

Dane County Rezone Petition

Application Date	Petition Number
02/07/2025	DCPREZ-2025-12150
Public Hearing Date	
03/25/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SPIEGELHOFF PROPERTIES LLC	PHONE (with Area Code) (920) 988-0799	AGENT NAME MIKE MICHELS	PHONE (with Area Code) (414) 378-4617
BILLING ADDRESS (Number & Street) N4936 POPP RD		ADDRESS (Number & Street) 34264 VALLEY RD	
(City, State, Zip) JEFFERSON, WI 53549		(City, State, Zip) Oconomowoc, WI 53066	
E-MAIL ADDRESS		E-MAIL ADDRESS michelsautodesign@gmail.com	

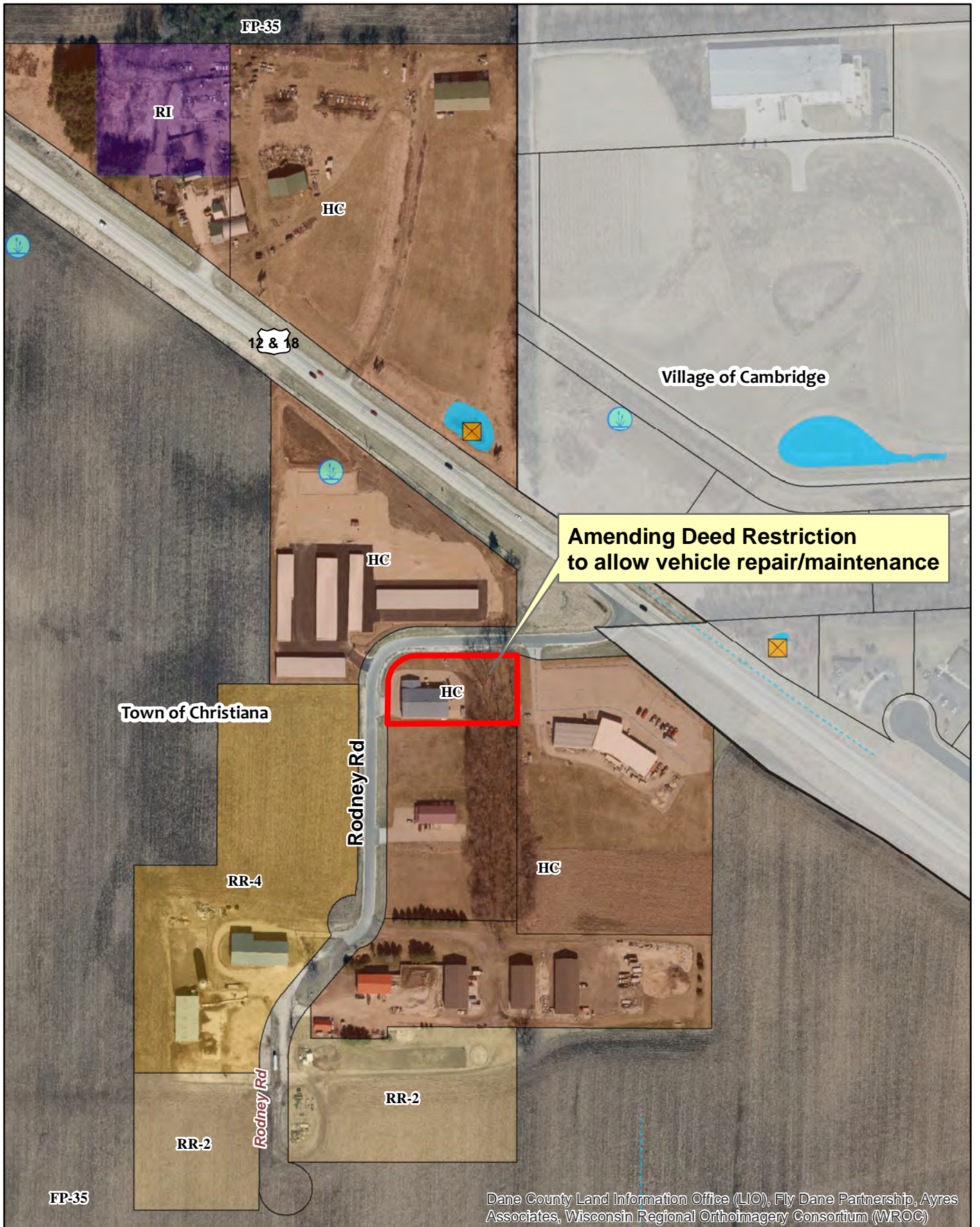
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
269 Rodney Road					
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS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

