

# RESULTS OF THE MIDDLETON AIRPORT EXPANSION COMMUNITY SURVEY

June 3, 2019

## **Introduction**

The City of Middleton has engaged the services of the engineering firm Mead & Hunt to prepare a new master plan for the Middleton Municipal Airport Morey Field (henceforth referred to as MMAMF) to submit to the FAA for the purposes of being in compliance with federal regulations and for planning for growth and development. While the analysis of the current status of the airport and of future plans has been comprehensive from the point-of-view of airport users and local officials, it has not adequately investigated the needs and wants of citizens and other factors, such as environmental concerns and economic impacts of an expansion on neighboring communities, especially to the west of MMAMF.

In May 2018, the City of Middleton distributed a poll to airport users regarding their wishes for an expanded MMAMF facility; however, that survey almost entirely excluded the broader community if they did not also identify as airport users. To fill that gap, I designed this community survey to gather input specifically from residents who live within a four-mile radius of MMAMF and who have been largely left out of the City's data collection in the process that has been underway for a year now of evaluating the feasibility of an airport expansion.

The four-mile radius criterion was not arbitrarily selected, but rather was taken from a 2006 study of property values in an up-to-four-mile radius around the Greensboro/High Point/Winston Salem, North Carolina airport following an announced expansion (Jud, 2006). This study showed a decline in property values of between 5.7% and 9.2% within a four-mile radius of that facility following the announcement of the intention to expand. As property values are of great concern near MMAMF, this radius served as a logical basis criterion to use for analysis in this study.

As a further note on diminution of home values, per Bell (2001) in his article for the trade publication *The Appraisal Journal*, states, "... detached single-family homes under or nearby a final or down-wind flight corridor will suffer a measurable diminution in value. Various studies indicate that there is a correlation between noise levels, as measured by noise contours, and the diminution in value suffered. Further, according to the studies completed for the FAA, detached housing tends to be impacted more than semidetached or terraced housing. The data suggests that more expensive homes tend to be impacted more than less expensive homes. Rural areas tend to be impacted more than suburban areas, which in turn tend to be impacted more than urban areas" (p. 320-321).

A 2003 study of a runway expansion at Portland Hillsboro airport in Oregon, found that while prices in the area held steady following the project, the pool of buyers willing to purchase a home near a general aviation airport (such as MMAMF) is much smaller than in other areas because, “the impact of noise from practically all studied airports on residential properties was universally negative” (Muldoon, p. 53). In 2004, Nelson wrote that a \$200,000 home would sell for 10%-12% less with an increase of just 20 decibels in aircraft noise.

A search for studies that support airport expansion as a benefit to the surrounding population yielded no results. There seems to be no research that shows any benefit to the citizenry near an airport of any size following expanded operations—no increase in real estate values, no public health benefit, no quality of life benefits. Research only seems to show that more traffic and noise from an airport harms nearby residents and their interests. It would seem that homeowners are certainly within their rights to be concerned about their property values and all of the negative consequences that follow from such an expansion. It is with these findings in mind that the present survey was undertaken to examine residents’ opinions about this project.

### **Materials and Methods**

The link to the survey was distributed via Nextdoor, through email, and through a hardcopy handout at the public forum at Kromrey Middle School on May 9, 2019. An effort was made to ensure that all parties in the target area, for or against the expansion, were able to participate in the survey and make their voices heard. Data analysis was done through the automated reports processes available through Survey Monkey, the data collection tool.

A total of 350 responses were collected. The attached report represents an analysis of data sorted from Question 5: “As the crow flies, approximately how far from the airport is your home?” which yielded 290 respondents who indicated that they reside within a four-mile radius of the airport. Sixty responses were deemed to be outliers because they specified that they lived beyond a four-mile radius of MMAMF and were, therefore, not analyzed. Responses from the following locations (as entered by the respondents in the “Other” field of Question 1: “To which municipality are the property taxes paid for the home you live in?” and representing an exhaustive list) were excluded: Village of Dane, Fitchburg, Green County, Hubertus, Lake Mills, Mt. Horeb, Montrose, Stoughton, Sun Prairie, Vienna, Waunakee, and Westport.

Note that while their responses were not included in the statistical analyses (the charts and graphs), many excluded respondents specifically requested that their comments be published

publicly. Accordingly, all additional responses can be found on the last page of this report in Appendix A.

## **Results and Discussion**

The majority of responses came from individuals in the City of Middleton, Town of Middleton, and Town of Springfield, with over 60% having children in local schools. Residents of these areas indicate an overwhelming lack of support for an expanded MMAMF based on many factors as discussed here.

Residents have serious concerns for many issues, most notably, reduced property values, increased noise and traffic, and environmental impacts. Over 53% said that they notice five or more planes over their homes daily and nearly 20% said that they find that traffic disruptive to distressing. Between 21% and 53% of responses indicated that the current level of plane traffic and noise impacts their lives negatively in various ways ranging from loss of sleep and loss of work productivity to loss of peace of mind.

Regarding property value, over 43% of respondents indicated that they would consider selling their homes if there were to be an expansion where only 8% said they had considered it in the past. Nearly 40% of people said that they are concerned about a corresponding loss of tax revenue to the Middleton-Cross Plains Area School District (MCPASD).

Regarding next steps, 95% of residents said that the local government should listen to the wishes of the citizenry where this project is concerned, with 78% asking for a referendum before any expansion is undertaken, 75% saying they would vote against the expansion, and 74% saying they would vote for candidates who oppose expansion in future elections.

One common theme arose from the comments section on the last page of the survey: residents for the most part do not mind the airport in its current state. Most people understood that MMAMF was there when they purchased their homes, find the current level of activity to be acceptable, if sometimes a bit much or noisy, and are willing to live with what they are currently experiencing. However, those same respondents said that they are not willing to accept an increased level of noise, risk, or activity.

## **Conclusion**

Clearly residents are demanding to be heard and responded to on this issue. Citizens have very real concerns about their property investments, safety and health, and the ability to continue living the lifestyle to which they are accustomed in this currently peaceful, rural community. It is clear that

residents who are currently displeased with the level of noise and traffic are unwilling to sign up for more of the same.

There was a pattern in the data that is not visually shown in the attached diagrams that is worth mentioning. While there are certainly some supporters of an expansion inside the four-mile radius studied, there was a large contingent of expansion supporters outside of the immediate geographic area (identified as from the list of locations mentioned in the materials and methods section). The majority of those respondents indicated (Question 7) that they are pilots and that they support an airport expansion for their own personal benefit (i.e. to have a place to store their own plane) with no comment whatsoever about the negative impacts on this community. In other words, a large amount of support for this expansion is coming from those who would wish to exploit this community for their own personal purposes while suffering none of the negative consequences on their own properties or in their lives. On the other hand, the majority of opposition to this project is coming from community members who value what Middleton, The Good Neighbor City, stands for, who wish to protect the investments already made here, and who wish to guard against the degradation of our community by external forces.

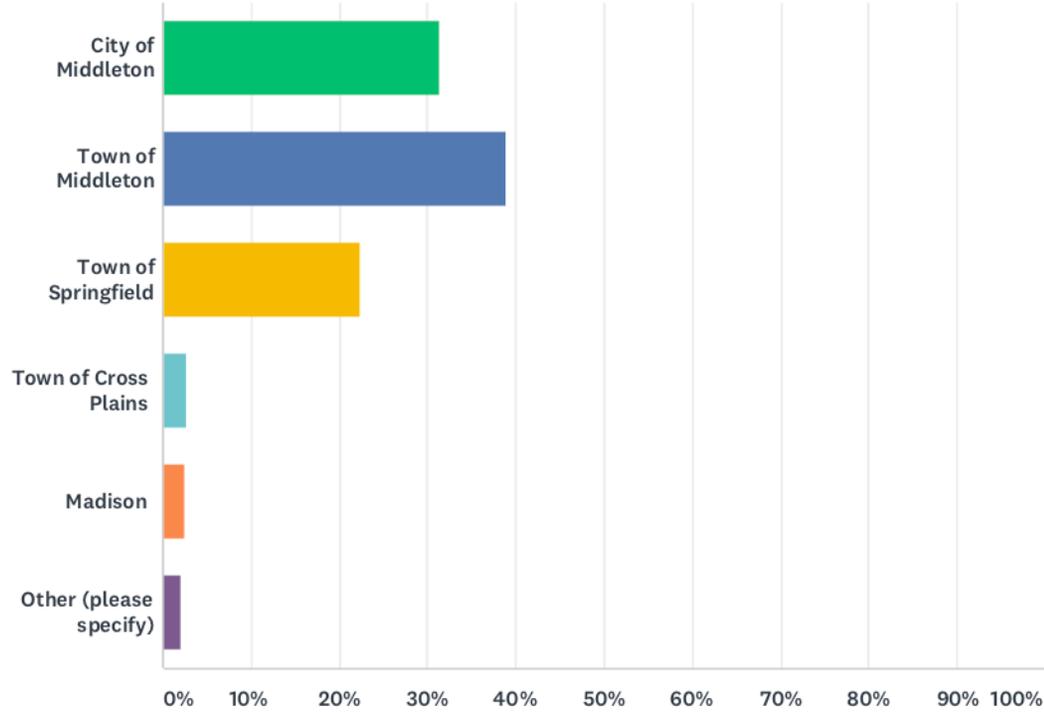
The attached charts and diagrams are incredibly data-rich and I encourage anyone with an interest in the possible expansion of MMAMF to carefully examine that data for him or herself and to draw conclusions independently. There is much more to discover than what is briefly mentioned here. The commentary from both supporters and detractors may be of particular interest. Thank you to all of the members of our community who took the time to respond to this survey with their sincere and honest thoughts.

## **References**

- Bell, R. (2001). The Impact of Airport Noise on Residential Real Estate. *The Appraisal Journal*, 312-321.
- Jud, G. D. and D. T. Winkler. —The Announcement Effect of an Airport Expansion on Housing Prices, *Journal of Real Estate Finance and Economics*, vol. 33, no. 2, 2006, pp. 91-103.
- Muldoon, D. (2003). The Impact of Airport Noise on Residential Property Values: A Case Study of the Portland-Hillsboro Airport.
- Nelson, Jon P. (2004). Meta-Analysis of Airport Noise and Hedonic Property Values: Problems and Prospects. *Journal of Transport Economics and Policy* Vol. 38, No. 1 (Jan., 2004), pp. 1-27.

