

CITY OF HARTFORD **MUNICIPAL AIRPORT**

(Approved by Common Council on March 14, 2006)

COVENANTS, CONDITIONS AND RESTRICTIONS **FOR HANGAR DEVELOPMENT AT** **HARTFORD MUNICIPAL AIRPORT**

The City of Hartford has recently developed a new hangar area north of Runway 11/29 and west of Runway 18/36 at the Hartford Municipal Airport. The City will impose a common plan of covenants and restrictions for this new hangar development area. The attached North Hangar Lot Layout Plan shows the layout of the Airport improvements completed as a result of the 2004 land acquisition, taxiway and hangar area development completed with a grant awarded by the State as Project No. AIP 3-55-0026-03.

REQUIREMENTS

1. **Hangar Sizes:** The first row of hangar lots, Numbers 71 through 75, located on the east side of Taxilane “*Bravo*”, farthest east in the newly developed area, will be restricted to building a hangar at the maximum size of 80 feet wide by 80 feet deep with a minimum size of 70 feet wide by 70 feet deep. The next row of hangar lots, Numbers 76 through 82, will be restricted to building a hangar at the maximum size of 60 feet wide by 60 feet deep with a minimum size of 60 feet wide by 50 feet deep. The last two rows, Numbers 83 through 98, located along Taxilane “*Charlie*” will be restricted to building a hangar at the maximum size of 50 feet wide by 50 feet deep with a minimum size of 50 feet wide by 40 feet deep.
2. **Approvals Required:** No hangar shall be erected on any building site at the Hartford Municipal Airport until the plans and specifications for such building have been approved by the City of Hartford Building Inspection Department in accordance with the International Building Code. All building plans shall be in conformance with State, County, and City of Hartford laws and ordinances and shall conform to the current Airport Layout Plan approved for the Hartford Municipal Airport. The plans and specifications submitted for approval to the Building Inspection Department shall indicate the intent of the Lessee as to the type of building construction planned and shall include an architectural view of all four sides of the building. The submittal must bear the seal of a Professional Engineer or Architect, Registered in the State of Wisconsin, thereby certifying that the structural design of the building meets all the requirements of the current Wisconsin Commercial Building Code, International Building Code and the City of Hartford Municipal Code.
3. **Setbacks:** The City of Hartford determines setback distances for hangar construction based on FAA regulations, the Airport Layout Plan and other airport regulations that may be enacted. No part or portion of any building shall be constructed or extended into any setback

area. No building construction equipment or materials shall be staged, placed, or operated in a manner that impedes the movement of aircraft along taxilanes or taxiways.

Front Setback: (face of the building to edge of taxilane) Hangars shall have a Ten (10') foot minimum front setback on all Hangar Lots.

Rear Setback: Hangars shall have a Ten (10') foot minimum rear setback for Hangar Lots 71 to 75;
Twenty (20') foot minimum rear setback for Hangar Lots 76 to 82;
Ten (10') foot minimum rear setback for Hangar Lots 83 to 90.

Side Setback: Hangars shall have a Ten (10') foot minimum side setback on all Hangar Lots.

4. Height of Buildings: All hangar buildings shall comply with the maximum height regulations identified in the current Airport Layout Plan (These specifications are based on FAA standards for regulating airspace in the vicinity of runways.) The tallest point of a hangar, including antennas or other attachments, may not exceed the maximum structure elevation specified for a given lot.

5. Drainage: A building drainage plan shall be submitted indicating flow and contours/elevations based on the official grading plan for the North Hangar Development Area as prepared by Mead & Hunt for the City of Hartford. (Copies of the Grading Plan are available from the City's Building Inspection Department.) Drainage shall not negatively impact adjacent properties and shall flow into the airport's natural or developed drainage. The elevation of the lot shall not be changed so as to materially affect the surface elevation or grade of the surrounding lots. Drainage from roofs shall not create erosion or affect adjacent properties.

6. Erosion Control: Erosion control shall be the responsibility of the building contractor to prevent sediment transport into adjacent drainageways in accordance with the Wisconsin Construction Site Best Management Practice Handbook or the most current Wisconsin Department of Natural Resources Storm Water Management Technical Standards.

7. Apron and Pad Standards: Apron and floor pad thickness shall be indicated on submitted plans. Apron areas shall be surfaced with a minimum of 2-inch asphalt over a finished and compacted 6-inch gravel base or six (6") inch concrete. All hangar floor pads shall be of a minimum four-inch poured concrete and conform to the City of Hartford standard specifications. All aprons shall provide positive drainage to prevent ponding or standing water. **Aprons shall be paved from the face of the building to the finished elevation of the edge of the taxiway.** For purposes of this section, the apron is defined as the area that extends across the entire width of the leased parcel and from the building to the taxiway (*Building width plus 10 feet on each side of the building*).

