



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