REASON FOR REZONE

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

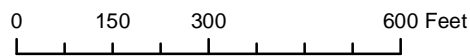
FROM DISTRICT:	TO DISTRICT:	ACRES
HC Heavy Commercial District	HC Heavy Commercial District	1.0

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

-  Wetland
-  Floodplain



Petition 12150
 Spiegelhoff
 (Michel Auto Design)



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 LLC	Agent Name:	Mike Michels
Address (Number & Street):	N4936 POPP RD	Address (Number & Street):	34264 vallev Rd
Address (City, State, Zip):	.JEFFERSON. WI 53549	Address (City, State, Zip):	Oconomowoc WI 53066
Email Address:	ed@ssnlumbina.biz	Email Address:	michelsautodesign@gmail.com
Phone#:	(920) 988-0799	Phone#:	4143784617

PROPERTY INFORMATION

Township:	CHRISTIANA	Parcel Number(s):	0612-024-8430-0
Section:	2	Property Address or Location:	269 Rodney Road

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 No

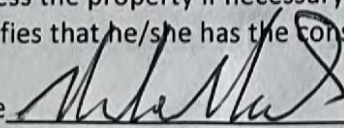
Revise current deed restriction under ROD document #5991301 to add "vehicle repair and maintenance service" to the list of allowable land uses on the property.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
HC - deed restricted	HC - amended deed restriction	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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" 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 

Date 2/3/25

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

2/6/25

Michels Auto Design is a father and son founded company in 2018. We restore and customize mostly older muscle cars and trucks. Our specialty is to replace the old engine, transmission, brakes, wiring and interior with newer modern components while leaving the old cool exterior appearance of the vehicle. This provides our customers with a safe and reliable vehicle but the old school look they desire from an earlier time. Currently we have two part time employees and the business operates from 8-5 Monday – Friday. Listed below are answers to the questions on page two of the rezone application.

The only anticipated noise from our shop is very minor metal grinding and sanding typically with 2” or 4” grinders. With the doors closed it is very difficult to even hear us. There is no dust, soot, runoff or pollution from our operations.

There are no materials stored outside of the facility. The only storage outside will be an enclosed car trailer and a flatbed car trailer.

There is currently a 3000 gallon holding tank on the property.

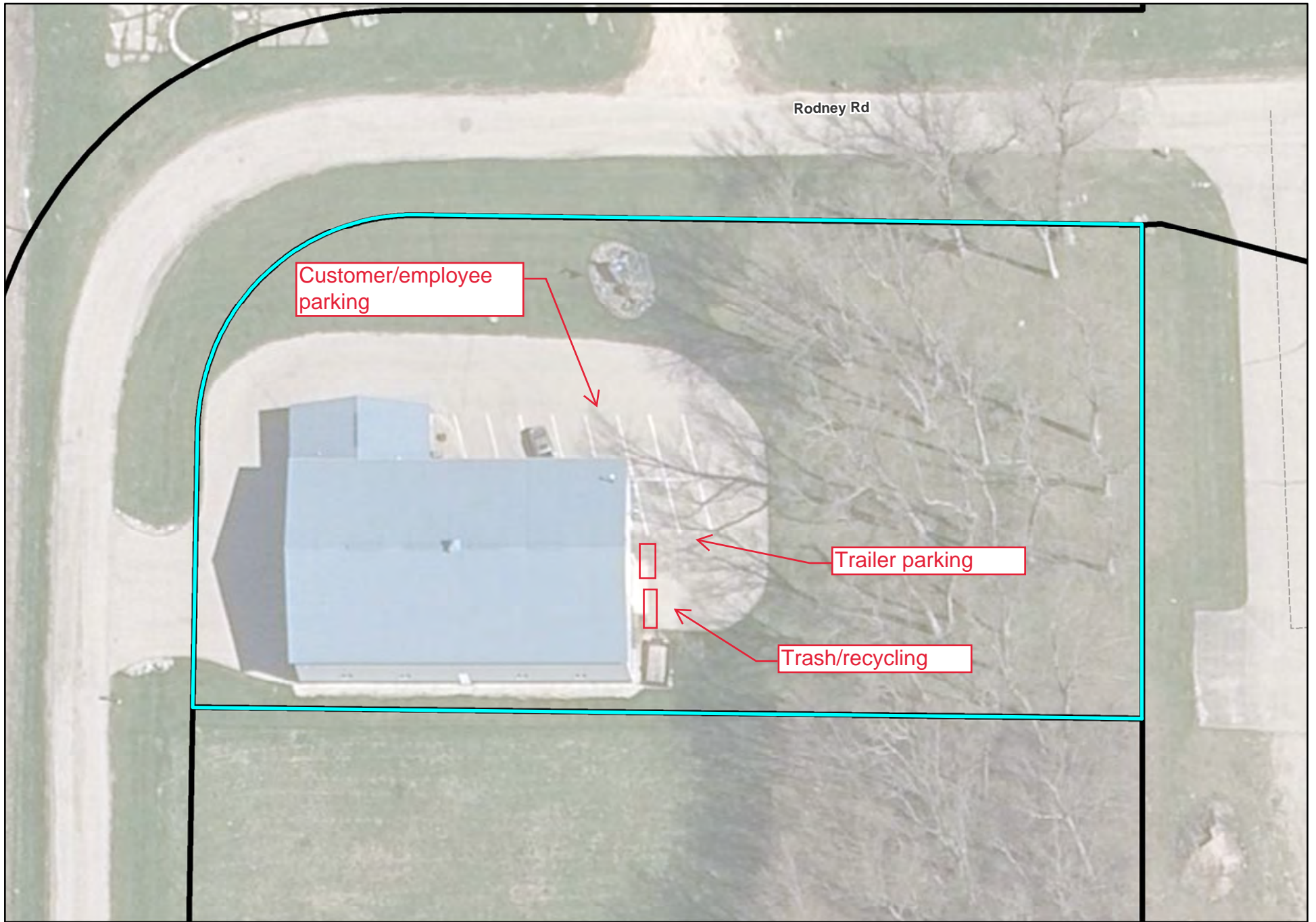
There will be a metal dumpster and a regular trash dumpster on the property.

