



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 #2517

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.101(7) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANTS Conditional Use Permit # 2517 for a Private Landing Strip conditioned upon Dane County Code of Ordinances Section 10.101(7)(d) and subject to the additional conditions listed below:

EFFECTIVE DATE OF PERMIT: May 12, 2021

EXPIRATION DATE: May 12, 2023

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

LOCATION: North of 1371 State Highway 92, Town of Primrose

Legal Description:

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 02, TOWNSHIP 05 NORTH, RANGE 07 EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: Commencing at the SE corner of the said Section 2; thence N88°13'42"W, 1084.06 feet along the south line of the SE ¼ of said Section 2; thence N02°26'16"E, 142.11 feet to the point of beginning; thence continuing N02°26'16"E, 80.00 feet; thence S87°33'44"E, 900.00 feet; thence S02°26'16"W, 80.00 feet; thence N87°33'44"W, 900.00 feet to the point of beginning.

CONDITIONS:

1. The airstrip is for the private use of Trever Otto and occasional guests only. No commercial operations permitted.
2. Runway surfacing must be grass. No other structures, gravel, pavement or improvements are allowed.
3. Take-offs should be to the west, and landings to the east. In the event that wind and weather conditions require a landing to be made to the west, every safe effort will be made to avoid flight paths over neighboring residences and immediate property surrounding the house at 1410 State Rd 92.
4. The number of total monthly operations is capped at 20.

5. The airstrip is limited to propeller aircraft using a single, piston-driven engine, not to exceed 300 horsepower.
6. Airstrip operation hours are limited to between sunrise and sunset.
7. No lighting is permitted.
8. Aerial approaches to all runways shall clear all public roads, highways, railroads, waterways, and other traverse ways in accordance with Wis. Stat. § 114.134.
9. Applicant will consult with Alliant Energy about any necessary visual mitigation to power lines IAW AC 70/7460-1M, along State Highway 92, while mitigating any unnecessary visual impacts to neighbors.
10. Airport construction, design, and maintenance must comply with all required and recommended standards described in Federal Aviation Administration Chicago Airports District Office Notice of Airport Airspace Analysis Determination dated April 13, 2021.
11. Airport operation must comply with all requirements of the Wisconsin Department of Transportation Bureau of Aeronautics Certificate of Airport Site Approval 2021-WIBOA-1762-AS.
12. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
13. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
14. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
15. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
16. Off-street parking must be provided, consistent with s. 10.102(8).
17. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
18. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
19. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
20. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
21. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit
22. The conditional use permit shall expire in 2 years.

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.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220 (1).

EXPIRATION OF PERMIT

Upon the allowed land use's cessation or abandonment for a period of one year, this conditional use permit will be deemed to have been terminated and any future use shall be in conformity with the ordinance.