### Q1 To which municipality are the property taxes paid for the home you live in?

Answered: 290 Skipped: 0



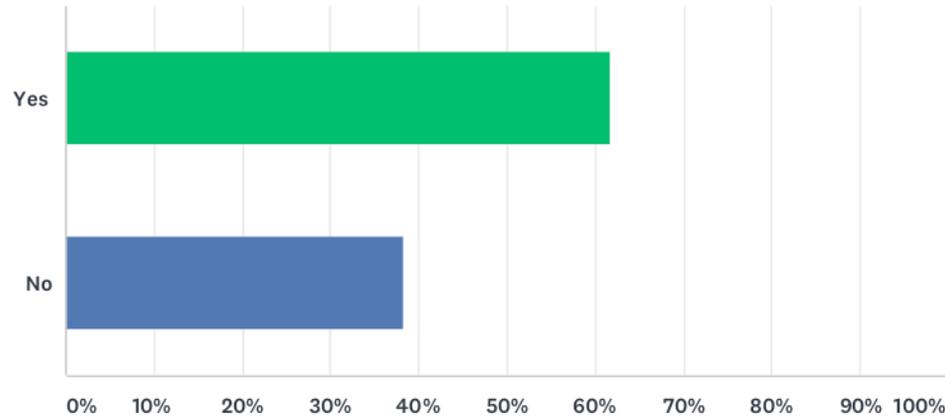
ANSWER CHOICES	RESPONSES	
City of Middleton	31.38%	91
Town of Middleton	38.97%	113
Town of Springfield	22.41%	65
Town of Cross Plains	2.76%	8
Madison	2.41%	7
Other (please specify)	2.07%	6
<b>TOTAL</b>		<b>290</b>

## Middleton Airport Expansion Community Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Westport	5/12/2019 11:03 AM
2	Fitchburg	5/12/2019 7:28 AM
3	Village of Cross plains north side	5/11/2019 3:52 PM
4	Town of berry	5/11/2019 7:36 AM
5	Town of Berry	5/10/2019 9:08 AM
6	Town of Berry, with Middleton address	5/9/2019 1:35 PM

Q2 Do you currently have or have you ever had children attending Northside Elementary, Sunset Ridge Elementary, Glacier Creek Middle School, Madison Community Montessori School, or Primrose School of Middleton?

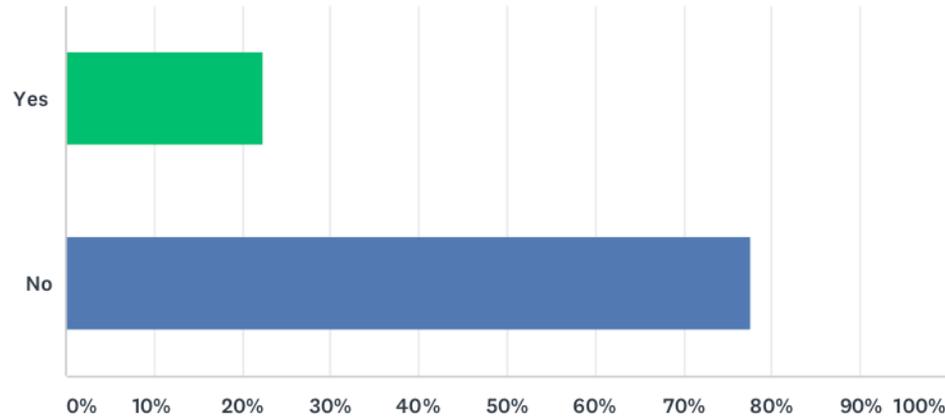
Answered: 290 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	61.72% 179
No	38.28% 111
TOTAL	290

Q3 Do you currently or have you ever used the services of the Middleton Municipal Airport (i.e. as an employee, pilot, service provider, or a passenger of a plane)?

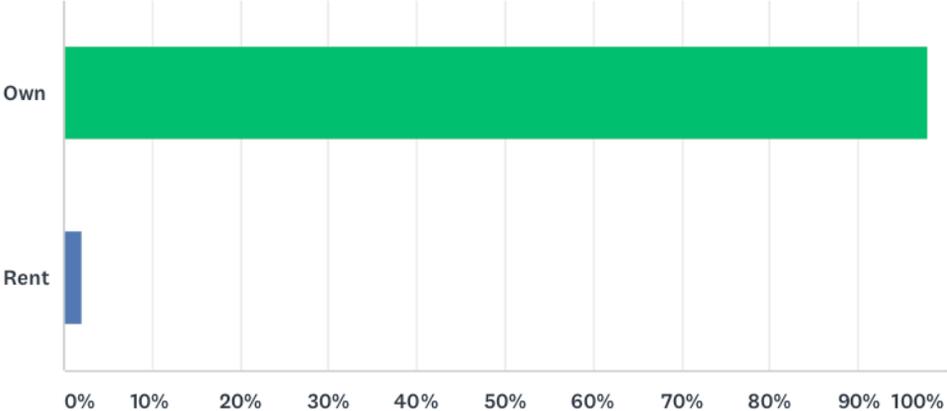
Answered: 290 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	22.41%	65
No	77.59%	225
TOTAL		290

### Q4 Do you own or rent your home?

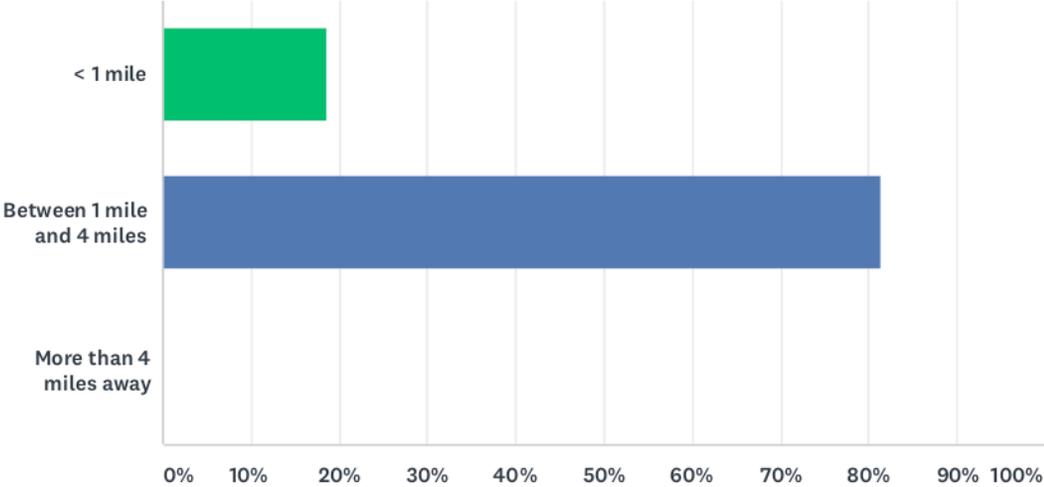
Answered: 290 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	97.93%	284
Rent	2.07%	6
TOTAL		290

### Q5 As the crow flies, approximately how far from the airport is your home?

Answered: 290 Skipped: 0

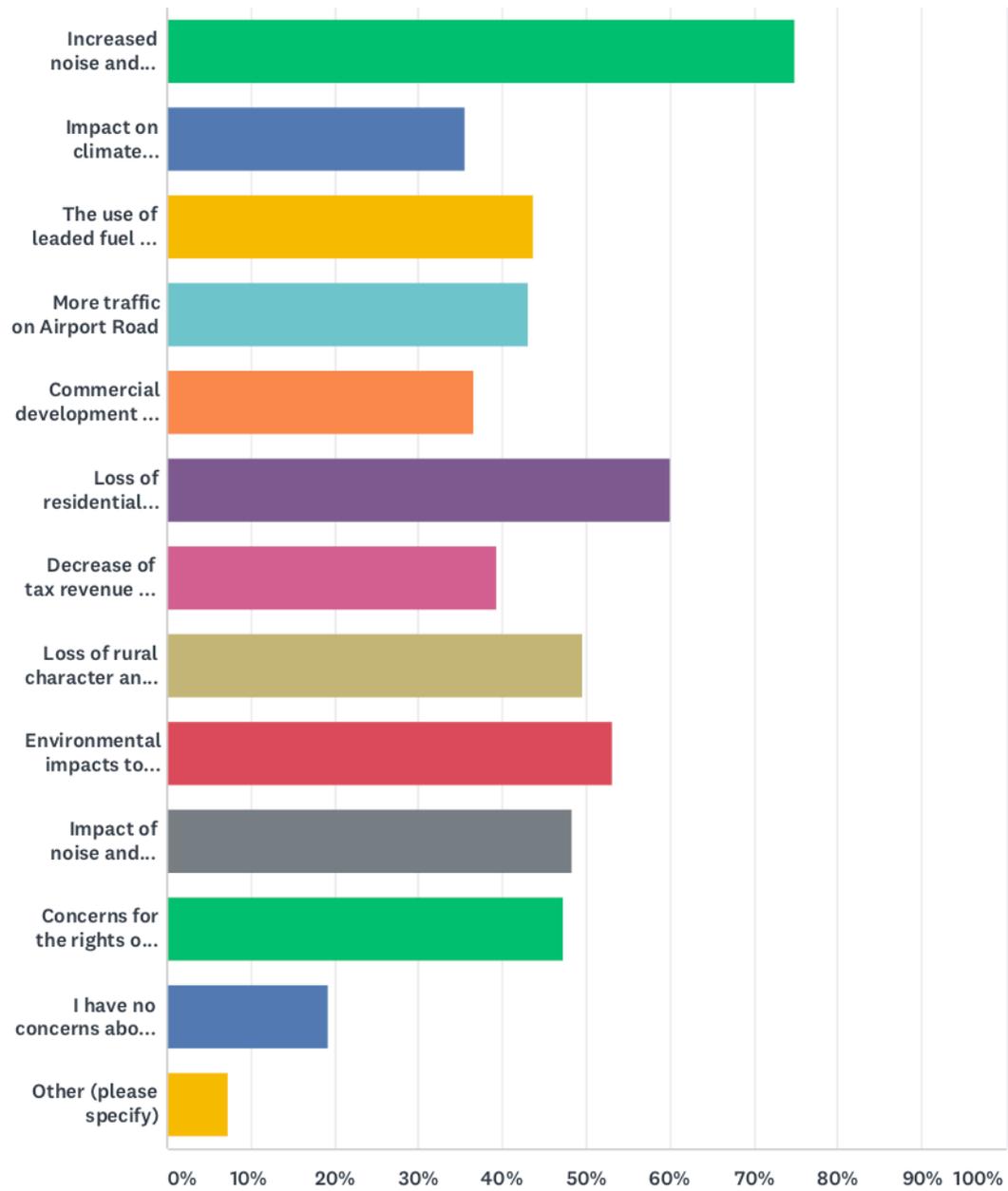


ANSWER CHOICES	RESPONSES	
< 1 mile	18.62%	54
Between 1 mile and 4 miles	81.38%	236
More than 4 miles away	0.00%	0
TOTAL		290

**Q6 Please indicate which of the following issues would concern you the most about an airport expansion (check all that apply):**

Answered: 290 Skipped: 0

### Middleton Airport Expansion Community Survey



ANSWER CHOICES

RESPONSES

## Middleton Airport Expansion Community Survey

Increased noise and frequency of flights.	74.83%	217
Impact on climate change/emissions	35.52%	103
The use of leaded fuel and groundwater contamination near my home	43.79%	127
More traffic on Airport Road	43.10%	125
Commercial development of the Airport Road corridor	36.55%	106
Loss of residential property value	60.00%	174
Decrease of tax revenue to Middleton-Cross Plains Area School District due to decreased residential property values	39.31%	114
Loss of rural character and charm of the area	49.66%	144
Environmental impacts to surrounding wetlands and conservancy lands	53.10%	154
Impact of noise and safety risk to the schools near the airport	48.28%	140
Concerns for the rights of property owners adjacent to the airport	47.24%	137
I have no concerns about an expansion.	19.31%	56
Other (please specify)	7.24%	21
Total Respondents: 290		

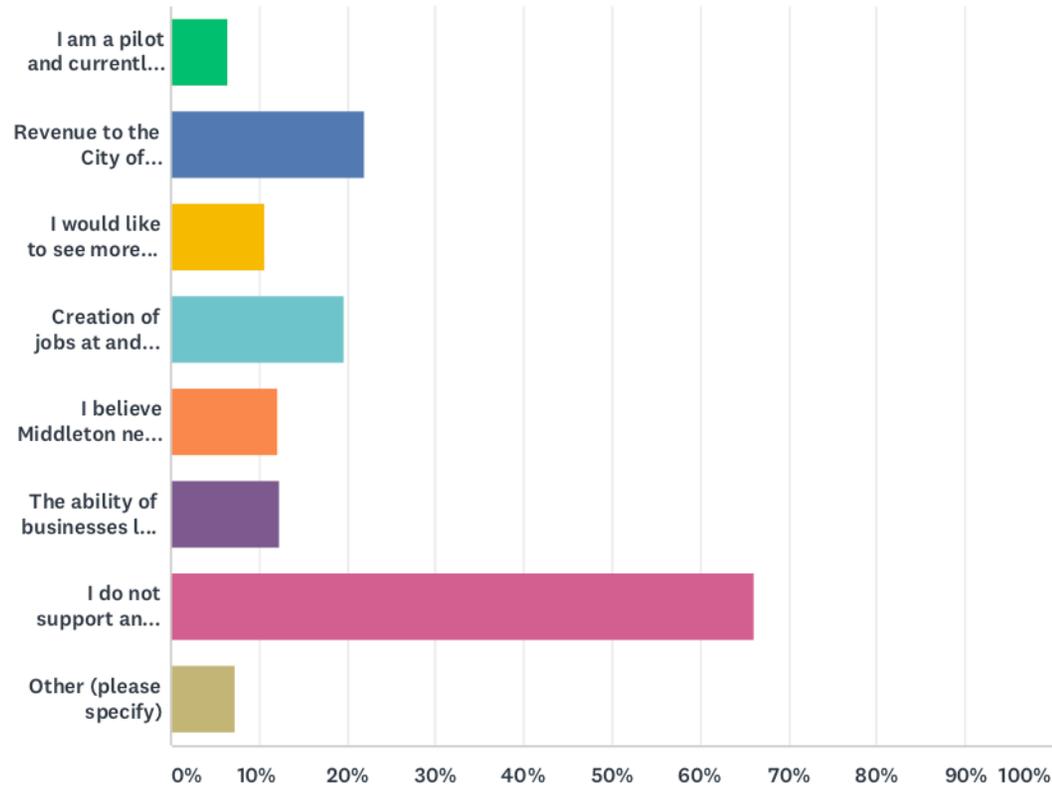
#	OTHER (PLEASE SPECIFY)	DATE
1	While I support expansion, I don't support much larger aircraft use in this facility	5/15/2019 9:00 AM
2	% Private vs commercial use of airport. 90% should be private.	5/12/2019 10:17 AM
3	Increased risk of accidents with increased air traffic.	5/11/2019 7:56 AM
4	airplane crashes affecting homes	5/11/2019 7:39 AM
5	I favor expansion.	5/11/2019 12:44 AM
6	who is paying for the expansion and how does it fit with Middleton trying to go green?	5/10/2019 3:08 PM
7	Loss of economic benefits the airport offers if we do not keep the Middleton up to date and viable	5/10/2019 3:02 PM
8	of course all of the above. Some more than others.	5/10/2019 2:49 PM
9	Airport expansion will only benefit a small segment of the population, but will effect all.	5/10/2019 2:19 PM
10	Loss of turf runway and other aspects of the airport that serve and promote entry level aviation activities.	5/10/2019 1:50 PM
11	That any development happens in a well-thought-out manner that makes the airport a sustainably positive resource for the community for a long time to come, rather than being only focused towards meeting short-term needs.	5/10/2019 12:16 PM

## Middleton Airport Expansion Community Survey

12	Increased expansion at Morey, will allow for a greater balance with Madison's air traffic and a safer operation and both airports	5/10/2019 11:36 AM
13	The taking of land and the removal of long time families through eminent for airport expansion. domain ugh eminent domain for airport expansion	5/10/2019 10:45 AM
14	Increasing over flying plains	5/10/2019 9:08 AM
15	Increased opportunity for airplane accidents on and especially near the airport.	5/10/2019 8:39 AM
16	Safety . To small of area for expansion. Ruin beauty of area.	5/9/2019 7:57 PM
17	Effects on the Ed Tallard Nature Conservancy - will the trails still be hikeable? Will the wildlife be affected?	5/9/2019 4:45 PM
18	I do not want commercial planes (aka Fedex, UPS)	5/9/2019 3:36 PM
19	Possible accidents (crashes)	5/9/2019 3:09 PM
20	Costs for airport fire services and air traffic controllers	5/9/2019 2:06 PM
21	Pilots currently don't follow the rules - with no consequences.	5/9/2019 1:34 PM

Q7 Please indicate the reasons why you would support an airport expansion (check any and all that apply):

Answered: 290 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a pilot and currently do or would like to use Morey Airport for my hobby and/or business.	6.55%	19
Revenue to the City of Middleton from more hangars and more businesses using the airport.	22.07%	64
I would like to see more businesses on Airport Road for my personal use.	10.69%	31
Creation of jobs at and around the airport.	19.66%	57

## Middleton Airport Expansion Community Survey

I believe Middleton needs more growth in general.	12.07%	35
The ability of businesses like Epic, UPS, FedEx, and Amazon to use the airport is important to me.	12.41%	36
I do not support an airport expansion.	66.21%	192
Other (please specify)	7.24%	21
Total Respondents: 290		

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't know whether an expansion is warranted—isn't that what a master plan will help determine?	5/12/2019 8:17 AM
2	Expanding development may warrant it. Need more info.	5/11/2019 3:41 PM
3	A well functioning airport makes a city more attractive to more businesses and provides travel options.	5/11/2019 12:44 AM
4	I support improvements, but not expansion, not more larger planes (BII), not more noise pollution, not less storm water storage	5/10/2019 4:59 PM
5	I need to know more.	5/10/2019 3:08 PM
6	Aids economic development/good fit for business park	5/10/2019 3:08 PM
7	a modest expansion might be ok, but not so that larger places could land there	5/10/2019 2:50 PM
8	I don't believe expanding the airport will have any significant economic value except for a very few. I think Middleton has done just fine economically with their extensive use of TIFS	5/10/2019 2:49 PM
9	Safety upgrades for existing users	5/10/2019 2:42 PM
10	I think more air traffic reduces the quality of the neighborhoods. Only ghettos surround airports, and Middleton needs to consider whether they truly want to become a city full of apartment dwellings and low value property next to a busier airport. Growth (ie city growth) is not always in the right direction...and can move you towards an eventual slum.	5/10/2019 2:19 PM
11	I would specifically like to see physical plant improvements that would increase and facilitate community, and especially youth oriented, activities at the airport. More meeting space, more lobby space, a restaurant.	5/10/2019 1:50 PM
12	Please note that my answer for "the ability of businesses" was primarily because of the mention of Epic, which is a major driver of economic growth in our community. I think it is unlikely that the airport would become a hub for cargo operations by the other parties mentioned, as it is too close to the Madison airport for separate flights to be viable and does not offer any major advantages that might lead to a wholesale switch for any of those operators.	5/10/2019 12:16 PM
13	Dane County airport can be used!!	5/10/2019 11:58 AM
14	Reliever for Madison traffic in bad weather and safer to use with more viable airport options.	5/10/2019 11:36 AM
15	Not clear on how an expansion would be of benefit to me	5/9/2019 5:05 PM
16	No strong opinion for or against at this time.	5/9/2019 3:52 PM
17	I support more hangars. No commercial planes.	5/9/2019 3:36 PM
18	nbv,jhvjhgliug;i.vnm	5/9/2019 3:07 PM

## Middleton Airport Expansion Community Survey

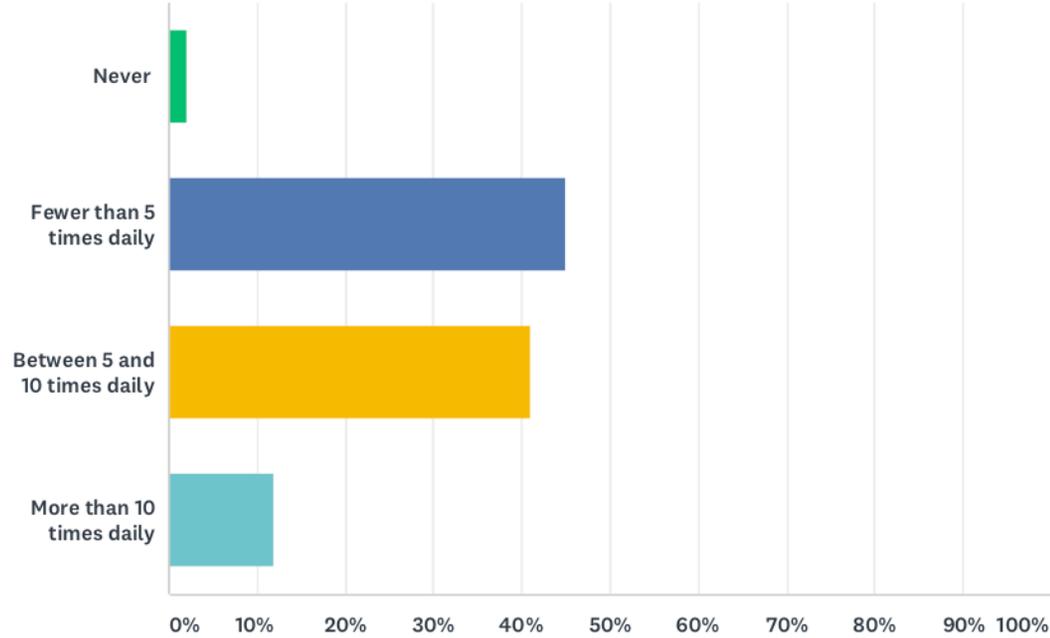
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19	I would potentially support the addition of hangers for recreational pilots and and the growth of the flight school. I would not support any increase in runway length or night time operations.	5/9/2019 2:06 PM
20	not sure of possible benefits	5/9/2019 1:41 PM
21	Am guessing expansion only benefits themselves and are being selfish.They probalby don't live close by to relaize the ramifications - again selfish.	5/9/2019 1:34 PM

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### Q8 Approximately how many times per day do you notice aircraft flying near your home?

