

From: [REDACTED]
To: [Planning & Development; Peterson, David](#)
Cc: [Allan, Majid](#); Holloway.Tachel@danecounty.gov; [Johnson, Sarah](#); [Hilbert, Hans](#)
Subject: David Knocke Submission Follow-up From Zoning Public Hearing 23Jun2026_CUP02709
Date: Monday, July 6, 2026 7:53:01 PM
Attachments: [Dane County Objection Verbal Script Peter Miller.docx](#)
[Peter or Rachel Commercial Property Rentals 20260706.pdf](#)

Dear Mr. Peterson & Zoning Committee Members,

I am writing to follow-up from my written and verbal testimony during the committee meeting the evening of 23Jun2026. My written objections are part of the minutes; however, my verbal objection is not found in the minutes but attached. I would like to emphasize a few points and ask for specific conditions associated with Mr. Miller's accessory building and CUP approval.

My understanding is that the Town of Cottage Grove approved the accessor building &/or CUP under the following conditions.

"CONDITIONS OR CONCERNS: The CUP for a limited family business is approved provided that all stormwater permits are in place for the new building and concrete area, any issues with the shared driveway are worked out, only one non-family employee is on the premises, there is no outdoor storage of business materials, equipment or vehicles, and all new lighting is dark sky compliant."

1. I would ask that the 'limited family business' be strictly defined because the Miller's operate several businesses out of this home including but not limited to an established and growing commercial rental and remodeling business. See attached proof of the nine multiunit properties they own and manage currently in Dane and Jefferson Counties and Complete Quality Construction. There may be more to be found under a more formal and comprehensive search.
2. I would ask that the committee recheck that all stormwater permits are in place and that the expanded cement pad Mr. Miller is proposing has been accounted for. It appears that this expanded cement pad is a last-minute addition. The proposed expanded cement pad is in addition to an already large cement pad as part of his existing residence.
3. Regarding "any issues with the shared driveway are worked out" have not been adequately solved. Since the Town of Cottage Grove board meeting, and my written opposition expressed during that meeting, Mr. Miller has been on a retribution campaign limiting access to areas of my property, including but not limited to my propane tank and backyard gate (see photo's attached). I would ask that the committee require that Mr. Miller not block access to any part of my property via the shared driveway easement including but not limited to plantings, landscaping &/or installation of gates. This would include crossing areas of the easement owned by Mr. Miller to my own light duty landscaping equipment &/or Alcivia to access the refilling of my propane tank. Also, on Facebook, Mr. Miller has threatened to install masonry and iron gates and grass spikes to limit our property access or delivery truck access such as Amazon. I also have health concerns and have utilized EMS services on several occasions and worry about fire, police &/or EMS services. See

photo's attached in separate email due to server limits.

4. Regarding "no outdoor storage of business materials, equipment or vehicles" I ask the committee to specify that this includes areas in and around his primary residence, proposed accessory building and any/all areas of the shared driveway and shared driveway easement. Mr. Miller has a long history of employee parking (not including daycare workers) and storage of personal and commercial equipment on the outside of his property and outside along the shared driveway easement. See pictures in separate email due to server limits. I also ask the committee how this will be enforced and policed and if there is proof of violation, to whom do I submit the proof.
5. Mr. Miller plans to use the second story for wrestling or other sporting activities. Although these activities may not be open to the public, the public will be utilizing the proposed accessory building, along with the additional associated traffic on our shared driveway. I oppose the additional public traffic/parking associated with his coaching and planned activities for profit or otherwise. I ask that the committee that the 'wrestling mat' be for family member use only and that wrestling schools, or wrestling practice for members of the public, or lessons or teams associated with his children, for profit or otherwise, be excluded.

If you have any questions or need additional information, I would be happy to provide.
Thank you for your time and consideration.

Regards,

Dave Knocke
4433 Ridge Rd
Deerfield, WI 53531
[REDACTED]
224/422-0075 (mobile)

Submitted by:

Dave Knocke
4433 Ridge Rd.
Deerfield, WI 53531
224/422-0075


Thank you for the opportunity to address the Zoning and Land Regulation Committee. At the time of the Town of Cottage Grove meeting reviewing the CUP 2709, I was out of state on an extended vacation and could not speak, and my voice was not heard. I believe we received a short 1-week notice from the Town of Cottage Grove, and that was not adequate to change long range plans vacation plans.

I am a retired pharmacist who has a license in Wisconsin and previously in Illinois and Michigan. We returned to Madison approximately 10 years ago to enjoy a peaceful retirement in the country.

I am here tonight to object to the proposed 'Conditional Use Permit' 2709 requested by BEMO Living TR (Peter Miller), 4437 Ridge Road. My relation to Mr. Miller and his family is the direct next store neighbor connecting to the East of the Miller property at 4433 Ridge Road, Deerfield, WI.

I submitted a written statement of our objection prior to this meeting, and I would like to emphasize several points.

