

From: [amber anderson](#)
To: [Planning & Development](#)
Subject: Petition #12275
Date: Monday, May 25, 2026 9:12:11 PM

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To Whom it May Concern,

I'm writing to you today in regards to Petition #12275.

Madison Springs has been a valued part of the Lodi community for many years as a locally owned family business. Beyond providing jobs and services, they have built a reputation for caring deeply about the people in our community. Their commitment to strong values, hard work, and supporting others has made a lasting impact on countless local families.

The owners have continuously given back to Lodi businesses through financial donations, volunteer efforts, and hands-on support whenever help was needed. They have stood beside community members during difficult financial and medical hardships, always willing to step in and help their neighbors. Madison Springs is more than just a business—it is a business that actively strengthens and supports the community it serves.

Madison Springs takes the responsible development of agricultural land very seriously. They have worked diligently with the DNR to create a plan focused on protecting the surrounding land and wildlife. Of the 40 acres involved, only 12.5 acres will be developed, while the remaining 28 acres will remain untouched. In addition, none of the land being developed is classified as wetlands.

The owners of Madison Springs have consistently demonstrated strong character, integrity, and a commitment to conservation. They and their employees take pride in being responsible stewards of the land and maintaining high standards of cleanliness and environmental care. They are committed to working with the town to help preserve and protect the surrounding wetland ecosystem.

Madison Springs also goes above and beyond industry standards with a fully enclosed, climate-controlled facility. Unlike many automotive shops that rely on open doors for ventilation—allowing noise and fumes to escape into surrounding areas—Madison Springs performs all vehicle service work indoors. This modern approach benefits not only the health and wellness of employees, but also helps reduce the impact on the surrounding community. Their commitment to doing things the right way reflects the care and responsibility they bring to both their business, community and environment.

Businesses like Madison Springs are rare. Their dedication to their employees, their neighbors, and the environment reflects the values that make our communities strong. I sincerely hope you will support this petition and allow them to continue growing while remaining a positive part of your family owned business community.

Thank you,
Amber Anderson
608-212-9909

From: [adanderson...](#)
To: [Planning & Development](#)
Subject: Petition #12275
Date: Monday, May 25, 2026 8:08:39 PM

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To Whom it May Concern,

I'm writing to you today regarding the construction of a shop for Madison Spring in the town of Vienna. Petition #12275. I have been with Madison Spring for 6 years. It's a family owned business with great owners. They want to help give back to the community along with helping the heavy duty businesses keep trucks on the road.

I believe this new location will help support the local businesses and community along with bring more tax revenue to the town and county. Both of the Madison Spring's locations are in good standing with their townships.

The operating hours along with the indoor heating/cooling system allow for the business to have minimal outdoor noise. Creating an environment pleasing to both the community and wildlife. One current shop has a neighboring daycare and school. Madison Spring's noise level has had zero negative impact on that business.

Madison Springs has been working diligently with the DNR to provide an environmentally safe building plan. They also have a high standard of cleanliness inside of both of their facilities. These two things combined with the installation of retention ponds will be beneficial for the wetlands. The current wetland property has no filtration for any manure/ pesticide that are going into the grounds. The building of this business will better help the wetlands thrive.

Thank you for your attention to this matter.

We at Blystone Towing have worked with the Wendt family for many years. Their business practices are of supreme quality. They genuinely care about each and every one of their customers. We are located in Portage, Wisconsin and between towing customers' units to them for repair along with taking our wreckers there for repairs and maintenance, they have never fallen short of quality work and relationships. Customer's have never had any complaints about the work, pricing, or communication. We try and refer customers to their shop as well as we know they are committed to providing excellent service. The quality work and pricing they provide is impeccable. They are prompt, they are exceptionally clean, and their employees are very well trained and represent the company with the utmost respect.

It has always appeared to me that they stayed on top of the cutting-edge of customer relations and business growth. It would be my thought that any growth from quality people such as these would be an asset to any community. I am sure the building plans that they are looking forward to would be to the highest quality and also great consideration for all connecting properties, residents, and highways. We absolutely support petition 12275.

A handwritten signature in black ink that reads "Jerry Blystone". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

From: George Breiwa <...>
Sent: Wednesday, April 29, 2026 7:47 AM
To: Planning & Development <plandev@danecounty.gov>
Subject: Support for File 12275

Dear Dane County Planning:

I am writing to request that Dane County **APPROVE** the rezone change petition (File #12275) for the property located on Patton Road in the Town of Vienna.