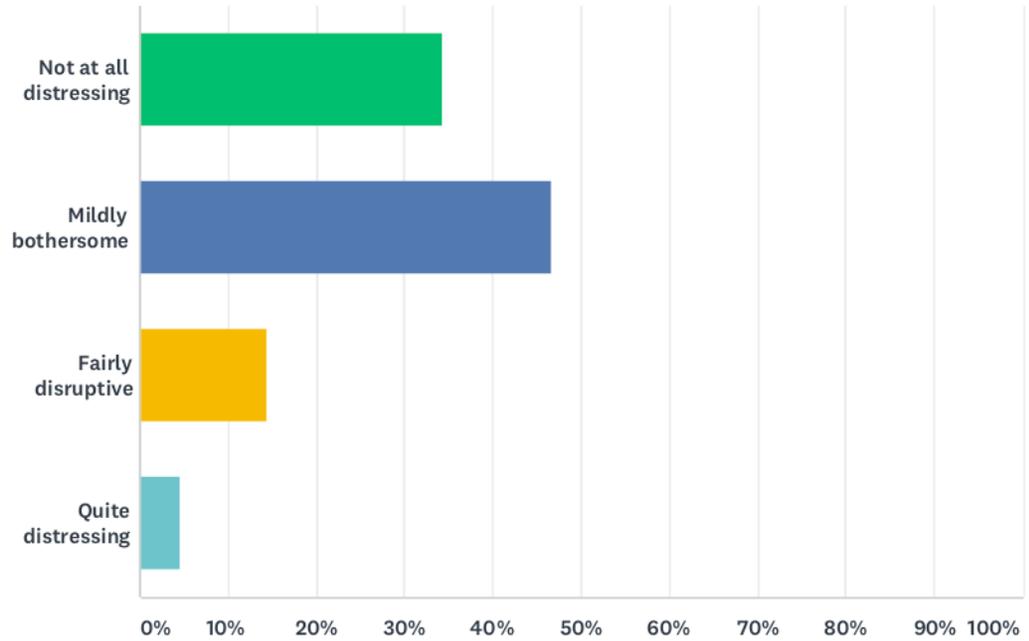
Answered: 283 Skipped: 7



ANSWER CHOICES	RESPONSES
Never	2.12% 6
Fewer than 5 times daily	44.88% 127
Between 5 and 10 times daily	40.99% 116
More than 10 times daily	12.01% 34
<b>TOTAL</b>	<b>283</b>

### Q9 How would you rate how you feel when you notice aircraft near your home?

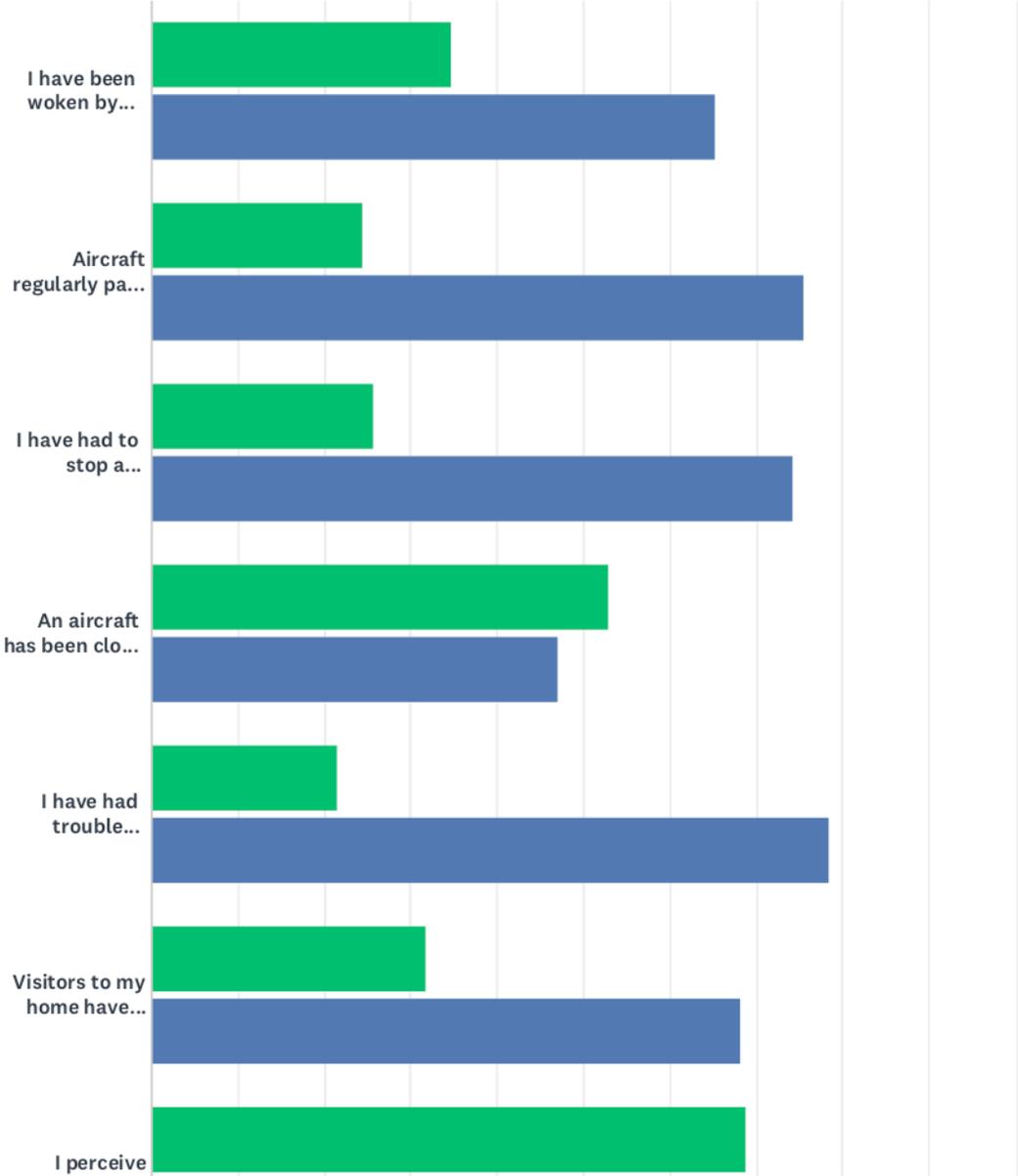
Answered: 283 Skipped: 7



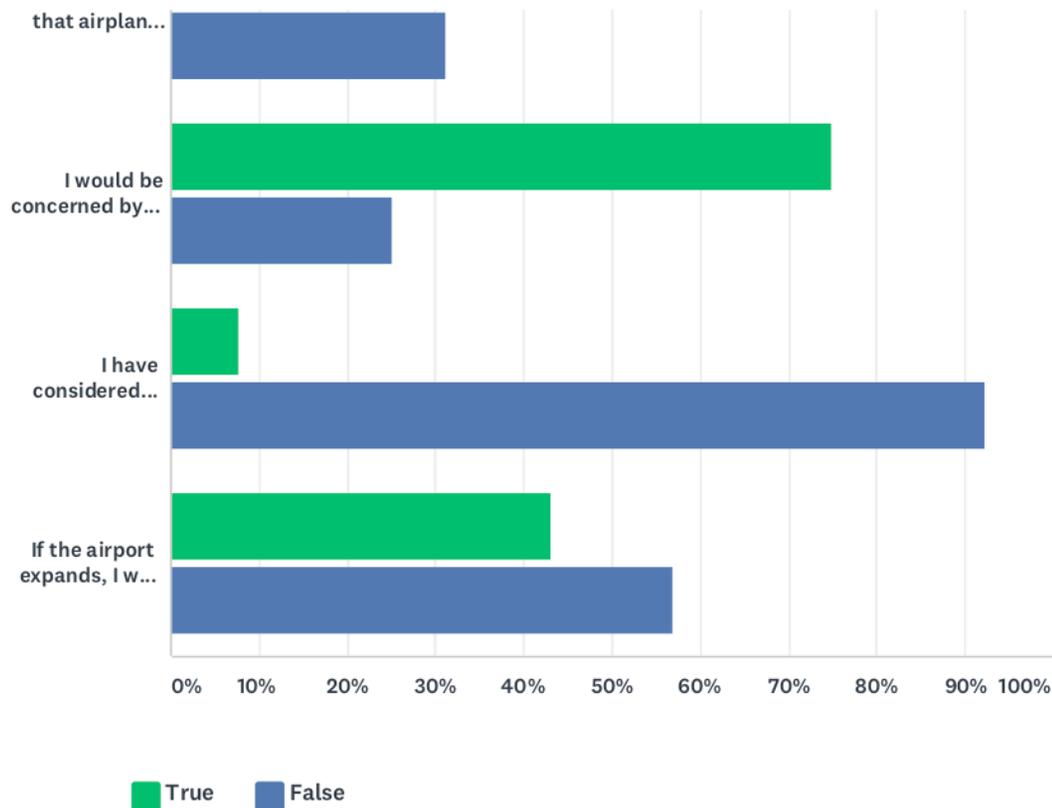
ANSWER CHOICES	RESPONSES	
Not at all distressing	34.28%	97
Mildly bothersome	46.64%	132
Fairly disruptive	14.49%	41
Quite distressing	4.59%	13
<b>TOTAL</b>		<b>283</b>

