

# Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
08/16/2018	DCPREZ-2018-11349
Public Hearing Date	C.U.P. Number
10/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MATHAIRE FIELD LLC	PHONE (with Area Code) (608) 695-7021	AGENT NAME SEVEN HILLS SKY DIVERS	PHONE (with Area Code) (608) 712-2544
BILLING ADDRESS (Number & Street) 4349 COUNTY HIGHWAY DM		ADDRESS (Number & Street) 7530 HWY 73	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) MARSHALL, WI 53559	
E-MAIL ADDRESS		E-MAIL ADDRESS GPORTER6@CHARTER.NET	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
7530 STATE HWY 73					
TOWNSHIP YORK	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-103-8570-8					

REASON FOR REZONE	CUP DESCRIPTION
COMPLIANCE FOR EXISTING USES	

FROM DISTRICT	TO DISTRICT	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	RE-1 Recreational District	3.83		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SLJ3	SIGNATURE (Owner or Agent) 
Applicant Initials: GP	Applicant Initials: GP	Applicant Initials: GP		

PRINT NAME: Greg Porter
DATE: 8-16-18



DANE COUNTY  
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Mathaire Field, Airport Association Agent's Name Greg Porter  
 Address 7474 WI-73, Marshall, WI, 53559 Address 7530 Hwy 73, Marshall, WI, 53559  
 Phone 608-846-5027 Phone 608-244-5252  
 Email Gilbert Bradley 608-695-7021 Email or 608-712-2544 (cell) Greg  
↳ from airport association gporter6@charter.net

Town: York Parcel numbers affected: 0912-103-8570-8  
 Section: 10 Property address or location: 7530 state Hwy 73  
 Zoning District change: (To / From / # of acres) RE-1 / A2 or RM-16 / 3.83 Acres

Soil classifications of area (percentages) Class I soils:      % Class II soils: 100 % Other:      %

Narrative: (reason for change, intended land use, size of farm, time schedule)  
 ○ Separation of buildings from farmland  
 ○ Creation of a residential lot  
 ● Compliance for existing structures and/or land uses  
 ○ Other:  
We Are Trying To Stay in Compliance with the new Zoning in the Area.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 8-15-18

# Dane County Conditional Use Permit Application


<b>Application Date</b>	<b>C.U.P Number</b>
08/16/2018	DCPCUP-2018-02440
<b>Public Hearing Date</b>	
10/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MATHAIRE FIELD LLC	Phone with Area Code (608) 695-7021	AGENT NAME SEVEN HILLS SKY DIVERS	Phone with Area Code (608) 712-2544
BILLING ADDRESS (Number, Street) 4349 COUNTY HIGHWAY DM		ADDRESS (Number, Street) 7530 HWY 73	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) MARSHALL, WI 53559	
E-MAIL ADDRESS		E-MAIL ADDRESS GPORTER6@CHARTER.NET	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7530 STATE HWY 73					
TOWNSHIP YORK	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0912-103-8570-8		---		---	

CUP DESCRIPTION
CAMPING

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.10(2)(a)	3.83

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  SLJ3	<b>SIGNATURE (Owner or Agent)</b> 
		<b>PRINT NAME</b> Greg Porter
		<b>DATE</b> 8-16-18



DANE COUNTY  
PLANNING DEVELOPMENT

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Matlaire Field Airport Association</u>	Agent	<u>Greg Porter Seven Hills Skydivers</u>
Address	<u>7474 Hwy 73, Marshall, WI, 53559</u>	Address	<u>7530 Hwy 73, Marshall, WI, 53559</u>
Phone	<u>608-846-5027</u>	Phone	<u>608-244-5252 or 608-712-2544 (cell)</u>
Email		Email	<u>gporter6@charter.net</u>

Parcel numbers affected: 0912-103-8570-8 Town: York Section: 10  
 Property Address: 7530 State Hwy 73

Existing/ Proposed Zoning District : existing A-2 / proposed RE-1 3.83 acres

- o Type of Activity proposed: campground 10.10(2)(a)  
*Separate checklist for mineral extraction uses must be completed.*
- o Hours of Operation
- o Number of employees see attachments
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By:  Date: 8-15-18



## **Standards of conditional use permit**

1. We are certified in all of the services we offer and keep our environment clean.
2. We keep our property clean and maintained. We follow all rules and regulations of our governing bodies the FAA and USPA. We also follow all local laws and regulations. We also strive to be courteous and friendly to our neighbors.
3. We stay within our property and follow all local laws and regulations.
4. We stay within our property limits and do not spill into the surrounding area.
5. Our current capacity for traffic exceeds our need at this time and in the foreseeable future.
6. We follow all local laws and regulations.

