

**From:** Julia Fischer <[jlafee07@gmail.com](mailto:jlafee07@gmail.com)>  
**Sent:** Tuesday, January 12, 2021 12:14 PM  
**To:** Planning & Development <[plandev@countyofdane.com](mailto:plandev@countyofdane.com)>  
**Cc:** Brian Fischer <[bpfisher85@gmail.com](mailto:bpfisher85@gmail.com)>  
**Subject:** Rezone Petition Concerns - Scott Krantz Investments

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To Whom It May Concern -

My husband and I received notice of a rezone petition (DCPREZ-2020-11634) filed by Scott Krantz Investments to be heard on 1/26/21. We would like our concerns to be heard as the warehouse planned will be located near our property. We are located at 732 Cabrillo Dr, Verona, WI 53593, and our house faces the Krantz property currently.

The addition of the warehouse at the back of their lot poses the following concerns for our household:

1. Additional public traffic adding noise, light pollution, and patrons near our residence. We believe there is potential for activity outside of existing business hours to increase with Krantz intent to have their renters utilize the space. This would disrupt our residential area.
2. Obstruction of views by the warehouse that would be constructed would be an eyesore & depreciate the value of our home. If necessary to proceed, we would like the Krantz business to be required to maintain landscaping to hide the view of the warehouse and/or locate the warehouse in a less obstructive location.

We would greatly appreciate your consideration of our concerns for this matter as you review the petition on the 26th.

Thank you,  
Julia and Brian Fischer  
732 Cabrillo Dr.  
Verona, WI 53593

Hello, we have recently received information regarding the rezoning of above mentioned property and this is the response required one week prior to scheduled hearing on January 19, 2021.

Our property is located at 740 Cabrillo Dr, Verona, WI 53593 and our backyard is in clear view of above mentioned property. We have some serious reservations for the additional building request made by Krantz Electric. While we understand that businesses grow and need to expand, in this particular case the reasons for expansion are somewhat suspect.

- 1) We have always been told that this property would eventually be zoned residential. This commercial area is the only property zoned as commercial with residential zoning on all sides. Adding an additional commercial building to this site would further delay the rezoning of said property to residential and may never happen.
- 2) The letter submitted by Mr Krantz reads "We are requesting the rezoning so we can add 1 additional building for our storage needs, as we currently are renting a warehouse in the city of Verona. For our needs and efficiency, it will make our daily operation much more efficient if we have all of our supplies on property. We also have rental warehouse space on the property, so there is some traffic with the renters in and out every day." Why would Krantz need additional building space when they have space on-site they are renting to outside parties? Can they not use this rental space as their own to satisfy their storage needs?
- 3) The information submitted by Krantz does not show any building plans or location of the new buildings. Depending upon the location and size of the new building could have a detrimental effect of our view, the noise related to construction vehicles early in the morning and have an impact on the value of our property.
- 4) Should the intent of Krantz's request is to build Rental Storage Sheds, this raises additional issues around residential areas. Individuals can access the property at any time, with people milling around in clear view of our residence. This is highly undesirable.
- 5) Currently on the Krantz property, you will find stuff/materials stored outside of the buildings on the north side of the property. Should the Dane County approve rezoning, we request that all of the materials that are stored outside be either removed from the property or stored in the new buildings. By no means, do we want these materials moved to the back (east) side of the property facing our house.
- 6) We also request that a barrier be erected to block the view of the commercial property, preferably with landscaping and bushes.

We greatly appreciate the opportunity to share our thoughts related to this zoning request. We are available for questions by using the contact information below.

Ray and Nancy Schroeder  
608-212-9768