

From: [Hannah Agner](#)
To: [Planning & Development](#)
Subject: Protect Vienna Pond! File 12275
Date: Monday, May 18, 2026 7:55:56 PM

This Message Is From an Untrusted Sender
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Good evening,

I will keep the following message brief out of respect for your time and to express my appreciation for your commitment to reviewing the rezoning requests from across Dane County.

Please consider denying the proposed rezoning of the parcel referenced in file 12275 from protected farmland to heavy commercial use.

Our wetland ecosystems deserve our continued respect and stewardship so that all current, future, and prospective citizens of the Dane county area and beyond can continue to enjoy this beautiful natural resource for its nearby recreation opportunities, and ecological value. It is especially important that we protect upland habitats for the wellbeing of connected and downstream natural resources as well.

Thank you for your consideration and for representing the interests of Dane county as a collective of constituents.

Sincerely,

Hannah Agner

From: [JD Arnston](#)
To: [Planning & Development](#)
Subject: Comments on Petition 12275 - Rezoning at County Road V Ponds
Date: Monday, May 18, 2026 8:32:18 PM

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Good evening,

I'm writing to you regarding petition 12275 -- the rezoning of the County V ponds. I would like to comment that I do NOT support the petition to rezone this land. A truck repair business is completely incompatible with what this land is now and with the adjacent wetlands. I don't oppose the business itself, but there are so many other more sensible locations for it to be instead of a sensitive wetland.

We are increasingly losing our wetlands and wildlife habitat in this state and it is concerning to see that somewhere so close to home may be next. Every year, I look forward to seeing the first yellow-headed blackbirds return to this wetland. It would be a theft to future generations to approve this petition.

Thank you,
Jack D. Arnston

From: [Logan Bahr](#)
To: [Planning & Development](#)
Subject: Vienna Ponds Rezoning Ref# 12275
Date: Tuesday, May 19, 2026 6:49:47 PM

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I am opposed to the rezoning of the parcel in the town of Vienna (Reference No. 12275) from agriculture to Heavy Commercial. This use is incompatible with the surrounding environment. This would undoubtedly lead to industrial runoff affecting the surrounding wetland complex, which is currently a haven for wildlife.

From: [plenum4u](#)
To: [Planning & Development](#)
Subject: Vienna Ponds 12275
Date: Tuesday, May 19, 2026 8:18:22 AM

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Dear ZLR Committee,

I strongly oppose rezoning this land. I believe that it is essential to keep these areas eco-friendly to all of the many bird species that rely on this area for survival.

Further, any rezoning in this direction opens the door for other businesses in the future that would move into this area and potentially disrupt this habitat..

Thank you for your attention in this matter

Sincerely

Kenneth G Barth

608-698-5767

From: [Aimee Borgelt](#)
To: [Planning & Development](#)
Subject: Comment Opposing Rezoning Petition for Parcel at Patton & Hwy V
Date: Monday, May 18, 2026 9:15:56 PM

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Dear Members of the ZLR Committee,

I am writing to express my opposition to petition file 12275, which proposes rezoning the parcel at the Patton Road and Highway V intersection from Farmland Preservation to Heavy Commercial.

I care deeply about the health of our wetlands, watersheds, and migratory bird habitats. Birds are declining across North America, and habitat loss is a major driver. A significant portion of this parcel is mapped as a Wetland Class Area, meaning development here would directly eliminate habitat in the short term and degrade the surrounding wetland system over time through noise, lighting, runoff, and other disturbances.

Heavy commercial uses, including truck repair, can be located in many places. But a wetland that supports migratory birds and contributes to the Yahara exists only where it is, and only for as long as we do not damage it. Preserving areas like this is essential for protecting water quality and the health of the ecosystems downstream.

For these reasons, I respectfully ask the Committee to deny the rezoning petition and keep this environmentally sensitive area protected.

Thank you for your consideration,
Aimee B

From: kmbrock@charter.net
To: [Planning & Development](#)
Subject: Rezoning of environmentally sensitive lands near Vienna Ponds
Date: Tuesday, May 19, 2026 5:36:33 PM

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To : The ZLR Committee.

Vienna Ponds, a wetland complex and migratory hotspot, is at the headwaters of the Yahara watershed in Dane County and is of scientific, scenic and wildlife interest. The parcel is at the intersection of Patton and Hwy V and is currently zoned F35 Farmland Preservation. It is my understanding that the Dane County Zoning Land Regulations (ZLR) Committee is reviewing the proposal and will act on a petition to rezone it to Heavy Commercial for development of a diesel repair business on May 26.

I strongly ask you to make sure that this environmentally sensitive area and critical wildlife corridor not be developed. Don't destroy our environment!

Thank you,

Katherine M. Brock
1227 Dartmouth Road
Madison, WI 53705

kmbrock@charter.net

From: Tim Brubaker <...>

Sent: Monday, May 11, 2026 3:57 PM

To: Planning & Development <plandev@danecounty.gov>

Subject: Written comment against commercial development for public hearing 5/26/2026

To whom it may concern,

I am opposed to the plan for Madison Springs truck repair on Patton Road just south of Hwy. V. This site is surrounded by wetlands and is a migratory bird stop. The proposal will affect the habitat for these birds. We see pelicans, swans, egrets, and other fowl stop on this site on their migration. It is environmentally sensitive in other ways, as well, serving as a water recharge area, and it has a history of flooding.

Any other location would be better.

Tim Brubaker
608-320-7262

From: [charlotte burns](#)
To: [Planning & Development](#)
Subject: File 12275
Date: Tuesday, May 19, 2026 2:37:05 PM

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Please do not vote yes for heavy duty equipment and diesel repair development rezoning next to present grasslands and water quality importance area. It is not in the future good interest of Dane county residents. Thank you.

Charlotte Burns

Sent from Charlotte's iPhone

From: [Vanessa Chavez](#)
To: [Planning & Development](#)
Subject: Opposition to Rezone Petition File #12275 – Vienna Ponds
Date: Monday, May 18, 2026 9:04:23 PM

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Dear Dane County ZLR Committee,

I am writing to express my opposition to rezoning parcel File #12275 from F35 Farmland Preservation to Heavy Commercial for the proposed diesel truck repair business near the Vienna Ponds wetland complex at the intersection of Patton Road and Highway V.

While I do not oppose the truck repair business itself, I strongly oppose this proposed location. The Vienna Ponds area is an ecologically sensitive wetland complex and an important migratory and wildlife corridor at the headwaters of the Yahara watershed. This area provides critical habitat for numerous bird species, including wetland-dependent and migratory birds, and is recognized as a significant birding hotspot in Dane County, with over 215 species recorded.

The proposed development appears incompatible with the surrounding landscape, which includes adjacent publicly protected lands such as the Vienna Waterfowl Production Area managed by the U.S. Fish and Wildlife Service and the Vienna Pothole Wildlife Area owned by Dane County. Rezoning this parcel to Heavy Commercial risks introducing increased traffic, noise, pollution, and habitat fragmentation immediately adjacent to these valuable conservation lands.

Maintaining this parcel as farmland preservation or pursuing long-term conservation-oriented land use would better support wildlife habitat, water quality, and stewardship goals for Dane County. Allowing industrial development in this location would undermine the ecological integrity of an area that is already recognized for its scientific, scenic, and wildlife value.

I respectfully urge the committee to deny the rezoning request for File #12275 and protect this environmentally sensitive area from incompatible development.

Thank you for your time and consideration,

Vanessa Chavez

Madison, WI

From: [Pat Clark](#)
To: [Planning & Development](#)
Subject: Reference 12275
Date: Monday, May 18, 2026 7:07:37 PM

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Dear ZLR Committee,

Please do not develop this critical wildlife area. It's been a special place for people to view migratory birds & wildlife. There are not many special places left for our wildlife. I'm sure another location can be found without destroying this fragile ecosystem. Thank you for not changing the zoning.

Pat Clark - Fan of Vienna Ponds

From: Sarah Coffey <...>

Sent: Tuesday, April 7, 2026 11:39 AM

To: Bollig, Jerome <bollig.jerry@danecounty.gov>; Planning & Development <plandev@danecounty.gov>

Subject: Subject: Request to Reject Zoning Change Petition – File #12275 (Town of Vienna)

Dear Mr. Bollig & Dane County Planning,

I am writing to respectfully request that you **deny the proposed zoning change petition (File #12275)** for the property located at the **southwest corner of Patton Road and Highway V, Section 21, Town of Vienna.**

This property lies directly adjacent to — and includes portions of — the **Vienna Pothole Wildlife Area**, a critically important wetland and migratory bird oasis that must be protected. This wetland supports a remarkable diversity of wildlife, including **rare and declining bird species** that rely on it for resting, nesting, and breeding habitat.

Species such as **Yellow-headed Blackbirds** and **Common Gallinules** (both uncommon breeders in Dane County) depend on this site during the summer months. In addition, a **Eurasian Wigeon**, a species rare not only to Wisconsin but to the United States, was documented here recently during migration. Hundreds of bird species use this wetland complex as part of essential migratory flyways. Given that North American bird populations have declined dramatically since the 1970s, protecting intact wetlands like the Vienna Potholes is more critical than ever.

