



# Agenda Item Executive Summary

Item Name ZONING CHANGE REQUEST FOR 106 KASCH DRIVE (PIN 14-09-102-004) Committee or Board Zoning Board

## BUDGET IMPACT

|                 |     |           |     |
|-----------------|-----|-----------|-----|
| Amount:         | N/A | Budgeted: | N/A |
| List what fund: | N/A |           |     |

## EXECUTIVE SUMMARY

The Village of Winnebago is requesting a zoning change for the Village-owned property located at 106 Kasch Drive, PIN 14-09-102-004. The property consists of approximately 1.6706 acres and is currently zoned District No. 3: General Business. The proposed zoning change would reclassify the property to District No. 4: General Industrial to facilitate the sale of the land and future development of the property for a use consistent with the zoning of the contiguous property to the east, identified as PIN 14-09-126-018.

The surrounding zoning includes General Commercial property to the north, along with a separate property zoned Winnebago County Agricultural; General Commercial property to the west and south; and General Industrial property to the east. The proposed zoning change would create consistency with the adjoining industrial-zoned parcel and support the Village's efforts to position the property for sale and appropriate future development.

A public hearing is scheduled for June 30, at which time formal Findings of Fact will be considered and a recommendation will be made to the Village Board. Following the Planning and Zoning Commission's recommendation, the Village Attorney will draft the zoning ordinance for Village Board consideration.

## ATTACHMENTS (PLEASE LIST)

Staff Memo, Application and Supporting Documents

## ACTION REQUESTED

- ☐ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☒ Motion:

**MOTION:** I move to recommend approval of the requested zoning change for the Village-owned property located at 106 Kasch Drive, PIN 14-09-12-004, from District No. 3: General Business to District No. 4: General Industrial, based on the Findings of Fact adopted

Staff: Joey Dienberg, Village Administrator Date: 6/30/2026