

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Susan T. Ertmer Conference Room 120
Deliberative Meeting
June 8, 2026, 4:00PM
Meeting is also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Dean Spoehr, Caden McCartney, Matt Woods

Staff: Daniel Lefebvre, Assistant Zoning Administrator; Brian O'Rourke, Land Use Planner

The Meeting was called to order by Chairman Howard Miller.

Business Items - (Action may be taken on any 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.

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

MOTION made by D. Spoehr to approve the Conditional Use permit with conditions. Seconded by C. McCartney. Motion carried 5-0.

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.

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

MOTION made by C. McCartney to approve the Conditional Use permit with conditions. Seconded by D. Spoehr. Motion carried 5-0.

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.

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

MOTION made by M. Woods to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by D. Spoehr. Motion carried 5-0.

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.

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

MOTION made by D. Spoehr to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by M. Woods. Motion carried 5-0.

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 Out lots for Municipal purposes.

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

MOTION made by M. Woods to approve the Zoning Map Amendment and forward to the County Board for approval. Seconded by D. Spoehr. Motion carried 5-0.

Monteith Properties LLC, et al – Parcel 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.

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 C. McCartney. Motion carried 5-0.

C&C Nelson Properties – Parcel 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.

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

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

Adjournment

MOTION made by M. Gabert to adjourn the meeting at 4:10P.M. Seconded by M. Woods. Motion carried 5-0.

Respectfully Submitted,
Winnebago County Planning & Zoning