

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
June 28, 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 June 28, 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-6040

Property Owner(s): EAA, et al

Agent: SCHULTZ, JEFF MARTENSON & EISELE

Tax Parcel No.: 012-0199, 012-0202, 012-0177

Location of Premises: 4016 KNAPP ST

Legal Description: Being all of Lot 3 of CSM-5755 located in part of the NE 1/4 of Section 10, and also being a 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 construct an airport.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland, wetlands, 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 construct an airport.

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

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.

**Winnebago County Conditional Use Application, April 2022
EAA Ultralight and Fun Fly Zone
Town of Nekimi, Winnebago County, WI
Parcels 0120199, 0120202 and 0120177, Sections 10 and 11, T17N, R16E**

C-1 Describe the proposed use:

Blue Sky Property Holdings, LLC and Experimental Aircraft Association, Inc. plan to relocate their existing Ultralight & Fun Fly Zone (FFZ) to an area adjacent to and west of Wittman Airfield in the Town of Nekimi to improve facilities and safety.

Phase I of the project involves developing a portion of Parcel No. 0120199 (13.5 acres) and Parcel 0120202 (6.74 acres) east of Knapp Street as a parking area for ultralight aircraft. Phase II and III of the project will include improvements on Parcel 0120177 (109.96) west of Knapp Street.

Ultralights include light planes, light sport aircraft, home built rotocraft, hot air balloons, and some helicopters. The Federal Aviation Administration defines ultralights as aircraft with one-seat, empty weight less than 254 pounds, and maximum level speed of 63 mph.

Proposed Phase I improvements include a grassed walkway on the west side adjacent to Knapp Street, and a grassed taxiway and a paved tramway along the north side of the site that will connect to Knapp Road and an access road within the Wittman Airport properties. Ultralights will park within this Phase I area and use the proposed grassed taxiway. The paved tramway and grassed walkway will be used for transportation of visitors to and from the site, and for maintenance activities.

Phase II and III improvements on the west side of Knapp Street include continuation of the grassed taxiway and paved tramway. In addition, a 1400-foot long grassed runway, an Ultralight Headquarters building with permanent restroom facilities, an exhibit area, camping and parking areas, a fuel station and a showcase area will be constructed.

C-2 Describe how the proposed use will not have adverse effects on surrounding property: (Potential adverse impacts include but are not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard and electrical interference.)

The proposed Ultralight and Fun Fly Zone area will primarily be used by visitors during the EAA AirVenture event which normally occurs the last week in July. Traffic and noise will increase during this time. Lighting improvements will be designed according to Winnebago County standards.

An assured delineator from Martenson & Eisele, Inc. performed a wetland delineation on the affected parcels in October of 2021. The wetland boundaries and wetland setbacks are shown on the Overall Site Plan. Navigable waterways exist within the proposed Ultralight and Fun Fly Zone area as well.

Phase I Improvements east of Knapp Street will not disturb an existing wetland and navigable waterway located at the southeast corner of the site. Stormwater generated will be treated in a biofilter device on the north side of the site. Rolling security gates will be provided on the east and west ends of the paved tramway. A 4-foot high fence will surround areas of the site with public access.

Phase II and III improvements west of Knapp Street are as shown on the Overall Site Plan. WDNR permitting will be required for wetland disturbance and navigable waterway crossings for these phases of the project. A wet pond with waterfowl control will be used to treat stormwater.

OVERALL SITE PLAN

SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
(NO SITE ADDRESS)
WAUPUN ROAD
NEKIMI, WI 54902
PARCELS: 0120176, 0120177, 0120199 &
0120202

EXISTING LAND USE

AGRICULTURAL

LANDSCAPING REQUIREMENTS

N/A

ZONING DATA

CURRENT ZONING DISTRICT:
A-2 GENERAL AGRICULTURAL DISTRICT

ENVIRONMENTAL PERMITTING

SOUTH-CENTRAL WATERWAY (WBC 5025475)
WAS DETERMINED NON-NAVIGABLE BY WDNR
(KYLE McLAUGHLIN) ON 11/12/2021.

WDNR INDIVIDUAL PERMIT FOR WETLAND
DISCHARGE TO BE SUBMITTED.

STORAGE

NO OUTDOOR STORAGE IS PROPOSED.

UTILITIES

NO SANITARY NOR WATER CONNECTIONS
ARE PROPOSED.

