

—TOWN OF—  
**MIDDLETON**  
*Wisconsin*

October 28, 2020

[Mayor@cityofmiddleton.us](mailto:Mayor@cityofmiddleton.us)

Mayor Gurdip Brar  
City of Middleton  
7426 Hubbard Avenue  
Middleton, WI 53562

City of Middleton Common Council

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Mike Davis, City of Middleton, Administrator

Dear Mayor Brar, Common Council Members, and Mr. Davis:

This correspondence is being sent in reply to the October 14, 2020 email and memorandum from the City of Middleton Administrator, Mike Davis.

It is extremely disappointing that none of the elected representatives of the citizens of the City of Middleton are willing to speak at all on any of the matters raised in our joint meeting on 8/20/2020. It appears this entire Airport expansion is being driven by a few non-elected individuals, including City staff. However, no City staff member and none of the City's elected representatives have offered any legitimate evidence of a need for a Middleton Municipal Airport – Morey Field expansion or any indication of who would benefit and in what way from an expansion. This is especially mystifying when one looks at legitimate Polco Survey #1 of current Airport users. The survey showed that at least 84% of current users stated the current runway length was either good or excellent and 93% stated the runway did not pose constraints to their operations.

The primary reason the towns of Middleton and Springfield are very concerned with, and opposed to, any airport expansion is because of the adverse effect it will have on the property values and quality of life of our citizens and the towns' tax base. The City's new comprehensive

plan language of a Morey Airport “neighborly gateway” is just another empty marketing slogan that will do nothing to improve the existing noise, lead pollution, and safety concerns caused by current Morey Airport operations on the residential areas and schools west of the Airport. Contrary to your mistaken assertion, such town areas west of the Airport are considered to be “congested” by the Federal Aviation Administration.

There are reputable real estate studies showing that significant airport operations directly reduce surrounding residential property values by at least 5% to 14.8% depending on the level of those operations. Reportedly, current Morey Airport operations over the last four years have already reduced the marketability of houses in the Town of Middleton. This will result not only in a reduction in the Town’s tax base, but also will be a direct reduction in the net worth of our citizens who own those houses. This same tax base reduction will affect a significant number of houses and people in the City of Middleton and will also negatively impact the Middleton Cross-Plains School District.

Our citizens have the same question as that posed by the Town of Springfield in its October 23, 2020 letter to the City. Is the City of Middleton going to compensate the approximately 900 homeowners in the Town of Middleton that live within three to five miles of Morey Airport for the reduction in their property values and home marketability attributable to Airport operations? Likewise, is the City going to compensate its own citizens who live immediately to the east of the Airport and will undoubtable suffer a similar reduction in value and marketability?

### **1998 City of Middleton Common Council Resolution**


The City’s written response states it is not reasonable for anyone to rely on the City’s 1998 Resolution, which promised not to expand Morey Airport. In fact, hundreds of residents of the Town of Middleton did rely on that Resolution. Is it the position of the City’s Common Council (“Council”) that no person or municipality should rely on the word or written commitment of the City of Middleton because it is just not reasonable to believe that it will keep its word?


As an additional point, it is inappropriate to confuse or interchange the words “improvements” and “expansion”. The 1998 Resolution did contemplate improvements, but specifically restricted the east/west runway to 4,000 feet, and rejected establishing a cross-wind north/south runway.

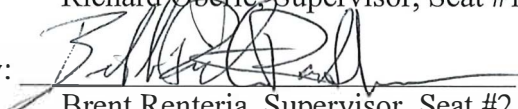
The City’s denial of any town representation on the Airport Commission is particularly undemocratic and indicative of a callous disregard for the quality of life of the residents of adjacent communities. It is absurd that the Chair of the Airport Commission is an elected official, not in the City of Middleton or the adjoining towns, but of a town more than 16 miles from the City of Middleton where he experiences no impact from the Airport. Yet, the towns of Middleton and Springfield, which do experience the majority of daily impacts from Morey Airport operations, have no voice on the Airport Commission.

An additional item which the Mayor and Council should understand, the Town of Middleton and the City do not have a statutory Cooperative Boundary Agreement pursuant to Wis. Stats. §66.0307.

Sincerely,

By:   
Cynthia Richson, Chair

By:   
Richard Oberle, Supervisor, Seat #1

By:   
Brent Renteria, Supervisor, Seat #2

By:   
Denise Schmidt, Supervisor, Seat #3

By:   
Tom Stemrich, Supervisor, Seat #4

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