

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Deliberative Meeting
December 5, 2025, 7:30AM

Meeting also available via Microsoft Teams

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

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

The Meeting was called to order by Chairman Howard Miller.

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

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.

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

MOTION made by M. Gabert to adjourn this item to January 2026 and wanted further information from F. Frassetto, Black Wolf Chairman, regarding the application.
Seconded by C. Mueller.

F. Frassetto, Chairman of the Town of Black Wolf Board, indicated that the town changed the area of the parcel located in town zoning from A-2 to R-1. The County wasn't notified of this change until the County Public Hearing on 11.19.2025. F. Frassetto indicated that at the next Black Wolf Town meeting, to be held on 12.08.2025, the intention will be to rescind the original town approval from October 2025 and disapprove that request to then allow the applicant to continue to with the County Zoning Map Amendment.

C. Rowe then indicated that the Committee had two options for the application. They could either need to deny the application or approve the application with amendments. C. Rowe indicated staff recommendation would be to approve the application with amendments to change the parcel from A-2 to R-1, which would still be in compliance with the County's ordinance, and it would also comply with the Town of Black Wolf's ordinance.

After the discussion, M. Gabert rescinded her motion.

MOTION made by S. Holt to approve the application with an amendment moving the parcel to R-1 and forward it to the County Board. Seconded by C. Mueller.

After further clarification, the county portion of the parcel will be changed from A-2 to R-1, Black Wolf has changed the town portion of the parcel to R-1 and when approved by the County Board the entire parcel will be R-1.

Motion carried 4-0-1. (F. Frassetto not eligible to vote via Teams).

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.

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

MOTION made by S. Holt to approve the Zoning Map Amendment and forward it to the County Board. Seconded by C. Mueller.

M. Gabert asked staff, if this motion were approved, would the Plat, which would be the next approval needed, go in front of this Committee to approve or deny the number of lots being built and concerns over arsenic in the wells of neighboring constituents. C. Edwards indicated that the Plat would have to come to the Committee for approval and objections could be raised at that time.

Motion carried 4-0-1.

Wirsch, 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.

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

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 4-0-1.

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.

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 4-0-1.

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.

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 S. Holt. Motion carried 4-0-1.

Adjournment

MOTION made by M. Gabert to adjourn the meeting at 7:55A.M. Seconded by S. Holt. Motion carried 4-0-1.

Respectfully Submitted,
Winnebago County Planning & Zoning