



Winnebago County
The Wave of the Future

PLANNING & ZONING COMMITTEE

THURSDAY, JULY 17, 2025 @ 6:00 PM

SUSAN T ERTMER CONFERENCE ROOM 120

DAVID W. ALBRECHT ADMINISTRATION BUILDING

112 OTTER AVENUE, OSHKOSH, WISCONSIN

**THE PLANNING & ZONING COMMITTEE DELIBERATIVE MEETING WILL BEGIN IMMEDIATELY AFTER THIS
PUBLIC HEARING MEETING.**

To view this meeting via Microsoft Teams, please click this link.

[Join the meeting now](#)

Meeting ID: 248 557 474 167 7

Passcode: N8Ft2Kg2

A Meeting of the Winnebago County Planning & Zoning Committee will be held on Thursday, July 17, 2025, at 6:00 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. Putzer, John/Kate Rev Tst - Parcel ID# 022-0837 - 2679 Lost Ln, Omro - Town of Rushford - Zoning Map Amendment
2. Trimscape Landscape & Maint - Parcel ID# 012-0113-02 - Corner of State Rd 44 & Clairville Rd, Oshkosh (Vacant lot directly to the East of 4521 State Rd 44) - Town of Nekimi - Conditional Use Permit
3. Fox Storage/Zillges, Tim & Anne - Parcel ID# 018-0336-01-04 - 4620 Red Fox Rd #1-4 - Town of Oshkosh - Conditional Use Permit
4. EAA Inc - Parcel ID #012-0177 (p) - Parcel N of 4310 Waupun Rd, Oshkosh - Town of Nekimi - Conditional Use Permit

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 June 24, 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 June 24, 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.

Microsoft Teams Meeting Information Link: <https://winnebagocowi.portal.civicclerk.com/>
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

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-6990

Applicant: PUTZER, JOHN

Agent: NONE

Location of Premises: 2679 LOST LN, OMRO

Tax Parcel No.: 022-0837

Legal Description: Being part of the Plat of Waukau, Outlots 29 & 43, and part of unplatted lands in the NE 1/4 of the SE 1/4, all in Section 36, Township 18 North, Range 14 East, Town of Rushford, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Map Amendment from A-2, general agriculture to R-1, Rural Residential

INITIAL STAFF REPORT

Sanitation: Existing; Private System

Overlays: Shoreland, floodplain, wetlands

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): VACANT/FALLOW PARCEL OTHER THAN A SMALL GARAGE
CURRENTLY USED AS YARD AREA FOR ADJACENT RESIDENTIAL PARCEL

Describe proposed use(s): USE TO STAY THE SAME, OWNER WANTS TO COMBINE THIS PARCEL TO THE
EXISTING RESIDENTIAL PARCEL

Describe the essential services for present and future use(s): PARCEL TO BE COMBINED WITH EXSTING
RESIDENTIAL PARCEL WHICH ALREADY HAS ALL THE NECESSARY IMPROVEMENTS

Describe why the proposed use would be the highest and best use for the property: REZONING THIS
PARCEL SO IT CAN BE COMBINED WITH THE ADJACENT LANDS CURRENTLY OWNED BY THE SAME PARTY
WOULD BRING THIS PARCELS ZONING INTO COFORMITY WITH ITS USE

Describe the proposed use(s) compatibility with surrounding land use(s): THE USE WILL NOT CHANGE,
SURROUNDING AREA MAINLY THE SAME USE, AND AG USE TO THE EAST

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.

#33260

C. Lowe

Log# 6466

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 4 OF CERTIFIED SURVEY MAP NO. 5479 AS RECORDED IN DOCUMENT NO. 1307196, PART OF OUTLOT 41, AND ALL OF OUTLOT 43 AS PER H.W. LEACH'S "1878" MAP OF WAUKAU, PART OF VACATED MECHANIC STREET, PART OF THE ABANDONED MILL POND AND PART OF THE ABANDONED C.M. & ST. PAUL RAILROAD, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST, TOWN OF RUSHFORD, WINNEBAGO COUNTY, WISCONSIN.

LEGEND:

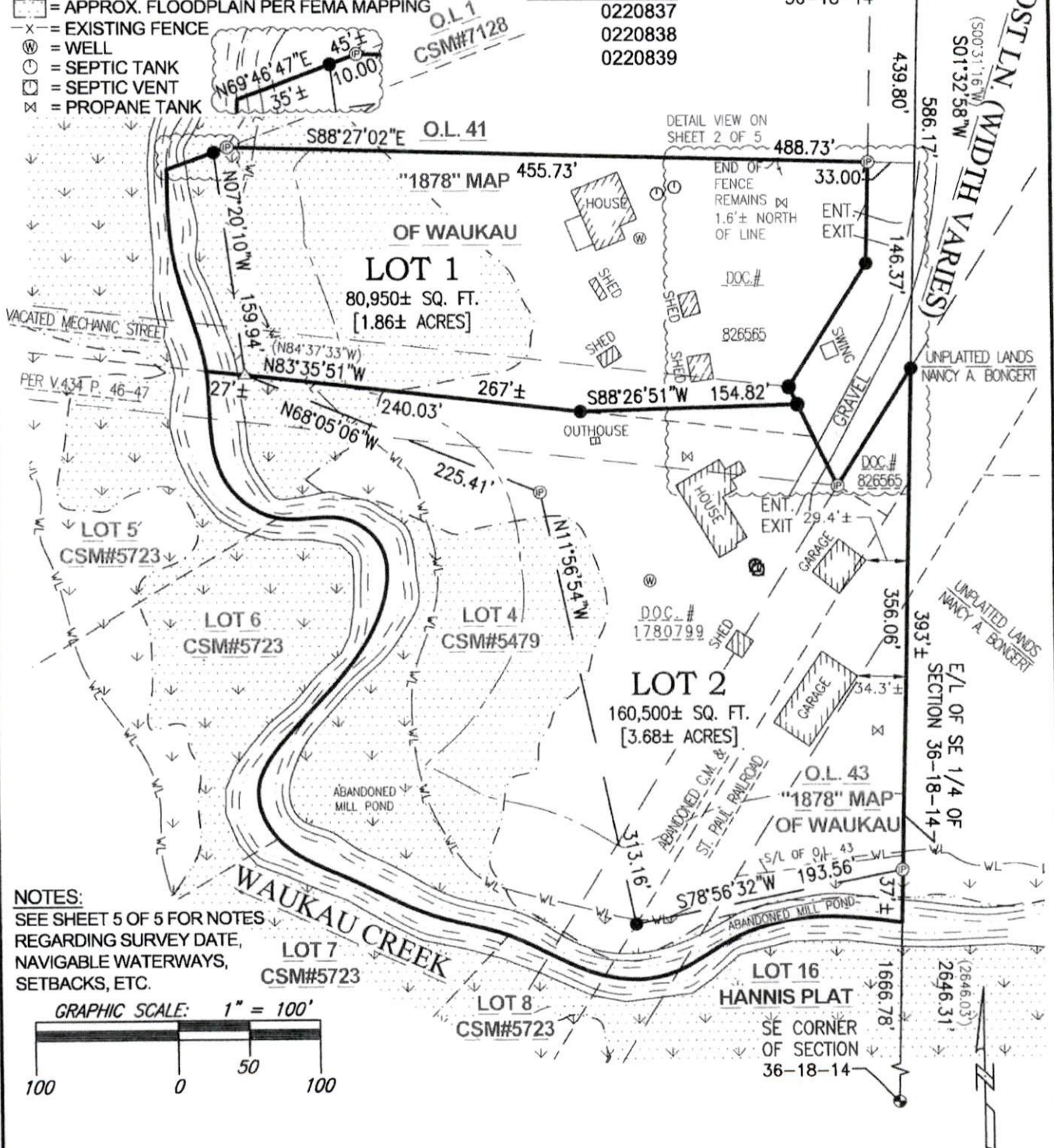
- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- △ = 1" O.D. ROUND IRON PIPE FOUND
- ⊙ = 1 1/4" O.D. ROUND IRON PIPE FOUND
- ⊙ = BERNTSEN MONUMENT FOUND
- = RECORDED AS BEARING OR DISTANCE
- ▨ = APPROX. WETLAND PER WDNR MAPPING
- ▨ = APPROX. FLOODPLAIN PER FEMA MAPPING
- x- = EXISTING FENCE
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- ⊙ = SEPTIC VENT
- ⊙ = PROPANE TANK

OWNER(S) OF RECORD:

NEIL S. & SHERRIE M. WILSON
KATE E. & JOHN M. PUTZER
REVOCABLE TRUST

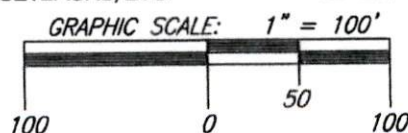
PARCEL NO.(S):

0220837
0220838
0220839



NOTES:

SEE SHEET 5 OF 5 FOR NOTES REGARDING SURVEY DATE, NAVIGABLE WATERWAYS, SETBACKS, ETC.



CHRISTOPHER E. PERREAULT, PLS-2249 DATED
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNDALE DR., APPLETON, WI 54914
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
PHONE: (920)731-4168
A2503.47 DATED:05/19/2025 DRAFTED BY:arn/fnz-NJO

SHEET 1 OF 5 SHEETS

NORTH IS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST, TOWN OF RUSHFORD, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S01°32'58"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

CERTIFIED SURVEY MAP NO. _____

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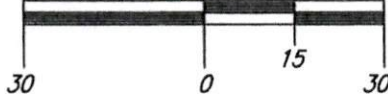
OWNER(S) OF RECORD:

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NOTES:

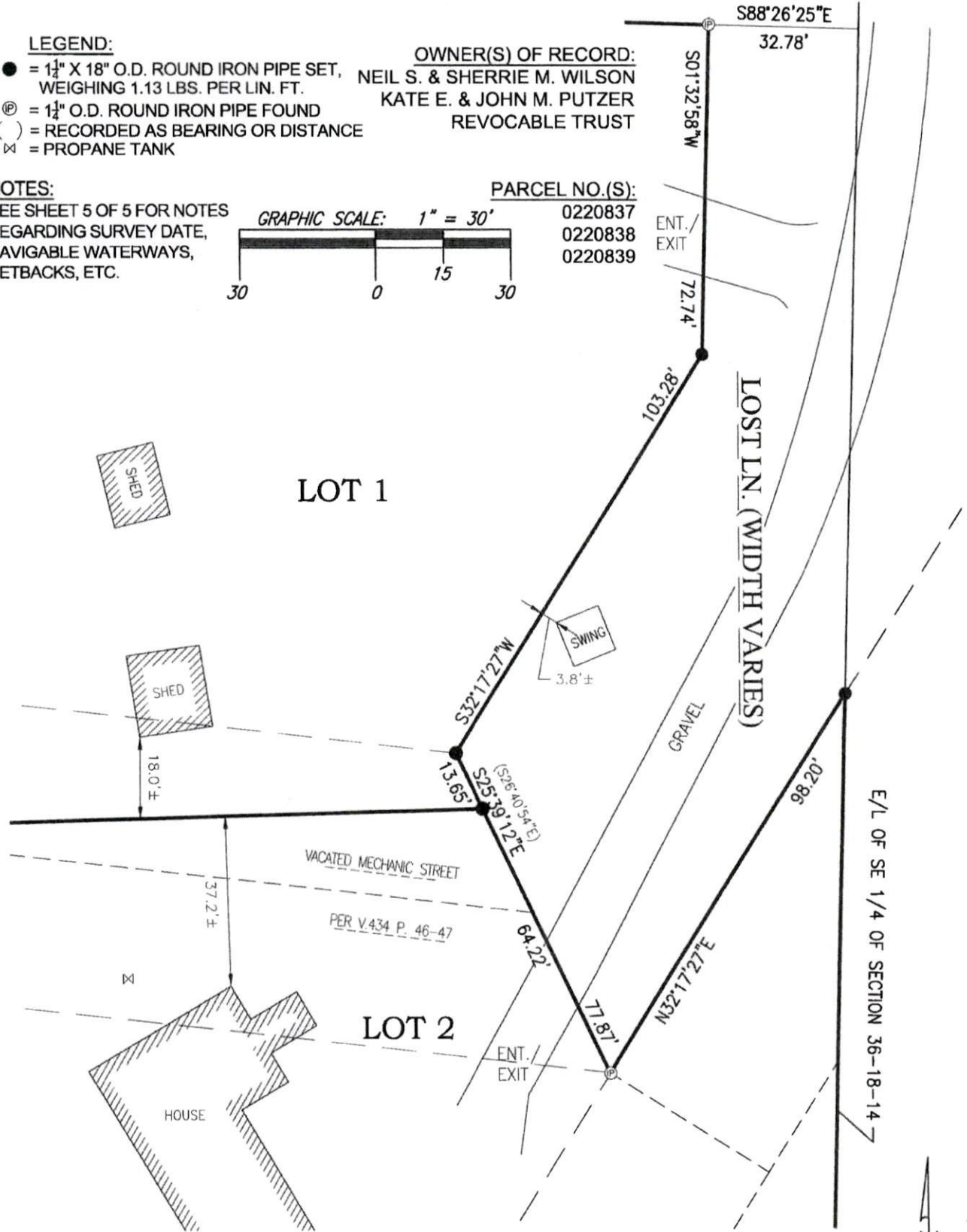
SEE SHEET 5 OF 5 FOR NOTES REGARDING SURVEY DATE, NAVIGABLE WATERWAYS, SETBACKS, ETC.

GRAPHIC SCALE: 1" = 30'



PARCEL NO.(S):

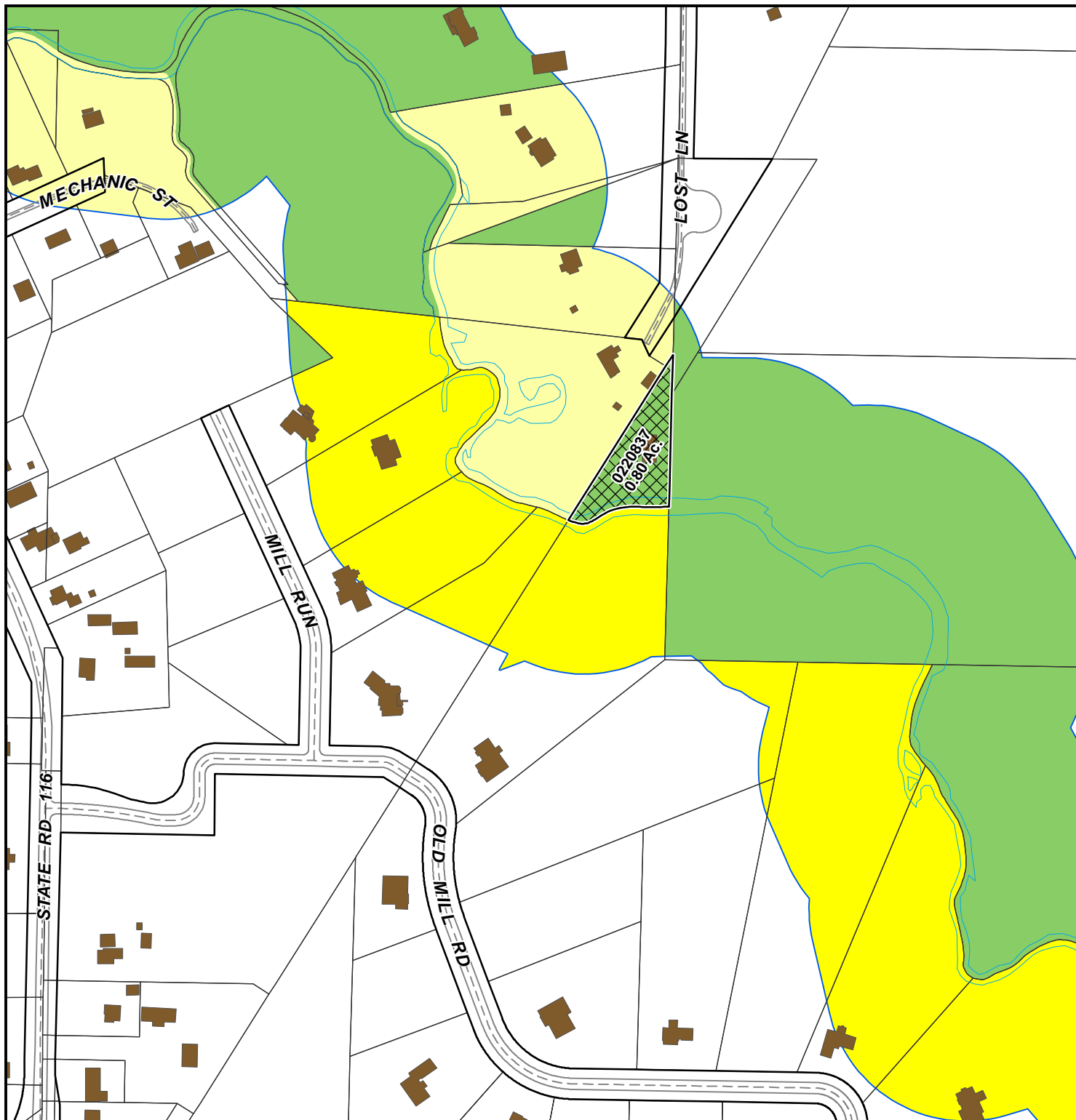
0220837
0220838
0220839



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A2503.47 DATED:05/19/2025 DRAFTED BY:arn/fnz-NJO

SHEET 2 OF 5 SHEETS



Application #25-ZC-6990

Date of Hearing:

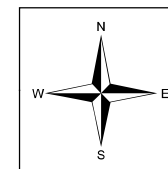
June 24, 2025

Owner(s):

PUTZER REV TST, KATE E /
PUTZER REV TST, JOHN M

Subject Parcel(s):

0220837



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



1 inch : 2,000 feet

Application #25-ZC-6990

Date of Hearing:

