

March 15, 2021

plandev@countyofdane.com

RE: Petition CUP 2514

Applicant: Matthew Zuehlke

1331 County Highway D, Oregon, WI 53575

Dear Zoning Committee:

I am writing in opposition to the CUP 2514 application filed for Brothers HVAC, LLC, by homeowner Matthew Zuehlke at the above address.

The approval of CUP 2514 would be in direct opposition to the rural residential character and zoning of our neighborhood. The introduction of an industrial business in the midst of eight rural residential home lots each under 5 acres is in contradiction to our zoning (rural residential) and to the Town of Oregon, Dane County, WI, 2007 Comprehensive Plan, on file with Dane County. In moving here 12 years ago, we never contemplated that an industrial operation could be operated in one of our adjacent neighbor's lots.

Dane County's zoning code states that industrial property usage is not to be placed in rural residential zones. The Dane County "RR-4 Rural Residential Zoning District Fact Sheet" does not make allowance for industrial usage in a rural residential zone.

Our concern is exacerbated by the possibility that HVAC businesses typically store and use significant quantities of commercial solvents, refrigerants, sanitizers, detergents, disinfectants and other types of antimicrobial products to treat surfaces of HVAC systems as part of routine air duct maintenance and cleaning, which presumably would be stored in or around the premises or in the business's trucks located on the premises. In addition, HVAC businesses typically use gas cylinders under significant pressure, which is of concern if they will be regularly present in our rural residential neighborhood.

As a nearby homeowner, I am concerned about the possibilities of loud noise from dumpsters being emptied and deliveries made by large trucks throughout the week and month, and the outdoor storage of metal, old HVAC units, industrial supplies, packing materials, and other supplies, inventory, and equipment. While I live uphill from the Zuehlkes, I am concerned about the potential environmental and flooding impact of an HVAC business on nearby land and well water—particularly given the footprint of both the planned building and paved area (both appear to be similar in size to each other and to the residence on the property).

I have not seen the possible environmental and flooding impact discussed yet in the application nor in the county's report. Many areas of open land in the town of Oregon can remain quite water-logged for days/weeks/sometimes months after heavy rain—simply driving on County Road D (also called Highway D) after heavy rain will show examples of flooded land.

I wish Brothers HVAC, LLC, continued success in their HVAC business, but just not to be located in the midst of our rural residential zoned neighborhood.

Sincerely,

Marlene Collver Storms
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