

Via E-Mail

September 18, 2024

Dane County Board of Adjustment
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Amended Blume & Sons, LLC's Application for Setback Variances at 946 Medina Road,
Town of Medina, Dane County

Dear Chair Long and Board Members:

Please accept this narrative description of Blume & Sons, LLC's ("Blume") application for variance from the Building Setback requirements, articulated in Dane County Ordinances ("DCO") § 10.102(9), and the Outdoor Storage setback requirements, articulated in DCO § 10.004(117)(c), for its property located at 946 Medina Road, Town of Medina (the "Town"), Dane County (the "County"), Wisconsin, Tax Parcel Identification No. 0812-332-9830-6 (the "Property").

My client purchased the Property in November 2022. Prior to its purchase by Blume, the Property was used for a masonry business. Since its purchase, Blume has made considerable efforts to clean up the Property, which is in significantly improved condition.

The Property is zoned Heavy Commercial ("HC"), and outdoor storage is a permitted use in the HC District. DCO § 10.273. The Zoning Ordinance requires all outdoor storage to comply with building setback requirements, which in the case of the Property would be as follows:

- 100 feet from the centerline or 42 feet from the right-of-way line of State Highway 73;
 - For this variance application, 42 feet from the right-of-way line is the greater setback and therefore applicable.
- 63 feet from the centerline or 30 feet from the right-of-way line of Medina Road;
 - For this variance application, 63 feet from the centerline is the greater setback and therefore applicable.
- 10 feet from the western side yard lot line and the northern rear yard lot line.
DCO §§ 10.102(9), 10.004(117)(c), 10.273(6).

My client proposes to use the Property for container storage. Blume has entered into a lease agreement with United Rentals, a company which prides itself on maintaining high quality, visually appealing container storage sites. The lease is contingent, however, on Blume obtaining the requested variances because the Property is not a viable site for outdoor container storage without them.

To make the Property viable for outdoor storage use, Blume asks the Board of Adjustment (the “Board”) to grant it variances from the State Highway 73 setback and Medina Road setback to create a uniform, 10-foot setback for the entire Property. My client’s Amended Variance Application is enclosed with this letter as Exhibit 1.

Blume has notified the Town Board of its intention to seek a variance for the Property for outdoor storage within the setbacks. The Town Clerk advised us that they would consult with Dane County following the submission of our application. A copy of this communication with the Town Clerk is attached hereto as Exhibit 2. The Town Plan Commission has since scheduled a meeting to discuss Blume’s variance application on September 24, 2024.

DCO § 10.101(10) governs applications for variance from the County’s Zoning Ordinance. Pursuant to § 10.101(10)(g), the Board shall not grant a variance unless it finds that all of the following standards are met:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.
2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.
3. For a variance from area, setback or dimensional standards in the ordinance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.
4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.
5. The proposed variance shall not create substantial detriment to adjacent property.
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

An analysis of Blume’s variance application demonstrates that each one of the variance criteria codified in DCO § 10.101(10)(g) are satisfied.

The Property is one of just seven properties in the Town zoned HC; therefore, it is one of a small number of properties in the Town where outdoor storage may occur. Further, of these HC-zoned properties, only three abut a State highway, requiring a 42-foot setback from the right-of-way. This setback requirement reduces the square footage on the Property available for outdoor storage by approximately 21,000 square feet, or .48 acres. Combined with the setback from Medina Road, the Property loses a total of approximately 27,800 square feet, or .64 acres, of outdoor storage area. Only one other HC-zoned property in the Town is impacted by both State highway and Town road setbacks, demonstrating that the County's zoning setbacks affect the Property especially and limit the available storage area on the Property uniquely.

The fact that the Property abuts a State highway and a Town road, which both require significantly increased setbacks from standard lot line setbacks, places an unreasonable burden on using the Property for the permitted use of outdoor storage. In addition to the enclosed site survey of the Property is a map provided by the Dane County Planning and Development staff, which shows the roadway setbacks applied to the Property and is labelled as Exhibit 3; however, it should be noted that the applicable setback from Medina Road is approximately six (6) feet beyond the 30-foot setback on the provided map. Nevertheless, the map, as is, shows the burden and hardship placed on Blume based on the location of the Property. This burden is not self-created; rather, this burden exists because the Property is adjacent to a State highway and Town road, which is unique—only one other HC-zoned property in the Town abuts both a State highway and Town road.

On the westside of State Highway 73, the Property is surrounded by HC-zoned properties, which is a higher intensity use, so granting the variances would not be out of character with the area. Furthermore, the prior masonry use of the Property involved significant outdoor storage, but not storage to which building setbacks applied per DCO §10.004(117)(c). Therefore, the proposed storage on the Property is not inconsistent with the established use of the Property, as demonstrated by the aerial photographs enclosed as Exhibit 4.

Similarly, granting these variances would not affect drivers on State Highway 73. Based on the location of State Highway 73 adjacent to the Property, the highway curves away, not toward, the Property, as shown on the enclosed site survey (Exhibit 1). Accordingly, outdoor storage within 10 feet of the right-of-way setback would not create any visual impairment for drivers.

If granted, the variance would not negatively affect the neighboring properties. Neighboring property owners are supportive of Blume's variance application and appreciative of its efforts to enhance the Property's appearance, as demonstrated by the letters of support enclosed as Exhibit 5. Accordingly, the variance, if granted, would not create a detriment to neighboring property owners and is in keeping with the prior use of the Property and the surrounding area, which includes adjacent HC-zoned properties. To the extent there are any negative effects on neighboring property owners, Blume and its tenant would mitigate them, as demonstrated by the fact that Blume has cared for and enhanced the Property since its purchase and United Rentals' established history of well-maintained outdoor storage lots. Attached as Exhibit 6 are photographs of container sites

operated by United Rentals, which demonstrate the care with which United Rentals maintains its storage sites.