OWNER/APPLICANT:

EXPERIMENTAL AIRCRAFT ASSOC.
ATTN: STEVE TAYLOR
P.O. BOX 3086
OSHKOSH, WI 54903-3086
PHONE: (920) 426-6813
staylor@eaa.org

ENGINEER:

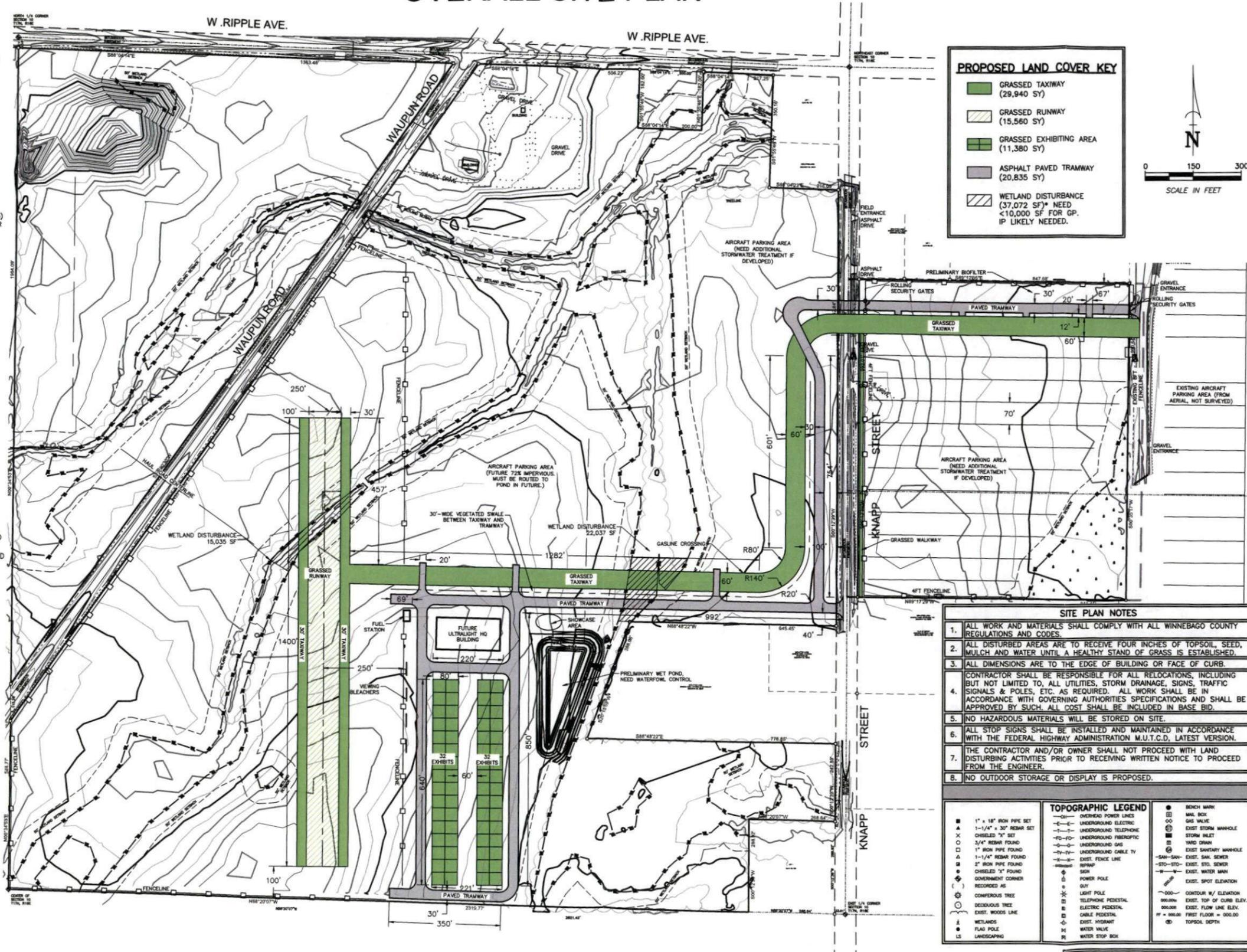
MARTENSON & EISELE, INC.
ATTN: JEFF SCHULTZ, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jeff@martenson-eisele.com
PHONE: (920) 731-0381

