

Dane County Rezone Petition

Application Date	Petition Number
05/24/2024	DCPREZ-2024-12073
Public Hearing Date	
08/27/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SPIEGELHOFF PROPERTIES LLC	PHONE (with Area Code) (920) 988-0799	AGENT NAME S&S PLUMBING	PHONE (with Area Code) (920) 648-8026
BILLING ADDRESS (Number & Street) N4936 POPP RD		ADDRESS (Number & Street) 269 RODNEY ROAD	
(City, State, Zip) JEFFERSON, WI 53549		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS ed@ssplumbing.biz		E-MAIL ADDRESS lygia@ssplumbing.biz	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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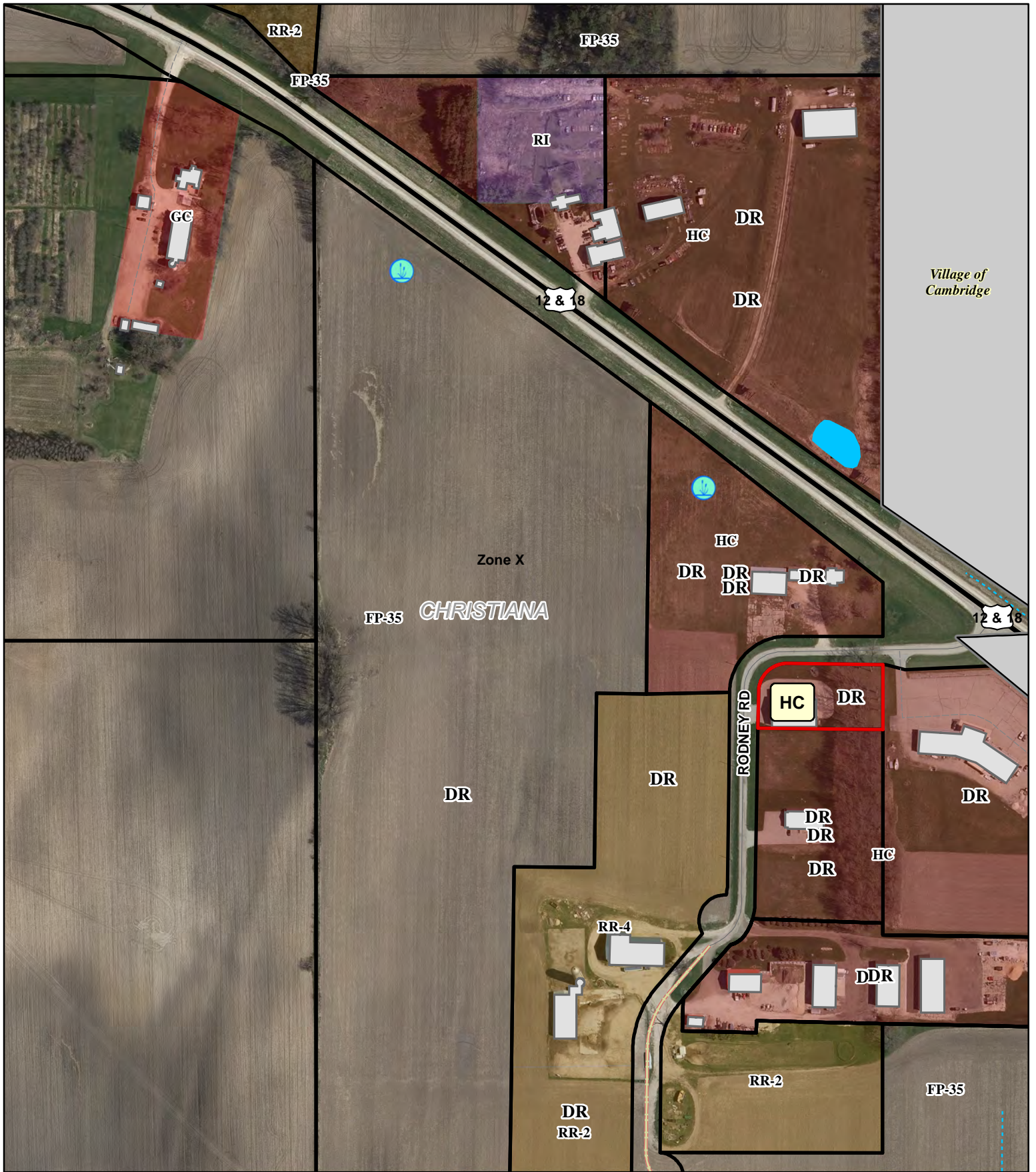
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
269 Rodney Road					
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-024-8430-0					

