

Minimum Standards For Commercial Aeronautical Activities



Rock County, Wisconsin

Approved by the Southern Wisconsin Regional Airport Board June 18th, 2020
Effective July 1, 2020

Original Document Approved April 26th, 2012

Table of Contents

| Content | Page |
|--|-------------|
| Section 1 Purpose of Minimum Standards | 1 |
| Section 2 Definitions and Applicability | |
| 2.1 Definitions..... | 2 |
| 2.2 Application of Minimum Standards..... | 8 |
| 2.3 Activity Not Covered by Minimum Standards | 8 |
| 2.4 Variance or Exceptions..... | 8 |
| 2.5 Conflicting Standards..... | 9 |
| Section 3 Business Operations | |
| 3.1 Employee Conduct and Customer Service Emphasis | 9 |
| 3.2 Management Control and Supervision..... | 9 |
| 3.3 Personnel Training and Certification | 9 |
| 3.4 Corporate Identification Requirement..... | 10 |
| Section 4 Minimum Standards for Multiple Services Operators | |
| 4.1 Required Aeronautical Activities..... | 10 |
| 4.2 Aircraft Design Group Serviceability | 11 |
| 4.3 Leased Premises Size | 11 |
| 4.4 Staffing and Employee Qualifications | 12 |
| 4.5 Insurance Requirements..... | 13 |
| 4.6 Required Multiple Services Operator Services | 13 |
| 4.7 Optional Multiple Services Operator Services | 18 |

| | | |
|------------------|--|-----------|
| Section 5 | Minimum Standards for Specialized Aviation Service Operations (SASOs) | |
| 5.1 | General Requirements | 20 |
| 5.2 | Flight Training..... | 22 |
| 5.3 | Airframe and Power Plant Maintenance | 22 |
| 5.4 | Aircraft Charter or Taxi, or Aircraft Management Operations | 23 |
| 5.5 | Aircraft Rental..... | 23 |
| 5.6 | Avionics Sales and Maintenance | 24 |
| 5.7 | Aircraft Storage Hangars | 24 |
| 5.8 | Aircraft Sales..... | 25 |
| 5.9 | Aircraft Restoration and Refurbishing | 26 |
| 5.10 | Specialized Flying Services | 26 |
| 5.11 | Light Sport Aircraft..... | 27 |
| 5.12 | Agricultural Aircraft Spraying Operation | 28 |
| | | |
| Section 6 | Flying Clubs | |
| 6.1 | Requirements..... | 29 |
| | | |
| Section 7 | Self-Fueling Operators | |
| 7.1 | Requirements..... | 29 |
| 7.2 | Insurance Policies..... | 30 |
| | | |
| Section 8 | Through the Fence Agreements | 31 |
| | | |
| Section 9 | Airport Security | 31 |

SECTION 1 PURPOSE OF MINIMUM STANDARDS

Rock County owns and operates Southern Wisconsin Regional Airport (Airport), which is located in Janesville, Wisconsin. These Minimum Standards were developed to provide the minimum threshold entry requirements for those desiring to provide Commercial Aeronautical Activities to the public at the Airport and provide reasonable opportunities without unjust discrimination. These Minimum Standards are established based upon the conditions at the Airport, the existing and planned facilities at the Airport, and the current and future aviation role of the Airport. Any prospective Commercial Operator will be required to provide the described minimum level of services in order to enter into an Agreement, Permit, or Lease with the County to operate on the Airport. In summary, these Minimum Standards establish the minimum requirements to be met by individuals and companies for the privilege of providing Commercial Aeronautical Activities at the Airport. All commercial operators are encouraged to exceed the “minimum” in terms of quality of facilities and/or services. The purpose of these Minimum Standards is to:

- Promote safety;
- Promote the economic health of Airport businesses;
- Promote the orderly development of Airport property; and
- Encourage high quality products, services and facilities to Airport users.

SECTION 2 DEFINITIONS AND APPLICABILITY

2.1 Definitions

The following words, terms and phrases when used herein shall have the meanings ascribed below.

1. *Advisory Circular (AC)* – Refers to a type of publication offered by the Federal Aviation Administration (FAA) to provide guidance for compliance with airworthiness regulations, pilot certification, operational standards, training standards, and any other rules within the 14 CFR Aeronautics and Space Title Advisory Circular.
2. *Aeronautical Activity (or “Aeronautical Activities” or “Activity” or “Activities”)* - any activity or service that involves, makes possible, facilitates, is related to, assists in, or is required for the operation of aircraft, or another aeronautical activity, or which contributes to or is required for the safety of such operations. Aeronautical activities include, but are not limited to, sale of aircraft fuel and/or lubricants; passenger, crew, and aircraft ground services; support and amenities; tie-down, aircraft storage/hangar, aircraft parking, office, and shop rental/subleasing; airframe and power plant maintenance; avionics sales and maintenance; aircraft rental; flight training; air charter, taxi; aircraft management operations; aircraft sales; sightseeing aerial photography; aerial spraying and agriculture aviation services; aerial advertising; aerial surveying; and any other activities, which in the judgment of the County, because of their direct relationship to the operation of aircraft or the airport, can appropriately be regarded as an “aeronautical activity.” For all purposes of these Minimum Standards, all products and services described herein are deemed to be “aeronautical activities”.
3. *Agency* – any federal, state, or local governmental entity, unit, organization, or authority.
4. *Agreement* – a written contract executed by both parties, and enforceable by law between the County and an entity granting a concession, transferring rights or interest in land and/or improvements, and/or otherwise authorizing and/or prohibiting the conduct of certain activities.
5. *Air Charter or Taxi* – the commercial aeronautical activity of providing air transportation of persons or property for hire on either a charter basis or as an air taxi operator.
6. *Aircraft* – a vehicle that is able to fly by gaining support from the air. It counters the force of gravity by using either static lift or by using the dynamic lift of an airfoil, or in a few cases the downward thrust from jet engines. A device that is used or intended to be used for flight in the air. Common examples of aircraft include airplanes, helicopters, airships (including blimps), gliders, para-motors and hot air balloons.
7. *Aircraft Fuel* – all flammable liquids composed of a mixture of selected hydrocarbons expressly manufactured and blended for the purpose of effectively and efficiently operating an internal combustion, jet, or turbine engine, which includes, any substance (solid, liquid, or gaseous) used to operate any engine of an aircraft or vehicle.

8. *Aircraft Line Service* – providing the necessary equipment, supplies, and trained personnel for aircraft apron assistance, towing, parking, and tie downs, within the leased premises. Equipment shall be sufficient to facilitate the handling of aircraft up to and including corporate jets.
9. *Aircraft Management Operations* – a Commercial Operator engaged in the business of providing aircraft flight dispatch, flight crews, or aircraft maintenance coordination on behalf of an aircraft owner.
10. *Aircraft Owner* - an entity holding legal title to an aircraft, or any entity having exclusive legal possession of an aircraft.
11. *Aircraft Parking and Storage Areas* – those hangar and apron locations of the Airport designated by the County for the parking and storage of aircraft.
12. *Aircraft Rental* – the commercial activity of renting or leasing aircraft to the public for compensation.
13. *Aircraft Sales* – the commercial activity of the sale of new or used aircraft through brokerage, ownership, franchise, distributorship, or licensed dealership.
14. *Airframe and Power Plant Maintenance* - the commercial activity of providing airframe and power plant services, which includes service, the repair, maintenance, inspection, constructing, and making of modifications and alterations to aircraft, aircraft engines, propellers and appliances including the removal of engines for major overhaul as defined in 14 CFR part 43, as now or hereafter amended. This category of service also includes the sale of aircraft parts and accessories.
15. *Airframe and Power Plant Mechanic (A&P)* – an individual who holds an aircraft mechanic certificate with both airframe and power plant ratings issued by the FAA under the provisions of 14 CFR Part 65, as now or hereafter amended.
16. *Airport* - the Southern Wisconsin Regional Airport, operated by County of Rock, and all land, improvements, and appurtenances within the legal boundaries of the Airport as it now exists on the Airport Layout Plan as currently approved within the Master Plan and as the Airport Layout Plan may be extended, enlarged, or modified.
17. *Airport Board* – an entity comprised of three (3) Rock County board Supervisors and six (6) citizens at large which has policy and financial oversight over all airport matters and makes recommendations to the entire County Board of Supervisors.
18. *Airport Layout Plan (ALP)* – the currently approved scale drawing depicting the boundaries and physical layout of the Airport and identifying the location, type, dimensions and configuration of existing and proposed infrastructure and improvements, including but not limited to runways, taxiways, aprons, buildings, roadways, utilities, nav aids, as well as proposed extensions and reductions of existing Airport facilities.