I am a business owner in the Town of Vienna and fully support the Town in bringing in a new business. With the Village of DeForest annexing property yearly from the town, the town needs to do what they can to bring in businesses. The tax revenue from a new business in Vienna will benefit the 1,668 people who reside in the township.

The land that is being proposed for the rezoning is directly across the street from another property that is zoned commercial. This building will not be out of place, instead will fit in with the other businesses in the general area (E80, Diehl Neumaier Metal Recycling, Madison Sand and Gravel and Purple Cow).

Currently people pull over on the side of Hwy V to birdwatch. This building will not affect peoples ability to do that. The wetland will remain, and people will still be able to take pictures.

For the benefit of the Town of Vienna and it's residents and businesses I respectfully ask that you approve this rezone request.

Thank you,

George Breiwa

DynaOwners, LLC
7208 Gene Street, Town of Vienna

5/1/2026

Subject: Support for Petition #12275

To Whom it May Concern,

I am writing in **support of Petition #12275** for the proposed Madison Spring Truck Parts & Service facility in the Town of Vienna.

I live in Poynette and am very familiar with Madison Spring (formerly HM Repairs) and have been for the last 5+ years. They have always operated a clean, well-maintained, and respectful business, and I have never experienced issues with excessive noise or environmental concerns.

I believe Madison Spring has taken responsible steps to protect nearby wetlands, including limiting development and managing runoff, and I value their role as a small, family-owned business that supports our rural community and local economy.

For these reasons, I encourage Dane County to **allow Petition #12275 to move forward.**

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monica Brown', written in a cursive style.

Monica Brown

210 Howard St.

Poynette, WI 53955

From: [deans](#) [REDACTED]
To: [Planning & Development](#)
Subject: Petition #12275
Date: Tuesday, May 26, 2026 8:42:50 AM

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Good Morning,

We are writing in support of Petition #12275.
We reside in the Village of Dane and have worked with Madison Springs at their Lodi location for more than 10 years.
We believe that Madison Springs is a community, environment friendly family-owned and operated business. In addition, we support the move to the new location as it would be more convenient for us to get service from Madison Springs.
It appears that the Wendt's are moving to this location to encourage business growth, while at the same time they are very conscious of the environment where they want to relocate and how to care for it and be good neighbors.

We strongly support the Wendt's petition to rezone the Town of Vienna parcel from agricultural to commercial in order to move their business and the tax base forward.

Thank you,
Dan and Kara Deans
608-513-9944

From: [gnendres@t...](#)
To: [Planning & Development](#)
Subject: web comment
Date: Thursday, May 7, 2026 10:04:46 PM

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Petition 12275 , I am a neighboring property owner and life long area resident . I fully support Madison Springs rezone. The set backs for commercial land will protect the wetlands way more than farming does because crop farming does not have set back restrictions. Wildlife thrive in these required setback areas ,we see this daily across the road at the. In these large buffer areas from building to wetter sections is where birds are nesting in more secluded areas away from noise and traffic. Patton road already has heavy truck traffic going past Madison Springs driveway to E80 Facility. As for flooding this property never did in 2009 which wasnt a natural event but a altered water flow problem. The owners are life long local community residents providing years of valuable services to area businesses and farms . Gary Endres

To:Dane county planning

Re:Support for Petition #12275

I am writing to support petition #12275 for the Madison springs project. It is a good fit for the Vienna township to improve their tax base with a small business that has a good track record and is well known in the area. Vienna has been losing a lot of businesses and tax base due to annexation from DeForest. Madison Springs will be a great small business asset and will serve the needs for area farmers and small businesses.

The proposed area already has many commercial businesses in that area including ATC, MGE, E80, Veterinary clinic, Tri-County Paving, Diehl Neumaier, Madison Sand and Gravel, and Purple Cow so it will fit in well.

I have toured their present shops and was impressed how clean and well designed they are. I noticed all fluids are collected, put in tanks and picked up for recycling.

This rezoning WILL NOT EFFECT THE WETLAND which will remain as it is. It will actually improve the wildlife habitat as it will provide more nesting area with the setbacks required. Presently the setbacks would be farmed. Only 12.5 acres of the 40 acres would be used for development.

Due to the runoff management practices Madison Springs is incorporating (per county and DNR specs) there will be less pollutants entering the wetland than when it was cropland (with the use of pesticides, herbicides, fertilizers, and manure being applied). As for the noise issues when I toured the present shops there was no excessive noise and the shops they have now are in town and they have had no issues. As far as noise effecting wildlife there is more coming from traffic on highway V than their shop would have. Presently the geese and ducks go right up to the highway sometimes even getting run over by vehicles.

As for the flooding concern from 2009 the proposed area to be built on was not effected as the elevation is much higher or they would not build there. Also the flooding problem was corrected by proper drainage downstream being addressed.

For these reasons I urge you to support Petition #12275

Thank you for your consideration

Lonny Hahn

Lifetime resident Town of Vienna

May 6, 2026

To: Dane County Planning re: Petition # 12275

We are recommending that this development be approved.

We are farmers and business owners in Vienna township and feel that Madsion Spring Truck Parts & Service would be a welcome and beneficial addition to our community.

Not only would it serve the local farmers and business owners, but the improvements would also add much needed tax base to the township.

The owners, Jamie & Jessica Wendt, have a proven successful business track record in their two existing locations that would be replaced by this new facility.

Although near marshland, their plans show that they will be in complete compliance with the Vienna Township Comprehensive Plan, Dane County and DNR rules, including , but not limited to, two retention ponds, buffers, water runoff management and extensive landscaping. Neighbors will experience no or minimal noise, lighting or traffic impacts.

Other existing businesses that border this marshland, ie. farms, gravels pits, construction and veterinary are operating successfully without issue to neighbors or the marshland. Comparatively, Madison Springs will have the least impact to neighboring properties and the marshland.

We hope that you will approve this project so that we may welcome this much needed development to our community.

Regards,

Joe Henry, Liz Henry, Joe Z. Henry, John Henry

Henry Farms LLC

Henry Farms Prairie Spirits LLC

From: [Jackie Kelley](#)
To: [Planning & Development](#)
Subject: Letter of support for Madison & Spring
Date: Thursday, May 21, 2026 9:38:53 AM

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Dear County Committee:

We would like to support Madison Spring and Truck Parts for their new location that they would like to purchase and build. They have been servicing our fleet of dump trucks and farm vehicles for many years, as well as most farmers in the area.

A family-owned business run by Jamie and Jessica Wendt. Jamie's dad and their young son also work with them. They run a very neat, clean business and are the kind of people that we would want in our neighborhood.

They would also be very helpful in keeping our township equipment running.

Sincerely,
Kelley Family
Dennis
Jason
Chris
Dustin

From: [Tyler and Alaina Kutz](#)
To: [Planning & Development](#)
Subject: Letter of support Petition #12275
Date: Thursday, May 7, 2026 9:24:26 AM

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Dear Planning Committee Members,

I am writing as both a fellow business owner and a resident of this community to express my strong support for Petition #12275 submitted by Madison Spring Truck Parts & Service.

As a local business owner, I understand firsthand the importance of having reliable, accessible, and community-focused service providers. Madison Spring has consistently demonstrated a commitment to integrity, professionalism, and high-quality service—values that are essential to sustaining and growing small businesses like mine.

Over the years, I have come to know the owners as responsible, hardworking individuals who take pride not only in their work but also in their role within the community. Their current operations are well-maintained, organized, and respectful of surrounding properties. Based on my experience, concerns regarding excessive noise or pollution do not reflect the way they conduct business.

The proposed new location presents an opportunity for them to better serve their customers while continuing to operate as a locally owned, family-run business. I believe this expansion will benefit the broader community by supporting small fleets, agricultural operations, and other local businesses that depend on timely and dependable service.

Additionally, I appreciate the thoughtful planning that has gone into addressing environmental concerns. The commitment to preserving wetlands, limiting development to a portion of the property, and incorporating runoff management solutions reflects a responsible and forward-thinking approach.

Supporting local businesses like Madison Spring is vital to maintaining the character and economic health of our community. Their growth represents not only their success, but also an investment in the people and businesses they serve every day.

For these reasons, I respectfully urge you to approve Petition #12275.

Thank you for your time and consideration.

