

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.

**Winnebago County Conditional Use Application, August 1, 2022**

**Property Owner – Blue Sky Property Holdings, LLC**

**Town of Nekimi, Winnebago County, WI**

**Parcels Nos. 0120199 and 0120202**

**C-1 Describe the proposed use.**

Blue Sky Property Holdings, LLC (“Blue Sky”) is the owner Parcel Nos. 0120199 (13.5 acres) and 0120202 (6.74 acres) (collectively, “Blue Sky Parcels”), which are located in the Town of Nekimi to the east of Knapp Street and adjacent and to the west of Wittman Regional Airport. Experimental Aircraft Association, Inc. (“EAA”), which controls Blue Sky but is not a party to this Conditional Use Application, owns Parcel No. 0120177 (109.96 acres), which is immediately adjacent and to the west of the Blue Sky Parcels across Knapp Street.

The present Conditional Use Application filed by Blue Sky strictly relates to developing the Blue Sky Parcels.

Improvements to the Blue Sky Parcels per this Conditional Use Application include a grassed walkway, a grassed taxiway and a paved tramway, all as shown on the Site Map filed with this application. The paved tramway and grassed walkway will be used for transportation of visitors to, from and over the Blue Sky Parcels and for maintenance activities. In addition, aircraft would park in the designated areas within the Blue Sky Parcels and overnight camping by the owners, pilots, passengers and their guests would be permitted under the wings and around the general vicinity of the parked aircraft.

The use of the Blue Sky Parcels for parking aircraft and related purposes as proposed and described herein would be strictly limited to use one time per year during, as well as immediately before and after, EAA’s annual member convention, AirVenture, and would span a total of no more than sixteen (16) consecutive days annually. Ordinary maintenance and other related operations would occur year round.

Strictly for the purpose of providing information as to the overall plans for the three parcels in the future, assuming that EAA is subsequently granted the necessary Conditional Use Permit in relation to Parcel No. 0120177, the grassed taxiway and paved tramway installed on the Blue Sky Parcels would eventually extend over Parcel No. 0120177 to join with a grassed runway and other supporting areas and facilities.

**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 use of the Blue Sky Parcels in relation to aircraft parking, camping and related activities will be exclusively used by visitors during, and immediately before and after, the AirVenture period. Traffic and noise would likely increase during that time in a similar manner to the increased traffic and noise that affects the neighboring and adjacent parcels during the AirVenture period. Lighting improvements for the Blue Sky Parcels will be designed in accordance with Winnebago County standards.

Martenson & Eisele, Inc. has been retained to provide certain contracting related services for the improvements to the Blue Sky Parcels. An assured delineator from Martenson & Eisele, Inc. performed

a wetland delineation on all affected parcels, including the Blue Sky Parcels, in October 2021. The wetland boundaries, wetland setbacks and navigable waterways are identified on the Overall Site Plan.

The improvements to the Blue Sky Parcels will not disturb the existing wetland and navigable waterway located at the southeast corner of the Blue Sky Parcels. Stormwater generated will be treated in a biofilter device on the north side of the Blue Sky Parcels. Rolling security gates will be provided on the east and west ends of the paved tramway. A 4-foot high fence will surround the areas of the Blue Sky Parcels with public access.

Prior to and during the AirVenture time-period, EAA coordinates with all affected municipalities, including Winnebago County, the City of Oshkosh and the Town of Nekimi, regarding emergency and public services that need to be provided to support AirVenture operations and ensure the protection of the public. As appropriate, the affected municipalities would be made aware of the operations related to the use of the Blue Sky Parcels to ensure the continued protection of the public over those areas.



# PHASE 1 OVERALL SITE PLAN

**SITE/PROJECT INFORMATION**

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

**EXISTING LAND USE**  
AGRICULTURAL

**LANDSCAPING REQUIREMENTS**  
N/A

**ZONING DATA**  
CURRENT ZONING DISTRICT:  
A-3 GENERAL AGRICULTURAL DISTRICT

**ENVIRONMENTAL PERMITTING**  
SOUTH-CENTRAL WATERWAY (WBC 5025475) WAS DETERMINED NON-NAVIGABLE BY WORKER POLE INCLUDING ON 11/7/2021.  
WORKER INDIVIDUAL PERMIT FOR WETLAND DISCHARGE TO BE SUBMITTED.

**STORAGE**  
NO OUTDOOR STORAGE IS PROPOSED.

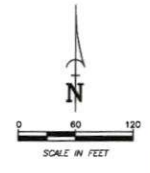
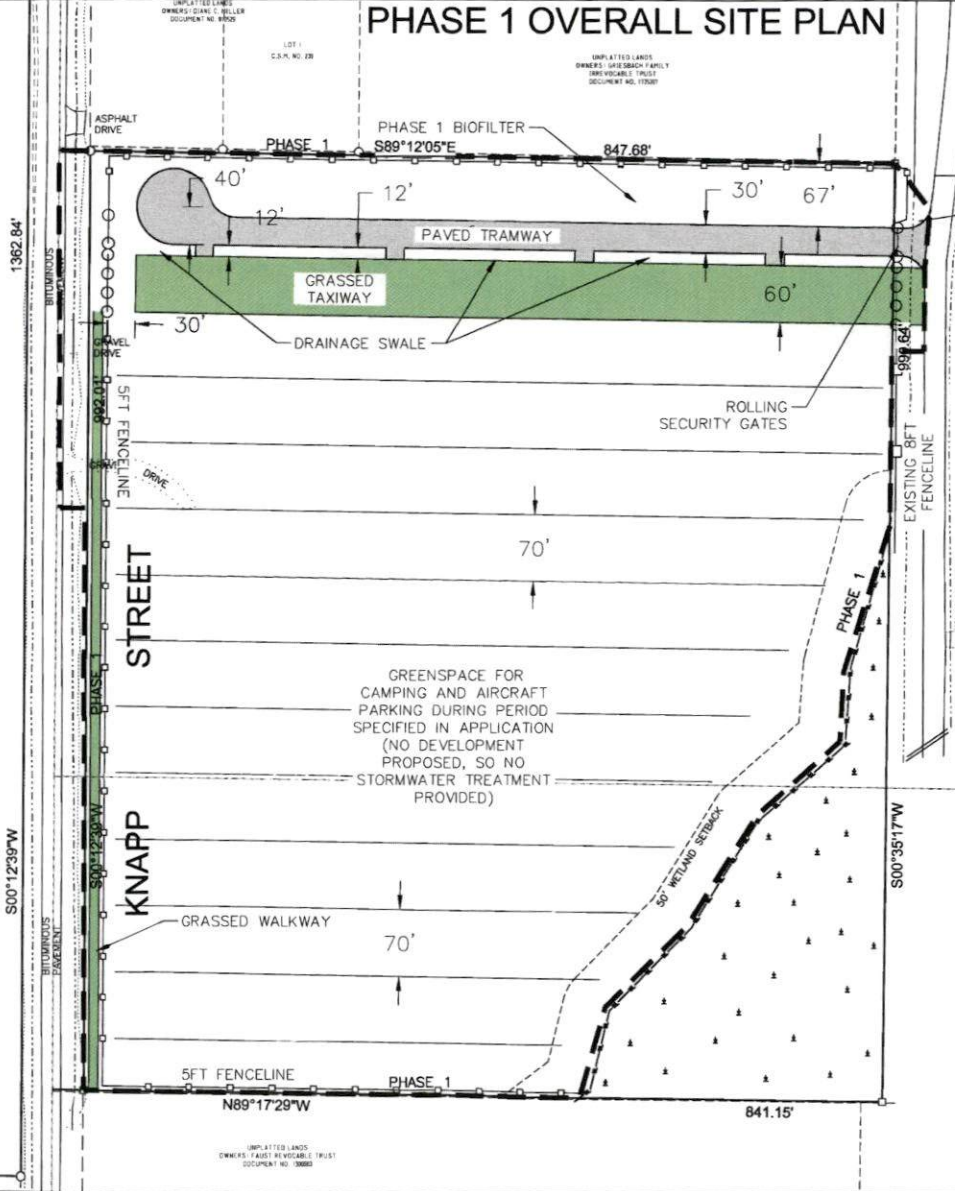
**UTILITIES**  
NO SANITARY NOR WATER CONNECTIONS ARE PROPOSED.

**OWNER/APPLICANT:**  
EXPERIMENTAL AIRCRAFT ASSOC.  
ATTN: STEVE TAYLOR  
P.O. BOX 3086  
OSHTOSHA, WI 54903-3086  
PHONE: (920) 428-6813  
staylor@eaa.org

**ENGINEER:**  
MARTENSON & EISELE, INC.  
ATTN: JEFF SCHULTZ, P.E.  
1377 MIDWAY ROAD  
MILWAUKEE, WI 54902  
jeff@martenson-eisele.com  
PHONE: (920) 731-0381

**NRCS SOILS**  
Hb - Hortonsville silt loam, HSG C  
Kb - Kenosha silt loam, HSG C  
Ma - Monona silty clay loam, HSG D  
Ma - Mabel 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 16 EAST, AS DESCRIBED IN LOT 2 AND 3 OF CSB 5700, AND EXC 111719153 IN THE TOWN OF NORMA, WINNEBAGO COUNTY, WI



**SITE PLAN NOTES**

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

**TOPOGRAPHIC LEGEND**

1" x 1" IRON PIN SET	UNDERGROUND POWER LINE	BRICK WALL
1-1/2" x 1" IRON SET	UNDERGROUND ELECTRIC	WOOD WALL
CHISELED "V" SET	UNDERGROUND TELEPHONE	EXISTING STORM SEWER
1/4" IRON PILING	UNDERGROUND HYDRAULIC	STORM ALLEY
1" IRON PIPE PILING	UNDERGROUND GAS	EXISTING STORM SEWER
1-1/2" IRON PILING	UNDERGROUND CABLE TV	EXISTING STORM SEWER
2" IRON PIPE PILING	EXIST FENCE LINE	EXIST. WETLAND
CHISELED "V" PILING	WETLAND	EXIST. WETLAND
CONCRETE CINDER	POWER POLE	EXIST. POST FOUNDATION
RECORDED AS	DOT	CONCRETE W/ BLOCKING
CONCRETE TREE	LIGHT POLE	BRICK TOP OF DRAIN EDGE
CONCRETE TREE	TELEPHONE POLE	EXIST. FLOW LINE BULK
CONCRETE TREE	ELECTRIC POLE	EXIST. FLOW LINE BULK
CONCRETE TREE	CABLE POLE	1" x 1" BRICK PAVE FLOOR - BELL
CONCRETE TREE	EXIST. JOINT	1" x 1" BRICK PAVE FLOOR - BELL
CONCRETE TREE	WATER VALVE	1" x 1" BRICK PAVE FLOOR - BELL
CONCRETE TREE	WATER STOP SET	1" x 1" BRICK PAVE FLOOR - BELL
CONCRETE TREE	WATER STOP SET	1" x 1" BRICK PAVE FLOOR - BELL

NOT FOR CONSTRUCTION

**Martenson & Eisele, Inc.**  
Planning  
Engineering  
Surveying  
Architecture  
1377 Midway Road  
Milwaukee, WI 54902  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

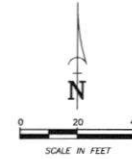
DESIGNED BY	CHECKED BY	APPROVED BY	FEEDBACK
NO. DATE	NO. DATE	NO. DATE	NO. DATE
1 7/7/2022			

**PHASE 1 OVERALL SITE PLAN**  
**FUN FLY ZONE - Ph. 1**  
TOWN OF NORMA, WINNEBAGO COUNTY, WISCONSIN

SCALE: DATE: 08-03-2022  
BAR SCALE: COMPUTER FILE: 1-1577-001.dwg

DRAWING NO. PHASE 1 SITE

# KNAPP STREET INTERSECTION BLOW-UP



**PROPOSED LAND COVER KEY**

- GRASSED TAXIWAY
- ASPHALT PAVED TAXIWAY

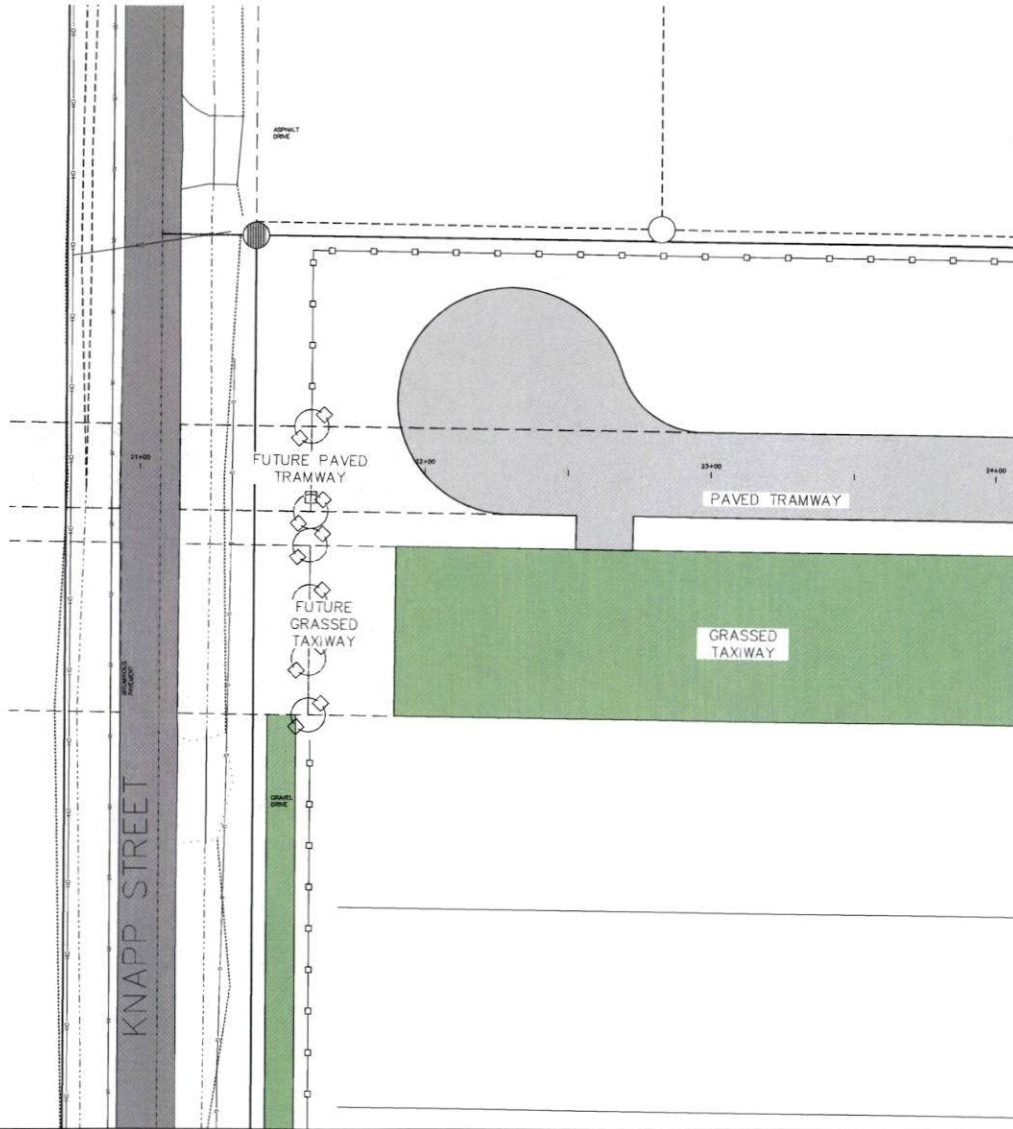
**COMMERCIAL DRAINAGE PLAN LEGEND**

	EXISTING CONTOUR	X 000.00	EXISTING ELEVATION
	PROPOSED CONTOUR	X 000.00	PROPOSED ELEVATION
	STORM SEWER MAIN	X 000.00/7.0	PROPOSED CENTER LINE ELEVATION
	STORM MANHOLE	X 000.00/7.0	PROPOSED EDGE OF PAVEMENT ELEVATION
	STORM INLET	X 000.00/7.1	PROPOSED FLOWLINE ELEVATION
	STORM YARD DRAIN	X 000.00/7.0	PROPOSED TOP OF CURB ELEVATION
	DIRECTION OF DRAINAGE	X 000.00/7.0	PROPOSED DRAVEL ELEVATION
	STORM ENDWALL	X 000.00/7.0	PROPOSED TOP OF WALL ELEVATIONS
	PROPOSED RIP-RAP	X 000.00/7.0	PROPOSED SIDEWALK ELEVATION
		X 000.00/7.0	PROPOSED EDGE OF GRASS

**TOPOGRAPHIC LEGEND**

	1" x 1/4" RIBBON PIPE FOUND		2" RIBBON PIPE FOUND		3" RIBBON PIPE FOUND		4" RIBBON PIPE FOUND		5" RIBBON PIPE FOUND		6" RIBBON PIPE FOUND		7" RIBBON PIPE FOUND		8" RIBBON PIPE FOUND		9" RIBBON PIPE FOUND		10" RIBBON PIPE FOUND
	11" RIBBON PIPE FOUND		12" RIBBON PIPE FOUND		13" RIBBON PIPE FOUND		14" RIBBON PIPE FOUND		15" RIBBON PIPE FOUND		16" RIBBON PIPE FOUND		17" RIBBON PIPE FOUND		18" RIBBON PIPE FOUND		19" RIBBON PIPE FOUND		20" RIBBON PIPE FOUND
	21" RIBBON PIPE FOUND		22" RIBBON PIPE FOUND		23" RIBBON PIPE FOUND		24" RIBBON PIPE FOUND		25" RIBBON PIPE FOUND		26" RIBBON PIPE FOUND		27" RIBBON PIPE FOUND		28" RIBBON PIPE FOUND		29" RIBBON PIPE FOUND		30" RIBBON PIPE FOUND



**Martenson & Eisele, Inc.**  
 Planning  
 Engineering  
 Surveying  
 Architecture

1377 Midway Road  
 Waukegan, IL 60087  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 815.491.1000

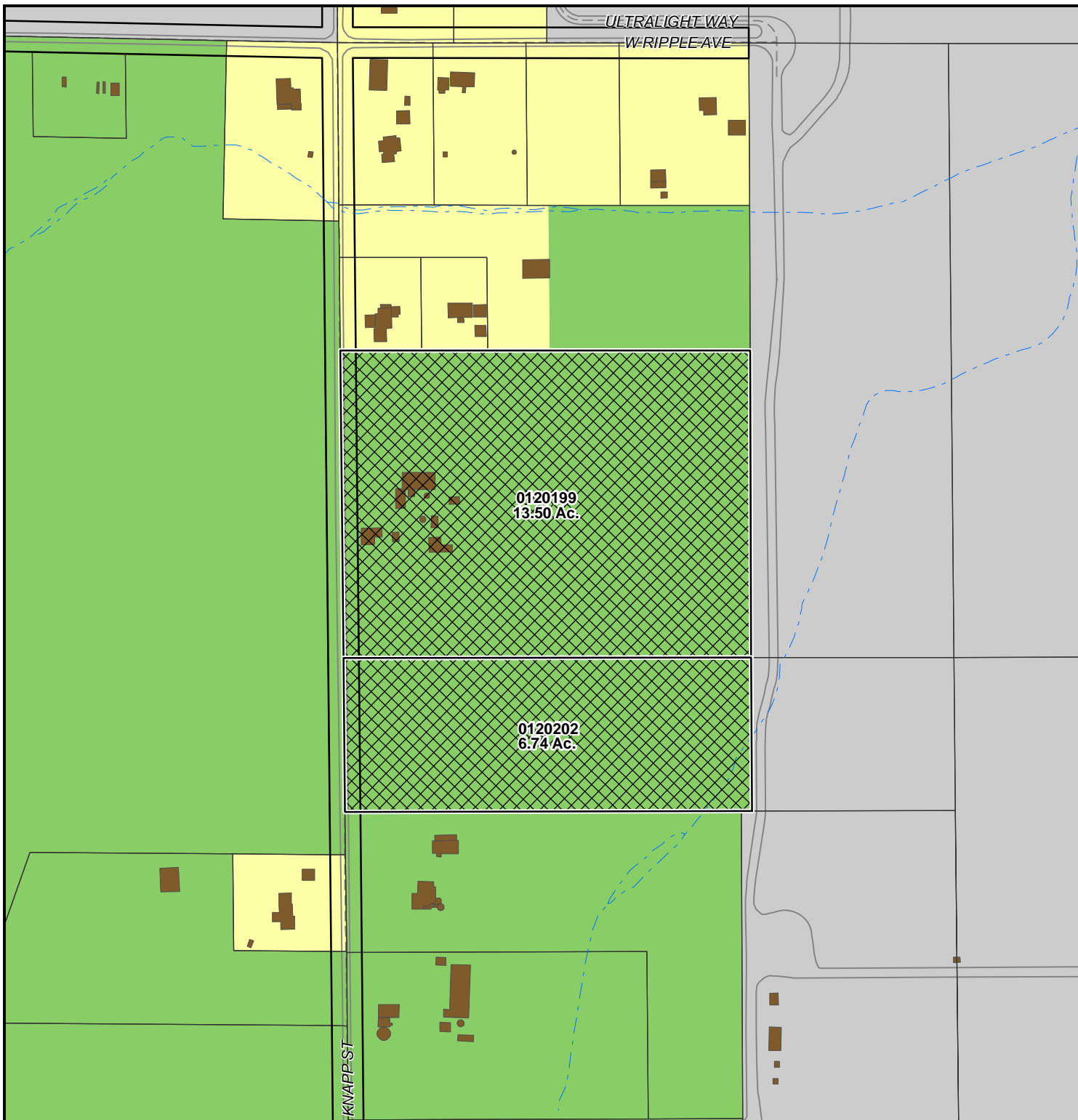
DESIGNED BY	APPROVED BY	DATE	DESCRIPTION
ALM	JMS	06/03/2022	FINAL DESIGN

**KNAPP ST. INTERSECTION  
 FUN FLY ZONE - Ph. 1**  
 TOWN OF NEKIM, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	06-03-2022

NOT FOR CONSTRUCTION

DRAWING NO.  
 C3.3

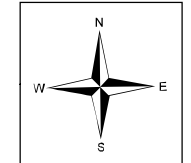


**Application #22-CU-6150**

Date of Hearing:  
September 27, 2022

Owner(s):  
BLUE SKY PROPERTY HOLDINGS LLC

Subject Parcel(s):  
0120199 & 0120202



Winnebago County  
WINGS Project

**Scale**  
1 inch : 300 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-6150**

Date of Hearing:

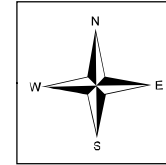
September 27, 2022

Owner(s):

**BLUE SKY PROPERTY HOLDINGS LLC**

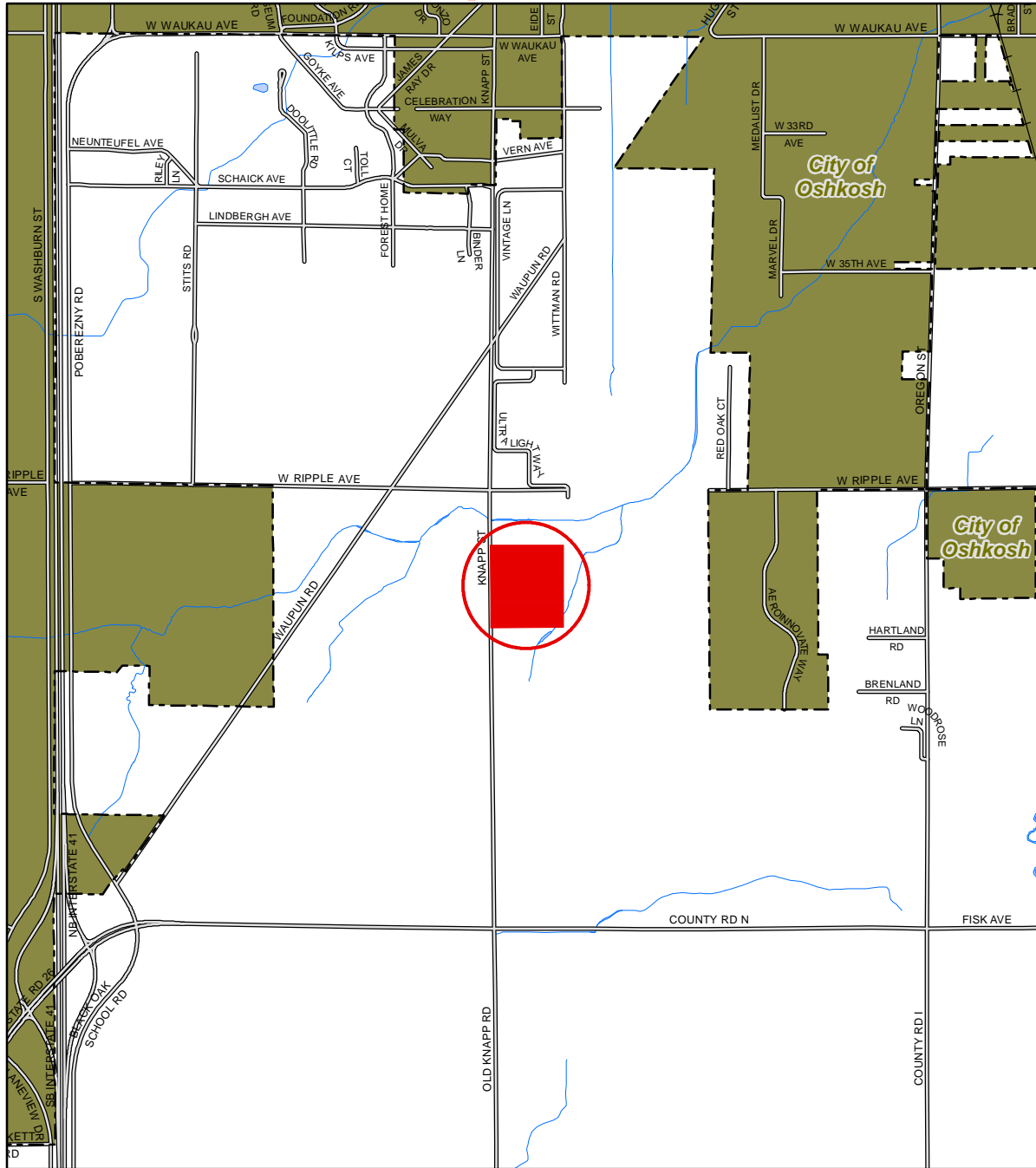
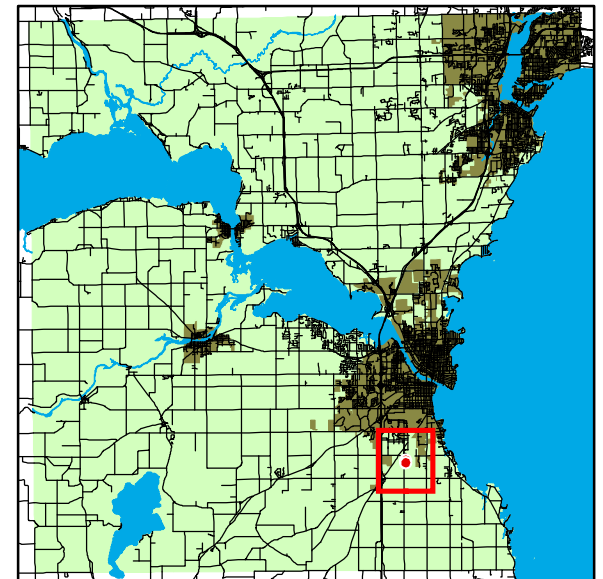
Subject Parcel(s):

**0120199 & 0120202**



*Winnebago County  
WINGS Project*

● = SITE



1 inch : 2,000 feet

**WINNEBAGO COUNTY**