



Winnebago County
The Wave of the Future

PLANNING & ZONING COMMITTEE

TUESDAY, AUGUST 26, 2025 @ 6:30 PM

SUSAN T ERTMER CONFERENCE ROOM 120

DAVID W. ALBRECHT ADMINISTRATION BUILDING

112 OTTER AVENUE, OSHKOSH, WISCONSIN

To view this meeting via Microsoft Teams, please click this link. [Join the meeting now](#)

Meeting ID: 232 486 027 161

Passcode: bZ7U4NU2

A Meeting of the Winnebago County Planning & Zoning Committee will be held on Tuesday, August 26, 2025, at 6:30 PM in the David W. Albrecht Administration Building, Susan T Ertmer Conference Room 120, 112 Otter Avenue, Oshkosh, Wisconsin.

PUBLIC HEARING AGENDA

At this meeting, the following will be presented to the Committee for its consideration:

A. Call to Order

B. Public Comments on Agenda Items

C. Business Items

Action may be taken on any business items.

1. Coulthard Jr, Jeffrey - Parcel ID# 010-0073-05 - 951 Cty Rd G, Neenah - Town of Neenah - Zoning Map Amendment
2. Coulthard Jr, Jeffrey - Parcel ID# 010-0073-05 - 951 County G, Neenah - Town of Neenah - Conditional Use Permit
3. Stedl, Brian/Kirstine - Parcel ID# 010-0312(P) - 1984 Oakridge Rd, Neenah - Town of Neenah - Zoning Map Amendment
4. Fournier, Sylvia - Parcel ID# 012-0168 (P) - 3978 Fisk Ave, Oshkosh - Town of Nekimi - Zoning Map Amendment

D. Adjourn

****A quorum of the Aviation Committee, and the Winnebago County Board of Supervisors may be present at this meeting.**

Upon request, provisions will be made for people with disabilities upon 24 hours prior notice to the Office of the County Clerk. Phone Number: 920-232-3430

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE August 26, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on August 26, 2025 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

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For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2025-ZC-7070

Applicant: COULTHARD JR, JEFFREY J

Agent: NONE

Location of Premises: 951 COUNTY RD G, NEENAH

Tax Parcel No.: 010-007305

Legal Description: Being part of the SE 1/4 of the SE 1/4 of Section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to I-1 (Light Industrial District) to operate a contractor yard.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: I-2 Heavy Industrial

Proposed Zoning: I-1 Light Industrial

Surrounding Zoning: North: I-2; South: I-2; East: I-2; West: I-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Vacant old dog shelter currently tax exempt

Describe proposed use(s): Dog daycare - boarding in main building
New Driveway detached garage construction storage

Describe the essential services for present and future use(s): private well & septic

Describe why the proposed use would be the highest and best use for the property: Property and buildings set up for dog care with garage addition and driveway plenty of area to park trailers and access garage for storage.

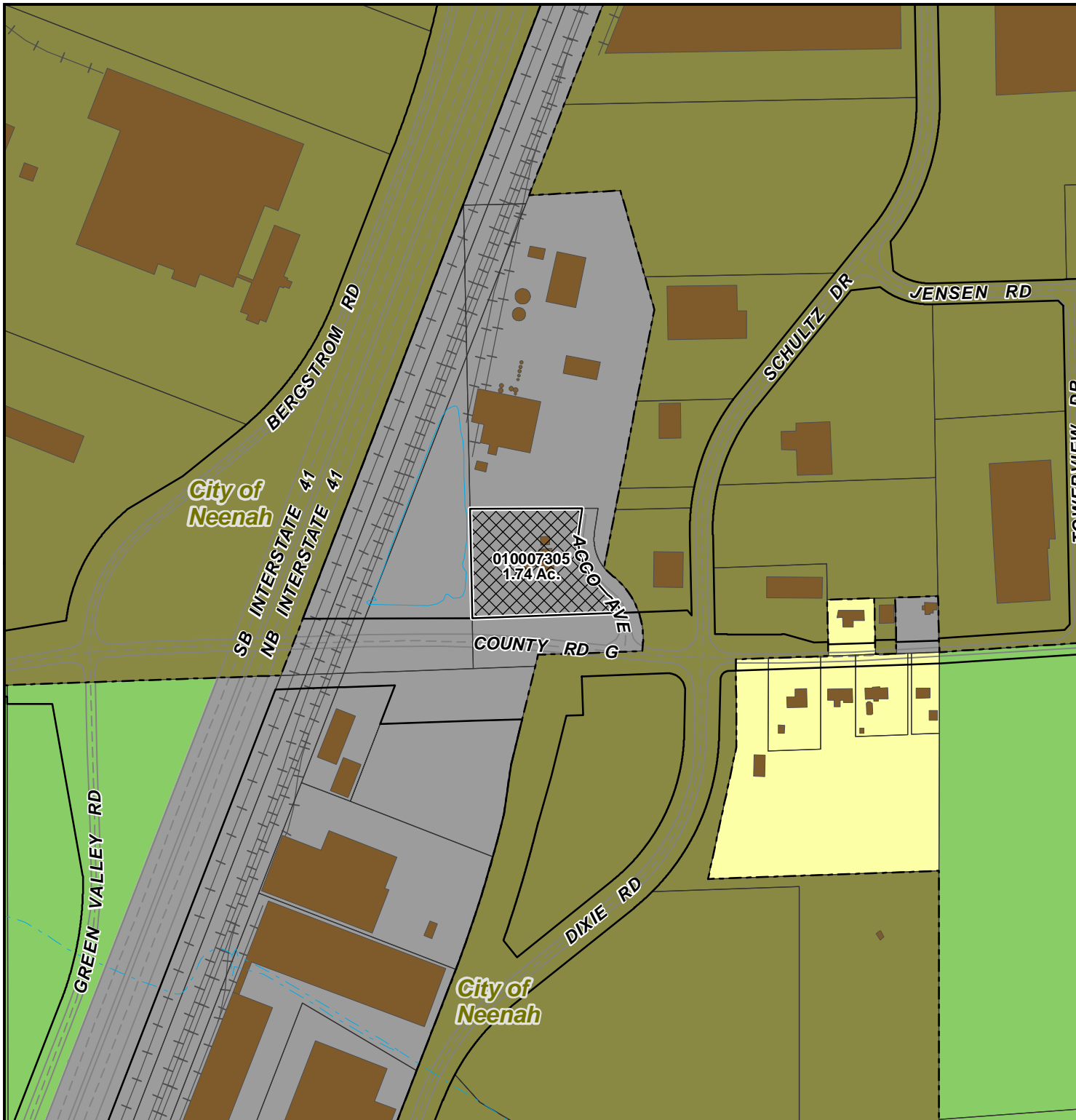
Describe the proposed use(s) compatibility with surrounding land use(s): Has been dog shelter since 1962. My trailers parked in lot have no effect on local companies

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.



Application #25-ZC-7070

Date of Hearing:

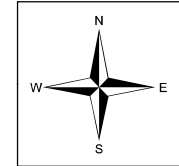
August 26, 2025

Owner(s):

COULTHARD, JEFFREY J JR

Subject Parcel(s):

010007305



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-ZC-7070

Date of Hearing:

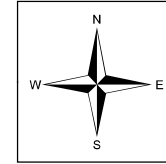
August 26, 2025

Owner(s):

COULTHARD, JEFFREY J JR

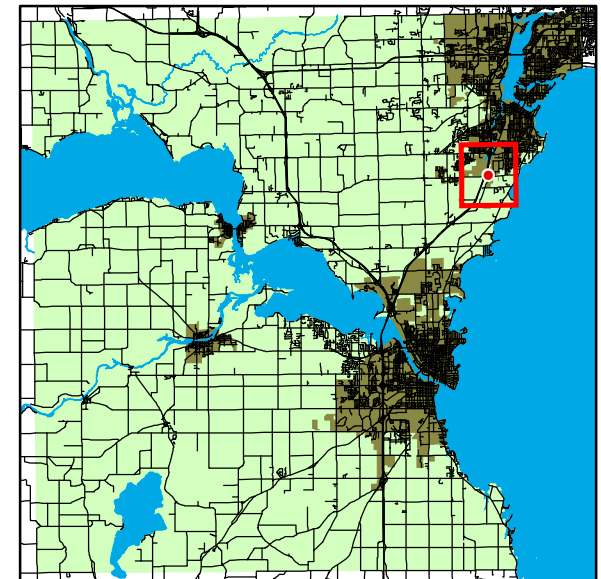
Subject Parcel(s):

010007305



*Winnebago County
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
August 26, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on August 26, 2025 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

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For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2025-CU-7060

Property Owner(s): COULTHARD JR, JEFFREY J

Agent: NONE

Tax Parcel No.: 010-007305

Location of Premises: 951 COUNTY RD G, NEENAH

Legal Description: Being part of the SE 1/4 of the SE 1/4 of Section 5, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Article 8, Division 3, Exhibit 8-1 (9.04)

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a commercial kennel.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland

Current Zoning: I-1 Light Industrial

Code Reference: Chapter 23, Article 8, Division 3, Exhibit 8-1 (9.04)

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a commercial kennel.

Surrounding Zoning: North: I-2; South: I-2; East: I-2; West: I-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: Detached garage used for Juniors Construction tool and trailer storage.

Dog shelter building used for Doggy Daycare. 10-15 dogs daily for Daycare.

3-5 dogs for overnight boarding. (Transcribed exactly as written from application)

Describe how the proposed use will not have any adverse effects on surrounding property: Surrounding properties are far enough away that traffic and noise won't have any potential adverse impacts on them. This property was the former Neenah Dog Shelter since 1962 and had no impact on local businesses or Residents. (Transcribed exactly as written from application)