Sincerely,

Alaina Kutz

N612 Patton Road

Lodi, WI 53555

From: Daniel Jaynes <...>
Sent: Friday, May 15, 2026 3:32 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: Petition # 12275

I am writing this letter in support of petition #12275. I have known Jamie and Jessica for over 10 years and have experienced a lot growth with the company that start as 1 service truck, the company has always took care of there customers and the property they were working on from and spills or leaks etc, now they have the opportunity to build and amazing facility to better help the surrounding communities and local agriculture community. I've been to Lodi location and most of the time the shop doors are closed cause of the air conditioning and noise levels in and out of the shop are very minimal, any time a vehicle comes in to the shop they always put something under it to catch the leaking fluid, I don't see how the new shop will have any impact on the wet lands, they are taking all the necessary steps and procedures that the DNR are requiring, the truck traffic and car traffic already on v, has not affected the wet lands and plus there are already several businesses with heavy duty truck and farms that drive by daily and has not affected and wet lands so a shop that fixes them will not affect it either

Sincerely
Daniel jaynes

From: tim.lins@eaglevalley.com
To: [Planning & Development](#)
Cc: [jamie@eaglevalley.com](#)
Subject: Madison Spring Rezoning
Date: Wednesday, May 6, 2026 7:54:53 AM

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To whom it may concern,

We are customers of Madison Spring for many years and Jamie and crew are top notch. He runs a very clean and organized business in Lodi and Madison. His services are very essential to the area to help businesses and municipalities in the area. I have seen fire trucks, dump trucks and other municipal vehicles in their shops as well as many farmer, and commercial trucks.

They offer specialized services that can not be found in the area and very important to our business. The improved location will help reduce downtime and save money for all involved. They have demonstrated to be very clean both inside and out and always have a professional image without disturbing the environment or neighbors.

We highly support this move to further help the community.

Thanks

Tim Lins
President and CEO
Eagle Valley Ag Service
608-370-4343



From: [Brittney Martin](#)
To: [Planning & Development](#)
Cc: [Jessica Wendt](#)
Subject: Petition 12275
Date: Friday, May 8, 2026 11:36:16 AM

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Dear Dane County Planning & Development,

I am writing in support of Petition #12275 on behalf of Madison Spring Truck Parts & Service. My name is Brittney, and I have been employed with Madison Spring for approximately one and a half years. I am the HR Administrator, but I also handle most of the office-related responsibilities, giving me a comprehensive understanding of how the business functions day to day.

During my time with Madison Spring, I have seen firsthand the company's commitment to maintaining a clean, organized, and responsible work environment. The owners and staff take great care in ensuring that all materials are handled properly and that both the interior and exterior of our facilities are well maintained. This is not only a priority for compliance, but a reflection of the company's values and respect for the surrounding community.

In regard to concerns about noise, I can confidently say that our operations are managed in a way that minimizes disruption. Our current Lodi facility utilizes air conditioning, which significantly reduces the need to keep bay doors open, and the same approach is planned for the proposed Vienna location. This greatly limits sound travel beyond the immediate work area.

Additionally, Madison Spring has demonstrated a proactive and responsible approach to the environment. The proposed use of retention ponds to manage runoff reflects a thoughtful investment in protecting the surrounding area.

I have also seen how important this business is to the local community. Madison Spring supports small fleets, agricultural customers, and independent operators who rely on timely, dependable service. The proposed new location would improve accessibility and efficiency, ultimately reducing downtime for these customers, something that is critical in their line of work.

As a locally owned, family-run business, Madison Spring is deeply invested in the community it serves. The owners lead with integrity and genuinely care about their employees, customers, and neighbors. Supporting this petition is an opportunity to allow a responsible local business to grow, contribute to the tax base, and continue serving rural communities.

For these reasons, I respectfully support Petition #12275 and encourage its approval.

Thank you for your consideration.

Sincerely,

Brittney Martin

HR Administrator

Madison Spring Truck Parts & Service



BRITTNEY MARTIN

HR Administrator

📞 608.516.1832



📍 928 Development Dr. Lodi, WI 53555

🌐 madisonspringinc.com

🕒 8:00am-5:00pm | CST

****Please update your records, the email in this signature line will be the only email I will use after 1/1/2027****

Karen Taff
5349 Norway Grove School Rd.
DeForest WI 53532
[kar](#)
608-846-4333
5/6/2026