The proposed rezoning area includes a **substantial portion of this wetland complex**, and the surrounding farmland has flooded repeatedly in recent years. Allowing a **diesel truck repair facility** in such a flood-prone area poses a serious environmental risk. Petroleum products, solvents, and other industrial chemicals would inevitably enter surface water during rain events, leading to contamination of the wetlands and ground water. Wetlands function as natural filtration systems, and introducing industrial pollutants into this ecosystem would cause irreversible harm. This proposal is short-sighted and environmentally irresponsible.

Instead, I urge the County to **consider purchasing this land** to expand the existing wildlife protection area. This site is already heavily utilized by community members for **birdwatching, wildlife photography, walking, and outdoor enjoyment** throughout the year. Expanding permanent protection would benefit not only wildlife, but the many residents across Dane County and the State who value this unique natural area.

Improved non-motorized access—such as a small, safe access point away from Highway V—and improved pathways could enhance public enjoyment while protecting the resource. Preserving the remaining land as a non-agricultural, protected area would greatly increase public benefit without compromising ecological integrity.

Allowing a noisy, polluting mechanical facility next to a sensitive wetland undermines the very purpose of this protected area. These wetlands exist for the benefit of the broader community and future generations—not to be degraded for the short-term gain of a few.

For these reasons, I respectfully ask that you **vote against the proposed zoning change** and instead pursue permanent protection of this land.

Thank you for your time, consideration, and commitment to environmental stewardship.

Sincerely,

Sarah Coffey, Oregon, WI

From: [Peter Conowall](#)
To: [Planning & Development](#)
Subject: Protect Vienna Ponds
Date: Monday, May 18, 2026 7:47:59 PM

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Good evening,

I will keep the following message brief out of respect for your time and to express my appreciation for your commitment to reviewing the rezoning requests from across Dane County.

Please consider denying the proposed rezoning of the parcel referenced in file 12275 from protected farmland to heavy commercial use.

Our wetland ecosystems deserve our continued respect and stewardship so that all current, future, and prospective citizens of the Dane county area and beyond can continue to enjoy this beautiful natural resource for its nearby recreation opportunities, and ecological value. It is especially important that we protect upland habitats for the wellbeing of connected and downstream natural resources as well.

Thank you for your consideration and for representing the interests of Dane county as a collective of constituents.

Sincerely,
Peter Conowall

Sent from my iPhone

From: Brie Dietmeyer <...>
Sent: Saturday, April 4, 2026 11:08 AM
To: Planning & Development <plandev@danecounty.gov>
Subject: Opposition to Petition Number 12275

To Whom It May Concern,

I am writing to submit my formal public comment in strong opposition to Petition 12275, which proposes the development of the Hwy V Wetlands (Vienna Ponds) in Dane County for the construction of a diesel repair facility.

Siting a diesel repair facility on or adjacent to the Hwy V Wetlands poses an unacceptable risk of contamination to this sensitive area. Diesel fuel, motor oil, hydraulic fluid, and other chemicals associated with heavy equipment repair are highly toxic to aquatic and wetland ecosystems. Even with best-practice containment measures in place, the risk of spills, leaks, and stormwater runoff carrying pollutants directly into the Vienna Ponds is substantial and ongoing.

I strongly urge the reviewing body to deny Petition 12275 and to require that any diesel repair facility of this nature be sited on previously developed, upland property where the risk to sensitive ecosystems is eliminated or greatly reduced. The Hwy V Wetlands deserve our protection, not our exploitation.

Thank you for considering my comment.

Sincerely,

Brie Dietmeyer

From: [Fred Dike](#)
To: [Planning & Development](#)
Subject: File #12275
Date: Tuesday, May 19, 2026 10:08:49 AM

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Please do not let this environmentally sensitive area and critical wildlife corridor be developed. Thank you.

Fred Dike
2613 Waltham Rd
Madison WI 53711

From: [Juanita Duarte](#)
To: [Planning & Development](#)
Subject: Zoning petition 12275
Date: Tuesday, May 19, 2026 11:31:03 PM

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Hello,

My name is Juanita Duarte and I have been a Dane County resident my entire life. I am leaving a comment to oppose the rezoning of this highway corner to a heavy commercial district. This area is a critical habitat area, and must be protected in order to maintain Wisconsin's biodiversity and the health of Wisconsinites.

Juanita Duarte

From: [Rhiannon Erhardt](#)
To: [Planning & Development](#)
Subject: Comments on file 12275
Date: Tuesday, May 19, 2026 1:58:55 AM

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Hello,

I will keep the following message brief out of respect for your time and to express my appreciation for your commitment to reviewing the rezoning requests from across Dane County.

Please consider denying the proposed rezoning of the parcel referenced in file 12275 from protected farmland to heavy commercial use.

Our wetland ecosystems deserve our continued respect and stewardship so that all current, future, and prospective citizens of the Dane county area and beyond can continue to enjoy this beautiful natural resource for its nearby recreation opportunities, and ecological value. It is especially important that we protect upland habitats for the wellbeing of connected and downstream natural resources as well.

Thank you for your consideration and for representing the interests of Dane county as a collective of constituents.

Best,

Rhiannon Erhardt

From: [Joy Eriksen](#)
To: [Planning & Development](#)
Subject: File Number 12275
Date: Tuesday, May 19, 2026 9:17:06 AM

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I am writing to oppose the rezoning of this parcel from F35 Farmland Preservation to Heavy Commercial. You have a valuable wetland, the Vienna Ponds, adjacent to this property. That's the headwaters of the Yahara watershed!! It doesn't take much to upset an ecosystem these days. Dane County must keep any pollution, especially accidental, from its watersheds. The building of this structure alone will affect the dynamics of this area.

Joy Eriksen

From: [Terry & Marty Evanson](#)
To: [Planning & Development](#)
Subject: Reference 12275 file number.
Date: Thursday, May 21, 2026 8:48:04 PM

This Message Is From an External Sender

This message came from outside your organization.

Per the proposed rezoning of a land parcel at the intersection of Patton and Hwy V, we request that this environmentally sensitive area and critical wildlife corridor not be developed, particularly as a large truck repair business. This proposed rezoning would be quite incompatible with the nearby 39 acre Vienna Waterfowl Production Area. We enjoy visiting this area multiple times a year and have observed dozens of unique waterbird and other wildlife species. Hopefully this area, critical to migratory birds, can remain as farmland preservation.

Marty and Terry Evanson
Dane County residents

From: [Jill Feldkamp](#)
To: [Planning & Development](#)
Subject: Oppose
Date: Monday, May 18, 2026 4:33:03 PM

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Dear Planners,

As a resident of Dane County, I oppose the rezoning of Vienna Ponds, a wetland complex at the headwaters of the Yahara watershed in Dane County that is of scientific, scenic and environmental value. The parcel is at the intersection of Patton and Hwy V and is currently zoned F35 Farmland Preservation.

Sincerely,

Jill Feldkamp
Fitchburg

From: [Martha Fish](#)
To: [Planning & Development](#)
Cc: [Paul Fuchs](#)
Subject: Comments on Dane County rezoning proposal 12275
Date: Tuesday, May 19, 2026 3:04:34 PM

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As a Dane County property owner I think the proposal to rezone this parcel is a terrible idea. It is too close to some of the most important wildlife habitat in the county and the state. The proposed zoning change to allow a diesel repair business to be built on the site would be terribly disruptive to the numerous nearby wildlife areas. Noise, and air, water and light pollution from such an operation would harm the wildlife and degrade the experience of the many people who visit these wildlife preserves. The wetlands adjacent to the proposed rezone site are too valuable to risk harming. A business like this does not belong on the proposed site.

Martha Fish
Belleville, Wisconsin

From: [Margaret Fleischli](#)
To: [Planning & Development](#)
Subject: I oppose rezoning Vienna Ponds (file no. 12275)
Date: Tuesday, May 19, 2026 12:31:23 PM

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Dane County Zoning Land Regulations (ZLR) Committee:

I write to convey my opposition to the petition to rezone Vienna Ponds from its current status of F35 Farmland Preservation to Heavy Commercial for development of a diesel repair business.

Your committee is scheduled to act on this on May 26th. The file reference number is 12275.

This parcel of land is environmentally sensitive and a critical corridor for wildlife. It is a wetland complex, the headwaters of the Yahara Watershed in Dane County, and a crucial migratory hotspot.

Please do not rezone this land to be used for heavy commercial development.

