

**TOWN BOARD ACTION REPORT – CONDITIONAL USE PERMIT**

Regarding Petition # 02466 Dane County ZLR Committee Public Hearing Tuesday, May 28, 2019

Whereas, the Town Board of the **Town of** Springdale having considered said conditional use permit application, be it therefore resolved that said conditional use permit is hereby (check one):  **APPROVED**

**DENIED (IF DENIED, PLEASE COMPLETE FINDINGS SECTION ON PAGE 2)**

**PLANNING COMMISSION VOTE:**      7 **In Favor**      0 **Opposed**

**TOWN BOARD VOTE:**      3 **In Favor**      0 **Opposed**

Whereas, in support of its decision, the Town Board has made appropriate **findings of fact** that the standards listed in section 10.255(2)(h), Dane County Code of Ordinances, and section 10.123(3)(a), if applicable, are found to be (check one):

**SATISFIED**

**NOT SATISFIED (PLEASE COMPLETE FINDINGS SECTION ON PAGE 2)**

**THE CONDITIONAL USE PERMIT IS SUBJECT TO THE FOLLOWING CONDITION(S):**

Please see email sent to Roger Lane on 5/23/2019 from TownofSpringdale@MHTC.net

**PLEASE NOTE:** The following space, and additional pages as needed, are reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Susan Duerst Severson, as Town Clerk of the Town of Springdale, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on Monday, May 20, 2019

Susan Duerst Severson  
**Town Clerk**

Thursday, May 23, 2019  
**Date**

# **FINDINGS OF FACT FOR DENIED CONDITIONAL USE PERMITS**

**If the Conditional Use Permit application is denied, please complete the following section. For each of the standards, indicate if the standard was found to be satisfied or not satisfied. Please note the following from section 10.255(2)(b):**

*“No permit shall be granted when the zoning committee or applicable town board determines that the standards are not met, nor shall a permit be denied when the zoning committee and applicable town board determine that the standards are met.”*

**PLEASE INDICATE THE APPROPRIATE FINDING FOR EACH STANDARD (CHECK ONE / STANDARD)**

- |   |   |
|---|---|
| 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.   | 1. <input checked="" type="checkbox"/> SATISFIED / <input type="checkbox"/> NOT SATISFIED |
| 2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. | 2. <input checked="" type="checkbox"/> SATISFIED / <input type="checkbox"/> NOT SATISFIED |
| 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.   | 3. <input checked="" type="checkbox"/> SATISFIED / <input type="checkbox"/> NOT SATISFIED |
| 4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.   | 4. <input checked="" type="checkbox"/> SATISFIED / <input type="checkbox"/> NOT SATISFIED |
| 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.   | 5. <input checked="" type="checkbox"/> SATISFIED / <input type="checkbox"/> NOT SATISFIED |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located.   | 6. <input checked="" type="checkbox"/> SATISFIED / <input type="checkbox"/> NOT SATISFIED |

**THIS SECTION IS RESERVED FOR FURTHER EXPLANATION OF THE FINDINGS:**

**APPLICATION FOR A CUP: Wm. Garfoot -CUP 02466 for the expansion of an existing airport, Springdale Center Rd. Sec. 28 21 Amended 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.

1. 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;

2. The single-family residence Dennis Kartman's home at 2125 Springdale Center Road, Verona, WI 53593, part of parcel number 0607-281-8220-3;

3. 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;

4. 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.