Q10 Please indicate true or false for the following statements:

Answered: 283 Skipped: 7



### Middleton Airport Expansion Community Survey



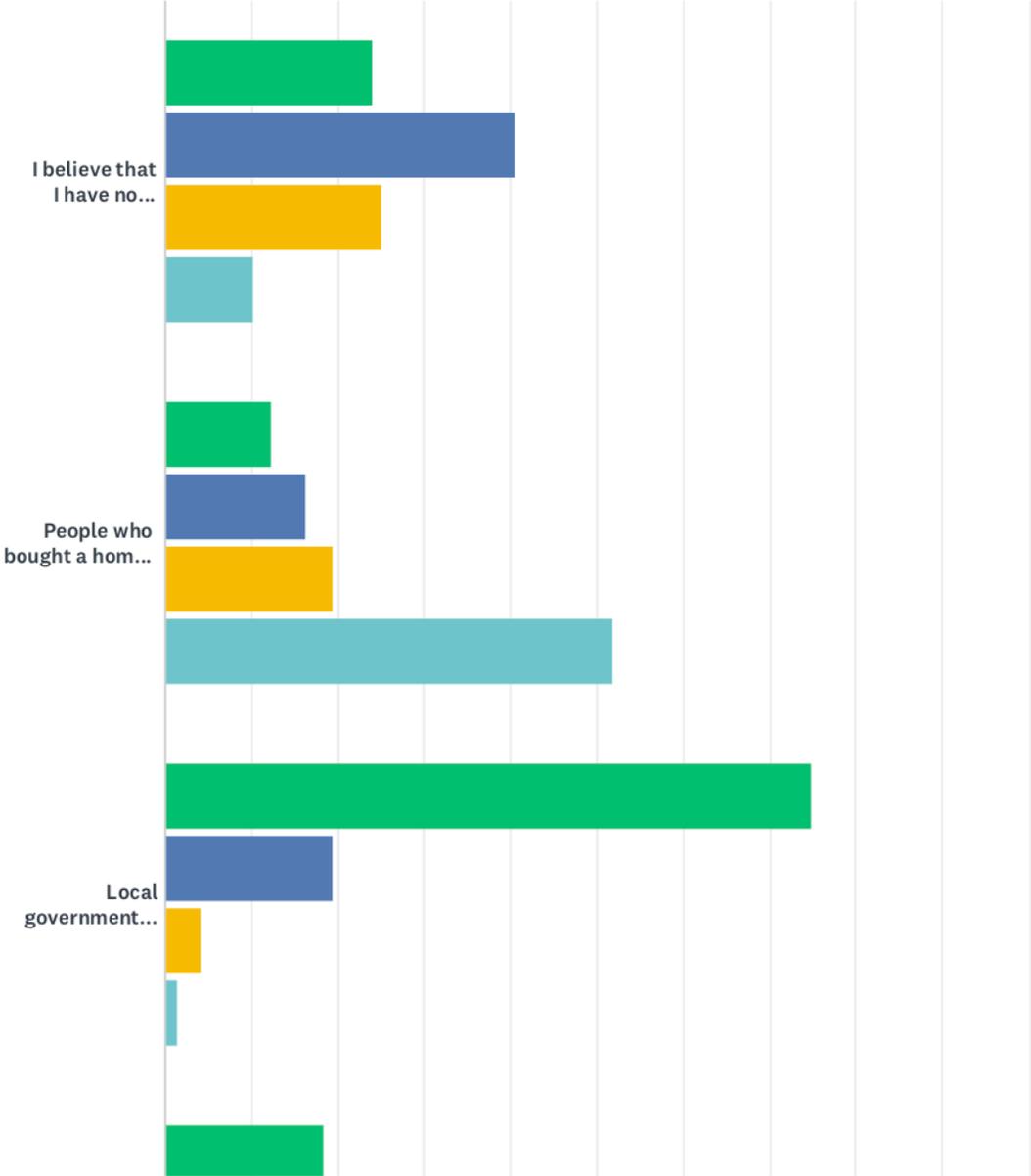
	TRUE	FALSE	TOTAL
I have been woken by aircraft flying near my home.	34.63% 98	65.37% 185	283
Aircraft regularly pass by my home between the overnight hours of 9 p.m. and 6 a.m.	24.38% 69	75.62% 214	283
I have had to stop a conversation or pause the television until a plane passed by.	25.80% 73	74.20% 210	283
An aircraft has been close enough to my home to read the markings on it.	53.00% 150	47.00% 133	283
I have had trouble concentrating on my work or a task at home because I was interrupted by plane noise.	21.55% 61	78.45% 222	283
Visitors to my home have commented on airplane noise or visibility.	31.80% 90	68.20% 193	283

## Middleton Airport Expansion Community Survey

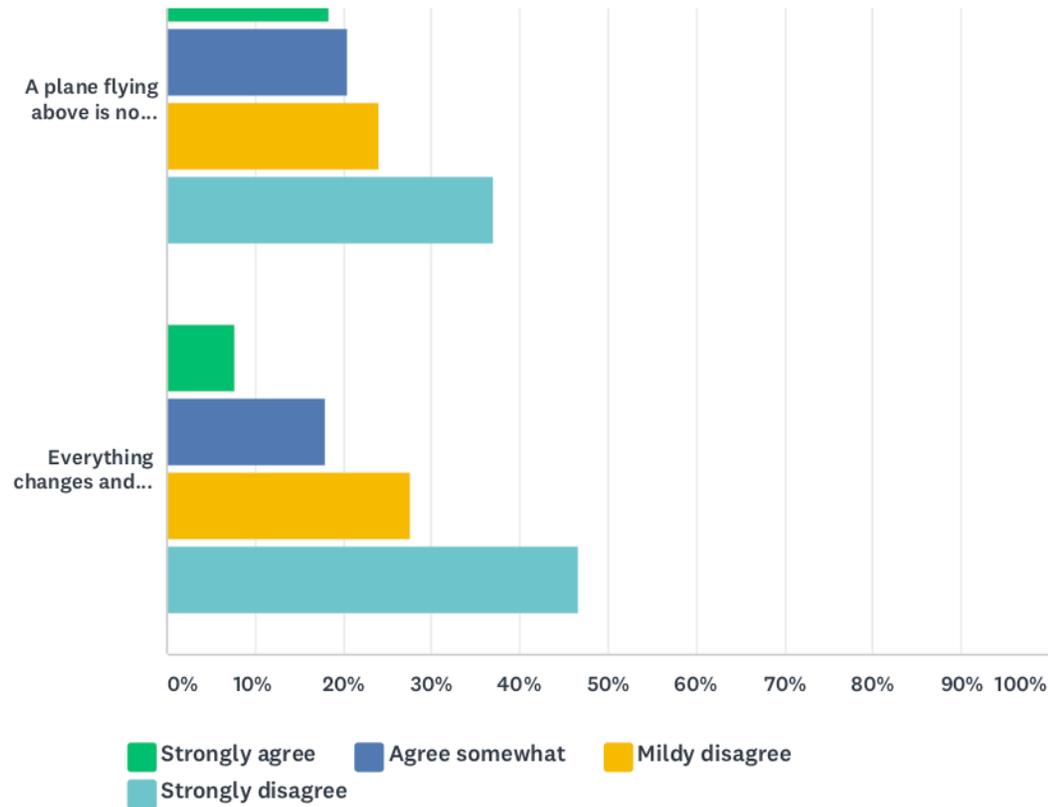
I perceive that airplane traffic has become more frequent in the past few years.	68.90% 195	31.10% 88	283
I would be concerned by an increase in airplane noise and plane traffic near my home.	74.91% 212	25.09% 71	283
I have considered selling my home (or finding a new rental) IN THE PAST due to airplane noise and traffic.	7.77% 22	92.23% 261	283
If the airport expands, I will consider selling my home IN THE FUTURE because of the expansion.	43.11% 122	56.89% 161	283

Q11 Please indicate your agreement/disagreement with each statement below:

Answered: 283 Skipped: 7



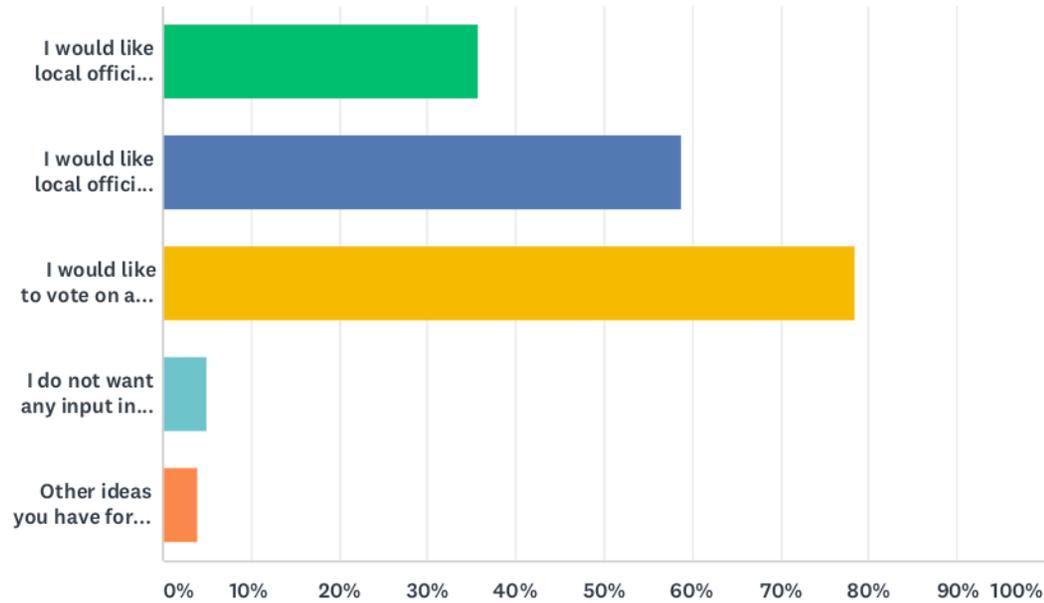
### Middleton Airport Expansion Community Survey