There is very little daily traffic. Once or twice a month customers stop by to see progress and the occasional UPS/Fedex delivery.

The only hazardous materials on site are welding gas containers that are typically chained in place.

There will be no additional outdoor lighting installed. What is currently on the facility will be all that is necessary.

We will be replacing the existing outdoor sign with one similar and one that will meet section 10.800.



Rodney Rd

Customer/employee parking

Trailer parking

Trash/recycling



0 25 50 100 Feet
1"= 40 feet

269 Rodney Road

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



HC Heavy Commercial Zoning District

Zoning district for commercial land uses – CH. 10-Zoning [10.273](#)

Permitted Uses 10.273(2)

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

Conditional Uses: 10.273(3)

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

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)

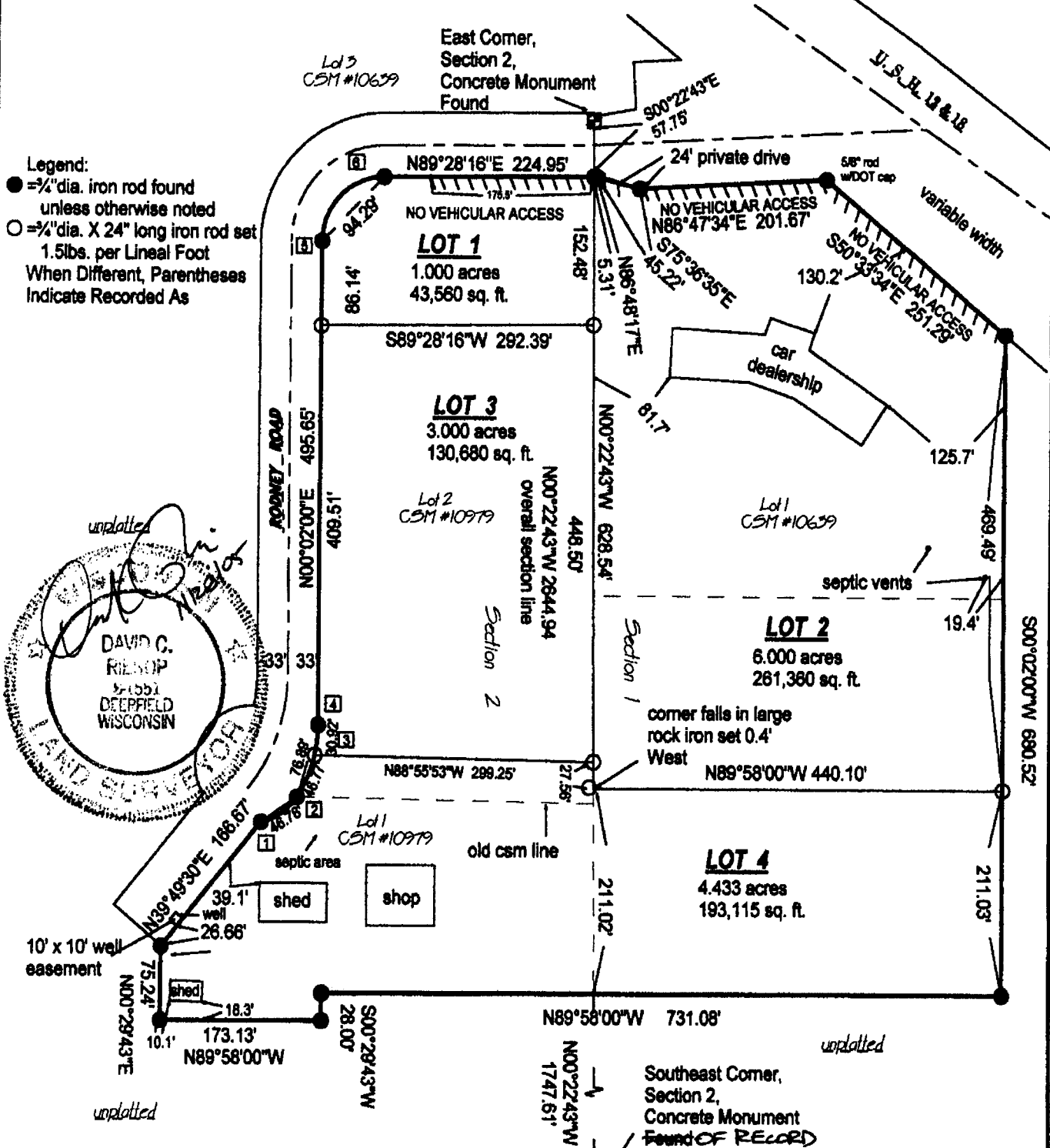
Lots must have sufficient area to accommodate sanitary, stormwater, and parking for intended uses