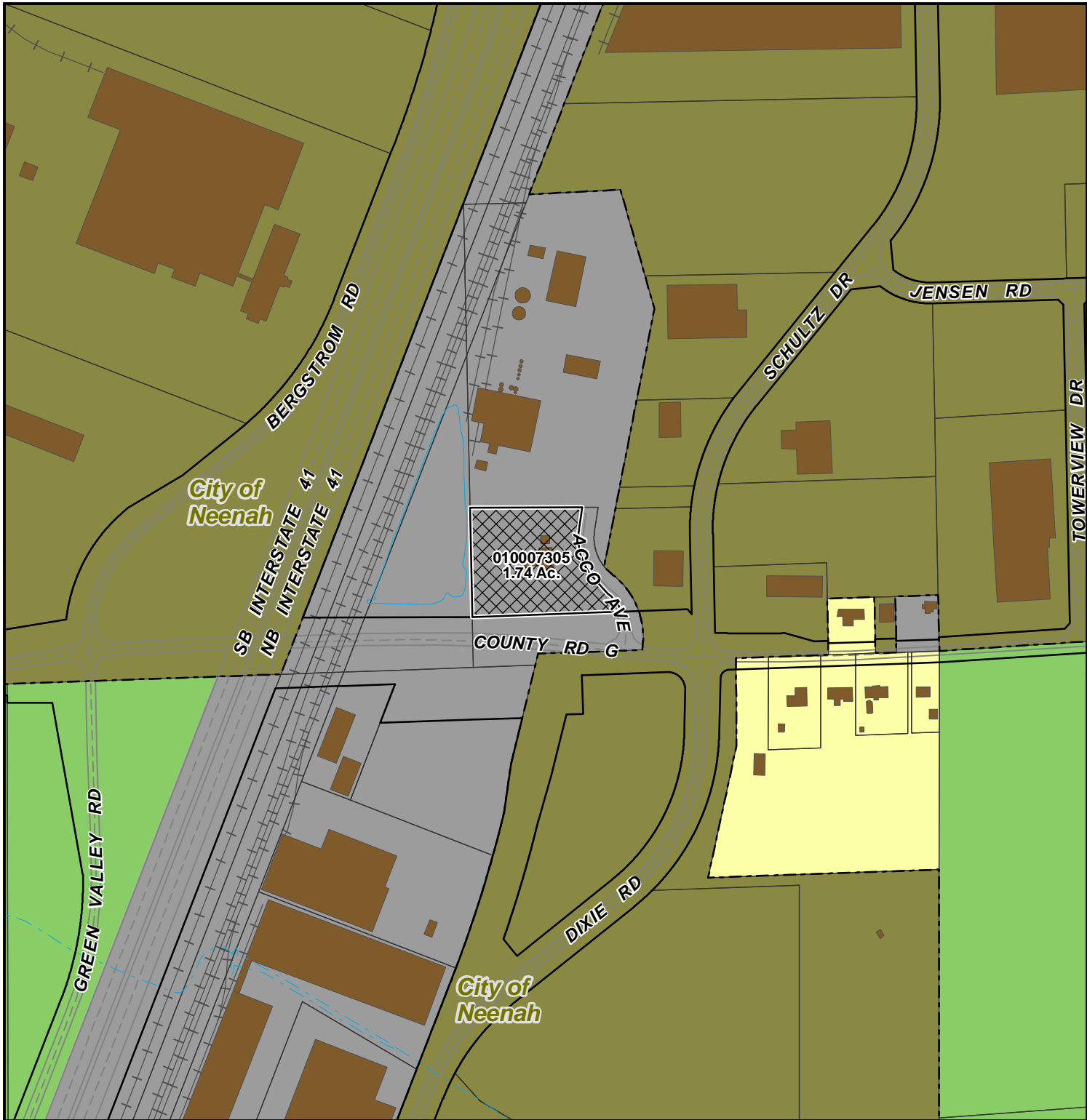
SECTION REFERENCE AND BASIS OF DECISION

Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.



Application #25-CU-7060

Date of Hearing:

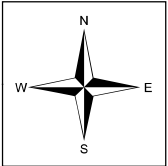
August 26, 2025

Owner(s):

COULTHARD, JEFFREY J JR

Subject Parcel(s):

010007305



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-CU-7060

Date of Hearing:

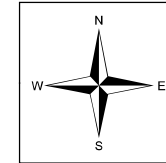
August 26, 2025

Owner(s):

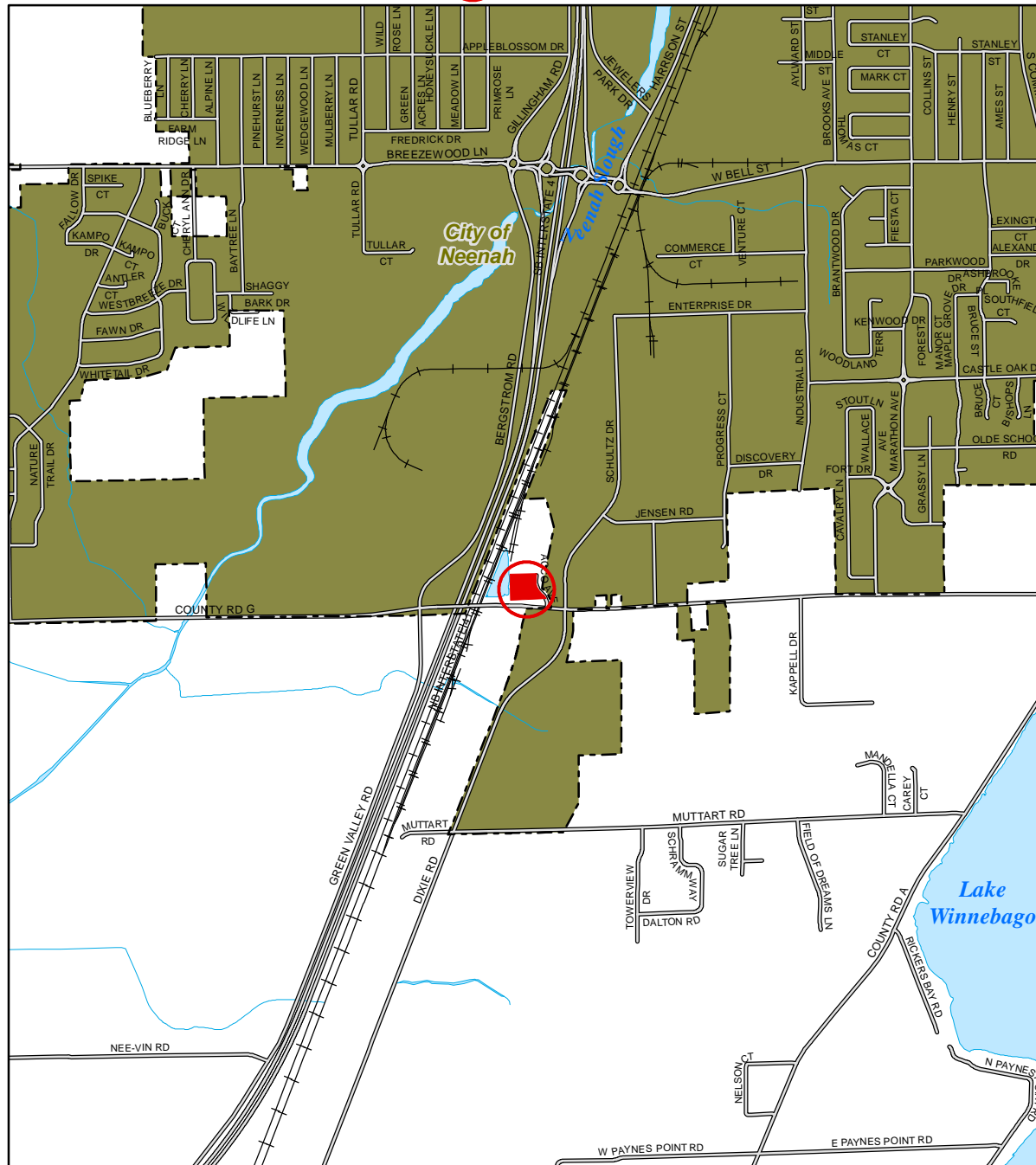
COULTHARD, JEFFREY J JR

Subject Parcel(s):