In total, Blume requests a 32-foot variance from the setback requirement from State Highway 73 and a 26-foot variance from the setback requirement from Medina Road. My client requests these setback variances because they are necessary to use this uniquely located Property for outdoor storage, a permitted use for HC-zoned Properties. Without the variances, the storage area on the Property is greatly reduced, which significantly impacts its viability as an outdoor storage site. The variance would not change the established use of the Property because it was used for the outdoor storage of materials related to the masonry business. Rather, the variances would allow different materials, storage containers, to be located within the State highway and Town road setbacks. These variances are essential for Blume and its tenant to fully utilize the Property for outdoor storage, and Blume is not requesting a variance greater than necessary to ensure the Property is viable for a permitted use in the HC district.

Please do not hesitate to contact me to further discuss these matters.

Sincerely,

AXLEY BRYNELSON, LLP



Christopher T. Nelson
CTN: eel

cc: Robert Blume, *Via E-Mail*
Hans Hilbert, Dane County Planning and Development, *Via E-Mail*
Roger Lane, Dane County Planning and Development, *Via E-Mail*

Enclosures



Dane County Planning & Development

Division of Zoning

Appeal No. _____
 Date Received _____
 Date of Public Hearing _____

VARIANCE APPLICATION:

Owner: Blume & Sons LLC
 Mailing Address: 215 Deerfield Rd
Marshall, WI 53559
 Phone Number(s): _____
 Email Address: integrity246@gmail.com

Assigned Agent: Attorney Christopher T. Nelson
 Mailing Address: 2 E. Mifflin St., Suite 200
Madison, WI 53703
 Phone Number(s): (608) 283-6707
 Email Address: cnelson@axley.com

*To the Dane County Board of Adjustment:
 Please take notice that the undersigned was refused a permit by the Dane County Zoning Division, Department of Planning and Development, for lands described below for the reason that the application failed to comply with provisions of the Dane County Code of Ordinances: Chapters 10 – Zoning, 11 – Shoreland, Shoreland-Wetland & Inland-Wetland, 17 – Floodplain Zoning, and/or 76 – Airport Height Regulations. The owner or assigned agent herewith appeals said refusal and seeks a variance.*

Parcel Number: 0 8 1 2 -3 3 2 -9 8 3 0 -6 Zoning District: HC Acreage: 4.780
 Town: Medina Section: _____ 1 / 4 _____ 1 / 4 _____
 Property Address: 946 Medina Road
 CSM: 5 8 1 3 Lot: 2 / Subdivision: _____ Block/Lot(s): _____
 Shoreland: Y / / Floodplain: Y / / Wetland: Y / / Water Body N/A
 Sanitary Service: Public / ~~Private (Septic System)~~

Current Use: Outdoor sales, display, or repair

Proposal: Outdoor storage

NOTE: You are encouraged to provide a complete and detailed description of the existing use and your proposed project on an attached sheet.

REQUIRED BY ORDINANCE

Section	Description	Required	Proposed or Actual	Variance Needed
10.102 (9)	42' setback from State Hwy ROW per §10.004 (117)	42'	10'	32'
10.102 (9)	~36' setback from Town Rd. ROW per §10.004 (117)	~36'	10'	26'

PRESENTING YOUR CASE TO THE BOARD OF ADJUSTMENT:

An Area Variance may be authorized by the Dane County Board of Adjustment to vary one or more of the dimensional or physical requirements of the applicable ordinance in connection with some proposed construction.

The burden will be on you, as property owner or authorized agent, to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of the hearing, including the staff report. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and may then deny your application.

Please answer the four questions below. You are encouraged to attach a separate sheet, labeling the answers (1) through (4), to provide enough detail to support your appeal:

(1) Describe alternatives to your proposal such as other locations, designs and construction techniques. **Attach a site map showing alternatives you considered in each category below:**

(A) Alternatives you considered that comply with existing standards: If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

See attached letter & exhibits.

(B) Alternatives you considered that require a lesser variance: If you reject such alternatives, provide the reasons you rejected them.

See attached letter & exhibits.

(2) Will there be an unnecessary hardship to the property owner to strictly comply with the ordinance?

Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home or claiming that they need more outbuilding space than that permitted to store personal belongings). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

See attached letter & exhibits.

- (3) Do unique physical characteristics of your property prevent compliance with the ordinance? If yes, please explain. **The required Site Plan and/or Survey submitted with your application must show these features.**

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with the ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance.

See attached letter & exhibits.

- (4) What would be the effect on this property, the community or neighborhood, and the general public interest if the variance were granted? Describe how negative impacts would be mitigated. **The required Site Plan and/or Survey submitted with your application must show any proposed mitigation features.**

These interests may be listed as objectives in the purpose statement of an ordinance and may include: Promoting and maintaining public health, safety and welfare; protecting fish and wildlife habitat; maintaining scenic beauty; minimizing property damages; ensuring provision of efficient public facilities and utilities; requiring eventual compliance for nonconforming uses, structures and lots; drainage; visual impact; fire safety and building code requirements; and any other public interest issues.

See attached letter & exhibits.

