

From: Falch, Ryan <Falch.Ryan@msnairport.com>

Sent: Friday, October 17, 2025 7:33 AM

To: Parks, Timothy <TParks@cityofmadison.com>

Cc: Papko, Mark <Papko.Mark@msnairport.com>

Subject: RE: City of Madison: Public Hearing Rezoning Request on Oct. 20th

Hi Tim –

Thank you for sharing the details.

A few points I'd like to make on behalf of DCRA for awareness and comment. I went through the City of Madison's plan review comments, Developer's Stormwater Management Memo and didn't notice any directly related to the Airport.

- Stormwater Management – since this site is within 10,000-feet (1.9 miles) of the airport, FAA has specific guidance on eliminating any hazardous wildlife attractants. A stormwater treatment facility that is considered a wet-pond or has standing water lasting longer than 48-hours is not desirable. This could create a safety hazard to aircraft.
 - The stormwater management memo indicated bioretention or wet detention ponds.
 - FAA Guidance is here for your awareness: [Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants on or near Airports, 21 February 2020](#)

1.2	Airports Serving Piston-Powered Aircraft.
Airports that do not sell Jet-A fuel normally serve piston-powered aircraft. Notwithstanding more stringent requirements for specific land uses, the FAA recommends a separation distance of 5,000 feet from these airports for any of the hazardous wildlife attractants discussed in Chapter 2 or for new airport development projects meant to accommodate aircraft movement. This distance is to be maintained between the closest point of the airport's aircraft operations area and the hazardous wildlife attractant. Figure 1 depicts an example of the 5,000-foot separation distance measured from the nearest aircraft operations area. 1-1	
2/21/2020	AC 150/5200-33C
1.3	Airports Serving Turbine-Powered Aircraft.
For airports serving turbine-powered aircraft, the FAA recommends a separation distance of 10,000 feet from these airports for any of the hazardous wildlife attractants discussed in Chapter 2 or for new airport development projects meant to accommodate aircraft movement. This distance is to be maintained between the closest point of the airport's aircraft operations area and the hazardous wildlife attractant. Figure 1 depicts an example of the 10,000-foot separation distance from the nearest aircraft movement areas.	

- Height Limitations – based on the information provided, the proposed structures are well below the Height Limitation Zoning Ordinance (HLZO) elevation of 1032.1
 - I would like confirm that any planted vegetation will stay below the HLZO when it is at its mature height.

Happy to discuss prior to Monday's plan commission meeting and work through this together, if necessary. I will plan to register to answer any questions, but won't need to speak, if not asked. Hopefully my comments will be sufficient enough.

Thank you,

Ryan Falch, P.E.

Director of Planning & Development



Dane County Regional Airport

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From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Tuesday, October 14, 2025 11:04 AM

To: Falch, Ryan <Falch.Ryan@msnairport.com>

Cc: Papko, Mark <Papko.Mark@msnairport.com>

Subject: RE: City of Madison: Public Hearing Rezoning Request on Oct. 20th

Ryan, Please take a look at the plans linked on this page:

<https://madison.legistar.com/LegislationDetail.aspx?ID=7642267&GUID=C721201A-EB65-4332-99C4-7AFCD31960E1>. While the project plans are conceptual right now, they are only proposing

Ryan,

Please take a look at the plans linked on this page:

<https://madison.legistar.com/LegislationDetail.aspx?ID=7642267&GUID=C721201A-EB65-4332-99C4-7AFCD31960E1>. While the project plans are conceptual right now, they are only proposing one- and two-story tall residential structures across the site.

If you have any additional questions, please let me know.

Best,

TIM



Timothy M. Parks

Planner (Pronouns: He | Him | His)

Department of Planning & Community &
Economic Development

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(Level Zero "0")

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My hours are generally 8:30 AM to 5:00 PM. Most weeks, I work in the Planning Division offices

on Mondays, Wednesdays and Thursdays; I am scheduled to work remotely on Tuesdays and Fridays.

From: Falch, Ryan <Falch.Ryan@msnairport.com>

Sent: Tuesday, October 14, 2025 8:41 AM

To: Parks, Timothy <TParks@cityofmadison.com>

Cc: Papko, Mark <Papko.Mark@msnairport.com>

Subject: RE: City of Madison: Public Hearing Rezoning Request on Oct. 20th

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Hi Tim –

We'll look for that information on the 16th.

Do you have more information to share about the project? The big question we initially have is the height the developer is proposing for residential development. Do they have a site plan or layout at this time?

We don't want to blindsides or bring up any major concerns in the public setting, without discussing with City of Madison first.

Thank you,

Ryan Falch, P.E.

Director of Planning & Development



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From: Parks, Timothy <TParks@cityofmadison.com>

Sent: Thursday, October 9, 2025 3:40 PM

To: Falch, Ryan <Falch.Ryan@msnairport.com>

Cc: Papko, Mark <Papko.Mark@msnairport.com>

Subject: RE: City of Madison: Public Hearing Rezoning Request on Oct. 20th

Ryan, Information on how to register for and participate in the October 20 Plan Commission meeting will be posted to this page <https://www.cityofmadison.com/city-hall/committees/plan-commission/2025-10-20> by end of business next Thursday, October

Ryan,

Information on how to register for and participate in the October 20 Plan Commission meeting will be posted to this page <https://www.cityofmadison.com/city-hall/committees/plan-commission/2025-10-20> by end of business next Thursday, October 16. There will be a link to register as well as the meeting agenda on the linked page. Once you register, you will get a Zoom link to join the meeting and will have three (3) minutes to address the commission during the public testimony portion of the hearing for that project.

If you have any questions about the project or the Plan Commission meeting, please let me know.

Best,

TIM

Timothy M. Parks

Planner (Pronouns: He | Him | His)

Department of Planning & Community &
Economic Development

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(Level Zero "0")

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From: Falch, Ryan <Falch.Ryan@msnairport.com>

Sent: Thursday, October 9, 2025 1:42 PM

To: Parks, Timothy <TParks@cityofmadison.com>

Cc: Papko, Mark <Papko.Mark@msnairport.com>

Subject: City of Madison: Public Hearing Rezoning Request on Oct. 20th

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good afternoon, Tim –

We received a notice of public hearing from City of Madison regarding a rezoning request at 6303 Portage Road & 4821 Hoepker Road property. I see the virtual public hearing/commission meeting is scheduled for October 20th @ 5:30 PM.

Do you mind sending DCRA a meeting invite to this? We'd like to attend.

Thank you,

Ryan Falch, P.E.

Director of Planning & Development



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