

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

Present

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

Staff: Brian O'Rourke, Land Use Planner

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

1. Spark Development/Town of Clayton – Parcel ID #006-0328-02-02 – SW Corner of proposed Eagle Heights Dr & Wing Ln – Town of Clayton – Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment to re-zone from A-2 to R-4.

Derek Liebhauser, 3027 Ridgeway Dr, Neenah – Applicant - was present and sworn in to explain and answer any questions regarding the application.

S. Holt asked about average rent cost of the units. D. Liebhauser indicated it is between \$1,415.00 and \$1,450.00 per month or around \$1.50/square foot.

F. Frassetto asked how many bedrooms per unit. D. Liebhauser indicated they are all 2-bed, 2 bath units.

F. Frassetto asked about the infrastructure already in place. D. Liebhauser indicated water and sewer is stubbed out to the property so it will be easy to hook into, the road has already been developed around the property and the stormwater retention pond is already in place as part of the Eagle Heights Development and the project will feed into that.

O'Rourke indicated there was no n correspondence from the Town of Clayton.

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

2. Rosenfeldt, Thomas/Deborah - Parcel ID# 010-0310-01-02(P) - 1326 Larsen Rd, Neenah-Zoning Map Amendment - Town of Neenah

Applicant is requesting a Zoning Map Amendment to re-zone from A-2 to R-1 for the creation of new parcels.

Angela Dempewolf, 1348 Larsen Rd, Neenah - Owner – was sworn in and explained the project and answer any questions regarding the application.

B. O'Rourke read in correspondence from the Town of Neenah.

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

3. Buser, Dan - Parcel ID# 028-0449-07 - 8968 Faith Rd, Larsen - Zoning Map Amendment - Town of Winchester

Applicant is requesting a Zoning Map Amendment from R-1 to A-2 for the creation of new parcels.

Dan Buser – 8968 Faith Rd, Larsen – Owner – 1984 Oakridge Rd, Neenah, was sworn in and explained the project and answer any questions regarding the application.

S. Holt asked for clarifications on the map of what would be changed. D. Buser showed her the changes that would be made and where they were on the maps.

B. O'Rourke indicated there was no response from the Town of Winchester.

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

Adjournment

A motion was made by F. Frassetto to adjourn the meeting at 6:49PM. Motion carried 5-0.

Respectfully submitted,
Winnebago County Planning and Zoning Committee