## Seven Hills Skydivers Operations Plan

Seven Hills Skydivers is a non-profit 501C3 Skydiving operation that provides skydiving facilities and instruction for experienced skydivers and beginners. We run 2 Cessna 182 aircraft which are hangered at the South end of the airport. We have a classroom in our club house for instruction of skydiving of many disciplines and experience levels. We have a packing area and manifest/instruction area with a plane mock up for training and load preparation. We are open Saturday and Sunday primarily from 8am to 9pm and on Wednesdays from 3pm-9pm. We have occasional operations on Thursday and Friday from 3pm-9pm.

We have around 40-50 volunteers that help run our operation with Tandem and solo skydiving. Also organizing experienced loads. Outside you we have a large landing area and loading area with barricades for safety. We board just outside of the clubhouse and have spectators at picnic tables on the safe side of our barricades. There is camping space for our club members and guests (workers/skydivers/students) at the northwest corner of our part of the airport. We have speakers on the north, east and west side of our clubhouse for manifest operations. There is a floodlight on the east side of our clubhouse for any night time operations which occur after sunset. We also have a wind meter and wind sock at the south side of our landing area and a wind sock on the roof of our clubhouse for safety.

We have a sign to go on the side of our clubhouse and a small sign by the road. We also have a freestanding sign by the front door with some directions for any of our guests.

Our trash is kept in an enclosed area on the west side of the clubhouse and is picked up bi-weekly. We have 2 bathrooms in the clubhouse with a public health board monitored septic system. We do not allow on-site waste disposal of any campers on our property, any disposal is to be taken off-site and disposed of (pumped out) properly at a sanctioned facility.

Our Camping area is kept clean and mowed. It is only used during our main operating season and any campers or tents are stored off site for the winter months.

We have been maintaining the trees on the lot and have recently taken out 1 dying tree for safety, but have planted 3 new trees with permission from the airport association.

At Seven Hills we follow all of the rules and regulations of the FAA and USPA. We are a family friendly establishment that has our mantra of "How can we help you?".

## Seven Hills Usage and Events

Seven Hills is a seasonal organization and primarily operates from April to October. We have on average anywhere from 1-10 campers and/or tents on any given weekend due to a lot of our members/workers/volunteers coming in to help from up to 3+ hours away. On any given weekend we may have a solo class of between 1-15 students on a Saturday and 1-16 per Saturday/Sunday of Tandem students that come in throughout the day. We stagger the Tandems with classes at 9am, 12pm and 3pm to limit the amount of traffic. Of course each student may have spectators that come with and we promote having them bring some lawn chairs to watch, or we have a few picnic tables for them to sit at. Generally, the Tandem students are only there for 3-5hrs at a time. Solo students are there for a full day of instruction. All of the spectators and students have generally left the premises by sunset. We also have returning students that come and go, as do experienced skydivers.

As for events, we have 1 larger event every year around mid to late June, that is an opportunity to bring in a larger amount of students for a weekend. It also allows us to facilitate an event called Freedom Freefall primarily sponsored by an organization called 4<sup>th</sup> H.O.O.A.H. that takes up to 40 vets skydiving at no charge to them. This event is to promote awareness of PTSD and Veteran suicide and hopefully helps bring down the number of Veteran suicides by giving them something positive in their lives to focus on, a Skydive. This event is larger, so that we need to bring in more workers and guests that come from all over the country to support our aircraft. People come from Iowa, Illinois, Minnesota, Michigan and even from as far away as Seattle. There can be between 7-20 campers and maybe 15-40 tents. We have had no problem in the past with managing this amount of "camping" and could go further. We even bring in professional porta potties to make sure we have the public good at the forefront. These are also serviced throughout the event.

We do have weekends that vary due to business so the amount of "Camping" varies. Being a non-profit organization, we rely on our members/workers/volunteers to keep us going. We have been in business since 1962 and have been on the current Airport since 1973 with no issues up until now. We are looking to make this change in zoning with a conditional use permit so that we can comply with our local and state regulations, restrictions and laws. We also want to remain a supportive part of the community as we regularly give to local charities and good causes that help the community and the people in it that are our neighbors.