REQUIRED PLANS AND SPECIFICATIONS:

In addition to providing the information required above, you must submit:

1. **Site Plan:** Complete and detailed plans of your lot or lots, drawn to a standard and easily readable scale. **In most cases, a survey by a Registered Land Surveyor is needed.** The Site Plan/Survey should include the following, as applicable, as well as any unique existing features of the lot and any proposed mitigation features, as described above:
 - Scale and North arrow
 - Road names and right-of-way widths
 - All lot dimensions
 - Existing buildings, wells, septic systems and physical features such as driveways, utility easements, sewer mains and the like, including neighboring properties and structures.
 - Proposed new construction, additions or structural alterations.
 - For property near lakes, rivers or streams:
 - Location of Ordinary High Water Mark (OHWM) Elevation
 - Location of Floodplain Elevation
 - For property near Wetlands, a Wetland Boundary determination by a qualified professional consultant may be required.
 - Topographic survey information may be desirable or necessary.
 - Setbacks from any existing or proposed structures (building) to lot lines, right-of-way lines, Ordinary High Water Mark, and/or Wetland Boundary, as applicable.
 - For setback from Ordinary High Water Mark Variance Appeals, the setbacks of the two neighboring structures from the OHWM may be required.

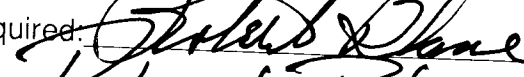
2. Floor Plans and Elevations: Professionally-prepared plans and elevations are not required, but the plans submitted must be drawn to a standard and easily readable scale, must show each story of the building or structure, and must include all parts of existing and proposed structures, including any balconies, porches, decks, stoops, fireplaces and chimneys. Exterior dimensions must be included. Show all exit door locations, including sliding doors, and any windows or other features that are pertinent to your appeal. The plans may be a preliminary version, but are expected to represent your actual proposal for the use of your lot.

Please consult with the Assistant Zoning Administrator regarding required plans for non-conventional structures such as signs, construction cranes, etc.

3. Town Acknowledgment: Obtain a signed, dated memo or letter from the Town Clerk or Administrator of the Town where the variance is needed, acknowledging that you have informed them of your intention to apply for the variance(s). You probably will need to appear before the Town Board and/or Plan Commission, which will provide advisory input requested by the Board of Adjustment.

APPLICANT SIGNATURE:

The undersigned hereby attests that all information provided is true and accurate, and further gives permission to Planning & Development staff and Board of Adjustment members to view the premises, in relation to the Appeal request made herein, during reasonable daylight hours.

Signature Required:  Date: sep 18, 2024
Print Name: Robert Blume

Specify Owner or Agent: Christopher Nelson

~~Agent must provide written permission from the property owner~~

STAFF INFORMATION:

Date Zoning Division Refused Permit (if different from filing date)

Filing Date

Filing Materials Required:

Site Plan

Floor Plans

Elevations

Fee _____ Receipt No. _____

Town Acknowledgement Date

Notices Mailed Date

Class II Notices Published Dates

Site Visit Date

Town Action Received Date:

Public Hearing Date

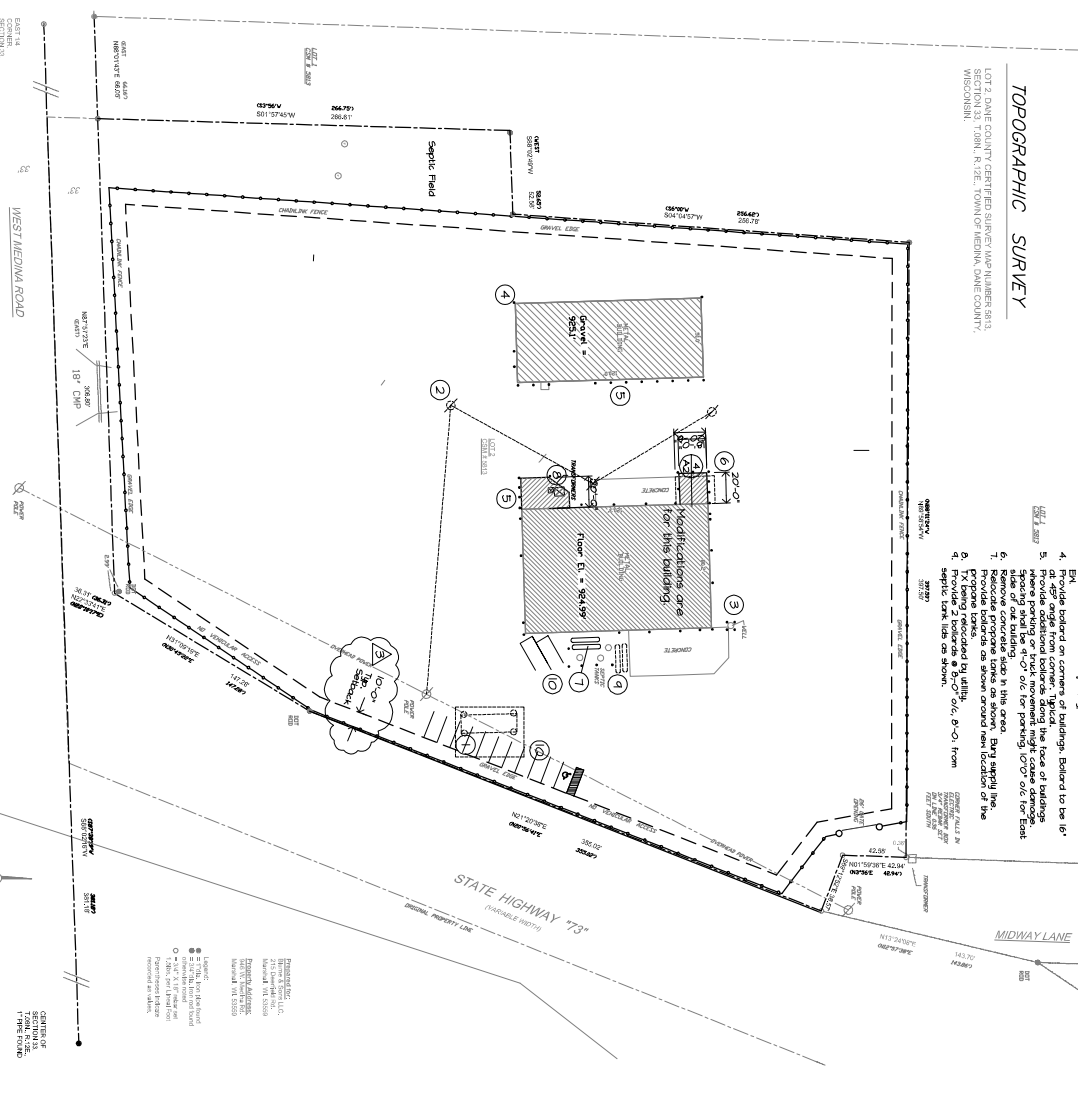
Action by B.O.A. _____

Approved by: _____ Date: _____
Director, Division of Planning Operations, Department of Planning and Development

TOPOGRAPHIC SURVEY

LOT 2, DANFORTH COUNTY CERTIFIED SURVEY MAP NO. 8813, SECTION 23, TOWN 18 N, RANGE 10E, MEDINA, DANFORTH COUNTY, WISCONSIN.

SITE NOTES
 1. Remove site structure as indicated.
 2. Working with the electric utility, remove poles and power lines as shown.
 3. Provide bollards on three sides of well head as shown.
 4. Provide bollards on corners of buildings. Bollard to be 16" dia. 3' high galvanized steel.
 5. Provide additional bollards along the face of buildings as shown.
 6. Provide bollards on three sides of well head as shown.
 7. Provide bollards on three sides of well head as shown.
 8. TX being recorded by utility.

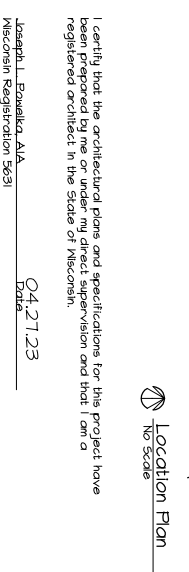


Integrity Trailer
 946 W Medina Rd
 Marshfield, WI
 53554

SHEET TITLE	NUMBER
C-51 Cover Sheet, Abbreviations, Sheet Index, Site Survey, Location Plan	1
E-N1 Elevations, Removals, Notes	2
A11 Floor Plan, Buildback Notes	3
A2 Elevations, Buildback Notes	5

ABBREVIATIONS	DEFINITION
AF	Above Finished Floor
AE	Above Existing
AT	As Taken
BE	Below Existing
BL	Below
BP	Brick Paving
BS	Brick Ledge
BT	Bottom of Footing
BU	Bottom of Utility
CB	Center
CC	Center of Gravity
CD	Centerline
CE	Center of Gravity
CG	Center of Gravity
CH	Centerline
CH	Centerline
CO	Center of Gravity
CO	Center of Gravity
CO	Center of Gravity
CO	Center of Gravity
CO	Center of Gravity

BUILDING CODE DATA:
 Occupancy = Trailer, repair, storage, office, hazardous hazard
 Construction Type = VBS / VZ
 Bldg Area = 10,260 GSF / 21,000 GSF
 Max. Building Ht. = 25'-2" / 30'-0" (dependent on design) / 35'-0" (dependent on design)
 Fire Alarm: Not required
 Fire Suppression: Not required
 Fire Alarm: Not required



Integrity Trailer
 946 W Medina Rd
 Marshfield, WI
 53554

<p>DATE: 04-21-23 PROJECT: 2300100 SHEET: C-51</p>	<p>ISSUE DATE: 04-21-23 DESIGNER: J.L.P. CHECKER: J.L.P. PROJECT NO: 2300100 SHEET: C-51</p>
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DRAWN: J.L.P.
 CHECKED: J.L.P.
 PROJECT NO: 2300100
 SHEET: C-51

Erin E. Lye

From: Elizabeth A. Eugster
Sent: Tuesday, September 10, 2024 2:39 PM
To: Christopher T. Nelson; Erin E. Lye
Cc: Charles V. Sweeney
Subject: Fwd: Request for Special Meeting

Here was the last email we received from the town clerk.

Get [Outlook for iOS](#)

Elizabeth Eugster
Legal Assistant

AXLEY BRYNELSON LLP
2620 N Pontiac Dr. | Janesville, WI 53547
P.O. Box 2290 | Janesville, WI 53547-2290
Phone: 608.314.3350 | Fax: 608.754.1900
Email: EEugster@axley.com | axley.com

From: Stephanie Lulling <clerk@townofmedina.wi.gov>
Sent: Wednesday, September 4, 2024 6:49:30 PM
To: Elizabeth A. Eugster <EEugster@axley.com>
Subject: Re: FW: Request for Special Meeting

Caution - This email originated from outside your organization.

Good evening,

The Planning Commission President has advised that this issue needs to go through Dane County first. Dane County will then let the Town know if we need to get involved in any capacity.

Stephanie Lulling
Clerk/Treasurer Town of Medina
608-219-3556

On Wed, Sep 4, 2024 at 2:09 PM Elizabeth A. Eugster <EEugster@axley.com> wrote:

Good Afternoon Stephanie,

I'll forward your e-mail on to Attorney Charles Sweeney.

Thank you.

Elizabeth Eugster

Legal Assistant

AXLEY BRYNELSON LLP

[2620 N Pontiac Dr. | Janesville, WI 53547](#)

P.O. Box 2290 | Janesville, WI 53547-2290

Phone: 608.314.3350 | Fax: 608.754.1900

Email: EEugster@axley.com | axley.com

From: Stephanie Lulling <clerk@townofmedina.wi.gov>

Sent: Wednesday, September 4, 2024 2:08 PM

To: Elizabeth A. Eugster <EEugster@axley.com>

Subject: Re: FW: Request for Special Meeting

Caution - This email originated from outside your organization.