Sincerely,
Margaret Ann Fleischli
mafleischli@gmail.com

From: [Janet Flynn](#)
To: [Planning & Development](#)
Subject: Reference 12275 file number.
Date: Monday, May 18, 2026 7:42:10 PM

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Vienna Ponds, a wetland complex and migratory hotspot at the headwaters of the Yahara watershed in Dane County is of scientific, scenic and wildlife interest. This land is currently zoned F35 (Farmland Preservation.) Please do not rezone this area to Heavy Commercial for development of a diesel repair business. With significant wetland habitat in this area It would be better to have this parcel preserved to provide upland grass habitat for wildlife and improve water quality.

thank you,

Janet Flynn
E7347 Junction Road
Reedsburg, WI
Long time member of Southern Wisconsin Bird Alliance (Madison Audubon)

May 19, 2026

Dane County Zoning and Land Regulation Committee

RE: Madison Spring Proposal
Petition No. 12275

Dear Members of the Committee,

As stewards of the Yahara River Watershed, we respectfully request that the petition to rezone parcel #0909-211-8000-3 at the southwest corner of Patton Road and Highway V in the Town of Vienna for the development of a heavy-duty diesel repair facility be denied. This proposal threatens an ecologically significant wetland corridor that provides critical wildlife habitat, flood mitigation, water filtration, and recreational value for the broader Yahara watershed and surrounding communities.

The wetlands in this area support a remarkable diversity of wildlife that is greatly appreciated by bird enthusiasts. There is publicly available birding data that document hundreds of bird species observed within this corridor, including rare and sensitive species such as the black-crowned night heron, black tern, Virginia rail, Henslow's sparrow, American white pelican, and the federally protected bald eagle. These marshlands also provide essential habitat for vulnerable and endangered species, including Blanding's turtles, little brown bats, rusty-patched bumblebees, native orchids, amphibians, and spawning game fish that depend on healthy wetland ecosystems.

This parcel is directly adjacent to and connected to the waters of the Vienna Waterfowl Production Area owned and managed by the U. S. Fish and Wildlife Service. This important area is part of the Vienna Pothole Wildlife Area, which takes its name from the many shallow depressions, or potholes, left behind by retreating glaciers. This distinctive topography is known as the "Duck Factory" of North America, with prairie potholes producing nearly half of the continent's ducks.

The wetland found on this parcel is connected to the broader Yahara River watershed and lies upstream from Cherokee Marsh, Dane County's largest remaining wetland. Recognizing the ecological importance, Dane County, the City of Madison, the Village of DeForest, and the Wisconsin Department of Natural Resources have worked hard to protect nearby wetlands and uplands. Allowing further industrial encroachment into this sensitive corridor would undermine and diminish decades of public conservation investment and stewardship.

Beyond their ecological significance, wetlands provide substantial benefits to surrounding communities. They absorb heavy rainfall and reduce flooding impacts for the Town of

Vienna, the Village of DeForest, and downstream communities. They naturally filter sediment, nutrients, and pollutants from stormwater runoff before those contaminants reach the Yahara River and Lake Mendota. Wetlands also recharge and discharge clean groundwater that helps maintain water quality throughout the watershed. In addition, area wetlands offer valuable opportunities for fishing, paddling, walking, wildlife observation, and environmental education.

The Village of DeForest's 2025 Comprehensive Plan emphasizes the importance of protecting environmental corridors, improving water quality in the Yahara watershed, and preserving open green space. Approval of this rezoning request would disrupt those goals and hamper broader regional efforts to improve watershed health.

There is already sufficient land designated for business and industrial development within the region that can accommodate economic growth without sacrificing irreplaceable wetlands and environmentally sensitive areas. Development should be directed toward appropriately zoned locations where infrastructure and land-use planning already support industrial activity, rather than consuming critical natural habitat.

Your decision on this matter will have lasting consequences not only for this wetland, but for the continued health of the entire Yahara watershed and Dane County's chain of lakes — Mendota, Monona, Wingra, Waubesa, and Kegonsa.

We respectfully ask that you prioritize long-term environmental stewardship, watershed protection, and responsible land-use planning by rejecting this rezoning petition.

Sincerely,

Friends of The Yahara River Headwaters

From: [Kay Gabriel](#)
To: [Planning & Development](#)
Subject: 12275
Date: Tuesday, May 19, 2026 1:56:44 PM

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Vienna Ponds, a wetland complex and migratory hotspot, is at the headwaters of the Yahara watershed in Dane County and is of scientific, scenic and wildlife interest. The Dane County Zoning Land Regulations (ZLR) Committee is reviewing a proposal to rezone this F35 Farmland Preservation unit to Heavy Commercial for development of a diesel repair business on May 26. This parcel is currently surrounded by land preserved to provide upland grass habitat for wildlife and improve water quality. Please protect this environmentally sensitive area and critical wildlife corridor from development. Businesses can move, land cannot.

Thank you,

Kay Gabriel and Fiona McTavish

Dane County residents and land owners

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From: [Keith Gretenhart](#)
To: [Planning & Development](#)
Subject: Proposed zoning change 12275
Date: Tuesday, May 19, 2026 9:10:15 AM

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You have not previously corresponded with this sender.

I am writing to formally express my opposition to the proposed zoning change for Proposal 12275.

As a resident of the area, I am concerned that a wetland area is being considered for a repair business that will increase any risk of release of petroleum products into an environmentally sensitive area.

I request that my opposition be noted in the official record for this proposal. Thank you for your time and for considering the concerns of the local residents.

Best regards,
Keith Gretenhart

-----Original Message-----

From: Henry Trey <...>
Sent: Saturday, May 16, 2026 11:18 AM
To: Planning & Development <plandev@danecounty.gov>
Subject: Petition 12275

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I am writing on behalf of the residents that live in the Patton Rd/HWY V area in the Town of Vienna, Dane County.

It has come to my attention that Dane County is proposing to rezone a 38 acre parcel, 064 0909211 8000 3, from F35 Farmland to Heavy Duty Commercial, to allow the development of a Heavy Duty Truck Repair Shop.

When debating this proposal, please remember where this parcel falls, and what is neighboring it. Take the short drive to the intersection of County Hwy V and Patton Rd, then turn and look to the west/southwest. What you will see are wetlands. The Yahara Watershed. The parcel of land (40acres) that abuts the above mentioned 38 acre, is owned by the United States Fish and Wildlife Service. The 82 acre parcel of land to the west and southwest of that USFWS 40 acre was recently purchased by Dane County in 2019. David Lynch, the owner of the 50 acre parcel to the south of proposed rezoning, has made it his business to conserve and protect these wetlands for the past several years.

These lands were important enough for both the USFWS as well as Dane County to obtain. On October 15, 2019, County of Dane posted an article on the County's website, "Dane County to Purchase 82 Acres of Property for Floodwater Storage in the Yahara Watershed". Read it out loud in the meeting. It would be hypocritical for the county to approve of such zoning that would endanger the very watershed they are trying to protect. Diesel, hard metals, and other petroleum based lubricants WILL find their way into The Yahara Watershed, not only contaminating water, but destroying the ecosystem surrounding it.

Thank you,
Hans Gruendemann
6690 Patton Rd
Waunakee, WI
53597

From: [Mary Halvorsen](#)
To: [Planning & Development](#)
Subject: truck repair NO
Date: Monday, May 18, 2026 6:00:48 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

It is time we take care of our environment. There is so much destruction and pollution now that adding a truck repair near a sensitive wetland is just asking for death or destruction of this area. It saddens and angers me that letters and petitions have to be sent out to stop this kind of destruction. A little common sense and compassion for our environment needs to be implemented. Stop this from going forward. Protect our wetland and all the living things that use this property and surrounding areas to live and survive.

Thank you

Mary Halvorsen

From: [Judith Harackiewicz](#)
To: [Planning & Development](#)
Subject: 12275
Date: Tuesday, May 19, 2026 9:43:52 PM

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Quick note given deadline:

Please do not allow commercial development in the area around the County V ponds and Vienna pot holes. This area is critically important for some of the most special and threatened species in our state.

We must protect our natural resources.

Thank you

Judith Harackiewicz
Middleton WI

Sent from my iPhone

From: [Virginia Harrison](#)
To: [Planning & Development](#)
Subject: Vote NO on rezoning (file 12275)
Date: Tuesday, May 19, 2026 8:04:42 AM

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Dear zoning land regulations committee,

Vienna Ponds, a wetland complex and migratory hotspot, is at the headwaters of the Yahara watershed in Dane County and is of scientific, scenic and wildlife interest. Are we being good stewards of the land by allowing an incompatible use adjacent to significant wetland habitat? It would be better to have this parcel preserved to provide upland grass habitat for wildlife and improve water quality.

I am asking that this environmentally sensitive area and critical wildlife corridor not be developed.

Sincerely,

Virginia Harrison
510 Welch Ave
Madison, WI 53704

From: [John Herbst](#)
To: [Planning & Development](#)
Subject: Vienna Ponds Dane County Zoning Change file number 12275
Date: Tuesday, May 19, 2026 11:31:45 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Dane County Zoning Land Regulations (ZLR) Committee and members,

I'm writing regarding the proposed rezone of a truck repair business on the Vienna Ponds. The Dane Cty ZLR Committee is currently reviewing the proposal and will tentatively act on a petition to rezone it to Heavy Commercial for development of a diesel repair business on May 26.