1. Our primary concern is not the building, although we believe it is immense/towering and well out of proportion of the existing single family ranch style homes, and not consistent with existing rural properties and buildings – especially his own home as well as ours. Our primary concern is the various commercial businesses being run out of the Miller home and the planned accessory building, as well as the outside storage of commercial construction equipment, vehicles and building materials. We have personally witnessed over the last 6-9 years that the Millers have been expanding use of their property for commercial construction and

remodeling, including but not limited to the storage of commercial construction equipment and construction materials on his property and along with the easement of our shared driveway, covered by a shared driveway agreement. Mr. Miller and his wife, who is a realtor, have a long history of purchasing, remodeling and subsequently managing rental properties throughout Dane and Jefferson Counties. Moreover, the Millers are expanding this commercial enterprise to include new construction of various types of rental properties in Dane and Jefferson Counties.

2. They run businesses and have at least nine rental properties under their personal names, &/or BEMO Living Trust, &/or Miller Property Group, LLC, and/or Complete Quality Construction. These were not disclosed in the application you are reviewing. I believe Mr. Miller is at best, incomplete and misleading in his applications to the Town of Cottage Grove and this Committee. Six of the nine properties are multifamily properties. Under the definition of 'Limited Family Business 10.004(83),' Mr. Miller and his family are well beyond the scope of a 'small family-run commercial operation.' His home, existing attached four-six car garage, outside space and proposed accessory building are all used for a large and growing commercial business.
3. At any one time, there are numerous construction and employee vehicles parked and stored on the property, including the driveway easement. They include but are not limited to a large dump trailer, box truck, 2 bobcats, cargo trailer, fork lift and personal trucks that can tow commercial construction equipment. In addition, he stores construction materials outside on his property.
4. Under Dane County Zoning Ordinance (Ch. 10, Dane County Code) 10.103 (12) (b) "the use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises." His employees, whether day workers, or employees or FTE's, often number more than one (1) AND park their vehicles on the driveway easement. As a result, the storage and additional traffic of commercial equipment and vehicles on his property and the shared driveway easement have resulted in

increasing noise, and safety concerns associated with the increased shared driveway traffic and well beyond what a 'normal' single-family residence experiences.

Dane County Zoning Ordinance (Ch. 10, Dane County Code)10.103 (12)(a) Limited family business. "A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time **protecting the interests of adjacent property owners.**" "Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the business is expanded. No limited family or rural business shall conflict with the purposes of the zoning district in which it is located."

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

I don't want to limit Mr. Miller's ability to make a living or build a towering accessory building, but I am asking for consideration of the following items.

1. Mr. Miller should move his commercial business and associated commercial vehicles to another property appropriately zoned for such activities, which there are many in the area.
2. If the committee decides that moving the commercial business is not appropriate, I ask that under the ordinances below, guardrails be put in place, and monitored and enforced.
 - a. 10.103(12)(c) "Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business." I ask that the committee limit the business activities, storage and use of commercial vehicles and construction equipment, and personal vehicles, to those stored inside

of the building and not outside of building especially on the driveway easement anywhere past his lot line.

- b. 10.103(12)(e) “The conditional use permit may restrict the number and types of machinery and equipment the permit holder may be allowed to bring on the premises.” I ask that the committee not allow for any commercial construction equipment &/or vehicles e.g. dump trailers, box trucks, bobcats etc. to be parked or stored on the property including but not limited to the outside of his property and on the driveway easement over his property line.
3. Under the RR-2 Rural Residential Zoning District ordinance, section 10.102(2)(a), sanitary fixtures are prohibited in accessory buildings.’ The proposed toilet and bath for his accessory building will be used by his expanding commercial business and employees, not just family members. I ask that the toilet plans be discontinued according to the ordinance.
4. Mr. Miller plans to use the second story for wrestling or other sporting activities. Although these activities may not be open to the public, the public will be utilizing the proposed accessory building, along with the additional associated traffic on our shared driveway. I oppose the additional public traffic/parking associated with his coaching and planned activities for profit or otherwise.

Under 10.242. RR-2 (Rural Residential, 2 to 4 acres) Zoning District (1)(b), “such uses typically generate traffic, noise or other impacts similar to those produced by a single-family residence.” For all the evidence above, Mr. Miller and their commercial businesses exceed all single-family residence I am familiar with.

Thank you for your time and consideration.

From: [REDACTED]
To: [Planning & Development](#); [Peterson, David](#)
Cc: [Allan, Majid](#); [Johnson, Sarah](#); [Hilbert, Hans](#); [Holloway, Rachel](#)
Subject: RE: David Knocke Submission Follow-up From Zoning Public Hearing 23Jun2026_CUP02709
Date: Wednesday, July 8, 2026 2:02:22 PM

I will update you on Peter Miller's employee parking, three employees, until I hear otherwise. This photo's are from the last two days.

Dave Knocke
4433 Ridge Rd
Deerfield, WI 53531
[REDACTED]
224/422-0075 (mobile)

From: [REDACTED] <[REDACTED]>
Sent: Monday, July 6, 2026 7:50 PM
To: plandev@danecounty.gov; Peterson.David@danecounty.gov
Cc: allan.majid@danecounty.gov; Holloway.Tachel@danecounty.gov;
Johnson.Sarah@danecounty.gov; hilbert.hans@danecounty.gov
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Regards,

Dave Knocke
4433 Ridge Rd
Deerfield, WI 53531
[REDACTED]
224/422-0075 (mobile)







Peter Miller

**Peter Miller** · 3rd

Business Owner at CQC

CQC

Deerfield, Wisconsin, United States

1 connection

Connect**Message**

...

Activity

1 followers

Peter hasn't posted yet

Recent posts Peter shares will be displaye...

Show all activity →

Experience

**Business Owner**

CQC



Home



Video



My Network



3

Notifications



Jobs









Peter Miller is with Rachel Miller.

Jun 7 · 🌐



All comments ▾



Michelle Sewell · 1w · ❤️ by Author

Check out Power Gate Opener Systems. They're a local company with many yrs of experience. Joe Lemke is the owner and they can be reached at (920) 728-5434



3



Marty P Agamaite · 4d

Of course you are, castles don't have gravel driveways but they do have wrought iron gates to keep out the riff raff



Jakob Taylor · 1w · 😂 by Author

You better get permission from your neighbor first 😂😂😂😂😂



2



Peter Miller · 1w · 🖋️ Author

Jakob Taylor there's no permission needed when you own the driveway



Rob Wolfmeyer · 1w · 👍 by Author

If your mason fall threw give me a call



1



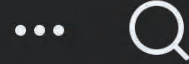
Kyle Taylor · 1w · ❤️ by Author

Peter Miller, just hear me out..... how about a



Peter Miller limited who can comment on this post.

< Peter Miller



All

Reels

Photos

16

1 comment

Like

Share

**Peter Miller is with Rachel Miller.**

Jun 7 · 🌐

We're looking at putting a couple columns with a gate on our driveway. We already have a mason but am looking for a company who installs powered gates. Who have you used or could recommend near Cottage Grove, WI!?



19

23 comments 1 share

Like

Share









NO
TRUCK
TURN
AROUND



Justin Enix · 1w · 😄 by Author

I'm no security expert but I could totally get around that gate

😄 4



Peter Miller · 1w · ✍️ Author

[Justin Enix](#) little did you know there's spikes in the grass.....

😄 1



Justin Enix · 1w

See definitely not a security expert. I would have drove past and thought man that guy likes to walk for his Amazon packages.



Peter Miller · 1w · ✍️ Author

[Justin Enix](#) Amazon tells you when you're packages will arrive. You just leave the gate open on those time slots!





Land Records Search

Owner Parcel Address Parcel Number Township, Range, Section Plat or Survey Map

Last/Business Name

First Name

Middle Name

Municipality

Search All

Search

Show Results: 10

Keyword Filter:

9 Properties

4 Multi
6 Family

3 Single
Family

Parcel Number	Status	Owners	Address
① 0611-022-9100-0 TOWN OF PLEASANT SPRINGS ② Map 2 Family	Current	MILLER PROPERTY GROUP LLC	3096 KINNEY RD
② 0611-022-9135-9 TOWN OF PLEASANT SPRINGS ② Map 2 Family	Current	MILLER PROPERTY GROUP LLC	3088 KINNEY RD
③ 0611-022-9150-0 TOWN OF PLEASANT SPRINGS ② Map 2 Family	Current	MILLER PROPERTY GROUP LLC	3080 KINNEY RD
④ 0711-094-9260-9 VILLAGE OF COTTAGE GROVE ② Map 4 Plex - Commercial	Current	MILLER PROPERTY GROUP LLC	228 N MAIN ST
⑤ 0809-291-8470-1 TOWN OF WESTPORT ② Map Single Family	Current	MILLER PROPERTY GROUP LLC	5813 COUNTY HIGHWAY K

Showing 1 to 5 of 5 entries

Previous

1

Next

+

-

Land Records Search

Owner Parcel Address Parcel Number Township, Range, Section Plat or Survey Map

Last/Business Name

First Name

Middle Name

Municipality

Search All



Search

Show Results: 10



Keyword Filter:

Parcel Number	Status	Owners	Address
⑥ 0710-113-0510-1 CITY OF MADISON Map	Current	PETER J MILLER RACHEL MILLER	117 GEORGIANA CIR
⑦ 0710-113-0709-0 CITY OF MADISON Map	Current	PETER J MILLER RACHEL MILLER	109 EMMA CT Single

Showing 1 to 2 of 2 entries

Previous

1

Next

⑧ 0710-113-0526-8

1725 S. Thompson Dr.

Parcel No. - Single Family

⑨ Jefferson County

226-0514-1033-003
103 Healy Ln.
Fort Atkinson, WI 53538