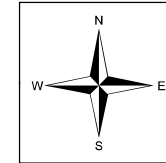
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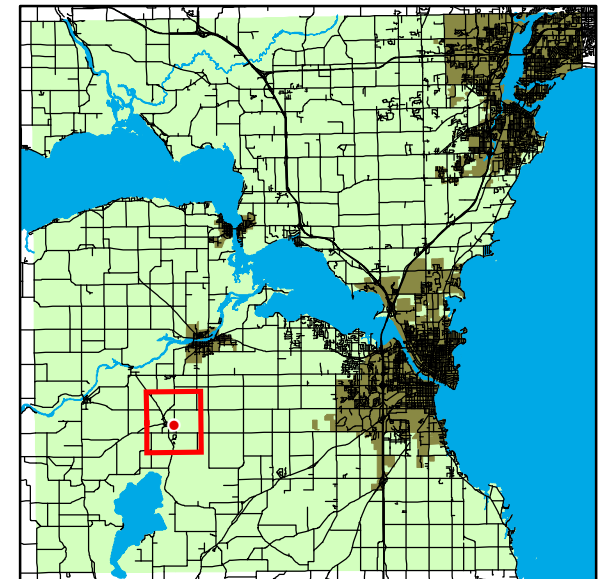
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*Winnebago County
WINGS Project*

● = SITE



WINNEBAGO COUNTY

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
June 24, 2025

TO WHOM IT MAY CONCERN:

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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2025-CU-7020

Property Owner(s): TRIMSCAPE LANDSCAPE & MAINT

Agent: NONE

Tax Parcel No.: 012-011302

Location of Premises: Corner of State Rd 44 & Clairville Rd, Oshkosh (Vacant lot directly to the East of 4521 State Rd 44)

Legal Description: Being all of Lot 2 of CSM-3863, located in the NE 1/4 of the SE 1/4 of Section 6, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Sec. 23.8-41, Exhibit 8-1, 9.15

Description of Proposed Use: Applicant is requesting a Conditional Use Permit to operate a Landscape Business

**Winnebago County Zoning Department**

P.O. Box 2808
112 Otter Ave, 3rd Floor
Oshkosh, WI 54903-2808
(920) 232-3344
(920) 232-3347 (fax)

For office use only

Receipt # _____

Application #: _____

SITE PLAN AND PLAN OF OPERATION APPLICATION**Fee:** \$0.00

(Please print or type. Please use black ink for duplicating purposes.)

Payable to: Winnebago County**A. PROPERTY OWNER:**A-1 NAME: Jeremy SchumannMailing Address: 1135 Lager LaneOshkosh WI 54902Phone: 920-312-3985E-mail: trimscapevi@outlook.com

Permission is hereby granted for appropriate County Staff to enter upon the property for the placement and removal of hearing notices and conducting inspections prior to hearing. Said permission is to remain in effect until the conclusion of the Public Hearing and is binding upon all heirs and assigns.

Property Owner's Signature _____

Date 4/29/2025**I HEREBY APPOINT THE FOLLOWING AS MY AGENT FOR PURPOSES OF THIS APPLICATION:**

A-2 AGENT (NAME): _____

Mailing Address: _____

Phone: _____

E-mail: _____

Agent's Signature: _____

Date: _____

B. PROPERTY INFORMATION:B-1 Tax Key/Parcel #: 012011302B-2 Location of affected property: South Side of State Rd 44, West Side of Clairville Rd**C. TYPE OF APPLICATION: (check all that apply)**☒ Site Plan (complete **Section D** of this application)☒ New site plan

Amendment of a site plan approved on: _____

☒ Plan of Operation (complete **Section E** of this application)☒ New plan of operation

Amendment of a plan of operation approved on: _____

D. SITE PLAN:

D-1 Site plan. Attach the site plan (8 1/2" x 11" or 11" x 17") to this application. The site plan can consist of a single page or multiple pages depending on the complexity of the features that need to be depicted.

Please refer to the special standards of each use, found in Article 8 of the Town/County Zoning Code for additional requirements that must be indicated.

The following items must be included:

- exact dimensions of all existing and proposed structures
- setback distances from all lot lines to all existing and proposed structures
- distances between existing and proposed structures at their closest points
- street yard setback(s), measured to the road right-of-way (not pavement or centerline)
- shore yard setback(s), measured from the closest point of the ordinary high water mark to all proposed and existing structures; zoning staff must delineate the OHWM and verify setback when within 100ft

In addition, site plans should also include, if applicable:

- outdoor storage/activity areas
- landscaping features to include: fences, buffers, and berms; trees/shrubs to be retained; and trees/shrubs to be planted including a plant list and specs
- wetland and floodplain boundaries
- parking features including dimensions of stalls, access aisles, and driveways and designation of accessible parking stalls
- signage including setbacks and specifications of type, height, etc. (see Article 12 of Town/County Zoning Code)

D-2 Potential Expansion. If expansion of the building, parking lot, outdoor storage area, or other similar feature is anticipated, describe the expansion and timeline, and show such areas on the site plan.

D-3 Parking. The number of required parking spaces is dependent on the type of use present/proposed. Refer to Article 11 of the Town/County Zoning Code to determine the standard by which the number of spaces is calculated.

Standard (from Exhibit 11-1): 1 space for each employee on largest work shift, plus 1 space for each fleet vehicle parked on site

Calculation (show determination):

5 employees
4 Fleet Vehicles

Required spaces as determined above (a) 9

Spaces Provided
Regular 10
Compact _____
Accessible _____
 Total (b) 10

Spaces exceeding requirements as a percent 1.1%

Note: calculate this value by dividing (b) by (a). If the number of spaces provided exceeds the number of required spaces by more than 15 percent, a special exception as approved by the Planning and Zoning Committee is required.

Will the project share parking spaces with an adjoining business as allowed under Article 11 of the Town/County Zoning Code?

☒ No
☐ Yes If yes, attach one copy of an existing or proposed Shared Parking Agreement.

Will the parking lot have outdoor lighting?

☒ No
☐ Yes If yes, attach one copy of the proposed outdoor lighting plan.

D-4 Miscellaneous

Is a landscape plan required? A landscape plan is required when a proposed project meets one of the following criteria:

- (1) construction of a principal building, except for single-family and two-family residences and agricultural buildings;
- (2) accumulative expansion of a principal building by 50 percent or more of the original square footage of the building;
- (3) construction of a principal structure such as fueling stations and telecommunication towers, when the principal structure is the only principal structure/use on the lot; or
- (4) is a condition of a conditional use permit approved by the Planning and Zoning Committee?

☐ No
☒ Yes If yes, attached a landscape plan that meets the requirements of Article 9 of the Town/County Zoning Code.

Does the subject property adjoin another property that is located in a zoning district that is different than the zoning district in which the subject property is located (i.e. your property is zoned B-2 and adjoins a parcel that is zoned I-2)?

☐ No
☒ Yes If yes, is a buffer yard required under Article 9 of the Town/County Zoning Code? See Exhibit 9-1.
☐ No
☒ Yes If yes, show the buffer yard on the landscape plan.

Is there or will there be a trash enclosure?

☒ No
☐ Yes If yes, show the location on the site plan and provide a set of plans for the enclosure that includes dimensions, materials, and setbacks.

Will the site require a new access onto a state, county, or town road?

☒ No
☐ Yes If yes, attach one copy of the access and/or culvert permit.

Will the site share a single street access with an adjoining parcel?

☒ No
☐ Yes If yes, attach one copy of an existing or proposed joint access easement.

Will the project disturb more than 1,000 square feet?

☐ No
☒ Yes If yes, attach one copy of a stormwater and/or erosion control permit.

Will the project require a new or expanded private on-site waste water treatment system (POWTS)?

☒ No
☐ Yes If yes, attach one copy of the sanitary permit card.

E. PLAN OF OPERATION:

E-1 Describe the proposed use: Landscape & Maintenance Business, Retail Center
to sell Landscape supplies and materials,

E-2 Gross floor area:

Floor	Floor area (sq. ft.)	Uses (e.g., retail, office, storage, kitchen, manufacturing, warehousing, etc.)
	<u>200</u>	<u>Office</u>
	<u>770</u>	<u>Garage/Storage</u>

E-3 Describe the days of operation and hours of operation: Seasonal - Spring, Summer, Fall 6:30am-6pm
Winter - By Appointment

E-4 Miscellaneous

Will you need to obtain a permit, license, or other approval from the State of Wisconsin to operate this use?

☒ No
☐ Yes If yes, please explain: _____

Will you need to obtain a liquor license from the Town?

☒ No
☐ Yes

Does the use involve the production of any items?

☒ No
☐ Yes If yes, please explain: _____

Will the use emit any type of smoke, vapor, steam, or dust?

☒ No
☐ Yes If yes, please describe in detail (e.g., type, point of emission, emission levels, etc.): _____

Will the use utilize, store, or manufacture any Extremely Hazardous Substance (EHS) as regulated under Section 302 of the Emergency Planning and Community Right-to-Know Act (EPCRA)? Refer to the "Consolidated List of Lists" which is published by the U.S. EPA.