This parcel of land has valuable wildlife value, to wit: The County V Ponds rank #14 in Dane County with 215 species entered in eBird and #14 with 3,186 complete checklists. In the past two months 96 species have been recorded! The 96 species includes wetland birds that probably nest in the wetland complex, uncommon or birds of special interest - Greater White-fronted Goose, Blue-winged Teal, Mallard, Eurasian Wigeon, Ruddy Duck, Pied-billed Grebe, Horned Grebe, Virginia Rail, Sora, Common Gallinule, American Coot, Wilson's Snipe, Spotted Sandpiper, Lesser Yellowlegs, Greater Yellowlegs, Bonaparte's Gull, Double crested Cormorant, American White Pelican, American Bittern, Least Bittern, Great Blue Heron, Great Egret, Cattle Egret, Bald Eagle, Merlin, Marsh Wren, Yellow-headed Blackbird.

Currently the Fish and Wildlife Service owns the 39 acre Vienna Waterfowl Production Area adjacent to the proposed truck repair business. Dane County owns the 81 acres Vienna Pothole Wildlife Area. The adjacent landowners that own wetland habitat are VERY supportive of protecting the wetland.

Please don't rezone this property for commercial development, thus preserving valuable upland grass habitat for wildlife and improving water quality. This environmentally sensitive area and critical wildlife corridor need not be developed, and the truck repair business can certainly avail themselves of a viable alternative parcel nearby to this sensitive natural area. Thank you for taking time out of your busy schedules to read this email.

John Herbst

Madison, WI

From: [Elizabeth Grace Huddleston](#)
To: [Planning & Development](#)
Subject: File 12275
Date: Monday, May 18, 2026 7:35:17 PM

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Good evening,

I will keep the following message brief out of respect for your time and to express my appreciation for your commitment to reviewing the rezoning requests from across Dane County.

Please consider denying the proposed rezoning of the parcel referenced in file 12275 from protected farmland to heavy commercial use.

Our wetland ecosystems deserve our continued respect and stewardship so that all current, future, and prospective citizens of the Dane county area and beyond can continue to enjoy this beautiful natural resource for its nearby recreation opportunities, and ecological value. It is especially important that we protect upland habitats for the wellbeing of connected and downstream natural resources as well.

Thank you for your consideration and for representing the interests of Dane county as a collective of constituents.

Sincerely,

Grace Huddleston

From: [Jacob Isaacson](#)
To: [Planning & Development](#)
Subject: Re: File #12275, or the Petition to Rezone the SW Patton Rd / County HWY V Intersection
Date: Tuesday, May 19, 2026 6:19:20 PM

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To Whom It May Concern,

I am writing to express my strong opposition to the petition to rezone the parcel of land at the southwest corner of the Patton Road / County Highway V Intersection for heavy commercial use. This parcel of land is directly adjacent to important wetland habitat, marking a necessary stopover for migrating birds, and is of scientific, scenic, and wildlife interest.

The proposal to rezone the adjacent land is incompatible with the existing use for the surrounding region, and will have a negative impact on wildlife, the Dane County residents who currently use this land for nature and wildlife viewing, and water quality in what is a significant portion of the headwaters of the Yahara Watershed.

I hope that these concerns will be taken into consideration as this petition is reviewed.

Sincerely,
Jacob

From: [Gary Jansen](#)
To: [Planning & Development](#)
Subject: wetlands are under attack and Vienna Ponds should not be sacrificed.
Date: Monday, May 18, 2026 4:16:44 PM

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From: Linda Kendall <...>
Sent: Wednesday, April 8, 2026 6:15 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: Petition 12275

I can't believe this plant is necessary. There must be another already-built facility that is available and can be used/retrofitted for these truck parts.

This is a critical wildlife area, where we have seen many wonderful things including the yellow-headed blackbird, shrikes and kestrels, shorebirds and waterfowl. These birds rely on the ecosystems in this area.

Not everything should be developed! Our natural world is beautiful and must be protected. Why is this so hard to understand?

We will also be contacting our Dane county supervisor to voice opposition to this horrendous, unnecessary and short sighted development.

Robert and Linda Kendall
McFarland

From: K K <...>
Sent: Monday, April 6, 2026 4:42 PM
To: Planning & Development <plandev@danecounty.gov>
Cc: ...
Subject: Madison Spring Petition - File # 12275

To whom it may concern,

I am writing in regards to this petition:

PETITION: REZONE 12275 APPLICANT: HAHN IRREV TR LOCATION: SW CORNER OF THE PATTON ROAD / COUNTY HWY V INTERSECTION, SECTION 21, TOWN OF VIENNA CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy Commercial District REASON: commercial development for a truck repair business

I want to express my **VERY** strong **OPPOSITION** to the possible rezoning of this location for a TRUCK REPAIR shop - or **ANY** commercial use. This plot of land is next to fragile wetland marshes. Building a business in this location will very likely cause **Great Harm** to the adjoining DNR wetlands and the animals/birds this wetlands area supports. **NO COMMERCIAL** business should be located here - **NONE**. This land should be added to the existing wetlands acreage and preserved!

THIS business in particular... Deisel and/or its deadly components will very likely be released into the environment when the marshes flood. Not to mention the disturbance of the area by large trucks and the noise and exhaust they emit.

There are plenty of other areas, already zoned as commercial or adjacent to them, that could and should be considered/REQUIRED for this business.

In short, there should be **NO** commercial use of any type here! This location should **NEVER** be lost as a haven for migrating and resident animals and birds. This area **IS** a very **IMPORTANT** location for the ecology of Wisconsin It should **NEVER** be sold for **ANY** commercial use.

PLEASE DO NOT ALLOW THIS TO HAPPEN!!!

Regards, Katherine L Kershaw, resident of Dane county, WI - Town of Burke

From: Jason Knapp <...>
Sent: Saturday, April 4, 2026 11:05 AM
To: Planning & Development <plandev@danecounty.gov>
Subject: Opposition to Rezoning Petition 12275

Greetings,

I am writing to express my opposition to the proposed rezoning and development of parcel 064 0909211 8003.

The development in this location of a heavy-duty diesel repair shop puts in danger the surrounding natural area and jeopardizes the local and migratory wildlife. We recently visited the area specifically to enjoy the natural setting and photograph waterfowl, patronizing several local businesses during our visit. We hope to continue to make visiting this location and surrounding area a part of our routine outdoor activity.

I urge you to oppose the petition.

Regards,
Jason Knapp
Stoughton

From: [GREGORY KUJOTH](#)
To: [Planning & Development](#)
Subject: Don't approve rezoning Hwy V Ponds area
Date: Tuesday, May 19, 2026 11:55:30 AM

!-----|
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Hello ZLR Committee Members,

I am writing to express my concern over proposed rezoning of the parcel at the intersection of Patton Rd and Hwy V (reference file 12275) from the current Farmland Preservation to Heavy Commercial. I understand the proposal is to support the development of a diesel repair business. While I harbor no ill will to the business itself, this would be a poor location for it given the significant wetland habitat immediately surrounding the proposed location.

As an avid birder, I have been to this area many times and can personally attest to the ecological value of this land. It is important for hundreds of species, including many making incredible long distance migrations who rely on intact habitat to rest and refuel during their arduous journeys. The healthy ecosystems in this area also provide recreational value as I have observed duck hunting in addition to nature lovers hiking in the area. Development of the site would degrade the land and undoubtedly disrupt at least some wildlife use of the adjacent pond complex. Habitat loss is one of the biggest causes underlying the decline of most bird species and proposals such as this only exacerbate the current crisis.

I strongly urge you to reject the rezoning of this parcel for the protection of the wildlife that benefit from this important area as well as for supporting the quality of life for all those who cherish natural places and enjoy the tranquil peace of places like this. I have no doubt that more appropriate locations already zoned for development can be found to support the business needs of the diesel repair enterprise.

Thank you for your consideration,

Gregory Kujoth
Madison, WI

From: [Carol Lynch](#)
To: [Planning & Development](#)
Subject: Petition 12275 Comments D Lynch
Date: Monday, May 18, 2026 2:20:28 PM

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As a resident of the Town since 1965 and a bordering landowner I oppose this rezone request. Zoning this parcel for heavy commercial use will create significant adverse impacts to all adjoining properties established land use of recreation and providing habitat for wildlife. A geographically unique glacial rift and pot hole features of scientific interest, this wetland complex has historically served as a major source of water filtration and retention contributing to the healthy functioning of the Yahara Watershed.

Damages to my land will be most severe. As an active member of DMAP, a wildlife habitat improvement program managed by DNR, I have substantial time, labor and finances invested in this bordering property. Last year the DNR initiated a statewide pilot program of DMAP to determine the feasibility of investing in acreages less than 160 acres. One property was selected to represent each County, my property represents Dane County.

PIC1 In keeping with the Town Plan of "maintaining wetlands as buffers between uses and as natural habitat for wildlife" as well as "the preservation of open space to maintain the rural character of the Town" my land management efforts are in sync with these objectives and adjoining land use.

PICS 2&3 Contrary to statements made that the parcel is a part of the HC industries currently in the area, it is not. Clearly shown is a natural corridor of wetland and heavily wooded hillside allowing for the annual migration of turtles, frogs, salamanders and free roaming wildlife while buffering the activity, noise, vibrations, lighting and presence of pollutants associated with such industries. With the exception of an occasional flat bed of steel entering E80, HC trucking is prohibited by Town order to use this section of Patton Rd that traverses the wetlands. HC trucking must use County I to enter and exit the district.

Functioning as a wetland, this basin is also sensitive to changes in the surrounding landscape. In the past five years mining and intensified agricultural practices are increasing the volume and rate of storm water entering the wetlands. Clear cutting hill tops for mining and tiling the slopes and bottoms of the croplands below for discharge affects fluctuating high water and seasonal saturation levels. Developing on this parcel will only add to the loss of retention and natural flow of stormwater runoff and potentially threaten the integrity of retention ponds utilized as pollutant treatment systems.

As a full service diesel repair shop Madison Springs has taken extraordinary engineering measures to site on this parcel. Given the fact these measures are required demonstrates the high risks involved without them. Madison Springs asks you to agree there will be No risks to our waters, factoring in human error, climatic events, transfer, usage, disposal, treatment and containment of all pollutants that could be hazardous to this environmentally sensitive complex. That is extraordinary. Employing such measures may MINIMIZE the loss of pollutants shed by equipment parked on site and other unintended factors to a little bit, at

what point does a little bit become a lot?

By shoehorning Heavy Commercial into this environment is not only fragmenting our critical resources but is intentionally introducing pollutants and risks that have historically been absent. Once the natural state of the complex is disturbed it will have a permanent negative impact on this wetland as a whole.

David Lynch

See photos:

<https://drive.google.com/drive/folders/1RbLmUp6TFnxKMbQ9Iw8vrxJM1QTSHWh4?usp=sharing>

From: [Carol Lynch](#)
To: [Planning & Development](#)
Subject: Petition 12275 comments
Date: Monday, May 18, 2026 3:42:10 PM

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Please add this photo to my public comment submission sent today

Thank You

David Lynch

My name is Carol Lynch and I am an adjoining property owner to the property being considered for zoning change to HD commercial. I want to start by saying I think we can all agree that having Madison Springs come to Vienna would be a benefit to the town in regards to economic development and increased tax base. I think we can all further agree that the dry knoll in parcel 064 0909211 8003 is surrounded by wetlands and hydric soils and thus constitutes an environmentally sensitive area which is prone to flooding. This parcel is included in a 180-acre wetland complex and is a major wildlife corridor.

Diesel repair shops handle a range of chemicals that can pose health, fire, and environmental hazards. These include:

Engine and lubrication fluids

Diesel fuel and diesel exhaust fluid (DEF)– Highly flammable; DEF is a urea-based solution that can cause skin and eye irritation if mishandled

Used engine oil and lubricants– Often contain heavy metals and hydrocarbons; classified as hazardous waste if not properly managed.

Transmission and gear oils–Contain additives that are toxic if ingested or inhaled.

Cleaning and degreasing agents

Brake cleaner– Contains acetone or other volatile solvents; flammable and can cause respiratory irritation

Solvents and degreasers– Used to clean parts; many are volatile organic compounds (VOCs) that can cause eye, skin, and respiratory irritation

Welding and metal cleaning solvents– May contain chlorinated or aromatic compounds.

Paints, coatings, and adhesives

Spray paints and primers– VOCs and flammable vapors; require proper ventilation and PPE

Paint strippers– Often contain strong acids or alkalis that can cause chemical burns

Coolants and antifreeze

Ethylene glycol-based coolants– Toxic if ingested; can cause kidney damage

Propylene glycol-based coolants– Less toxic than ethylene glycol but still hazardous.

Battery fluids

Sulfuric acid– Highly corrosive; can cause severe burns and respiratory damage

Other specialty chemicals

Diesel particulate filter (DPF) cleaning solutions– May contain strong acids or oxidizers.

Air conditioning refrigerants– Some are ozone-depleting or toxic if leaked.

The vehicles entering and leaving the repair shop area all have these substances on them as well as road salts.

I think we can all agree that any of these ingredients being introduced into the wetlands is not a good idea for the health of the wildlife and the humans that rely on this wetland to clean and recharge our groundwater.

Madison Springs has taken extraordinary measures regarding their storm water management plan which should tell you how serious of a threat this business poses to the wetland. Moreover, these extraordinary measures will **reduce** the amount of substances introduced into the wetland, however, they **cannot prevent all** of them from entering the soil and groundwater. I ask the committee to strongly consider the

consequences of allowing these toxins to enter this wetland.

This wetland is already being subjected to agricultural pollutants due to tiling and pumping of storm water from CAFOs in close proximity and the loss of woodlots due to the gravel pit operations. It is not a good justification to further subject the wetlands to more pollution just because these risks already exist.

Rather than squeezing this development onto this dry knoll, we should be looking for a safer alternative location for this development. A heavy commercial business does not fit in with the surrounding properties current uses.

Dane County Land and Water Resources Department is actively working to protect, restore and recapture wetlands that have been degraded or destroyed. How would rezoning this parcel fit this objective? Wouldn't it be better to preserve this wetland rather than potentially having to restore it at a later date?

For these reasons I strongly oppose the rezoning of parcel 064 0909211 8003. I am asking Dane County to protect this environmentally sensitive area that the Town of Vienna states they will do in the comprehensive plan, however, by developing this parcel as heavy duty commercial, they are not protecting it.

Respectfully,
Carol Lynch

From: [penny majors](#)
To: [Planning & Development](#)
Subject: File 12275
Date: Monday, May 18, 2026 10:44:01 PM

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To ZLR Committee:

I'm writing to ask that you do not rezone the Vienna Ponds parcel from farmland preservation to Heavy Commercial for a diesel repair shop. This parcel is at the headwaters of the Yahara River and is a critical area for migratory birds. The watershed also feeds a vast geographic area for fishing and other recreational activities from north of Madison through the four lakes area of rural Dane and Rock Counties before the Yahara River joins the Rock River south of Edgerton.

There may be no worse place to position a heavy commercial business than in a location that invites negative public relations with neighbors across two counties who may want to support it but cannot because of the ecological damage it will do.

Please disapprove.

Kind regards,

Penny Majors
Madison, WI

From: [Mark and Sue Martin](#)
To: [Planning & Development](#)
Cc: [Mark and Sue Martin](#)
Subject: Opposed to the rezoning at the Vienna Ponds - File Number 12275
Date: Tuesday, May 19, 2026 9:25:35 PM

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To: Todd Violante, Director Dane County Zoning and Development Department, and ZLR members

We are against the rezone of the 38 acres to allow a truck repair business to be placed adjacent to the Vienna Waterfowl Production Area (WPA) and the Vienna Ponds. We are not against the truck repair business but are against the proposed location. The Fish and Wildlife Service chose to establish a WPA at the location because it was a super location to benefit wetland associated wildlife, help maintain water quality, and to provide a place for visitors. There are about 40 WPA's in 17 southeastern counties. Funds from sales of "duck stamps" by waterfowl hunters and bird watchers are used to purchase the properties.

We have been the managers at Goose Pond Sanctuary, 6.5 miles to the north of the Vienna Ponds since 1979. Goose Pond Sanctuary is owned by Southern Wisconsin Bird Alliance (SoWBA), formerly Madison Audubon Society. We are both retired from the DNR and were conservation biologists. Mark worked 40 years on wildlife research and with the State Natural Areas program on land protection and management. Sue is a retired conservation biologist with the DNR. We have observed the Vienna Ponds for over 45 years. Up to about 1993 the wetlands did not hold much water. However, we observed that since about 1993 the water levels have increased and the area covered by water has also increased.

Vienna Ponds, a wetland complex and migratory hotspot, is at the headwaters of the Yahara watershed and is of scientific, scenic and wildlife interest. The 38 acres should be protected and the uplands restored to grassland (prairie) cover to provide upland grass habitat for wildlife nesting and improving water quality. The adjacent landowners that own 60 acres including wetland habitat south of the parcel up for rezoning are supportive of protecting the wetland to preserve the quality of this important stopover site for migratory birds and critical breeding

From: [Mark and Jenny McGinley](#)
To: [Planning & Development](#)
Subject: File number 12275
Date: Monday, May 18, 2026 8:41:25 PM

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File number 12275

Please reject the rezoning of the parcel at the intersection of Patton and Hwy V. It is currently zoned F35 Farmland Preservation. and should not be zoned heavy commercial for a diesel repair business. The wetland complex in that area, is at the headwaters of the Yahara watershed in Dane County and is of scientific, scenic and wildlife interest and is a migratory hotspot. This parcel should be preserved to provide upland grass habitat for wildlife and improve water quality for all Dane county residents.

A diesel business is incompatible use adjacent to significant wetland habitat. Dane county continues to lose quality wetland habitat to businesses that could be located in much better location.