Lot Coverage 10.11(5)

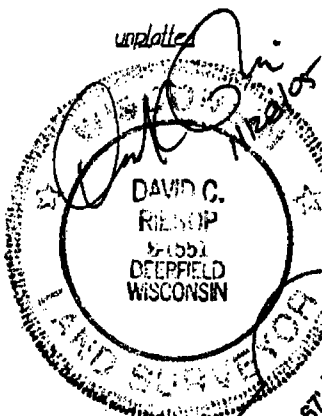
60% maximum

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



Scale 1" = 150'



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

AMENDMENT TO DEED RESTRICTION

12073

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5991301
10/17/2024 10:57 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 3

Use black ink & print legibly

WHEREAS,

Spiegelhoff Properties LLC

Is/are owner(s) of the following described real estate in the Town of Christiana, Dane County, Wisconsin further described as follows:

Name and return address:

Ed Spiegelhoff
269 Rodney Rd
Cambridge, WI 53523

Parcel Number
0612-024-8430-0

Legal Description:

Lot 1 of Certified Survey Map 11614, Section 2, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin

WHEREAS, pursuant to Dane County zoning ordinance amendment #9877, the previous owner of the above described land placed restrictions regarding commercial development on said property, recorded in the office of the Dane County Register of Deeds as document #4443472 on June 20, 2008 (see attached exhibit A)

WHEREAS, the owner(s) of the subject property submitted written petition #12073 calling for the amendment of said restrictions, which was referred to the Dane County Zoning and Land Regulation Committee. The petition was also referred to the Town of Christiana.

WHEREAS, the Zoning and Land Regulation Committee, following consideration at a public hearing, issued a written report on petition #12073 to the County Board of Supervisors recommending that the restrictions be amended.

WHEREAS, the County Board and County Executive approved petition #12073 calling for the amendment of the restrictions, with said approval published by the office of the County Clerk on September 16, 2024.

THEREFORE, the previous restrictions for parcel number 0612-024-8430-0 detailed under Dane County Register of Deeds document #4443472 are rescinded and the following restrictions are hereby imposed:

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
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.

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

1. The owner(s) 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 Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.
2. The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation 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.
3. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
4. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Date 10-4-24

Date _____

Signature of Grantor (owner) [Handwritten Signature]

Signature of Grantor (owner) _____

Spiegelhoff Properties
*Name printed

*Name printed



STATE OF WISCONSIN, County of Jefferson

Subscribed and sworn to before me on 10/4/24 by the above named person(s).

Signature of notary or other person authorized to administer an oath [Handwritten Signature]
(as per s. 706.06, 706.07)

Print or type name: Autumn Rennhack

Title Notary Date commission expires: 01/27/25

This document was drafted by:

**Dane County
Planning and Development Department**

Legal description:

Lot 1 of certified survey map #11614, Section 2, T06N, R12E, Town of Christiana, Dane County, Wisconsin