

Dane County
Conditional Use Permit
Application

Application Date	C.U.P Number
05/16/2024	DCPCUP-2024-02624
Public Hearing Date	
07/23/2024	

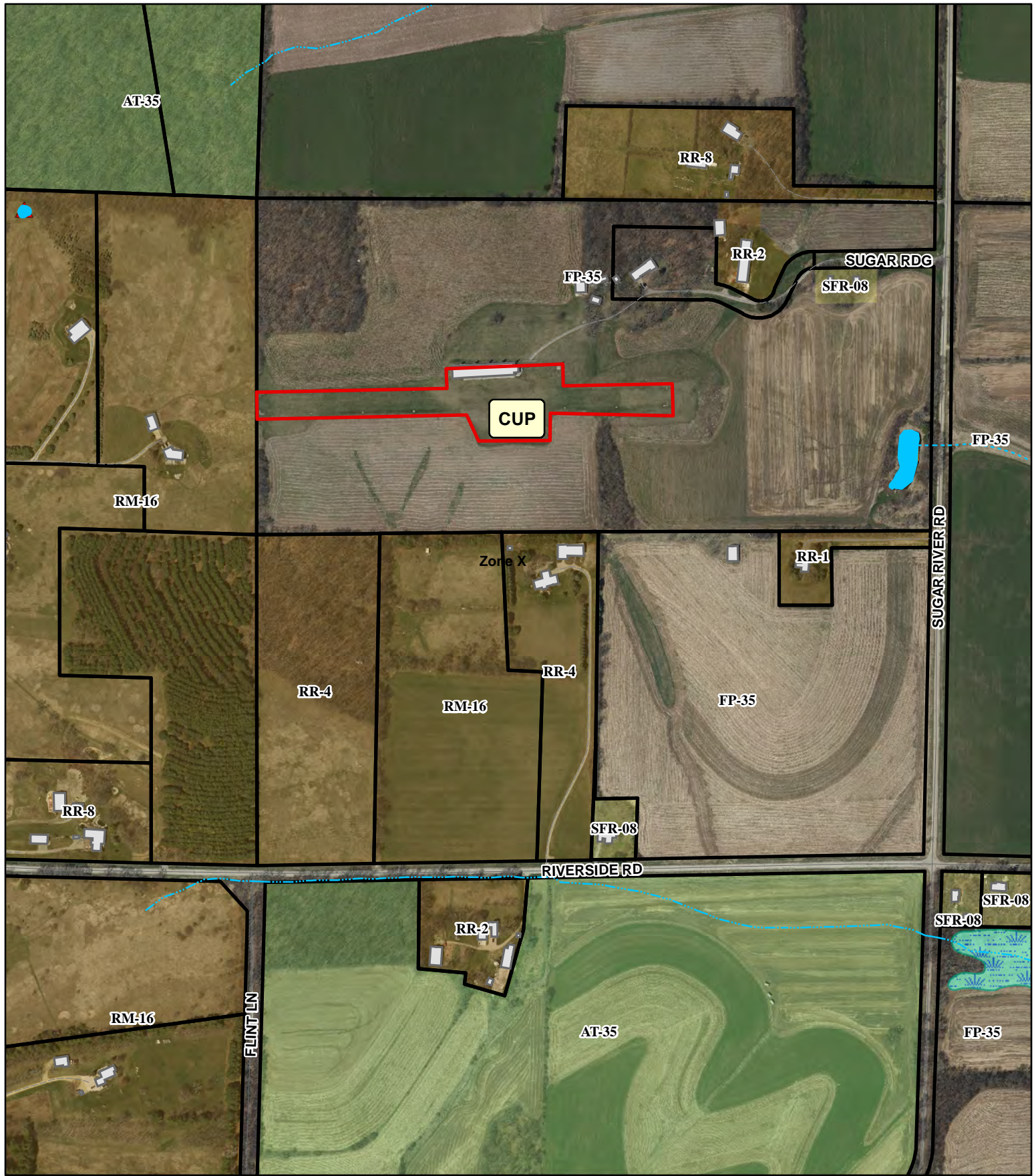
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MATTHEW AND JADRIAN HOFELDT	Phone with Area Code (608) 332-6110	AGENT NAME MATTHEW HOFELDT	Phone with Area Code (608) 332-6110
BILLING ADDRESS (Number, Street) 4918 LANTERN HOLLOW LN		ADDRESS (Number, Street) 4918 LANTERN HOLLOW LN	
(City, State, Zip) WAUNAKEE, WI 53593		(City, State, Zip) WAUNAKEE, WI 53593	
E-MAIL ADDRESS matthofeldt@gmail.com		E-MAIL ADDRESS matthofeldt@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
South of 7550 Sugar Ridge				-	
TOWNSHIP VERONA	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-293-8500-8		---		0608-293-8000-3	




