

**Staff Report**



**Zoning & Land Regulation Committee**

Public Hearing: **March 25, 2025**

Zoning Amendment Requested:

**HC Heavy Commercial District TO HC Heavy Commercial District**

Size: **1 Acres**

Survey Required: **No**

Reason for the request:

**REVISE ZONING DEED RESTRICTION TO ALLOW FOR A NEW LAND USE (VEHICLE REPAIR OR MAINTENANCE)**

**Petition 12150**

Town, Section:

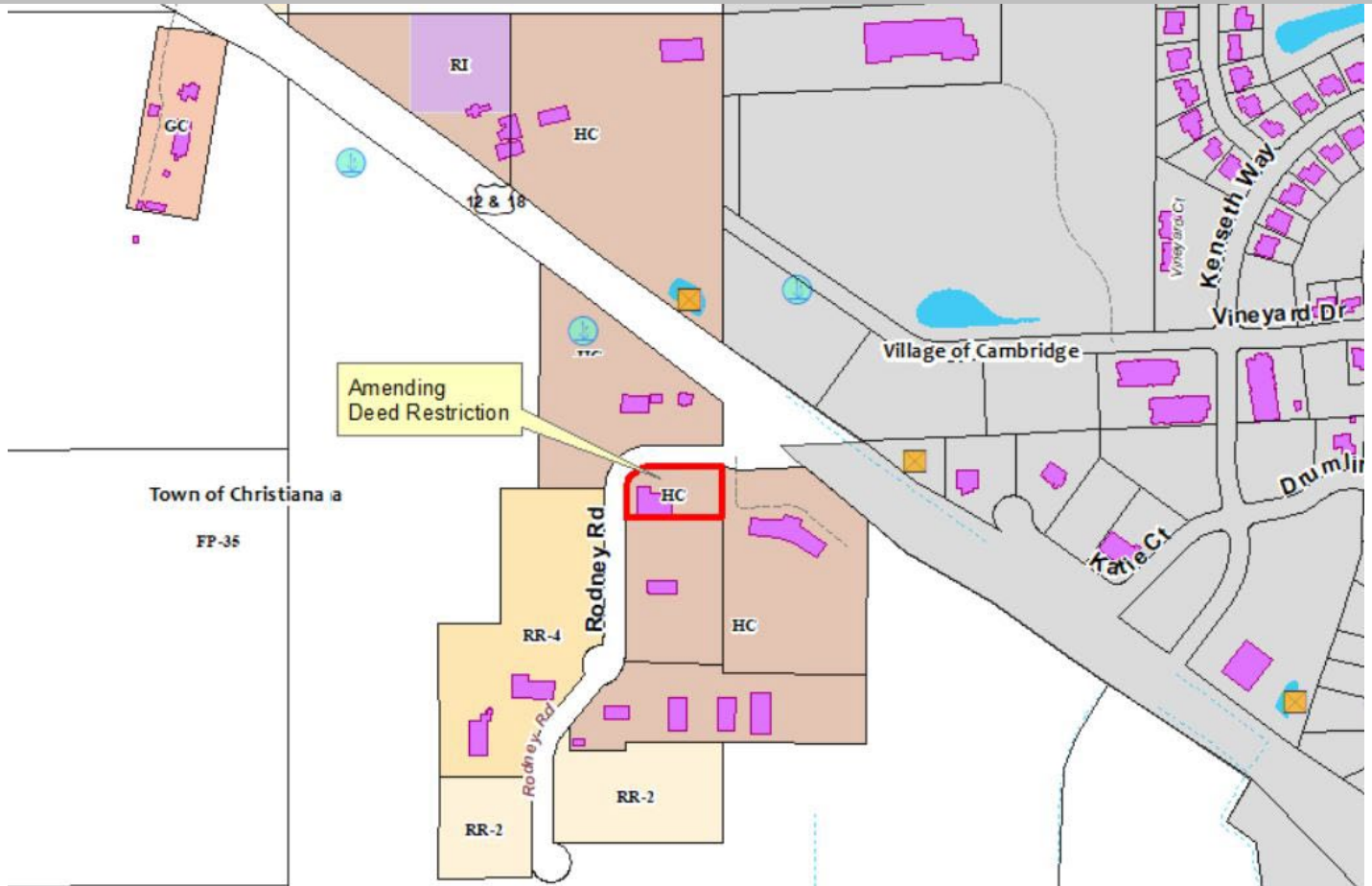
**CHRISTIANA, Section 2**

Applicant:

**SPIEGELHOFF PROPERTIES LLC**

Address:

**269 RODNEY ROAD**



**DESCRIPTION:** Applicant Mike Michels would like to amend an existing zoning-related deed restriction to allow a different land use (vehicle repair and maintenance) on an existing commercial property in the Town of Christiana. Michels Auto Design is a father-son business that specializes in vehicle restoration and customization for classic cars. Approval of this petition would result in a new deed restriction on the property to expand the allowable land uses under the current HC zoning.

**OBSERVATIONS:** The site is a developed property that has been used by commercial businesses for many years. Vehicle maintenance or repair is a permitted use in the HC zoning district. The site meets HC zoning district requirements.

Other land uses that are typically allowed by HC zoning include many that would be compatible with the surrounding area and town land use plan policies; however, some uses may be less compatible. Based on town land use policies and to ensure compatibility of future use of the property with the surrounding properties, this lot was previously deed restricted as a result of prior rezone petitions (petition #12073 in 2024, #9877 in 2008, and #8835 in 2003). Rezoning effectively terminates the existing restriction. Under this proposal, some land uses would continue to be restricted under a new recorded deed restriction (see rezone petition and staff recommendation below).

**COMPREHENSIVE PLAN:** The property is located in what has effectively become the town’s defacto commercial planning area. The plan does not specifically designate any such area, but rather indicates that commercial land uses should be

located along the US 12/18 corridor within 1.5 miles of the village of Cambridge. The proposed amendment of restrictions to allow an auto restoration business appears reasonably consistent with plan policies and adjoining commercial uses.

For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or [Allan.Majid@danecounty.gov](mailto:Allan.Majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property, and no new construction is proposed.

**TOWN ACTION:** On March 10<sup>th</sup> the Town Board recommended approval of the petition, to modify the deed restriction to add an allowance for vehicle repair or maintenance services.

**STAFF RECOMMENDATION:** With the town's approval, a new deed restriction must be recorded to expand the list of allowable uses of the property. Pending any comments at the public hearing, Staff recommends approval of the petition with the following conditions:

A deed restriction shall be recorded on the property (tax parcel 0612-024-8430-0) stating the following:

1. Land uses on the property shall be limited exclusively to the following:
  - a. Contractor, landscaping, or building trade operations
  - b. Personal or professional service
  - c. Indoor storage and repair
  - d. Indoor sales
  - e. Outdoor storage
  - f. Light industrial
  - g. Office uses
  - h. Veterinary clinics
  - i. Vehicle repair or maintenance service
2. The installation of off-premise advertising signs (billboards) are prohibited on the property. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.
3. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.
4. Any outdoor storage shall be screened from public right-of-way of Highway 12/18.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.