

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Public Hearing Meeting
May 27, 2025, 6:30PM
Meeting also available via Microsoft Teams

Present

Supervisors Howard Miller, Frank Frassetto, Maribeth Gabert, Stefanie Holt via Microsoft Teams

Staff: Daniel Lefebvre, Assistant Zoning Administrator

Excused: Supervisors Stefanie Holt, Christian Mueller

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: - (Action may be taken on any business items)

Chairman H. Miller moved item #4 on the agenda to item #1.

1. Springhetti Lake – Parcel ID#s – 002-0027; 002-0025; 002-0020; 002-0022 – South of 1895 Leonard Point Rd – Town of Algoma - Plat

Applicant is presenting the committee with a plat development.

Steven R. Schmudlach – 1882 Scarlet Oak Trl, Oshkosh– was sworn in and is not in favor of the development due to the condition of the land as a previous quarry and what may be built on the parcels.

Craig Sickler – 1575 Leonard Point Rd, Oshkosh – was sworn in and is not in favor of the development. His concerns regarding the project are the blasting from the quarry and the storm drain located by his property. He indicated that the storm drain that comes out of the quarry doesn't drain as it should, and the plans show that a road may be built over the storm drain. He asked if developers would be putting in a berm on the south side of the project and if they would be willing to sell lots to keep the privacy he currently has.

F. Frassetto asked what type of blasting is going on in the quarry, D. Lefebvre indicated that the county was not aware of any blasting occurring as the quarry is being reclaimed.

Todd Braun – 1561 Leonard Point Rd, Oshkosh – was sworn in and is not in favor of the development. His concerns are the trucks going in and out of the quarry for construction, the excess traffic and noise and the potential need to blast to put basements in the new houses. He is also concerned about the wildlife that will be lost with the development.

Don Houde – 1912 Scarlet Oak Trail, Oshkosh – was sworn in and is not in favor of the development. His concerns are the blasting and heavy excavation to build the houses and the water quality of his well water. He is also concerned about the extra traffic, noise and losing his view at his property. F. Frassetto asked D. Houde when his well was dug how deep it is. D. Houde indicated the first casing was 200 ft. and the second casing was 284 ft.

H. Miller read into the record correspondence from Alan and Susan Martin. The Martins are not in favor of the development due to the impact on the wildlife and erosion near the creek.

Dan Springhetti – applicant - 975 W American Dr., Neenah – was sworn in and explained the project of building 26 luxury homes and will also have a 3rd phase of town homes being built, not apartments. The lots will be on the lake front and motorized vehicles will not be allowed on the lake. The creek is solid limestone and drains through the lake. D. Springhetti stated there will be a professional drainage plan and that he doesn't believe wildlife will be impacted. D. Springhetti clarified they are going to have a professional core drilling performed to determine if blasting is necessary, but does not believe any blasting will need to be done. They will keep the berm on Leonard Point Rd, but the driveways will go through the berm and will entertain discussion with property owners regarding extending the berm for more privacy to property owners to the south of the development.

F. Frassetto asked what the distinction is between a home and a townhome. D. Springhetti indicated it the size of the home; townhomes are smaller than homes.

S. Schmudlach expressed concern that the quarry is dangerous with the drops and ledges of the quarry and wonders how the properties could be sold as lake front properties. H. Miller indicated that based on the plat maps drawn there would be no homes on the north side of the quarry.

A question was asked about the requirements regarding the cul-de-sac in the development. D. Lefebvre asked the applicant if the road would be a private or public road. D. Springhetti indicated the road would be private. Any questions regarding the cul-de-sac would need to be referred to the owner as the road would not have to meet county requirements.

A question was asked about what impact it would have on property taxes in the area. H. Miller stated that they would need to ask the Town as the Town is the tax authority of the properties.

D. Lefebvre read in correspondence from the Town of Algoma.

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

2. LFK Enterprises LLC – 1394 County Rd JJ, Neenah – Parcel ID# 010-0330-02 – Town of Neenah - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment from A-2 to R-1.

Applicant was not present regarding the application.

D. Lefebvre read in the Town of Neenah correspondence.

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

3. Dennis Lang – Parcel ID# 030-0064-02-02 (Corner of Lyngaas Rd and E. Lyngaas Rd, Winneconne – Town of Winneconne – Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment from B-3 to R-1.

Applicant was not present at the hearing.

Dan Bastian – 6107 E. Lyngaas Rd, Winneconne – was sworn in and asked if any of the other properties would be rezoned in the future and what could be built on the property if rezoned. D. Lefebvre indicated that staff wasn't aware of any future rezoning at this time and right now a single-family dwelling or an offsite garage can be built. D. Bastian also asked if sanitary would be required even if it was just a garage and D. Lefebvre indicated that it would be.

Tamara Bassett – 6145 E. Lyngaas Rd, Winneconne – was sworn in and indicated that if the zoning change was approved, she would be purchasing the property and building a detached off-site garage.

David Jones - 730 Wanda Ave, Neenah – was sworn in and indicated he owns 6121 E. Lyngaas Rd and questioned if the whole parcel was being changed. D. Lefebvre indicated that a CSM was being done to move less than 1 acre of the lot to a new parcel for this zoning change.

No Town correspondence received.

No further testimony was given, and the item was closed

4. Litton, Bryon – Broderick Rd (Parcel located across the road from 1391 & 1395 Broderick Rd) – Parcel ID# 016-0053-01 - Town of Omro – Zoning Map Amendment

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

Applicant was not present at the hearing.

M. Gabert asked by the zoning map amendment was being done. D. Lefebvre indicated that the applicant wants to build a house on the property and with the B-2 zoning that would not be able to be done.

F. Frassetto asked if this reduced the dual zoning on the parcel and D. Lefebvre indicated that it did.

Barbara Croisant - 7496 State Rd 21 – was sworn in and indicated that many properties in that area were dual zoned.

No town correspondence received.

Adjournment

A motion was made by F. Frassetto to adjourn the meeting at 7:35PM. Seconded by M. Gabert. Motion carried 3-0-2.

Respectfully submitted,
Daniel Lefebvre, Asst Zoning Administrator