
 SHOWN HEREON ARE PROPOSED.

BUILDING NO. CONTAINS UNITS

1	1-1 THROUGH 1-6
2	2-1 THROUGH 2-6
3	3-1 THROUGH 3-6
4	4-1 THROUGH 4-6
5	5-1 THROUGH 5-6
6	6-1 THROUGH 6-6
7	7-1 THROUGH 7-6
8	8-1 THROUGH 8-6
9	9-1 THROUGH 9-6
10	10-1 THROUGH 10-6
11	11-1 THROUGH 11-6
12	12-1 THROUGH 12-6
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93	93-1 THROUGH 93-6
94	94-1 THROUGH 94-6
95	95-1 THROUGH 95-6
96	96-1 THROUGH 96-6
97	97-1 THROUGH 97-6
98	98-1 THROUGH 98-6
99	99-1 THROUGH 99-6
100	100-1 THROUGH 100-6

Village of Marshall Approval:
 This condominium plat of PARADISE CROSSING CONDOMINIUM
 has been approved by the Village Board of Marshall
 on this 23rd day of March, 2003.
 Mayor: *John A. ...*
 Village Clerk: *...*
 Surveyor: *...*
 Engineer: *...*
 Date: 2/27/03



PARADISE CROSSING CONDOMINIUM
 A CONDOMINIUM PLAT # 3838997
 Village of Marshall, Dane County, Wisconsin

Description of CONDOMINIUM PLAT:
 Lot 1, American's Dream, Village of
 Marshall, Dane County, Wisconsin.

Surveyor's Certificate:
 I, Daniel V. Birrenkott, Wisconsin Registered Land Surveyor, No. 1531, do hereby certify that I have surveyed and mapped the property described and located herein in accordance with the provisions of the Wisconsin Statutes, Section 702.11, and I am a correct representation of the condominium described and the contents hereof and a true and correct copy of the same as the same are shown on the plat.

Daniel V. Birrenkott
 Daniel V. Birrenkott, Ill. S. No. S-1531

- NOTES:**
- 1) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ENCUMBRANCES, RECORDED AND UNRECORDED.
 - 2) THE OBLIGATIONS OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF WISCONSIN STATUTE, SECTION 702.11.
 - 3) BUILDING DIMENSIONS AND AREAS SHOWN ON UNIT FLOOR PLANS WERE SURVEYED AND ARE AS APPROXIMATE AND DO NOT REPRESENT UNIT DIMENSIONS AS SET FORTH IN THE CONDOMINIUM ELEMENTS UNLESS OTHERWISE NOTED ON THE PLAT OR IN THE UNIT FLOOR PLANS.
 - 4) ALL PROPOSED STAIRS, PATIOS, DECKS AND JUMP PLATFORMS ARE LAYED OUT AS SHOWN HEREON AND SHALL BE CONSTRUCTED AS SHOWN HEREON.
 - 5) DIMENSIONS SHOWN BETWEEN BUILDINGS AND FROM BUILDING CORNERS TO LOT LINES ARE PER THE PROPOSED SITE PLAN.

NOTES PER PLAT:
 LOT 1 IS SUBJECT TO EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF STORM WATER DRAINAGE SYSTEMS AND BUILDINGS FOR LOT 1 HAVE BEEN CONSTRUCTED AFTER THE PROPOSED SURVEY. IMPROVEMENTS NOTED ON THE PLAT ARE TO BE CONSTRUCTED BY THE UNIT OWNERS WITHIN THE SPECIFIC TIMEFRAME OF EACH UNIT. GROUND WATER CONDITIONS WITHIN THIS PLAT, BASINETS, OR THE SURFACE OF THE GROUND ARE NOT TO BE DISTURBED OR ALTERED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

RECORD FOR RECORDS
 THE 103 DWP # 3838997
 IS BEING RECORDED TO THE PLAT OF AMERICA'S DREAM, VILLAGE OF MARSHALL, DANE COUNTY, WISCONSIN.

PREPARED FOR:
 DANIEL V. BIRRENKOTT, INC.
 LAND SURVEYING & PERC TESTING
 157 N. BRUSH ST.
 SUN PRAIRIE, WISCONSIN 53190
 (608) 235-8888

SHEET 1 OF 3
 OFFICE MAP NO. 031174



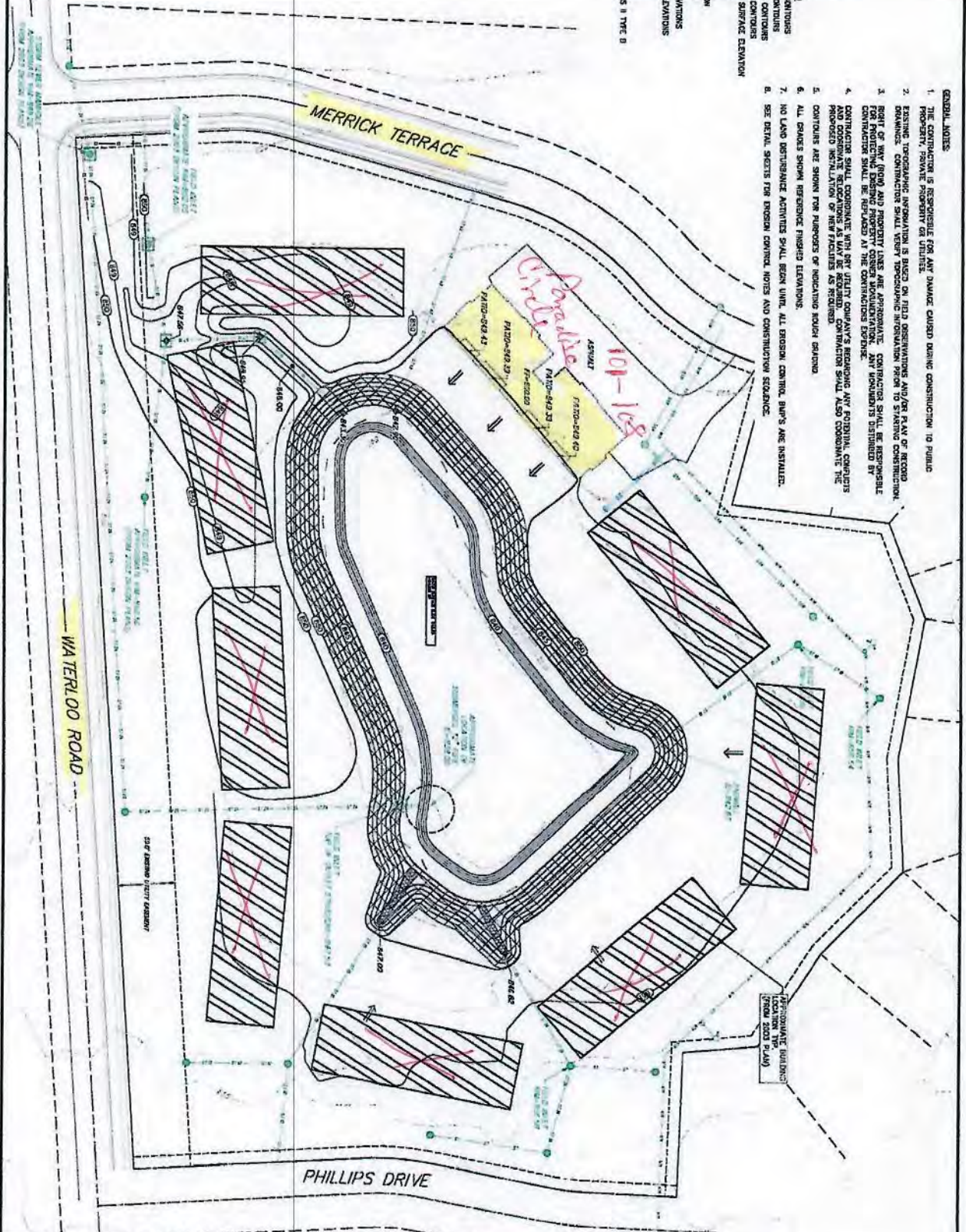
GRAPHIC SCALE FEET
0 20 40 80

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OR RECORD DRAWINGS. CONTRACTORS SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION. RIGHT OF WAY BOUNDARIES AND PROPERTY LINES ARE APPROXIMATE. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY OWNER INFORMATION. ANY DOCUMENTS DISTURBED BY CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES REGARDING ANY ADDITIONAL CONDUITS TO BE INSTALLED AND ANY NECESSARY PERMITS. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
4. CONDUITS ARE SHOWN FOR PURPOSES OF INDICATING ROUTE ONLY.
5. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
6. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES ARE INSTALLED.
7. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED WATER SURFACE ELEVATION
- DRAINAGE DIRECTION
- SALE PROTECTION
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- WORKING PAD
- EROSION MAT CLASS II TYPE B
- 80% RAP

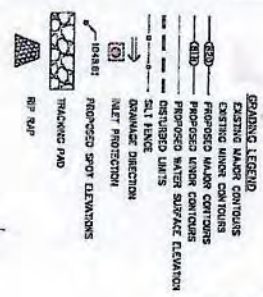


X = 8 Future 8 Unit Condominium Bldgs

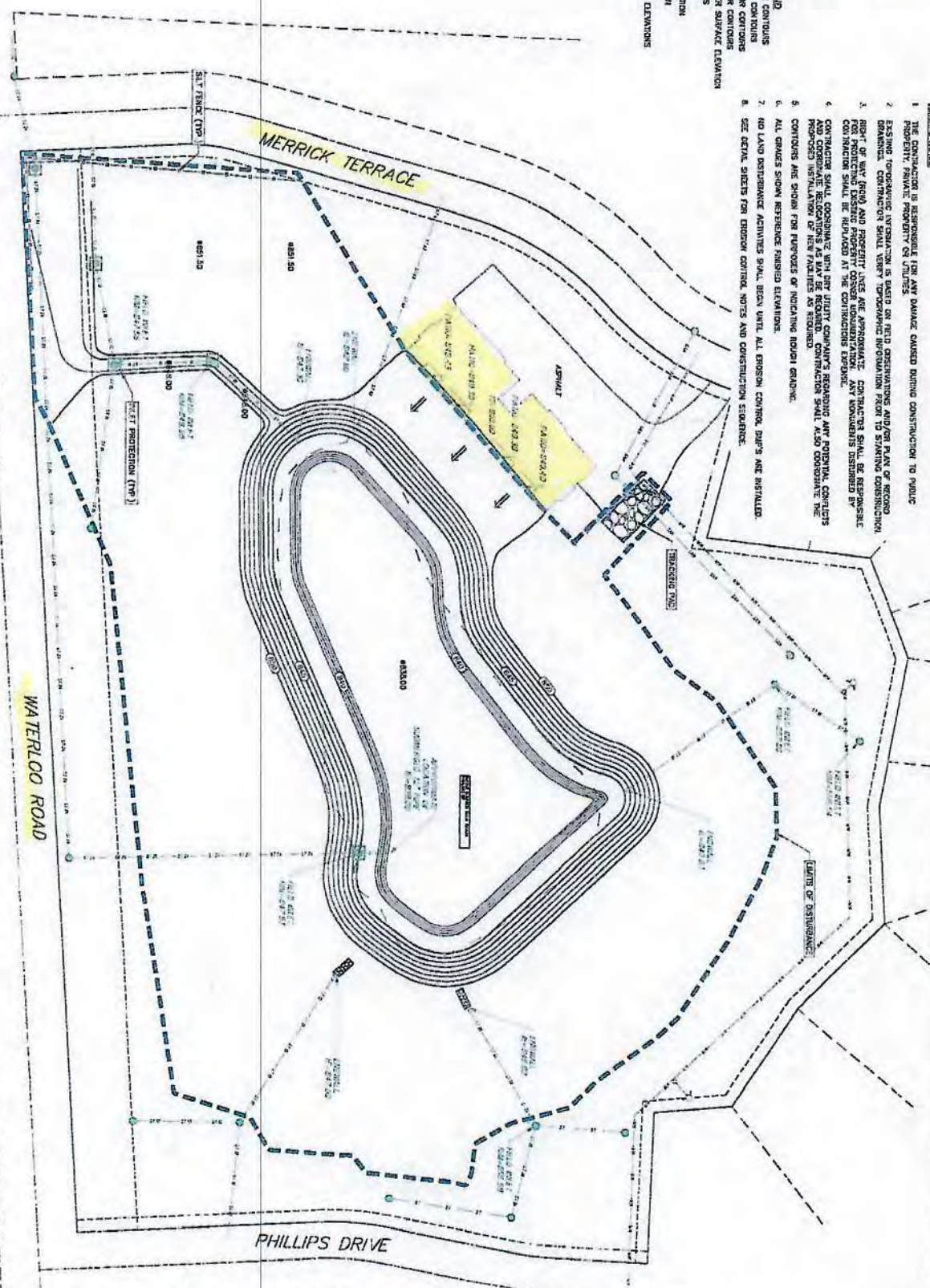
REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Grading and Erosion Control Plan
Paradise Crossing Pond Rehabilitation
Village of Marshall
Dane County, Wisconsin