Good afternoon,

The Planning Commission has requested additional information regarding the variance. What will be stored? Where will it be stored? In general- more information on what the variance will involve and if the property is eased out.

Thank You

Stephanie Lulling

Clerk/Treasurer Town of Medina

608-219-3556

On Wed, Aug 28, 2024 at 10:54 AM Elizabeth A. Eugster <EEugster@axley.com> wrote:

Thank you.

Elizabeth Eugster

Legal Assistant

AXLEY BRYNELSON LLP

2620 N Pontiac Dr. | Janesville, WI 53547

P.O. Box 2290 | Janesville, WI 53547-2290

Phone: 608.314.3350 | Fax: 608.754.1900

Email: EEugster@axley.com | axley.com

From: Stephanie Lulling <clerk@townofmedina.wi.gov>

Sent: Wednesday, August 28, 2024 10:54 AM

To: Elizabeth A. Eugster <EEugster@axley.com>

Subject: Re: FW: Request for Special Meeting

Caution - This email originated from outside your organization.

I have forwarded this to the Planning and Zoning Commission as I believe they will need to vote before it comes to the Town Board. I will let you know when I hear something from them.

Stephanie Lulling

Clerk/Treasurer Town of Medina

608-219-3556

On Wed, Aug 28, 2024 at 10:51 AM Elizabeth A. Eugster <EEugster@axley.com> wrote:

Just following up on this request.

Elizabeth Eugster

Legal Assistant

AXLEY BRYNELSON LLP

2620 N Pontiac Dr. | Janesville, WI 53547

P.O. Box 2290 | Janesville, WI 53547-2290

Phone: 608.314.3350 | Fax: 608.754.1900

Email: EEugster@axley.com | axley.com

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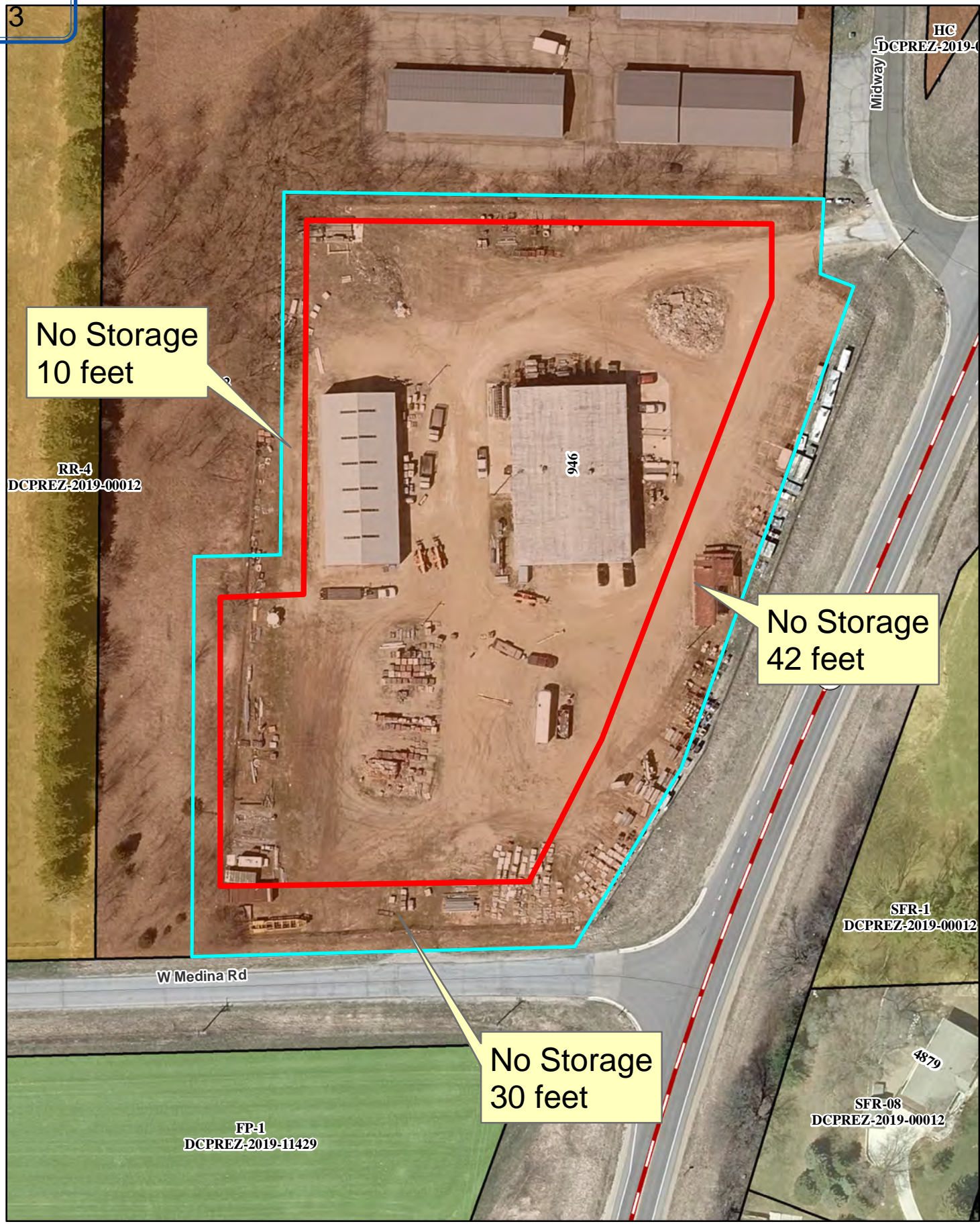
From: Elizabeth A. Eugster
Sent: Tuesday, August 27, 2024 1:18 PM
To: clerk@townofmedina.wi.gov
Subject: Request for Special Meeting
Importance: High

Good Afternoon,

On behalf of Attorney Charles V. Sweeney of Axley Attorneys and our Client, Robert Blume of Blume & Sons, LLC, we are requesting a Special Meeting in front of the Town of Medina Board of Supervisors regarding a variance for storage adjacent to the to the fence at the property located at [946 Medina Road, Marshall, WI](#).