CUP DESCRIPTION
Private air strip (updates to existing)

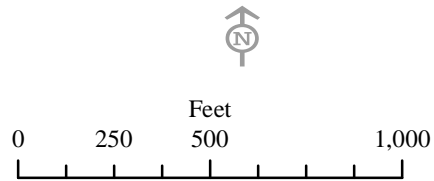
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)	6.22

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	RUH1		PRINT NAME:
Applicant Initials _____			DATE:



CUP 2624

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Jade and Matt Hofeldt	Agent Name:	
Address (Number & Street):	7535 Sugar Ridge	Address (Number & Street):	
Address (City, State, Zip):	Verona WI 53593	Address (City, State, Zip):	
Email Address:	matthofeldt@gmail.com	Email Address:	
Phone#:	608-332-6110	Phone#:	

SITE INFORMATION

Township:	Verona	Parcel Number(s):	062/0608-293-8500-8
Section:	SEC 29-6-8 NW1/4SW1/4	Property Address or Location:	7535 Sugar Ridge, Verona
Existing Zoning:	FP35	Proposed Zoning:	FP35
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):

Building addition restroom/better define private airstrip.

Is this application being submitted to correct a violation?

Yes ☐ No ☒

Provide a short but detailed description of the proposed conditional use:

Please see attached for this and all below.

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined 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 particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Matt Hofeldt

Date: 04-07-24

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. 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.
3. 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.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.
 - Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
 - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
 - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
 - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
 - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Briefly describe the current uses of surrounding properties in the neighborhood.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

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

☐ **OPERATIONS PLAN AND 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 MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

CUP Application for Parcel
#062/0608-293-8500-8
7550 Sugar Ridge, Verona



I have been to some unique places—special places—and when I first landed at Sugar Ridge in our vintage Piper Cub 10 years ago, I learned just how special this place is. Not just to me... but to all the pilots that have landed or been inspired to become so by a visit, and all of the school groups, scout troops, yearly morning mass attendees or one of the hundreds of community members that have attended the much anticipated yearly fly-in/car show/potluck picnic. Sugar Ridge is a working farm, an FAA approved grass airstrip, a museum of sorts with many beautiful local relics from agriculture to fire equipment, vintage aircraft and more. It has also now become our family's new home, fulfilling the dream my wife Jade and I have long had to raise our children in a rural environment, preserve farmland, and share the scenic beauty and treasures with others. Jade and I are both pilots, and having a small grass airstrip in our backyard on top of it all is indeed something we could have only dreamed about. In 1970, Tom Krectshmann, a retired Dane County Sheriff drug task force detective and fire chief, created an amazing property and openly shared it with his community. We intend to do the same...to carry on and expand with our enthusiasm the vision he began 50+ years ago.

