



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Community Development
(608)261-9781, Rm. 421

12/18/2008

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

WENDY SONNENBURG
1861 SAND RIDGE CT
VERONA WI 53593

RE: Effective Date of Conditional Use Permit #2092

Congratulations! This letter is to confirm that your Conditional Use Permit Application (CUP) #**2092**, in the Town of **Springdale**, has been approved by the Zoning Land and Regulation Committee and is effective as of **December 16, 2008**.

Attached is a copy of the text of the CUP with the effective date. No further action on your part is required to complete this process. Any conditions of approval are listed on the CUP. In the future, if there are any changes to the scope of this CUP, you are required to notify the Zoning Division to amend this CUP.

Please note that other Dane County permits may be required to complete your project. Information about other permits can be found on the Zoning Division website at www.countyofdane.com/zoning/, or by contacting the Zoning Division at (608) 266-4266.

Please keep a copy of this letter for your records. If you have any questions, please contact the Dane County Zoning Division at 266-4266.

Sincerely,

Roger W. Lane III
Zoning Administrator

VIOLATION
CORRECTED
CLOSE
FILE



Dane County Planning & Development

Division of Zoning

September 26, 2008

Jon and Wendy Steinhauer
1861 Sand Ridge Court
Verona, WI 53593

Re: Violation occurring at 1861 Sand Ridge Court, Verona, WI 53593
Parcel # 0607-341-8701-8

Dear Jon and Wendy,

On September 11, 2008, the Dane County Zoning Department received a written complaint on your property at 1861 Sand Ridge Court, Verona, WI 53593. The complaint states that you are operating a car repair business out of an accessory building on this parcel. During my inspection of your property, I observed many vehicles parked outside the accessory building. A number of the vehicles did not have current licensing and appeared inoperable. During our phone conversation, you stated that you use the building for your hobby of fixing vehicles, but you admitted to working on vehicles which are not your own. Based on our conversation, and the numerous complaints by area residents, I believe that you are operating an auto repair business from this property, with sales of used motor vehicles.

Under the Dane County Code of Ordinances, Section 10.16(1)(a), "Any use not listed as a permitted use in a district is prohibited in that district and except as otherwise expressly provided, any use listed as a permitted use in any other district shall be construed as a prohibited use in any other district."

Under the Dane County Code of Ordinances, Section 10.14(1)(b) and (c), C-2 Commercial District, "Major repairs to motor vehicles" and "Sales of new and used motor vehicles" is permitted.

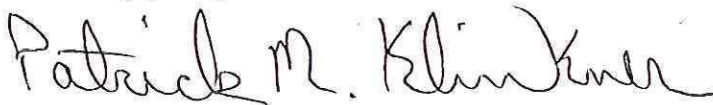
This letter serves as notice that your property at 1861 Sand Ridge Court, is in violation of the ordinance. A motor vehicle repair business, with sales of used motor vehicles, which you are operating on this parcel, is not a permitted use in the A-1 Agricultural District that covers this property.

You are hereby instructed to either discontinue running your business on this property, or rezone the parcel to a C-2 Commercial District which allows for a motor vehicle repair business and sales of used motor vehicles, or apply for a Conditional Use Permit (CUP) for a Limited Family Business.

If the violation is not corrected within 30 days from the date of this letter, citations will be issued for each day in violation.

Your cooperation is appreciated in this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Patrick M. Klinkner". The signature is written in a cursive style with a large initial "P" and "K".

Patrick M. Klinkner
Dane County Zoning Inspector
608-266-9082

CC: Vicki Anderson, Town of Springdale
Patrick Downing, Dane County Supervisor, District 30

Klinkner, Patrick

From: Town of Springdale [townofspringdale@mhtc.net]
Sent: Monday, October 13, 2008 9:03 PM
To: Klinkner, Patrick
Subject: J. Steinhauer and limited family business question

Hi Pat,

A few members of the Plan Commission met with Mr. Steinhauer on Saturday morning. It is my understanding that several of the Plan Commissioners consider automotive repair as inconsistent with 10.192 limited family business, especially in A-1, an agricultural/residential district. Even though repairing cars may be considered a service oriented business, putting cars back together could be considered more intense than the prohibited "assembling products".

Their general interpretation of the zoning code is that a CUP under A-1 is less intense than a rezoning to LC-1, which is less intense than a rezoning to C-2. Therefore, when the maintenance and repair to vehicles, not as a service to other owners, is restricted in LC-1, they were confused as to how a CUP under A-1 would permit a car repair business.

I will give you a call on Tuesday.

Thanks, Vicki

From: Klinkner, Patrick [mailto:klinkner.patrick@co.dane.wi.us]
Sent: Tuesday, October 07, 2008 3:07 PM
To: Town of Springdale
Subject: RE: neighbors' concerns

Thanks, Vicki.

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

From: Town of Springdale [mailto:townofspringdale@mhtc.net]
Sent: Tuesday, October 07, 2008 1:38 PM
To: Klinkner, Patrick
Subject: RE: neighbors' concerns

Hi Pat, Jon came into the town hall this a.m. He has asked to be scheduled for a site visit on 10/11. His goal is to submit an application for a CUP under A-1 for a limited family business by the county deadline of 10/16.

vicki

From: Klinkner, Patrick [mailto:klinkner.patrick@co.dane.wi.us]
Sent: Tuesday, October 07, 2008 9:28 AM
To: Town of Springdale
Subject: RE: neighbors' concerns

Hey Vicki,

I was wondering if Jon Steinhauer has contacted you about my letter and phone conversations with him. I keep telling him to contact you to inquire about the possibilities of the town supporting his plan to apply for

10/14/2008

a CUP (Limited Family Business), but then he stopped into our office and talked to Roger about his options. Roger told him to speak with the town first, also. I think he may be fishing for an answer that he wants to hear.

Thanks,

Pat

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

From: Town of Springdale [mailto:townofspringdale@mhtc.net]

Sent: Thursday, September 11, 2008 5:08 PM

To: Klinkner, Patrick

Subject: neighbors' concerns

Hi Pat,

Here is another concern phoned in by several Springdale residents. They question whether the car repair activities at 1861 Sandridge Ct., Verona, WI , parcel number 0607 341 8701 8, are permitted under its current zoning.

Thanks,

Vicki



2008 10 7