19. *Apron* – those paved areas of the Airport within the non-movement area designated by the County for the loading or unloading of passengers, servicing, or parking of aircraft.
20. *Avionics Sales and Maintenance* – the commercial activity of providing for the repair and service, or installation of aircraft radios, instruments and accessories. Such operation may include the sale of new or used aircraft radios, instruments and accessories.
21. *Based Aircraft* – an aircraft which the owner physically locates at the Airport for an undetermined period, and whenever absent from the Airport, its owner intends to return the aircraft to the Airport for long-term storage.
22. *Certificate of Insurance* – a certificate provided by and executed by an insurance company or its authorized representative, evidencing the insurance coverages and limits of an operator.
23. *CFR* – the Code of Federal Regulations, as may be amended from time to time.
24. *Commercial Activity (or “Commercial Aeronautical Activity” or “Commercial Aeronautical Activities”)* - any activity (including Aeronautical Activities) conducted at or on the Airport by any entity in which:
 - a. The exchange, trading, buying, or selling of commodities, goods, services or property of any kind at the Airport; or
 - b. Engaging in any activity (including Aeronautical Activities) on the Airport for the purpose of securing revenue, earnings, income, and/or compensation, whether or not such revenue, earnings, and/or compensation are ultimately exchanged, obtained, or transferred; or
 - c. The offering or exchange of any product, service, or facility on the Airport as a part of other revenue, earnings, income, and/or compensation producing activity on or off the Airport.
25. *Commercial Operator* – an entity engaging in an activity which involves, makes possible or is required for the operation of aircraft, or which contributes to, or is required for the safe conduct and utility of such operation of aircraft, the purpose of such activity being to generate and/or secure earnings, income, compensation, and/or profit, whether or not such objectives are accomplished.
26. *Commercial Self-Service Fueling* – the fueling of an aircraft by the pilot using commercial aircraft fuel pumps installed for that purpose. The commercial self-service fueling facility may or may not be attended by the vendor, which is a multiple services operator or an airport sponsor/operator that is exercising its right to sell aircraft fuel.
27. *Contiguous Land* – land that is sharing an edge or boundary or is separated by no more than a taxi lane.
28. *County* – County of Rock, a political subdivision of the State of Wisconsin. County includes County, the Airport Department and Airport administration and staff having Airport responsibilities designated by and through the County.

29. *Director* – the Director of the Southern Wisconsin Regional Airport or such other employee of the airport as the Director may from time to time designate in writing to carry out the duties of the Director.
30. *Employee(s)* – a person who is hired for a wage, salary, fee or payment to perform work for an employer.
31. *Entity (or Entities)* – includes a person; persons; firm; partnership; limited liability; partnership or corporation; agency: unincorporated proprietorship, association, or group; or corporation other than the Airport, and includes any trustee, receiver, assignee, or other similar representative.
32. *Equipment* – all property and machinery, together with the necessary supplies, tools, and apparatus for the proper conduct of the activity being performed.
33. *FAA* – the Federal Aviation Administration.
34. *Flight Training* – the commercial aeronautical activity of instructing pilots in dual and solo flight, in fixed or rotary wing aircraft, and related ground school instruction as necessary to complete an FAA written pilot's examination and flight check ride for various categories of pilots licenses and ratings. Flight training includes any portion of a flight between two or more airports or other destinations where the primary purpose is to increase or maintain pilot or crew member proficiency.
35. *Flying Club* – a non-commercial and nonprofit entity organized for the purpose of providing its members with any number of aircraft for their personal use and enjoyment. Aircraft must be vested in the name of the flying club owners on a pro-rata share, and the flying club may not derive greater revenue from the use of the aircraft than the cost to operate, maintain, and replace the aircraft.
36. *Fuel Storage Area* – any portion of the Airport designated temporarily or permanently by the Airport as an area in which aviation or motor vehicle gasoline or any other type of aircraft fuel or fuel additives may be stored or loaded.
37. *Fueling or Fuel Handling* - the transportation, delivering, dispensing, storage, or draining of fuel or fuel waste products.
38. *General Aviation* – all civil aviation operation other than scheduled air services and nonscheduled air transport operations for remuneration or hire.
39. *Hazardous Material* – any oil petroleum products flammable substances, explosives, radioactive materials, hazardous waste, toxic waste, or substances or any other waste, materials or pollutants which pose a threat to the health and safety of the owners, occupants, or any persons on entering the leased premises or properties adjacent to it and/or cause the property to be in violation of any Federal, State or local law, rules or regulation.
40. *Improvements* – all buildings, structure and facilities including pavement, concrete, fencing, signs, lighting, and landscaping constructed, installed or placed on, under or above any land on the Airport.

41. *Lease* – the written contract between the County and one non-commercial operator (Lessee) specifying the terms and conditions under which an Operator may occupy and operate from certain Airport facilities and/or property.
42. *Leased Premises* – the land and/or improvements leased by the Lessee for the conduct of the Lessee’s activities.
43. *Lessee* – an entity that has entered into an Agreement with the County to occupy, use, and/or develop land and/or improvements and engage in aeronautical activities.
44. *Light-Sport Aircraft* - an aircraft, other than a helicopter or powered-lift, which since its original certification, has continued to meet the following: Max. Gross Takeoff Weight: 1,320 lbs. (600 kg) or 1,430 lbs. for seaplanes (650kg.).
45. *Minimum Standards* – the qualifications, standards, and criteria, as a condition set forth as the minimum requirements that are to be met by as a condition for the right to engage in commercial aeronautical activities at the Airport.
46. *Multiple Services Operator* – a Commercial Operator who is authorized to engage in the sale of products, services, and facilities to Aircraft operators and is required to provide at a minimum aircraft fueling to include jet fuel, avgas, and aircraft lubricants, and two or more of the following services:
 - a. Aircraft line services
 - b. Airframe and power plant maintenance
 - c. Aircraft storage/hangars rentals and tie-downs
 - d. Passenger, crew, and aircraft ground services, support and amenities

In addition to the required services multiple services operators may also provide optional services as approved by the County, which may include, but are not limited to: Flight Training, Aircraft Rental, Air Charter or Air Taxi, Aircraft Management Operations, Avionics Sales and Maintenance.

47. *Non-Commercial Operator* – an entity that either owns or leases and operates aircraft for personal or recreational purposes. In the case of a business, the operation of aircraft must be an ancillary activity to support the businesses purposes by providing transportation for the exclusive use of its employees, agents, and/or customers. In all cases, the non-commercial operator neither offers nor engages in commercial aeronautical activities. For purposes of these minimum standards, all governmental agencies shall be considered non-commercial operators per federal regulations.
48. *Permit* – an administrative approval issued by the County to conduct an aeronautical activity on the Airport, and/or to provide authorized services, to based and transient aircraft on the Airport, only from facilities and locations where such services are authorized.
49. *Preventive Aircraft Maintenance* - maintenance that is not considered a major aircraft alteration or repair and does not involve complex assembly operations. The replacement of prefabricated aircraft fuel lines, shall, for purposes of these Minimum Standards, be considered a major aircraft repair.

