

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

**REMOTE MEETING APPLICANT REGISTRATION FORM**

Applicants for a rezoning petition must fill out this form prior to participating in a remote meeting of the zoning committee.

**IMPORTANT:** please download and save this form and then fill out using Adobe Reader. You may also print out the form and fill it in by hand.

Please submit completed forms by email at your earliest convenience. Attach your completed form to an email and send to: [lane.rogger@countyofdane.com](mailto:lane.rogger@countyofdane.com).

**DATE of Meeting:** March 9, 2021

**Your Name:** Clint Weninger

**Your Mailing Address:** N3W23650 Badinger Road

Waukesha, WI 53187

**Your Phone #:** (262) 366-5429

**Zoning Petition/CUP#:** not on the agenda

**Your Email Address:** cweninger@walbecgroup.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

provide Public Comment for an item not on the agenda

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**DATE of Meeting:** 3/23/21

**Your Name:** Rick Winch

**Your Mailing Address:** 2646 Cambrian Circle

Fitchburg, WI 53711

**Your Phone #:** 608-219-0094

**Zoning Petition/CUP#:** 11654

**Your Email Address:** rickjuliewinch@charter.net

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

- Wish to Speak in Support
- I Understand and Accept the Recommended Conditions
- Wish to Register in Support
- I Do Not Understand and/or Accept the Recommended Conditions
- Available for Information

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DATE of Meeting: 03/23/2021

Your Name: Robert Riege

Your Mailing Address: 140 FAIR OAK RD.

Deerfield, Wi. 53531

Your Phone #: 608-692-5193

Zoning Petition/CUP#: 11657

Your Email Address: kimriege@aol.com

Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.

- Wish to Speak in Support
- I Understand and Accept the Recommended Conditions
- Wish to Register in Support
- I Do Not Understand and/or Accept the Recommended Conditions
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[Empty box for comments]

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**DATE of Meeting:** 03/23/2021

**Your Name:** Patrick F Annen

**Your Mailing Address:** 4219 Oak Park Rd

Deerfield, Wi. 53531

**Your Phone #:** (608) 279-1059

**Zoning Petition/CUP#:** 11659

**Your Email Address:** baannen1212@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

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**DATE of Meeting:** 3/23/21

**Your Name:** Christopher & Robin Nichols

**Your Mailing Address:** 6413 Henning Rd

Marshall, WI 53559

**Your Phone #:** 608.206.3708; 920.988.1314

**Zoning Petition/CUP#:** 11660

**Your Email Address:** rlskalitzky@uwalumni.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

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**DATE of Meeting:** 3/23/21

**Your Name:** Paul Halberg

**Your Mailing Address:** 6769 N Elm St

Platteville Wi 53818

**Your Phone #:** 608-778-0996

**Zoning Petition/CUP#:** 11661

**Your Email Address:** paulhalberg@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

I support the removal of the deed retrictions from this property.

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**DATE of Meeting:** 3/23/21

**Your Name:** Kristine Atkinson (Stone)

**Your Mailing Address:** 3956 Hoepker Rd

Madison Wi

**Your Phone #:** 608-622-8611

**Zoning Petition/CUP#:** 11661

**Your Email Address:** Kriscustomsewing@sbcglobal.net

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

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**DATE of Meeting:** 3/23/21

**Your Name:** Margot Atkinson

**Your Mailing Address:** 4516 Lakeview Ave

McFarland, WI 53558-9473

**Your Phone #:** 608-469-8171

**Zoning Petition/CUP#:** 11661

**Your Email Address:** margotamine@icloud.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

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**DATE of Meeting:** 3/23/21

**Your Name:** Derick Babler

**Your Mailing Address:** 2558 Chesapeake Drive

Fitchburg, WI 53719

**Your Phone #:** 608-719-7526

**Zoning Petition/CUP#:** DCPREZ-2021-11662

**Your Email Address:** fredbear3030@yahoo.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

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I have contacted the DNR and my attorney for the easement rights of the driveway leading into the property (parcel#022/0908/084/8500-5). I can provide documentation along with statute of limitations 893.33 (6) that states i have ingress/egress rights.

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**DATE of Meeting:**

**Your Name:** Roxi and Monte Maier

**Your Mailing Address:** 7113 Kippley Rd

Sauk City, WI 53583

**Your Phone #:** 608-370-3727

**Zoning Petition/CUP#:** 11663

**Your Email Address:** roximaier@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

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**DATE of Meeting:** 3/23/21

**Your Name:** Sharon Blechinger

**Your Mailing Address:** 6437 Woodland Trail

Dane, WI 53529

**Your Phone #:** 608-370-2647

**Zoning Petition/CUP#:** 11664

**Your Email Address:** sharon.blechinger@yahoo.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

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I am the owner, and am available if any questions.

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**DATE of Meeting:** 3/23/21

**Your Name:** Tom Jacobs

**Your Mailing Address:** 812 E Dayton St, Suite 125

Madison, WI 53703

**Your Phone #:** 608-220-7777

**Zoning Petition/CUP#:** 11665

**Your Email Address:** tomj@jthomasjacobs.com

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Hello, I have listened to the comments of neighbors during a past attempt to re-zone, and have adjusted the plan to very low density residential based on those comments. I respectfully request your approval. I will attend the meeting via Zoom to answer any questions. Thanks!  
Tom Jacobs

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## Lane, Roger

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**From:** Everson, Troy on behalf of Planning & Development  
**Sent:** Monday, March 15, 2021 9:38 AM  
**To:** Lane, Roger  
**Subject:** FW: Petition 11665 to the ZLR Committee

FYI -

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**From:** Michael Piechowski <spirgif@earthlink.net>  
**Sent:** Sunday, March 14, 2021 5:11 PM  
**To:** Planning & Development <plandev@countyofdane.com>  
**Subject:** Re: Petition 11665 to the ZLR Committee

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

County of Dane, Wisconsin  
Planning and Development  
Zoning and Land Regulation Committee

### **Re: Petition 11665**

We are the Ski Lane Homeowners' Association and our property borders on the land at 2733 Ski Lane. We are pleased to see that the plans for the development of the neighboring property will be residential and not commercial. We have no objections but do wish to state that we highly value the line of trees on the northern edge of the property that line our building, and would like to request that the Owner respect our wishes to avoid cutting these trees to the greatest extent possible. We appreciate the Owner's flexibility and willingness to problem solve and work around our concerns.

Michael M. Piechowski  
Secretary  
Ski Lane Homeowners' Association  
119 Ski Court  
Madison, WI 53713  
(608)288-8776

Bruner Realty & Management, Inc.  
PO Box 45078  
Madison, WI 53744—5078

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[lane.roger@countvofdane.com](mailto:lane.roger@countvofdane.com).

**DATE of Meeting:**

Your Name: Mark Becken

Your Mailing Address: 2541 Door Creek Rd

Stoughton, WI 53589

Your Phone #: 608-444-3083

Zoning Petition/CUP#: 116666

Your Email Address: bakkenfarm@gmail.com

Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.

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**DATE of Meeting:** 3/23/21

**Your Name:** Darrell Ellifson

**Your Mailing Address:** 1123 Blaine St

Edgerton Wi 53534

**Your Phone #:** 715-577-3292

**Zoning Petition/CUP#:** 11667

**Your Email Address:** dlellifson@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

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4. **Applicant acknowledgment and acceptance of any recommended conditions**

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**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

**REMOTE MEETING APPLICANT REGISTRATION FORM**

Applicants for a rezoning petition must fill out this form prior to participating in a remote meeting of the zoning committee.

**IMPORTANT:** please download and save this form and then fill out using Adobe Reader. You may also print out the form and fill it in by hand.

Please submit completed forms by email at your earliest convenience. Attach your completed form to an email and send to: [lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com).

**DATE of Meeting:** 3/23/21

**Your Name:** Tom Alar

**Your Mailing Address:** 3802 Gala Way

Cottage Grove, WI 53527

**Your Phone #:** (608)444-8560

**Zoning Petition/CUP#:** 11668

**Your Email Address:** tomofcg@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

My only plan for this land is to remove invasive species. There is some Garlic Mustard on the land.

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DATE of Meeting:

march 23, 2021

Your Name:

Charlie Bader

Your Mailing Address:

3784 Gala Way

Cottage Grove, WI 53527

Your Phone #:

608-712-4316

Zoning Petition/CUP#:

11668

Your Email Address:

cbader82@gmail.com

Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

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[Empty box for comments]

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[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com).

DATE of Meeting: 3/23/2021

Your Name: Carley Rae Barnes

Your Mailing Address: 3814 Gala Way

Cottage Grove, WI 53527

Your Phone #: 608-279-2307

Zoning Petition/CUP#: 11668

Your Email Address: Carley.barnes02@gmail.com

Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

The goal is to add this line of trees to our properties. We would like to gain control of the ability to assure that this line of trees is preserved. We value preserving this land because we all moved to this area to enjoy the feeling of being out of the city, having space/privacy, and to enjoy the beauty of the country. To gain control of this land would ensure we would be able to continue to enjoy this neighborhood, as is, for years and generations to come.

