

CHAPTER 22

AIRPORT

22.01 - DEFINITIONS

- (1) "Airport" means the Cassville Municipal Airport.
- (2) "Board" means the Village Board of the Village of Cassville.
- (3) "Village" means the Village of Cassville, which is the owner of the airport.
- (4) "Committee" means the airport committee appointed by the Village President and approved by the Village Board.
- (5) "Manager" means the manager appointed by the Village President and approved by the Village Board.
- (6) "Hangar" means a building housing one or more aircraft for the personal or business use of the hangar owner or lessee.

22.02 - GENERAL AUTHORITY AND DUTIES

1. Airport committee's authority. The airport committee shall have jurisdiction over the airport and shall oversee all construction, improvements, equipment, operation and maintenance within the airport and shall oversee its operations under the policies established by this chapter.
2. Airport manager. The airport manager shall meet with the committee on an as needed basis to review airport operations and finances, to discuss any proposed airport development, and to conduct any other airport business. The manager shall enforce all airport ordinances, leases, contracts, agreements, rules and regulations.

22.03 - USE OF PREMISES

1. Any person, firm, corporation, partnership or association occupying premises at the airport shall enter into a lease with the Village.
2. No person, firm, corporation, partnership or association may enter into a lease with the Village for the use of airport premises unless said person, firm, corporation, partnership or association owns and stores an aircraft at the airport.
3. Prior to erecting any structures upon the premises, lessee shall first submit specifications and measurements to the committee. The committee shall then make a recommendation to the Board. All structures including height, dimensions and setbacks shall be in accordance with the laws and rules promulgated by the State of Wisconsin, the Wisconsin Bureau of Aeronautics and the Federal Aviation Administration. No construction may begin until lessee obtains final approval from the Board.

- (4) Lessee shall use said airport premises exclusively as an aircraft hangar. Lessee shall only store an aircraft and aircraft-related items within said hangar. All other uses or storage of non-aircraft related items are prohibited.
- (5) Lessee shall keep premises, including hangar and surrounding area, in a clean and orderly condition. All storage items shall be contained within the hangar or covered so that said items are not within view of the public.
- (6) Lessee shall keep the grass mowed and shall keep premises free of noxious weeds and debris. Any lessee failing to comply with this subsection shall be subject to the remedies and penalties set forth in Section 10.04 of this code.

22.04 - NONCONFORMING USES

- (1) The existing use of airport premises for purposes other than the storage of aircraft and aircraft related items by a lessee prior to the adoption of this ordinance shall be a lawful nonconforming use.
- (2) A lawful nonconforming use of a structure or land existing at the time of the adoption of this ordinance may be continued although the use does not conform with the provisions of this ordinance.
- (3) Only that portion of the structure or land in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved or structurally altered except when required to do so by law or order or so as to comply with the provisions of this ordinance.
- (4) Total lifetime structural repairs or alterations shall not exceed 50% of the assessed value of the property unless it is permanently changed to conform to the provisions of this ordinance.
- (5) If such nonconforming use is discontinued or terminated for a period of 12 months, any future use of the structure or premises shall conform to the provisions of this ordinance. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy or other calamity, to the extent of more than 50% of its current assessed value, it shall not be restored except so as to comply with the provisions of this ordinance.
- (6) Any premises existing as a lawful nonconforming use shall lose said status as a lawful nonconforming use upon the lessee's sale of his or her hangar, lessee's termination of his or her lease or lessee's assignment of his or her lease. Future lessees and owners of hangars shall comply with the provisions of this chapter.