J McGinley

From: [Holly Mercier](#)
To: [Planning & Development](#)
Subject: Petition # 12275
Date: Thursday, May 21, 2026 9:24:36 PM

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Please share my input with the Dane County Zoning, Land and Regulation Committee. Here are the detail:

Name: Holly Mercier

Address: 5668 Lovick Road, Waunakee

I am writing to voice concern about Petition #12275 which would rezone a 38 acre parcel from F35 Farmland to Heavy Duty Commercial to allow the development of a heavy duty diesel repair shop. This area adjoins the Vienna Pothole Wildlife Area. My concern is that commercial development will compromise the health of the wildlife area. The Vienna Pothole Wildlife Area is a unique and lovely feature of our township and is home to a variety of wildlife and waterfowl. I ask the committee members to further consider the environmental and wildlife impacts of this commercial corridor as it relates to Petition #12275.

Respectfully,
Holly Mercier

From: [Rich Mercier](#)
To: [Planning & Development](#)
Subject: Petition # 12275
Date: Thursday, May 21, 2026 10:39:53 PM

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For the record please share my views with the Dane County Land and Regulation Committee.

Name: Rich Mercier
Address: 5668 Lovick Rd. Waunakee

I have concern for this parcel as it is adjacent to the Vienna Pothole Wildlife Area as well as the Vienna Wildlife Protection Area. Furthermore it has additional wetlands to the North and East. Basically this parcel is surrounded on all sides by wetland and protected uses. I cannot understand why the Wisconsin Department of Natural Resources, the Army Corp of Engineers, Dane County and the Town of Vienna would agree to go along with the change to allow use of Heavy Duty Commercial. All these agencies along with the Federal Government are supposed to manage these resources for their health and ecological value.

It is not like there is no property in the area already zoned for commercial use. The Town plan use to be exclusive ag and protect farmland in the township, which is rapidly disappearing.

I ask the committee to think about protecting the recreational value of this parcel and vote no for the rezone. If you vote to allow this petition I would recommend at a minimum that this change be handled as a conditional use permit, rather than the zoning change. This would give the town and Dane County some enforcement annually if the user does not live up to agreed conditions, such as Landscaping, Lighting, drainage, vehicle parking, fencing etc. This would be similar to managing the Payne and Dolan Asphalt plant on Easy street.

In closing please consider how your decision will not only change this parcel now, but other future uses as well.

Thank you for listening and your consideration,
Rich Mercier

From: Alex Mohr <...>
Sent: Sunday, April 5, 2026 8:00 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: Madison Spring Petition 12275

Hello,

I'm writing to express my strong opposition to the rezoning and development of the parcel of mostly wetland at the corner of County Hwy V and Patton Road. This is in reference to petition 12275. This wetland provides essential habitat to birds and other animals. Rezoning this parcel would disturb and harm the wildlife that use it. The people of Dane County (and beyond) also benefit from this wetland as a result of it being wildlife habitat. Hundreds of people visit these ponds to observe birds since it is such an important place for so many species. People in Dane County have reported 364 different species of birds in the entire county. At this wetland alone, people have reported 214 of those species. Rezoning and developing the wetland will displace those species, even if only the proposed parcel is rezoned to allow for heavy commercial activity and the rest of the wetland is untouched.

Thank you for considering public comments on this matter.

Alex Mohr
Madison resident and birder

From: [Nathan Neff-Mallon](#)
To: [Planning & Development](#)
Subject: Zoning petition File # 12275
Date: Tuesday, May 19, 2026 4:11:02 PM

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Dear Dane County Zoning Committee,

I'm writing to oppose the proposed zoning change of parcel 0909-211-8000-3 from a FP-35 Farmland Preservation District to a Heavy Commercial district. This land abuts and shares a large pond with the Vienna Pothole Wildlife Area. This pond is excellent breeding and migration stopover habitat for many bird species. Over 200 bird species have been identified there, including a recent multi-day stopover of an endangered Whooping Crane (photo attached). Sensitive species such as Whooping Cranes can be discouraged from using suitable habitat by the regular presence of humans close to the habitat, increased noise, and nighttime outdoor lighting. While there are some nearby (across the street) HC zones and commercial buildings, placing a semi truck repair business immediately adjacent to the wetland and wildlife area would substantially decrease the value of the wildlife area both as habitat for the birds and as wild land for the humans who recreate there.

<https://dane.legistar.com/LegislationDetail.aspx?ID=7959022&GUID=49E49855-4D48-4F75-9B15-2A33BC252A70>

Thank you,
Nathan Neff-Mallon
Madison, WI



From: [Nydia K](#)
To: [Planning & Development](#)
Subject: ZLR committee
Date: Monday, May 18, 2026 3:56:38 PM

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Vienna Ponds, a wetland complex and migratory hotspot, is at the headwaters of the Yahara watershed in Dane County and is of scientific, scenic and wildlife interest. The parcel is at the intersection of Patton and Hwy V and is currently zoned F35 Farmland Preservation. The Dane County Zoning Land Regulations (ZLR) Committee is reviewing the proposal and will act on a petition to rezone it to Heavy Commercial for development of a diesel repair business on May 26.

It would be better to have this parcel Vienna Ponds preserved to provide upland grass habitat for wildlife and improve water quality.

Sincerely
Nydia Kien

From: [Judy Olson](#)
To: [Planning & Development](#)
Subject: Item #12275 Rezoning Proposal
Date: Monday, May 18, 2026 3:30:00 PM

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Dear Zoning & Land Regulation Committee Members:

I am writing to urge you to deny the request to rezone the parcel located at the corner of Patton Road and County Hwy V from F35 Farmland Preservation to Heavy Commercial to permit the development of a diesel repair business on the site. The parcel is adjacent to the Vienna Pothole Wildlife Area, a high quality marsh used by many migratory birds, nesting birds, insects, and other wildlife. The Vienna Ponds was purchased by Dane County to preserve this important habitat. However, the lights, paving, runoff, emissions, noise, and traffic of a diesel repair business would degrade the wetland area and harm the wildlife that depend upon it. Also, because the wetland complex is located within the headwaters of the Yahara watershed, its preservation has regional significance for stormwater management and water quality.

I urge you to vote 'no' on Item #12275 because the proposed business is an incompatible use.

Thank-you!

Judy Olson
518 Clemons Ave
Madison, 53704

From: [Christopher Ott](#)
To: [Planning & Development](#)
Subject: Please protect Vienna Ponds by rejecting rezoning (re file number 12275)
Date: Monday, May 18, 2026 9:03:44 PM

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Dear members of the Dane County Zoning Land Regulations Committee:

Soon you will review a petition (file number 12275) to rezone a parcel at the intersection of Patton Road and Highway V to Heavy Commercial for development of a diesel repair business. I hope you will turn down this petition.

The proposed new use for this parcel is incompatible with its proximity to the Vienna Ponds. This area is not only a significant wetland habitat and migratory hotspot. It is at the headwaters of the Yahara watershed. This environmentally sensitive area and critical wildlife corridor should not be developed.

Please reject the petition to rezone this parcel for development of a diesel repair business. Instead, it should be preserved to provide habitat and to protect water quality.

Christopher Ott
1401 Ruskin Street
Madison, WI 53704

From: Leslie Paynter <...>
Sent: Wednesday, April 8, 2026 8:01 AM
To: Planning & Development <plandev@danecounty.gov>
Subject: Proposed rezoning on County Road V and Patton Rd.

Good morning,

My name is Leslie Paynter and I reside at 4325 Sheffield Rd. in Madison. I am writing today to express my opposition to the proposed rezoning of land at the intersection of Patton Rd. and County Road V northeast of Waunakee. It is my understanding that rezoning is being proposed to construct a 38,000 square foot truck repair facility at this site which would be disastrous. This is a beautiful wetland that is home to many birds and animals and should be conserved as such. I do not support any proposed rezoning of land here and urge the County to conserve this valuable wetland for future generations of people and wildlife.

Thank you for your consideration of this important matter.

Best regards,
Leslie Paynter

[Sent from Yahoo Mail for iPhone](#)

From: Kris Perlberg <...>
Sent: Monday, April 6, 2026 9:54 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: Save County V Wetlands

Hello,

I am a concerned citizen and want to voice my opinion regarding this rezoning application:

<https://dane.legistar.com/View.ashx?M=F&ID=15334690&GUID=BE6DB96E-9028-42BF-9271-026355320F66>

Conservation and preservation of natural areas are near and dear to my heart and this application for rezoning in the town of Vienna is all wrong. The applicant is petitioning to a parcel of land re-zoned from FP-35 (Farmland Preservation) to a Heavy Commercial District.

This parcel is adjacent to, and essentially part of, a protected wetland. As you can see on the map included in the application, the protected wetlands are a part of the FP-35 parcel. If this parcel is re-zoned Heavy Commercial, there is no way that it will not negatively impact the entire wetland area. Traffic, noise, light pollution and potential runoff are all negatives undoubtedly impact birds, animals and other aquatic creatures who live in and migrate through this critical area. Quality wetlands are already under serious threat in our county and we need to fiercely protect them to maintain a healthy ecosystem.

I don't understand all the technical drawings and plans. I know that planners try to mitigate impact, but I do know that this is NOT the site for this kind of business. This will be a huge negative for this important wetlands.