☒ No
☐ Yes If yes, please list each substance and include the estimated quantity. Depending on the quantity, you may be required to develop a response plan in collaboration with Wisconsin Emergency Management and/or the Winnebago County Emergency Management Department. Attach additional pages if necessary.

1. _____
2. _____

Does the use utilize, store, or manufacture gasoline, diesel fuel, or any other petroleum-based fuel?

☒ No
☐ Yes If yes, please explain: Fuel will be used to fill equipment gasoline & diesel

Will the use include outdoor storage of materials or equipment?

☒ No
☐ Yes If yes, please explain: Landscape materials i.e plants, mulch, stone, dirt along with trailers and fleet vehicles



Application #25-CU-7020

Date of Hearing:

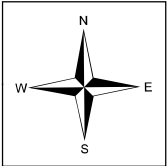
June 24, 2025

Owner(s):

TRIMSCAPE LANDSCAPE
MAINTENANCE LLC

Subject Parcel(s):

012011302



Winnebago County
WINGS Project

Scale

1 inch : 300 feet

County Zoning Districts

R-1	PDD	B-1
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R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-CU-7020

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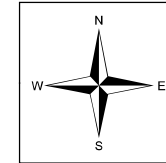
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**TRIMSCAPE LANDSCAPE
MAINTENANCE LLC**

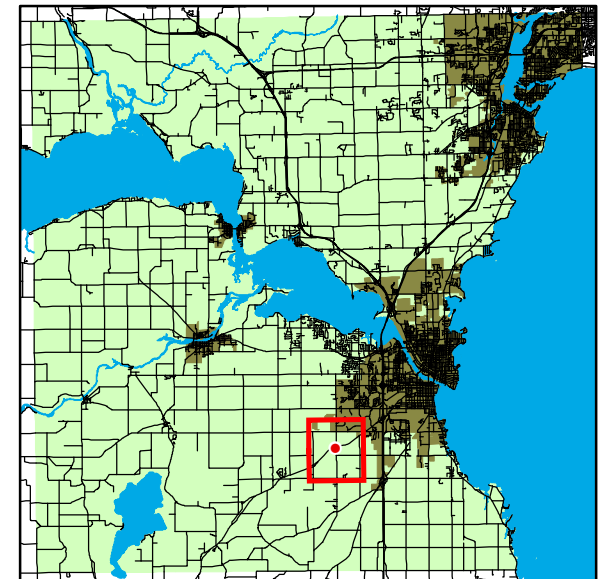
Subject Parcel(s):

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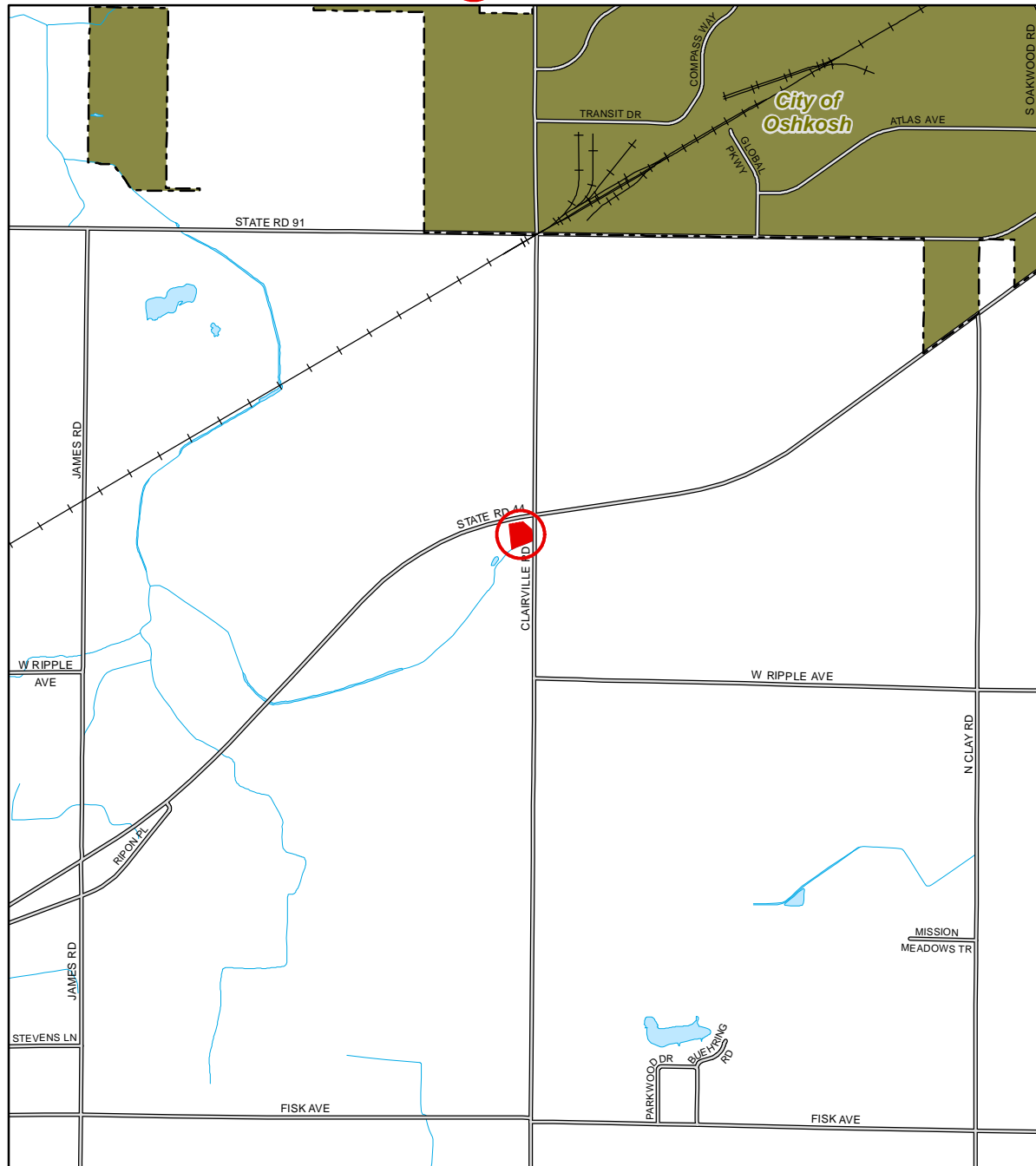