010007305

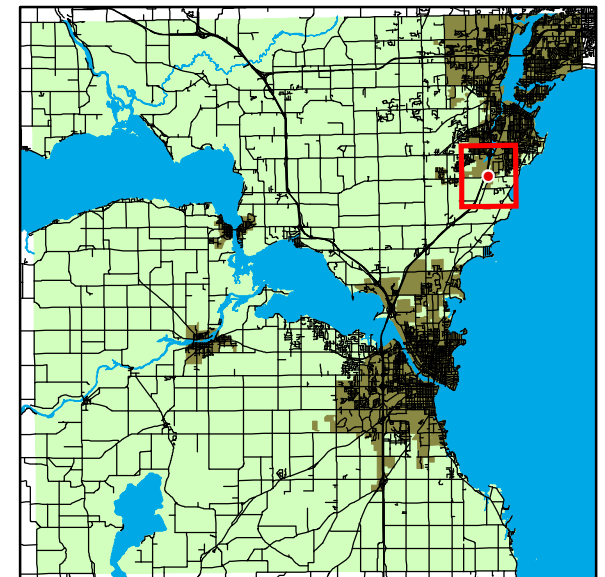


Winnebago County
WINGS Project



1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE August 26, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2025-ZC-7080

Applicant: STEDL, BRIAN/KRISTINE

Agent: PERREAULT, CHRISTOPHER CAROW LAND SURVEYING CO INC

Location of Premises: 1984 OAKRIDGE RD, NEENAH

Tax Parcel No.: 010-0312 (P)

Legal Description: Being part of SE 1/4 of the NW 1/4, SW 1/4 of the NW 1/4, and NW 1/4 of the SW 1/4, all in Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to R-1 (Rural Residential District) to create a residential lot.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland

Current Zoning: B-2 Community Business

Proposed Zoning: B-2 Community Business; R-1 Rural Residential

Surrounding Zoning: North: A-2; South: B-2; East: R-1;B-2; West: B-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Residential & Commercial

Describe proposed use(s): Same

Describe the essential services for present and future use(s): All existing

Describe why the proposed use would be the highest and best use for the property: Same as present.
Just splitting house off.

Describe the proposed use(s) compatibility with surrounding land use(s): Same as present

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL
SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE
FRACTIONAL NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4
OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 30, TOWNSHIP
20 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO
COUNTY, WISCONSIN.

LEGEND:

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET,
WEIGHING 1.13 LBS. PER LIN. FT.
- ⊗ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- ⊕ = 2" O.D. ROUND IRON PIPE FOUND
- ⊗ = BERNTSEN MONUMENT FOUND
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING METAL PANEL FENCE
- = POWER POLE
- ⊙ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ⊗ = WATER SPIGOT
- ⊕ = WELL
- ⊗ = APPROX. WETLANDS
PER GIS MAPPING

OWNER(S) OF RECORD:

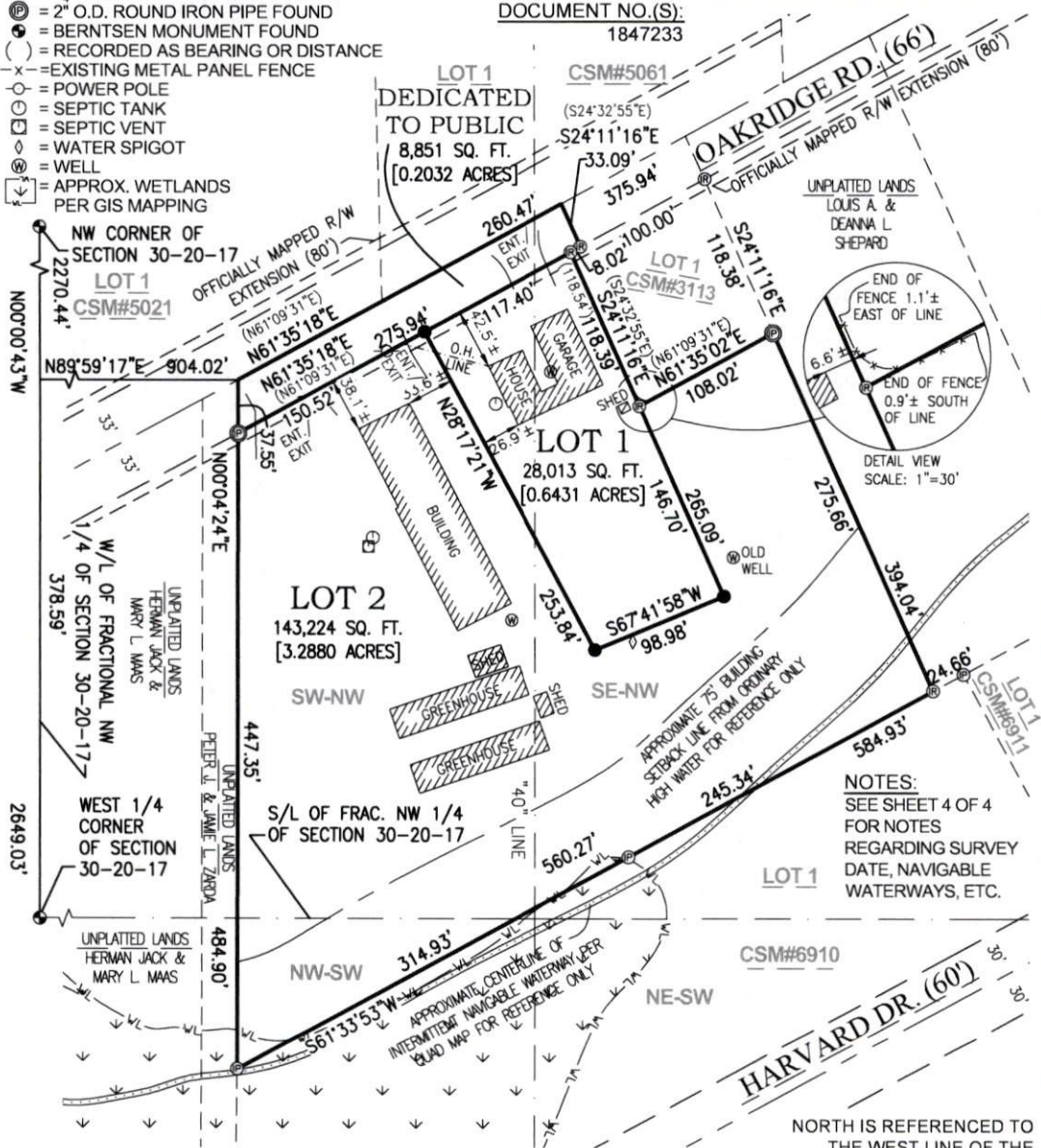
BRIAN P. & KRISTINE L. STEDL

PARCEL NO.(S):

0100312

DOCUMENT NO.(S):

1847233

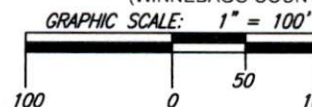


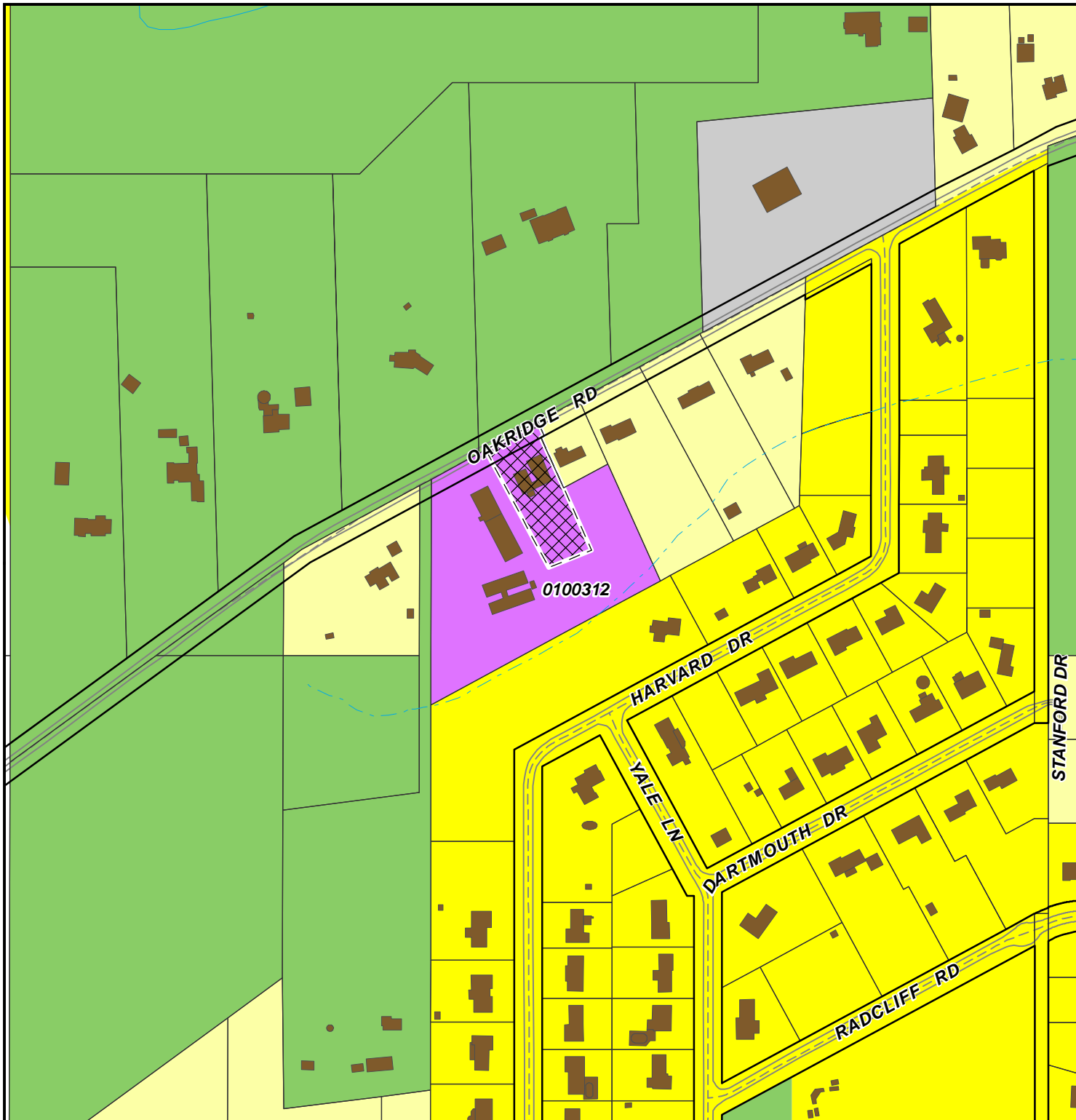
NOTES:
SEE SHEET 4 OF 4
FOR NOTES
REGARDING SURVEY
DATE, NAVIGABLE
WATERWAYS, ETC.