50. *Roadway* – any street or road whether improved or unimproved, within the boundaries of the Airport and designated for use by ground vehicles.
51. *Rules and Regulations* – the Airport Rules and Regulations, adopted by the County, as may be amended from time to time, or any successor ordinance, rule, or regulation adopted by the Airport Board.
52. *Self-Fueling* – the fueling of aircraft owned or leased by the Operator. (Fuel may not be dispensed to the general public or to others. Co-Ops are prohibited.)
53. *Specialized Aviation Service Operation (SASO)* - a commercial aeronautical operator that is authorized to provide any one or combination of the following activities:
 - a. Flight Training
 - b. Airframe and Power Plant Maintenance
 - c. Avionics Sales and Maintenance
 - d. Aircraft Rental
 - e. Aircraft Charter or Taxi and Aircraft Management Operations
 - f. Aircraft Storage Hangars
 - g. Aircraft Sales
 - h. Aircraft Restoration and Refurbishing
 - i. Specialized Flying Services
 - j. Light-Sport Aircraft Service Provider
 - k. Agricultural Aircraft Spraying Operation
54. *Specialized Flying Services* – providing specialized commercial flying services such non- stop sightseeing tours, aerial photography or surveying, power line or pipeline patrol, firefighting or fire patrol, air ambulance, airborne mineral exploration, and other air transportation operations specifically excluded from 14 CFR Part 135, as now or hereafter amended.
55. *SOP* – Standard Operating Procedures.
56. *Sublease* - a written agreement, consented to or approved by the Airport Board stating the terms and conditions under which a third party commercial operator leases space from a Lessee for the purpose of providing an aeronautical activity at the airport.
57. *Taxilane* – the portion of the Airport apron area, or any other area, used for access between taxiways and aircraft parking or storage area, i.e. non-movement areas.
58. *Taxiway* – a defined path established for the taxiing of aircraft from one part of the Airport to another, i.e. movement areas.
59. *Tie-down* – an area paved or unpaved suitable for parking and mooring of aircraft wherein suitable tie-down points are located.
60. *UNICOM* – a two-way communication system operated by a non-governmental entity that may provide airport advisory information.

- 61. *Vehicle* – any device that is capable of moving itself, or being moved from place to place on wheels; but does not include any device designed to be moved by human muscular power or designed to move primarily through the air.
- 62. *Vehicle Parking Area* – any portion of the Airport designated and made available temporarily or permanently by the Airport for parking of vehicles.

2.2 Application of Minimum Standards

- 2.2.1 Except as otherwise provided for herein, all entities conducting commercial aeronautical activities at the Airport shall, as a condition of conducting such activities, meet or exceed the requirements of Sections 2 and 3 as well as meet the Minimum Standards applicable to the entity’s specific activities set forth in subsequent sections. These Minimum Standards are the “minimum” requirements to do business on the airport, and all entities are encouraged to exceed such Minimum Standards in conducting their activities.
- 2.2.2 These Minimum Standards shall not affect any agreement entered into by the Airport prior to the effective date of these Minimum Standards, except as otherwise provided for in such agreement, in which case these Minimum Standards shall apply to the extent permitted by such agreement. These Minimum Standards shall not be deemed to modify any existing agreement under which a commercial operator is required to exceed these Minimum Standards, nor shall they prohibit the Airport from entering into or enforcing an agreement that requires a commercial operator to exceed these Minimum Standards. If a commercial operator desires to modify an existing agreement, the Airport shall require compliance with these Minimum Standards as a condition of its approval.
- 2.2.3 Whenever a SASO conducts multiple activities pursuant to one lease, license, permit or agreement with the Airport, and the Minimum Standards for one of the commercial operator’s activities are inconsistent with the Minimum Standards for another of the commercial operator’s activities, then the Minimum Standards which are more stringent, and/or which are most protective of the public’s health, safety and welfare, shall apply. When one or more activity is conducted, the minimum requirements may vary depending on the nature of each activity or combination of activities, but shall not necessarily be cumulative.

2.3 Activities Not Covered by Minimum Standards

Any activities for which there are no specific Minimum Standards established will be addressed by the Airport Board on a case-by-case basis and set forth in such Commercial Operator’s written lease, license, permit or agreement with the County.

2.4 Variance or Exemption

- 2.4.1 The Airport Board may approve variances to these Minimum Standards when a specific clause, section, or provision does not seem justified in a particular case because of special conditions and unique circumstances.

- 2.4.2 Any variance or exception approved by the Airport Board shall apply only to the special conditions or unique circumstances of the particular case under which the variance or exemption is granted and shall not serve to amend, modify, or alter these Minimum Standards.
- 2.4.3 When a specific product, service, or facility is not currently being provided at the Airport, the Airport, with approval of the Airport Board, may enter into an agreement with a multiple services operator or SASO with terms and conditions that are less than those outlined in these Minimum Standards (e.g., lower Minimum Standards, etc.), only for a limited time period (i.e., pioneering period). The duration of the pioneering period shall be specified in the Agreement and shall only be valid during that specific period of time.

2.5 Conflicting Standards

If a provision in these Minimum Standards is found to be in conflict with any other provision of these Minimum Standards, the provision that establishes the higher standard shall prevail.

SECTION 3 BUSINESS OPERATIONS

3.1 Employee Conduct and Customer Service Emphasis

The Airport works diligently to provide high quality services to the growing needs and requests from Airport users. As such, the Airport requires its commercial operators, businesses, and tenants to do the same. Consequently, the goal of the Airport is straight-forward: offer the tenants and users of the Airport, commercial operators that provide high quality customer service by meeting and exceeding customer needs through consistent, responsive, and professional service.

3.2 Management Control and Supervision

Each commercial operator is required to employ the necessary quantity of trained staff, on-duty management and supervisors to provide for the efficient, safe, and orderly compliance with its lease, agreement, sublease or permit. In addition, each commercial operator is required to control the conduct and demeanor of its personnel and subtenants, as well as to conduct its business operations in a safe, orderly, efficient and proper manner so as not to unreasonably disturb, endanger or offend any customers, tenants, or competitive operators.

3.3 Personnel Training and Certification

3.3.1 General

All commercial operator personnel shall be fully qualified and trained or be in training with supervision, to provide a high quality standard of courteous, efficient, and safe service to the general public, customers, and Airport users. Personnel shall meet all Federal, State, and local training and certification requirements applicable to their individual duties and company services.

3.3.2 Drivers Training

All persons driving within the Air Operations Area (AOA) must be authorized by the Southern Wisconsin Regional Airport. All vehicle operators will possess a valid driver's license. Vehicle operators will comply with airport regulations while driving within the AOA. Failure to comply with regulations will result in the revocation of driving privileges.

- a. All vehicle operators that access the airport movement area will successfully complete a driver safety training course conducted by Airport Operations.
- b. All vehicle operators that access non-movement areas must be granted access by either Airport Operations or an airport tenant. Airport tenants that grant access to their leased areas must provide access and monitor transient operators.

3.4 **Corporate Identification Requirement**

3.4.1 Personnel

All personnel employed by the commercial operator to perform aeronautical activities on the Airport are required to be appropriately dressed and identifiable while on duty. The commercial operator's business name shall be included in the means of identification of each employee.

3.4.2 Buildings, Vehicles, and Equipment

Each building, vehicle, and piece of mobile or vehicular equipment used on the Airport in conjunction with the commercial activity shall bear the commercial operator's identification in the form of a company logo, sign, emblem, or other means to designate the operator to whom the building, vehicle, or equipment is assigned. Identification shall be a legible on a contrasting background and shall be displayed in a manner that is acceptable to the Airport.

SECTION 4 MINIMUM STANDARDS FOR MULTIPLE SERVICES OPERATOR

4.1 **Required Aeronautical Activities**

4.1.1 A multiple services operator is a full service commercial operator who is authorized to engage in the sale of products, services, and facilities to aircraft operators and is required to provide fueling services plus two of the following services at a minimum:

- a. Aircraft line services
- b. Airframe and power plant maintenance
- c. Aircraft storage hangars
- d. Passenger, crew, and aircraft ground services, pilot supplies, support and amenities
- e. Flight briefing capabilities including weather
- f. Access to limousine services and rental cars

- 4.1.2 Multiple Services Operators may also provide optional services as approved by the County, which may include, but are not limited to: flight training, aircraft rental, aircraft sales, air charter or air taxi, aircraft management operations, and avionics sales and maintenance.
- 4.1.3 Only multiple services operators shall be permitted to provide commercial aircraft fueling services and operate retail aircraft fueling facilities at the Airport.
- 4.1.4 Multiple services operator may subcontract or use third-party operators to provide any of the required services, or optional services, with the exception of aircraft fueling and aircraft line services, which services must be provided directly by the multiple services operator and its employees. Subcontractors and third-party operators shall meet all Minimum Standards applicable to such services when performed by a multiple services operator operating at the Airport.
- 4.1.5 Each multiple services operator shall conduct its business and activities on and from the leased premises in a safe and professional manner consistent with the degree of care and skill exercised by experienced multiple services operators providing comparable products, services, and activities from similar airports in like markets.