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**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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**DATE of Meeting:** 3/23/21

**Your Name:** Nathan Hart

**Your Mailing Address:** 3790 Gala Way

Cottage Grove WI, 53527

**Your Phone #:** 2399861439

**Zoning Petition/CUP#:** 11668

**Your Email Address:** nhart12@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

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DATE of Meeting:

Your Name: Adam Heinle

Your Mailing Address: 3796 Gala Way

Cottage Grove, Wi. 53527

Your Phone #: 608-692-6339

Zoning Petition/CUP#: 11668

Your Email Address: aheineradtech@gmail.com

Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

[Empty box for comments]

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**DATE of Meeting:** 3/23/21

**Your Name:** Robert Dillis

**Your Mailing Address:** 1710 Spring Rose Road

Verona, WI 53593

**Your Phone #:** 608-220-0756

**Zoning Petition/CUP#:** 11669

**Your Email Address:** bdillis@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

- Wish to Speak in Support
- I Understand and Accept the Recommended Conditions
- Wish to Register in Support
- I Do Not Understand and/or Accept the Recommended Conditions
- Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

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**DATE of Meeting:** 3/23/20

**Your Name:** Brett Daggett

**Your Mailing Address:** 1196 County Rd. B

Cambridge, WI 53523

**Your Phone #:** 608-215-2821

**Zoning Petition/CUP#:** 2509

**Your Email Address:** daggettbrett@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

I have attached a letter for review by the board.

In short, I was unable to get my concerns about the 8 standards answered during the town meetings and am hoping this Board can address these, considering they have not been answered in prior meetings at the town level.

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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**DATE of Meeting:** 3/23/20

**Your Name:** Douglas Nelson

**Your Mailing Address:** 2107 Utica Rd

Cambridge, WI 53523

**Your Phone #:** 608.444.7836

**Zoning Petition/CUP#:** 2509

**Your Email Address:** nlsn39@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

\*Hours of Operation 6:30 - 4:30/No Saturdays  
\*Entrance to Quarry moved to E. Church Rd.  
\*Limits on size of blasts/consequence for exceeding limit  
\*Plan for pumping water from Quarry  
\*There is no water run off plan if entrance is on Hwy B  
\*Never got a cost comparison for entrance via E. Church Rd vs using new road on Hwy B  
\*Neither the Planning Committee or the Town Board listened to the Residents concerns  
\*Watering of haul road 2x's per week is not adequate  
\*If entrance on Hwy B - want a privacy berm length of haul road  
\*Haul road should be blacktopped within 1 year  
\*My belief that the Planning Committee and Town Board voted in favor of; and ignored resident concerns because Jeff Notstad is a Board Member  
\*We brought concern of the location of the haul road and hours of operation without opposing the

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**DATE of Meeting:** 3/15/21

**Your Name:** Jeff Furseth

**Your Mailing Address:** 353 Haugen Rd

Edgerton Wi 53534

**Your Phone #:** 608-695-8050

**Zoning Petition/CUP#:** 2509

**Your Email Address:** dispatch@halversoncompanies

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

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**DATE of Meeting:** 3/23/21

**Your Name:** Jeremy Knudson

**Your Mailing Address:** 1206 County Road B

**Your Phone #:** 608-575-3899

**Zoning Petition/CUP#:** cup2509

**Your Email Address:** jeremy.knudson.jk@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

The approval of this CUP by the Town of Christiana Board shall not be taken as a legitimate approval. The board is made up of 3 members. The owner of the land for the proposed quarry is one member. Another member, the Chair, is a lifelong friend of both owners of the proposed quarry. The third member has multiple real estate deals before the board which require zoning approval from the board. It was obvious from the town board meeting that he won't threaten his deals by properly representing his constituents. With such a horribly biased Town Board, we are completely relying on the County to realize this CUP violates many of the standards that are required for approval. There are too many homes in the immediate vicinity of this entrance/exit. That will result in a significant negative impact on the current permitted uses of these adjacent and nearby properties.  
Thank you.

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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**DATE of Meeting:** 3/23/21

**Your Name:** Karen Paxson

**Your Mailing Address:** 1064 CTH B

Cambridge WI 53523

**Your Phone #:** 608-225-3524

**Zoning Petition/CUP#:** 2509

**Your Email Address:** kpaxson@roethelaw.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

I am registering in opposition because the Christiana Planning Commission and the Town Board heard from several neighboring property owners about concerns, but certainly did not address the concerns in any meaningful manner. This was especially true of the Town Board at its virtual town meeting. It was as though no one spoke in opposition, as there was no discussion had with the property owners and the questions and concerns were left unanswered. We were in shock and disbelief!

