

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
May 28, 2024

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 May 28, 2024 at 6:30 PM in Conference Room 120 of the David Albrecht 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 Microsoft Teams using the meeting information below. [A Link to the Microsoft Teams Meeting as available on the Winnebago County Meetings and Agenda calendar on the above indicated date.](#)

Microsoft Teams 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.: 2024-CU-6630

Property Owner(s): RIPPLE ACRES LLC (OSHKOSH FESTIVALS)

Agent: BLISS, COREY OSHKOSH FESTIVALS LLC

Tax Parcel No.: 012-016101

Location of Premises: 2639 W RIPPLE AVE

Legal Description: Being all of Lot 2 of CSM-5829 located in the NE 1/4 of the NW 1/4 of Section 9, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Section 23.8-515 & Exhibit 8-1, 18.15

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a music/concert venue (special event of regional significance).

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland, wetlands

Current Zoning: B-2 Community Business

Code Reference: Chapter 23, Section 23.8-515 & Exhibit 8-1, 18.15

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a music/concert venue (special event of regional significance).

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: The use (see attached diagrams) will be as a music/concert venue for three days and nights on not more than five occasions in any given year. A complete operational plan detailing the events, the hours of operation, contact information, insurances, emergency action plan, traffic plan, and health plan will be provided as a supplement to this application. As a summary of the plan it should be noted that there will be associated with the concert venue camping facilities for use just prior to the concerts and for a short time after the completion of the entertainment. The totality of any permit for use of the property would be for eight consecutive days allowing for setup and teardown as well as an orderly disbursement of the campers to and from the site. Currently the desire is to have the permit include one concert in 2024 with the possibility of up to five concerts/festivals activities in any given year. Any changes or modifications related to both layout and activities will be understood as subject to review by the appropriate governing agencies. There will be extensive parking areas for use during the concert for attendees and professional staff associated with the festival. (see attached diagrams for designated areas, traffic patterns, facilities & signage). Appropriate security fencing consistent with code requirements will be installed along the boundaries of the property. In addition to the performances there will be food and drink available on site.

Describe how the proposed use will not have any adverse effects on surrounding property: The use is for a very short period of time and is consistent with uses that were made of the property prior to the Pandemic. The uses will not cause any hazardous conditions to arise. The site is not in a residential neighborhood and borders the Interstate highway on one side and rural limited commercial or agricultural development on the other three sides. Professional security has been engaged to maintain a controlled and orderly environment. Plans are in place with local law enforcement and emergency services to make sure traffic and health issues are addressed. Lighting will be limited to safety concerns, vending facilities, potable disposal units and the entertainment stage. All lighting is professionally engineered and installed. All waste disposal is provided through local contracts who have experience with larger concert outdoor venues. Plans have been developed for fire protection with onsite personnel and equipment as well as the Town and City fire departments. There should be no odor generated from the concert grounds of the camping area. There are no navigable rivers, streams or ponds in the permitted grounds. There are ditches and a waterway that do drain the area to a certain degree that will be protect to the greatest extent possible. Soils and ground cover will be enhanced for safety and security purposes only otherwise it will be left in tack with native type grasses as cover. During the concerts the music will be audible through out the immediate area but quiet times will be maintained following the completion of the evening concerts and the next days events.