NRCS SOILS

HrB - Hortonville silt loam, HSG C
KnB - Kenosha silt loam, HSG C
MoA - Manawa silty clay loam, HSG D
MA - Mosel silt loam, HSG C/D
Pu - Poygan silty clay loam, HSG C/D

LEGAL DESCRIPTION

LOCATED IN THE NE 1/4 OF SECTION 10,
TOWNSHIP 17 NORTH, RANGE 18 EAST,
AS DESCRIBED IN LOT 2 AND 3 OF
CSM 5755, AND EXC V1171P193 IN
THE TOWN OF NEKIMI, WINNEBAGO
COUNTY, WI



PROPOSED LAND COVER KEY

- GRASSED TAXIWAY (29,940 SY)
- GRASSED RUNWAY (15,560 SY)
- GRASSED EXHIBITING AREA (11,380 SY)
- ASPHALT PAVED TRAMWAY (20,835 SY)
- WETLAND DISTURBANCE (37,072 SF)* NEED <10,000 SF FOR GP. IP LIKELY NEEDED.

- ### SITE PLAN NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL WINNEBAGO COUNTY REGULATIONS AND CODES.
 2. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 3. ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 5. NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
 6. ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. LATEST VERSION.
 7. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
 8. NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

TOPOGRAPHIC LEGEND

<ul style="list-style-type: none"> 1" x 1/4" IRON PIPE SET 1-1/4" x 30" REBAR SET CHISELED "X" SET 3/4" REBAR FOUND 1" IRON PIPE FOUND 1-1/4" REBAR FOUND 1" IRON PIPE FOUND CHISELED "X" FOUND GOVERNMENT CORNER RECORDED AS CONSPICUOUS TREE DECEADUOUS TREE EXIST. WOODS LINE WETLANDS FLAG POLE LANDSCAPING 	<ul style="list-style-type: none"> OVERHEAD POWER LINES UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE UNDERGROUND FIBEROPTIC UNDERGROUND GAS UNDERGROUND CABLE TV EXIST. FENCE LINE REBAR POWER POLE GUY LIGHT POLE TELEPHONE PEDESTAL ELECTRIC PEDESTAL CABLE PEDESTAL EXIST. HYDRANT WATER VALVE WATER STOP BOX 	<ul style="list-style-type: none"> BENCH MARK MAN BOX GAS VALVE EXIST. STORM MANHOLE STORM INLET YARD DRAIN EXIST. SANITARY MANHOLE SAN-SAN-EXIST. SAN. SEWER STO-STO-EXIST. STS. SEWER EXIST. WATER MAIN EXIST. SPOT ELEVATION CONTOUR W/ ELEVATION EXIST. TOP OF CURB ELEV. EXIST. FLOW LINE ELEV. FF = 100.00 FIRST FLOOR = 000.00 TOPSOIL DEPTH
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NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
Planning
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

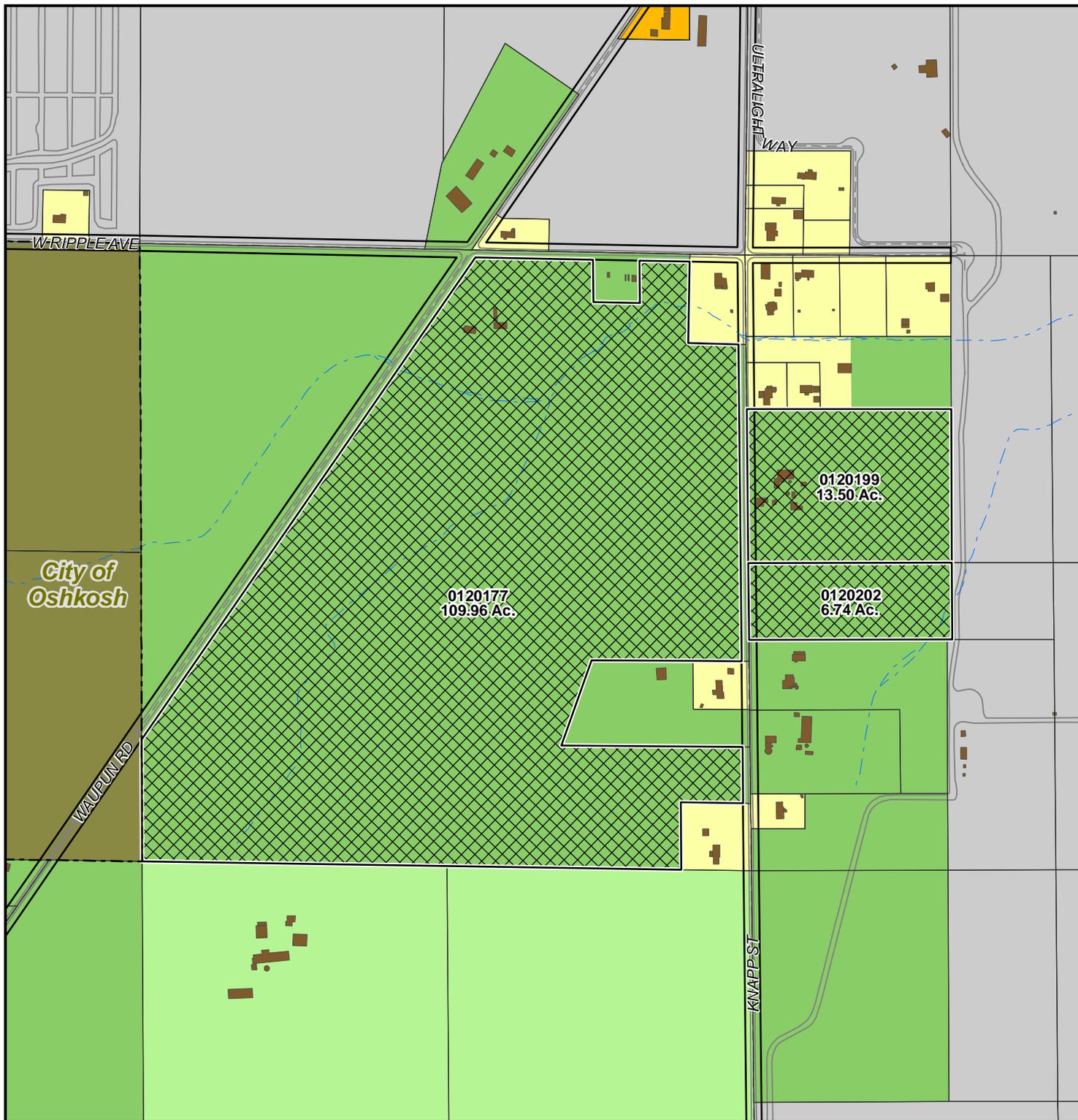
DRAWN BY	CHECKED	APPROVED	FIELDWORK
ALM	MJM	JWS	MLR
NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

OVERALL SITE PLAN
EAA Ultralight and FFZ - Ph. 1
TOWN OF NEKIMI, WINNEBAGO COUNTY, WISCONSIN

SCALE: BAR SCALE
DATE: 04-19-2022
COMPUTER FILE
1-1577-001de.dwg

DRAWING NO.
C1.2



Application #22-CU-6040

Date of Hearing:
June 28, 2022

Owner(s):
EXPER AIRCRAFT ASSOC /
BLUE SKY PROPERTY
HOLDINGS LLC

Subject Parcel(s):
0120177 / 0120199 / 0120202



Winnebago County
WINGS Project

Scale
1 inch : 600 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

*City of Oshkosh Extraterritorial
Zoning Jurisdiction*

Incorporated Area

○ = SITE

Application #22-CU-6040

Date of Hearing:

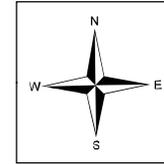
June 28, 2022

Owner(s):

EXPER AIRCRAFT ASSOC /
BLUE SKY PROPERTY HOLDINGS LLC

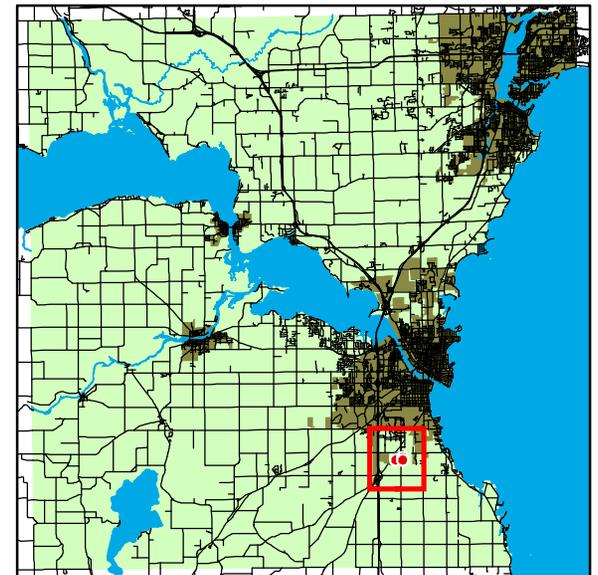
Subject Parcel(s):

