

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
September 27, 2022

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on September 27, 2022 at 6:30 PM in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Zoom using the meeting information below. A direct link to the Zoom Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Zoom Meeting Information Link: <https://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2022-CU-6150

Property Owner(s): BLUE SKY PROPERTY HOLDINGS LLC

Agent: NONE

Tax Parcel No.: 012-0199, 012-0202

Location of Premises: 4016 KNAPP ST

Legal Description: Being part of the W 1/2 of the NW 1/4 of Section 11, all in Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Division 3, Sec. 23.8-381, Exhibit 8-1, Sec. 13.01

Description of Proposed Use: Applicant is requesting a conditional use permit to develop an airport.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland, wittman airport

Current Zoning: A-2 General Agriculture

Code Reference: Chapter 23, Division 3, Sec. 23.8-381, Exhibit 8-1, Sec. 13.01

Description of Proposed Use: Applicant is requesting a conditional use permit to develop an airport.

Surrounding Zoning: **North:** R-1;A-2; **South:** A-2; **East:** I-1; **West:** A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: SEE ATTACHED.

Describe how the proposed use will not have any adverse effects on surrounding property: SEE ATTACHED.

SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.