



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Plan Commission	<b>Date:</b> 12/12/2018
<b>Common Council Item Number:</b> PC18-0129	<b>Date:</b> 12/12/2018
<b>Submitted By:</b> Maria Pandazi, City Planner	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Rich Abbott, Finance Director RA	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> <b>Spring City Jet Center, 2525 Airport Road – Airport Hangar Review</b>	

**Details:** the applicant is seeking Airport Hangar Review approval for their plans to build a new hangar at 2525 Airport Rd. in the Waukesha Count Airport. 2525 Airport Rd. is located adjacent to the airport's runway number 36, to the south of the airport's main buildings. It will connect to a recently expanded section of tarmac.

The applicant plans to complete the project in two phases. The first phase will include the hangar, as well as the parking lot extension. The hangar will have an area of roughly 12,000 square feet. The hangar door will stretch along the entire east wall, with an extended sheltered space to hold the door sections when it is open. The hangar's other exterior walls will be covered with white AVP metal siding with grey trim, and with clerestory windows on the north and south sides. The parking lot will include seven regular and one handicap spaces for phase 1, and sixteen regular and two handicap spaces for phase 2. The applicant plans to reconfigure the airport's exterior fence, which currently runs through the location of the new parking lot. The new fence will be located so that it is bisected by the new hangar building, and will include a new gate between the new building and the existing building to the north. This gate will both allow emergency vehicle access and will allow passengers to drive directly onto the tarmac.

The second phase will include the offices and the fuel farm. The offices will be connected to the north side of the hangar building. They will have an area of roughly 6,000 square feet and will include space for mechanical equipment storage, flight planning, and passenger reception, as well as a large lounge area facing the runway. The lounge area will have floor to ceiling windows, and smaller windows will be spaced at regular intervals throughout the rest of the office space. The rest of the exterior will be a similar material to the main hangar building.

The fuel farm will allow Spring City to both fuel its own planes and sell fuel to other users of the airport. It will be located along the south side of the tarmac extension, away from the hangar buildings. It will include two above ground tanks, as well as mechanical cabinets to control filtration, meters, etc. It will be surrounded by bollards to prevent either vehicles or airplanes from getting too close to it.

The airport does not allow landscaping because landscaping could attract birds, which would be potentially hazardous to airplanes.



**Options & Alternatives:**

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**Financial Remarks:**

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**Staff Recommendation:**

Staff recommends approval of Airport Hangar Review for the Spring City Jet Center hangar at 2525 Airport Rd. with the following conditions:

- All Engineering Department, Water Utility, and Fire Department comments will be addressed.
- If Phase 2 is not complete within two years, or if any substantial changes are made to it, the applicant will need to re-submit plans for Plan Commission approval.