

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, 3rd Floor Admin Conference Room
Planning Meeting
7:45AM, January 9, 2026
Meeting is also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Frank Frassetto, Stefanie Holt

Absent: Supervisor Christian Mueller

Others present: Jerry Bougie, Director, Planning and Zoning; Cary Rowe, Zoning Administrator; Daniel Lefebvre, Assistant Zoning Administrator; Caleb Edwards, Code Enforcement Officer; Mary Anne Mueller, Winnebago County Corporation Counsel, Nathan Bayer, Crivello Law via Microsoft Teams

The Meeting was called to order by Chairman Howard Miller.

Public comments on Agenda items

Jim Erdmann, Town of Oshkosh Chairman, commented on the ongoing implementation of the Shoreland zoning changes that will take effect on April 1, 2026.

Jerry and Lorene Seubert, owner of 9107 Riverview Lane, introduced themselves to the Committee.

Michael Van Kleunen, Attorney for Jerry and Laurie Seubert, introduced himself and asked that the resolution presented by Chairman Miller in December 2025 be passed so his clients can finish the construction of their home. He addressed statements that were made by county staff concerning the issues of his clients' property on Riverview Ln and discussed floodplain regulations.

Approval of Minutes

Committee reviewed the November 19, 2025, Public Hearing meeting; December 5, 2025, Deliberative and Planning meeting, December 12, 2025, Viewing meeting and December 17, 2025 Public Hearing meeting. Motion made by S. Holt to approve minutes as presented. Seconded by M. Gabert. Motion carried 4-0-1.

Business Items

1. Discussion on Proposed Floodplain Resolution postponed from the December Planning meeting

Chairman H. Miller started the discussion and handed out a red line version of the resolution presented at the December 2025 Planning meeting. He indicated that the only thing that changed was that he corrected one paragraph of the resolution from how it was originally written. H. Miller indicated that the problem with presenting the resolution is that they are trying to change the Winnebago County General Code without going through the Public Hearing process for approval. He further indicated that he thought that the resolution may not be needed and he went through his notes (which have been made part of these minutes.). Attorney Bayer discussed and explained floodplain regulations and how it pertains to County ordinance. H. Miller then went through and discussed his thoughts on the resolution and asked that everyone look things over and get any

thoughts or changes to Corporation Counsel by January 23, 2026, it would be discussed at next months' Planning meeting. S. Holt commented that she would like to see this go through an ordinance change versus making a resolution, so everything is consistent.

2. Approval of Planning and Zoning Committee 2026 Public Hearing Calendar

H. Miller made the following changes to the proposed 2026 P&Z Public Hearing Calendar. A short discussion was held regarding the Deliberative meetings being held 10 days after the Public Hearing. After discussion, the following changes were made to the 2026 calendar:

The March Deliberative meeting was changed from Tuesday, March 10, 2026, to Monday, March 9, 2026.

The March Viewing meeting was changed from March 27, 2026, to March 20, 2026

The March Public Hearing meeting was changed from March 31, 2026, to March 24, 2026

The April Deliberative meeting was changed from April 10, 2026, to April 3, 2026

The April Planning meeting was changed from April 10, 2026, to April 3, 2026

The April 24, 2026, Viewing meeting was cancelled by the committee because they won't have a new P&Z committee until April 28, 2026.

The September Viewing meeting was corrected from September 18, 2026 to September 25, 2026.

Motion made by S. Holt to approve the proposed 2026 meeting schedule as presented with the amendments referenced above. Seconded by M. Gabert. Motion carried 4-0-1.

3. Review and Action to forward Town Zoning Change(s) & Town Zoning Ordinance Amendment(s) to County Board.

D. Lefebvre provided a memo to the Committee which recommends forwarding a Town Zoning Change for Skenandore, Kevin, Town of Poygan, Parcel ID #020-0468-01 & 020-0468-02 for approval to the County Board. This town zoning change is consistent with the Winnebago County Land use.

Motion made by F. Frassetto to forward the town zoning change to County Board for approval. Seconded by M. Gabert. Motion carried 4-0-1.

D. Lefebvre provided a memo to the Committee which recommends forwarding a Town Zoning Change for Precision Property Group LLC, Town of Vinland, Parcel ID #026-0639-04 for approval to the County Board. This town zoning change is consistent with the Winnebago County Land use.

Motion made by F. Frassetto to forward the town zoning change to County Board for approval. Seconded by S. Holt. Motion carried 4-0-1.

D. Lefebvre provided a memo to the Committee which recommends forwarding a Town Zoning Change for Buser Trust, Danny L, Town of Winchester, Parcel ID #028-0449-07 & 028-0449-05 for approval to the County Board. This town zoning change is consistent with the Winnebago County Land use.

Motion made by F. Frassetto to forward the town zoning change to County Board for approval. Seconded by S. Holt. Motion carried 4-0-1.

Next Meeting Date

The next Planning and Zoning meeting will be the Viewing meeting to be held on January 23, 2026.

Adjournment

MOTION made by F. Frassetto to adjourn the meeting at 9:10AM. Seconded by M. Gabert. Motion carried 4-0-1.

Respectfully Submitted
Winnebago County Planning and Zoning