## Johnson, Sarah

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**From:** Lane, Roger  
**Sent:** Thursday, August 09, 2018 9:28 AM  
**To:** Johnson, Sarah  
**Subject:** RE: Mathaire Field Airport

I didn't take the new ordinance into perspective when suggesting a solution to the problem.

The HAM-M zoning district is only for hamlet areas; e.g. Paoli, Mt. Vernon, Deansville. Most of the B-1 is going to GC if not in a hamlet.

With the new zoning ordinances, a spot zone to RE-1 would allow camping with a conditional use permit. Indoor assembly (club house) will be added as one of the suggested changes to the RE-1 District as land use that is permitted by right.

The camping area and the club house should be zoning to RE-1 with a CUP for campgrounds to fit in with the new ordinance.

Roger Lane  
Dane County

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**From:** Johnson, Sarah  
**Sent:** Thursday, August 09, 2018 9:09 AM  
**To:** Lane, Roger  
**Subject:** Mathaire Field Airport

Roger,

As you may recall, you suggested B-1 zoning for the portion of the property that has been used as a campground at 7530 State Hwy 73. B-1 zoning district has private club and recreational facilities as permitted uses.


It looks like B-1 is going to be changing to HAM-M with the revision, and HAM-M does not have private club or recreational facilities as permitted uses. It does have "governmental, institutional, religious, or nonprofit community uses" and "active or passive recreational uses" as permitted uses. Would this still fit then? Would the town map be revised in the future to HAM-M if he rezones to B-1 now? Would you still advise rezoning to B-1? (if the town supports it)

The revised zoning map shows the area being zoned RM16, which allows for the airport as a conditional use. It also lists "governmental, institutional, religious, or nonprofit community uses" and a conditional use, but does not include "active or passive recreational uses" as a permitted or conditional use.

Greg Porter (with the skydiving club) has contacted John Prosser, and John has informed him that the town will be rezoned with the revision. Greg is now asking me about it, so I am checking with you to make sure that we are still on the right track with advising a rezone to B-1 before I get back to Greg.

Thank you.

Sarah Johnson  
Zoning Inspector

Parcel Detail		Less —
Municipality Name	TOWN OF YORK	
State Municipality Code	070	
PLSS (T,R,S,QQ,Q)	09N 12E 10 SW NW (Click link above to access images for Qtr-Qtr)	
Section	09N 12E 10 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	<p>SEC 10-9-12 PRT SW1/4SW1/4, NW1/4SW1/4 &amp; SW1/4NW1/4 BEG AT W1/4 COR SD SEC 10 TH N87DEG23'14"E ALG E-W 1/4 LN OF SEC 33.01 FT TO E R/W LN STH 73 TH N01DEG02'12"W ALG SD E LN 115.09 FT TH N43DEG57'48"E 50.75 FT TH N87DEG23'14"E 114.09 FT TH N01DEG02'14"W 33.03 FT TO C/L TOWN RD TH N86DEG16'52"E ALG SD C/L 467.40 FT TH S01DEG13'10"E 2835.80 FT TO S LN AFORESAID SW1/4 &amp; C/L MULLER RD TH S87DEG18'07"W ALG SD S LN &amp; C/L 650.70 FT TO SW COR SD SEC &amp; C/L AFORESAID STH TH N01DEG13'10"W ALG W LN AFORESAID SW1/4 &amp; SD C/L 2644.76 FT TO POB 42.00 ACRES</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	MATHAIRE FIELD LLC	
Primary Address	7474 STATE HIGHWAY 73	
Additional Address	7530 STATE HIGHWAY 73	

Billing Address	% VERN HERRING 4349 COUNTY HIGHWAY DM DEFOREST WI 53532
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**Assessment Summary** **More +**

<b>Assessment Year</b>	<b>2018</b>
Valuation Classification	G2 G4 G5
Assessment Acres	42.000
Land Value	\$137,700.00
Improved Value	\$2,000.00
Total Value	\$139,700.00

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~05/17/2018~~ - 04:00 PM

Ends: ~~05/17/2018~~ - 06:00 PM

[About Open Book](#)

**Board Of Review**

Starts: 05/24/2018 - 04:00 PM

Ends: To Adjourn

[About Board Of Review](#)