8. Exterior Materials: The front, rear, and sides of all hangar buildings shall be faced with materials approved by the City of Hartford. The materials may include metal, decorative masonry, glass and concrete block units, or a combination thereof. The front, rear and sides of all buildings shall be of similar design and aesthetic. Roofs shall be metal. Building colors shall be approved by the City of Hartford and shall be **white, light gray or light earth tones.** Color samples shall be provided with hangar plan submittals.

9. Maintenance: All grass, trees and shrubbery must be maintained and kept in good appearance on all hangar lots by hangar owners in accordance with City of Hartford Weed and Grass Cutting and Property Maintenance policies as contained in the Hartford Municipal Code.

10. Utilities: Service extension of electric utilities to hangars shall be the financial responsibility of the Lessee. All plan submittals shall include sufficient detailed information on all utility design.

No sewer or water connections are available from the City of Hartford at this time. If a hangar Leasee wishes to install a holding tank, permits must be obtained through Washington County following state codes. If a hangar Leasee wishes to install a well, permits must be obtained from the City of Hartford Utility Department.

11. Exterior Lighting: If exterior lighting shall be located on the hangar it shall illuminate the building exterior sufficient for safety and security but shall not create disturbance of airport operations and shall not create a vision hazard to aircraft movement. Light fixtures that face a taxilane shall not exceed 0.5 footcandles at the edge of the taxilane. Plan submittal shall include any exterior lighting information.

12. Roof Pitches: Roof pitches of hangar buildings constructed on lots sized to accommodate structures of approximately 40 feet or 50 feet in depth shall have a maximum 4:12 slope (riserun). Roof pitches of hangar buildings on larger lots shall have a minimum of 2:12 slope and a maximum of 4:12 slope.

13. Doors/Open Sided Structures: All hangars shall be totally enclosed. No open sided structures shall be permitted. All hangar buildings shall be required to be constructed with doors according to state codes and which do not interfere with movement on the taxilane nor restrict access on either side of hangar buildings when opened.

14. Snowplowing: The City of Hartford Public Works Department street crews will plow snow in front of the hangar area within two feet of hangar doors. The City will not be responsible for any possible damage to hangar aprons including cracks or chipped concrete resulting from the snow removal.

15. Refuse: No storage of waste, refuse material, or equipment shall be permitted outside the hangar.

16. Hangar Leases: The City of Hartford will assign hangar lot leases in an orderly fashion starting by offering leases to individuals on the "Interested Parties" list. Each Leasee will be required to build a hangar on the assigned lot within two (2) months of Common Council approval of the Hangar Land Lease. Hangar lot leases will be assigned starting from the south lots of the development and working towards the north by giving Lessees the next site in line going to the north.

17. Land Rent: The City of Hartford will charge ten (\$.10) cents per square foot of land per year for the leased hangar lot for a period of twenty (20) years with rental rate reviews occurring every five years.

18. Occupancy: No occupancy of any hangar building shall be permitted before the building construction has been completed. No hangar shall be used as a place of residence. Hangar buildings are designed and used for aeronautical purposes providing space for aircraft storage.

19. Access: All vehicles entering/exiting the new hangar area north of Runway 11/29 shall use the **Arthur Road entrance**. No vehicles are allowed to cross Runway 11/29.

20. Variances: The City of Hartford shall consider and may grant a variance to these covenants, conditions and restrictions. Request for variance must include a full written explanation why these requirements cannot be fully met.

21. Holding Tanks. If Hangar Lessee's choose to construct a holding tank for use as a private sewage system to serve their hangar lot, Lessee shall submit an application to the Washington County Planning and Parks Department for a Sanitary Variance to construct a holding tank conforming to all applicable requirements of Ch. COMM 83, Wis. Adm. Code, relating to holding tanks as well as state and local laws. Upon approval by Washington County, a Holding Tank Agreement needs to be executed by the City and recorded in the Washington County Register of Deed's Office. Hangar Lessee's holding tank pumper must be licensed under Ch. NR 113, Wis. Adm. Code, and is required to submit a Sanitary Permit Application to the Wisconsin Department of Commerce for state approval and execute a Holding Tank Servicing Contract with Washington County. Wisconsin Adm. Code, Ch. COMM 83.43-1, requires that the holding tank be constructed at least 5 feet from the building and 2 feet from the property line.

All costs associated with the installation, use and maintenance of said holding tank shall be the responsibility of Lessee, his assigns or heirs. Lessee is to pay all charges and costs incurred by the City for inspection, pumping, hauling or otherwise servicing and maintaining the holding tank to abate any human health hazard caused by the holding tank. The holding tank is to be pumped at least every three months and have the waste delivered to the Hartford Waste Water Treatment Plant for treatment with a copy of the service contract with the City's Wastewater Utility Department.

22. Modifications. The Airport Manager, under the direction of the City Administrator, reserves the right to waive, modify or eliminate any of the minimum standards consistent with Wisconsin Bureau of Aeronautics and Federal Aviation Administration guidelines if it is deemed to be in the best interest of the Hartford Municipal Airport and shall have the authority to request enforcement of these minimum standards through the City of Hartford Police Department for any violations of the terms and conditions.