	STRONGLY AGREE	AGREE SOMEWHAT	MILDY DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
I believe that I have no control over what happens with an airport expansion.	24.03% 68	40.64% 115	25.09% 71	10.25% 29	283	2.22
People who bought a home in this area should have known better.	12.37% 35	16.25% 46	19.43% 55	51.94% 147	283	3.11
Local government should listen to the citizens' wishes regarding the airport.	74.82% 211	19.50% 55	4.26% 12	1.42% 4	282	1.32
A plane flying above is no different than a loud motorcycle driving down the street.	18.37% 52	20.49% 58	24.03% 68	37.10% 105	283	2.80
Everything changes and people just have to go along with it.	7.77% 22	18.02% 51	27.56% 78	46.64% 132	283	3.13

### Q12 As a taxpayer and citizen, how would you like your local government to engage with you in this process (check all that apply):

Answered: 279 Skipped: 11



ANSWER CHOICES	RESPONSES
I would like local officials to give me a place to publicly speak on the record to voice my concerns.	35.84% 100
I would like local officials to give me a forum other than public speaking in which to make my wishes and concerns known (a survey, a mailer with comment card, etc.)	58.78% 164
I would like to vote on a referendum to allow the community to choose before any action is taken to expand the airport.	78.49% 219
I do not want any input in the airport expansion project.	5.02% 14
Other ideas you have for public input:	3.94% 11
Total Respondents: 279	

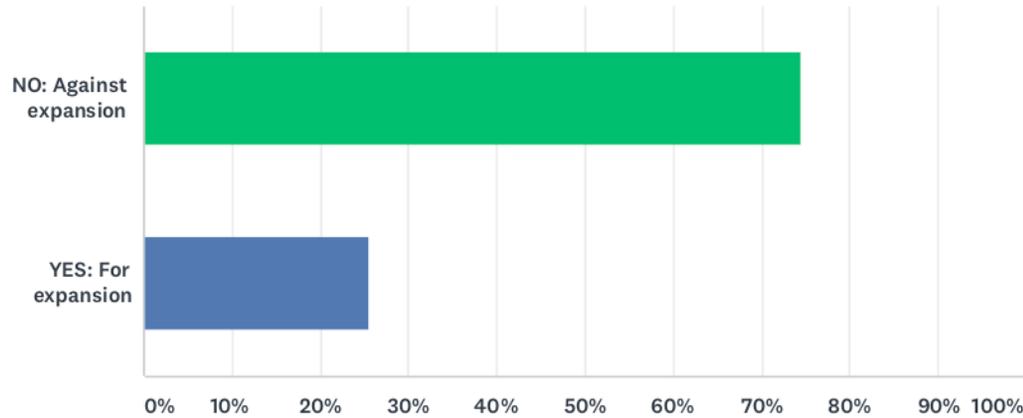
#	OTHER IDEAS YOU HAVE FOR PUBLIC INPUT:	DATE
1	I think the city is handling this well currently	5/10/2019 9:01 PM

## Middleton Airport Expansion Community Survey

2	I would like local officials to give me a place to publicly speak on the record to voice my support.	5/10/2019 3:03 PM
3	I'd like to see written documentation of the expansion plans, the perceived advantages (ex. tax revenue), and the perceived disadvantages (ex. # of additional flights, larger flights).	5/10/2019 3:02 PM
4	I do understand that I do have a forum for expressing my opinion.	5/10/2019 2:54 PM
5	I would like local officials to share a plan and publicize it so people can offer intelligent feedback. I would also like as part of that plan what factors the airport took into consideration in the redesign to reduce the noise/safety/environmental concerns/property valuations that the expansion might cause.	5/10/2019 2:27 PM
6	I would like an open house or other event at the airport or in other less formal settings so that that various interested parties can have opportunities to interact outside of formal hearings.	5/10/2019 12:27 PM
7	Exploring what regulations the Town of Middleton could place on drones, low flying planes, planes taking off during night time hours.	5/9/2019 4:50 PM
8	Attend City of Middleton Plan Commission, Airport Commission, and Airport Master Plan Advisory Committee Meetings	5/9/2019 4:38 PM
9	Any time the airport is discussed at planning or city council meetings it needs to be on the agenda prior to the meeting so community members can attend those meetings	5/9/2019 2:23 PM
10	Transparency please. Publish in the Middleton Times what you are doing.	5/9/2019 2:22 PM
11	They are doing a good job so far. My understanding it we are a quite a ways off before there are even any proposed changes. My general opinion is we should expand the airport for private / small aircraft (more hangars, etc) but I would not support bigger runways for commercial use..MSN has plenty of capacity for that.	5/9/2019 1:49 PM

### Q13 If you were asked to vote on a YES/NO referendum regarding expansion of Middleton Municipal Airport today, how would you vote?

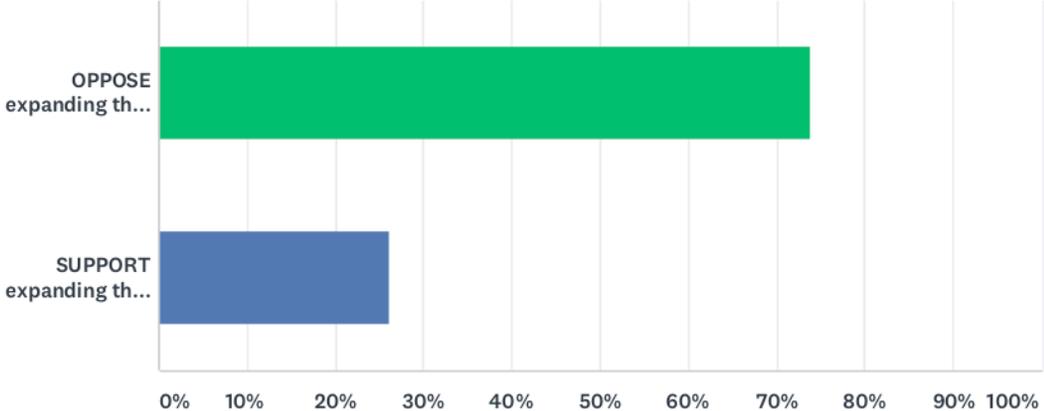
Answered: 279 Skipped: 11



ANSWER CHOICES	RESPONSES	
NO: Against expansion	74.55%	208
YES: For expansion	25.45%	71
TOTAL		279

### Q14 In future elections, I would vote for local leadership candidates who:

Answered: 279 Skipped: 11



ANSWER CHOICES	RESPONSES	
OPPOSE expanding the airport	73.84%	206
SUPPORT expanding the airport	26.16%	73
TOTAL		279

Middleton Airport Expansion Community Survey

**Q15 Please share any comments, concerns, or contributions you'd like to about the airport expansion project. YOUR COMMENTS AND SURVEY RESPONSES ARE ANONYMOUS. By leaving a comment, you are consenting to allow your comments to be published publicly, but any identifying features such as names and addresses that you include will be removed to anonymize your feedback. If you wish to be contacted about this survey, please leave your name/phone/email here. Again, those items will NOT be published.**

Answered: 79 Skipped: 211

#	RESPONSES	DATE
1	Local government that does not engage the community through public referenda should be voted out of office or find another job	5/15/2019 10:57 AM
2	I feel the airport is the right size to meet the needs of the people who use the airport -it doesn't need to be expanded.	5/14/2019 9:33 PM
3	I don't actually know how much noise the proposed new expansion would create. I don't know if it is really going to benefit that many people, or just help a few executives who are in a hurry. I worry that an expansion now might lead to a much larger expansion in the future.	5/14/2019 7:06 PM
4	Adding some hangers for private planes is no issue, but adding commercial FedEx, etc flights is potentially a larger issue. Need more information on what is - and what is not - expected in the future. Community needs a referendum to approve drastic changes.	5/12/2019 10:13 PM
5	I bought my home knowing that a small airport was nearby - I did NOT buy it with the expectation that this small airport would make a huge expansion and start supporting jets and large corporations!!	5/12/2019 9:31 PM
6	I think it is premature to ask area residents to take a position until there is a specific plan on the table.	5/12/2019 8:25 AM
7	I would be less concerned if air traffic would assume higher altitudes faster than they do now. More traffic would likely make this even more of a problem.	5/11/2019 4:58 PM
8	The airport could become a thriving and vibrant asset to the area. Any new hangars would immediately sell. Businesses in the area would really benefit from enhanced transportation capabilities.	5/11/2019 4:37 PM
9	A lot of planes fly right over my house. I know in some cases they are students and not overly experienced... adding more volume increases the likelihood of an accident.	5/11/2019 1:59 PM
10	This should not be a matter of if but more as a matter of when and how big. The city of Middleton and surrounding communities could receive a huge boost from and airport expansion. The majority of the time you hear a plane is a big airliner going into Madison anyway. The runway needs to be expanded and I think people would be surprised about the revenue coming in.	5/11/2019 1:02 PM
11	Don't expand the airport. It's not worth it. This is Middleton and we will Come sit and vote it down and oppose candidates that support it. Thank you.	5/11/2019 12:34 PM

## Middleton Airport Expansion Community Survey

12	The airport was here long before many of the housing developments. We have no concerns with the planes flying in our area. More worse are the large planes and helicopters that fly over from Dane County Airport. Middleton, Ashton, Martinsville are all navigation points and in the direct flight path for all these planes. Middleton is growing and needs this support. People get used to it!!!	5/11/2019 10:42 AM
13	I Think the community deserves to know the number of planes that would be added to the current traffic, the frequency and time of day of the landings and take offs, the additional revenue to the community, and the hit property values would take. The desirability of many developments on Airport Rd would be affected.	5/11/2019 10:29 AM
14	Some folks may be concerned about the expansion but people need to relax and not get their panties in a bunch. The whole "Forward" motto of Wisconsin is amusing to me when die hard natives fight tooth and nail against progress. I certainly am not advocating sprawling urban areas, but it should be expected that these things are going to happen eventually. Don't worry though, AOC will ban air travel soon enough. :)	5/11/2019 9:56 AM
15	Our family has always enjoyed seeing the planes and the activity at the airport, but that's because the planes are small. We used to live my Truax and to imagine large cargo planes regularly at Morey seems a bit ridiculous. If the expansion merely accommodated more small planes and more training use I wouldn't object.	5/11/2019 9:36 AM
16	@yahoo.com	5/11/2019 9:24 AM
17	Property values!!!! Noise!!!! Pollution!!!! The fact that we looked into possible expansion when we moved so close to the airport and were told NO! Ridiculous! Who is going to buy my house?!!!! My peaceful perfect house! Middleton will not be bored one of the best places to live with jets flying over our schools and homes. No No No	5/11/2019 8:03 AM
18	I think the airport expansion is an exciting project and a great opportunity for Middleton.	5/11/2019 7:45 AM
19	Middleton is picking winners and losers by expanding the airport	5/11/2019 7:41 AM
20	I previously lived on a flight path for a major airport, and I found it to be distressing having to pause during a conversation until it passed. It was a relief to move to a quiet community such as Middleton.	5/11/2019 7:01 AM
21	It is pretty likely that this survey was not written by someone who favors expansion. Probably someone who knows little about airplanes or the people who use and fly them. Well run airports bring a host of non-obvious benefits to a community, and this airport is well run, convenient to use and beneficial to Middleton. More than you realize.	5/11/2019 12:54 AM
22	I am strongly against expansion. We pay alot of money for our homes and in taxes to live a peaceful suburban life.	5/10/2019 10:31 PM
23	I have not been concerned up til now about the air traffic noise but I have noticed recently that the noise level has increased and the frequency of traffic has increased. I am concerned that with airport expansion, jet traffic might increase to the point that it would be intrusive. While one jet passing overhead might be a quick short interruption, when jet after jet passes overhead with increased frequency, it would become very annoying. I believe it would be stressful and affect the health of residents.	5/10/2019 9:37 PM
24	You forgot one school that is westside Christian school on your survey.	5/10/2019 9:09 PM
25	We moved here in 2001. The old Morey airport was there at that time. A few years later it was expanded. Still relatively small. We were fine with that. Then a few years ago the larger airplanes started using the airport. We were ok with that as the hours were limited. Just last night there was a jet that flew very low over my house at 11 pm. And this morning another around 6 am. These are outside the time frame they are allowed to use the airport. We were told the planes would rarely use the track over our house. Now we are expected to put up with more and larger planes due to the City of Middleton wanting to make a few bucks. I say the big planes need to find a commercial airport not near our homes.	5/10/2019 5:20 PM