Show Assessment Contact Information ▼

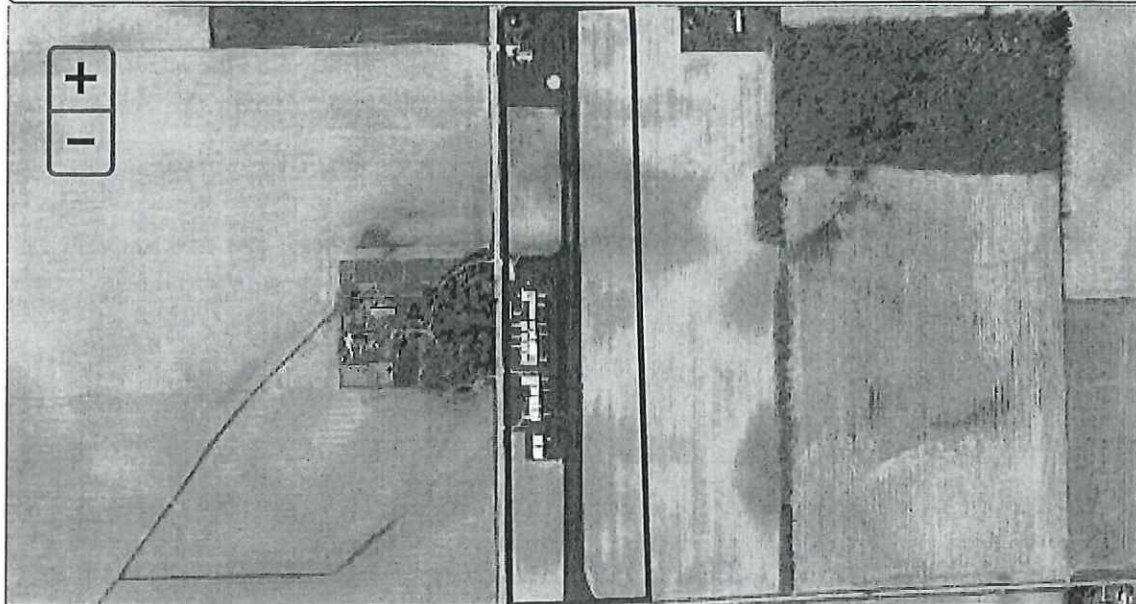
**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-2 DCPREZ-0000-04828

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2017)**

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$137,000.00	\$2,000.00	\$139,000.00
<b>Taxes:</b>		\$2,170.54
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$64.31
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$2,114.90

**District Information**

Type	State Code	Description
REGULAR SCHOOL	1183	COLUMBUS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	3501	COLUMBUS FIRE DIST
OTHER DISTRICT	3501	COLUMBUS EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/14/2006	4202606		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0912-103-8570-8

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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**Parcel A Description:**

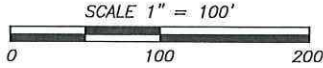
Part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 10, T9N, R12E, Town of York, Dane County, Wisconsin, more fully described as follows: Commencing at the West  $\frac{1}{4}$  corner of said Section 19; thence N87°23'14"E along the East-West  $\frac{1}{4}$  line of said Section, 33.01 feet to the East right of way line of State Highway "73" to the point of beginning; thence N01°02'12"W along said East line; 115.09 feet; thence N43°57'48"E, 50.75 feet; thence N87°23'14"E along the South right of way of Spangler Lane, 114.09 feet; thence N86°16'52"E along the South right of way of Spangler Lane, 215.33 feet; thence S01°02'12"E, 466.97 feet; thence S88°57'48"W to the East right of way of State Highway "73", 364.06 feet; thence N01°13'10"W along said East line; 302.78 feet to the point of beginning. Containing 166,778 square feet or 3.83 acres net.