We want answers to our questions and concerns before this CUP is allowed. Dane County and the Town of Christiana should not pass this CUP until the neighboring property owners are heard and heard fully and our concerns are taken care of and satisfied.

Why isn't access from East Church Road even being considered? There are several roads within the township that are being used by large trucks/heavy truck traffic and the township looks the other way.

Jeff Furseth of Forever Sand has been open to questions, and I thank him for that. The actual owner of Forever Sand has not spoken at all.

# DANE COUNTY ZONING & LAND REGULATION COMMITTEE

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**DATE of Meeting:** 3/23/21

**Your Name:** Carie Nelson

**Your Mailing Address:** 2107 Utica Rd

Cambridge, WI 53523

**Your Phone #:** 608.444.7835

**Zoning Petition/CUP#:** 2509

**Your Email Address:** nlsn30@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

\*Town Board & Planning Committee did not acknowledge the concerns residents brought to the table  
\*Oppose entrance to Quarry from Hwy B - for safety concerns, speed, no pass lane and poor visibility  
\*Quarry entrance on Hwy B is not an existing Township Rd as it is being presented to residents  
\*More township residents affected by entrance on Hwy B - only Notstads affected on E. Church Rd.  
\*Township doesn't not have consistent rules for use of Township Rds. Many are used for heavy haul  
\*Maureen Lien indicated in a phone conversation that she should recuse herself for personal/friendship reasons - but worried it would leave the Board without a Quorum, so would voting No. She voted YES  
\*Jeff Notstad's presence on the Town Board presents a problem, even if he abstains from voting  
\*Concern for well at 1083 Cty Hwy B, that tested positive for bacteria in 2019(after I90 project blasting)  
\*Entrance for Utica Pit is on other end of E. Church Rd - with no known issues imposed on Township  
\*Notstad's want the Quarry, but not the nuisance of its existence - therefore put the burden on neighbors  
\*Town Board asked Jeff Furseth what he wanted for hours and how much time would he need to pave haul rd, with no regard at all to what neighbors just brought forth with their concerns

## Lane, Roger

---

**From:** Sarah Olson <olefam28322@gmail.com>  
**Sent:** Monday, March 22, 2021 7:33 PM  
**To:** Lane, Roger  
**Subject:** CUP 2509 on the 3.23.21 Agenda-Written Comment

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Hello,

We have lived at 1511 County Rd. B for the last 15 years. We live 1.2 miles from the proposed quarry site between County Rd. B and East Church Rd in the township of Christiana. We oppose this for reasons such as the loud blasting, increased dust, gravel all over our roads and loud dump trucks continually going up and down our road.

Understanding that the Town of Christiana already approved this quarry, if it's too late to stop the quarry, we sincerely ask the Dane County Zoning & Land Regulation Committee to strongly consider a driveway that does not use County Rd. B. We fully support the driveway option #1 and #2 submitted to the Committee by Jeremy Knudson.

Our children are picked up by the bus on County Rd. B. If you take a drive to Utica on a nice summer day, you will see people on bicycles, motorcycles, walking and plenty of traffic. Baseball games are regularly played and the Utica bar and Uticafest draw people from all over. If a driveway using County Rd. B is approved, it will be detrimental to the safety of families in the area and those visiting to have big dump trucks continually driving through Utica. Please help us keep Utica safe for our neighbors and the public that visit by ensuring a driveway does not lead out onto County Rd. B.

Respectfully submitted,

Ben and Sarah Olson

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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**DATE of Meeting:** 3/23/21

**Your Name:** Kylie Nelson

**Your Mailing Address:** 1083 County Hwy B

Cambridge, WI 53523

**Your Phone #:** 608-444-0720

**Zoning Petition/CUP#:** CUP 2509

**Your Email Address:** kyanelson@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

The Township of Christiana has not taken into consideration any of the concerns and objections of the community to this proposed quarry. Both the Planning Committee and Town Board seemed to have their minds made up before meetings even started and seemed highly inconvenienced to listen to members of the community voice their concerns. The Planning Committee even noted in their official minutes that there was no public comment made at the meeting, even though there was public comment made on multiple matters on the agenda.