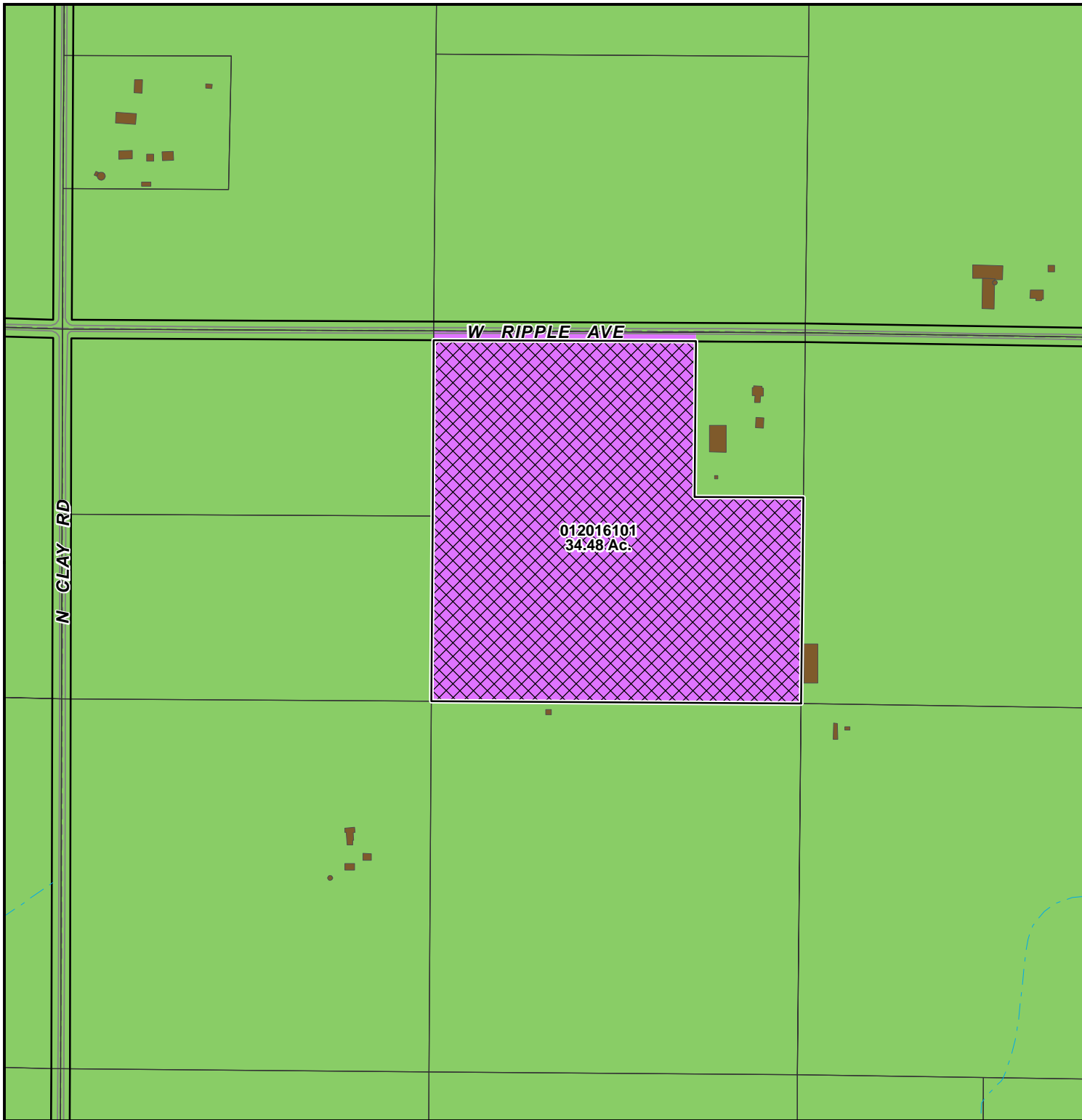
SECTION REFERENCE AND BASIS OF DECISION

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.



Application #24-CU-6630

Date of Hearing:

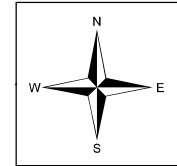
June 25, 2024

Owner(s):

**RIPPLE ACRES LLC
(CINDY BORGES &
THOMAS RUSCH)**

Subject Parcel(s):

012016101



Winnebago County
WINGS Project

Scale

1 inch : 500 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

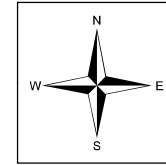
○ = SITE

Application #24-CU-6630

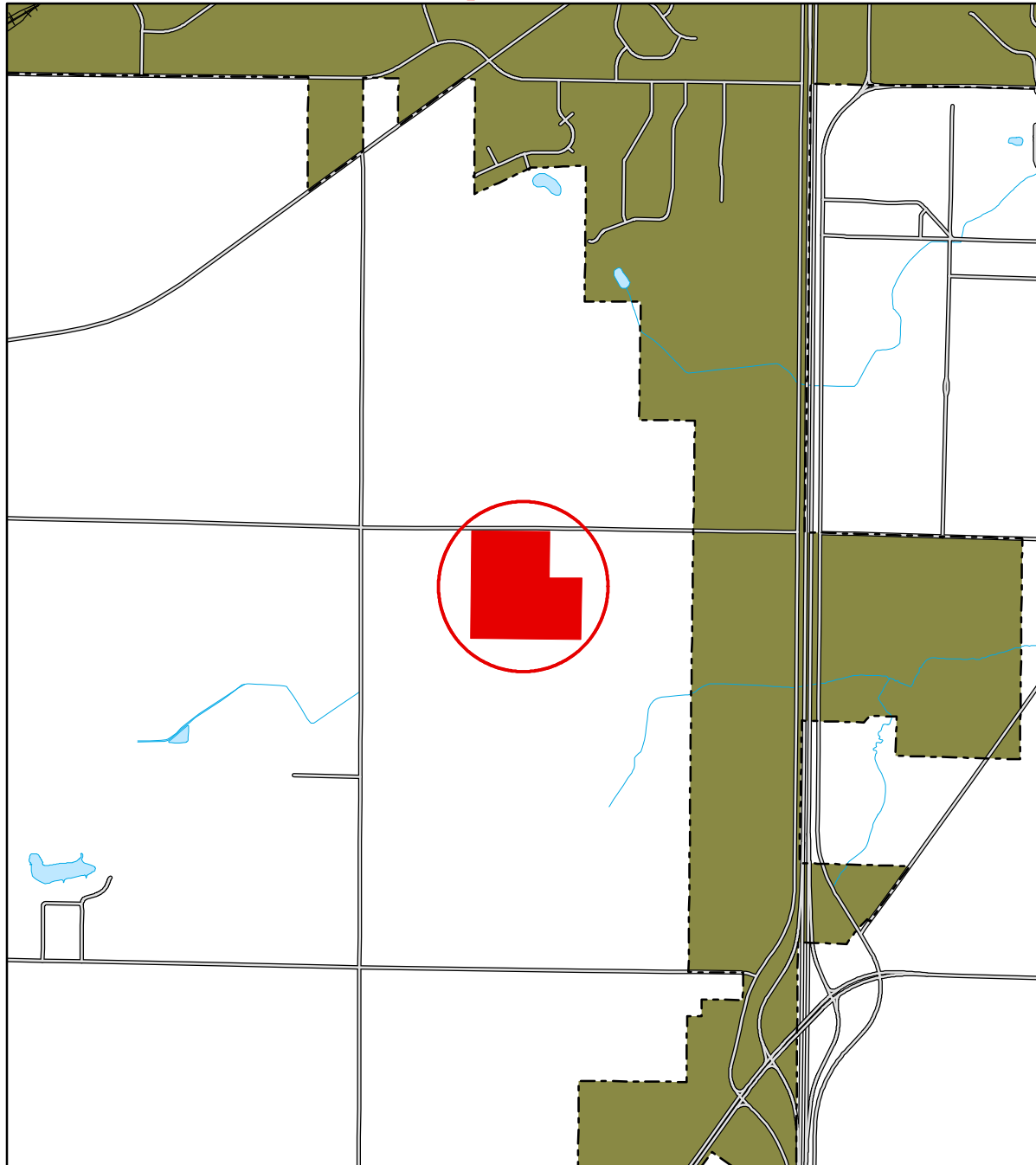
Date of Hearing:
June 25, 2024

Owner(s):
RIPPLE ACRES LLC
(CINDY BORGEN & THOMAS RUSCH)

Subject Parcel(s):
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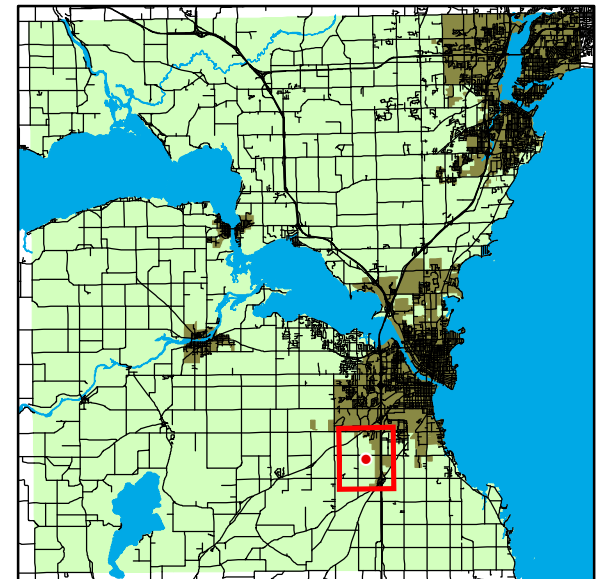


*Winnebago County
WINGS Project*



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY