


REVISED 4/23/2021 Staff Report  Zoning and Land Regulation Committee	Public Hearing: April 27, 2021	CUP 02517
	Zoning Amendment Requested: TO CUP: PRIVATE AIRSTRIP	Town/Section: PRIMROSE, Section 2
	Size: 1.65 acres Reason for the request: Create a private airstrip.	Applicant: GREGORY STAMN Address: 1593 SPRING ROSE ROAD



DESCRIPTION: Landowner seeks a conditional use permit for a private airstrip.

OBSERVATIONS/ FACTUAL INFORMATION: The county zoning ordinance requires all airstrips to comply with WISDOT Bureau of Aeronautics standards for takeoff and landing clear space, setbacks and other requirements. On April 15, 2021, The Wisconsin Department of Transportation Bureau of Aeronautics issued a Certificate of Airport Site Approval for the proposed landing strip. WISDOT and FAA conditions are incorporated into the recommended staff conditions of approval.

TOWN PLAN: The property is within a Farmland Preservation Area in the *Town of Primrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. While neither plan makes specific mention of airstrips, all conditional uses must meet standards to minimize impacts to agricultural uses.

RESOURCE PROTECTION: There are no mapped resource protection corridors within the proposed CUP area. Mount Vernon Creek, and associated wetlands and floodplain, lie within 275 feet of the western edge of the airstrip. Further to the west, approximately 1,300 feet away, lies the Wisconsin DNR's Mount Vernon Creek Public Fishery Area, a popular trout fishing destination.

STAFF: See Page 2 for recommended conditions of approval.

TOWN: No town action received as of April 23, 2021.

Questions? Contact Brian Standing at standing@countyofdane.com

Recommended Conditions of Approval

1. The airstrip is for the private use of Trever Otto and occasional guests only. No commercial operations permitted.
2. 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.
3. The number of total monthly operations is capped at 20.
4. Runway surfacing must be grass.
5. Airstrip operation hours are limited to between sunrise and sunset.
6. No lighting is permitted.
7. Aerial approaches to all runways shall clear all public roads, highways, railroads, waterways, and other traverse ways in accordance with Wis. Stat. § 114.134.
8. 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.
9. 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.
10. Airport operation must comply with all requirements of Wisconsin Department of Transportation Bureau of Aeronautics Certificate of Airport Site Approval 2021-WIBOA-1762-AS.
11. No structures, pavement or improvements, except for those specifically required under FAA and WISDOT orders described above, are permitted.
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