

From: [Planning & Development](#)
To: [Hilbert, Hans](#)
Cc: [Holloway, Rachel](#)
Subject: FW: Opposition to CUP 2709_Peter Miller_4437 Ridge Rd., Deerfield, WI
Date: Friday, June 12, 2026 12:36:43 PM

Thank you,

Sam Haack

Planning and Development
Clerk IV
608-266-4253

From: djknocke@gmail.com <djknocke@gmail.com>
Sent: Friday, June 12, 2026 12:14 PM
To: Planning & Development <plandev@danecounty.gov>
Cc: djknocke@gmail.com; jlknocke@gmail.com
Subject: Opposition to CUP 2709_Peter Miller_4437 Ridge Rd., Deerfield, WI

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This message came from outside your organization.

Dear Sir/Madam:

I am writing to object to the proposed 'Conditional Use Permit' 2709 requested by BEMO Living TR (Peter Miller), 4437 Ridge Road. My relation to Mr. Miller and his family is the direct next store neighbor connecting to the East of the Miller property at 4433 Ridge Road, Deerfield, WI. This email also serves as registration to speak at the meeting that I will be attending in-person at the City-County Building.

At the time of the Town of Cottage Grove meeting reviewing the CUP 2709, I was out of state on an extended vacation and could not speak, and my voice was not heard.

At the outset, our primary concern is not the building, although we believe it is immense/towering and well out of proportion of the existing single family ranch style homes, and not consistent with existing rural properties and buildings. Our primary concern is the **various commercial businesses** being run out of the Miller home and the planned accessory building, as well as the outside storage of commercial construction equipment and building materials. Over the last 6-9 years, the Millers have been expanding use of their property for commercial construction and remodeling, including but not limited to the storage of commercial construction equipment and construction materials on his property and along the easement of our shared driveway, covered by a shared driveway agreement. Mr. Miller and his wife, who is a realtor, have a long history of purchasing, remodeling and subsequently managing rental properties throughout Dane and Jefferson Counties. Moreover, the Millers are expanding this commercial enterprise to include new construction of various types of rental properties in Dane and Jefferson Counties.

Mr. Miller owns and runs a construction company under the name 'Complete Quality Construction.' Email CompleteQualityConstruction@gmail.com. At any one time, there are at least 3-4 construction vehicles parked and stored on the property, including the driveway easement, that include but are not limited to a large dump trailer, box truck, bobcat, cargo trailer, fork lift and personal trucks that can tow commercial construction equipment. In addition, he stores construction materials outside on his property that include drain tile, pallets and misc. junk under any definition. Finally, his employees, whether day workers, or employees or FTE's, often park their vehicles on the driveway easement. As a result, the storage and additional traffic of the commercial equipment and vehicles on his property and the shared driveway easement have resulted in increasing noise, decreasing enjoyment of our property, decreasing value of our property, and a general safety and nuisance issues. Mr. Miller essentially admits in his CUP application that he plans to move the commercial equipment inside the building; however, as large as his building is planned, it will not accommodate his commercial equipment as well as his personal vehicles such as a pontoon boat, trucks, cars, wood splitter etc. His proposed expansive concrete pad is evidence that he plans to store significant commercial vehicles outside of the proposed building once it is completed.

Throughout Mr. Millers CUP application, he answers the questions as though this is a small 'mom and pop' rental property business. Nothing is further from the truth. Mr. Miller has a long history of misleading and lying regarding his activities and intentions. His full-time job is managing and expanding the remodeling and construction business. We had to resort to putting up a fence dividing our properties to try and hide the unsightly storage and noise associated with his activities and business. This has had little effect due to the commercial nature of his business. Let me emphasize, this is not just a 'rental property' business, this is a construction and remodeling business!

Mr. Miller mentions in his application that we have a fence on a four-foot berm. Our fence is not on a berm; our property is simply a higher elevation than his. When Mr. Miller built his home, he excavated his driveway and home lower, to further the height difference. Mr. Miller also mentions our accessory building. Our building is a much smaller Cleary building, in footprint and height and used for storage of a small RV and mid-sized SUV. No commercial activity is executed in or on our home or accessory building. Our building is also well beyond the East lot line limits of his home.

I don't want to limit Mr. Miller's ability to make a living or build a towering accessory building. All I am asking is that he move his commercial business and associated commercial vehicles, to another property appropriately zoned for such activities, which there are many in the area. Under the RR-2 Rural Residential Zoning District ordinance, section 10.102(2)(a), 'sanitary fixtures are prohibited in accessory buildings.' The proposed toilet and bath for his accessory building will be used by his commercial business and employees, not just family members. I ask that the toilet plans be discontinued according to the ordinance. Also, I argue that under the definition of 'Limited Family Business 10.004(83),' Mr. Miller and his family are well beyond the scope of a 'small family-run commercial operation.' His home, existing attached four-six car garage, outside space and proposed accessory building are all used for a large and growing commercial business.

Mr. Miller plans to use the second story for wrestling or other sporting activities. Although these activities may not be open to the public, the public will be utilizing the proposed

accessory building, along with the additional associated traffic on our shared driveway. I oppose of the additional public traffic/parking associated with his coaching and planned activities for profit or otherwise.

We are extremely concerned that the proposed construction of an additional outbuilding of 40 x 60 feet, including two stories, combined with any permits outside of our residential zoning, will expand and turn his property into an expansive commercial enterprise. My understanding is that he is well outside the guidelines of running a business out of your home. Moreover, I believe that submitting the Conditional Use Permit for a limited family business under the disguise of a BEMO Living Trust is misleading the neighborhood and board, and is designed to have his activities appear minimal, when in fact, they are at a commercial level. I moved to the Town of Cottage Grove nine years ago with the understanding that the current zoning and stated restrictions will remain in place. Mr. Miller should pursue appropriate commercial property to run his construction and rental businesses outside of our residential addresses.

I look forward to attending the meeting in-person, speaking at the meeting, and answering any questions.

Regards,

Dave Knocke

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