Please let me know if I need to fill out special paperwork to be able to have a Special Meeting with the Board of Supervisors.

Thank you.

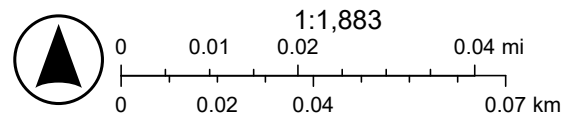


Outdoor Storage Limitations
946 W Medina Road



9/10/2024, 11:08:11 AM

 Parcels



ArcGIS Web Map 2017



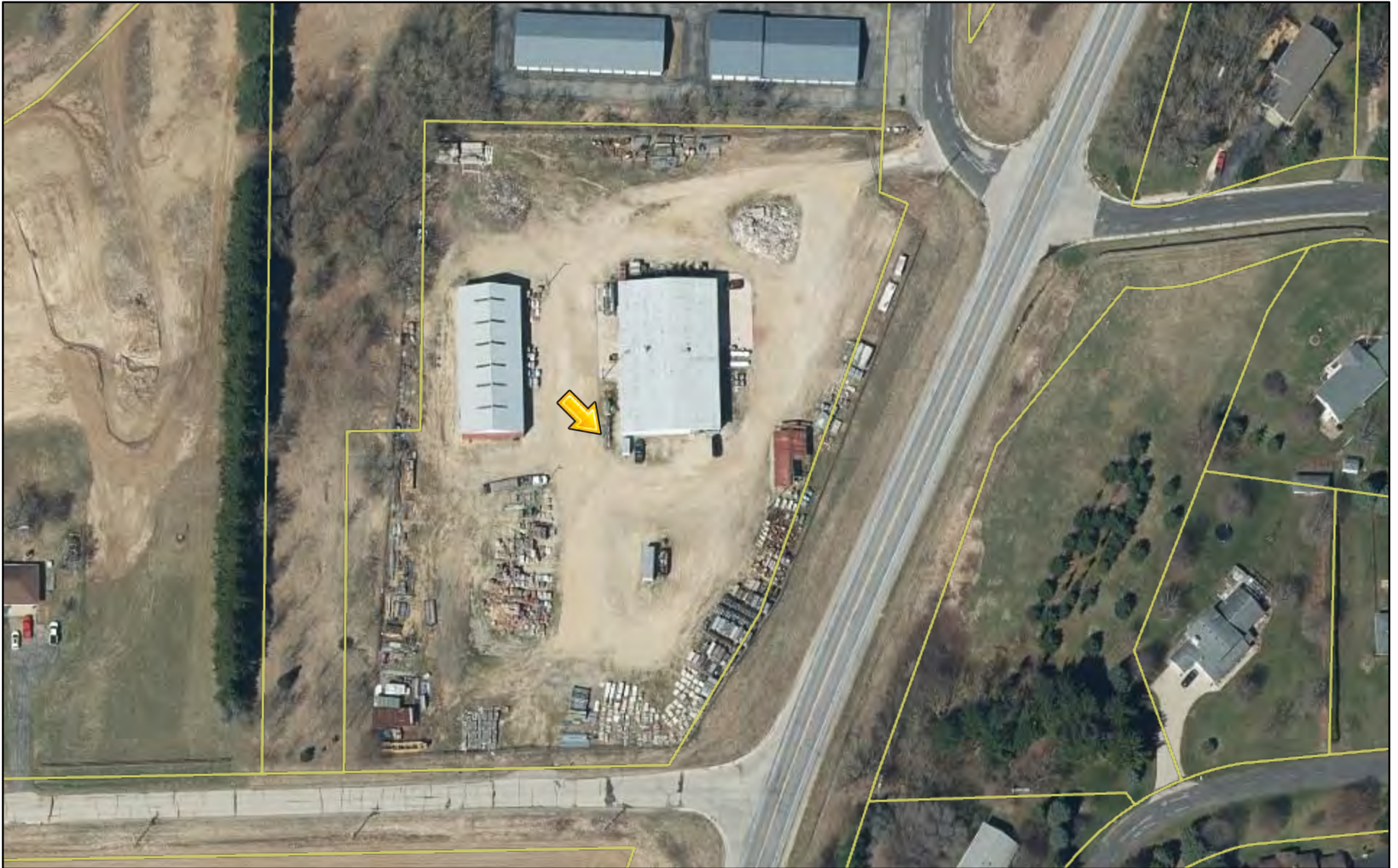
9/10/2024, 11:07:31 AM

 Parcels



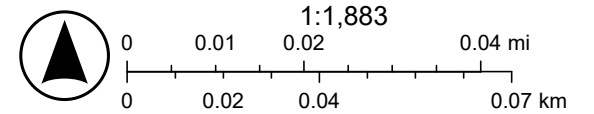
1:1,883
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

ArcGIS Web Map 2020



9/10/2024, 11:06:45 AM

 Parcels

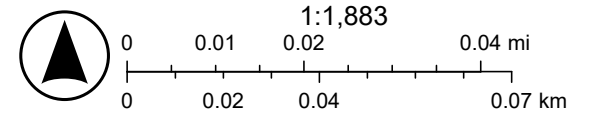


ArcGIS Web Map 2022



9/10/2024, 11:05:52 AM

 Parcels



To Whom It May Concern:

My name is DAVID GOTTSCHALK
I reside at 5525 Boxelder Rd Medina township
Marshall WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

David Gottschalk
Signature

9-9-2024 SB
Date

The Blume property has been improved to a very high level and the request is reasonable. In light of both I fully agree with the variance.

