

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
March 25, 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 March 25, 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://www.co.winnebago.wi.us/planning-and-zoning/p-z-meeting-links>

Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>

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-6930

**Property Owner(s):** P&Q NEKIMI LLC

**Agent:** WENINGER, CLINT NORTHEAST ASPHALT, INC

**Tax Parcel No.:** 012-022301, 012-0226

**Location of Premises:** SOUTH OF 3145 COUNTY RD N, OSHKOSH

**Legal Description:** Being all of Lot 1 of CSM-4220, located in the NE 1/4 of the NW ¼, and also all of the SE ¼ of the NW ¼, all in Section 14, Township 17 North, Range 16 East, Town of Nekimi, Winnebago County, Wisconsin.

**Code Reference:** Article 8; Exhibit 8-1; 15.02

**Description of Proposed Use:** Applicant is requesting a Conditional Use Permit to locate and operate a portable asphalt plant.

## INITIAL STAFF REPORT

**Sanitation:** Required; Private System

**Overlays:** Shoreland, wittman airport

**Current Zoning:** A-2 General Agriculture

**Code Reference:** Article 8; Exhibit 8-1; 15.02

**Description of Proposed Use:** Applicant is requesting a Conditional Use Permit to locate and operate a portable asphalt plant.

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

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

**Describe the proposed use:** Northwest Asphalt, Inc. (NEA) is requesting a Conditional Use Permit (CUP) to locate and operate a portable asphalt plant at Michel's Nekimi Site located on County Road N in the Town of Nekimi. The purpose of this project is to supply hot-mix asphalt for local and regional construction projects at competitive prices. A portable asphalt plant is allowed as a conditional use under the current zoning as the asphalt plant would be associated with a nonmetallic mine.

See Attached letter and plan sheet.

**Describe how the proposed use will not have any adverse effects on surrounding property:** See Attached letter and plan sheet.

### SECTION REFERENCE AND BASIS OF DECISION

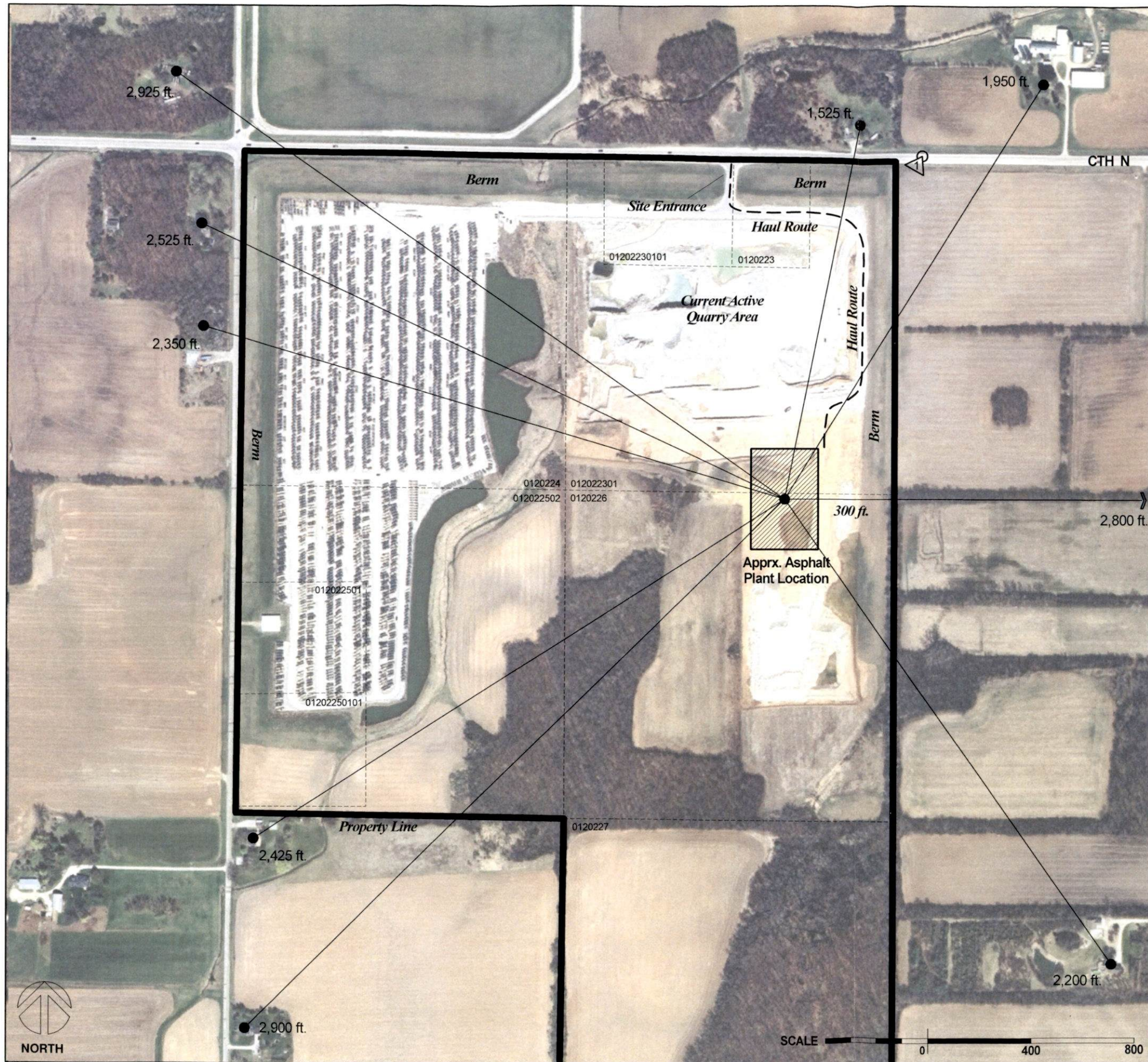
#### Basis of Decision

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.