4.2 Aircraft Design Group Serviceability

Each multiple services operator shall provide the personnel, equipment, and facilities required to service all types of aircraft normally frequenting the Airport. The Airport Reference Code (ARC) to be supported is category ARC C-III, this includes aircraft with an approach speed up to 141 knots and wingspans up to 118 feet.

4.3 Leased Premises Size

4.3.1 Minimum Leased Premises Requirements

| Buildings & Leasehold | Minimum Size |
|-------------------------------------|--------------------|
| Total Leased Premises | 4 acres |
| Multiple Services Operator Terminal | 2,000 square feet |
| Maintenance Hangar | 5,000 square feet |
| Maintenance Hangar Offices | 1,500 square feet |
| Storage Hangar | 8,000 square feet |
| Aircraft Storage Hangar Offices | 500 square feet |
| Apron (within the Leased Premises) | 40,000 square feet |
| Fuel Storage Area | 1,400 square feet |

4.3.2 Buildings and Multiple Services Operator Leaseholds

Each multiple services operator shall lease from the County a minimum of four (4) acres of land. Each multiple services operator shall lease or construct, on the leased premises, a public use terminal building with a minimum of two thousand (2,000) square feet of floor space for customer lobby, office, pilot's lounge, flight planning and weather briefing area, and public rest rooms.

4.3.3 Vehicle Parking

Each multiple services operator shall provide parking as required by the City of Janesville.

4.3.4 Aircraft Parking

Each multiple services operator shall lease from the County sufficient airport property for its aircraft operating area (Apron), independent of any building area, vehicle parking area, and aircraft fuel storage area. This paved apron area shall be a minimum of forty thousand (40,000) square feet and adequate to support all the activities of the multiple services operator and all approved subtenants and shall be constructed to engineering standards for the current Airport design aircraft as defined in the existing Airport Master Plan.

4.3.5 Hours of Operation

Each multiple services operator is required to be open for business and provide aircraft fueling and aircraft line services a minimum of fifty-six (56) hours per week and seven (7) days per week and shall have a person on call at all times except as otherwise approved in writing by the Airport Director.

Service hours for optional multiple services operator services are listed in their specific categories in Section 4.7.

Except as otherwise approved in writing by the Airport Board business hours shall be provided to airport administration upon request.

4.4 **Staffing and Employee Qualifications**

4.4.1 Staffing

During the required hours of operation, each multiple services operator shall employ and have on duty sufficient staff to meet the Minimum Standards for each aeronautical activity provided. However, multiple responsibilities may be assigned to employees where feasible. Each multiple services operator shall be adequately staffed to conduct safe operations. The multiple services operator will provide to a current written statement of the names, addresses, telephone numbers and other necessary contact information for all personnel responsible for the operation and management of the multiple services operator. In addition, airport administration shall be provided a point-of-contact with phone numbers for emergency situations.

4.4.2 Employee Qualifications

All multiple services operator aircraft fuel handling personnel shall be trained to comply with FAR Part 139.321, and NFPA 407.

Each fueling agent will have a supervisor complete an aviation fuel-training course in fire safety that is acceptable to the FAA. The supervisor will receive recurrent training at least once every 24 months. If a new supervisor is hired, he/she will successfully complete an authorized aviation fuel-training course within 90 days.

All other employees at each fueling agent who fuel aircraft, accept fuel shipments, or handle fuel, shall receive at least initial on-the-job training in fire safety and recurrent training every 24 months from the supervisor who has been trained in the fuel-training course in fire safety acceptable to the FAA.

4.5 **Insurance Requirements**

Each multiple services operator shall maintain the types and amounts of insurance required by the County of Rock and the Southern Wisconsin Regional Airport. Insurance policies shall name the County of Rock and the Southern Wisconsin Regional Airport as additional insured. The County shall have the right to modify and/or change insurance requirements from time to time. Certificates of insurance naming the County of Rock and the Southern Wisconsin Regional Airport as additional insured shall be provided to airport administration for each required policy.

4.6 **Required Multiple Services Operator Services**

Each multiple services operator shall be required to provide, at a minimum, aircraft fueling plus two additional services at the Airport:

a. Aircraft Fuel

- (1) Each multiple services operator must provide the sale and into-plane delivery of common and recognized brands of aircraft fuels, lubricants and other aviation petroleum products. Each multiple services operator shall provide, store, and dispense 100LL/Avgas and Jet-A aircraft fuel. All equipment used for the storage and/or dispensing of aircraft fuel must meet all applicable Federal, State, local laws, rules and regulations. The location of the aircraft fuel storage area shall be in conformance with the Airport's Master Plan and approved by the County.
- (2) Each multiple services operator shall manage/and provide a stationary, secure aircraft fuel storage area encompassing a minimum of fourteen hundred (1,400) square feet, with safety features and filtration systems to ensure aircraft fuel quality. Each multiple services operator shall ensure that all aircraft fuel is delivered clean, bright, pure and free of microscopic organisms, water, or other contaminants. Ensuring the quality of the aircraft fuel is the sole responsibility of the multiple services operator.

- (3) The 100LL AvGas and Jet-A aircraft fuel storage area tanks shall each be a minimum of twelve thousand (12,000) gallon capacity, and the multiple services operator shall also provide adequate mobile or stationary dispensing equipment and be adequately staffed a minimum of fifty-six (56) hours per week and seven (7) days per week and shall have a person on call at all times, to serve the Airport's aircraft fuel demand. Filter-equipped Aircraft fuel dispensers with separate dispensing pumps and meter systems for each grade of aircraft fuel shall be provided. All metering devices must be inspected, checked and certified annually by appropriate local and State agencies. Aircraft fuel storage facility tanks shall meet all applicable Federal, State and local laws, and the Airport Rules and Regulations.
- (4) Each multiple services operator, at its own expense, will maintain the aircraft fuel storage area, all improvements thereon, and all appurtenances thereto, in a presentable condition consistent with good business practices and in accordance with the appropriate rules, regulations and requirements at the time of construction and any mandated upgrades.
- (5) Each multiple services operator shall provide two operating and fully functional aircraft fueling trucks containing a minimum capacity of twenty-five hundred (2,500) gallons for Jet-A and seven hundred fifty (750) gallons for 100LL fuel. Each aircraft fueling vehicle shall be equipped with metering devices that meet all applicable Federal, State, local laws, rules and regulations. One aircraft-fueling vehicle dispensing Jet-A aircraft fuel shall have over the wing and single point servicing capability and one truck shall be capable of dispensing 100LL fuel. Each fuel truck will be inspected and approved by the airport before being placed into service on the airport.
- (6) Each multiple services operator shall operate an aircraft fuel storage area designed in accordance with all Environmental Protection Agency (EPA) and the State of Wisconsin regulations including proper aircraft fuel spill prevention features and containment capabilities. In addition, each multiple services operator shall provide a current copy of their Aircraft Fuel spill prevention, countermeasures, and control plan (SPCC) to airport administration thirty (30) days prior to commencing operations. DEP standards and inventory details will be provided to airport administration when requested including total of gallons delivered by type and date.
- (7) Each multiple services operator shall conduct the lawful, sanitary, and timely handling and disposal of all solid waste, regulated waste, and other materials including, but not limited to, sump aircraft fuel, used oil, solvents, and other regulated waste. The piling and storage of crates, boxes, barrels, containers, refuse, and surplus property is not permitted upon the leased premises.
- (8) The multiple services operator shall develop and maintain SOP for aircraft fuel and ground handling operations and shall ensure compliance with standards set forth in FAA Advisory Circular 00-34, Aircraft Ground Handling and Servicing, as now or

hereafter amended. The SOP shall address bonding and fire protection, public protection, control of access to the aircraft fuel storage facility, and marking and labeling of aircraft fuel storage tanks and fuel dispensing equipment, and shall be submitted to airport administration prior to the multiple services operator commencing fueling activities.