0120177 / 0120199 / 0120202

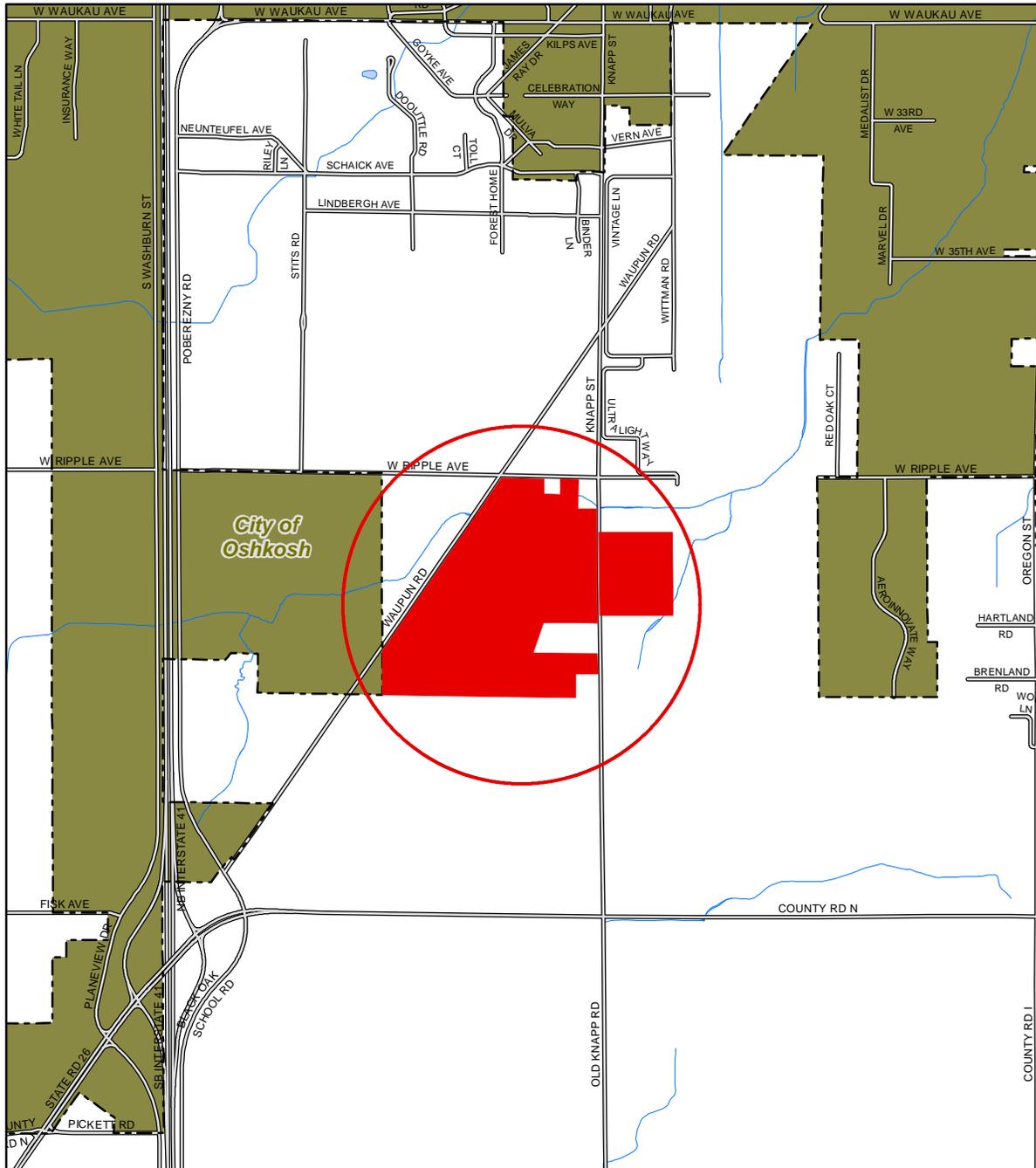


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet