

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901
Susan T. Ertmer Conference Room 120
Public Hearing Meeting
May 26, 2026, 6:30PM
Meeting is also available via Microsoft Teams

Present

Supervisors Howard Miller, Caden McCartney, Maribeth Gabert, Dean Spoehr, Matt Woods
Staff: Brian O'Rourke, Land Use Planner; Daniel Lefebvre, Assistant Zoning Administrator

The Meeting was called to order at 6:30PM by Chairman Howard Miller. The committee and staff members introduced themselves, H. Miller read the Public Hearing rules, and the appeals procedure was read by staff.

Business Items

**Swanson, Gary/Faith - Parcel ID# 016-0454-01 – 1531 Waukau Rd, Omro – Town of Omro
– Conditional Use Permit**

Applicants are requesting a Conditional Use Permit to operate a vehicle repair shop and vehicle sales. Applicant was not present at the hearing and there were no questions regarding the application.

B. O'Rourke read in correspondence from the Town of Omro.

No further testimony was given, and the item was closed.

Jones, Dennis/Susan et al – Parcel ID#'s 012-0167, 012-0281 and 012-0284 - Northeast and Southwest corners of Fisk Ave and Clay Rd, Oshkosh – Town of Nekimi – Conditional Use Permit

Applicants are requesting a Conditional Use Permit for expansion of an existing use.

Paul Christman, 1905 Cliffview Ct, Oshkosh - was sworn in and indicated he was neighbors with the applicant and was wondering what the expansion entails. B. O'Rourke explained that there is an existing conditional use permit on the parcel next to this requested expansion parcel that is for outdoor sports and parking. The applicant is just looking to expand for sports events covered by the current conditional use permit.

B. O'Rourke indicated that there was no response from the Town of Nekimi.

No further testimony was given, and the item was closed.

Schulze, David, et al – Parcel ID#'s 004-0268-02, 004-0269, 004-0268-01 and 004-0267-01 – 5170 S US Highway 45, Oshkosh – Town of Black Wolf – Zoning Map Amendment.

Applicants are requesting a Zoning Map Amendment from R-2, R-1 and A-2 to R-1 and A-2 for the creation of new parcels.

David Schulze, 5170 S US Highway 45, Oshkosh – Applicant was sworn in to answer questions regarding his application.

H. Miller asked the applicant the reason for the rezoning and the applicant explained that each lot is owned by 3 different owners. The applicant is purchasing an acre to the north of his parcel, and all three parcels are currently zoned differently so they need to be rezoned to the correct zoning district based on the lot sizes. H. Miller also asked what was going to be done with lot 1 and the applicant indicated that nothing was going to be done with it, the owner purchased it so that no one else could purchase the parcel and build in front of his property.

B. O'Rourke read in correspondence from the Town of Black Wolf.

No further testimony was given, and the item was closed.

Elmer & Albright, et al – Parcel ID# 016-0744-01-01 – 6439 County Rd K, Omro – Town of Omro – Zoning Map Amendment.

Applicants are requesting a Zoning Map Amendment from R-1 and A-2 to A-2 for the creation of new parcels.

Applicant was present but not sworn in to answer questions regarding his application.

B. O'Rourke read in correspondence from the Town of Omro.

No further testimony was given, and the item was closed.

Donner, Bruce & Joan – Parcel ID# 002-0021 (P) – 3695 Leonard Point Rd, Oshkosh - Town of Algoma - Zoning Map Amendment.

Applicants are requesting a Zoning Map Amendment from A-2 to R-1 for the creation of two new outlots for Municipal purposes.

Margaret Mahoney, Town of Algoma Administrator, Kimberly, WI – was sworn in and explained that the Town will be purchasing the outlots from the applicants to put in a 2.6-acre wet retention pond as part of the Leonard Point Rd. expansion.

Charles Sheveland, 3612 Leonard Point Rd – was sworn in and asked what the outlots are going to be used for as he is concerned that new houses will be built on them. B. O'Rourke clarified that the outlots can only be built on if a CSM or Subdivision Plat shows that they will be built on and at this time there was no such indication. H. Miller asked Margaret Mahoney, Town of Algoma administrator, if there were plans to build on the outlots in the

future. M. Mahoney stated there would not be anything built on the lots. She indicated that the outlot with the retention pond will be landscaped, and the other outlot will be part of the right of way for Leonard Point Rd.

Jane Purse-Wiedenhoeft, 3792 Leonard Point Rd, Oshkosh – was sworn in and asked for clarification on exactly where the stormwater pond will be in the project. H. Miller showed her where the two outlots are located on the map.

B. O'Rourke read in correspondence from the Town of Algoma.

No further testimony was given, and the item was closed.

Monteith Properties LLC, et al – Parel ID#018-0562-02 – 5135 British Ln, Oshkosh – Town of Oshkosh - Zoning Map Amendment.

Applicants are requesting a Zoning Map Amendment from R-1 and A-2 to A-2 for the creation of new parcels.

Tyler Zick, Applicant – 5135 British Ln, Oshkosh – was sworn in and explained the project and to answer any questions regarding the application.

B. O'Rourke read in correspondence from the Town of Oshkosh.

No further testimony was given, and the item was closed.

C&C Nelson Properties – Parel ID#012-0086-03 – E. of 2236 Clairville Rd, Oshkosh – Town of Nekimi - Zoning Map Amendment.

Applicants are requesting a Zoning Map Amendment from A-1 to I-1 for the expansion of an existing use.

Steve Schoofs, 237 4th St, Fond du Lac, Blowfish Architects – was sworn in and explained the applicant's project and to answer any questions regarding the application.

B. O'Rourke indicated there was no correspondence from the Town of Nekimi.

No further testimony was given, and the item was closed.

Adjournment

A motion was made by D. Spoehr to adjourn the meeting at 7:08PM. Seconded by C. McCartney. Motion carried 5-0.

Respectfully submitted,
Winnebago County Planning and Zoning Committee