

June 2, 2026

County Rezone Request Response Letter

Project: Madison Spring – Rezone # 12275

NW Corner of Patton Road & CTY V (Parcel ID: 064/0909-211-8000-3)

Town of Vienna

Deforest, WI 53532

Madison Spring is a truck repair and maintenance business that specializes in heavy duty vehicles and has been offering excellent service since 1967. To facilitate the proposed construction project, Madison Spring is requesting a rezone change from FP-35 Farmland Preservation to HC – Heavy Commercial for parcel 090921180003 located at the Southwest corner of Patton Road and CTH V in the Town of Vienna. The property is undeveloped farmland currently and is 38.6 acres.

The project was submitted in February 2026 and was placed on Dane County's May 26, 2026, Zoning and Land Resources (ZLR) meeting agenda. The county received responses both in opposition and in support of the project and the result of the meeting was to postpone the vote until response from the applicant/owner could be provided. In addition, there were a few other items the county requested that responses are provided below.

1. **Stormwater management / Preliminary Review Letter**

Response: Excel submitted to Land and Water Resources (LWRD) staff for stormwater and erosion control review concurrently with the rezone submittal to Dane County in February 2026. Comments were received in early May 2026 related to confirmation of the infiltration basin per code, a few minor updates to erosion control, and ensuring oil & grease control is provided in accordance with county code requirements. Design plans were updated to address the comments, and the plans will be resubmitted to LWRD concurrently with the issuance of this letter to County Zoning. The project team anticipates no additional comments that would prevent LWRD from providing a favorable review.

2. **Wetland protection:**

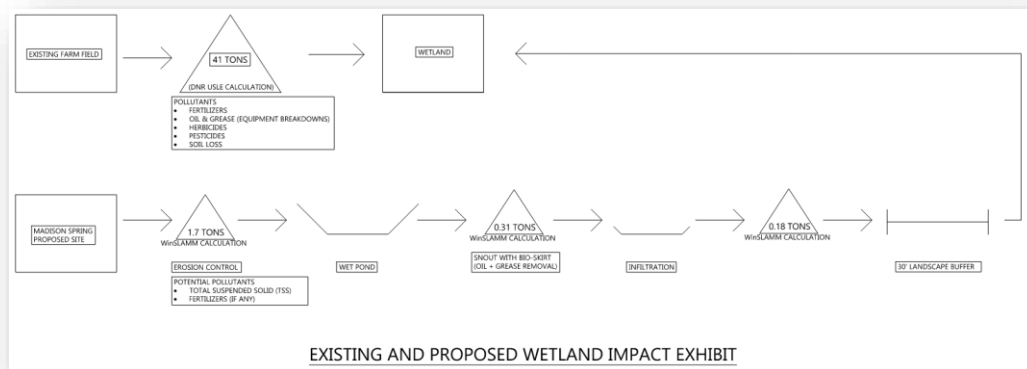
Response: The project requires no wetlands to be filled to construct the proposed project. A wetland delineation was completed by an assured wetland delineator, Chad Fradette, of Evergreen Consultants in October 2025. The delineated wetland is shown on the plans and was used as the basis/limits of the design of this project. The main wetland complex adjacent to the site required a 50-foot protective area in accordance with NR 151. The project was designed to exceed the 50-foot protective area requirement and ensure a protective area of 75 feet was provided in accordance with Dane County code requirements. Additionally, although the project is not located with the sewer service area (SSA) and is not required to comply with Capital Area Regional Plan Commission (RPC) requirements, the project provided a 30-foot no-grading setback along the wetland to further buffer the development from the wetland.

The proposed development will be less intrusive operationally as compared to the farming that currently is happening. Farming practices currently encroach into the delineated wetland to the magnitude of roughly 30-75 feet. See Exhibit 1 for reference. Roughly 15.2 acres of land is used for farming compared to the project disturbance of 11.84 acres. This is roughly a 22% reduction in land disturbance that the project is providing. The proposed development is located in areas of current farming and does not require any removal of habitat of migratory birds. In fact, more

habitat will be created naturally because of the reduced project limits from the current area that is being farmed.

The proposed development will have less pollutant runoff as compared to the farming that currently is happening. Typically, herbicides, pesticides, fertilizers and/or manure are required and spread on farm fields with limited runoff restriction downstream and in this case, the wetland complex. The project anticipates limited, if any, use of herbicides and fertilizers. DNR and Dane County stormwater requirements require the site to direct runoff through specific treatment practices that will significantly improve water quality. Both a wet retention pond and an infiltration basin are proposed on site to reduce total suspended solids (TSS) through settling in the wet pond and subsequent infiltrating to further treat runoff and recharge groundwater before excess runoff is discharged. The result of these practices is a roughly 90% reduction in TSS while exceeding DNR and Dane County requirement of 80%.

Dane County also requires oil and grease control on site to further reduce contaminants from being discharged from the site. The project is proposing to install oil and grease control within the outlet structure of the wet pond prior to discharging to the infiltration basin and discharge from site. With the current farming operations, there is the potential of a tractor breakdown and/or leaking oils that would directly contribute to the wetland uncontrolled. Madison Spring's operations have specific protocols in place to handle any fluids leaking in accordance with local, state, and or federal regulations to be met and properly cleaned up and disposed of. As a result, the commercial operation provides and requires significantly increased environmental protection for their operations. See exhibit below for the positive impacts to the site will provide to runoff.



The wetlands around the site are both state and federally regulated by DNR and US Army Corps of Engineers. Any impact/fill to the wetland would need to be appropriately permitted. Based on the site requirements, there is only limited space on the south side of the site for expansion. The future expansion areas are shown on the plans and included within the stormwater analysis and requirements for development.

The rezone was submitted as the overall 38.6-acre parcel of which only 11.84 acres (31%) are being disturbed. Madison Spring would be open to reducing **the rezone portion to the buildable area of the site** only if required.

3. **HC zoning district compatibility:**

Response: The Town of Vienna recently approved the comprehensive plan amendment in January 2026 to allow commercial development anywhere in the town on a case-by-case basis. Dane County ZLR approved the comprehensive plan amendment on January 27, 2026 as well. Upon approval of the comprehensive plan amendment, the Town approved the rezone request and site plan at their March 9, 2026 Plan Commission Meeting and March 16, 2026 at their Town Board Meeting. The wetland portion of the site would be required to obtain wetland fill permits from both state and local officials. Since the wetland is classified as a moderately susceptible wetland complex per the wetland delineation, wetland impacts are not anticipated to be approved other than any minimally impacted areas, if any. However, the project does not require any wetland fill permits as presented. To protect the wetland from impacts and if a deed restriction is required, Madison Spring would request this be on the wetland portion of the site only.

4. **Developer agreement:**

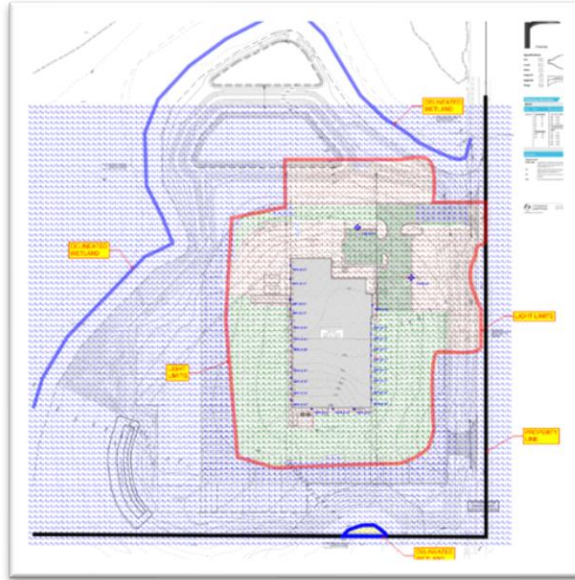
From the Town of Vienna in a 6/2 10:34am email:

"This development does not require any additional costs or "assessments" from the town other than normal permits, engineer and review fees that are standard. The plan does meet the Comprehensive Plan (CP) as designed. The CP does refer to an agreement in place, but this new opportunity has been on hold, waiting on Comp plan completion. It was part of the final discussion prior to approval. I apologize that we did not get ahead of some of new notations on commercial development, but this should not be the reason for delay.

Now that the wildlife/wetland concerns that have been addressed, the town fully supports this new commercial business. Hopefully, the Dane County Board, planning/zoning and support staff understand how important this is to the town, and everyone involved. With prices on a constant rise, any further delays will create additional costs for building as quotes and costs estimates are only good for a certain period. The town will get a modified agreement to you this week."

5. **Lighting plan:**

Response: The project largely uses the building wall packs to light the site to limit light poles on site except for two (2) light poles in the employee/customer parking areas. Madison Spring will have a security system that will be required to keep lighting at allowable levels. Below is a clip of the site photometric plan indicating the lighting limits on site in relation to the wetland complex. The green markings surrounded by red boundaries are the limits of the lighting on site. Blue markers are 0.0 ft candles. Black is the property line. Blue line is the delineated wetland. Lighting levels remain 0.0 at the wetland with most of the light focused within 60' of the building and parking lot. On average, roughly 60' out from the building the lighting levels drop to 1.0 ft candles as currently designed. Previously the lighting color temperature was 4000K (noted on the site photometric plan) but the project has revised the color to be 3000K as recommended. The light head on the northern pole was eliminated as well to reduce lighting levels to the north in the green space. The project team feels these revisions address the concerns.

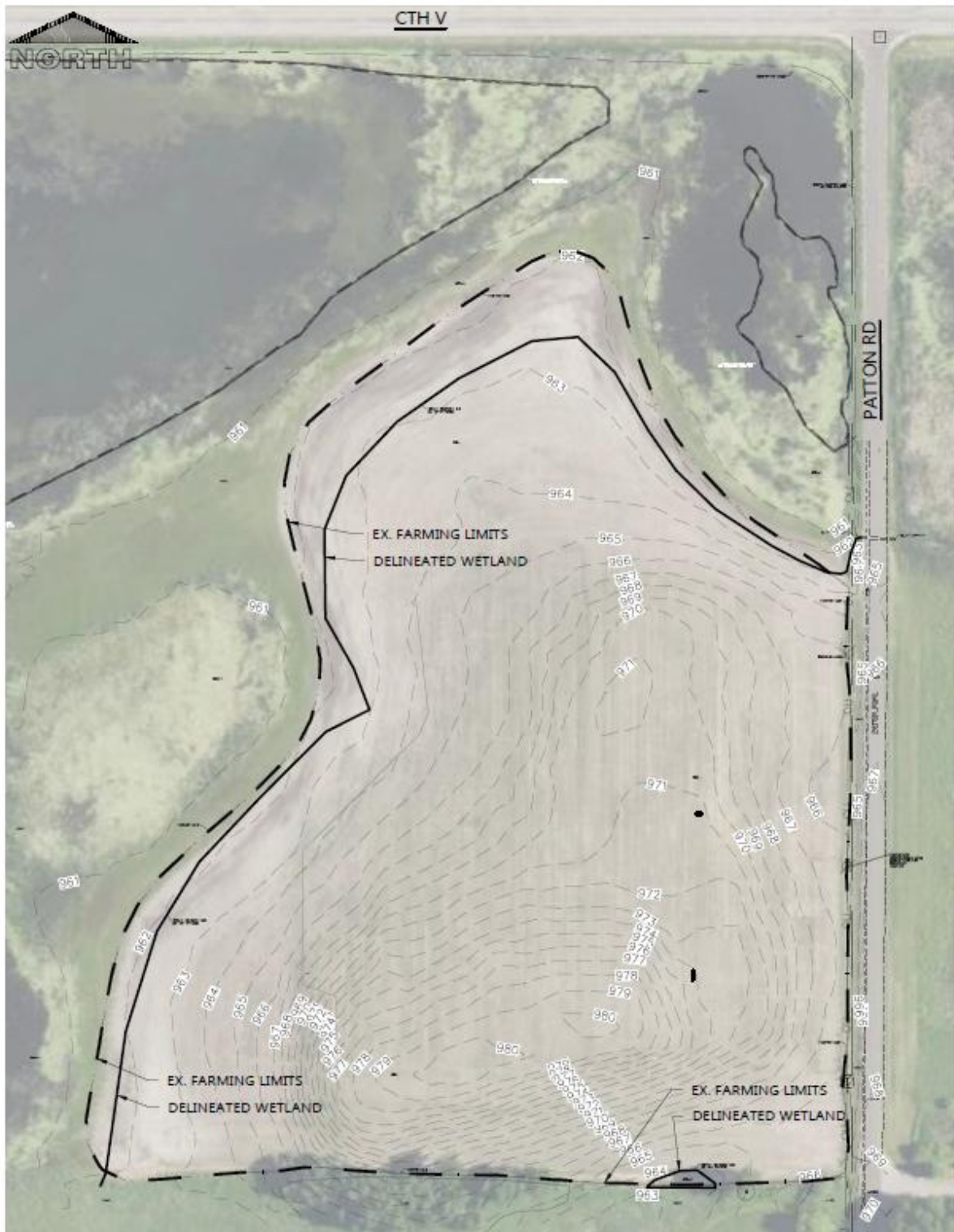


See updated photometric plan in Exhibit 2.

6. Chemical or hazardous material storage:

There are no planned chemicals or oils to be stored outside or chemicals to be dispensed outside. If there were a spill on our property outside, we will use our oil & petroleum based spill kit to contain it and properly dispose of it. This is unlikely, however, because we do not work on vehicles in the parking lot and any vehicle known to have an active leak would be brought into the shop for diagnosis and repair rather than being left to sit in the parking lot.

There will be a waste oil tank and a few fresh oil tanks inside the building that are dual wall tanks that sit in a catch pan as well. If there was a spill inside the building that is not contained by use of our spill kit, the building has floor drains that are tied to a separate holding tank so all oils, fluids or chemicals are contained and disposed of offsite properly per state law. No acetone or glycol chemicals are used in the Madison Spring operation. Any chemicals that are flammable are stored in flammable storage containers.



FARMING vs. WETLAND EXHIBIT

EXCEL JOB #: 250314300

EXHIBIT 1: FARMING VS WETLAND EXHIBIT

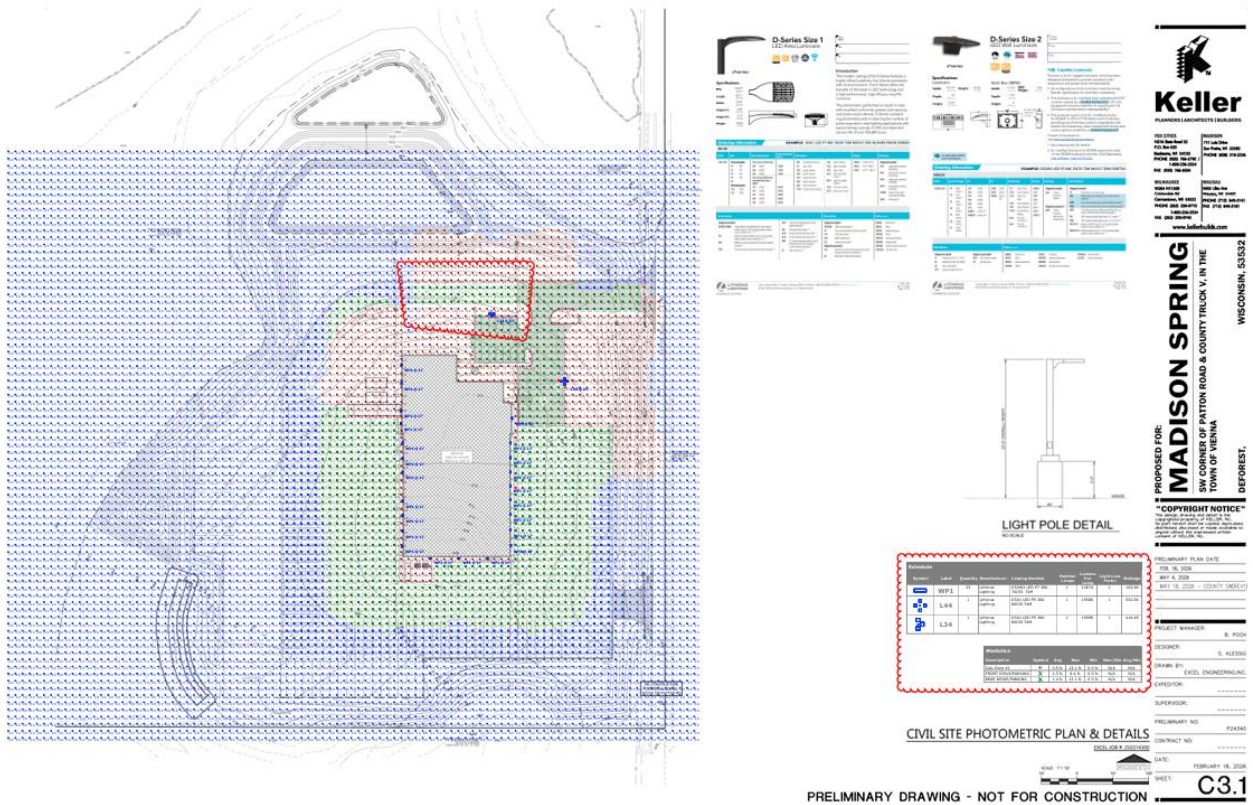


EXHIBIT 2: Updated Photometric Plan