



Dane County Planning & Development

Division of Zoning

November 23, 2016

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

RE: Violation occurring at 1861 Sand Ridge Court, Verona, WI 53593, in the Town of Springdale
Parcel No. 054/0607-341-8701-8

Dear Jon and Wendy,

On November 11, 2016, the Dane County Zoning Department received a written complaint on your property at 1861 Sand Ridge Court, in the Town of Springdale. A site inspection was conducted on November 17, 2016. It was observed that there were many vehicles, licensed and unlicensed, and some appearing inoperable, that were being stored outdoors on your property. There were miscellaneous items (e.g., drums of oil and welding equipment) stored around the premises. I noticed that from Sand Ridge Court looking west toward the property there was a clear line of view to the accessory building, where the Limited Family Business is operated. These vehicles and other items are visible from Sand Ridge Court.

A Conditional Use Permit (CUP) #2092 for a Limited Family Business-Auto Repair and Service was made effective on December 16, 2008. Conditions were placed on the approval of the CUP. The third condition states that a maximum of two vehicles for repair shall be stored outdoors as designated on the site plan. Condition number four states that there shall be no storage of auto materials, parts, or junk outside.

Based on my observations, I find that your property is in violation of the Dane County Code of Ordinance (DCCO).

Section 10.01(28) of the DCCO states that junk is garbage, waste, refuse, trash, any used motor vehicle upon which no current license plate is displayed, any inoperable motor vehicle, any used tire or used motor vehicle part, and any scrap material such as metal, paper, rags, cans or bottles.

Section 10.18(9) of the DCCO states a motor vehicle that is inoperable or unlicensed is considered as salvage or junk and can only be stored in a licensed salvage-recycling center.

Section 10.20(1)(a) of the DCCO states that junk, as defined under this chapter, may be stored on any premises on which a permitted business enterprise is actually conducted, provided, that all such

junk is actually used in the conduct of such permitted business enterprise, and that all such junk is at all times stored in an enclosed building on the premises, thereby securing it from public view.

Section 10.20(1)(b) of the DCCO states that junk, as defined in this chapter, may be stored on any premises used chiefly for residential purposes, provided that it is stored solely for eventual use on the premises, and that all such junk is at all times stored in an enclosed building thereby securing it from public view.

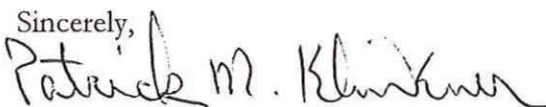
Section 10.255(2)(m) Revocation of a Conditional Use Permit. If the zoning committee finds that the standards in subsection 10.255(2)(h) and the conditions stipulated therein are not being complied with, the zoning committee, after a public hearing as provided in subsections 10.255(2)(f) and (g), may revoke the conditional use permit. Appeals from the action of the zoning committee may be as provided in subsection 10.255(2)(j).

This letter serves as notice that your property is in violation of the DCCO. All miscellaneous junk items and unlicensed and/or inoperable vehicles must be stored within an enclosed building or removed from the property. If this is not completed by December 9, 2016, citations will be issued against the property owner each day in violation.

This letter also serves notice that you are in violation of Conditional Use Permit No. 2092, made effective on December 16, 2008. The CUP allows for a maximum of two vehicles for repair to be stored outdoors. I counted fourteen vehicles parked near the accessory building. To be in compliance, all but two vehicles, and all other automotive items, have to be removed from the area of the accessory building. Due to the zoning violations against this business on this property, and the fact that your business has been transformed into a full time operation, CUP No. 2092 will need to be reintroduced to the Dane County Land and Regulation Committee. Satisfying the requirements noted above would weigh heavily in your favor.

Your cooperation is appreciated in this matter.

Sincerely,



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

cc: Vicki Anderson, Town of Springdale Clerk
Patrick Downing, Dane County Supervisor, District 30
Roger Lane, Dane County Zoning Administrator