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WINGS Project*

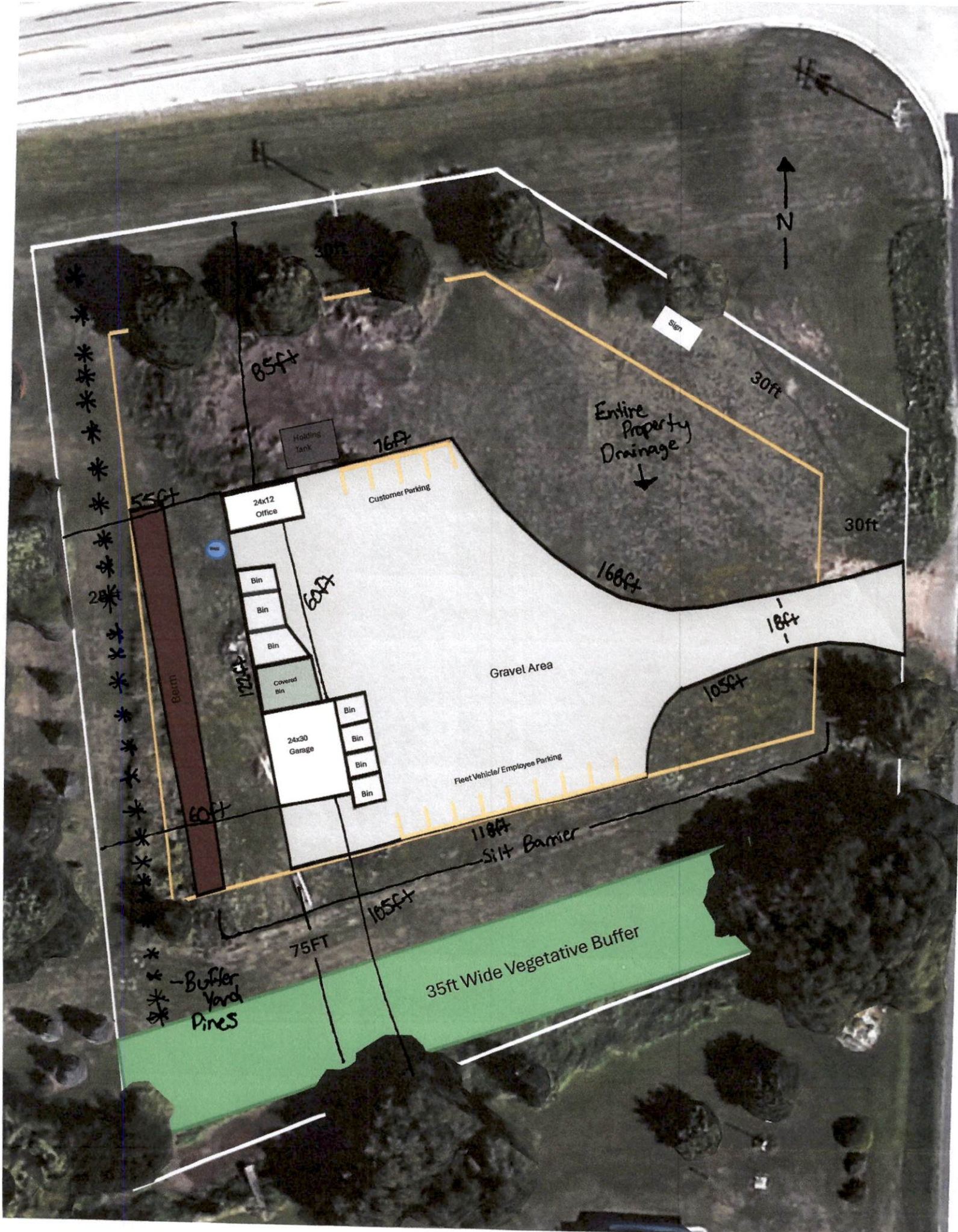
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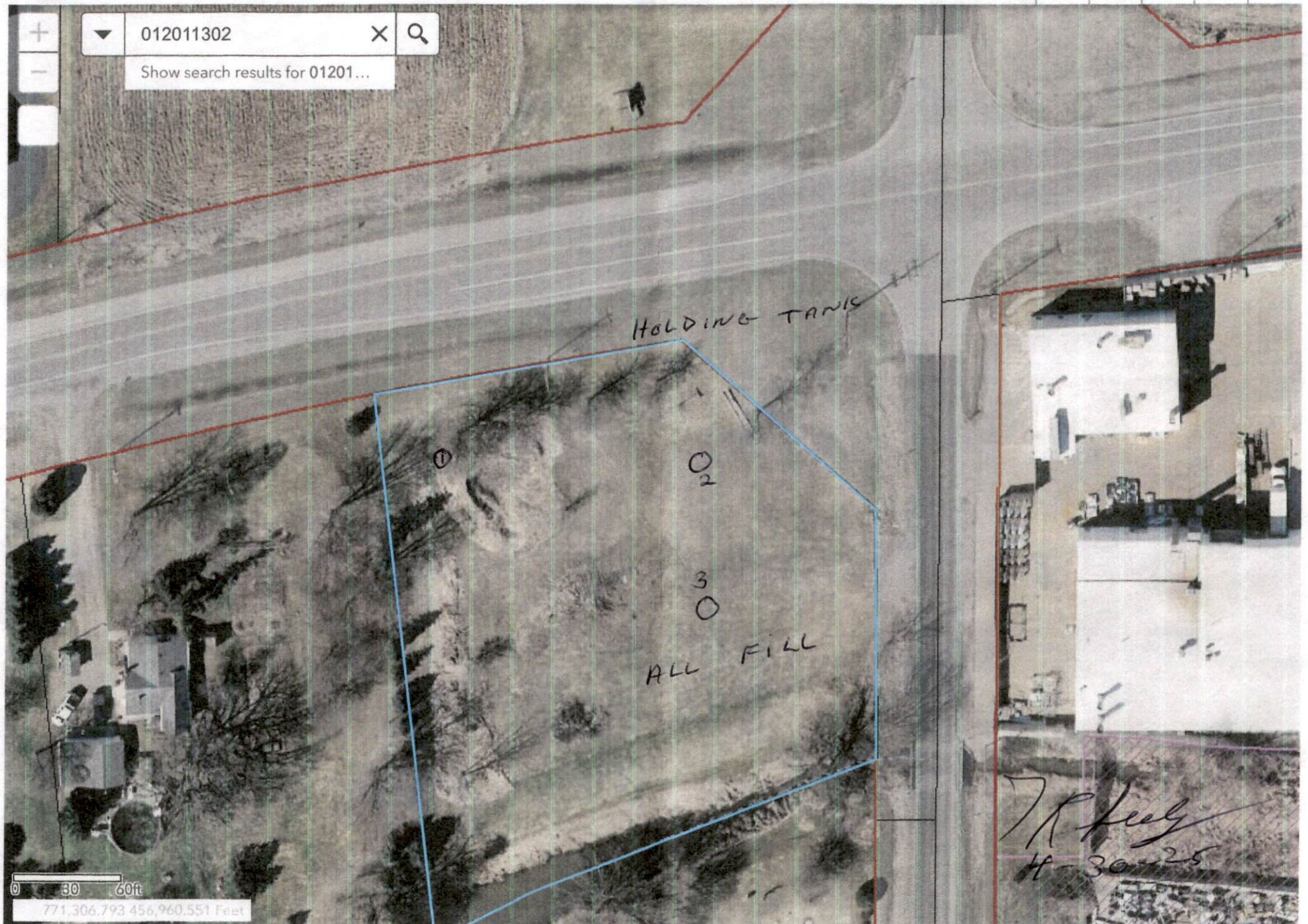


WINNEBAGO COUNTY



1 inch : 2,000 feet







Home

Layers

Legend

Results

Basic Tools

Locate & Identify

Draw & Measure

Help & Resources

Filter layers by title ...



Home



Show Layers



Legend



Themes



Upload Data



Add Layers



Share Link



Print Map



Identify

☐ Grant Locations > ⋮

☐ Permits & Determinations > ⋮

☐ Sediment Inventory > ⋮

☒ Mapped Wetlands > ⋮

☒ Wetland Indicators & Soils > ⋮

☐ Wild Rice Waters > ⋮

☐ Surface Water > ⋮

☐ Administrative, Political & Cadastral > ⋮

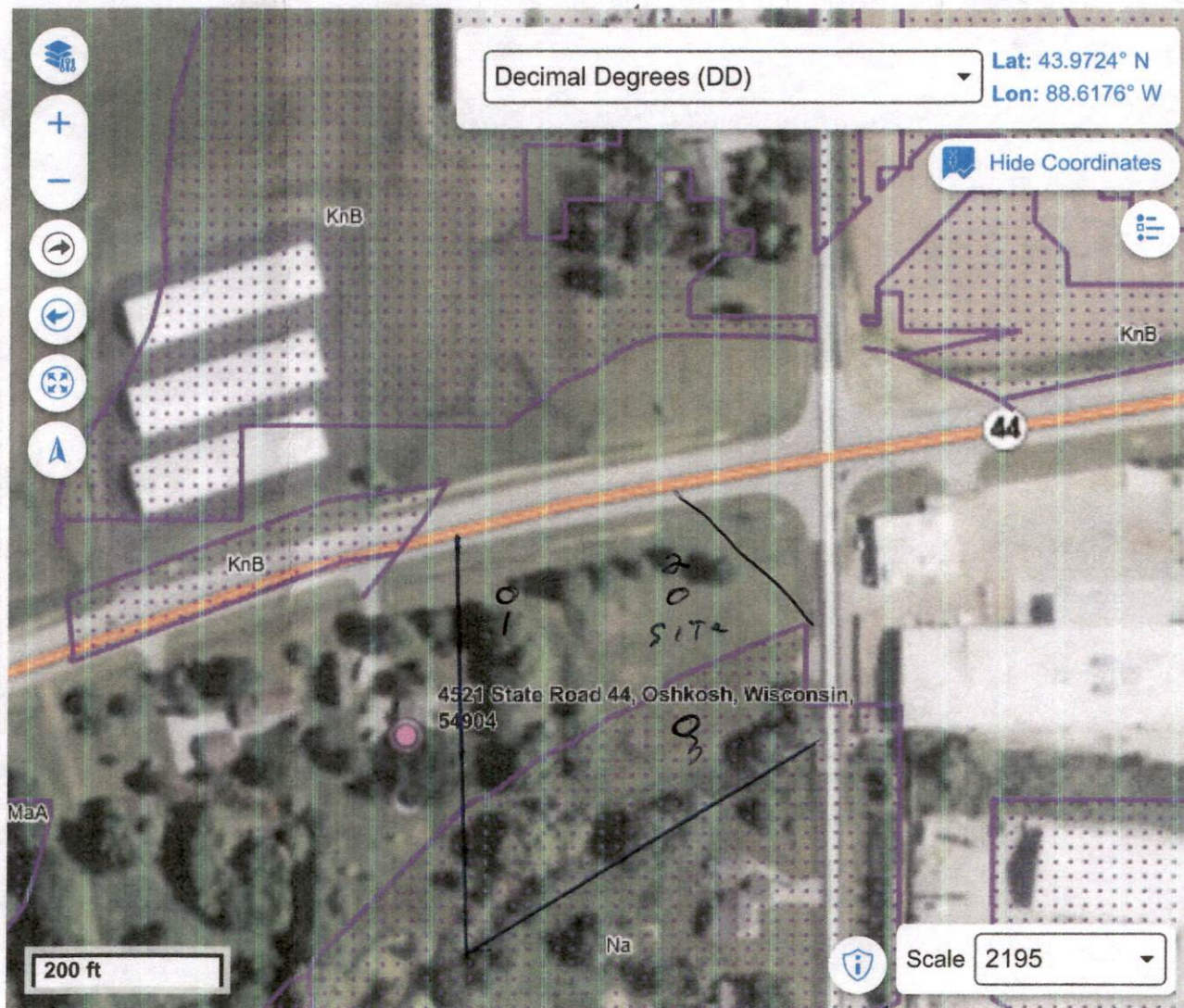
☒ Base Maps ✓ ⋮

☐ Ecoregions & Vegetation > ⋮

☒ Cities, Roads & Boundaries > ⋮

☐ Public Lands > ⋮

☐ Topographic Maps > ⋮



Handwritten signature and date:
4-30-25

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
June 24, 2025

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INFORMATION ON CONDITIONAL USE REQUEST

Application No.: 2025-CU-7030

Property Owner(s): FOX STORAGE/TIM & ANNE ZILLGES

Agent: WOODKE, CHUCK

Tax Parcel No.: 018-03360104

Location of Premises: 4620 RED FOX RD #1-4, OSHKOSH

Legal Description: Being all of Lot 1 of CSM-8192, located in the NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, and the SE 1/4 of the SW 1/4, all in Section 28, Township 19 North, Range 16 East, Town of Oshkosh, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Sec. 23.8-41, Exhibit 8-1, 14.02

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a personal storage facility.