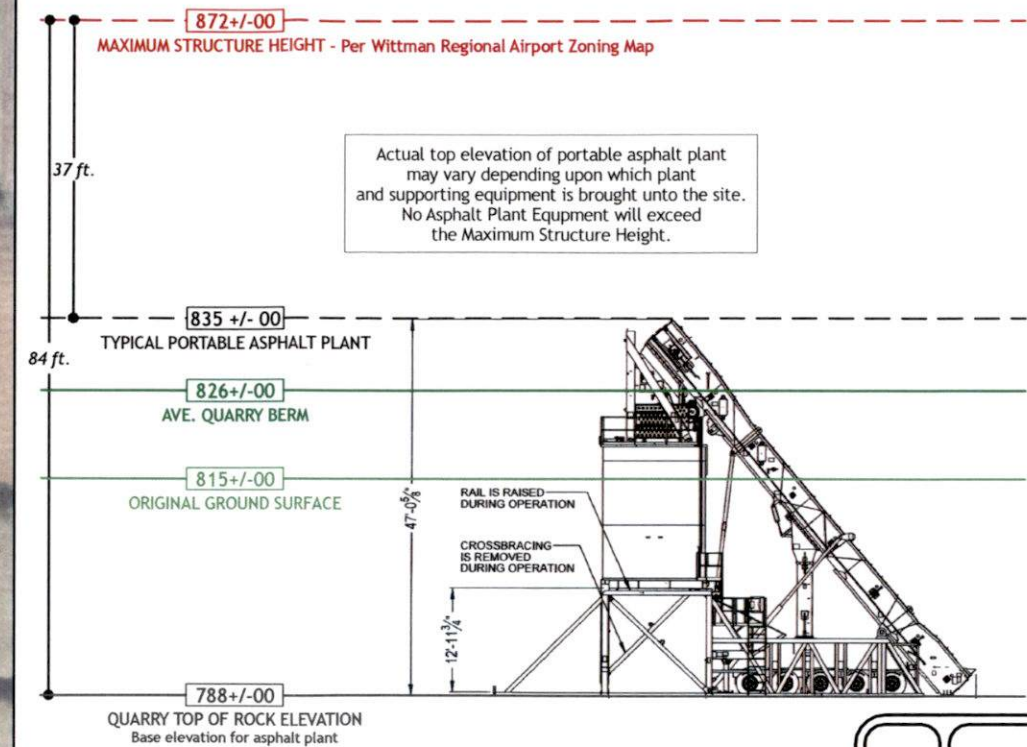




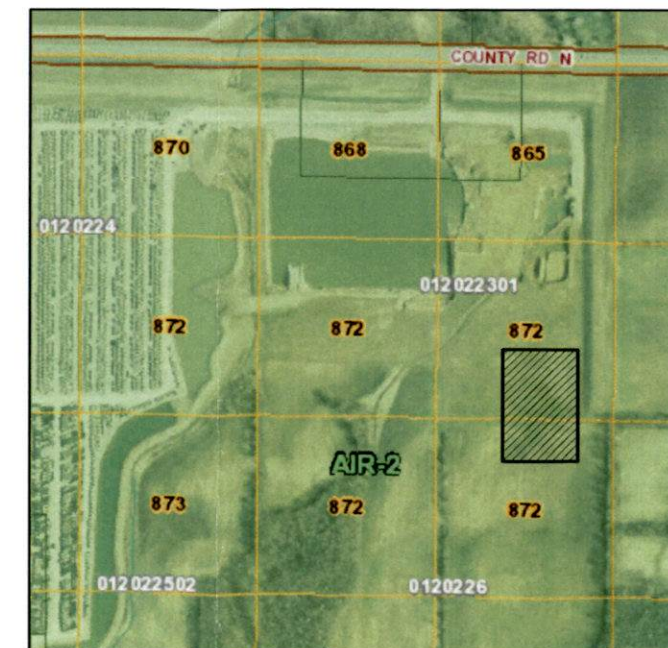
View from Road

**Owner:**  
P&Q Nekimi LLC (Michels)  
PO Box LLC  
Brownsville, WI 53006-0128

**Applicant:**  
Northeast Asphalt, Inc.  
W6380 Design Drive  
Greenville, WI 54942



Asphalt Plant Elevations



Airport Structure Height Limit - 872

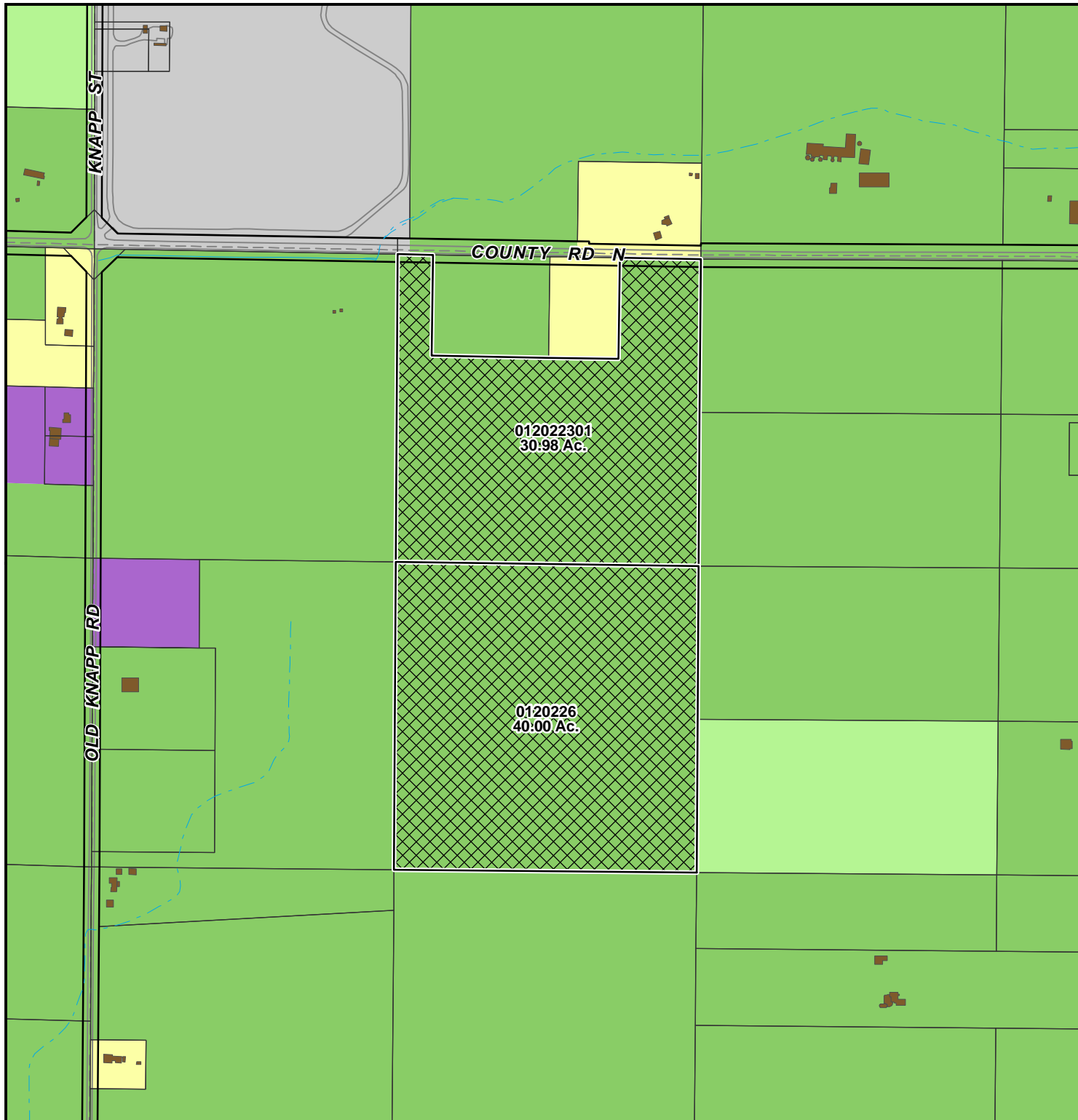
NEKIMI ASPHALT PLANT CUP APPLICATION



Date	January 21, 2025	Drawn By	CDM
Revisions		Date	
Notes			

1





## Application #25-CU-6930

Date of Hearing:

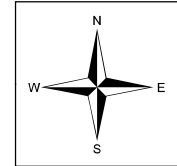
March 25, 2025

Owner(s):

P&Q NEKIMI LLC

Subject Parcel(s):

012022301 & 0120226



Winnebago County  
WINGS Project

**Scale**

1 inch : 600 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-6930**

Date of Hearing:

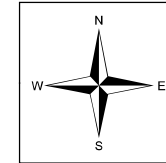
**March 25, 2025**

Owner(s):

**P&Q NEKIMI LLC**

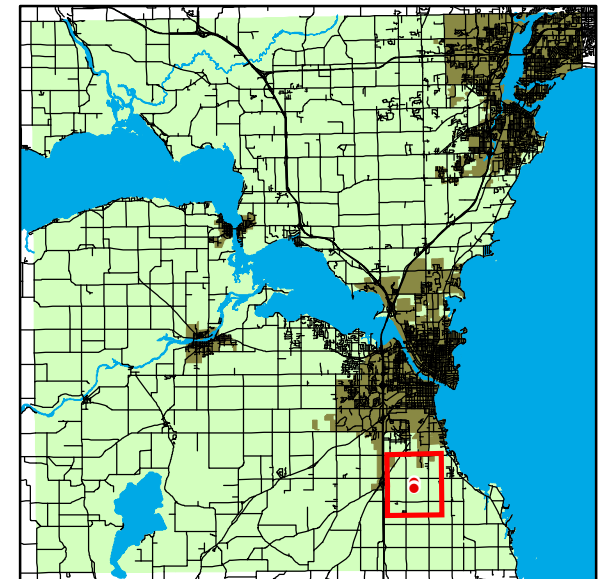
Subject Parcel(s):

**012022301 & 0120226**

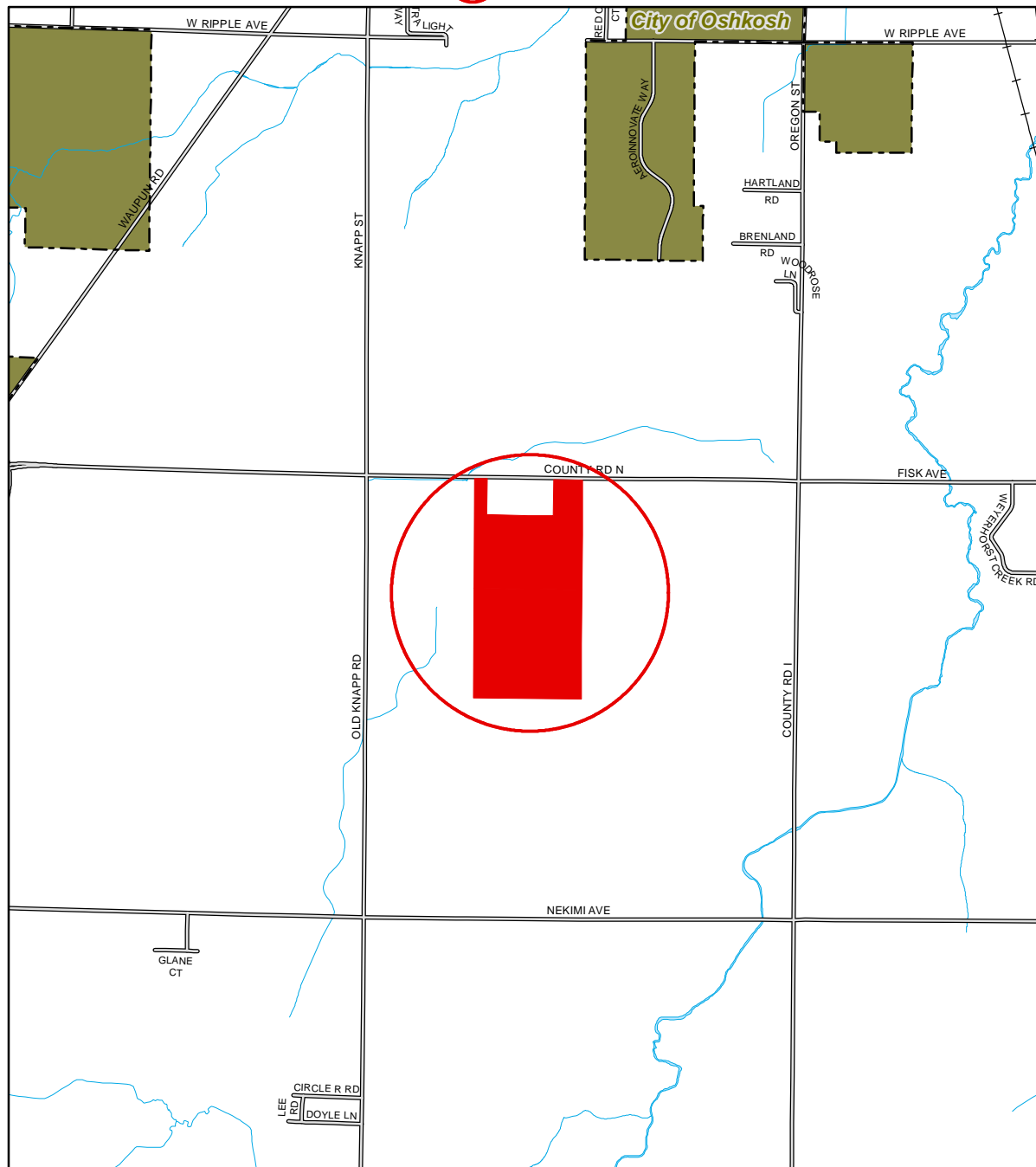


*Winnebago County  
WINGS Project*

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE March 25, 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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Additional Instructions can be found at: <https://www.co.winnebago.wi.us/planning-and-zoning>  
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-6900

**Applicant:** DNB CONSTRUCTION INC

**Agent:** FREE, NICOLE

**Location of Premises:** 1598 N OAKWOOD RD, OSHKOSH

**Tax Parcel No.:** 002-0041-02

**Legal Description:** Being part of Government Lot 4, Section 9, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Change from R- 1(Rural Residential) to R-3 (Duplex Residential) to allow multi-family residential.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain, wetlands

**Current Zoning:** R-1 Rural Residential

**Proposed Zoning:** R-3 Suburban Medium Density Residential

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

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT**

**Describe present use(s):** Currently zoned as a single family residence.

**Describe proposed use(s):** Converting back to a duplex.

**Describe the essential services for present and future use(s):** Property is on municipal sewer and well water. We would continue current utilities.

**Describe why the proposed use would be the highest and best use for the property:** It would bring another family to the property, it already has 2 garages and driveways and was designed as a multifamily.

**Describe the proposed use(s) compatibility with surrounding land use(s):** It would conform with the current area and properties.

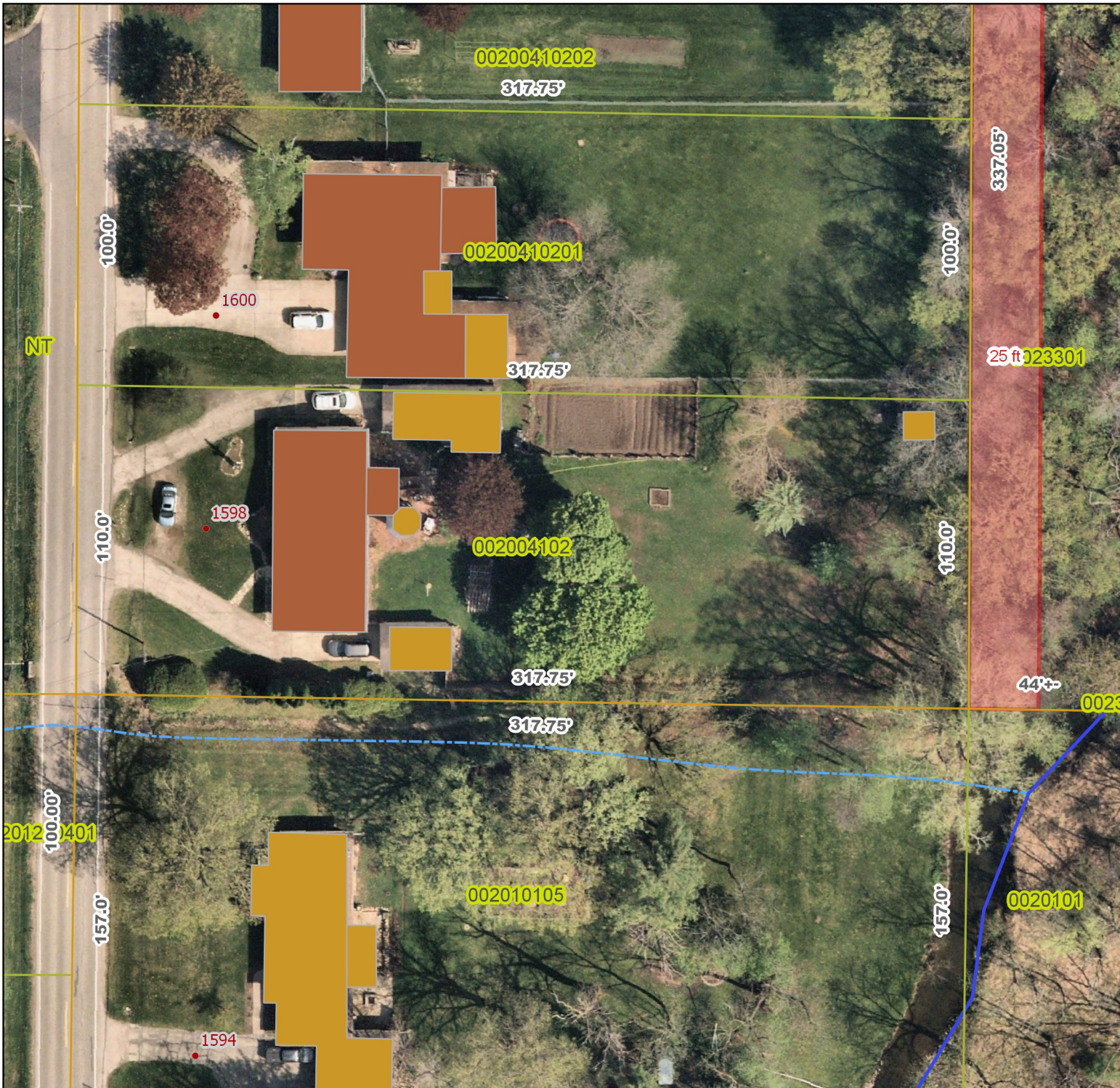
**SECTION REFERENCE AND BASIS OF DECISION**

**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.





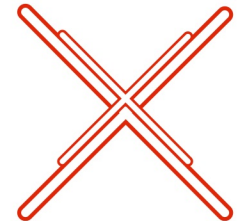
## Site Map

### Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
  - Certified Survey
  - Condominium
  - Assessor Plat
  - Subdivision
  - Plat of Survey
  - Outlots

25 0 25 50 ft

1 Inch = 50 Feet



W.I.N.G.S. Project Disclaimer  
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. \*Data for this map copyrighted December 31, 2006\*

Jan 22, 2025 @ 01:53 PM





## Application #25-ZC-6900

Date of Hearing:

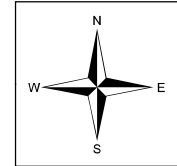
March 25, 2025

Owner(s):

DNB CONSTRUCTION, INC

Subject Parcel(s):

002004102



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-6900

Date of Hearing:

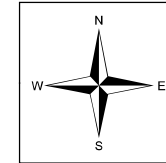
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Owner(s):

DNB CONSTRUCTION, INC

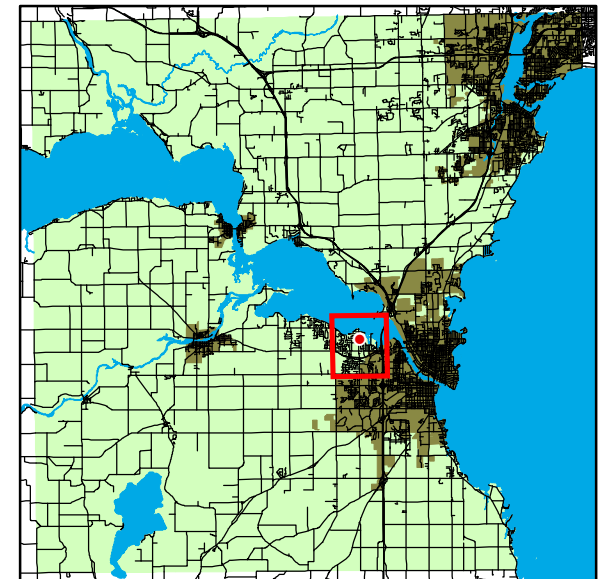
Subject Parcel(s):

002004102

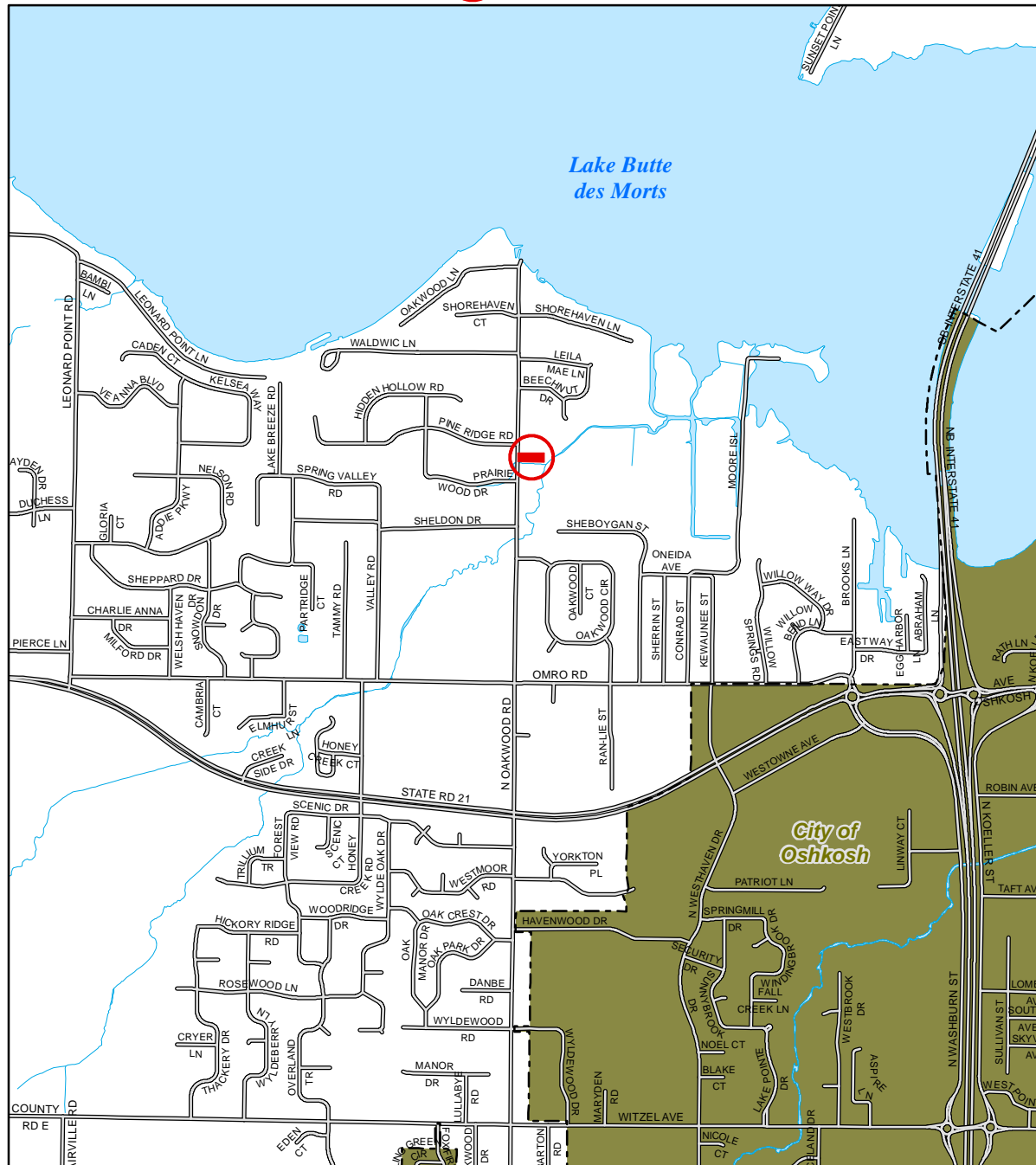


Winnebago County  
WINGS Project

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WINNEBAGO COUNTY



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### **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Application No.:** 2025-ZC-6910

**Applicant:** DOUGLAS, BRUCE

**Agent:** BIGGAR, MARK BIGGAR BY DESIGN

**Location of Premises:** 155 POPLAR CT, NEENAH

**Tax Parcel No.:** 010-0501

**Legal Description:** Being part of the Plat of Plummer's Harbor, Lots 28, 29, 30 and part of Lot 31 located in Government Lot 2, and also part of unplatted Government Lot 2, all in Section 3, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Change from R-2 (Suburban Residential) to R-1 (Rural Residential) for the creation of new parcels.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain, wetlands

**Current Zoning:** R-2 Suburban Low Density Residential

**Proposed Zoning:** R-1 Rural Residential

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

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT**

**Describe present use(s):** Existing single family residence changing R-2 zoning to R-1

**Describe proposed use(s):** To stay the same single family residential.

**Describe the essential services for present and future use(s):** Public sewer and well water, Poplar Ct is a private drive.

**Describe why the proposed use would be the highest and best use for the property:** It was recommended by county zoning to match the adjoining parcels of R-1 zoning.

**Describe the proposed use(s) compatibility with surrounding land use(s):** Same.

**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.



BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4241 AS  
RECORDED IN DOCUMENT NO. 1058515, ALL OF LOTS 28, 29, AND  
30, PART OF LOT 31, PART OF THE RIFLE RANGE AND PART OF  
THE PRIVATE ROAD OF THE RECORDED PLAT OF PLUMMER'S  
HARBOR, LOCATED IN AND BEING PART OF GOVERNMENT LOTS  
2 & 3 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL  
NORTHWEST 1/4, ALL BEING LOCATED IN SECTION 3, TOWNSHIP  
19 NORTH, RANGE 17 EAST, TOWN OF NEENAH, WINNEBAGO  
COUNTY, WISCONSIN. NORTH 1/4 CORNER

**BRUCE R. DOUGLAS AND ANNE L. DOUGLAS  
JOINT REVOCABLE TRUST DATED**

**PARCEL NO.(S):**

010001103

010000401

0100004

0100501

0100014

● = 1½" X 18" O.D. ROUND IRON PIPE SET,  
WEIGHING 1.13 LBS. PER LIN. FT.

® = 3/4" SOLID ROUND IRON REBAR FOUND

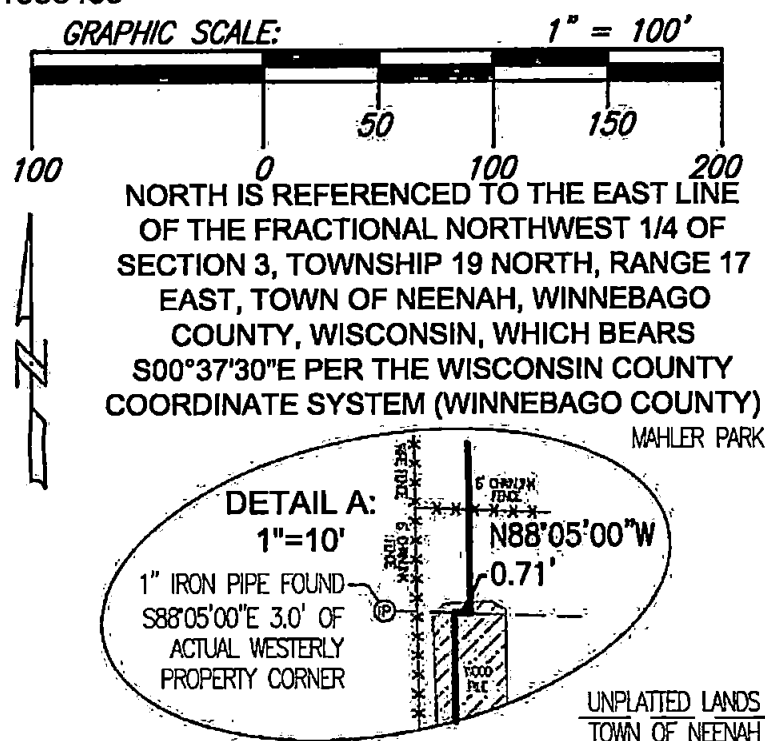
Ⓟ = 1½" O.D. ROUND IRON PIPE FOUND

○ = 2½" O.D. ROUND IRON PIPE FOUND

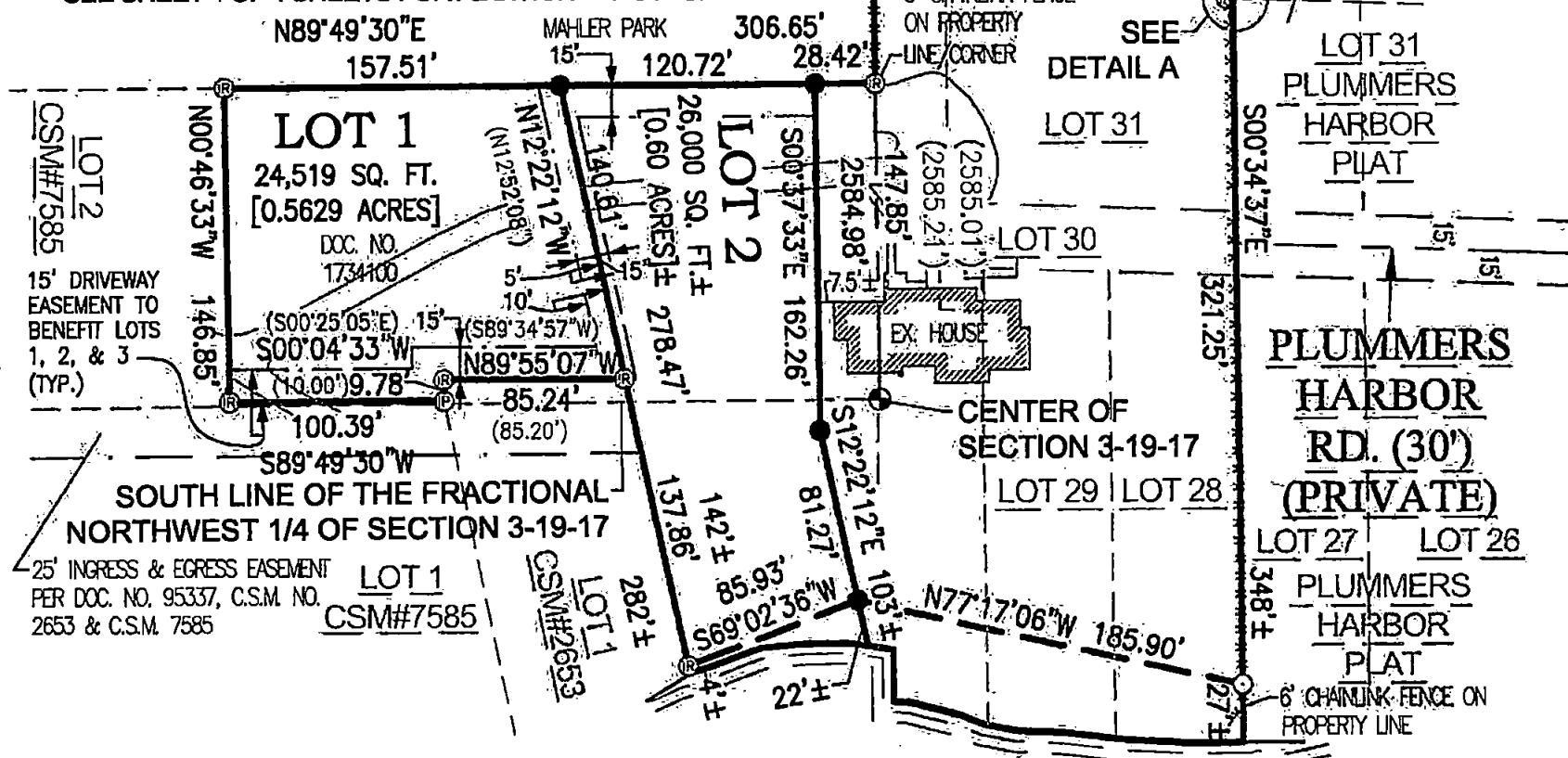
⊕ = BERNTSEN MONUMENT

( ) = RECORDED AS BEARING OR DISTANCE

**1935459**

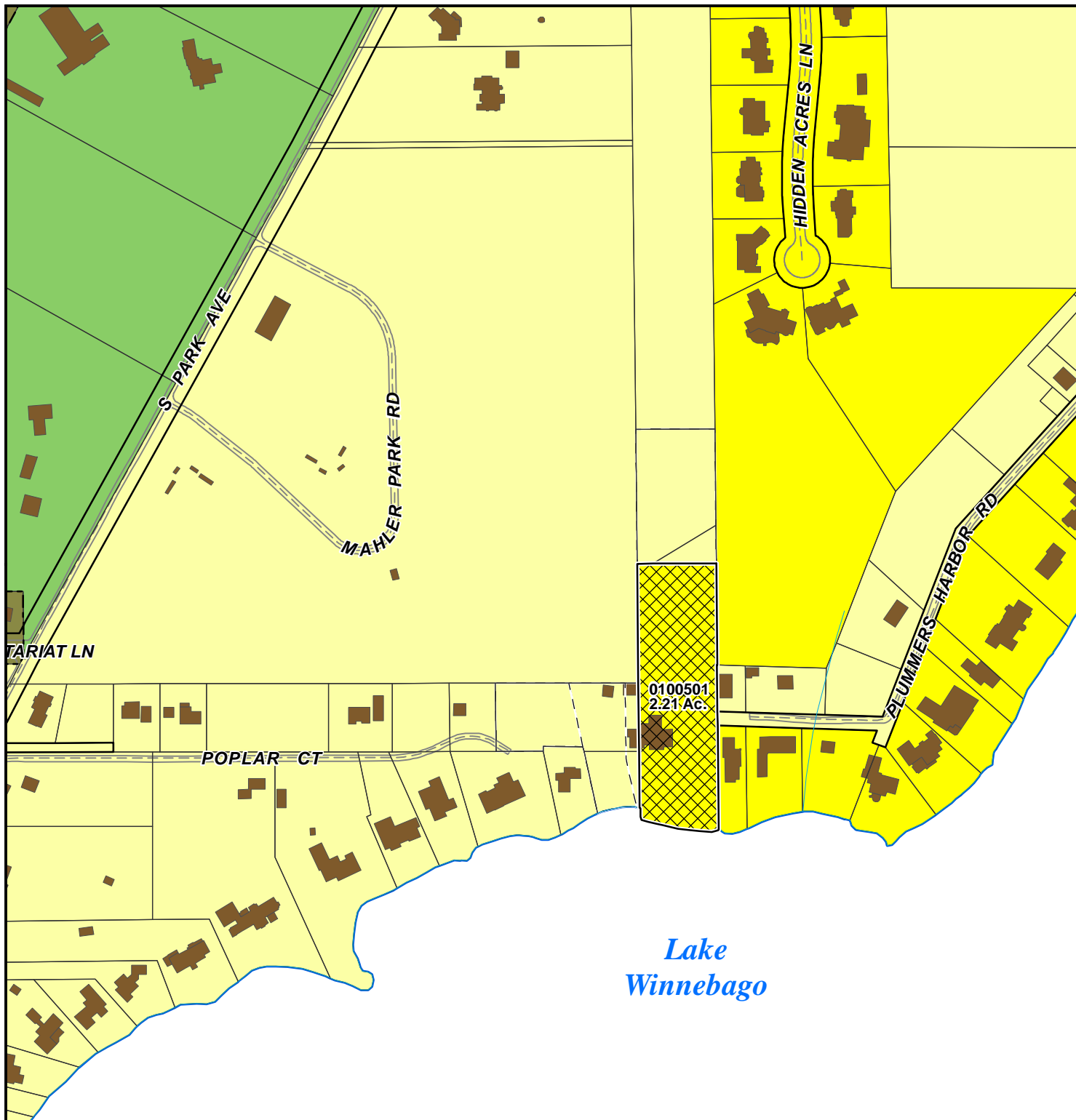


**NOTE:**  
**SEE SHEET 4 OF 4 SHEETS FOR ADDITIONAL NOTES.**



**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  
A2208.40-24 DATED: 11-5-2024  
DRAFTED BY: fnz - BTL REVISED: 1-20-2025 - NJO**

