

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Deliberative Meeting
March 9, 2026 7:30AM

Meeting also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Frank Frassetto, Stefanie Holt (arrived at 7:40)

Staff: Caleb Edwards, Code Enforcement Officer, Brian O'Rourke, Land Use Planner, Cary Rowe, Zoning Administrator

Excused: Supervisor Christian Mueller

The Meeting was called to order by Chairman Howard Miller.

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

Oshkosh Area School District - Parcel ID#'s 002-0131-14, 002-0131-09, 002-0131-13 - 1225 N Oakwood Rd, Oshkosh (3 vacant lots) - Town of Algoma - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment from A-2 to B-3

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

**MOTION made by F. Frassetto to approve the Zoning Map Amendment.
Seconded by M. Gabert. Motion carried 3-0-2.**

Winnebago County Planning & Zoning Dept — All Shoreland properties located in the Town of Winneconne - Town of Winneconne - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment for all shoreland properties to re-establish existing zoning districts of Chapter 23 within the shoreland areas.

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.**

Supervisor Mueller read in a statement (said statement on file and made a part of these minutes) requesting specific verbiage on the resolutions being sent to the County Board for approval for the Town of Winneconne, Town of Utica and the Town of Black Wolf.

F. Frassetto made a MOTION to amend the original motion add the specific verbiage presented by Chairman Miller to the resolutions for the Towns of

Winneconne, Utica and Black Wolf being sent to the County Board for approval. Seconded by M. Gabert. Motion carried 4-0-1.

Winnebago County Planning & Zoning Dept — All Shoreland properties located in the Town of Utica - Town of Utica - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment for all shoreland properties to re-establish existing zoning districts of Chapter 23 within the shoreland areas.

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

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.

Supervisor Mueller read in a statement (said statement on file and made a part of these minutes) requesting specific verbiage on the resolutions being sent to the County Board for approval for the Town of Winneconne, Town of Utica and the Town of Black Wolf.

F. Frassetto made a MOTION to amend the original motion add the specific verbiage presented by Chairman Miller to the resolutions for the Towns of Winneconne, Utica and Black Wolf being sent to the County Board for approval. Seconded by M. Gabert. Motion carried 4-0-1.

Winnebago County Planning & Zoning Dept — All Shoreland properties located in the Town of Black Wolf - Town of Black Wolf - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment for all shoreland properties to re-establish existing zoning districts of Chapter 23 within the shoreland areas.

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

MOTION made by S. Holt to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by M. Gabert. Motion carried 3-1-1. (Frassetto abstained)

Supervisor Mueller read in a statement (said statement on file and made a part of these minutes) requesting specific verbiage on the resolutions being sent to the County Board for approval for the Town of Winneconne, Town of Utica and the Town of Black Wolf.

S. Holt made a MOTION to amend the original motion add the specific verbiage presented by Chairman Miller to the resolutions for the Towns of Winneconne, Utica and Black Wolf being sent to the County Board for approval. Seconded by M. Gabert. Motion carried 3-1-1. (Frassetto abstained).

Chartre', Chad H - Parcel ID# - 010-1513 - Vacant Lot west of 637 Harvard Dr., Neenah — Town of Neenah — Special Exception

Applicant is requesting a Special Exception to building a garage on a parcel adjacent to the principal residence.

Committee reviewed town and staff findings to act on the Special Exception Application.

MOTION made by F. Frassetto to approve the Special Exception Application with conditions. Seconded by M. Gabert. Motion carried 4-0-1.

Beaming Inc - Parcel ID# 026-0302 - 2692 County Rd GG, Neenah - Town of Vinland - Conditional Use permit (one year review)

Committee reviewed staff findings and conditions imposed. C. Rowe indicated that there hasn't been any work done at the location within the year of approval, so the Conditional Use Permit is now expired. No further action is needed.

Scholar Ridge Estates 2nd Addition — Town of Clayton — Final Plat

B. O'Rourke read the staff report into the record which recommends approval of the proposed final plat.

MOTION made by F. Frassetto to approve the Scholar Ridge Estates 2nd Addition – Town of Clayton – Final Plat. Seconded by S. Holt. Seconded by M. Gabert. Motion carried 4-0-1.

Adjournment

MOTION made by M. Gabert to adjourn the meeting at 7:57A.M. Seconded by S. Holt. Motion carried 4-0-1.

Respectfully Submitted,
Winnebago County Planning & Zoning