## Middleton Airport Expansion Community Survey

26	Two things the survey does not address: I feel that jets make less noise then the prop planes and the prop planes take longer to clear my house. Jets already use the airport and I suspect a longer runway might lead to an approach that takes place at a higher elevation and would be safer. I would prefer no increase in flights over my house but I also don't oppose expansion.	5/10/2019 4:21 PM
27	As a resident of Middleton Hills, I am primarily concerned about any proposed airport expansion concepts that would include extending the main runway by 1000 feet to the 5000 foot length that is required for larger jets. This main runway is in alignment with our neighborhood and would probably result in more and possibly larger jets flying over our houses.	5/10/2019 3:55 PM
28	Small planes currently fly over Middleton Hills and although not overly bothersome, I am concerned about a plane crashing into someone's home. If the airport were to expand to allow larger planes, that nightmare scenario is now magnified tenfold.	5/10/2019 3:47 PM
29	Get over yourself people, you bought a house near an airport, what did you expect? If the noise bothers you, then move elsewhere. In fairness to all, if you print or voice the negative comments from this survey, then you also have to print or voice the supporting comments as well.	5/10/2019 3:12 PM
30	Those living, going to school, or doing business along Airport Road... might have been forewarned that there is an airport in the vicinity. As responsible citizens, we should recognize that the airport is an investment the community made and it's our responsibility to seek the best return on that investment. I feel that this survey is too one-sided and presents too much negative about the airport and the airport's use.	5/10/2019 3:03 PM
31	I don't understand the benefits and can easily imagine additional concerns. I could be swayed, but need a better summary of the considerations. I fly charter flights several times a year for Epic and would selfishly benefit given my closer proximity to Morey. However, it seems crazy to expand an airport when there's another one 30 minutes away with plenty of capacity. Airports aren't pleasant for the neighborhood -- doesn't matter if the concerns are real or perceived -- so why tick off more people than we need to.	5/10/2019 3:02 PM
32	Obviously this is about NIBBY. But, I see limited upside for expansion other than for a select few, and significant downside for many.	5/10/2019 2:54 PM
33	I recognize that city officials view growth and increased revenue as always positive, however there is growth that also urbanizes our mixed use suburb, and creates more and more unfavorable aspects. Increasing airport size and increasing airline noise is the type of urbanization that occurs in low income, low value and ghetto areas across the united states. Increasing both the high density rental apartment buildings and increasing the amount of pollution and noise from frequent flights all results in lower value for single family homes. The net result is an increase in undesirable neighborhoods. Middleton is a mix. Let all growth maintain the current mix of residents and not create a sprawl of dense, polluted, noisy urban ghetto areas @gmail.com	5/10/2019 2:29 PM
34	By and large I notice aircraft flying over, whether at 3000ft or 30,000ft. I am interested. I always look when I can. I would chose the sound of and aircraft over a Harley-Davidson any minute of any day of the week! The only time I can recall being startled or dismayed by aircraft noise is during moth spraying (6:00am in Summer) or UWHosp Medflight - but I guess those get an automatic pass. I definitely view an active and modern airport as one of the lynchpins of economic strength in a thriving municipal area. Also, if MANAGED PROPERLY!! the airport can be a center of community activity, a resource for education, and a source of jobs.	5/10/2019 2:01 PM
35	I am not opposed to new hangars or small expansion but an increase in jets and the continued lack of consequences for planes that do not adhere to flight plans is a problem.	5/10/2019 1:31 PM
36		5/10/2019 10:51 AM
37	I'm worried that the value of my home will decrease, traffic will increase, and the overall livability and the reason we moved to raise our family here will all be compromised. With a larger airport(MSN)nearby, I don't see the need to expand.	5/10/2019 10:05 AM

## Middleton Airport Expansion Community Survey

38	Interesting opportunities for additional flights is good for pilots, revenues, and fliers. I would like to see commercial direct flights and competition with Madison airport. Driving to Milwaukee for better flight rates is inconvenient in time. Needs to offset environmental issues.	5/10/2019 9:18 AM
39	Airport should remain private commuter family and not a commercial facility with multiple, large cargo jets (Amazon, FedEx, etc).	5/10/2019 8:57 AM
40	It is an outrageous violation of democratic values for this plan for expansion to have gotten this far without PUBLIC input having been sought for the appropriateness and advisability of expansion being addressed in a political arena. Further, the insensitivity of those engaging in and supporting this expansion plan in the face of potential hazard to neighboring schools, recreational areas, and dense private property communities is morally outrageous and irresponsible.	5/10/2019 8:48 AM
41	I am sure that middleton's Business climate benefits from the city/surrounding area's status as a highly desirable place to live, along with the high quality school district. This makes recruitment of employees much easier. Likewise, our service sector businesses benefit from the desirability of the community to live. Although I am sure there are some benefits to some businesses of airport expansion, it seems likely that this benefit could be counteracted by a degradation of quality of life in the area with downstream effects on desirability as a location to live, residential property values and the resulting impact on the school district. These effects could worsen the business climate here. I would ask anyone, when you think of the most desirable small cities to live, do you think of a busy airport immediately adjacent to the neighborhoods of that city? I will also say there has not been any type of reasonable explanation as to why this degree of expansion is needed and would benefit the city/area. My perception is that it is driven by a small number of stakeholders that are not representative of the local residential or business community. If this perception is incorrect, than the city needs to build a better case for airport expansion.	5/10/2019 8:39 AM
42	Has Middleton done a study to compare the increased revenue versus the decrease in tax revenue due to home values dropping? Is it a net loss? What assumptions were used for the revenue versus the home value depreciation?	5/10/2019 8:05 AM
43	Plane noise is low now because they are small private planes. Commercial or cargo-like planes would be louder and more disruptive	5/10/2019 7:31 AM
44	Madison Airport is so close. I would prefer they larger commercial planes work from that airport. I don't have a problem with smaller, personal aircraft. I am worried about larger aircraft and the noise that comes with it. I am also worried about the frequency of the commercial aircraft.	5/10/2019 7:24 AM
45	No, it's just a mo on expansion	5/10/2019 6:35 AM
46	I can't actually make a decision whether to support the plan because the expansion plan hasn't been fully explained. I heard that it was just for additional private planes, and later that there would be cargo planes. The map that was provided was just a map of the airport as it is.	5/9/2019 9:01 PM
47	@chorus.net	5/9/2019 8:11 PM
48	Expansion of the airport is a bad idea and would do more harm than good	5/9/2019 8:04 PM
49	I do not want this airport to become a hub for commercial (UPS, FEDEX, ETC...) airplanes. I don't want this airport to allow any bigger planes. Dane County airport is close enough!	5/9/2019 8:04 PM
50	Area residents often do not know of such proposals until well on there way to reality without public feedback until it is to late. Middleton 's beauty is being destroyed by some decisions that are not well thought out.	5/9/2019 8:04 PM
51	The airport has been and will always be a neighbor I welcome. I am one imlecat the most away from it. Growth is part of life. I support the growth. I am very glad I don't live near Tree Lane! Live Morey Airport as a neighbor!!!	5/9/2019 5:36 PM

## Middleton Airport Expansion Community Survey

52	I am concerned about the bike path and the relative safety of traveling along Airport Rd by foot or bike. If the expansion could be done without ruining the bike path and without significantly increasing truck traffic, I would be more likely to support expansion.	5/9/2019 5:10 PM
53	Madison already has an international airport that can and should service larger aircraft and absorb the extra traffic. The current size of Morey Airport creates an acceptable impact, a larger airport would create a negative impact on my neighborhood.	5/9/2019 4:59 PM
54	In a perfect world, there would be rules that the increased plane traffic would follow to mitigate noise. We do not live in a perfect world. This is evidenced by the current pilots who fly too close over my house on a daily basis. I live 3.5 miles from the airport and there is no excuse for my residential house getting buzzed every hour by planes that are clearly sightseeing. If the airport will not control the noise and irresponsibility of its current flights, it certainly shouldn't be charged with larger, louder and more frequent traffic.	5/9/2019 4:58 PM
55	I'm also concerned about fuel spills, drones, increased jet traffic, and a lack of current enforcement of flight paths	5/9/2019 4:50 PM
56	This decision should be made by the taxpayers and families with children in the schools, which would be subject to decreased revenues from property tax base declines. No plan including airport expansion should move forward without a public vote or referendum on the matter. This decision impacts too many people to be made in a committee of people who aren't elected and don't represent the interests of the overwhelming majority of residents.	5/9/2019 4:45 PM
57	Because pilots have irresponsibly disregarded airport flightpaths, and Morey Airport allows this to continue, I have no trust that an expansion wouldn't create more of the same problems. At the very least, homeowners in the flightpaths of any and all aircraft should be awarded monetary compensation for the detrimental effects to property values. Those who use the airport should pay a nuisance fee to homeowners in the flightpaths, and pilots should be fined for disregarding them. When I built my home, the airfield was barely operational.	5/9/2019 4:12 PM
58	Planes regularly fly low over houses in the area. It is my understanding that this is not permissible, but it continues anyway. The lack of enforcement by this airport is concerning. Expanding it will just worsen this problem. I do not believe that there is a strong argument for expanding this facility in terms of economic development. There is obviously benefit to a few land owners, but the Madison metro area is small and there is another airport 20 minutes away. It is not likely to have broader impact to justify government expenditures and taxpayer expenses to benefit a select few and inconvenience many. There are two government owned local airports in the same county that would be in competition. It is not foreseeable to me as a taxpayer that there would be a net benefit to the region from this expansion, but there would be greater expense.	5/9/2019 4:05 PM
59	The airport has always been there. People moving near the airport should have been aware of it. I grew up with the airport and then purchased a house even closer to the airport. I have no problem with this business/expansion.	5/9/2019 3:58 PM
60	<a href="mailto:_____@gmail.com">_____@gmail.com</a>	5/9/2019 3:41 PM
61	I support more hangars for the smaller planes. I am strongly opposed to FedEx/UPS planes using the airport.	5/9/2019 3:40 PM
62	I would approve of a restricted expansion.	5/9/2019 3:16 PM

