

Winnebago County Planning and Zoning
Planning and Zoning Committee
112 Otter Ave, Oshkosh, WI 54901, Room 120
Public Hearing Meeting
December 17, 2025, 6:30PM
Meeting also available via Microsoft Teams

Present

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

Staff: Cary Rowe, Zoning Administrator; 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. Kossel, Ben - Parcel ID# 004-0538; 004-0545; and 004-0539 - Lot South and West of 7197 S US Hwy 45, Oshkosh - Town of Black Wolf - Zoning Map Amendment

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

Kossel, Ben – Applicant - 6780 County Rd I, Oshkosh - was sworn in and explained the reason for the request.

C. Rowe read in correspondence from the Town of Black Wolf.

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

2. Stafford, Randy - Parcel ID# 002-0185-03 - 4237 State Rd 21, Oshkosh - Town of Algoma - Planned Development District

Applicant is requesting a PDD (Planned Development District) to allow for two dwelling units on the parcel.

Randy Stafford – Applicant - 4237 State Rd 21, Oshkosh - was sworn in and explained the reason for the request. He indicated that he had obtained a Conditional Use permit about 3 years ago for this project and it was never completed so he is applying again.

F. Frassetto asked for clarification that the project is for two single family dwellings on the same parcel. R. Stafford indicated it was.

C. Rowe indicated that the Town had not had their meeting yet to consider the request, but they would have an answer before the deliberative meeting in January 2026.

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

3. Neuschafer-Lemieux - Parcel ID# 032-011403 - Lot W of 9339 County Rd H, Fremont - Town of Wolf River - Zoning Map Amendment

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

C. Rowe indicated that the applicant came into the Planning and Zoning office to discuss the project. After discussion, staff recommended that the applicant ask for an adjournment until January 2026. The applicant has requested an adjournment at this time.

**MOTION made by S. Holt to adjourn this item to the January 2026 Public Hearing.
Seconded by C. Mueller. Motion carried 5-0.**

Adjournment

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

Respectfully submitted,
Winnebago County Planning and Zoning Committee