

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Deliberative Meeting
February 6, 2026 7:30AM
Meeting also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Frank Frassetto, Stefanie Holt (arrived at 7:35) and Christian Mueller (arrived at 7:35)

Staff: Caleb Edwards, Code Enforcement Officer, Cary Rowe, Zoning Administrator

The Meeting was called to order by Chairman Howard Miller.

Business Items - (Action may be taken on any Business items):

1. Spark Development LLC – Parcel ID# 006-0328-02-02 – SW corner of Eagle Heights Dr and Wing Ln, Neenah – Town of Clayton, Conditional Use Permit

Applicant is requesting a Conditional Use permit to operator multiple multifamily residential buildings (9 or more units).

Committee reviewed town and staff findings to act on the Conditional Use Permit.

MOTION made by F. Frassetto to approve the Conditional Use Permit with conditions. Seconded by M. Gabert. Motion carried 3-0-2.

2. Kairis, Robert & Darlene – Parcel ID#030-0139-02 – 5205 Lasley Point Rd, Winneconne – Town of Winneconne – Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment to change from A-2 to R-1.

Committee reviewed town and staff findings to act on the Zoning Map Amendment.

MOTION made by M. Gabert to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by F. Frassetto. Motion carried 3-0-2.

3. Gizmo Farm Properties LLC – Parcel ID# 012-0130-00-00 – Parcel adjacent to 4836 W. Fisk Ave, Oshkosh – Town of Nekimi - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment to change from A-2 to R-1.

Committee reviewed town and staff findings to act on the Zoning Map Amendment. (Supervisor S. Holt entered meeting prior to motions being made.)

MOTION made by F. Frassetto to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by M. Gabert. Motion carried 4-0-1.

- 4. Neuschafer, Austin – adjourned at Dec 2025 Public Hearing meeting - Parcel ID# 032-014-03 – Parcel adjacent to 9339 County Rd H, Fremont – Town of Wolf River – Zoning Map Amendment**

Applicant is requesting a Zoning Map Amendment to change from R-1 to A-2.

Committee reviewed town and staff findings to act on the Zoning Map Amendment. (Supervisor C. Mueller entered meeting prior to motions being made.)

MOTION made by M. Gabert to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by C. Mueller. Motion carried 5-0.

Adjournment

MOTION made by C. Mueller to adjourn the meeting at 7:37A.M. Seconded by F. Frassetto. Motion carried 5-0.

Respectfully Submitted,
Winnebago County Planning & Zoning