REASON FOR REZONE



REVISE DEED RESTRICTION TO ALLOW FOR A NEW LAND USE (PLUMBING CONTRACTOR)

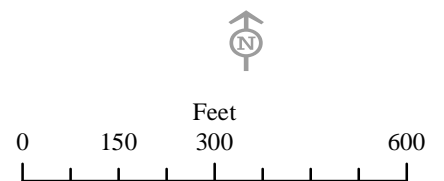
FROM DISTRICT:	TO DISTRICT:	ACRES
HC Heavy Commercial District (deed restricted)	HC Heavy District (amended deed restriction)	1.0

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12073

-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Spiegelhoff Properties	Agent Name:	Lygia Matthias
Address (Number & Street):	N4936 Popp Rd	Address (Number & Street):	269 Rodney Rd
Address (City, State, Zip):	Jefferson, WI 535	Address (City, State, Zip):	Cambridge, WI 53523
Email Address:	edossplumbing.biz	Email Address:	lygia@edossplumbing.biz
Phone#:	920.988.0799	Phone#:	920.648.8026

PROPERTY INFORMATION	
Township:	Christiana
Section:	02
Parcel Number(s):	016/0612-024-8425-0
Property Address or Location:	269 Rodney Rd Cambridge, WI 53523

REZONE DESCRIPTION		
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<p>Deed restriction change to Plumbing Service</p> <ol style="list-style-type: none"> 1) Plumbing trade operations 2) Indoor storage 3) Outdoor storage 4) Indoor sales 5) Office uses 		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
H2 & HC	H2 & HC	1

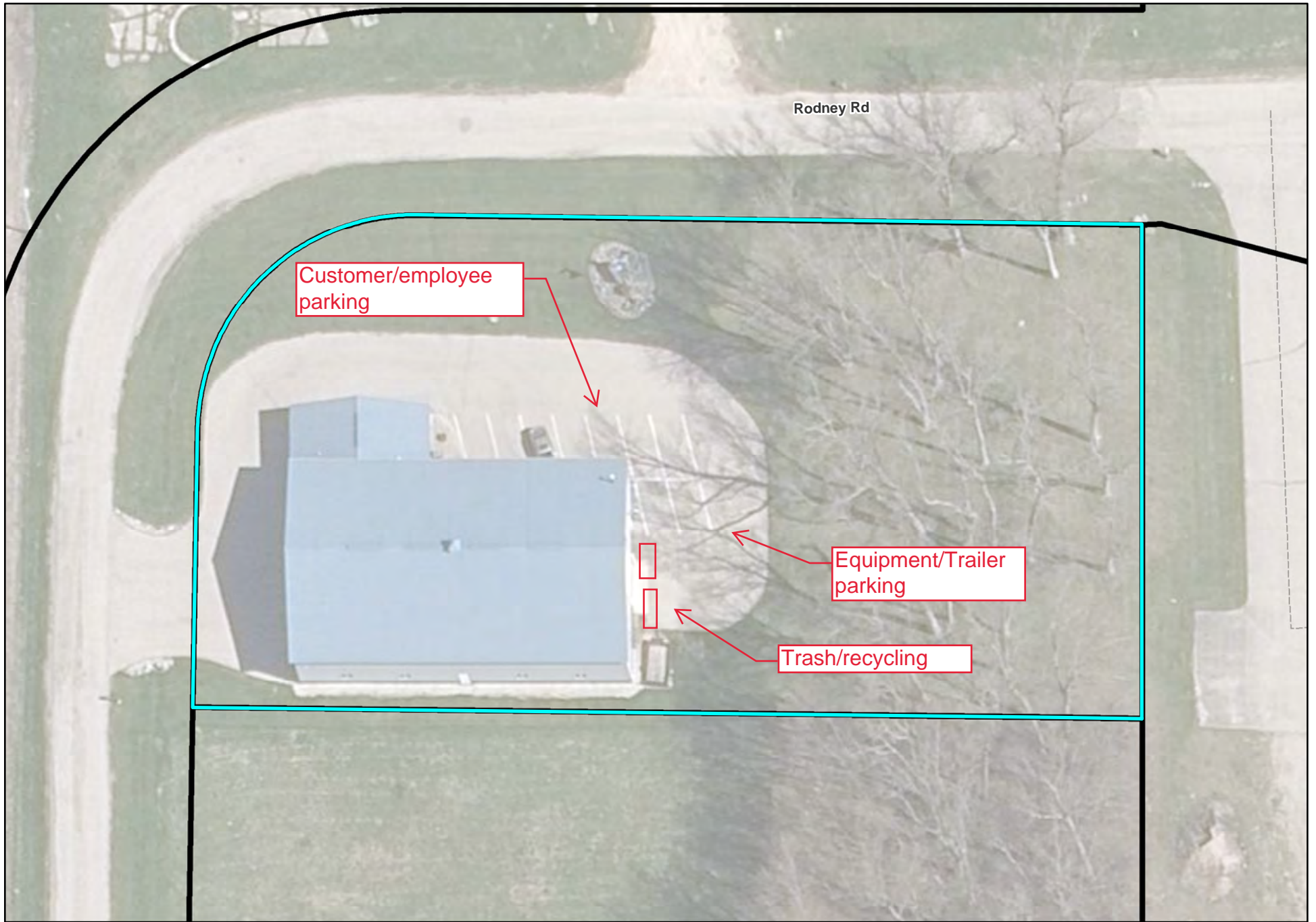
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Lygia Matthias

Date 5/13/24



Rodney Rd

Customer/employee parking

Equipment/Trailer parking

Trash/recycling

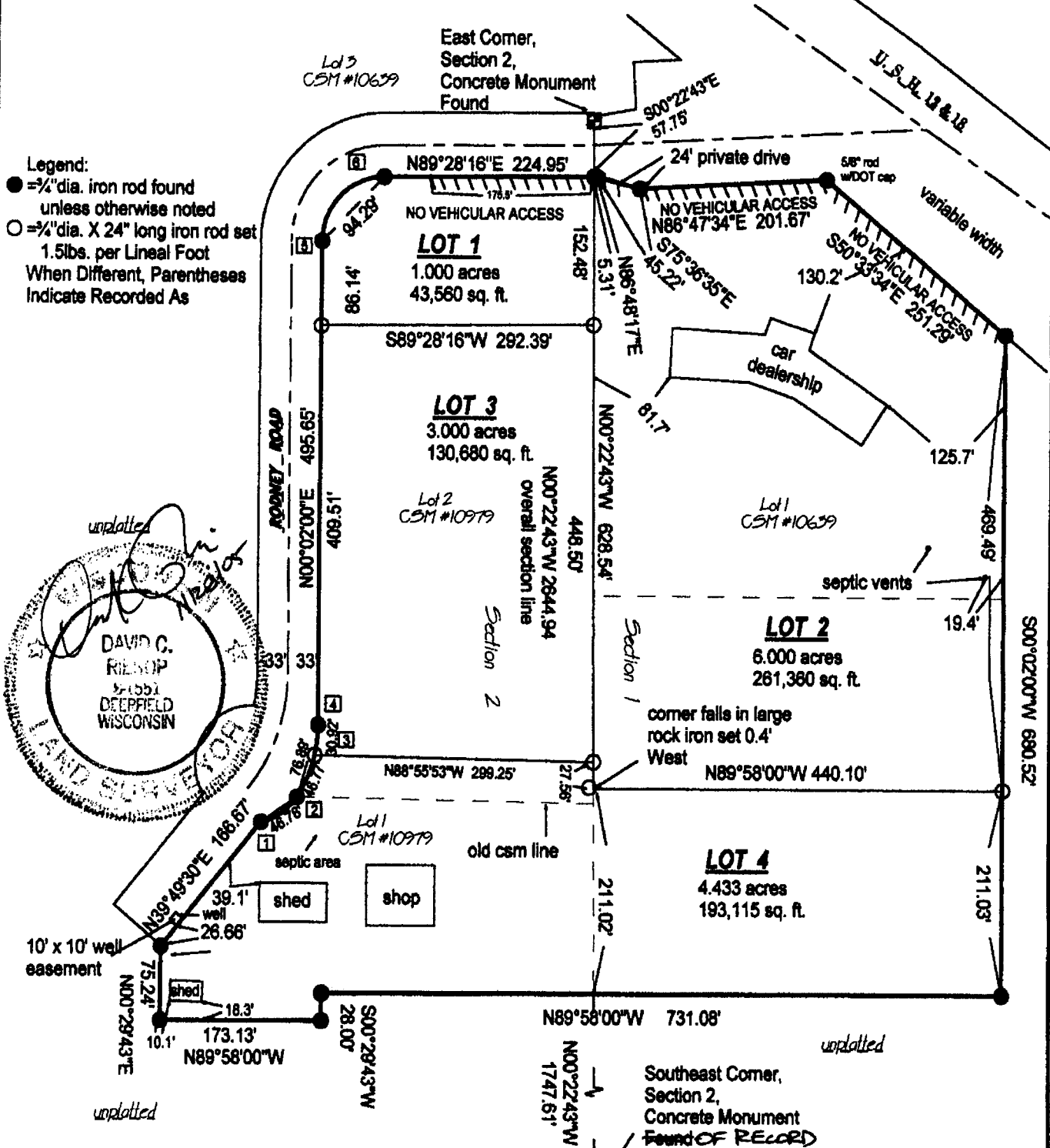


0 25 50 100 Feet
1"= 40 feet

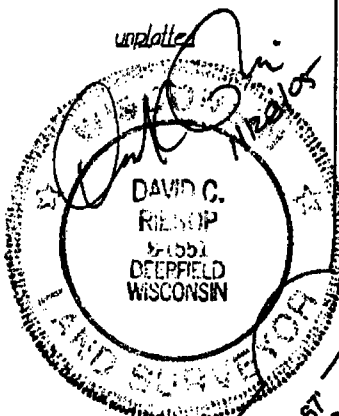
269 Rodney Road

Certified Survey Map

Lot 1, Dane County Certified Survey Map 10639, together with Lots 1 and 2, Dane County Certified Survey Map 10979 being further located in part of the NE 1/4 of the SE 1/4 of Section 2, together with part of the NW 1/4 of the SW 1/4, Section 1, all in T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



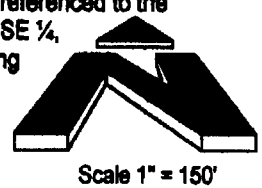
Legend:
 ● = 3/4" dia. iron rod found unless otherwise noted
 ○ = 1/2" dia. X 24" long iron rod set 1.5lbs. per Lineal Foot
 When Different, Parentheses Indicate Recorded As



CURVE	RADIUS	ARC	DELTA	LONG CHORD
1-2	60.00'	48.06'	45°53'26"	N56°34'58"E, 46.78'
2-3	133.00'	47.02'	20°15'19"	N23°30'34"E, 46.77'
3-4	133.00'	30.98'	13°20'54"	N06°42'27"E, 30.92'
2-4	133.00'	78.00'	33°36'13"	N16°50'08"E, 76.89'
5-6	67.00'	104.59'	89°26'16"	N44°45'08"E, 94.29'

NOTES:
 1) Surveyed for:
 Jeff Levake, 110 N. Ferry St., Lake Mills, WI 53551, owner of Lot 4.
 Robert Johnson, 275 Hwy 12 & 18, Cambridge, WI 53523, owner of Lots 1 & 3
 Olson's Commercial Rental LLC, N4361 CTH G, Fort Atkinson, WI 53538, owner of Lot 2
 2) Refer to Building Site Information Contained in the Dane County Soil Survey."