To Whom It May Concern:

My name is Brenda Gattochalk

I reside at 5525 Box Eden Rd Marshall, WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Brenda Gattochalk
Signature

9-9-24
Date

To Whom It May Concern:

My name is Steven Schultz
I reside at 1007 W Medina Rd, Marshall, WI.

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.


Signature

Sept 6 2024
Date

To Whom It May Concern:

My name is Mitzi M. Soldner Schutz
I reside at 1027 W. Medina Rd. Marshall, WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Mitzi M. Soldner Schutz
Signature

8-28-2024
Date

To Whom It May Concern:

My name is Kathleen M Reamer

I reside at 1161 West Medina Road, Marshall, WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Kathleen M Reamer
Signature

9-6-24
Date

To Whom It May Concern:

My name is Scott Reamer
I reside at 1161 W. Medina Rd Marshall WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Scott Reamer
Signature

9-6-24
Date

To Whom It May Concern:

My name is Nathan Nelson

I reside at 970 W Medina Marshall WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you. ^{P.S} *improved* The work completed has dramatically *as Road.*

Nathan Nelson
Signature

Sept 6 2024
Date

To Whom It May Concern:

My name is Lauren Neesam

I reside at 970 W Medina Rd. Marshall, WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

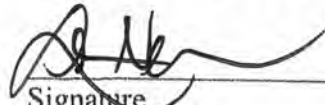
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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

I have appreciated having a new neighbor who has taken good care of the next-door property.



Signature

9-6-24
Date

To Whom It May Concern:

My name is Roman George

I reside at 4991 Pierceville Rd, Cottage Grove, WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

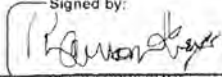
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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Signed by:



Signature

2024-Sep-08 | 15:21 PDT

Date

To Whom It May Concern:

My name is Blake George
I reside at 4991 Pierreville Rd, Cottage Grove, WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.



Signature

2024-Sep-08 | 14:41 PDT

Date

To Whom It May Concern:

My name is Andrew Kirch

I reside at 1240 W Medina Rd, Deerfield

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

AK
Signature

09-11-2024
Date

To Whom It May Concern:

My name is Shannan Shade

I reside at 1240 W Medina Rd, Deerfield

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Shannan Shade
Signature

9/8/24
Date

To Whom It May Concern:

My name is Darrick Kersten

I reside at 5367 Hwy 73 Marshall

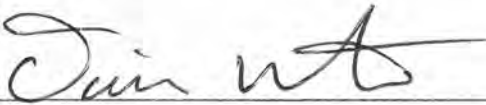
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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.


Signature

9-2-24
Date

To Whom It May Concern:

My name is Darren Kersten
I reside at 5376 State road 73 Marshall

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Darren Kersten
Signature

8-30-24
Date

To Whom It May Concern:

My name is

JOHN LESSEE

I reside at

4887 RIDGE RD.

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.


Signature

8-24
Date

To Whom It May Concern:

My name is Annette Kornell

I ~~reside at~~ own the business at 4917 Midway Lane, Marshall
WI 53559


I am writing in favor of a variance to allow container storage within setbacks from the roads.
The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.


Signature

9-6-24
Date

To Whom It May Concern:

My name is Timothy H Kersten

I reside at 5519 Hwy 73 MARSHALL WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Timothy H Kersten
Signature

8-29-24
Date

To Whom It May Concern:

My name is Robert L Zickert
I reside at 999 west Medina Rd Marshall, Wis 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property. RZ

Thank you.

Robert L Zickert
Signature

8-8-24
Date

To Whom It May Concern:

My name is Kia Hellum

I reside at 4875 Jacobs Rd Marshak WI

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Kia Hellum
Signature

9-12-24
Date

Property has been improved & cleaned up a lot since Roberts ownership & has made our township better because of his improvements.

To Whom It May Concern:

My name is Paulette Kerr

I reside at 957 Hwy 19, Marshall, WI, 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Paulette Kerr
Signature

9-15-2024
Date

To Whom It May Concern:

My name is Tessie Pocock
I reside at 5851 Lochinvars Trl

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Tessie R
Signature

9-14-24
Date

To Whom It May Concern:

My name is Tom LATTANZIO

I reside at 5857 LOCHINVAR DR MARSHALL WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Tom Lattanzio
Signature

9-14-2024
Date

His BUSS. IS A ASSET TO MARSHALL.

To Whom It May Concern:

My name is Keith Pocock

I reside at 5831 Lochinvar Trail Marshall, WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.



Signature

9-14-24
Date

To Whom It May Concern:

My name is Sam Anderson

I reside at 957# State Rd. 19, Marshall, WI 55559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Sam Anderson
Signature

9-14-2024
Date

To Whom It May Concern:

My name is Mike Kr Chadwick
I reside at 4952 Townline Rd Marshall WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Attached to my approval is a picture of a container from one of the Lessees' yards.

We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Mike Chadwick
Signature

Sept 15-2024
Date

He is doing a very good with
Business at his property in town.
A very good man. Help him out

To Whom It May Concern:

My name is Jordan Pitzer
I reside at 100 E Waterloo Rd, Water 100, WI 53594

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Jordan K. Pitzer
Signature

9/15/2024
Date

Property is kept nice and clean. I have no worries that it will continue to be well maintained.