3. Existing contour lines (not more than 10 foot intervals).
 4. Existing natural features including lakes, perennial/navigable streams, intermittent streams, floodplains, wetlands, drainage patterns, and archaeological features.
 5. Existing roads, driveways, and utilities. Show width of all driveway entrances onto public and private roadways.
 6. All residences within 1,000 feet of the property.
 7. Specific location of proposed extraction area, staging area, equipment storage.
 8. Proposed location and surfacing of driveways.
 9. Proposed phasing plan, if any (recommended for larger sites).
 10. Proposed fencing of property, if any, and gating of driveways.
 11. Proposed location of stockpiles.
 12. Proposed location and type of screening berms and landscaping.
 13. Proposed temporary and permanent structures, including scales and offices.
 14. Proposed signage, if any.
- (e) An erosion control plan, drawn to scale by a professional engineer, meeting all applicable state and county requirements.
- (f) A reclamation plan prepared in accordance with the Wisconsin Administrative Code and the Dane County Non-metallic Mining Reclamation Ordinance.
- (3) Excavations below the grade of an abutting public street or highway shall be set back from the street or highway a distance at least equal to the distance that is required for buildings or structures under s. 10.17.
- (4) Topsoil from the area of operation shall be saved and stored on site for reclamation of the area.
- (5) Reclamation of the area of operations is required as follows:
- (a) Final slopes shall not be graded more than 3:1 except in a quarry operation.
 - (b) The area shall be covered with topsoil and seeded to prevent erosion.
 - (c) The area shall be cleared of all debris and left in a workmanlike condition subject to the approval of Dane County.
 - (6) Mineral extraction operations which existed prior to 1969 and were registered with and approved by the Dane County Zoning Administrator shall be considered nonconforming uses in accordance with s. 10.21.

[History: cr., Sub. 3 to OA 36, 1987-88, pub. 08/02/88; Sub. 3 to OA 36, 1987-88 invalidated by court order; cr. OA 9, 1993-94, pub. 04/20/94.]

10.192 PROCEDURE AND STANDARDS OF OPERATION FOR LIMITED FAMILY BUSINESS.

(1) The purpose and intent of this section is to provide a centralized listing of the procedures and standards of operation for limited family businesses which may be permitted in several districts.

(2) 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.

(3) All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.

(4) Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business.

(5) The conditional use permit holder may be restricted to a service oriented business and thus prohibited from manufacturing or assembling products or selling products on the premises or any combination thereof.

(6) 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.

(7) Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional use permit.

(8) The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

[History: cr., Sub. 3 to OA 36, 1987-88, pub. 08/02/88; Sub. 3 to OA 36, 1987-88 invalidated by court order; cr. OA 9, 1993-94, pub. 04/20/94; (2) am., OA 39, 2011-12, pub. 07/23/12.]

10.193 STANDARDS FOR SITING OF ADULT BOOK STORE.

(1) The County of Dane, relying upon the experience of other local governments in this state and throughout the country, finds that adult book stores have an adverse secondary effect on the surrounding

11-17-16

Site visit. Many vehicles parked around bldg. (See photos)

Klinkner, Patrick

From: Town of Springdale <townofspringdale@mhtc.net>
Sent: Friday, November 11, 2016 7:45 PM
To: Klinkner, Patrick
Subject: question re: compliance with conditional use permit

832-7111

Steiny's Repair
11-18-16 Spoke w/
Jon & said cars
needed to be moved.

Hi Pat, The town hall has been contacted re: the Jon Steinhauer CUP 2092 for a limited family business at 1861 Sand Ridge Court. Parcel # 0607-341-8701-8.

When the CUP was permitted it was described as an "after-full-time work extra car repair for friends and family" activity. Since then, it is questioned:

- a. has it become a full-time business,
- b. has the CUP condition of "a maximum of two vehicles for repair shall be stored outdoors as designated on the site plan" been violated,
- c. has the business grown to a size that it should be relocated.
- d. if it is no longer an "after full-time work hobby to make money type activity," are the permitted hours of operation from 9 a.m. to 9 p.m. every day sensible?

Thanks Pat,
Vicki

Minutes from 10/27/2008 Plan Commission Meeting:

J. STEINHAUER/SEC. 34/SANDRIDGE CT./A-1 WITH CUP # 2092, LIMITED FAMILY BUSINESS-CAR REPAIR:

Discussion:Background:

Dane County Zoning Violation Notice: Dane County Planning and Development, Division of Zoning, in a letter dated 9/26/08, informed J. Steinhauer that his property at 1861 Sand Ridge Court is in violation of the zoning ordinance. "A motor 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."

Zoning: **A-1 zoning with a conditional use permit, CUP, for a limited family business subject to s.10.192 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. The CUP automatically expires on sale of the property or the business to an unrelated third party. All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.

**C-2 Commercial District is not supported in the Town of Springdale Land Use Plan. Section 9, (J) states: "Because heavy commercial and industrial uses are incompatible with the goals and policies of this Land Use Plan the Town of Springdale shall not support rezoning to the C-2 Commercial District or M-1 Manufacturing District..."

Site Visit: A site visit was held on 10/11/08.


Neighbors' Concerns: **Commercial development could devalue the residential property. **If permitted to continue what began as an illegal use, this could set the precedent for additional businesses on Sand Ridge Court. **Outdoor lighting has been a nuisance to neighbors. **Excessive noise on weekends had been a concern for neighbors, but J.Steinhauer did discontinue the noise as requested. **10-12 cars parked outside have been an eyesore.

Plan Commission Actions:

MOTION by Leazer/Hanson to approve the request with the following conditions:

1. The business shall be limited to auto repair and service.
2. All repair activities shall be conducted inside the existing accessory building.
3. A maximum of (2) two licensed vehicles shall be stored outdoors as designated on the site plan, temporarily, for no longer than (3) three days. A maximum of 7 vehicles under repair shall be present on the property.
4. There shall be no storage of auto materials, parts, or junk outside.
5. The dumpster located outside shall be screened on the North side and fenced on the three non-building sides.
6. The hours of operation shall be 5 p.m. to 9 p.m. on Monday through Friday and 9 a.m. to 9 p.m. on Saturday and Sunday.

Steiny's Repair (/c/mt1cdg0/steiny-s-repair)

1861 Sand Ridge Court
Verona, WI 53593
Phone:  Show Number ()

Steiny's Repair is a privately held company in Verona, WI and is a Single Location business.

Own This Business?

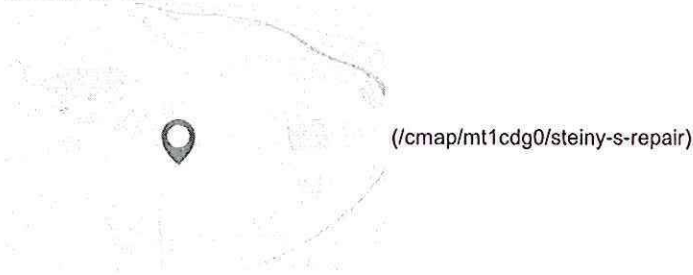
Categorized under Repair Shops and Related Services (Unclassified). Our records show it was established in 2009 and incorporated in Wisconsin. Current estimates show this company has an annual revenue of 76000 and employs a staff of approximately 1.

Contact *Is this your business? Claim This Profile*

Steiny's Repair
Phone: (608) 832-7111
Name: **Jon Steinhauer**
Job Title: Principal

Directions *Is this your business? Claim This Profile*



Steiny's Repair
1861 Sand Ridge Court
Verona, WI 53593



[Get Directions \(/cmap/mt1cdg0/steiny-s-repair\)](#)

Online Visibility *New for Business Owners*

The Full Report for Steiny's Repair is Now Available. Local online listings for Steiny's Repair have ERRORS.

Sites Scanned	60+
Errors Found	Unlock free report 
Missing Info	Unlock free report 



12/07/2016 14:04

LIMITED LETTER OF INTENT
FOR
CONDITONAL USE PERMIT
LIMITED FAMILY BUSINESS

BUSINESS PLAN

1) Hours of operation

The limited family business normal hours of operation are expected to be Monday – Friday 5:00 to 9:00 pm, Sat and Sunday 9am to 9pm. Due to the nature of this permit this is only a part time job since I already maintain a full time job, and used only as a invite only for the repair of family and close friends. My intent is not to expand nor post only ads or signage to create additional traffic in the area.

2) Vehicle storage

Vehicles that are to be repaired would use the southwest side of the building for drop-off and pick up limit of two (2) centered and marked area to reduce congestion. When possible and preferred, vehicles would be stored inside not to exceed seven (7) total, excluding my personal vehicle. Vehicles would also look in running order for appearance. This not intended for long term storage.

3) Lighting

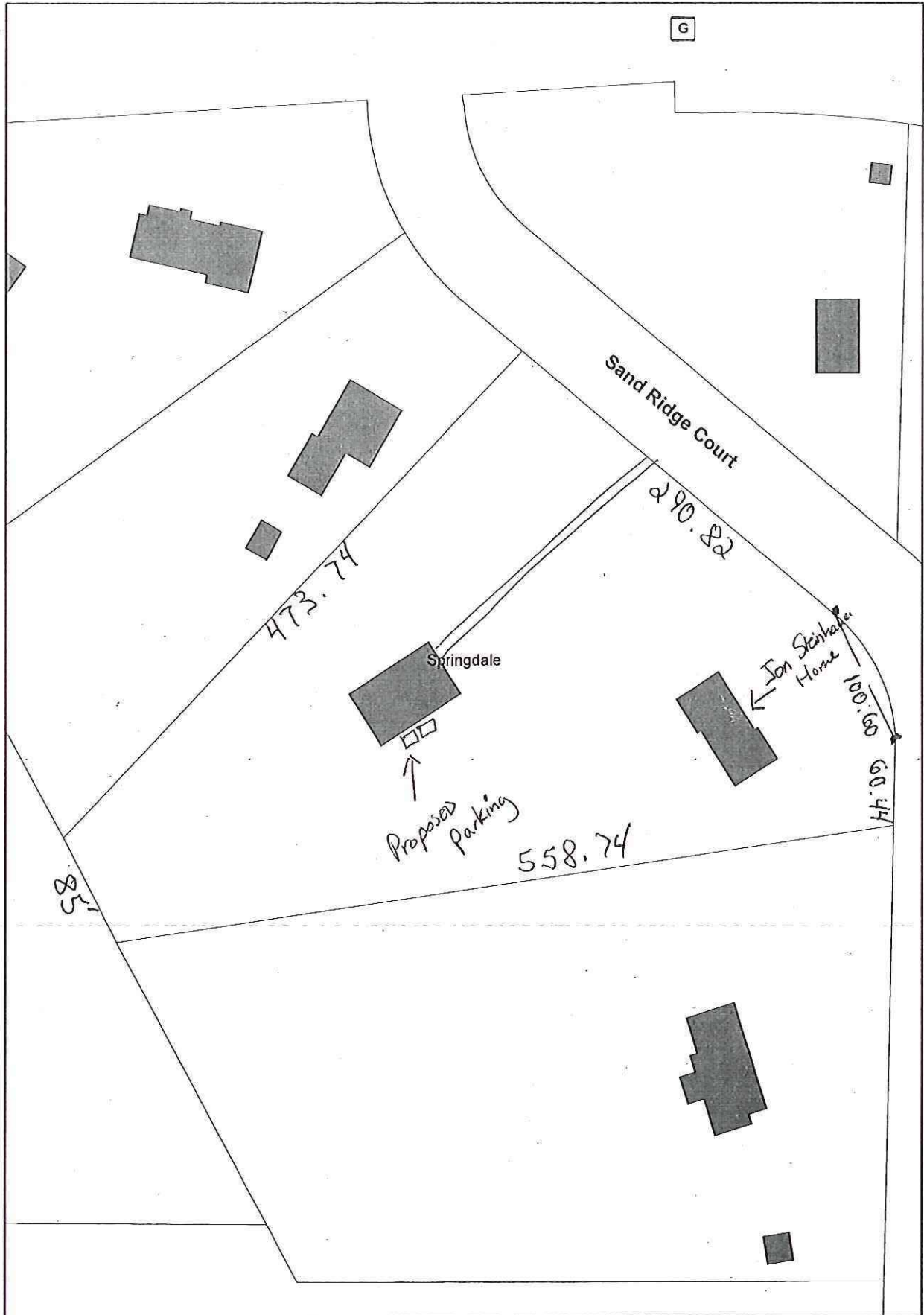
No outside lighting is being used at current, but would like in future to add one light on southwest side of building facing down for safety in the center of building.

4) Appearance

Since this is my home, appearance will be very important keeping the area as clean as possible and looking eye worthy, respecting neighbor privacy.

Jon STEINHAWER

PARCEL # 0607-341-8701-8





Dane County Zoning Division

City-County Building

210 Martin Luther King, Jr., Blvd., Room 116

Madison Wisconsin 53703

(608) 266-4266/266-9083

Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2092

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2092 for a Limited Family Business pursuant to Dane County Code of Ordinance Section 10.192 and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: December 16, 2008

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **1861 Sand Ridge Court, Town of Springdale, Dane County, Wisconsin**

Parcel # 0607-341-8701-8

Lot 2 of CSM 5725, Town of Springdale, T6N, R7E, Dane County, Wisconsin

CONDITIONS:

1. The business shall be limited to auto repair and service.
2. All repair activities shall be conducted inside the existing accessory building.
3. A maximum of (2) two vehicles for repair shall be stored outdoors as designated on the site plan.
4. There shall be no storage of auto materials, parts, or junk outside.
5. The hours of operation shall be 9:00am to 9:00pm. Hours of operation may be amended in the event of neighborhood complaints.
6. Outside lighting shall be limited to one downlite light fixture on the Southwest side of the accessory building.
7. Employees shall be limited to members of the family residing on the premises.
8. No signs shall be permitted on the property.
9. The Conditional Use Permit shall expired upon the sale of the property.
10. The owner is responsible for submitting a plan for storage and/or disposal of solid waste and hazardous material used in the operation to the Town of Springdale on an annual basis.

(Continued on page 2)

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING
AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE
FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.