GRID NORTH, referenced to the East line of the SE 1/4, Section 2 bearing N00°22'43"W



Wisconsin Mapping

surveying and mapping services
 308 West Quarry Street, Deerfield, Wisconsin 53531
 (808) 764-5602

Dwg. No. 3184-05 Date 10/11/2005
 Sheet 1 of 3
 Document No. 4138174
 C. S. M. No. 11614 V. 71 P. 40



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

www.danecountyplanning.com/ • Phone (608) 266-4266 • Fax (608) 267-1540

May 6, 2024

Spiegelhoff Properties
269 Rodney Road
Cambridge, WI 53523

RE: Corrective action needed regarding deed restriction on the property at 269 Rodney Road

To Whom It May Concern,

The Dane County Zoning Division has been made aware of a recent land use change on the property located at 269 Rodney Road in the Town of Christiana. It appears that the use of the existing building has changed from a limousine service to a plumbing contracting business.

The property is currently zoned under the HC-Heavy Commercial Zoning District. In general, the zoning district allows for various sorts of commercial activity, both indoors and outdoors. However, in 2008, a deed restriction was placed on the property that limited the land use specifically to “warehouse for limousine service.” See attached Register of Deeds document # 4443472.

Using the property located at 269 Rodney Road in the Town of Christiana for a plumbing contracting business is in violation of the deed restriction requirements found under Register of Deeds document # 443472.

This letter serves as notice that the S & S Plumbing business located at 269 Rodney Road is violation of the terms of the deed restriction. In order to correct the violation, the deed restriction will need to be amended to allow for such land use. Failure to start corrective action in the matter within 30 days will result in legal action of the enforcement of the deed restriction. Your cooperation is appreciated in the matter.

The deed restriction can be amended by submitting a petition to rezone the property. Attached is the rezoning application. The rezoning would be from the HC zoning district to the HC zoning district with amended restrictions.

Also attached is information regarding the steps of the rezoning process. If you need assistance or have questions please reach out to me.

Regards,

Roger Lane
Dane County Zoning Administrator
608-266-9078

CC: Christiana Town Clerk
Zoning Inspector Scott Schroeckenthaler



* 4 4 4 3 4 7 2 3 *

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

4443472

06/20/2008 10:56AM

Exempt . #:

Rec. Fee: 15.00

Pages: 3

AMENDED RESTRICTIONS

Document Number

Title of Document

Lot 1, CSM No. 11614, recorded in Volume 71 Certified Surveys, page 40, document number 4138174, Town of Christiana, Dane County, Wisconsin.

Record this document with the Register of Deeds

Name and Return Address:

MICHAEL D. RUMPF
P.O. BOX 1
CAMBRIDGE, WI 53523

016/0612-024-8425-0

(Parcel Identification Number)

3/15

**AMENDED
RESTRICTIONS**

I. **WHEREAS, Robert H. Johnson** is the owner of the following described land in the Town of Christiana, Dane County, Wisconsin, to-wit:

Lot One (1), Certified Survey Map No. 11614, recorded in Volume 71 of Certified Survey Maps of Dane County, Wisconsin, pages 40-43, as document number 4138174, in the Town of Christiana, Dane County, Wisconsin. PIN: 016/0612-024-8430-0

II. **WHEREAS** said owner desires to amend deed restrictions set forth in zoning petition 9346, comply with the restrictions set forth in zoning petition 9877 and bind the owner and those who may acquire title hereafter.

III. **WHEREAS**, the amended restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and:
2. The Town Government of the Town of Christiana, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced; and
3. The owner of record of any lands that are located within 300 feet of the subject property.

IV. **NOW, THEREFORE**, the following restrictions are hereby imposed:

1. Warehouse for storage of limousine service. Parking or storage of motor vehicles limited to a maximum of 12 vehicles that would be parked outside.

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

V. The restrictions set forth herein may be amended or terminated in the following manner:

- (a) The owners of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Natural Resources Committee (or successor committee), which shall then schedule and hold a

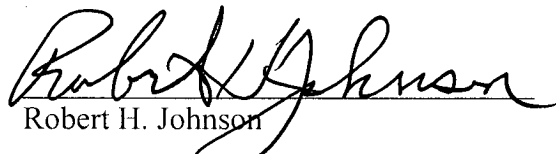
Page Two:

public hearing on the petition. The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

(b) Upon approval of the petition calling for amendment or termination of the restrictions, owner of the subject property shall draft the amendatory covenant instrument. The owner shall then execute and record the amendatory covenant with the Dane County Register of Deeds.