Here is the rezoning application and map:

<https://dane.legistar.com/View.ashx?M=F&ID=15334690&GUID=BE6DB96E-9028-42BF-9271-026355320F66>

Here is some info about the wetlands from the Wisconsin Society for Ornithology, of which I am a member. I've visited Vienna (County Road V) Wetlands a number of times to view wildlife and birds. It's a special place that attracts rare birds, especially during migration. It would be foolish to think that this business wouldn't be a negative.

<https://wsobirds.org/haunts/haunts-dane/1551-county-v-pond>

Please do not allow this land to be rezoned.

Kris Perlberg
Stoughton

(/)



County V Pond

eBird County V Pond <https://ebird.org/hotspot/L271616> (<https://ebird.org/hotspot/L271616>)

Habitat: Open Water, Mudflats, Cropland. This site is part of the 162 acre Vienna Waterfowl Protection Area.

Best Birds: Flooded agricultural fields north of Waunakee provide rest and feeding stops for a great diversity of waterfowl including **Tundra Swan** (migration/winter only) and **Trumpeter Swan, Greater White-Fronted, Ross's, Snow and Cackling Goose, Canvasback, Ruddy Duck, Redhead, Gadwall, American Black Duck, Northern Pintail, Lesser Scaup, Greater Scaup, Ring-necked Duck, Bufflehead, American Wigeon, Green-winged Teal** and all three mergansers, and **Horned and Eared Grebe**

In addition to the common shorebird migrants, harder-to-find shorebirds that are found annually include **Short-billed and Long-billed Dowitcher, Wilson's Phalarope, Black-necked Stilt, Ruddy Turnstone, American Avocet**, and occasionally **Red-necked Phalarope**. Plovers include **Semipalmated Plover** as well as harder to get **Black-bellied Plover and American Golden-plover**.

Rails found include Virginia.

In recent years there have been records of **White-faced and Glossy Ibis**. Other related species found regularly at these ponds are **American Bittern, Least Bittern, Great Egret**, and an occasional **Snowy Egret**.

Gulls include Bonaparte's and occasionally **Franklin's Gull**.

In summer this area hosts **Ruddy Duck, Blue-winged Teal, Common Gallinule, Sandhill Crane, Black Tern, Least Bittern, Yellow-Headed Blackbird, and Marsh Wren**.


Directions: 17 miles north of Madison and four miles north of Waunakee. The ponds can be viewed from the roadside on County Road V between Patton Rd and Schumacher Road (43.25006, -89.42556

(<https://www.google.com/maps/place/43%C2%B015'00.2%22N+89%C2%B025'32.0%22W/@43.25006,-89.4277487,17z/data=!3m1!4b1!4m5!3m4!1s089.42556>)). A small parking area south on Schumacher Road at 43.24562, -89.43607

(<https://www.google.com/maps/place/43%C2%B014'44.2%22N+89%C2%B026'09.9%22W/@43.24562,-89.4382587,17z/data=!3m1!4b1!4m5!3m4!1s089.43607>) provides access on foot to the public hunting lands.

Site Address & Additional Information:

County Road V, Waunakee WI

 43.25006, -89.42556

(<https://www.google.com/maps/place/43%C2%B015'00.2%22N+89%C2%B025'32.0%22W/@43.25006,-89.4277487,17z/data=!3m1!4b1!4m5!3m4!1s089.42556>)

ViennaPotholeWebMap.pdf (countyofdane.com) (<https://parks-lwrdd.countyofdane.com/ParkDocument/GetFile/523/ViennaPotholeWebMap.pdf>)

Kristin Schmitt and Shawn Miller

-----Original Message-----

From: Claudia S. <...>

Sent: Sunday, April 5, 2026 7:49 PM

To: Planning & Development <plandev@danecounty.gov>

Subject: Petition #12275

To whom it may concern,

I am writing to strongly oppose the proposed Madison Spring rezoning. This wetland is a crucial piece of land for many Wisconsin bird species. Removing the wetland for development will disrupt an important ecological area, and the addition of a truck repair business will further disturb the wildlife by noise, water, and light pollution.

I urge you to preserve the wetland for the animals who live there.

Sincerely,

Claudia Schabes

Madison resident of 10 years

From: [Don Schmidt](#)
To: [Planning & Development](#)
Subject: reference #12275
Date: Monday, May 18, 2026 9:08:45 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Reference #12275

Please DO NOT develop this sensitive area

Thank you for your consideration!

Don

Website: www.CustomMetals.com

Facebook: [CustomMetalsInc](#)

From: [Nate](#)
To: [Planning & Development](#)
Subject: Opposition to Rezone Petition 12275 Near Vienna Ponds Wetland Complex
Date: Monday, May 18, 2026 9:00:44 PM

This Message Is From an Untrusted Sender

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Dear Members of the Dane County ZLR Committee,

I am writing to express strong opposition to rezoning parcel 12275 from Farmland Preservation to Heavy Commercial for the proposed diesel truck repair business adjacent to the Vienna Ponds wetland complex.

This is not an objection to the business itself, but to the proposed location. The Vienna Ponds area represents one of the most important wetland and migratory bird habitats in southern Wisconsin. Located at the headwaters of the Yahara watershed, this landscape provides critical ecological functions that are increasingly rare and increasingly vulnerable across the region.

Wetlands are among the most imperiled habitat types in North America. They have already experienced extensive historical loss through drainage, fragmentation, and development. What remains carries disproportionate importance for wildlife, water quality, flood mitigation, and biodiversity. Once ecological integrity in these systems is compromised, recovery is often slow, incomplete, or impossible.

The County V Ponds eBird hotspot ranks among the most active birding locations in Dane County, with more than 215 documented bird species and thousands of submitted checklists. In just the past two months alone, observers recorded 96 species, including marsh birds and wetland-dependent species such as American Bittern, Least Bittern, Virginia Rail, Sora, Yellow-headed Blackbird, Marsh Wren, Wilson's Snipe, and numerous migratory waterfowl and shorebirds.

Most notably, this spring a Whooping Crane, one of North America's rarest and most iconic endangered bird species, used the County V wetland complex as a migratory stopover site for several days before continuing north to its breeding grounds. The presence of a Whooping Crane is not only ecologically significant, but also a powerful reminder of how important intact wetlands in southern Wisconsin remain for vulnerable migratory species. Places like Vienna Ponds are not interchangeable landscapes. They are functioning habitat networks that endangered wildlife depend upon during migration.

What concerns many of us is the type of loss that often goes unnoticed until it is too late. Wetlands are rarely destroyed all at once. More often, they are incrementally degraded through incompatible adjacent land uses, increased noise, lighting, runoff, traffic, pollution, habitat fragmentation, and disturbance pressure. The result is a gradual unraveling of ecological function. Birds stop nesting successfully. Sensitive species disappear quietly. Migration use declines. Water quality worsens. These changes are easy to miss year to year, but collectively they represent a profound and lasting loss.

This proposal is especially troubling because the site directly borders protected and publicly

valued habitat, including the Vienna Waterfowl Production Area owned by the U.S. Fish and Wildlife Service and the Dane County Vienna Pothole Wildlife Area. These conserved lands exist precisely because this landscape is environmentally sensitive and ecologically important.

Good stewardship requires recognizing when a proposed land use is fundamentally incompatible with the surrounding environment. There are other locations better suited for heavy commercial development. There are far fewer remaining high-functioning wetlands and migratory stopover habitats.

I respectfully urge the committee to deny petition 12275 and protect this critical wetland complex and wildlife corridor for future generations.

Thank you for your consideration.

Sincerely,

Dr. Nathan J. Shipley

From: [Randi Simon](#)
To: [Planning & Development](#)
Subject: Opposing development in Vienna
Date: Wednesday, May 20, 2026 9:52:26 AM

This Message Is From an Untrusted Sender

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Hello,

My husband Paul Simon and I (Randi Simon) are writing to let you know we oppose the rezoning and development of parcel 064 0909211 8003 on the HWY V wetlands. We live just down the road on Patton and I believe the Truck repair shop that would like to go there will lead to more contamination of our already polluted well water. We already had to have an RO and Nitrate reduction filter put in and have biofilm sludge cleaned out of our well. Having an auto repair shop on the wetlands will add Oil and other toxic chemicals to our water supply.

Please make the right choice for the citizens of Vienna and don't let this happen.

Thanks for your time.

Randi Simon

From: [Mark Smith](#)
To: [Planning & Development](#)
Date: Monday, May 18, 2026 4:30:59 PM

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Please protect the land at the intersection on patton rd and hwy V. Please do not change the zoning of this important habitat area. Thank you

Mark Smith
4969 Simon trail
Waunakee wis 53597
6088431185

From: [Sandra Stark](#)
To: [Planning & Development](#)
Subject: COMMENTS AGAINST rezone of parcel at Vienna Ponds (File# 12275)
Date: Monday, May 18, 2026 4:45:24 PM

This Message Is From an External Sender

This message came from outside your organization.