INITIAL STAFF REPORT

Sanitation: n/a

Overlays: Shoreland

Current Zoning: B-3 Regional Business

Code Reference: Chapter 23, Sec. 23.8-41, Exhibit 8-1, 14.02

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a personal storage facility.

Surrounding Zoning: **North:** B-3; **South:** Town of Oshkosh; **East:** B-3; **West:** B-3; Town of Oshkosh

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: Add another storage building to the existing property.

Describe how the proposed use will not have any adverse effects on surrounding property: - No calls to Complain about Noise, traffic or Dust
- Have 5 Bldgs on this Property to Date.

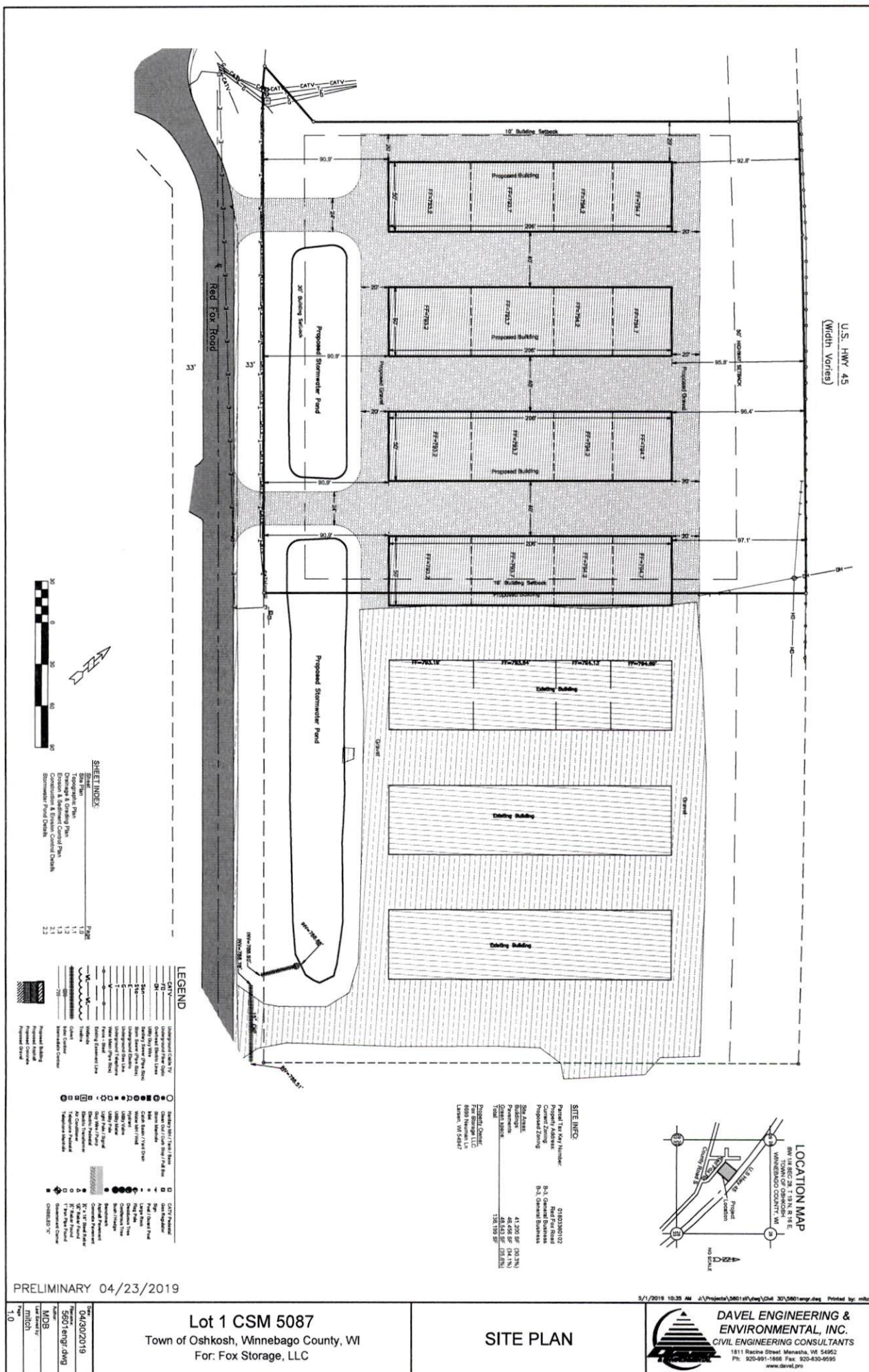
SECTION REFERENCE AND BASIS OF DECISION

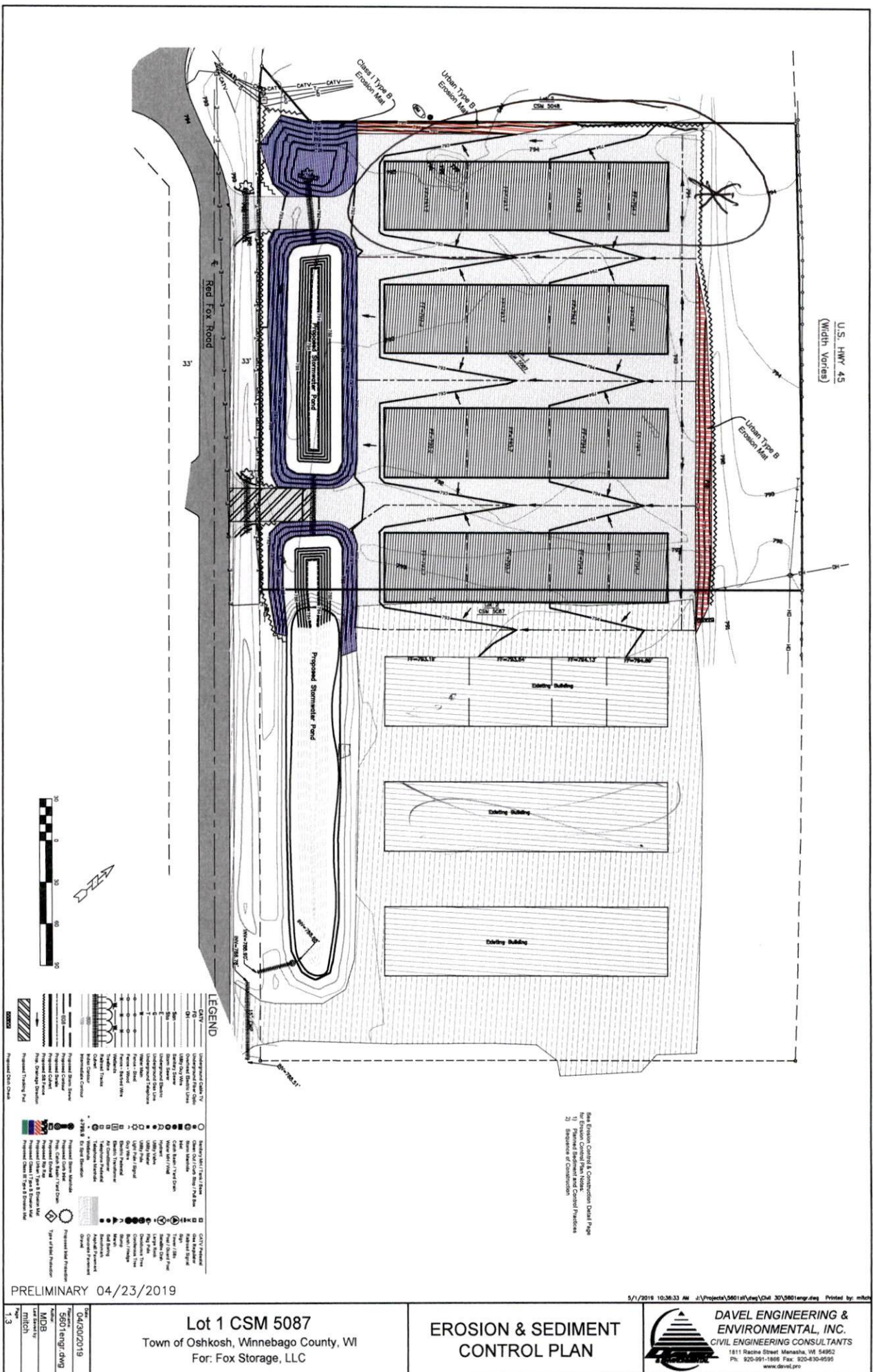
Basis of Decision

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-7030

Date of Hearing:

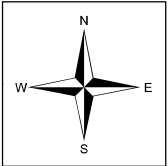
June 24, 2025

Owner(s):

**FOX STORAGE LLC
(TIM & ANNE ZILLGES)**

Subject Parcel(s):

01803360104



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-7030

Date of Hearing:

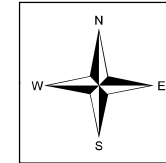
June 24, 2025

Owner(s):

FOX STORAGE LLC
(TIM & ANNE ZILLGES)

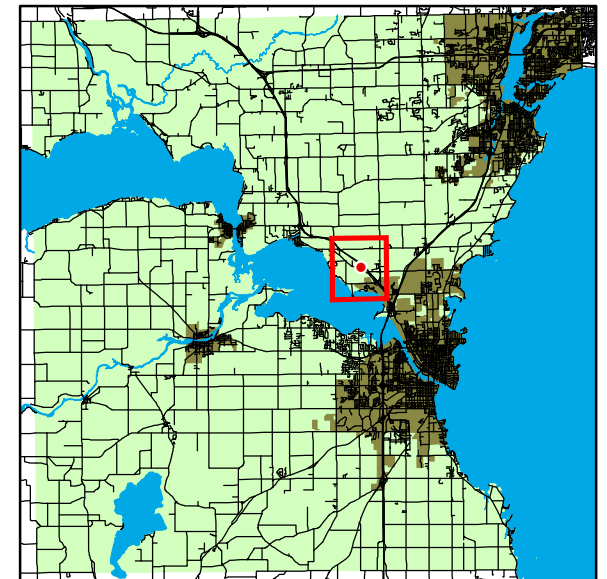
Subject Parcel(s):

01803360104



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
June 24, 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 June 24, 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.

Microsoft Teams Meeting Information Link: <https://winnebagocowi.portal.civicclerk.com/>

Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

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-7000

Property Owner(s): EAA INC

Agent: ETHAN J. BESWICK, GENERAL COUNSEL, EAA

Tax Parcel No.: 012-0177 (PT)

Location of Premises: 3950 WAUPUN RD, OSHKOSH

Legal Description: Being all of Lot 3 of CSM-5755, located in the NE 1/4 of Section 10, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

Code Reference: Chapter 23, Sec. 23.8-41, Exhibit 8-1, 5.02

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a campground

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: Shoreland, wetlands, wittman airport

Current Zoning: A-2 General Agriculture

Code Reference: Chapter 23, Sec. 23.8-41, Exhibit 8-1, 5.02

Description of Proposed Use: Applicant is requesting a conditional use permit to operate a campground

Surrounding Zoning: **North:** R-1;I-1;A-2; **South:** R-1;A-1; **East:** R-1;A-2; **West:** City of Oshkosh;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

Describe the proposed use: Please see attached.

Describe how the proposed use will not have any adverse effects on surrounding property: Please see attached.

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.

CONDITIONAL USE APPLICATION

Responses may be typed on a separate sheet and attached to this form.

Applicant, please fill out of all the questions in your own words.

C-1 Describe the proposed use:

Please see attached.

C-2 Describe how the proposed use will not have adverse effects on surrounding property: (Potential adverse impacts include but are not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard, and electrical interference.)

Please see attached.

Winnebago County Conditional Use Application, April 24, 2025
Property Owner – Experimental Aircraft Association, Inc.
Town of Nekimi, Winnebago County, WI
Parcel No. 0120177

C-1 Describe the proposed use.

Experimental Aircraft Association, Inc. (“EAA”) is the owner Parcel No. 0120177 (109.96 acres) (“Parcel”), which is located in the Town of Nekimi to the east of Waupun Road, south of W Ripple Ave, and west of Knapp St.

Per this Conditional Use Application EAA proposes utilizing the Parcel for improved RV and trailer camping, and unimproved tent camping purposes by EAA’s members, guests, and patrons, and associated activities, including portable restrooms and showers located near the west end of the Parcel towards Waupun Road, before, during, and after EAA’s annual member convention, AirVenture. As noted in the attached Site Plan, grass fire lanes will be developed on the Parcel to ensure appropriate avenues for ingress and egress. Additionally, EAA proposes adding a shuttle bus stop immediately west of Knapp Street, complete with a gravel drive. This bus stop will be used for transportation of EAA’s visitors to and from the Parcel and for year-round maintenance activities.

Campers will enter and exit the Parcel from Waupun Road via a gravel entryway and exit. Gravel pads will then be constructed on the Parcel allowing for portable restroom and shower trucks to be utilized during AirVenture. Permanent lighting will be constructed on the Parcel.

The use of the Parcel for improved and unimproved camping and related purposes as proposed and described herein would be strictly limited to use one time per year during, as well as immediately before and after AirVenture, and would span a total of no more than twenty-four (24) consecutive days annually. Ordinary maintenance and other related operations would occur year-round.

C-2 Describe how the proposed use will not have adverse effects on surrounding property: (Potential adverse impacts include but are not limited to traffic, environmental impacts, lighting, smoke, odor, glare, noise, dust, vibration, fire hazard and electrical interference)

The proposed use of the Parcel in relation to vehicle parking, camping and related activities will be exclusively used by visitors during, and immediately before and after, the AirVenture period. Traffic and noise would likely increase during that time in a similar manner to the increased traffic and noise that affects the neighboring and adjacent parcels during the AirVenture period. Lighting improvements for the Parcel will be designed in accordance with Winnebago County standards.

Martenson & Eisele, Inc. has been retained by EAA to provide certain contracting related services for the improvements to the Parcel. An assured delineator from Martenson & Eisele, Inc. performed a wetland delineation on all affected parcels, including the Parcel, in October 2021. The wetland boundaries, wetland setbacks and navigable waterways are identified on the Site Plan.

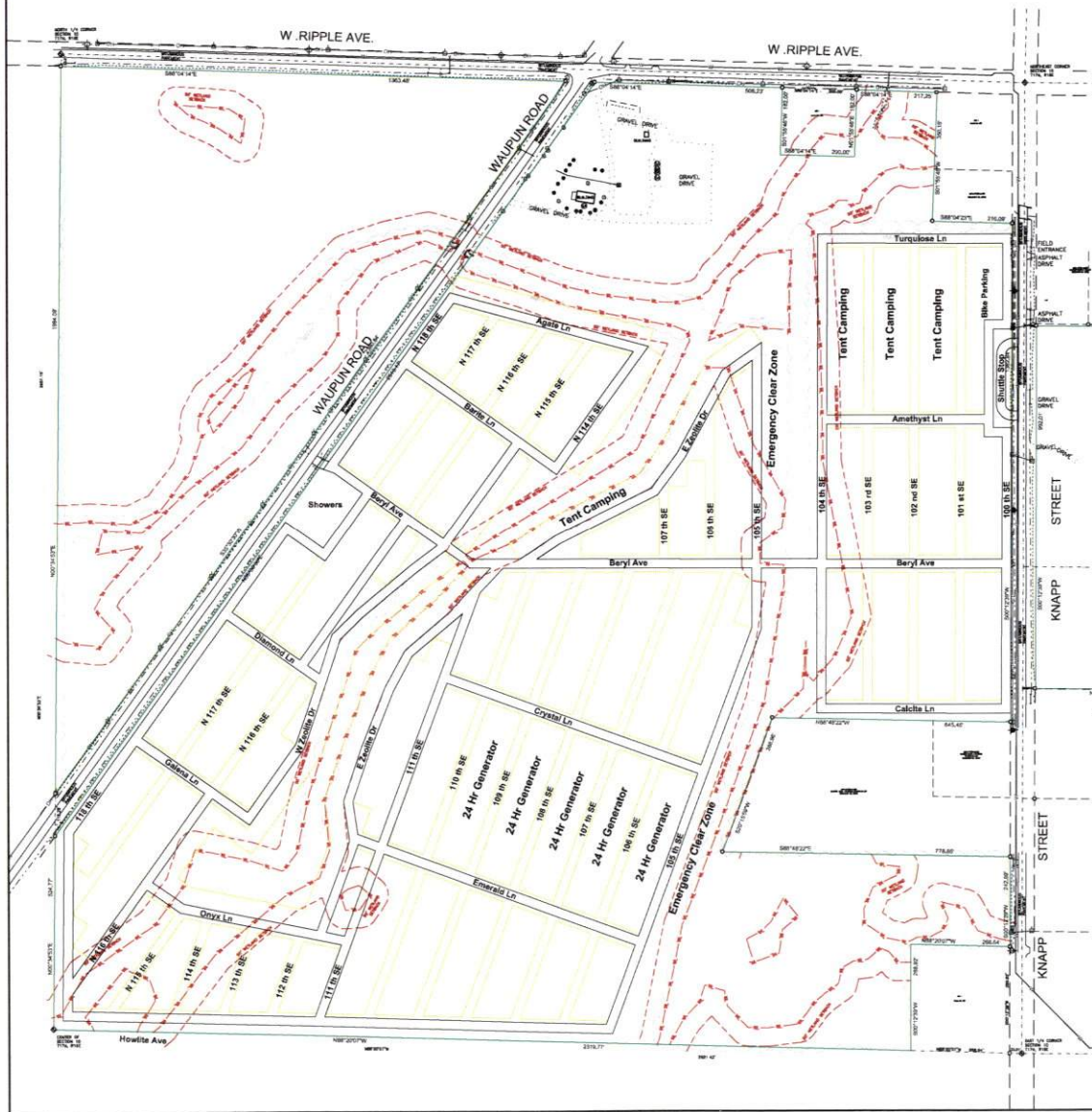
The improvements to the Parcel will not disturb the existing wetland and navigable waterway located on or adjacent to the Parcel. Stormwater generated will be treated in a biofilter device. Security gates will be provided on the north and south ends of the proposed bus stop. A 4-foot-high fence on the east side of the Parcel adjacent to Knapp Street will be installed, and a single pedestrian crosswalk will be used during AirVenture, which will be monitored by a crossing guard. These efforts are necessary to ensure

