

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Public Hearing Meeting
November 19, 2025, 6:30PM
Meeting also available via Microsoft Teams

Present

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

Staff: Caleb Edwards, Code Enforcement Officer

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. Luker Rev Tst - Parcel ID# 004-0332(P) - W of 6103 County Rd R, Oshkosh - Town of Black Wolf - Zoning Map Amendment

Applicant is requesting a Zoning Map Amendment to re-zone from R-1 to A-2. Applicant and agent were not present.

Tom Verstegen, Town of Black Wolf Zoning Administrator – 1364 County Rd I, Oshkosh – was sworn in and indicated that the Town of Black Wolf submitted an application to change the current town zoning on this particular parcel from A-2 to R-1. The application has already been approved by the Black Wolf Town Board and was hoping to find out why the applicant was requesting this change.

F. Frassetto stated, as Chairman of the Town of Black Wolf, that they didn't have the maps showing what the applicant was proposing to do on the County level and when the County resolution was sent back in, while it may show that they approved the zoning change, if they would have known what the applicant was going to do, they would not have approved it on the county level.

There was no other correspondence and C. Edwards did not indicate that there was town correspondence.

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

2. Cottontail Ventures - Parcel ID#s - 016-0300 & 016-030101 - E of 4360 Reighmoor Rd and S of 4522 Reighmoor Rd, Omro - Town of Omro - Zoning Map Amendment

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

Applicant was present to answer any questions regarding the application.

Cameron Chapin – 5623 W Reighmoor Rd, Omro - was sworn in and is against the rezoning due to safety conditions during the construction, wanting to keep the area non-urban and concerns about arsenic getting into neighboring wells.

Paul Dufek – 962 Dickens Ct, Livermore, CA – Landowner of the proposed amendment parcel – was sworn in and explained the reason for the application and is in favor of the rezoning.

H. Miller asked P. Dufek if a subdivision plat would be done and if he knew what the timeline would be. P. Dufek indicated it would probably be a year or two before that would be done.

C. Mueller asked if there would be 70 lots that would be built on the site. P. Dufek said yes, that is a possibility, but that number could vary depending on lot sizes.

S. Holt asked what she thought the maximum lot size would be in the development. P. Dufek wasn't sure what that size would be at this time, but the town has specified a half-acre minimum.

F. Frassetto asked if the development would be in the Town of Algoma Sanitary District and if the infrastructure has been completed. P. Dufek indicated it would be in the Town of Algoma Sanitary District and none of the infrastructure has been placed yet.

Bonnie Mitchell – 4537 Reighmoor Rd, Omro – was sworn in and is against the rezoning due to concerns she has of arsenic in the wells.

There was no other correspondence and C. Edwards did not indicate that there was town correspondence.

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

3. Wirch, Andrew - Parcel ID #016-0164 - W of 4781 State Rd 116, Omro - Town of Omro - Zoning Map Amendment

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

Andrew Wirch – 4511 State Rd 116, Omro – Applicant - was present to answer any questions regarding the application.

There was no other correspondence and C. Edwards did not indicate that there was town correspondence.

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

4. Jensen, Jeff - Parcel ID# 030-0311 - 620 Memorial Dr, Winneconne - Town of Winneconne - Zoning Map Amendment

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

Jeff Jensen – 670 S. 5th Ave, Winneconne – Applicant - was present to answer any questions regarding the application.

There was no other correspondence and C. Edwards did not indicate that there was town correspondence.

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

5. Claassen, Ben - Parcel ID# 032-0085-05 - 8820 County Rd II, Fremont - Town of Wolf River - Zoning Map Amendment

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

Ben Claassen – 8820 County Rd II, Fremont - Applicant - was present to answer any questions regarding the application.

There was no other correspondence and C. Edwards did not indicate that there was town correspondence.

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

Adjournment

A motion was made by F. Frassetto to adjourn the meeting at 7:14PM. Seconded by C. Mueller. Motion carried 5-0.

Respectfully submitted,
Winnebago County Planning and Zoning Committee