We were told that HWY B is the safest option for the driveway based solely on the fact that it is a few feet wider than East Church Road. I think it's important to note that the families who own the proposed quarry live on East Church Road. There is maybe one home that would be impacted by the truck traffic on the corner of East Church Road and HWY 73. There are at least 7 homes from HWY 73 to the proposed quarry entrance location on HWY B. The closest home being directly across the road from the proposed entrance. There is no room for turn lanes and the proposed entrance is on a curve. 1 of 2.

# DANE COUNTY ZONING & LAND REGULATION COMMITTEE

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**DATE of Meeting:** 3/23/21

**Your Name:** Kylie Nelson

**Your Mailing Address:** 1083 County Hwy B

Cambridge, WI 53523

**Your Phone #:** 608-444-0720

**Zoning Petition/CUP#:** CUP 2509

**Your Email Address:** kyanelson@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

**Objections:**

Township does not want to bond or be responsible for repairs of East Church Road (ECR) and are unwilling to make Forever Sandfill and Limestone be responsible for them as well

Township states it would cost FSL too much money to create a new entrance from ECR even though the proposed entrance on HWY B would need just as much work to widen and make safe. Not currently a road either.

No mention of blasting limits or regulations - Township mentioned that was up to the County even though the Village of Deerfield was able to impose their own limits. Christiana didn't even bother to try.

Township made no effort to determine consequences for blasts that are over limits or how to remedy problematic situations with quarry.

Township made no mention of who would be responsible for damage done by blasting or who would be responsible for making sure water quality and the such stay safe for surrounding homes

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

**REMOTE MEETING PUBLIC REGISTRATION FORM**

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**DATE of Meeting:** 3/23/21

**Your Name:** David W. Smithback

**Your Mailing Address:** 1469 Kraby Rd

Deerfield WI 53531

**Your Phone #:** 6086989400

**Zoning Petition/CUP#:** 2509

**Your Email Address:** david.smithback@plantpioneer.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

As a farmer in the area for over 60 years we need a place to get field lime and gravel for years to come. There is also a small pit approximately 1 mile west that has been there for many years and it doesn't bother any one. The current pit has not caused property values to decline. There is a great place for a pit that is already been opened from the I-90 Project. Thank you.

Dane County Zoning CUP 2509

Brett Daggett

To whom it may Concern,

I have many concerns about this operation and their honesty with the community. I feel as though Forever Sand and Gravel is not providing Dane county with honest answers and are trying to make this quarry proposal seem less invasive than it truly will be. For Example;

- On the application they claim there will be 1 full time employee, however Mr. Furseth has informed me that this operation will not be manned during all working hours and many of their own sub-contractors will load their own trucks.
- Under daily traffic, the application states, trucks up to 22 tons, at our Town zoning committee we were informed they will also be open for semi- loads carrying up to 35 tons of material.
- Daily traffic also states, the driveway is a 50' wide and has good visibility onto CTH B. However, there is no driveway at this location, at best it is an agricultural access point off CTH B. My understanding from our Town meetings this proposed drive is actually 20' wide.
- This drive also has a curve approximately 335' from the proposed access. This does not conform to Dane Counties sight distance requirements.

At our town zoning and board meetings, many of the neighbors and I felt unheard, and that many of the members dismissed our concerns without even giving a response. In a few cases where community member's concerns were considered, Supervisor Lowery would direct a question to Mr. Furseth to see if an idea would work for him. In my opinion the zoning board was more concerned about how it would affect Mr. Furseth and Forever Sand and Gravel, with no concern for how it effects the community.

At both meetings I spoke on the 8 Standards required for a CUP. I will outline these concern below. At the Zoning meeting I asked them to address my concerns, not one member addressed a single concern of mine in full, Mr. Lowery touched on real estate values. I asked them to address these concerns 2 more times later during the meeting and my neighbor asked once also. There is audio of this meeting and I strongly urge members of this board to listen to it. At the board meeting, Maureen was the only member of the board, not at the zoning meeting. She informed me she had listened to the audio in full from the zoning meeting. I asked the board once again to address these concerns to no avail. I was SHOCKED to see the "Town Board Action Report", I do not understand how these standards can be marked satisfied, when on 5 different occasions they were asked to address these concerns and not once could a board member give a response.

#### Standard 1

- Neighborhood health- the effects of dust on local air quality can cause issues, the most vulnerable people will be elderly, children, and others with preexisting respiratory conditions. Such as asthma.
- Neighborhood safety- Trucks loaded with 35 tons of material driving in low light conditions along with visibility issues due to the sun at sunrise and sunset will be a danger to children and pets playing outside or waiting for school busses.
- Sight Distance issues with proposed access.

