

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Deliberative Meeting
September 5, 2025, 7:30AM
Meeting also available via Microsoft Teams

Present: Supervisors Howard Miller, Maribeth Gabert, Christian Mueller, Stefanie Holt
Staff: Daniel Lefebvre, Assistant Zoning Administrator; Caleb Edwards, Code Enforcement Officer;
Excused: Stefanie Holt

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. Coulthard Jr., Jeffrey – Parcel ID #010-0073-05 – 951 County Rd G, Neenah – Town of Neenah – Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment to re-zone from I-2 to I-1.

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

MOTION made by C. Mueller to approve the zoning map amendment and forward to the County Board for approval. Seconded by M Gabert. Motion carried 3-0-2.

2. Coulthard Jr., Jeffrey – Parcel ID #010-0073-05 – 951 County Rd G, Neenah – Town of Neenah – Conditional Use Permit

Applicant is requesting a Conditional Use Permit to operate a contractor's yard and a commercial kennel.

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 M. Gabert to approve the Conditional Use Permit. Seconded by C. Mueller. Motion carried 3-0-2.

3. Stedl, Brian/Kristine - Parcel ID #010-0312(P) – 1984 Oakridge Rd., Neenah – Town of Neenah – Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment to B-2 to B-2 & R-1 to create a residential lot.

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. Mueller. Motion carried 3-0-2.

4. Fournier, Sylvia - Parcel ID #012-0168 (P) – 3978 Fisk Ave, Oshkosh – Town of Nekimi – Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment From A-2 to R-1 to create a residential lot.

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

MOTION made by C. Mueller to approve the zoning map amendment and forward to the County Board for approval. Seconded by M. Gabert. Motion carried 3-0-2.

5. P&Q Nekimi LLC - Parcel ID# 012-0223-01, 012-0226 - South of 3145 County Rd N, Oshkosh - Town of Nekimi - 2 Month Conditional Use Review

Committee reviewed staff findings and conditions to act on the 2-month Conditional Use permit review. There have been no complaints regarding the site.

MOTION made by M. Gabert to approve the Conditional Use permit review for a period of 1 year. Seconded by C. Mueller. Motion carried 3-0-2.

6. P&Q Hughes LLC - Parcel ID#s 012-0579-01 et al - Town of Nekimi - Extraction Conditional Use Renewal

Committee reviewed staff findings and conditions to act on the Conditional Use Renewal – Extraction Permit. Staff recommends Extraction Permit review again in 6 years.

MOTION made by C. Mueller to approve the Extraction Permit renewal with conditions for a period of 6 years. Seconded by M. Gabert. Motion carried 3-0-2.

7. P&Q Nekimi LLC - Parcel ID#s - 012-0224 et al - Town of Nekimi - Extraction Conditional Use Renewal

Committee reviewed staff findings and conditions to act on the Conditional Use Renewal – Extraction Permit. Staff recommends Extraction Permit review again in 6 years.

MOTION made by M. Gabert to approve the Extraction Permit renewal with conditions for a period of 6 years. Seconded by C. Mueller. Motion carried 3-0-2.

8. BenCarrie Quarry - Parcel ID#s - 010-0275 et al - Town of Neenah - Extraction Conditional Use Renewal

Committee reviewed staff findings and conditions to act on the Conditional Use Renewal – Extraction Permit. Staff recommends Extraction Permit review again in 6 years.

MOTION made by C. Mueller to approve the Extraction Permit renewal with conditions for a period of 6 years. Seconded by M. Gabert. Motion carried 3-0-2.

Adjournment

MOTION made by S. Holt to adjourn the meeting, Seconded by M. Gabert. Seconded by C. Mueller. Motion carried 3-0-2.

Respectfully Submitted,
Winnebago County Planning & Zoning