This conditional use permit will accomplish the following on our FP35 zoned land:

1. Better detail the runway's placement on the property as conditionally approved and active since 1988 (see attached current CUP).
2. Allow an expanded hangar lounge with sanitary provisions to allow us as owners and visitors the ability to use a restroom while having a place to enjoy the views of the surrounding landscape, plan flights, and enjoy togetherness.
3. Better detail and convey the airstrip/property's function, use and overall activity.

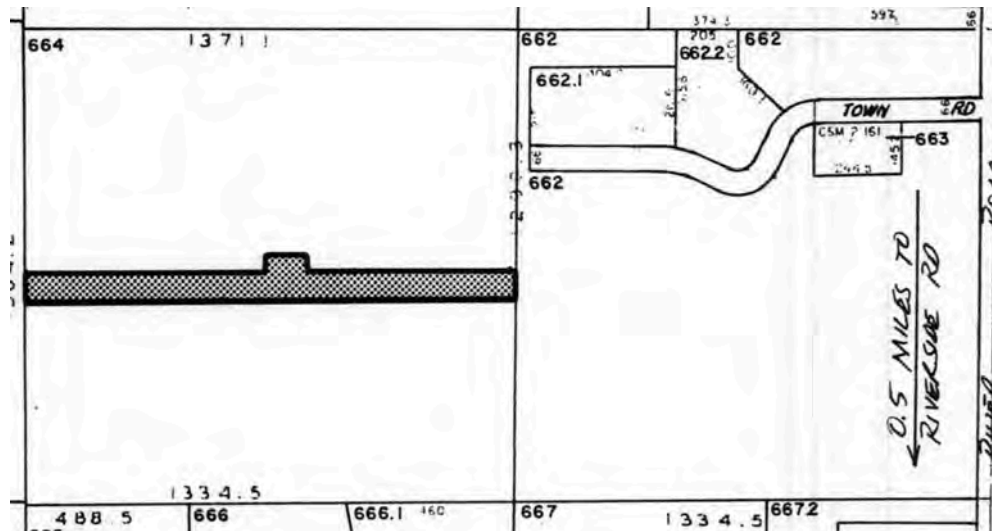
Written Legal Description of CUP Parcel Boundaries:

CUP Legal Description Part of the NW of the SW and Part of the NE of the SW, Section 29, 14 of the SW and Part of the NE of the SW, Section 29, 14 and Part of the NE of the SW, Section 29, 14 of the SW, Section 29, 14, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the West Quarter Corner of said Section 29; Thence along the West line of said SW, S00°19'53"E, 725.00 feet to a point known as 14, S00°19'53"E, 725.00 feet to a point known as the Point of Beginning; Thence continuing along said West line, S00°19'53"E, 125.00 feet; Thence N88°50'34"E, 816.98 feet; Thence S25°21'25"E, 111.58 feet; Thence N89°37'03"E, 278.19 feet; Thence N00°19'07"E, 105.57 feet; Thence S88°50'34"E, 478.16 feet; Thence N01°09'26"W, 125.00

feet; Thence S88°50'34"W, 424.95 feet; Thence N01°09'26"W, 86.47 feet; Thence S87°33'56"W, 455.58 feet; Thence S02°14'21"E, 76.03 feet; Thence S88°50'34"W, 740.98 feet to the Point of Beginning. Said CUP parcel contains 270,950 sq. ft. or 6.22 acres