To Whom It May Concern:

My name is Matt Pitzer

I reside at 100 E Waterloo Rd, Waterloo, WI 53594

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Matt Pitzer
Signature

9/15/24
Date

I've known Bob for a few years, and have dealt w/ his business in the village of Marshall. He runs a good business and ~~also~~ everything is well kept.

To Whom It May Concern:

My name is Justine Hellenbrand
I reside at 6200 Cty. Rd. TT, Marshall

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Justine Hellenbrand
Signature

9-11-24
Date

To Whom It May Concern:

My name is Michelle Nampel
I reside at 1151 Berlin Rd, Marshall, WI 53559.

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Michelle Nampel
Signature

9/11/24
Date

To Whom It May Concern:

My name is Steve Nampal
I reside at 1151 Berlin Rd Marshall WI 53559.

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.



Signature

9-11-2024
Date

To Whom It May Concern:

My name is DAVID A. SCHEEL

I reside at 5676 Hwy 73 MARSHALL WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

David A. Scheel
Signature

9-11-24
Date

THIS PROPERTY IS SUCH AN UPGRADE FROM
PREVIOUS OWNERS IT IS NOT AN EYE SORE ANYMORE.
THE FENCE IS ON PROPERTY LINE SO IT SHOULD
NOT EFFECT WERE HE CAN USE HIS PROPERTY
LET HIM USE IT AS HE WANTS

To Whom It May Concern:

My name is Darryl Scheel
I reside at 5660 HWY 73

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

My understanding is Robert Blume will be leasing the above-mentioned property. Part of the Lessee's operating procedure is to place their product next to the fence as a display. Their display consists of 24' containers stacked 3 high on the fence line of a property. This creates a barrier and isolates whatever is taking place within the facility and would minimize any noise or the addition of other activities. The product would be in neat and orderly straight line.

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We see no problem with this operation. In addition, we appreciate what Robert Blume, as landowner, has done to clean up the property. Attached are before and after pictures of the property.

Thank you.

Darryl Scheel
Signature

9-11-24
Date

The property looks really nice
much better ~~than~~ now than it was.

To Whom It May Concern:

My name is Kyle Scheel
I reside at 5676 Hwy 73

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Thank you.

Kyle Scheel
Signature

9/11/24
Date

The property is cleaned up vs old owners. Looks very clean.

To Whom It May Concern:

My name is Nancy Kittleson
I reside at 4911 Ridge Rd, Deerfield WI 53531

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Nancy R. Kittleson
Signature

9/11/2024
Date

The improvements made by Robert are great. Looks so much better

Nancy R. Kittleson

To Whom It May Concern:

My name is WAYNE KITTESON

I reside at 4911 Ridge Road Deerfield W. 53531

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Thank you.

Wayne Kitteson
Signature

9-11-24
Date

ROBERT CLEANED UP THIS PROPERTY REAL NICE
& LOOK GOOD - NEED THIS LAND TO GO WITH THE
BUILDINGS

To Whom It May Concern:

My name is Michael Haag
I reside at 5308 Missouri Rd Marshall

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Michael Haag
Signature

9-11-24
Date

The property (formerly Robertsons Masonry) looks terrific. The improvements have really made a difference

Mike Haag

To Whom It May Concern:

My name is Darrell Klompmaker
I reside at 5675 Box Elder Rd

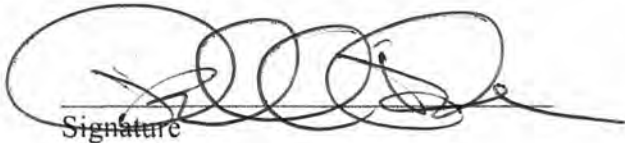
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Thank you.


Signature

9-11-24
Date

This property looks so much better and cleaned up compared to what it was before he purchased it.

To Whom It May Concern:

My name is Jeff Zimmerman
I reside at 4973 Ridge Rd Deerfield Wis

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Jeffrey C Zimmerman
Signature

9-17-24
Date

The improvements he has made is a major upgrade from what it did look like

Jeffrey C Zimmerman

To Whom It May Concern:

My name is Alex Zahrtz
I reside at 4990 Midway Lane Marshall WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Alex Zahrtz
Signature

9-9-24
Date

To Whom It May Concern:

My name is Aaron Sandmire

I reside at 5740 Oak Park Rd Marshall WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.



Signature

9-10-24
Date

Property looks much nicer now.

To Whom It May Concern:

My name is Jerry Porter
I reside at 2071 Hwy T. Marshall W. 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Jerry Porter
Signature

9-90-24
Date

He really made the place look a lot better

To Whom It May Concern:

My name is Trevor Hix
I reside at 5273 Oak Park rd, Marshall

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Trevor Hix
Signature

9-10-24
Date

The place was a junkyard prior to Roberts ownership and it looks state of the art Now.

To Whom It May Concern:

My name is Keilani Volden
I reside at 5273 Oak Park Rd, Marshall WI

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Thank you.

Keilani V
Signature

9-10-24
Date

Robert has improved the land greatly

To Whom It May Concern:

My name is Audrey Wood
I reside at 5740 Oak Park Rd. Marshall WI 53559

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.


Signature

9/10/24
Date

* Robert did a great job cleaning up
street property

To Whom It May Concern:

My name is Katherine Jablonski

I reside at 5878 Lochinvars Trl

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.

Katherine Jablonski
Signature

9/9/2024
Date

*Robert did an excellent job
at improving his property KG*

To Whom It May Concern:

My name is Joe Jablowski
I reside at 5878 Lochinvar Trail

I am writing in favor of a variance to allow container storage within setbacks from the roads. The property is located at 946 Medina Road in Marshall, WI and is owned by Robert Blume of Blume & Sons, LLC.

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Thank you.


Signature

9-9-24
Date

Robert did a fine job on improving the property from the eye soar that it was.




EXHIBIT
6