vierbicher
planners | engineers | advisors
Phone: (608) 241-3090



- GENERAL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAYS OF RECORD DIMENSIONS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION FROM TO STARTING CONSTRUCTION.
 3. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING PROPERTY CORNER RECONSTRUCTION. ANY MONUMENTS DISTURBED BY CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 4. CONTRACTING SHALL COORDINATE WITH THE UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. PROPOSED INSTALLATION OF NEW UTILITIES AS REQUIRED.
 5. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING MOISTURE GRADIENT.
 6. ALL GROUNDS SHOWN REFERENCE FINISHED ELEVATIONS.
 7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES ARE INSTALLED.
 8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Grading and Erosion Control Plan
 Paradise Crossing Pond Rehabilitation
 Village of Marshall
 Dane County, Wisconsin

veribicher
 planners | engineers | architects
 Phone: (608) 261-3888

DATE: 10-1-2020
 DRAWN BY: DAN
 CHECKED BY: DAN
 PROJECT NO: 041
 SHEET NO: 2 of 4

Parcel Number - 036/0812-151-8421-2

529 Waterloo

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF MEDINA	
Parcel Description	LOT 2 CSM 8483 CS46/170&171-2/12/97 F/K/...	
Owner Name	BOYER ENTERPRISES LLC 	
Primary Address	533 WATERLOO RD	
Billing Address	6302 MILWAUKEE ST MADISON WI 53718	

Assessment Summary		More +
Assessment Year		2021
Valuation Classification		G2
Assessment Acres		0.623
Land Value		\$41,200.00
Improved Value		\$9,800.00
Total Value		\$51,000.00

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

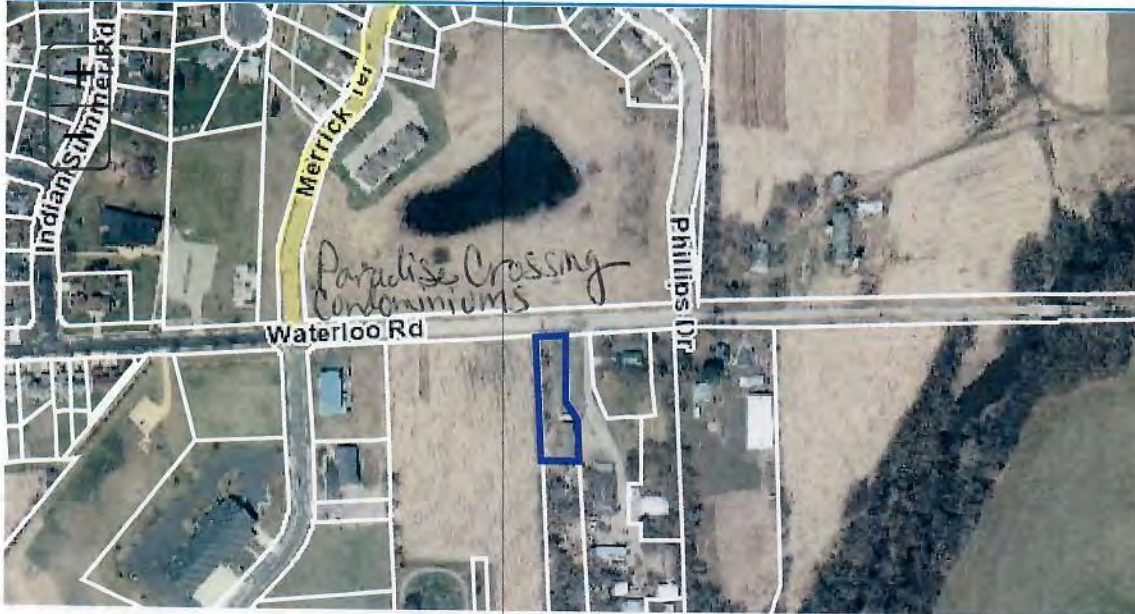
Zoning
SFR-08

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1801	FIRE/EMS DISTRICT

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

«

< Newer

Older >

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Tax Year 2021

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$41,200.00	\$9,800.00	\$51,000.00
Taxes:		\$815.39
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$61.02
Specials(+):		\$0.00
Amount:		\$754.37

2021 Tax Info Details

Tax Payment History

Recorded Documents

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