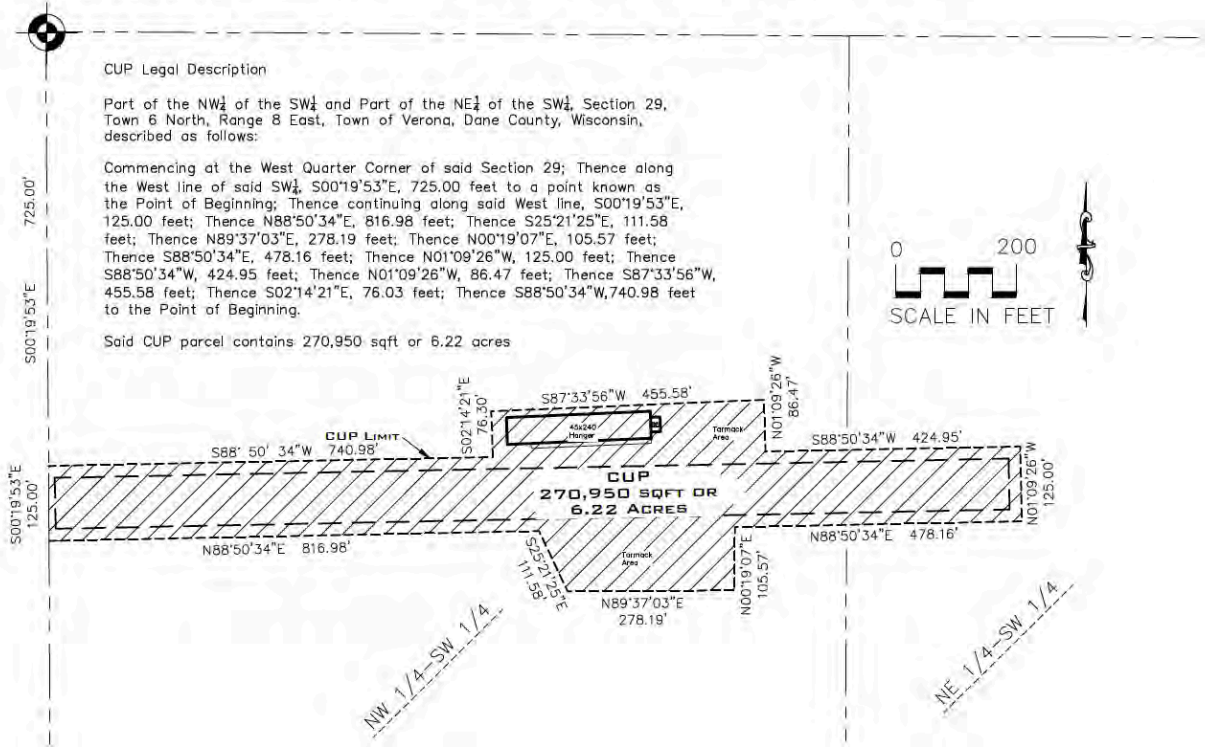
1. Runway Placement

The dashed outline below will update a more accurate placement of the runway, current hangar and proposed small addition. Note: This mapping also shows a re-zoning of the property to better conform with current and appropriate zoning as well as create a home parcel, the site of our family's proposed home that would share its well and septic with the proposed hangar sanitary fixtures. The septic system and well will be placed on the home parcel in a manner that will not disturb any of the existing farmed land (see attached layout)



W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon

SUGAR RIDGE AIRPORT CONDITIONAL USE PERMIT MAP



2. Hangar Addition

The existing small addition (shown by blue arrow below) will be replaced by an approximately 1,250 SF addition (conceptual rendering below) that will extend out approximately 40 feet from the current structure. This new space will add sanitary fixtures for owners and visitors to have a restroom facility to use year-round, plan flights, and take in the views of the surrounding landscape and airstrip.



DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 648

The undersigned hereby applies for a conditional use permit for a

Private landing
strip in the A-2 Agriculture

District as provided for in ss 10.126(2)(e) of the Zoning Ordinance. The

property is located at 2019 Sugar River Road in the Town of

Verona, more fully described as follows:

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows:
Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along
East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80
feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence
North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence
East 100 feet; thence South 50 feet; thence East 575 feet more or less to the
point of beginning.

Respectfully submitted on 1-27 1988 by:
Agent: _____ Owner: _____

Name _____

Name X. Thomas J. Kretzmar

Street _____

Street 2019 SUGAR RIVER RD.

Post _____

Post _____

Office _____

Office VERONA WIS

Telephone _____ Zip _____

Telephone 845-6230 Zip 53593

3. Airstrip/Property Function & Overview

The Sugar Ridge Property has a few hybrid functions, all of which been active on the property for over 30 years. These include an FAA-approved grass airstrip, crop farming and a cluster of unique structures with historical vehicles and artifacts.

Farming- the current crop farming will stay exactly as has been in place for many years in terms of size, scope and nature. No farmland will be reutilized. We are very proud of the farming operations on our property.

Museum/Events- the property has in the past played host to a community picnic/potluck fly-in/ car show, sunrise church services, school and scout troop visits. We would like to continue to foster such interactions with the community and have Sugar Ridge remain the gathering place it has been. We have been approached about the popular "Bike the Barns" event and can see this being a popular stop for such gatherings. This is our home and our oasis, but engaging with great community building functions at such a unique spot is important to us. These larger events have historically taken place about 2-3 times per year between spring and fall and that is a reasonable cadence moving forward as well. These events can attract a couple hundred people with parking taking place on the abundant grass portions of the property.

Airstrip- Airstrip operations, size, scale, and frequency will continue as it has been since 1988. The grass and short length limit operations to small aircraft. This is the Town of Verona's only FAA approved landing site, making it valuable to med-flight, crop dusters and the recreational pilot community. This airstrip caters to a very small number of aircraft and is quite seasonal due to snow/winds etc. A reasonable average may be 2-3 daily runway operations. No neighbor issues have been reported or observed. The runway falls into the private category as we wish it to stay as outlined more completely by Hal Davis- WI Bureau of Aeronautics - Airport Compliance Director.:

Private

A private-use facility is a facility available for use by the owner and other persons authorized by the owner only. Therefore, the owners of private-use facilities do not have to reiterate in a remark that the facility is private use or that prior permission is required.

For **comparison** sake the description of a public use airport is:

Public

A public-use facility is a facility available for use by the general public without a requirement for prior approval from the owner or operator. The owners of public-use facilities cannot impose operational restrictions on the use of the facility. Restrictions such as "prior permission required" or "use at your own risk" or "contact the facility manager prior to landing" are not

permissible at public-use facilities.

Standards for Conditional Use Permits – Question Responses

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Response:. This CUP will not change the flying or event aspects to anything different than what the community has expected from the property over the last several decades. This application is prompted by the slightly expanded hangar area allowing friends, visitors and our family a functional space. Thus, the requested conditional use for Private Airstrip will not be detrimental to or endanger the public health, safety, comfort or general welfare of the local community nor will the limited events (10 or under yearly) we may have on the property.

2. 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.

Response:

As an FAA-approved airstrip that has hosted a few gatherings yearly for the last several decades, the property would continue in the same manner, scale, frequency and scope the surrounding community is accustomed to. The hangar area addition would not affect any neighboring uses and or properties.

3. 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.

Response:

Most immediate surrounding property is of agricultural, Farmland Preservation designation or legacy residences, many of which have been in existence for decades alongside Sugar Ridge and its use. The conditional use request adheres to the requirements of the FP-35 Zoning and does not impede the normal and orderly development and improvement of the surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

Response:

The existing infrastructure is sufficient to serve the needs of this request but for a well/septic to serve the requested sanitary that will be shared with the new house being requested in a parallel re-zone.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response:

With no traffic (air or road) increases being proposed, the current shared driveway (easement filed) access is perfectly adequate. Shared driveway is with the previous owner and creator.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Response:

The conditional use approval being requested is a Conditional Accessory Use to the FP-35 Zoning, with the current airstrip CUP having been in place since 1988, sanitary fixtures permitted in accessory structures and farm entertainment less than 10 days also permitted.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Response: The conditional use approval being requested would enhance the Town Comprehensive Plan's designation of Agricultural Preservation. The plan allows for the continued farming operation to continue at exactly its current scale as well as preserve the Town of Verona's only FAA approved airstrip and the traditions many in the community have come to love to all continue while allowing a better and more comfortable area for visitors to use a restroom, gather, flight plan and so on.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Response: Much like the response to #7, the proposed CUP aligns with the Town's comprehensive plan designation of an Agricultural Preservation Area. The proposed CUP continues an already decades old CUP with no change in size, frequency or scope. We are

moving our family to this amazing property, continuing its traction of community engagement, preserving farmland and enhancing facilities to be more inclusive to all who visit.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

Response:

The proposed location within the Farmland Preservation Zoning district is reasonable and appropriate given the prior use of the site and existing airstrip, infrastructure, and traditions.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

Response:

Absolutely zero farmland will be impacted by our request. Preserving the land and its current use is our priority.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

Response:

The proposed site plan does not change the existing layout of the parcel or affect any surrounding agricultural uses. Verona's only approved airstrip has been used and may be used in the future to support aerial applicators that farm support operations.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

Response: No proposed changes will in any way be on or affect the existing farmland. The small accessory building addition construction will be promptly landscaped.

Continued Narrative: Not being a commercial venture we have no employees, signage or hours of operation but typical events in the past have been over by sundown. Additionally the nature of the airstrip would not see more than a few night operations yearly. Projected impervious surface additions in totality would not trigger an erosion permit. No on-site material storage or toxic material storage is needed or desired and lighting for the home and hangar addition is all down facing and residential in nature. We like stars too!

N00°19'53"W

1312.69'

1/4 LINE

North

W Quarter
Section 2
Found Al

1/4 LINE

S89°42'21"E

2678.36'

2662.60'

1/4 LINE

S00°58'16"E
2629.0'

LOT 2
215,855 SQFT OR
4.96 ACRES
REZONE TO RR-4

LOT 3
203,432 SQFT OR
4.671 ACRES INCL ROW
4.641 ACRES EXCL ROW

LOT 4
2,871,297.05 SQFT OR
65.916 ACRES INCL ROW
2,848,342.79 SQFT OR
65.389 ACRES EXCL ROW

LOT 1
165,652.38 SQFT OR
3.803 ACRES INCL ROW
162,917.42 SQFT OR
3.740 ACRES EXCL ROW

House Site

Hangar Addition

Septic Location

Driveway

CLUB LIMIT

Tarback Area

1500' Landing Strip

Tarback Area

Lot 1

Lot 2

Lot 3

Lot 4

S00°58'16"E
1283.31'

S00°58'16"W

SUGAR RIVER ROAD
66' ROW

Quarter Corner
on 29, T6N, R8E

CUP Legal Description

Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the West line of said SW1/4, S00°19'53"E, 725.00 feet to a point known as the Point of Beginning; Thence continuing along said West line, S00°19'53"E, 125.00 feet; Thence N88°50'34"E, 816.98 feet; Thence S25°21'25"E, 111.58 feet; Thence N89°37'03"E, 278.19 feet; Thence N00°19'07"E, 105.57 feet; Thence S88°50'34"E, 478.16 feet; Thence N01°09'26"W, 125.00 feet; Thence S88°50'34"W, 424.95 feet; Thence N01°09'26"W, 86.47 feet; Thence S87°33'56"W, 455.58 feet; Thence S02°14'21"E, 76.03 feet; Thence S88°50'34"W, 740.98 feet to the Point of Beginning.

Said CUP parcel contains 270,950 sqft or 6.22 acres

Driveway Legal Description

A 66-foot wide strip of land being Part of the NW1/4 of the SW1/4 and Part of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, with the centerline being described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW1/4, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to a point known as the Point of Termination.

My name is Jeff Kjelland

My wife and I moved into the Town of Verona, 7692 Riverside Rd from the City of Fitchburg to get out in the country and start a family. We love our location; country feel and close to everything.