- (9) Additionally, each multiple services operator shall comply with the Wisconsin Fire Prevention Code, FAA Advisory Circular 150/5230-4, Aircraft Fuel Storage, Handling, and Dispensing on Airports, Airport Rules and Regulations, and all other applicable Federal, State and local laws related to aircraft fuel handling, dispensing, sale and storage. Each multiple services operator shall obtain all applicable aircraft fueling certifications and permits, and receive periodic refresher training as required. The County and/or the FAA may periodically conduct inspections of the multiple services operator activities and facilities to ensure compliance with all applicable laws and regulations, and these Minimum Standards.
- (10) Each multiple services operator shall provide an adequate supply of properly located, type, size and operable fire extinguishers and other safety equipment. All fire extinguisher certifications must be current. Fire extinguishers shall be maintained within all hangars, on apron areas, at aircraft fuel storage area, and on all ground handling and fueling vehicles as required by applicable State and local fire codes for the type of operations conducted.
- (11) Each multiple services operator shall provide monthly fuel inventory reports to airport administration listing the total amounts of aircraft fuel delivered to aircraft. Inventory reports are subject to yearly verification by the airport using meter readings obtained during quarterly fuel farm inspections.

b. Commercial Self-Service Fueling

- (1) A multiple services operator may provide commercial self-service fueling equipment in addition to the required aircraft fuel equipment set forth in Sections 4.6, A.1-11, with the prior written consent of airport administration. Commercial self-service fueling equipment must be in compliance with all applicable Federal, State, local laws, rules and regulations and cannot be substituted for the required full-service aircraft fueling equipment set forth in Sections 4.6.A.1-11.
- (2) Any multiple services operator authorized to provide commercial self-service fueling services at the Airport shall provide, at a minimum, 100LL aviation gasoline. The products and equipment must meet all applicable Federal, State, and local laws, rules, regulations, and requirements, including but not limited, to applicable FAA Advisory Circulars.
- (3) The aircraft fuel storage areas are the locations on the Airport designated temporarily or permanently by the Airport Board as the only areas in which aircraft fuel may be stored.

- (4) The aircraft fuel storage and dispensing equipment shall meet all applicable Federal, State, local laws, rules, regulations and requirements, including, but not limited to, the State of Wisconsin Fire Prevention Code and FAA Advisory Circular 150/5230-4, as now or hereafter amended.
- (5) Each multiple services operator providing the commercial self-service fueling services shall be knowledgeable of and comply with all Federal, State, and local environmental laws, and rules and regulations. Each multiple services operator shall provide airport administration with a current fuel spill prevention, countermeasures, and control plan (SPCCC) that contains methods and procedures to prevent, control, and clean up an aircraft fuel spill on Airport property.
- (6) Each multiple services operator authorized to install and maintain a commercial self-service fueling system shall provide airport administration a monthly report showing gallons of fuel delivered to aircraft. This report can be included with the report required in Section 4.6.a.(11). The storage tank for this self-service facility shall be a minimum of 12,000 gallons.

c. Aircraft Line Services

If offered, each multiple services operator shall provide necessary equipment and supplies, and be adequately staffed with trained employees for aircraft apron assistance, towing, parking, and tie-downs, within the leased premises. The trained employees may also serve as the required refuelers as stated in section 4.6.A.(3). Equipment shall be sufficient to facilitate the handling of aircraft up to and including small corporate jets as defined by FAA Category ARC C-III. Equipment shall consist of one (1) tug, one (1) ground power unit, one (1) universal tow bar, and one (1) tow bar with changeable heads for turbine aircraft. Recognizing that aircraft removal is the responsibility of the aircraft owner/operator, the multiple services operator shall be prepared to lend assistance within thirty (30) minutes upon request in order to maintain the operational readiness of the Airport. The multiple services operator shall prepare an aircraft removal plan and have the equipment available that is necessary to remove aircraft normally frequenting the Airport within two (2) hours following the incident or accident.

d. Passenger, Crew, and Aircraft Ground Services, Support and Amenities

If offered, each multiple services operator shall provide the following services and concessions inside the multiples services operator terminal building located within the leased premises:

- (1) Customer service counter stocked with basic pilots supplies;
- (2) Public lounge and waiting area;
- (3) Flight planning work area with flight service station and weather service communication links;

- (4) Local ground transportation contacts.

e. Airframe and Power Plant Maintenance

If offered, each multiple services operator or sub-lessee of a multiple services operator engaging in Airframe and Power Plant Maintenance shall:

- (1) Operate the service from a minimum of five thousand (5,000) square feet of ventilated hangar and shop space and have immediate access to customer lounge, public telephones, and restrooms.
- (2) Have an additional one thousand five hundred (1,500) square feet for management, record keeping and reception areas.
- (3) Employ and have available a minimum of one (1) employee. The employee on-duty must be an FAA certified technician who possess an airframe, power plant, or aircraft inspector rating as specified in 14 CFR Part 65, as now or hereafter amended, or the maintenance facility shall be certified under and satisfy all the requirements as specified in 14 CAR Part 145, as now or hereafter amended.
- (4) Keep premises open and services available a minimum of eight (8) hours daily, five (5) days a week. A technician shall also be available twenty-four (24) hours a day, seven (7) days a week on-call for emergencies, with a response time of not more than two (2) hours. If more than one (1) airframe and power plant maintenance facility is located on the airport, this responsibility may be rotated on a mutually agreeable rotating on-call schedule.
- (5) Provide equipment, supplies and parts required for aircraft airframe, power plant, inspection, tire, battery, oxygen, and other routine Aircraft maintenance functions appropriate for the type of aircraft serviced.

f. Aircraft Storage Hangars

If offered, each multiple services operator or sub-lessee of a multiple services operator engaging in aircraft storage hangar activities shall

- (1) Lease the necessary amount of land to accommodate the proper quantity and required size of hangars. The minimum land area shall be at the sole discretion of the Airport Board and shall be dependent upon the number and size of hangars proposed.
- (2) Each aircraft hangar must be a minimum of three thousand (3,000) square feet with five hundred (500) square feet of office, and storage area.
- (3) Provide emergency contact name and phone numbers via posted informational sign at each multiple services operator terminal.

- (4) Provide a listing of all Aircraft stored within the multiple services operator’s or sub-lessee’s hangar facilities to airport administration semi-annually.
- (5) Ensure that hangar tenants only perform preventive aircraft maintenance within the hangar on their own aircraft to the extent permitted in 14 CFR Part 43, as now or hereafter amended. Painting, welding, and any type of hazardous material storage shall not be permitted within aircraft hangars unless authorized specifically by airport administration in writing. The piling and storage of crates, boxes, barrels, containers, refuse, and surplus property shall not be permitted.
- (6) Provide a waste oil receptacle within the immediate vicinity of the hangar(s). This receptacle shall be capable of holding a minimum of fifty (50) gallons, have secondary containment protection and be emptied at regular intervals and be in compliance with all regulatory requirements as now or hereafter amended.
- (7) Have on duty, adequate trained personnel during the operational hours.