NORTH IS REFERENCED TO
THE WEST LINE OF THE
FRACTIONAL NORTHWEST 1/4
OF SECTION 30, TOWNSHIP
20 NORTH, RANGE 17 EAST,
TOWN OF NEENAH,
WINNEBAGO COUNTY,
WISCONSIN, WHICH BEARS
N00°00'43\"W PER THE
WISCONSIN COUNTY
COORDINATE SYSTEM
(WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2504.59 DATED:06/03/2025 DRAFTED BY:arn/fnz-NJO

SHEET 1 OF 4 SHEETS





Application #25-ZC-7080

Date of Hearing:

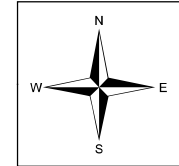
August 26, 2025

Owner(s):

STEDL, BRIAN P /
STEDL, KRISTINE L

Subject Parcel(s):

0100312(P)



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-ZC-7080

Date of Hearing:

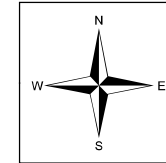
August 26, 2025

Owner(s):

STEDL, BRIAN P /
STEDL, KRISTINE L

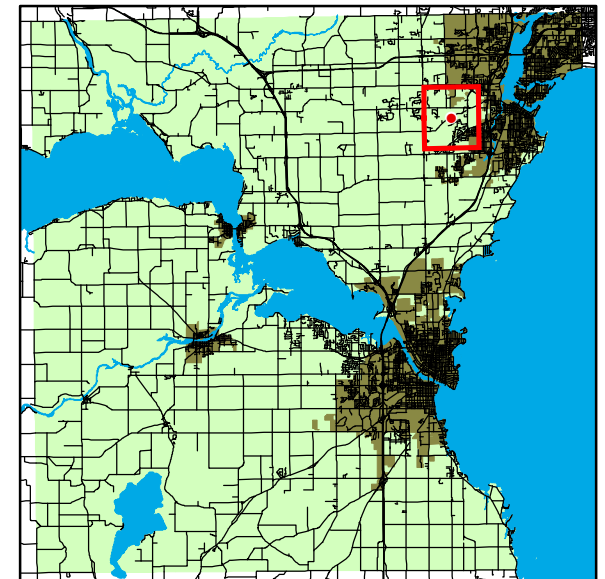
Subject Parcel(s):

0100312(P)

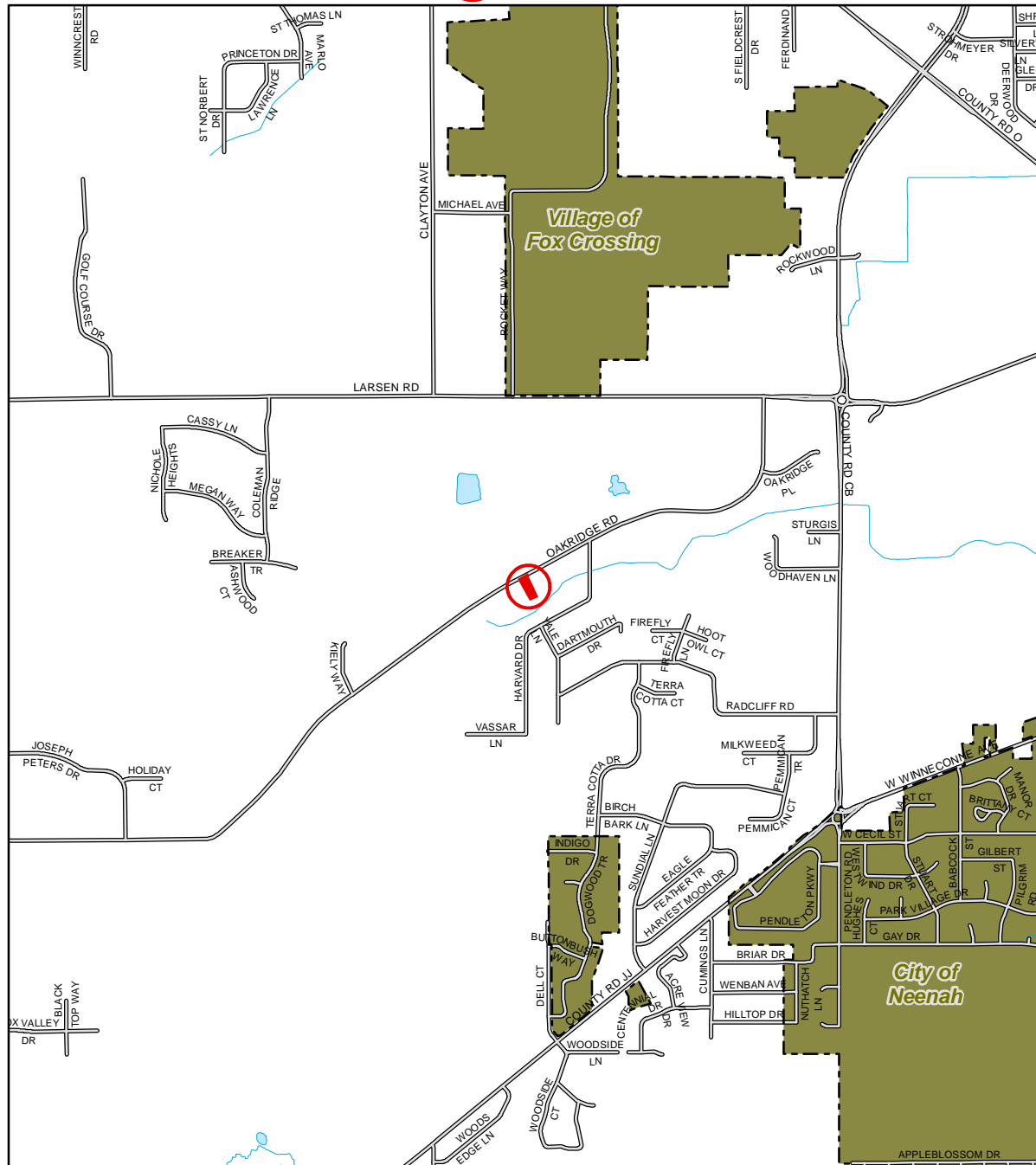


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE August 26, 2025

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INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2025-ZC-7040

Applicant: FOURNIER, SYLVIA

Agent: ANDERSEN, SCOTT DAVEL ENGINEERING & ENVIRONMENTAL INC

Location of Premises: 3962 FISK AVE, OSHKOSH

Tax Parcel No.: 012-0168 (P)

Legal Description: Being all of Lot 2 of CSM-3740 located in part of SE 1/4 of the SW 1/4 of Section 9, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to R-2 (Suburban Residential District) to create a residential lot.

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: NONE

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-2 Suburban Low Density Residential

Surrounding Zoning: North: A-2; South: A-2; East: R-1;A-2; West: A-2;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Agricultural and Residential. Currently there is two residential dwelling on the parent parcel.

Describe proposed use(s): Agricultural and Residential. Lot 1 of the Proposed CSM will remain the same. Lot 2 is being proposed to split off the current dwelling that is being rented. Current tenants of the rental are the prospected buyers of Lot 2

Describe the essential services for present and future use(s): All Existing. Currently there is a shared well.

Describe why the proposed use would be the highest and best use for the property: Proposed Use is not changing and shall remain as such.

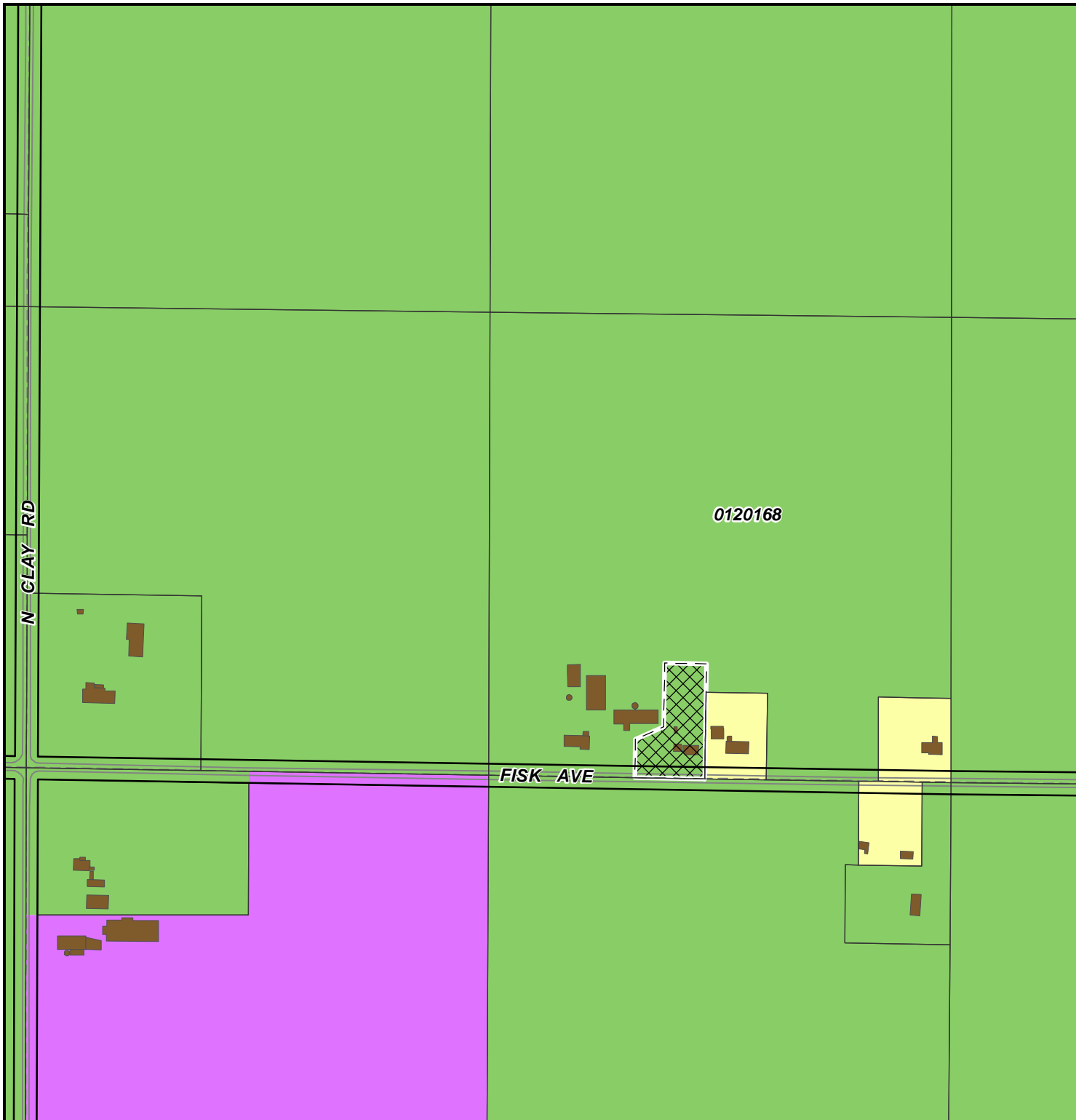
Describe the proposed use(s) compatibility with surrounding land use(s): R-2 and A-2 are all within the proposed area. No deviation from the normal districts.