We fell in love with the Sugar River Airport almost immediately upon moving into the neighborhood. The entire atmosphere over there that Tom has created is awesome. The collection of artifacts, the airport, the views of Verona and the surrounding areas. The community gatherings that are held there for church services, picnics, flying, etc. have been a great way to hang out with our children in a very cool place that has been created. It has turned me into a person who now loves aviation.

When I heard that the airport was sold to a person with as much love as Tom has, I was very pleased. I'm glad Matt & his wife are going to keep the look and feel of the airport alive for days to come and improve any areas that he feels need improvement to make things even better for the future.

Thank you,

Jeff Kjelland

Sarah Gaskell

From: Jeff Himsel <jlhimsel@tds.net>
Sent: Wednesday, April 17, 2024 9:15 AM
To: Sarah Gaskell
Subject: Matt Hofeldt

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To whom it may concern at township of Verona

Hello, I am sending this letter concerning the Hofeldt property as my family has had such deep ties to that property since the early 50s to the present. I have had the pleasure of meeting our new neighbor Matt and have talked about his plans for his property. I give my support as it sounds like great plans and will not change things as they have been.

Jeff Himsel 2080 Sugar River Rd.

To whom it may concern,

Sub: How the Sugar Ridge Airport impacted my life growing up in Verona.

My name is Cameron Lewis and I grew up in Verona right near the Sugar Ridge Airport. As a kid, I recall the airport always being a welcoming place with car shows, fly-in events and even the local church holding outdoor mass on the hilltop. It always felt very welcoming and was a great place to be around growing up.

By the time I was in high school I found myself visiting the airport more and more. Learning about all the historic pieces Tom had, watching people work on their airplanes and helping in any way I could. It made it pretty easy for me to do that with my parents house being located right in a common flight path for Sugar Ridge. Every time a plane flew over the house I wanted to run to the airport and check out what was going on.

Eventually, all that time at the Sugar Ridge Airport led me to pursue my pilots license with my first flight at 16 and was even reason for me joining the Air Force upon graduation of high school shortly after.

Now being back near home at the 115th Fighter Wing in Madison, I'm able to revisit Sugar Ridge quite regularly. Admiring all the work, history and dedication to the community that Airport provides.

I'm truly grateful to have grown up next to such an amazing place and know that it had such a positive impact on my life.

With siblings that are now 11 and 13, I see them look to the skies as planes fly over the same way I did and can only hope that the Sugar Ridge Airport will continue to grow and provide increased opportunities to learn about unique pieces of local history, aviation and take in the life lessons it provides for years to come.

Respectfully,
Cameron Lewis

From: Mike <challenger9263@gmail.com>
Sent: Monday, April 22, 2024 7:26 PM
To: Sarah Gaskell
Subject: Sugar Ridge Airport/ Sugar Ridge Flying Farm

CAUTION: This email originated from outside the organization.