4.7 Optional Multiple Services Operator Services

Each multiple services operator may provide aeronautical activities at the Airport in addition to the required multiple services operator services with the consent of the County, which may include, but are not necessarily limited to, the services listed below. Any multiple services provider providing optional services, either directly or through a sublessee or subcontractor, shall comply with the standards set forth in this Section 4.7, in addition to all other applicable Minimum Standards (See 5.1.1).

| Type of Activity | Minimum Office Space | Minimum Hangar Space |
|--|----------------------|----------------------|
| Flight Training | 500 | Not required |
| Air Charter or Taxi or Aircraft Management | 500 | Not required |
| Aircraft Rental | 500 | Not required |
| Avionics Sales and Maintenance | 500 | 1,500 |

a. Flight Training

Each multiple services operator or sub-lessee of a multiple services operator engaging in flight training services shall:

- (1) Operate the service from a minimum of five hundred (500) square feet of classroom and office space within the multiple services operator’s leased premises and have immediate access to customer lounge, public telephones, and restrooms.

- (2) Make available at least one (1) FAA certified flight instructor as necessary to meet the flight training demand and schedule requirements.
- (3) Own or lease one (1) or more airworthy aircraft necessary to meet the flight training demand and schedule requirements. Aircraft may be fixed or rotary wing.
- (4) Flight training operations shall include adequate training aides necessary to provide proper and effective ground school instruction.

b. Air Charter or Taxi and Aircraft Management Operations

Each multiple services operator or sub-lessee of a multiple services operator engaging in air charter or taxi or aircraft management operations shall:

- (1) Operate the service from not less than five hundred (500) square feet of office space within the multiple services operator leased premises and have immediate access to customer lounge, public telephones, and restrooms.
- (2) Employ and make available at least one (1) employee who holds a current FAA commercial pilot certificate and a current Class I or II medical certificate. In addition, all flight personnel shall be properly rated for the aircraft operated.
- (3) Be open and have services available five (5) days per week, eight (8) hours per day. Employ at least one (1) employee with experience and ability to provide charter quotes, schedule and dispatch support and customer service.
- (4) Own or lease or manage at least one (1) certified and continuously airworthy qualified aircraft.
- (5) Have and display in the public office, a current 14 CFR Part 135 Air Taxi Certificate or provisional FAR Part 135 Certificate, in addition to, the aircraft identification page from the operating specifications manual of each aircraft listed on the certificate.
- (6) Have and display in the public office a current copy of 14 CFR Part 133 for rotorcraft operations detailing the external-loading requirements.
- (7) Aircraft management activities must be operated in accordance with the provision as specified in 14 CFR Part 91 as now or hereafter amended.

c. Aircraft Rental

Each multiple services operator or sub-lessee of a multiple services operator engaging in aircraft rental services shall:

- (1) Operate the service in a minimum of five hundred (500) square feet of office space within the multiple services operator's leased premises and have immediate access to customer lounge, public telephones, and restrooms.
- (2) Employ and have on duty at least one (1) qualified employee.
- (3) Keep the premises open and services available a minimum of eight (8) hours per day, six (6) days a week.
- (4) Have available for rental or use in flight training, either owned or leased and under exclusive control of commercial operator, a minimum of one (1) certified and airworthy aircraft.

d. Avionics Sales and Maintenance

Each multiple services operator or sub-lessee of a multiple services operator engaging in avionics sales and maintenance shall:

- (1) Operate the service in a minimum of five hundred (500) square feet of space for operations, bench testing and administration within the multiple services operator's leased premises have immediate access to customer lounge, public telephones, and restrooms.
- (2) Have one thousand five hundred (1,500) square feet of hangar space to work on aircraft.
- (3) Employ and have on duty at least one (1) trained and FAA certified technician
- (4) Keep premises open and services available a minimum of eight (8) hours a day, five (5) days a week.
- (5) Having the appropriate FAA repair station certificates for the types of equipment serviced and/or installed is preferred.

SECTION 5 SPECIALIZED AVIATION SERVICE OPERATIONS (SASO)

5.1 General Requirements

5.1.1 Compliance

In addition to the general requirements set forth in Sections 2 and 3, SASOs leasing Airport property directly from the County shall be required to comply with applicable Minimum Standards as set forth in this Section 5. An SASO leasing Airport property as a sub-lessee of a multiple services operator shall be required to comply with all the Minimum Standards as set forth in Section 4 above, in addition to the general requirements set forth in Sections 2 and 3. SASOs shall not be permitted to provide commercial aircraft fueling services.

5.1.2 Leased Space Requirement for SASO’s

| Type of Activity | Minimum Office Space | Minimum Hangar Space | Total Building Space | Minimum Land Lease |
|--|----------------------|----------------------|----------------------|--|
| Flight Training | 1,000 square feet | Not Required | 1,000 square feet | 5,000 square feet |
| Airframe and Powerplant Maintenance | 750 square feet | 3,600 square feet | 4,350 square feet | 15,000 square feet |
| Air Charter or Taxi or Aircraft Management | 750 square feet | 3,600 square feet | 4,350 square feet | 15,000 square feet |
| Aircraft Rental | 500 square feet | 3,600 square feet | 4,100 square feet | 15,000 square feet |
| Avionics Sales and Maintenance | 500 square feet | 3,600 square feet | 4,100 square feet | 15,000 square feet |
| Aircraft Storage Hangar | 500 square feet | 3,600 square feet | 4,100 square feet | 15,000 square feet |
| Aircraft Sales | 500 square feet | 3,600 square feet | 4,100 square feet | 15,000 square feet |
| Aircraft Restoration or Refurbishing | 500 square feet | 3,600 square feet | 4,100 square feet | 15,000 square feet |
| Specialized Flying Services | 500 square feet | Not Required | 500 square feet | 5,000 square feet |
| Light Sport Aircraft Services | 500 square feet | 2,000 square feet | 2,500 square feet | 10,000 or 5,000 for a start-up company |
| Agricultural Aircraft Spraying Operation | 500 square feet | 3,600 square feet | 4,100 square feet | 15,000 square feet |

5.1.3 Responsible Personnel

Each SASO shall have at least the number of employees as specified below on duty at all times during hours of operation, and provide to the County a current written statement of the names, addresses, telephone numbers and other necessary contact information for all personnel responsible for the operation and management of the SASO. In addition, the Airport shall be provided a point-of-contact with phone numbers for emergency situations.

5.1.4 Insurance Requirements

Each SASO shall maintain the types and amounts of insurance required by the County. Insurance policies shall name the County of Rock and the Southern Wisconsin Regional Airport as additional

insured in the manner specified by the County, and the County shall have the right to modify and/or change the insurance requirements from time to time. Certificates of insurance naming the County of Rock and the Southern Wisconsin Regional Airport as additional insured shall be provided to the Airport for each required policy.

5.2 Flight Training

SASOs engaging in flight training services shall:

- a. Lease or sub-lease not less than five thousand (5,000) square feet of land for offices, apron, aircraft parking, auto parking and green space.
- b. Operate the service from a minimum of one thousand (1,000) square feet of classroom and office space on the Airport and have at a minimum; customer lounge, and restrooms.
- c. Employ or make available at least one (1) employee that is FAA certified flight instructor necessary to meet the flight training demand and schedule requirements.
- d. Own or lease one (1) or more airworthy aircraft necessary to meet the flight training demand and schedule requirements. Aircraft may be fixed or rotary wing.
- e. Include adequate training aides necessary to provide proper and effective ground school instruction. All materials shall meet FAA requirements for the training offered.
- f. Lessee shall comply with the City of Janesville parking requirements.
- g. Services shall be available a minimum of five (5) days per week.

5.3 Airframe and Power Plant Maintenance

SASOs engaging in Aircraft Airframe and Power Plant Maintenance shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, apron, aircraft parking, auto parking and green space.
- b. Operate the service from a minimum of three thousand six hundred (3,600) square feet of ventilated hangar and shop space and seven hundred fifty (750) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Employ and have available a minimum of one (1) employee. The employee on-duty or available must be an FAA certified technician who possesses an airframe, power plant, or aircraft inspector rating as required in 14 CFR Part 65, as now or hereafter amended, or the maintenance facility must be certified under 14 CFR Part 145, as now or hereafter amended.
- d. Keep premises open and services available a minimum of eight (8) hours per day, five (5) per week. A technician shall also be available on-call twenty-four (24) hours, seven (7) days for

emergency purposes only. If more than one (1) maintenance facility is located on the airport the on-call responsibility may be rotated on a mutually agreeable schedule.

- e. Provide equipment, supplies and parts required for aircraft airframe, power plant, inspection, tire, battery, oxygen, and other routine Aircraft maintenance functions.
- f. Lessee shall comply with the City of Janesville parking requirements.

5.4 Air Charter or Taxi or Aircraft Management Operations

SASOs engaging in air charter or air taxi or aircraft management operations shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, apron, aircraft parking, auto parking, and green space.
- b. Operate the service from a minimum of three thousand six hundred (3,600) square feet of floor space for aircraft storage and at least seven hundred fifty (750) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Employ and make available at least one (1) employee who holds a current FAA commercial pilot certificate, current Class I or II medical certificate. In addition, all flight personnel shall be properly rated for the aircraft operated. Employ at least one (1) employee with experience and ability to provide charter quotes, schedule and dispatch support and customer service.
- d. Own or lease or manage at least one (1) certified and continuously airworthy instrument qualified aircraft.
- e. Have and display in the public office, a current 14 CFR Part 135 Certificate or provisional 14 CFR Part 135 Certificate, in addition to, the aircraft identification page from the operating specifications manual of each aircraft listed on the certificate.
- f. Have and display in the public office a current copy of 14 CFR Part 133 for rotorcraft operations detailing the external-loading requirements if applicable.
- g. Aircraft management activities must be operated in accordance with the provision as specified in 14 CFR Part 91 as now or hereafter amended.
- h. Lessee shall comply with the City of Janesville parking requirements.

5.5 Aircraft Rental

SASOs engaging in aircraft rental services shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, apron, aircraft parking, auto parking and green space.

- b. Operate the service in a minimum of three thousand six hundred (3,600) square feet for aircraft storage and at least five hundred (500) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Employ and have on duty at least one (1) employee having a current commercial pilot certificate with appropriate ratings, including instructor rating.
- d. Keep premises open and services available a minimum of eight (8) hours per day, six (6) days a week.
- e. Have available for rental, a minimum of one (1) owned or leased, certified, and airworthy aircraft.
- f. Lessee shall comply with the City of Janesville parking requirements.

5.6 Avionics Sales and Maintenance

SASOs providing avionics sales and maintenance shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, Apron, Aircraft parking, auto parking and green space.
- b. Operate the service in a minimum of three thousand six hundred (3,600) square feet of hangar and shop space, and no less than five hundred square feet (500) of office space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Employ and have on duty at least one (1) trained and FAA certified airframe technician and one (1) administrative or customer service employee.
- d. Provide for the sale of new or used aircraft avionics, radios, instruments, and accessories.
- e. Keep premises open and services available a minimum of eight (8) hours per day, five (5) days a week.
- f. Hold the appropriate FAA repair station certificates for the types of equipment the SASO plans to service and/or install.
- g. Lessee shall comply with the City of Janesville parking requirements.

5.7 Aircraft Storage Hangars

SASOs engaging in the business of renting and leasing hangars storage space to aircraft owners or operators solely for aircraft storage purposes shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, apron, aircraft parking, auto parking and green space.

- b. Operate the business in a hangar of no less the three thousand six hundred (3,600) square feet of hangar and not less than five hundred (500) square feet of office space on the Airport office and aircraft storage space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Provide SASO contact name and phone numbers, hangar availability, and rental rates known to prospective customers via posted informational sign inside the Airport terminal.
- d. Provide a list of the based aircraft stored within the SASO hangar facilities to the County semi-annually.
- e. Keep premises open and services available as needed.
- f. Ensure that hangar tenants only perform preventive aircraft maintenance within the hangar on their own aircraft to the extent permitted in 14 CFR Part 43, as now or hereafter amended. Painting, welding, and any type of hazardous material storage shall not be permitted within aircraft hangars unless authorized by the County in writing. The piling and storage of crates, boxes, barrels, containers, refuse, and surplus property shall not be permitted.
- g. Provide a waste oil receptacle within the immediate vicinity of the hangar(s). This receptacle shall be capable of holding a minimum of fifty (50) gallons, have secondary containment protection, and be emptied at regular intervals, and be in compliance with all regulatory requirements, as now or hereafter amended.
- h. All aircraft handling personnel shall be trained in the safe and proper handling, of aircraft towing and movement. Acceptable training shall be NATA Safety 1st or an equivalent training program.
- i. Lessee shall comply with the City of Janesville parking requirements.

5.8 Aircraft Sales

SASOs engaging in new and/or used aircraft sales shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, apron, aircraft parking, auto parking and green space.
- b. Operate the service in a minimum of three thousand six hundred (3,600) square feet for aircraft storage and five hundred (500) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Employ and have on duty at least one (1) qualified aircraft salesperson and access to a demonstration pilot that has a current commercial pilot certificate with appropriate aircraft type ratings.
- d. Keep premises open and services available as needed.

- e. Lessee shall comply with the City of Janesville parking requirements.

5.9 Aircraft Restoration and Refurbishing

SASOs engaging in aircraft restoration and refurbishing of aircraft structures, propellers, accessories, interiors, exteriors, and components shall:

- a. Lease not less than fifteen thousand (15,000) square feet of land for offices, ramp, aircraft parking, auto parking and green space.
- b. Operate the service in a minimum of five hundred (500) square feet of office space and provide a customer lounge, public telephones, and restrooms and three thousand six hundred (3,600) feet of ventilated hangar space on the Airport.
- c. Employ and have on duty at least one (1) qualified employees that have current required certificates, licenses, and ratings.
- d. Keep premises open and services available a minimum of eight (8) hours per day, five (5) days per week.
- e. Lessee shall comply with the City of Janesville parking requirements.

5.10 Specialized Flying Services

SASOs engaging in specialized flying services shall:

- a. Lease not less than five thousand (5,000) square feet of land for offices, apron, aircraft parking, auto parking and green space.
- b. Operate the service from a minimum of five hundred (500) square feet of office space on the Airport and provide a customer lounge, public telephones, and restrooms.
- c. Employ and make available at least one (1) employee who holds a current FAA commercial pilot certificate and medical certificate with ratings appropriate for the operator's Aircraft.
- d. Provide contact information via telephone, cell phone and/or e-mail.
- e. Own or lease at least one (1) airworthy aircraft.
- f. Lessee shall comply with the City of Janesville parking requirements.

5.11 Light-Sport Aircraft Service Provider

SASO's engaging in light-sport aircraft services shall:

- a. Lease not less than the number of feet of land for offices, apron, aircraft parking, auto parking, and green space as designated in 5.1.2.
- b. Operate the service from the required number of square feet of office space on the airport as designated in 5.1.2.
- c. Employ at least one employee to meet customer demands. A minimum of one employee will hold an FAA certificate (A&P, Repairman, Pilot, and/or Instructor) appropriate to the services provided.
- d. Provide contact information via telephone, cell phone and/or e-mail.

SASO's engaging in light-sport aircraft service shall provide one or more of the following:

- a. Provide light-sport aircraft flight instruction or rental. Must own or lease at least one (1) airworthy aircraft appropriate for the level of service provided.
- b. Provide retail aircraft fueling facilities at the airport. As a minimum, provide at least one fully functioning fuel pump containing unleaded auto fuel (ASTM D4814) or avgas (ASTM 6227) light-sport approved fuels. The fuel may be obtained from off-airport fuel vendors who meet appropriate unleaded ASTM specifications. Other avgas and turbine fuels will be provided only by the airfields multiple services operator. Will comply with paragraph 4.6a(6)-(11) of this Minimum Standards document. Any and all fuel equipment and or installations will be approved by the Director or his/her designee.
- c. Provide light-sport aircraft maintenance.
- d. Provide light-sport aircraft sales.
- e. Provide light-sport aircraft construction.
- f. Provide light-sport aircraft avionics sales and service.
- g. Provide light-sport aircraft storage hangers.
- h. Provide light-sport aircraft restoration and/or refurbishing.
- i. Provide basic pilot supplies, a flight planning area with weather service and communications links, a snack food and beverage machine area and contacts for local ground transportation and restaurants.
- j. Provide a customer lounge, public telephones, and restrooms.

- k. Lessee shall comply with the City of Janesville parking requirements.

5.12 Agricultural Aircraft Spraying Operation

SASO's engaging in Aerial Spraying services shall:

- a. Lease not less than the number of feet of land for offices, apron, aircraft parking, auto parking, and green space as designated in 5.1.2.
- b. Operate the service from the required number of square feet of office space on the airport as designated in 5.1.2.
- c. Employ at least one employee to meet customer demands. A minimum of one employee will hold the appropriate FAA certificates.
- d. Shall abide by all applicable federal, state and local rules and regulations pertaining to aerial agricultural spraying operations, including but not limited to Federal Aviation Regulations. Will provide copies of the following upon request:
 - 1. Commercial pilots license and FAA medical certificates
 - 2. Aircraft registrations and airworthiness certificates
 - 3. Wisconsin commercial pesticide applicator's license
 - 4. Federal Aviation Regulations Part 137 Certificate
 - 5. Safety Data Sheets (SDS) for each chemical brought onto the airport
- e. Shall comply with all federal, state and local rules and regulations regarding the storage, application and disposal of pesticides and other chemicals, including but not limited to, Chapter ATCP 29 of the Wisconsin Administrative Code. All chemicals must be stored in a locked enclosure, sheltered from the wind and/or rain. The locked enclosure must be neat in appearance and sealed tight to prevent intrusion.
- f. The operator shall construct, establish and maintain a spill containment system that conforms to all applicable rules and regulations.
- g. The Operator shall be responsible for the cleanup of any contamination that is caused by its own actions or omissions (or the actions or omissions of its designated agents) and costs for said cleanup.
- h. Provide contact information via telephone, cell phone and/or e-mail.
- i. Lessee shall comply with the City of Janesville parking requirements.

SECTION 6 FLYING CLUBS

6.1 Requirements

The airport has the right to require a flying club to furnish documents such as insurance policies, club by-laws, meeting minutes and notifications, and a current list of members to ensure that the club remains a non-commercial and non-profit organization. Each flying club shall be required to provide the County with indemnification and insurance at the limits and types determined by the County's Risk Management Department.

- 6.1.1 No member (owner) of a flying club shall receive compensation for services provided for such flying club or its members (owners) unless such member is an authorized commercial operator with the County.
- 6.1.2 Flying club member's aircraft shall not be used by non-members.
- 6.1.3 No member (owner) shall use flying club aircraft in exchange for compensation.
- 6.1.4 Flying club members (owners) shall file and keep current with the County a complete membership (owner) list and the investment share held by each member.

SECTION 7 SELF-FUELING OPERATORS

7.1 Requirements

A self-fueling operator, as a condition of being permitted to operate at the Airport shall

- a. Lease a minimum of 30,000 square feet of ground space.
- b. Provide a building with a minimum of 3,600 square feet of floor space for aircraft storage, office, and restrooms, all properly heated and lighted.
- c. Lease aircraft parking ramp area adequate for operation to accommodate aircraft movement from the Operator's building to the taxiway or the access to the taxiway that has been provided for the Operator.
- d. Lessee shall comply with the City of Janesville parking requirements.
- e. Provide a paved aircraft apron within the leased area to accommodate aircraft movement from the Operator's land or buildings to the taxiway or to the access to the taxiway that is provided by owner.
- f. Provide at least 12,000 gallons of fuel storage for each type of fuel.
- g. Provide metered, filter-equipped dispenser, fixed or mobile, which meets all Federal, State and local laws, rules and regulations for the dispensing of fuel.
- h. All locations and types of fuel storage must be approved by the Airport Board.

- i. Employ trained personnel approved for the dispensing of aviation fuel in accordance with F.A.A. guidelines.
- j. A fuel flowage fee will be paid by operator on the 15th day of each month for each gallon of gasoline, lubricants, and aviation fuel dispensed during the preceding month
- k. The Airport Board establishes the Fuel Flowage Fees and reserves the right to reasonably adjust the fees from time to time.
- l. Each operator shall provide monthly fuel inventory reports to airport administration listing the total amounts of each type of aircraft fuel delivered to aircraft. These reports shall be due no later than the 15th of the month following the end of the month in which the fuel was delivered. Inventory reports are subject to yearly verification by the airport using meter readings obtained during quarterly fuel farm inspections.
- m. Failure to submit report of fuel delivered to aircraft and/or failure to pay Fuel Flowage Fees may subject the operator to termination of fueling privileges or require the operator to pay Fuel Flowage Fees upon delivery from supplier.
- n. Use leased premises and provide commercial services in accordance with any other applicable Federal, State or local law, rule or regulation.

7.2 Insurance Policies

Operator shall procure and maintain, during the term of any lease or agreement the insurance policies hereinafter specified. Said policies must be issued by an insurance company or companies authorized to do business in the State of Wisconsin and licensed by the Insurance Department of the State. Operator shall furnish a Certificate of Insurance indicating compliance with the foregoing, including the naming of County as an “additional insured”, and proof of payment of premium to the Airport Director for approval. The insurance policy or policies shall contain a clause that in the event that any policy issued is cancelled or terminated for any reason, or any material changes are made therein, the Airport Director will be notified, in writing, by the insurer at least fifteen (15) days before any cancellation, termination or change takes effect. If for any reason, the insurance coverage required herein lapses, the Airport Board may declare the lease or agreement null and void as of the date no valid insurance policy was in effect. Certificates of policy renewals shall be furnished to the Airport Director throughout the term of lease.

The Following insurance coverages shall be obtained and continue in effect during the term of the lease or agreement in not less than the amounts specified:

- a. Worker’s Compensation – Statutory – in compliance with the Worker’s Compensation Law of the State of Wisconsin;
- b. General liability insurance with a minimum limit of One Million (\$1,000,000.00) Dollars per occurrence having the following coverages:

- (1) Premises and Operations, including hangar keepers;
 - (2) Independent Contractor and Subcontractors;
 - (3) Products and completed operations;
 - (4) Contractual; and,
 - (5) Death and personal injury.
- c. Where aerial spraying chemicals, aviation fuel or other hazardous products are dispensed on leased premises, environmental liability (pollution) insurance coverage, with a minimum limit of One Million (\$1,000,000.00) Dollars, is required, including third party bodily injury and property damage protection and resulting cleanup, as a consequence of fuel spill, overfill, leak accident or other event from underground/aboveground storage tanks or fueling or petroleum dispensing trucks.

SECTION 8 THROUGH-THE-FENCE AGREEMENTS

The Federal Aviation Administration (FAA) in Order 5190.6B recommends that airport owners refrain from entering into through-the-fence agreements. This Wisconsin Department of Transportation Bureau of Aeronautics supports the FAA recommendation.

SECTION 9 AIRPORT SECURITY

The Airport Security Program as written and amended addresses Federal Aviation Administration requirements for airport security. Airport security at Southern Wisconsin Regional Airport is dependent upon the cooperation of all users of the Airport. For the purposes of the Minimum Standards for Southern Wisconsin Regional Airport, compliance with the Airport Security Program is required. Requirements include but are not limited to:

- a. Multiple services operator and SASO tenants shall provide a list of contact people and phone numbers to the airport administration office for emergency purposes.
- b. A current list of employees who access the airfield shall be provided to the Airport office.
- c. A list of subtenants and contact numbers shall be provided to the Airport office.
- d. All tenants shall insure that unattended vehicles, aircraft, buildings, and other equipment are locked. Outdoor lighting in tenant's control should be in good operating condition.
- e. Gates not actively in use shall be closed and locked. If any gate located within a tenants leased area is found open and not actively in use and security is breached through the tenant's neglect, the tenant shall pay to Southern Wisconsin Regional Airport all costs associated with the security breach, including, but not limited to fines, legal costs, equipment replacement, and repair of damage.
- f. All tenants/users should be alert to unusual or strange activity in the vicinity of the aircraft operating area.

- g. All tenants will comply with the requirements of the Transportation Security Administration requirements as now and hereinafter amended.