## Middleton Airport Expansion Community Survey

63	I've lived in this area (within a mile of the runway)for almost 40 years. The airplane traffic has increased, and is noisier than even 10 years ago. We now have many athletic fields and an elementary school and preschool close to the airport. Residential home building (in the Town of Middleton area off Airport Rd) has been incredible in the last 20 years. The car traffic can be horrendous at times on Airport Road, especially between 2:00 and 7:00 PM with school buses (bus barn within a mile of airport), corporate businesses, athletic practices and the residential rush hour. I can't imagine the noise and traffic increase with an "expanded" airport and the commercial traffic it will involve, not to mention the safety/risks of air traffic so close to so many schools, residences, businesses and PEOPLE! I don't mind the sounds of smaller planes, but the increase in numbers and frequency of jet flights would have a negative impact on City and Town if Middleton citizens. The city of Middleton governs the airport, but the Town of Middleton residents have no input into airport expansion. Can we declare the airspace above our homes as a "No Fly Zone"? Do we have any voice in this matter?	5/9/2019 3:07 PM
64	The noise during the night and early morning is load enough to wake us up. We make the comment sounds like they will landing on the roof. Do have concerns about safety when I see how low the planes are and how experienced the pilot might be. In the more than 35 years we have been in our home, there have been plane accidents and so far the fatalities are people in the plane. Feel it is a matter of time before something happens that involves others in the area.	5/9/2019 3:04 PM
65	Questions 13 and 14 need an "Undecided" option.....	5/9/2019 3:02 PM
66	I will be curious to see what "expansion" means. 3 new hangers? 3 dozen? Longer runway to accommodate larger jet aircraft? It all matters. While a few new hangers may be acceptable to me (though I am concerned about increasing impermeable surface in an important floodplain area- just plain unwise), any lengthening of the runway is unacceptable.	5/9/2019 2:41 PM
67		5/9/2019 2:23 PM
68	I have general concerns about the expansion in terms of the following: decreased residential property values in the airports immediate operating area, the safety of students at the schools in the airports immediate operating are, increased aircraft (jet) noise, increased air and road traffic and a potential commercialization of Airport and Schneider Roads. I am also concerned that the goal here is to provide commercial jet access and more commercial operations at the airport. I am concerned that the cost of a full time staffed aircraft rescue and fire department at the airport has not been considered or made a requirement of any proposed expansion. I am further concerned that the cost of an on-site staffed air traffic control center has not been considered or made a requirement of any proposed expansion.	5/9/2019 2:23 PM
69	There is enough air traffic already and adding to the current traffic is not acceptable! I live directly in the flight path and have planes flying over my house at all hours of the night. I knew the airport was there when I purchased my home but having never lived in the area before I was made aware of the frequency of the traffic when deciding to live in the area. The irony of the timing of me completing this survey is that while I am doing so there is a low flying plane passing over my house right now! I have to accept the current situation as the airport is already there but would adamantly oppose adding to an already existing problem and making it worse! PLEASE DO NOT EXPAND THE AIRPORT!!!	5/9/2019 2:12 PM
70	I feel this is a horrible idea. Morey has always been a hobbyists airport, not intended for the kind of traffic that would come with an expansion the size currently being contemplated. Moreover, I feel like the City of Middleton is planning all of this under cover of darkness, with little (if any) publicity regarding it. The only reason there was a recent story on Channel 3 regarding the project is because I contacted Channel 3 and asked (begged) them to cover the story to try to get the word out. During the interview, Mark Opitz, the person at the City behind all of this, provided a lot of "happy talk" and really downplayed the whole project, saying that they are only at the beginning stages, etc, when in fact planning has been going on for over a year. I am very disappointed in this whole thing. Yes, things change but it is silly to change the rural character of the area by making this little airport into something it is not.	5/9/2019 2:03 PM
71	Thank you for bringing my attention to this matter. This is the first I've heard of it and am also work to notify my neighbors who may be interested in learning more about it.	5/9/2019 2:03 PM

## Middleton Airport Expansion Community Survey

72	Truax field is 30-40 minutes away. Don't understand why Middleton would even want to expand. Morey's was built to be a recreational airport and that is all it should ever be.	5/9/2019 1:54 PM
73	@gmail.com	5/9/2019 1:51 PM
74	This survey presumes expansion is a simple yes/no decision, which isn't true. I'd like to see the airport remain used for small / non commercial aircraft. It is likely it needs to be expanded for that reason alone. My general opinion is we should expand the airport for private / small aircraft (more hangars, etc) but I would not support bigger runways for commercial use..MSN has plenty of capacity for that.	5/9/2019 1:49 PM
75	Jet traffic has increased noticeably in the past few years. Often these jets flow low on approach creating a noise disruption to sleep, and daily activities. It seems that it created jet traffic will negatively impact neighbors and will affect property values.	5/9/2019 1:44 PM
76	I feel strongly that taxpayers not pay for any sort of expansion. We already have an airport in Dane County that is underused - why on earth would we want to make expansion to another airport? I am most against an increase in jet traffic (Epic, FedEx, UPS, Amazon) and all of the other problems with traffic, noise and the like that seems to be a big part of this expansion.	5/9/2019 1:44 PM
77	I bought 17 years ago in Prairie Homes Estates and having Morey Airport there did not sway my decision at that time. But would certainly think it would be a concern if I were a potential buyer of homes in that area with Airport expansion. Progress is fine but at what cost to the neighborhoods surrounding it.	5/9/2019 1:44 PM
78	Has FAA's above ground geometry changed in the last ten years, e.g., flatter approach minimums, etc.	5/9/2019 1:43 PM
79	I do not have any issues with the airport as it currently operates. The plane noise is expected as it was present when we purchased our home. I would never have anticipated this airport to consider expanding to allow larger, and/or faster planes that may have a more significant impact on our neighborhood, and that is what has caught us off-guard. I would even support more small plane traffic without a complaint, but I really do not want increased jet traffic or larger cargo planes.	5/9/2019 1:37 PM

## Appendix A

I would like the local government to encourage those that are concerned with the airport expansion to become more familiar with what the airport does for the community including Young Eagles rides, pancake breakfasts, flight lessons, etc.

5/10/2019 10:36 AM

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This is the most ridiculous survey I've ever seen. This airport is one of the oldest airports in the state of Wisconsin and was there prior to N ANY of the current homes effected by noise. I'd like to see a noise study of the traffic on airport road between now and the time the airport was built. Please publish my comments.

5/15/2019 7:25 PM

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I think the public needs to be better educated on how airplanes operate, the safety that comes with longer runways and the fact that larger aircraft does not equal more or louder noise. Many of those who oppose the Airports expansion have a poor understanding of the airport, it's operations and the economic impact the airport has on the community. Also, the cost of having the airport and how much of it is actually funded by the federal government.

5/12/2019 10:04 AM

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Airports are great for a community. They help the community expands it commercial base. Some people like to golf or ride motorcycles, or go boating or fly airplanes. If noise is a problem in certain areas ask that pilots avoid those areas at various times of the day.

5/11/2019 1:05 PM

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This survey is biased against the airport and any future improvements to the airport.

5/10/2019 5:22 PM

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Morey Airport has been in its current location far longer than any of the surrounding homes. Building or buying a home near an active airport without accepting air traffic is ridiculous. I actually live very close to Dane County Regional airport, and the sounds of military jets is far, far worse than Morey. I'm a private pilot and fly in and out of Morey quite often. The airport staff goes out of its way to balance safety and noise reduction.

5/10/2019 2:02 PM

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I enjoy the hobby of flying, it is a passion of mine. That said, financially I cannot afford to base an aircraft at Middleton. That said, I still support expansion as I enjoy visiting the airport and the community it supports.

5/10/2019 12:15 PM

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I feel that it is important to represent both sides of the issue. As a new student pilot, aviation has effected my life in many ways including my consideration of a change in career to one involved in aviation, and my very recent (within the last few months) relocation from Middleton to a home directly adjacent to the Waunakee airport so I COULD see and hear planes more often. My previous apartment in Middleton was a longer drive to the airport and because of my involvement with the aviation community in the area, I sought out a new home that was CLOSER to an airport. Planes and flight lessons aren't just for "rich people" and I wish I would have learned this earlier in life. Seeing the good that the aviation community does in the area should be better recognized. Come out May 11th to see how the EAA Chapter 93 is providing free of charge rides to youth in the area. Additional Young Eagles rallies are August 10th, and September 28th.

5/10/2019 10:36 AM

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Planes are flying too low over my home, often repeatedly. I have been told that at the distance I am from the airport, planes should be at least 1,000 feet up. I spend a lot of time in my yard and frequently see them at 500 feet and am disturbed by their loud noise. The thought of even more noise is distressing. However, I suspect the City of Middleton does not care about the concerns of people like me who do not live in their jurisdiction.

5/10/2019 9:06 AM

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So many people have moved out to this part of Middleton because of the quiet, beauty and relative closeness to area towns. We've lived here since the year 2000, but never would have moved here had we suspected this expansion could happen. But this is bigger than how we residents feel. Dane County does not need another airport, small or big. There is no reason the Dane County Airport can't be used for these same purposes. It needs more business. Middleton is not the type of city for an airport expansion.

5/9/2019 4:21 PM

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For the Middleton/Cross Plains community to continue to grow in a positive way, there needs to be more business/economic growth. Expanding the airport will help bring that in.

5/9/2019 3:41 PM

[View respondent's answers](#) [Add tags](#) ▼