- This is also a major route for emergency vehicles between Dane County Sheriffs Southeast precinct and Cambridge and Deerfield.

#### Standard 2

“the uses, values, and enjoyment of other properties in neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance, operation of proposed conditional use”

- I have seen information showing home value losses of 19% on average within 1 mile of a quarry.
- Outdoor use in spring, summer, and fall will be impaired by the noise of trucks in normal operation, much less the use of engine brakes in front of my house to slow for entry.
- Not to mention the southern winds in spring and summer, blowing dust right at, 4 neighbors houses
- -This will also greatly effect Utica bars outdoor dining. With the trucks noise stopping and starting right in front of the bar.

#### Standard 4

- I believe there needs to be a local water study done, and paid for by Forever Sand and Gravel, before considering this proposal any more
- My understanding is there is a retention pond that will be used for dust mitigation, However, at the zoning meeting we were told there is no water in this pond, what are the alternative options for water, considering Mr. Furseth has claimed there will not be a well.
- My well is roughly 60' deep, and I would assume most in this area are about the same. The deeper the quarry goes the more drain off into the pit, how will this affect my well and others in the area at 60'?
- Mr. Furseth told me the quarry will go to approximately 920' above sea level, based on googles estimates, my house is at roughly 1000' making this quarry depth below mine and my neighbors wells.

#### Standard 7

- The primary goals of the Town of Christiana Land Use Plan are: “to preserve productive farmlands, the rural lifestyle and agricultural business character of the Town, and to protect farm operations from conflict with incompatible land uses. This requires that Christiana remain a Low-Density Town”
- This doesn't meet the town land use plan. First it will be placing productive farmland from neighboring fields into this 54 acre quarry proposal.
- The trucks driving by will also greatly reduce the rural lifestyle for many neighbors as I have already explained.

The Dane County website also states, “public need for the particular use at a particular location”

- - We have 4 quarries' very close to this location, my understanding is both the Oak Grove and Bjoin gravel pits have large quantities of materials left, in my opinion there is no need for this pit, especially considering forever sand and gravel already has an operational pit only a few

miles away. The owner of the Bjoin pit also stated at the zoning meeting, he has enough material there to supply our area for the next 10 years.

In Response to Forever Sand and Gravels Study on home values.

This study is not even remotely similar to the situation in Christiana.

- This study first and Foremost, is on the expansion of an existing quarry. Not a new quarry. Yes this site was opened by DOT in 2017, but the access was onto the interstate so it had very little effect on our neighbors especially knowing it was for a short period of time.
- Oak Park ceased blasting in 2016, The study shows home sales largely in 2017 after blasting had stopped. With the stoppage of blasting one can assume the traffic also slowed considering the operation is selling solely re-crush products not new materials.
- The Oak park location shows home sale values of 3 homes that were built while the quarry was in operation, clearly there would be no loss in value considering the quarry was there when they were built.
- The Cattell quarry in Cottage Grove doesn't have a baseline either, it states, "All 5 of existing residences were constructed with quarry in operation"
- Our homes have been here many years without an operational quarry. There will be a loss of value, up to 30% depending on distance from the site, if this is approved.

The only way I can see this quarry being approved and having the least effect on the community would be...

- Change normal working hours for operations to 8am- 4pm Monday- Friday with absolutely no operations on weekends or holidays, so members of the community can enjoy country living in their free time.
- Due to Forever Sand and Gravels previous track record, Change application to "5-year conditional use permit" to see how this operation works with the neighbors and community.
- Making access on East Church, which already has 1 quarry access, the only property negatively affected by the access is the owner himself. Any improvements needed on East Church would be the responsibility of the owner. This will also take the majority of traffic on State HWY 73 and Not County B.
- Guarantees on well structures, water levels, and water quality.
- Property value guarantees based of individual appraisals of each residence within 3 miles.

Thank you for your time and consideration,

Brett Daggett

March 22, 2021

[plandev@countyofdane.com](mailto:plandev@countyofdane.com)

RE: Petition CUP 2514  
Applicant: Matthew Zuehlke  
Location: 1331 County Road D

Dear Zoning Committee:

We are writing in support of the CUP 2514 application filed for Brothers HVAC, LLC.

