

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Special Deliberative Meeting
July 17, 2025, 6:15PM

Meeting also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Frank Frassetto, Christian Mueller, Stefanie Holt

Staff: Daniel Lefebvre, Assistant Zoning Administrator; Caleb Edwards, Code Enforcement Officer

The Meeting was called to order by Chairman Howard Miller.

Public comments on Agenda items

No public comments on agenda items.

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

1. Putzer, John/Kate Rev Tst – Parcel ID #022-0837 – 2679 Lost Ln, Omro – Town of Rushford – Zoning Map Amendment

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

H. Miller indicated that the property is dual zoned between the town and the County.

MOTION made by S. Holt to approve the zoning map amendment and forward to the County Board for approval. Seconded by C. Mueller. Motion carried 5-0.

2. Trimscape Landscape & Maintenance – Parcel ID #012-0113-02 – Corner of State Rd 44 & Clairville Rd, Oshkosh (Vacant lot directly to the East of 4521 State Rd 44) – Town of Nekimi – Conditional Use Permit

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

MOTION made by S. Holt to approve the Conditional Use Permit with conditions. Seconded by C. Mueller. Motion carried 5-0.

3. Fox Storage/Zillges, Tim & Anne - Parcel ID #018-0336-01-04 – 4620 Red Fox Rd #1-4 – Town of Oshkosh - Conditional Use Permit

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

H. Miller indicated that the property is dual zoned between the town and the County.

MOTION made by M. Gabert to approve the Conditional Use Permit with conditions.
Seconded by C. Mueller. Motion carried 5-0.

**4. EAA Inc - Parcel ID #012-0177 (p) – Parcel North of 4310 Waupun Rd, Oshkosh –
Town of Nekimi - Conditional Use Permit**

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

MOTION made by F. Frassetto to approve the Conditional Use Permit with conditions.
Seconded by M. Gabert. Motion carried 5-0.

**5. Bartels Enterprises Inc - Parcel ID# 012-0031, 012-0037 - 1679 W Waukau Ave,
Oshkosh - Town of Nekimi – 1 Year Conditional Use Review**

Committee reviewed staff findings and conditions imposed. Staff indicated that there have been no issues/complaints regarding the Conditional Use permit. Permit will be reviewed again in 1 year per CU conditions.

**6. Ripple Acres LLC – Parcel ID# 012-0161-01, 012-0164 – 2639 W Ripple Ave, Oshkosh -
Town of Nekimi – 1 Year Conditional Use Review**

Committee reviewed staff findings and conditions imposed. Staff indicated that there have been no issues/complaints regarding the Conditional Use permit. Permit will be reviewed again in 1 year per CU conditions.

Adjournment

MOTION made by S. Holt to adjourn the meeting, Seconded by C. Mueller. Motion carried 5-0.

Respectfully Submitted,
Winnebago County Planning & Zoning Department