



## Dane County Zoning Division

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# DANE COUNTY CONDITIONAL USE PERMIT #2466

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 # 2466 for an Airport pursuant to Dane County Code of Ordinances Section 10.12(3), subject to any conditions contained herein:

**EFFECTIVE DATE OF PERMIT: May 29, 2019**

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

LOCATION: 2125 & 2161 Springdale Center Road, Town of Springdale, Dane County, Wisconsin.

### Legal Description:

A parcel of land located in the NE 1/4-NE 1/4, the NW 1/4 - NE 1/4 of the SW 1/4-NE 1/4 and the SE 1/4-NE 1/4 of Section 28, Town 6 North, Range 7 East, Town of Springdale, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of said Section 28; thence S89°26'27" W, 666.00 feet along the North line of the NE 1/4 of said Section 28; thence S01°15'21"E, 200.00 feet; thence S03°43'43"W, 414.88 feet; thence S44°15'35"W, 1640.55 feet; thence S01°13'23"E, 515.06 feet; thence S88°39'57"E, 44.72 feet;. thence N44°15'35"E, 572.41feet; thence S88°39'57"E, 733.27; thence N0°01'30"E, 590 feet; thence N89°25'04"E, 654.44 feet; thence N00°15'21"W, 1321.90 feet along the East line of the NE 1/4 to the point of beginning, containing 42.12.acres.

### **CONDITIONS:**

1. The airstrip/airport shall be designated as a "Private Airstrip," Airport, and used for private purposes only. On the March, 2019 application for the CUP, the purpose statement by the applicant stated "The airport shall be used only by owners of the airstrip for private recreational purposes."

The conditions of CUP # 02466 shall apply to Hecklers' Airstrip, (Federal Aviation Administration Site 27406.87\*A) and 4 residential lots in proximity to Heckler's Airstrip and each lots designated one pilot. The Town will be furnished with an updated list and any change to, of these 4 pilots names.

- a. The western most duplex unit, Bill Garfoot's duplex, 2161 Springdale Center Road, Verona, WI 53593, part of parcel number 0607-281-8000-9, the 1.47 acre part of CSM lot 2877 zoned R-3A for duplex;

- b. The single-family residence Dennis Kartman's home at 2125 Springdale Center Road, Verona, WI 53593, part of parcel number 0607-281-8220-3;
  - c. Lot 1 or 2 of preliminary CSM Lot Fred Runde has an offer to purchase, parcel number to be determined after recordation of the CSM, part of parcel number 0607-281-8075-0;
  - d. Proposed single-family residence in a designated building envelope closest to the airstrip, as part of parcel number 0607-281-8220-3, Dennis Kartman's proposed building site.  
(Note: The Town of Springdale shall provide the updated parcel/address information for the 4 residences involved in the CUP to Dane County Zoning in a timely fashion. The preliminary CSM lots have not been finalized at this time, 05/20/2019.)
2. No aircraft other than aircraft owned by 4 resident landowner pilots shall be permitted to use the Airport.
  3. For the purposes of servicing resident landowners' aircraft, an individual who holds an Airframe and/or Powerplant (A&P) certificate which is issued by the FAA shall be allowed use of the Airport.
  4. A maximum of 6 operational aircraft shall be stored within the CUP boundary, all aircraft shall be owned by resident landowners.
  5. All aircraft within the CUP boundary shall be stored inside.
  6. Only single-engine aircraft shall use the Airport. Ultra-light type of aircraft and twin prop aircraft shall not use the Airport.
  7. A maximum of 2 helicopters shall be permitted to be included in the maximum of 6 operational aircraft stored on the Airport, all owned by resident landowners
  8. The airstrip shall operate under FAA's "Visual Flight Rules." Night flying operations or lighting of the landing strip shall not be permitted.
  9. Hours of operation shall be one-half hour before sunrise and one-half hour after sunset.
  10. A maximum of 10 FAA defined "aircraft operations" shall be permitted per day. "Aircraft operation" is defined as one of either a take-off or a landing.
  11. 'Touch and go' landing operations shall not be permitted. Defined as landing on a runway and taking off again without coming to a full stop.
  12. Crop dusting operations shall not be permitted to use the Airport.
  13. Commercial business/bartering, including the sale of fuel, shall not be permitted.
  14. Changes to the topography of the airstrip shall not be permitted. The airstrip shall remain grass.
  15. Educational training pertaining to airframe construction sanctioned by an accredited academic institution shall not exceed one event per year.
  16. The premises shall be kept in a neat and orderly fashion.
  17. Fuel for personal use shall be stored in appropriate containers.
  18. Loudspeakers shall not be permitted.
  19. Signage shall not be permitted.
  20. The CUP shall expire when the Bureau of Aeronautics takes away the permit for the airstrip, OR no residential landowners use the CUP and the CUP becomes null and void.
  21. The CUP shall be revoked upon failure to meet and continue to meet any requirements or conditions.

**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.