We have lived at 1251 County Road D since April of 2007. We understand that some neighbors have stated objections to this business being run from 1331 County Road D. One concern raised is potentially increased traffic in the area. Any traffic going to or coming from the proposed business would be almost exclusively to the North and East of the location, and therefore would not affect the "neighborhood", given 1331 is the most Northern located address in this neighborhood. Since the proposed structure is not a warehouse or manufacturing facility, we do not expect any significant noise pollution, and cannot conceive of any environmental impacts from such an operation that some have raised concerns over. In 13 years of living here, we have never seen flooding of County Road D, and transient standing water in this area is no different than anywhere else in this region during wet periods. A building on this property will certainly not contribute significantly to standing water issues by runoff. Finally, we understand there are no plans for outside storage of any materials or equipment on this property in conducting this business.

As with any HVAC company, their work is done away from the location of the business, at job sites. This proposal is merely for a home base, for housing of vehicles and equipment needed to operate their small business. We are impressed that Brothers HVAC, LLC has followed the proper protocol in applying for this limited family business, and we are certain that they will operate their business in a similarly appropriate manner.

There are a number of small businesses currently operating in the immediate area, including on both sides of and within the "neighborhood" in question, and none have caused any concerns or raised any issues thus far to our knowledge, or with us. We very much wish to maintain the camaraderie we have found in this neighborhood, and we feel helping and allowing our fellow neighbors to make a living through hard work in our community will do just that.

Thank you for your consideration,

Sincerely,

Jeni and Bob Corliss

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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**DATE of Meeting:** 3/23/21

**Your Name:** Travis Leeser

**Your Mailing Address:** 190 paoli st veronw wi

**Your Phone #:** 608 379 0132

**Zoning Petition/CUP#:** CUP 2514

**Your Email Address:** tleeser@clearybuilding.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

I would like to speak and available for information as the representative for the client.

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- 2. No unresolved questions/issues by committee members or staff;**
- 3. Town action has been received and no concerns noted by the town in their approval;**
- 4. Applicant acknowledgment and acceptance of any recommended conditions**

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**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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Please submit completed forms by email at your earliest convenience. Attach your completed form to an email and send to: lane.roger@countyofdane.com.

**DATE of Meeting:**

**Your Name:** John Pinger

**Your Mailing Address:** 1247 County Road D

Oregon, WI 53575

**Your Phone #:** 608-516-7803

**Zoning Petition/CUP#:** 2514

**Your Email Address:** johntpinger@gmail.com

**Please check the appropriate box(es) below to indicate your position on the proposal.**

Wish to Speak in Support

Wish to Speak in Opposition

Wish to Register in Support

Wish to Register in Opposition

Available for Information

Please use the space below to provide a brief summary of your comments and/or concerns regarding the proposal.

Please refer to my previously submitted letter of objection.

Oregon Plan Commission meeting 3/16/21, testimony provided:

1. Applicant had previously been advised by the Commission that rezone of the property to commercial would not be approved.
2. The mandatory residency requirement of "Limited Family Business" would be ignored. Applicant's business employees four people. Only two reside on the property. Two others reside elsewhere.
3. Provisions in the Oregon Land Use Plan regarding compatibility with neighboring uses would be ignored.

**DANE COUNTY ZONING & LAND REGULATION COMMITTEE**

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**DATE of Meeting:** 3/13/21

**Your Name:** Matt Zuehlke

**Your Mailing Address:** 1331 County HWY D

Oregon Wi

**Your Phone #:** 608 279 1838

**Zoning Petition/CUP#:** CUP 2514

**Your Email Address:** info@brothershvac.net

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

Please use the space below to provide a brief summary of any comments, concerns, or observations you would like to share with the ZLR Committee regarding the proposal.

Applicant wishing to speak regarding project

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[plandev@countyofdane.com](mailto:plandev@countyofdane.com)

regarding: Petition CUP 2514  
Oregon/Section 8  
Applicant: Mathew Zuehlke  
Location: 1331 County Highway D

Dear Sir:

I am writing in opposition to the granting of a CUP for the above referenced application. I have outlined five objections followed by Exhibits showing excerpts from Dane County Zoning Ordinances and the Town of Oregon Land Use Plan. I have highlighted specific words for emphasis.

**Objection #1.** The applicant does not qualify for a CUP under provisions of the Dane County Zoning Ordinances (Exhibit 1, below) related to “Limited family business”. During his testimony at the Oregon Plan Commission meeting February 23, 2021, the applicant stated that his company, Brothers HVAC, LLC, would occupy the proposed building. The LLC has 4 employees of which only two are family members residing on the premises. The other two employees reside elsewhere. Please note the Ordinance language (Exhibit 1) states the residency requirement as a mandatory provision.