pedestrian foot traffic is limited to a single crossing point on Knapp Street, and to avoid foot traffic going north and south on Knapp Street.

Overall, EAA's goal by utilizing the Parcel for improved and unimproved camping is to reduce the traffic to the surrounding area, as patron parking which the Parcel was previously used for will be moved towards Highway 41. The Parcel would then be used solely for campers and not for daily parking. A newly implemented bus shuttle service will then assist in moving EAA's patrons from the parking lot near Highway 41 to the Parcel. This shuttle service will operate Sunday to Saturday during AirVenture, and will avoid foot traffic on Ripple, which has been an ongoing concern during past AirVenture events.

Prior to and during the AirVenture time-period, EAA coordinates with all affected municipalities, including Winnebago County, the City of Oshkosh and the Town of Nekimi, regarding emergency and public services that need to be provided to support AirVenture operations and ensure the protection of the public. As appropriate, the affected municipalities would be made aware of the operations related to the use of the Parcel to ensure the continued protection of the public over those areas.

SITE PLAN



BENCHMARK DATA		
ID	DESCRIPTION	ELAPSE TIME
BM1	THE ITERANT = TAG LOC 1	0:15.34
BM2	THE ITERANT = TAG LOC 2	0:16.17
BM3	THE ITERANT = TAG LOC 3	0:21.02

BENCHMARKS ARE ON NVA DATUM

TOPOGRAPHIC LEGEND		
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2	2-1000 FEET (2:1)	○
3	3-1000 FEET (3:1)	○
4	4-1000 FEET (4:1)	○
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92	92-1000 FEET (92:1)	○

Martenson & Eisele, Inc.

 Planning
 Environmental
 Surveying
 Engineering
 Architecture
 1377 Midway Road
 Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
 920.731.0381 1.800.236.0381

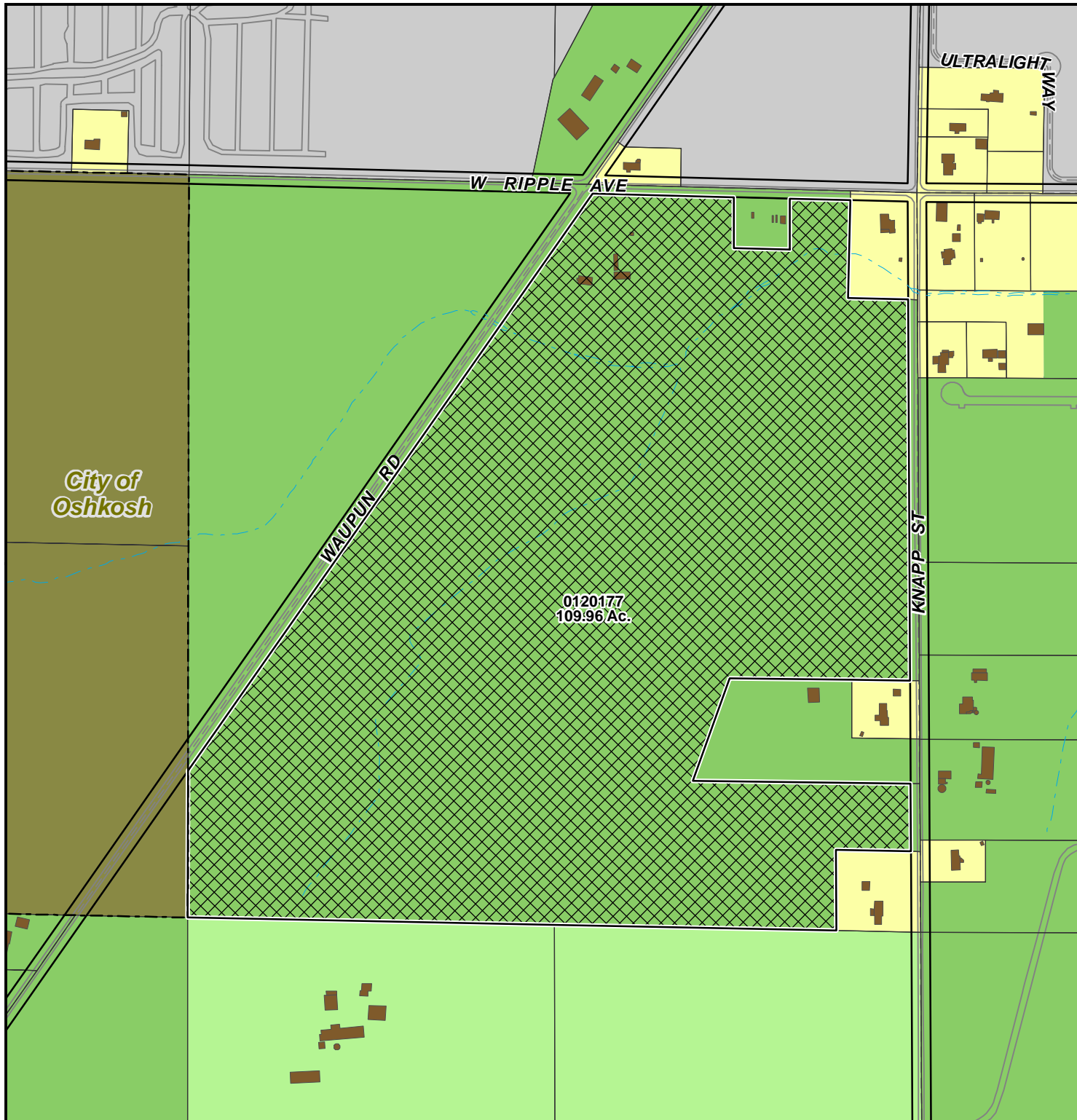
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SITE PLAN
EAA SE CAMPING AREA
TOWN OF NEKEMI, WINNEBAGO COUNTY, WISCONSIN

SCALE	DATE
RAB SCALE	2/18/2025

COMPUTER FILE
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DRAWING NO.
C1.1



Application #25-CU-7000

Date of Hearing:

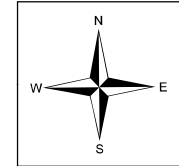
June 24, 2025

Owner(s):

EXPER AIRCRAFT ASSOC

Subject Parcel(s):

0120177



Winnebago County
WINGS Project

Scale

1 inch : 500 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

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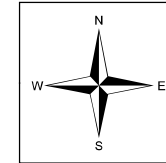
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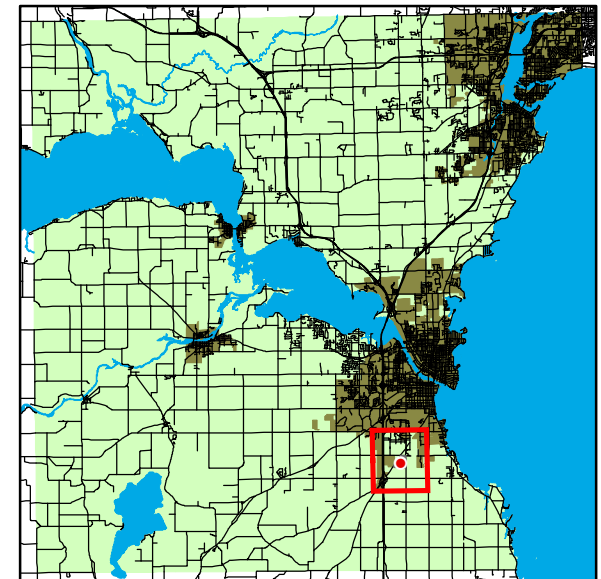
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*Winnebago County
WINGS Project*

● = SITE

**WINNEBAGO COUNTY**

1 inch : 2,000 feet