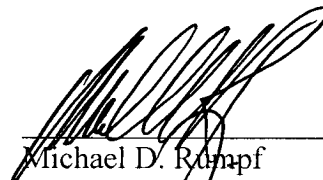
(c) A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

IN WITNESS WHEREOF, the said grantor/s have hereunder set their seal/s this 16th day of June, 2008.


Robert H. Johnson

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me, this 16th day of June, 2008 the above named, known to be the person/s who executed the foregoing instrument, and acknowledged the same.



Michael D. Rumpf
Notary Public, State of Wisconsin
My commission is permanent.

Drafted by:

Michael D. Rumpf
State Bar No. 1015663
P.O. Box 1
Cambridge, WI 53523
608-423-32554

HC Heavy Commercial Zoning District

Zoning district for commercial land uses – CH. 10-Zoning 10.273

Permitted Uses 10.273(2)

- | | | |
|---|---|--|
| <input type="checkbox"/> Undeveloped natural resource and open space areas | <input type="checkbox"/> Freight and bus terminals | <input checked="" type="checkbox"/> Outdoor storage |
| <input type="checkbox"/> Agriculture and accessory uses (livestock not permitted) | <input checked="" type="checkbox"/> Governmental, institutional, religious, or nonprofit community uses | <input checked="" type="checkbox"/> Personal or professional service |
| <input type="checkbox"/> Adult book stores, subject to s.10.103(2). | <input type="checkbox"/> Indoor entertainment or assembly | <input type="checkbox"/> Personal storage facilities (mini-warehouse) |
| <input type="checkbox"/> Cemeteries | <input checked="" type="checkbox"/> Indoor sales | <input type="checkbox"/> Transient or tourist lodging |
| <input type="checkbox"/> Colony house | <input checked="" type="checkbox"/> Indoor storage and repair | <input checked="" type="checkbox"/> A transportation, utility, communication, or other use required by law |
| <input checked="" type="checkbox"/> Contractor, landscaping, or building trade operations | <input type="checkbox"/> Institutional residential | <input checked="" type="checkbox"/> Utility services |
| <input type="checkbox"/> Day care centers | <input checked="" type="checkbox"/> Light industrial | <input type="checkbox"/> Vehicle repair or maintenance service |
| | <input type="checkbox"/> Off-site parking | <input type="checkbox"/> Veterinary clinics |
| | <input checked="" type="checkbox"/> Office uses | <input checked="" type="checkbox"/> Warehousing and distribution facilities |
| | <input type="checkbox"/> Outdoor sales, display or repair | |

Conditional Uses: 10.273(3)

- | | | |
|---|---|---|
| <input type="checkbox"/> Airport, landing strip or heliport | <input type="checkbox"/> Communication towers | <input type="checkbox"/> Outdoor entertainment |
| <input type="checkbox"/> Animal boarding, domestic pet | <input type="checkbox"/> Renewable energy generation | <input checked="" type="checkbox"/> Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.. |
| <input type="checkbox"/> Animal boarding, large animal | <input type="checkbox"/> Drive-in establishment | |
| <input type="checkbox"/> Caretaker's residence | <input type="checkbox"/> Marinas | |
| <input type="checkbox"/> Commercial indoor lodging | <input type="checkbox"/> Outdoor active recreation | |

Setbacks and Height requirements: 10.273(4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

- State or Fed. Hwy: 100/42 feet
- County Highway: 75/42 feet
- Town Road: 63/30 feet
- Subdivision streets platted prior to DCCO: 20 feet
- All other streets: 30 feet

Side yard:

10 feet minimum

Rear yard:

10 feet minimum

Height:

50 feet, excluding tanks, storage bins, silos and towers

Minimum Lot Width & Area: 10.11(5)

Lots must have sufficient area to accommodate sanitary, stormwater, and parking for intended uses

Lot Coverage 10.11(5)

60% maximum

← 269 Rodney Rd
Cambridge, Wisconsin
Google Street View
Sep 2023 See more dates