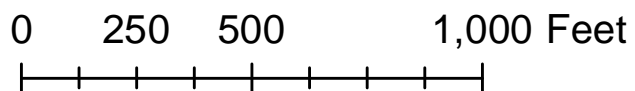
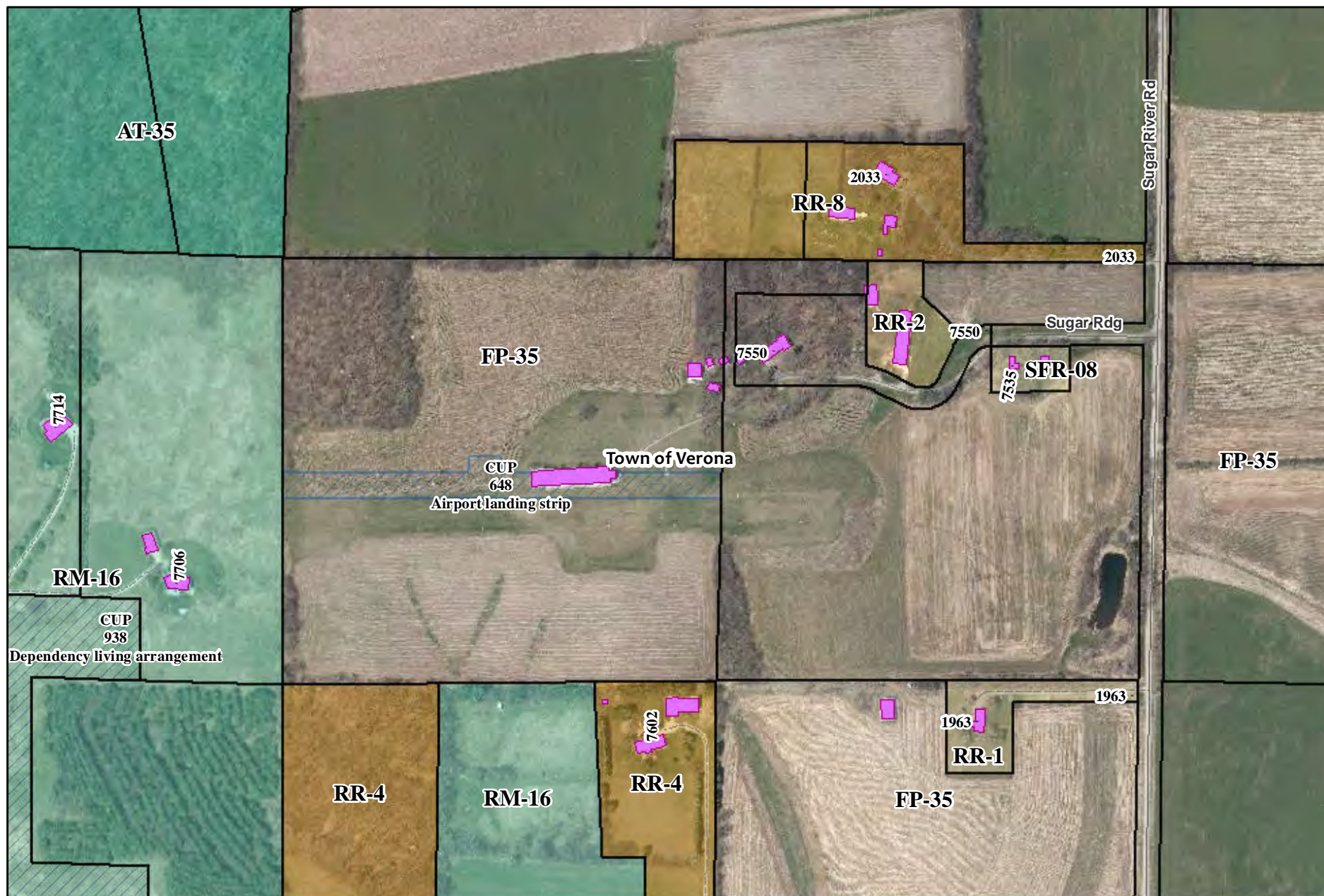
Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to ask you to consider allowing Matt & Jade to continue the legacy that Tom Kretchman has built at Sugar Ridge. As a neighbor who lives just a mile south I feel they would continue the "grass roots" aviation atmosphere there. I learned to fly there which started with helping out at the annual Sunrise Mass and then the Fly In. That was enough for Tom to help me get my pilots license and get an airplane.

I believe Matt & Jade will continue the traditions of Sugar Ridge as they move their family there and begin a new era for the community. Thank you for considering this as the transition occurs between my good friends Tom Kretchman and the Hoefelt's.

Feel free to reach out to me with questions or concerns, my cell is 608-235-2158.

Mike Zimmerman Sent from my iPad



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0 250 500 1,000 Feet
Neighborhood Map
Hofeldt Property Airport CUP