**BIRRENKOTT  
SURVEYING, INC.**

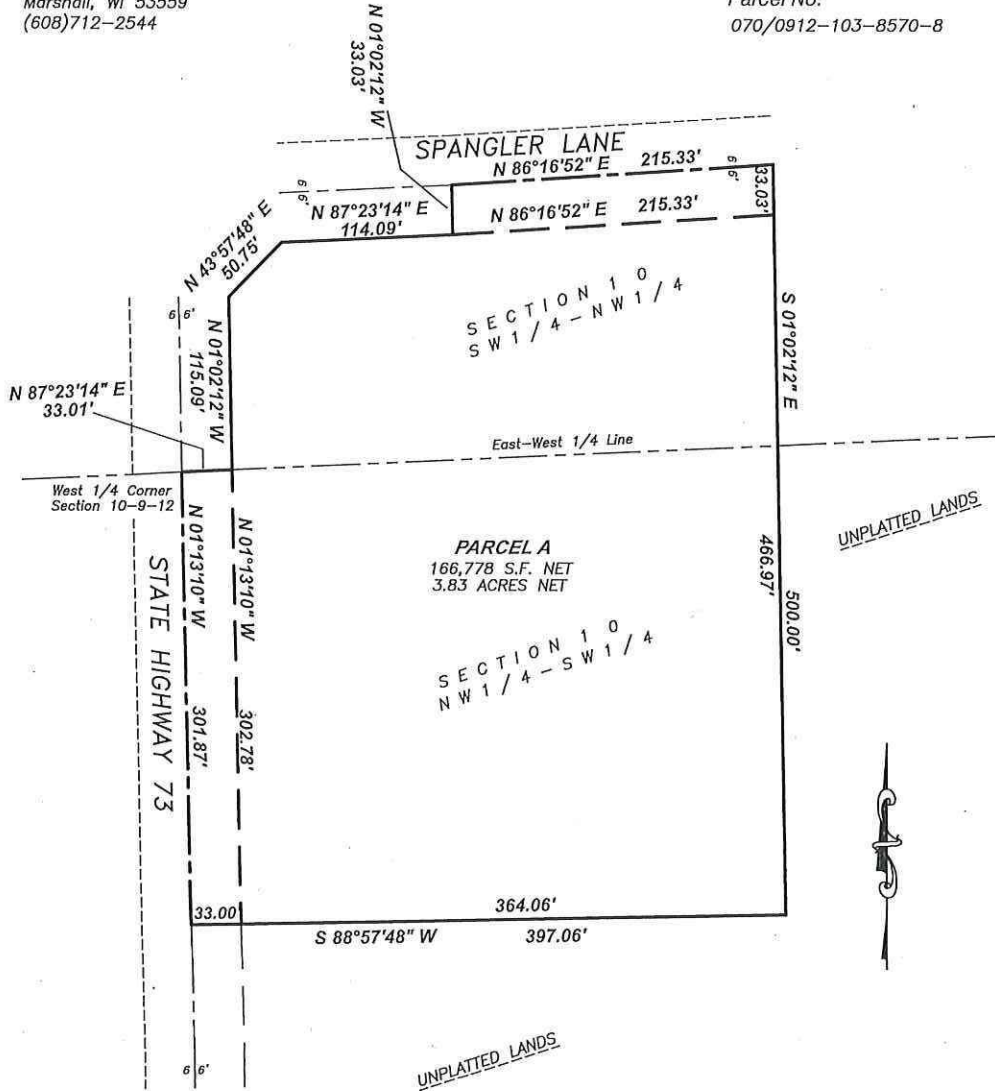
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**ZONING MAP**