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.



Application #25-ZC-7040

Date of Hearing:

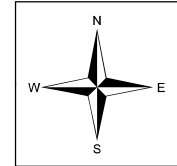
August 26, 2025

Owner(s):

FOURNIER, SYLVIA S

Subject Parcel(s):

0120168(P)



Winnebago County
WINGS Project

Scale

1 inch : 400 feet

County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-ZC-7040

Date of Hearing:

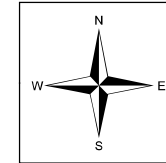
August 26, 2025

Owner(s):

FOURNIER, SYLVIA S

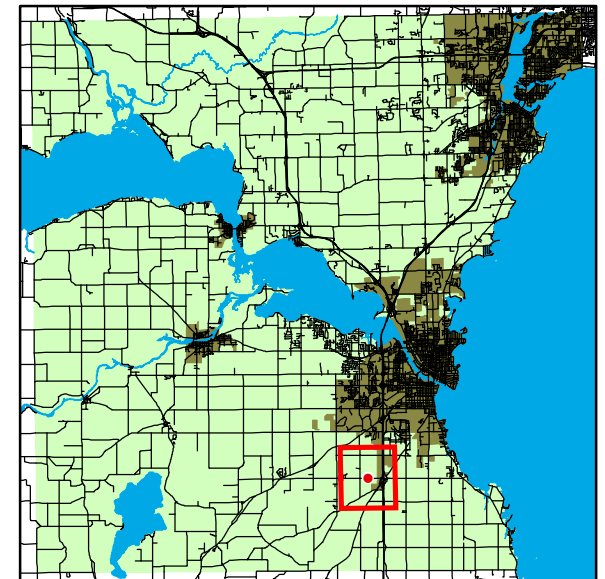
Subject Parcel(s):

0120168(P)

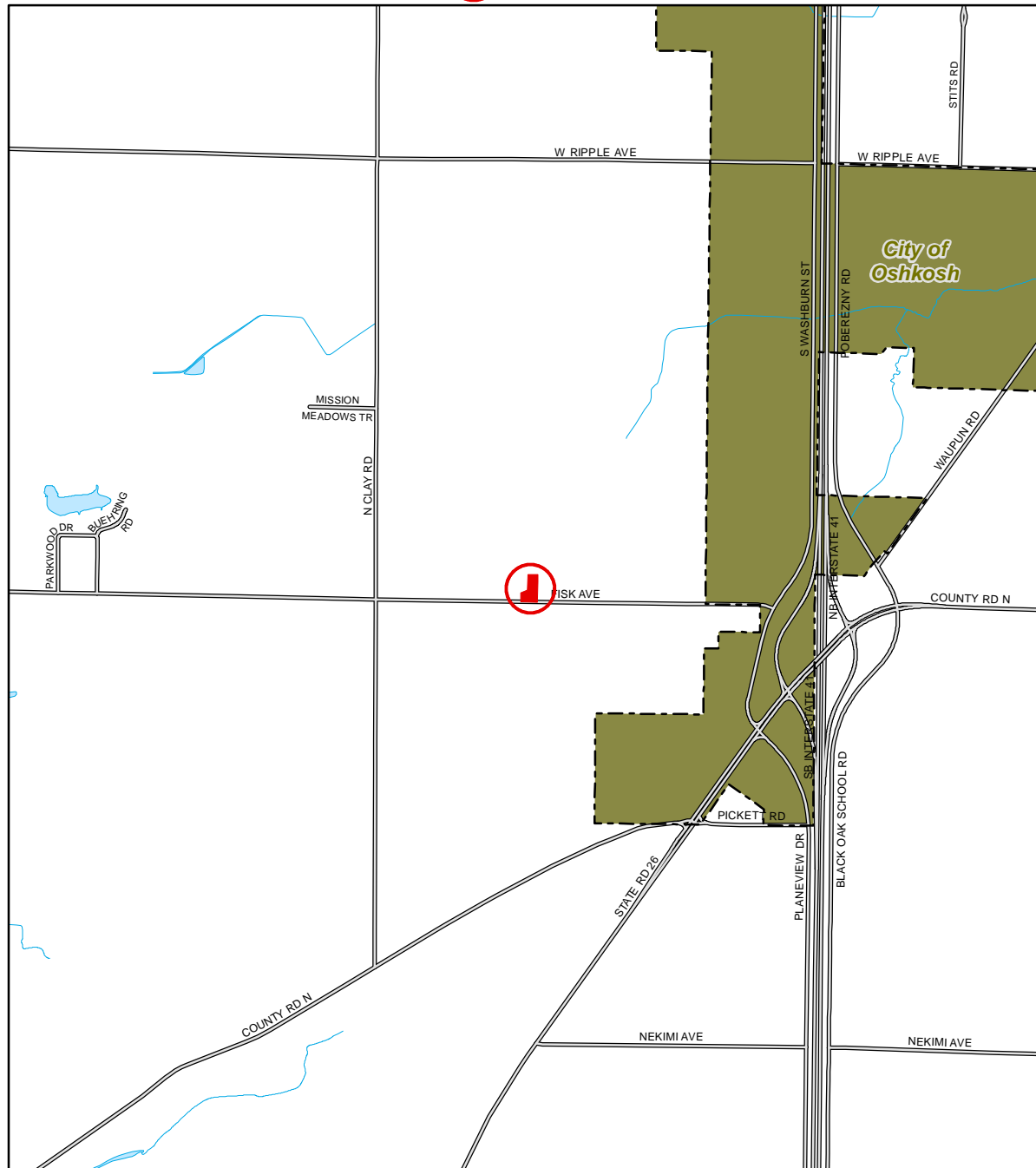


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



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