

Winnebago County Planning and Zoning  
Planning and Zoning Committee  
112 Otter Ave, Oshkosh, WI 54901, Susan T. Ertmer Conference Room 120  
Planning Meeting  
4:15PM, June 8, 2026

Meeting is also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Caden McCartney, Dean Spoehr, Matt Woods  
Staff: Caleb Edwards, Code Enforcement Officer; Daniel Lefebvre, Assistant Zoning Administrator;  
Brian O'Rourke, Land Use Planner; Cary Rowe, Zoning Administrator; Corporation Counsel Mary  
Anne Mueller

The Meeting was called to order by Chairman Howard Miller.

**Public comments on Agenda items**

Numerous residents from Riverview Lane and other effected areas in the Town of Wolf River attended the meeting to comment on the 50% rule that pertains to rebuilding and/or repairing properties that were affected by the April 2026 Flood Event.

**Business Items**

**1. Discussion and possible action of the legality of removing Land Use zoning on a parcel of land.**

Chairman Miller explained the reason for his bringing this item to the Committee is to ask if Winnebago County has the authority to remove land use zoning from a parcel. Corporation Counsel Mary Anne Mueller and outside Counsel Nate Bayer provided legal information and explanation on the topic. A lengthy discussion followed with no action being taken at this time.

**2. 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 the **Town of Oshkosh – Town Zoning Ordinance and Map Amendment to encompass all shoreland properties located in the Town of Oshkosh.** This town zoning change for the Town of Oshkosh is compliant, and the town has provided all proper documentation, including resolution, ordinance and maps needed to establish town zoning jurisdiction within shoreland areas in the Town of Oshkosh.

**Motion made by M. Gabert to forward the town zoning change to County Board for approval. Seconded by C. McCartney. Motion carried 5-0.**

D. Lefebvre provided a memo to the Committee which recommends forwarding a Town Zoning Change for the **Town of Wolf River – Town Zoning Ordinance and Map Amendment to encompass all shoreland properties located in the Town of Wolf**

**River.** This town zoning change for the Town of Wolf River is compliant, and the town has provided all proper documentation, including resolution, ordinance and maps needed to establish town zoning jurisdiction within shoreland areas in the Town of Wolf River.

**Motion made by M. Woods to forward the town zoning change to County Board for approval. Seconded by C. McCartney. Motion carried 5-0.**

D. Lefebvre provided a memo to the Committee which recommends forwarding a Town Zoning Change for the **Town of Vinland – Town Zoning Ordinance and Map Amendment to encompass all shoreland properties located in the Town of Vinland.** This town zoning change for the Town of Vinland is compliant, and the town has provided all proper documentation, including resolution, ordinance and maps needed to establish town zoning jurisdiction within shoreland areas in the Town of Vinland.

**Motion made by M. Woods to forward the town zoning change to County Board for approval. Seconded by C. McCartney. Motion carried 5-0.**

D. Lefebvre provided a memo to the Committee which recommends forwarding a Town Zoning Change for the **Town of Black Wolf – Town Zoning Ordinance and Map Amendment to encompass all shoreland properties located in the Town of Black Wolf.** This town zoning change for the Town of Black Wolf is compliant, and the town has provided all proper documentation, including resolution, ordinance and maps needed to establish town zoning jurisdiction within shoreland areas in the Town of Black Wolf.

**Motion made by M. Woods to approve all the documentation anticipated to be provided before the next County Board Meeting by the Town of Black Wolf to assume General Zoning Administration of all shoreland areas in their town contingent on the Town of Black Wolf approving the legislation and mapping and allowing the Planning and Zoning Department to review all documentation provided to forward the town zoning change to County Board for approval.**

Further discussion ensued regarding the motion and the motion died.

**Motion made by D. Spoehr to approve all documentation including publication, resolution, ordinance and maps provided by the Town of Black Wolf before the next County Board meeting to assume General Zoning administration in all shoreland areas in their town and acknowledge they will be ready to begin general zoning administration effective July 1, 2026, and forward this to County Board for approval. Seconded by C. McCartney. Motion carried 5-0.**

3. **Discussion and possible action to forward County Zoning Ordinance changes to Winnebago County General Code Chapter 16, Private On-Site Wastewater Treatment System (POWTS) to Public Hearing.**

D. Lefebvre indicated staff would like to do a complete re-write of the ordinance to clean up outdated language and code references, restructure and add verbiage allowing holding tanks for small scale commercial and industrial operations. H. Miller would like staff to give a presentation to the Committee at the next meeting prior to the ordinance changes going to Public Hearing.

**MOTION made by M. Gabert to approve Planning and Zoning staff to do a presentation of the changes to Chapter 16, Private On-Site Wastewater Treatment System (POWTS) of the Winnebago County General Code at the next Planning meeting. Seconded by C. McCartney. Motion carried 5-0.**

#### **Approval of Minutes**

Committee reviewed the April 29, 2026, Public Hearing meeting minutes as presented.

**Motion made by D. Spoehr to approve April 29, 2026, Public Hearing meeting minutes as presented. Seconded by C. McCartney. Motion carried 5-0.**

Committee reviewed the May 11, 2026, Deliberative meeting minutes as presented.

**Motion made by D. Spoehr to approve May 11, 2026, Public Hearing meeting minutes as presented. Seconded by C. McCartney. Motion carried 4-0-1 (M. Woods abstained).**

Committee reviewed the May 11, 2026, Planning meeting minutes as presented.

**Motion made by M. Gabert to approve May 11, 2026, Public Hearing meeting minutes as presented. Seconded by C. McCartney. Motion carried 4-0-1 (M. Woods abstained).**

#### **Next Meeting Date**

The next Planning meeting will be held on July 13th, 2026, at 4:00PM.

#### **Adjournment**

MOTION made by C. McCartney to adjourn the meeting at 6:16PM. Seconded by D. Spoehr. Motion carried 5-0.

Respectfully Submitted  
Winnebago County Planning and Zoning