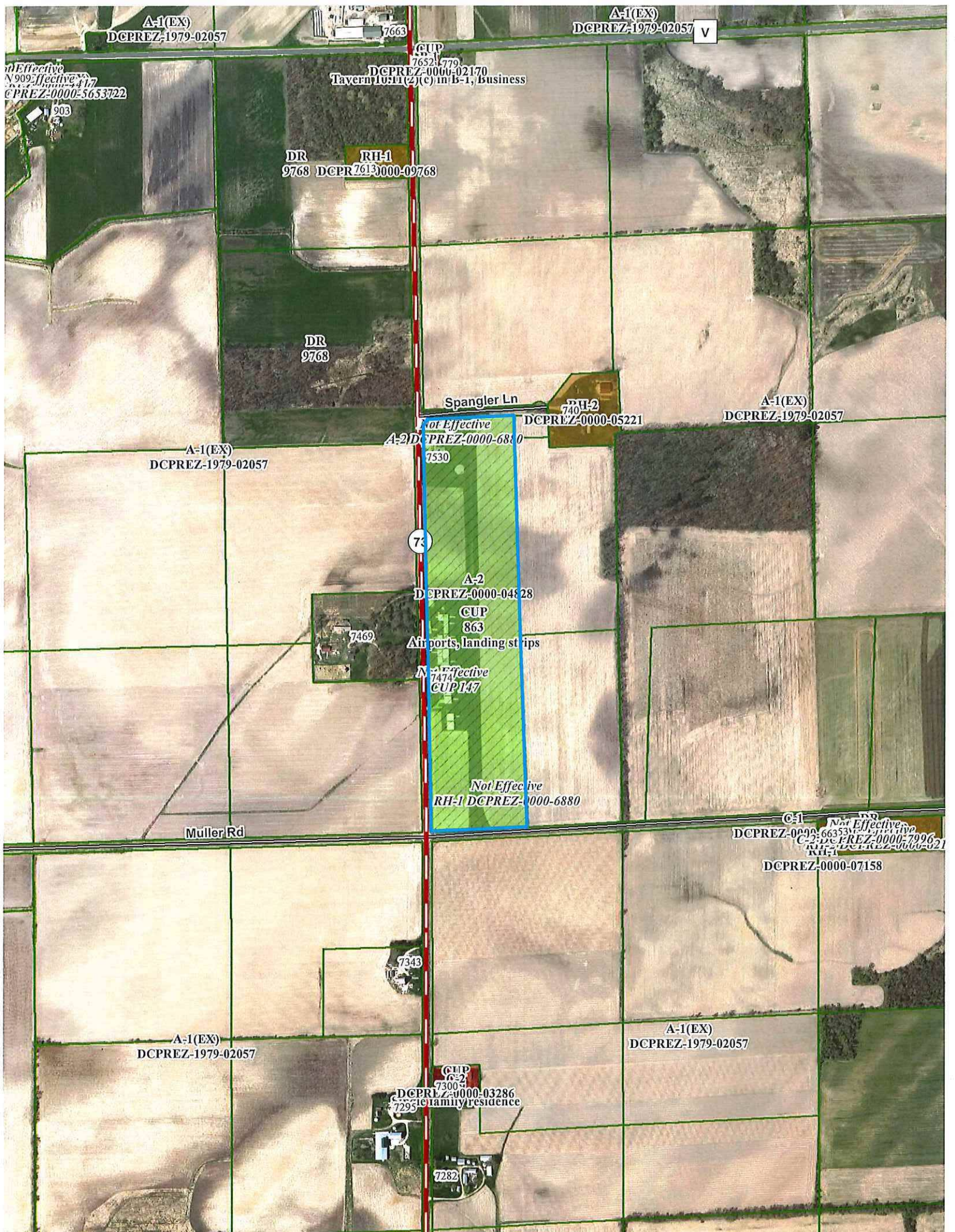
Prepared For:  
Seven Hills Sky Diver  
7530 State Highway 73  
Marshall, WI 53559  
(608)712-2544

Soil Type:  
Type II: 100%  
Parcel No:  
070/0912-103-8570-8



**Description of Parcel A:**

Part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 10, T9N, R12E, Town of York, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 19; thence N87°23'14"E along the East-West 1/4 line of said Section, 33.01 feet to the East right of way line of State Highway "73" to the point of beginning; thence N01°02'12"W along said East line; 115.09 feet; thence N43°57'48"E, 50.75 feet; thence N87°23'14"E along the South right of way of Spangler Lane, 114.09 feet; thence N86°16'52"E along the South right of way of Spangler Lane, 215.33 feet; thence S01°02'12"E, 466.97 feet; thence S88°57'48"W to the East right of way of State Highway "73", 364.06 feet; thence N01°13'10"W along said East line; 302.78 feet to the point of beginning. Containing 166,778 square feet or 3.83 acres net.



A-1(EX)  
DCPREZ-1979-02057

A-1(EX)  
DCPREZ-1979-02057 V

Not Effective  
N 909  
DCPREZ-0000-5653722

CUP  
7652, 779  
DCPREZ-0000-02170  
Tavern (z)(c) in B-1, Business

DR RH-1  
9768 DCPREZ-0000-09768

DR  
9768

Spangler Ln

DCPREZ-0000-05221

A-1(EX)  
DCPREZ-1979-02057

A-1(EX)  
DCPREZ-1979-02057

Not Effective  
A-2 DCPREZ-0000-6880  
7530

73

A-2  
DCPREZ-0000-04828  
CUP  
863  
Airports, landing strips

7469

Not Effective  
7474  
CUP  
147

Not Effective  
RH-1 DCPREZ-0000-6880

Muller Rd

C-1  
DCPREZ-0000-66353  
Not Effective  
C-2 DCPREZ-0000-79962  
RH-1  
DCPREZ-0000-0000

DCPREZ-0000-07158

7343

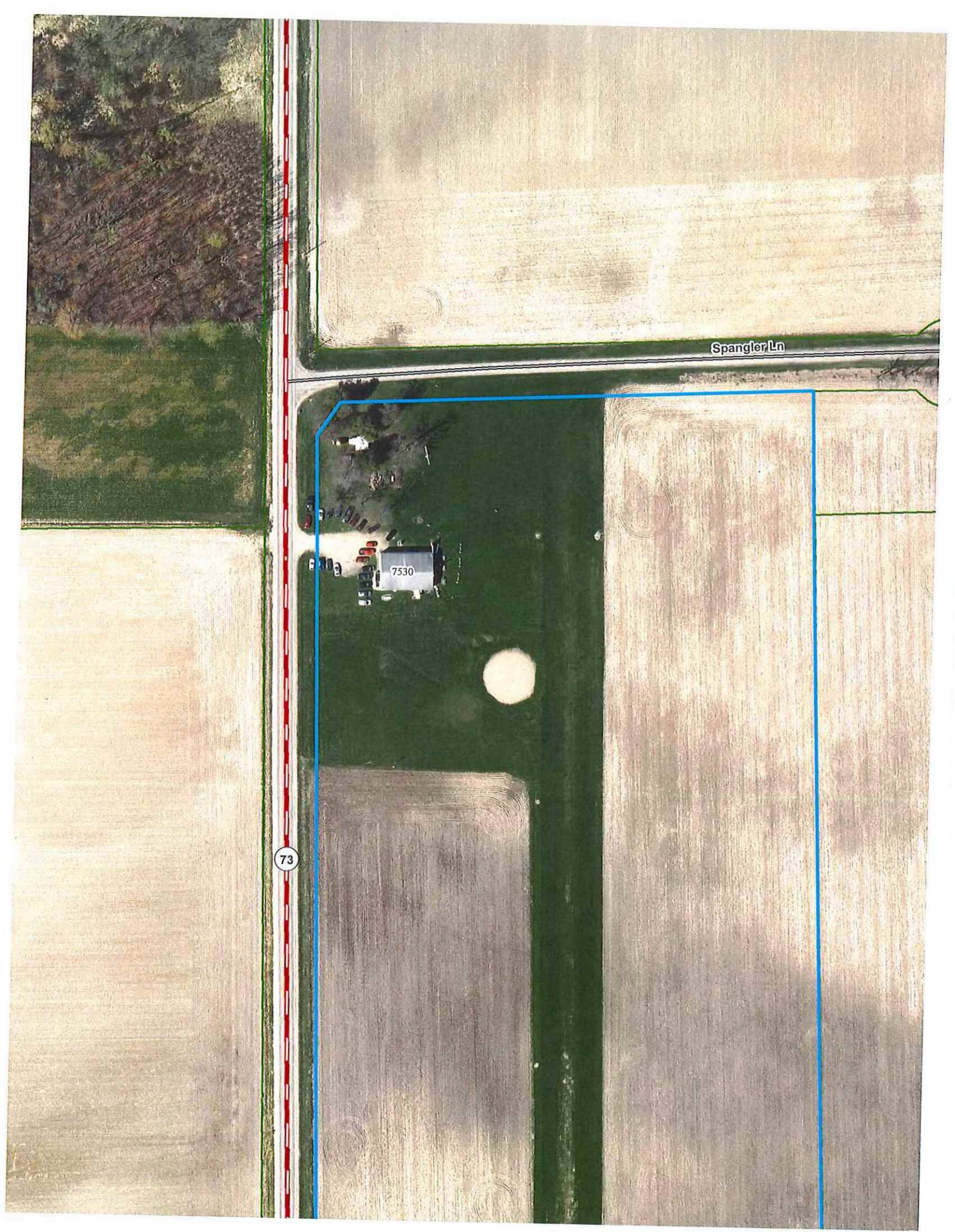
A-1(EX)  
DCPREZ-1979-02057

A-1(EX)  
DCPREZ-1979-02057

CUP  
652  
7300  
DCPREZ-0000-03286  
7295  
family residence

7282

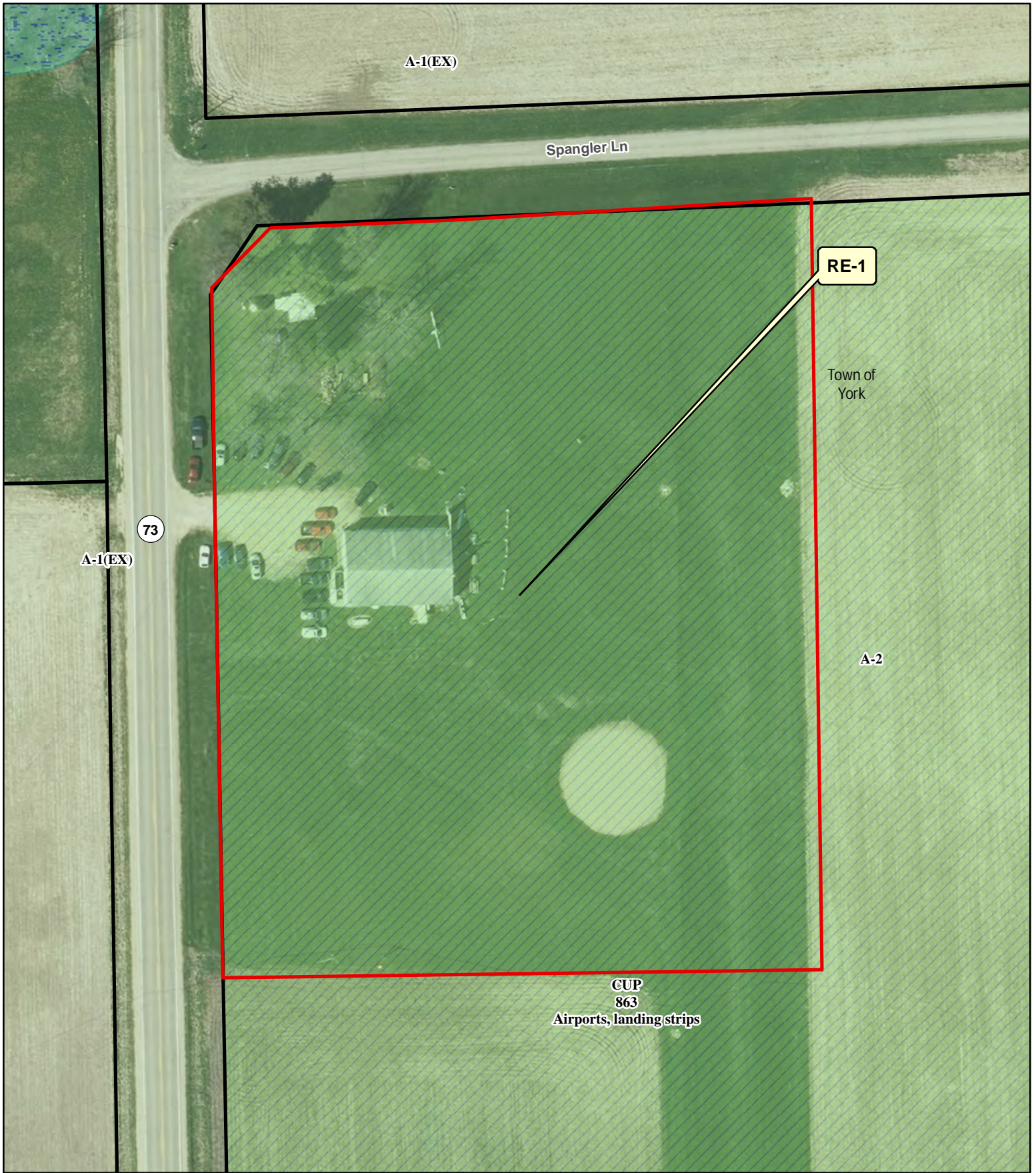





Spangler Ln

73


7530

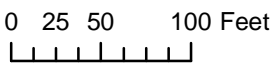


**Legend**

-  Wetland
-  Floodplain

**Significant Soils**

-  Class 1
-  Class 2



**Petition 11349 /CUP 2440  
MATHAIRE FIELD LLC**