City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

**Re: Letter of Support for Rezoning Petition #12275 – Madison Spring Truck Parts & Service,
Town of Vienna**

Dear Dane County Zoning and Land Regulation Committee,

I am writing in support of Petition #12275 to rezone the property at the corner of Patton Rd and Hwy V in the Town of Vienna from agricultural to commercial use for the proposed Madison Spring Truck Parts & Service facility. Madison Sand & Gravel has operated in the Dane County region since 1944 and have been a customer of Madison Spring (formerly HM Repairs) for 4 years. In my experience, Madison Spring operates as a clean, professional, and reliable business that serves small fleets and the agricultural community exceptionally well. Their work has helped keep our equipment running with minimal downtime, which is critical for sand and gravel delivery. Regarding concerns raised by some opponents:

- Noise: At their current facilities, shop activity is not disruptive. I have not noticed significant noise from the parking lot or surrounding areas. The planned air conditioning at the new Vienna location should further minimize open bay doors and sound travel.
- Traffic and location: Existing traffic noise on County Highway V already exists in the area. The proposed site appears well-positioned relative to the wetlands.
- Environmental standards: I have always observed high standards of cleanliness and responsible material handling at their facilities. The addition of retention ponds to manage all runoff from the building and parking areas seems like a responsible approach, especially compared to common agricultural runoff sources such as farm pesticides, manure, and road salt.
- Wetlands: I appreciate that only a portion of the parcel (~12.5 acres of 40) would be developed and that no wetlands will be disturbed, preserving bird watching and wildlife habitat.

As a locally owned, family-run business, Madison Spring represents the kind of operation that contributes positively to the tax base and helps sustain rural communities. Supporting small businesses like this, rather than allowing only large corporate expansion, is important for our area. The new consolidated facility should improve convenience, reduce downtime for customers where "time is money," and allow them to continue serving the community with integrity. I urge the Committee to approve Petition #12275 and allow this project to move forward.

Thank you for your time and consideration.

Sincerely,

Karen Ziegler Taff
President
Madison Sand and Gravel

To Whom It May Concern,

My name is Ryan McDonald, and I have worked at Madison Spring (formerly HM Repairs) for the past five years. I am writing to personally express my support for **Petition #12275** and the proposed Madison Spring Truck Parts & Service facility in the Town of Vienna.

Working here every day, I see firsthand how much care goes into not only the work we do, but how we do it. This is a family-run business where employees are treated with respect; corners are not cut and doing things the right way matters. The owners are deeply invested in their employees, their customers, and the communities they operate in, and that approach sets the tone for the entire operation.

I know there have been concerns raised about noise and pollution, but those claims do not reflect my experience working in the shop. Our facilities are clean, organized, and professionally run. We take pride in maintaining a work environment we are proud of, and one we would feel comfortable having next to our own homes. The planned air-conditioned shop at the Vienna location will further reduce noise by limiting open bay doors, which is something I've already seen working well at our other locations.

Environmental responsibility is also taken seriously. I am confident in the safeguards included in this proposal, including the fact that no wetlands will be disturbed and that engineered retention ponds will manage all runoff from the building and parking areas. This matches the level of care and attention to detail I have consistently seen during my time as an employee.

Madison Spring serves farmers, small fleets, and local businesses that rely on quick, dependable service. The proposed location would allow us to do that more efficiently while continuing to provide stable, local jobs. As someone who has built a career here, I believe this project is good for both the business and the community.

I am proud to work at Madison Spring and respectfully urge approval of Petition #12275.

Thank you for your time and consideration.

Sincerely,

Ryan McDonald

Employee, Madison Spring Truck Parts & Service

Five Years of Employment

5/2/2026

Support for Petition #12275 – Small Business Development

Dear Dane County Planning & Development,

I am writing to express my support for Petition #12275 for Madison Spring Truck Parts & Service in the Town of Vienna.

As a small business owner / supporter of local businesses in Lodi, I understand how important reliable local services are to keeping rural economies strong. Madison Spring (formerly HM Repairs) has long provided dependable service to farmers, owner-operators, and small fleets—customers who rely on quick turnaround where downtime directly affects their livelihood.

Madison Spring operates a clean, responsible facility and has demonstrated thoughtful planning for this project, including runoff management and environmental protections. Supporting this petition allows a family-owned business to grow responsibly, contribute to the tax base, and continue serving local businesses without giving way to large corporate alternatives.

For these reasons, I respectfully encourage approval of Petition #12275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adela Orozco', with a long horizontal flourish extending to the right.

Adela Orozco

Adela Selective Cleaning LLC

105 Lodi St. Apt A

Lodi, WI 53555