**Objection #2** The application proposes outside storage of multiple items related to the business. In the applicant’s public testimony, he expanded the list to include storage of scrap metal outside. Outside storage is not permissible based on the language of the Ordinance (Exhibit 1).

**Objection #3:** The provisions of the “Limited family business” refer to a “small family- run commercial operation” (Exhibit 1). However, as shown in Objection #4 and Exhibit 2 below, the proposed uses are industrial in nature, rather than commercial, and thus should not be permitted even with a successful commercial exception.

**Objection #4.** The applicant’s land is zoned rural residential. The zoning codes in Exhibit 2 clearly define permitted uses for industrial land and state that industrial uses “require separation from residential uses.” The applicant’s application, as well as testimony before the Oregon Plan Commission, propose the following industrial uses for his rural residential land:

- HVAC contracting – A “building trade” as referenced in Exhibit 2
- Warehousing materials – “Warehousing and distribution facilities” as referenced in Exhibit 2
- Fabricating and performing maintenance on equipment – “Indoor storage and repair” as referenced in Exhibit 2

Therefore, the applicant’s proposed plan is incompatible with the concept of separation between residential and industrial land use.

**Objection #5.** The proposed CUP is inconsistent with the Oregon Land Use Plan (Exhibits 3.1 and 3.2). To illustrate this point I have included excerpts from both the Land Use Plan regarding Rural Preservation Areas and the Dane County Zoning Ordinance requirement for CUP approval.

I understand that Zuehlkes are hard workers and good people. A number of people have given me references that support that conclusion. I wish my neighbors well and success with their business.

I spent three years as chairman of a Visioning Committee for the Town of Oregon and assisted with revisions to our Land Use Plan. During that process, we contacted and reported on the interests of the Town residents as it related to current and future land use. A consistent theme expressed by the majority of citizens related to their desire to avoid potential land use conflicts.

While it is important to respect the rights of each property owner, it is equally important to recognize the protection to the community as a whole. As I understand, the purpose of both zoning and land use planning is to achieve that purpose. I urge the Dane County Zoning and Land Use Regulation Committee to reject this application for a CUP based on its failure to meet all of the standards of approval for such permit.

Thank you for your consideration.

John Pinger

1247 County Road D Oregon, WI

## **Exhibit 1: Relevant provisions of Dane County Zoning Ordinances.**

(84) *Limited family business.* A small family- run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.

pg 10-4 4. The words "shall," "must" and "will" are mandatory.

## **Exhibit 2: Relevant provisions of Dane County Zoning Ordinances**

10.282 MI (MANUFACTURING AND INDUSTRIAL) ZONING DISTRICT.

3. uses require separation from residential uses

(2) Permitted uses. ....

(g) Contractor, landscaping or building trade

(p) Indoor storage and repair.

(ee) Vehicle repair or maintenance services.

gg) Warehousing and distribution facilities.

And on **Page 10-25**

1. Standards for approval. Before approving any conditional use permit, the town board and zoning committee must find that all of the following conditions are met...

b. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use;

## **Exhibit 3.1: Relevant provisions of Dane County Zoning Ordinances**

**Page 10-25**

g. That the conditional use is consistent with the adopted town and county comprehensive plans.

## **Exhibit 3.2: Relevant provisions from the Town of Oregon Land Use Plan.**

3a) – Requests for Commercial and Industrial Uses – Non-farm related commercial and industrial uses shall not be permitted in this category. Such uses shall only be considered for approval on parcels located in areas mapped as "Commercial" or "Industrial" use on the proposed land use map of this comprehensive plan

Policy 12v – Compatibility of Land Uses – In all instances, any proposed new land use, rezone, land division and building of structures should be compatible to neighboring uses, and not negatively impact the existing value of adjacent uses.

March 15, 2021

[plandev@countyofdane.com](mailto: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  
1281 County Road D  
Oregon, WI 53575  
marlenestorms@yahoo.com

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**DATE of Meeting:** 3/23/21

**Your Name:** Kyle Raasch

**Your Mailing Address:** 1478 Lake Kegonsa Road

Stoughton, WI 53589

**Your Phone #:** 6088439274

**Zoning Petition/CUP#:** 2515

**Your Email Address:** krkustoms@gmail.com

**Please check all appropriate boxes below to indicate your interest in addressing the ZLR Committee and, if applicable, your acceptance of any town and/or staff recommended conditions of approval on the proposal.**

Wish to Speak in Support

I Understand and Accept the Recommended Conditions

Wish to Register in Support

I Do Not Understand and/or Accept the Recommended Conditions

Available for Information

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