This email is to argue against rezoning a vital piece of an incredibly special part of Vienna Ponds that is an important bird and wildlife sanctuary valued by landowners and visitors alike, some adjacent, some nearby, some a part of regular seasonal tours. The proposed use is obviously completely incompatible with this Ponds area, and will quickly degrade the other ponds, the and ecological quality of this area.

The right conclusion is to deny this rezoning for this incompatible business. Thank you for putting this note in the AGAINST REZONE stack.

*Sandra E Stark
2720 Gregory St.
Madison, WI 53711
608-358-9804*

From: [Kalyn Stroik](#)
To: [Planning & Development](#)
Subject: Comments on file number 12275
Date: Tuesday, May 19, 2026 11:08:14 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good evening rezoning committee,

I am reaching out to voice my opposition against rezoning land next to County V ponds for commercial development like a truck repair shop.

Vienna ponds are crucial habitat for wildlife and migrating birds. Many endangered and threatened bird species are observed on this wetland property, including whooping cranes. Rezoning adjacent land for commercial use would endanger this critical wildlife area by allowing noise, light, and chemical pollution to impact the wetland. It would be better to have this parcel preserved to provide upland grass habitat for wildlife and improve water quality.

Please do not allow this environmentally sensitive area and critical wildlife corridor to be developed.

Sincerely,

Kalyn Stroik
Madison Resident
Bird watcher

From: [Rob Sutcliffe](#)
To: [Planning & Development](#)
Subject: rezoning
Date: Tuesday, May 19, 2026 9:14:49 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Good morning, please do not rezone the parcel 6.5 miles south of the goose pond sanctuary. It would be better to have this parcel preserved to provide upland grass habitat for wildlife and improve water quality.

Robert Sutcliffe, Arlington

From: [Chris Wagner](#)
To: [Planning & Development](#)
Cc: county_executive@danecounty.com
Subject: Vienna Ponds
Date: Tuesday, May 19, 2026 11:03:04 AM

This Message Is From an External Sender

This message came from outside your organization.

To the Dane County Zoning Land Regulations (ZLR) Committee members, and every one concerned and involved,

I am writing regarding a proposal for a development near the Vienna Ponds (Reference 12275, for the file number).

I fully support the Southern Wisconsin Bird Alliance.

We ask that the Vienna Ponds, an environmentally sensitive area, a critical wildlife corridor, not be developed.

Thank you for your time and consideration of this important matter.

Sincerely,

Chris Wagner
1009 High St
Madison, WI 53715

cwagnerz@yahoo.com
Chris Wagner
Madison, WI

From: [Amy Wiberley-Bradford](#)
To: [Planning & Development](#); [Larson, Amy](#)
Subject: Opposition to 12275
Date: Thursday, May 21, 2026 10:28:16 AM

!-----|
This Message Is From an Untrusted Sender
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To whom it may concern:

I am writing to express my opposition to the proposal to rezone land adjacent to the County V ponds to allow establishment of a diesel repair business. These ponds are at the headwaters of the Yahara River watershed and are of scientific and scenic interest. They are a crucial stop for migratory birds, and keeping the Yahara and its lakes clean is essential for the well-being of Dane County residents. The proposed business is entirely incompatible with the ecological importance of this area. The current F35 zoning should be retained, both to provide habitat for wildlife and to improve water quality.

Thank you,
Amy Wiberley-Bradford
Middleton, WI

Amy Wiberley-Bradford
Have you thanked a green plant today?

From: [Dawn Zuengler](#)
To: [Planning & Development](#)
Cc: [Nicole](#)
Subject: 12275 Vienna wetland: No to development
Date: Monday, May 18, 2026 4:46:57 PM

This Message Is From an External Sender

This message came from outside your organization.

Hi Dane County Zoning,

Please do not allow this vital wetland parcel (12275 Vienna wetland) to be rezoned for heavy industrial use.

Dane County is a large county as Wisconsin counties go - surely there must be additional, non-wetland parcels in the area that are better suited for this type of development.

We are residents of Dane County and avid birders. We understand development is an ongoing process, which must happen, but this particular use is ill-advised. Both development and wetland preservation can co-exist with thoughtful planning.

Thank you for your consideration and have a great day,

Dawn Zuengler
Dr. Nicole Wagner

southern wisconsin
BIRD ALLIANCE



Dane County Zoning, Land, and Regulation Committee
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

May 18, 2026

Dear Committee Members,

Southern Wisconsin Bird Alliance (SoWBA) respectfully submits these comments expressing our serious concerns about petition 12275, which proposes to rezone 38.6 acres at the southwest corner of Patton Road and County Highway V in the Town of Vienna from FP-35 (Farmland Preservation) to HC (Heavy Commercial) to accommodate a truck repair and maintenance facility for Madison Spring. SoWBA is a regional leader in land conservation, habitat restoration, and environmental advocacy, representing members throughout Dane County and southern Wisconsin. Our 736-acre Goose Pond Sanctuary includes a diversity of native habitats, including important wetland types, and is located approximately 6.5 miles north of the proposed project.

We wish to be clear at the outset that we do not oppose Madison Spring as a business. The company has an established reputation for quality service dating back to 1967, and the application materials suggest a genuine commitment to regulatory compliance and responsible operations. Our concern is with the proposed location, which we believe poses unacceptable risks to an ecologically irreplaceable wetland complex.

A Regionally Significant Wetland Complex

The subject parcel is immediately adjacent to the County V Ponds, a wetland complex of exceptional ecological significance. It is a popular spot for birders and according to eBird.org, this area has been designated a birding hotspot (#14 in Dane County and #57 in Wisconsin) with 215 bird species recorded from 3,186 checklists, figures that reflect the exceptional quality and diversity of habitat this wetland supports. The site provides critical habitat for migratory waterfowl, shorebirds, wading birds, and many other species that depend on high-quality wetland systems. Among the many bird species recorded are the American Black Duck (WI species of special concern), Great Egret (state-threatened), and Black Tern (state-endangered).

The wetland complex is both privately and publicly owned, with lands held by both the U.S. Fish & Wildlife Service (39 acres of the Vienna Waterfowl Production Area) and Dane County (81 acres of the Vienna Pothole Wildlife Area). Development immediately adjacent to publicly protected wildlife lands warrants an especially high standard of scrutiny.

Concerns Raised by Dane County Land and Water Resources

Comments submitted by the Dane County Land and Water Resources Department (LWRD) raise serious environmental concerns that we believe the Committee must carefully consider.

- The Vienna Pothole wetland complex now serves as the primary outlet for what was formerly one of the largest internally drained watersheds in Dane County. As a result of upstream flood mitigation work, water now moves through this system more rapidly, reducing residence time and diminishing its historic capacity to treat pollutants before they move downstream.

- Point source monitoring has already detected elevated pollutant levels entering this wetland. A commercial truck repair operation on an immediately adjacent parcel would introduce additional pollutant risks with limited upland buffer to intercept them.
- The wetland drains to Wheeler Wilcox Creek, a coldwater tributary of the Upper Yahara River, which has recently been classified by the Wisconsin DNR as trout water. This classification reflects improving water quality and active investment by the Village of DeForest and other partners in fish habitat restoration along this stretch of the river. A significant pollution event on or near the proposed site could jeopardize these conservation gains.
- Aerial photographs from June 2009 show the subject parcel partially inundated during high water events, underscoring the hydrological connectivity between the development site and the surrounding wetland system, and raising concerns about the adequacy of even the most stringent containment measures during flood conditions.

Incompatibility with the Surrounding Landscape

The zoning map included with the application illustrates that the proposed HC rezoning would represent a significant departure from the surrounding land use pattern. The area is predominantly characterized by FP-35 Farmland Preservation, NR-C (Natural Resource Conservation), and low-density residential zoning classifications. While there are existing HC parcels in the vicinity, rezoning this particular parcel that sits in close hydrological contact with a protected wetland complex is qualitatively different. The application's inspector also noted that wall lighting appears too intense for a rural area and that light color temperature needs to be reduced due to the neighboring wildlife area, both of which highlight compatibility challenges with the surrounding natural environment.

Conclusion

The County V Ponds wetland complex is a remarkable ecological resource that provides flood protection, water quality treatment, wildlife habitat, and public recreational. It is recognized as a regionally significant birding destination and forms part of a connected system of publicly protected lands managed for conservation in perpetuity. Furthermore, Dane County's Code of Ordinances 11.10(2) prohibits rezoning of a wetland, or a portion thereof, if the proposed rezoning may result in significant adverse impact upon numerous factors, including fish spawning and wildlife habitat. The majority of the parcel is clearly classified as wetland by the Wisconsin Wetland Inventory and the proposed project is indeed likely to cause adverse impacts.

Madison Spring deserves a site that allows the business to operate and grow without the environmental constraints and risks inherent to this location. We urge the Committee to deny this petition and encourage the applicant to identify an alternative site that does not place heavy commercial truck repair operations in immediate proximity to an irreplaceable wetland complex.

Thank you for your consideration of these concerns.

Respectfully submitted,



Matthew Reetz, Ph.D., Executive Director

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