# LAKE WINNEBAGO



## Application #25-ZC-6910

Date of Hearing:

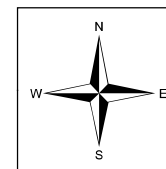
March 25, 2025

Owner(s):

DOUGLAS JT REV TST,  
BRUCE R & ANNE L

Subject Parcel(s):

0100501



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-6910

Date of Hearing:

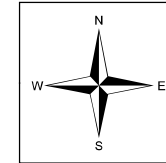
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Owner(s):

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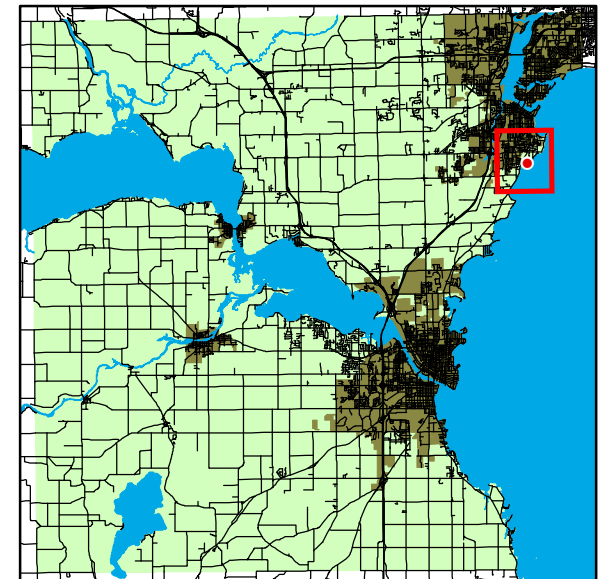
Subject Parcel(s):

0100501

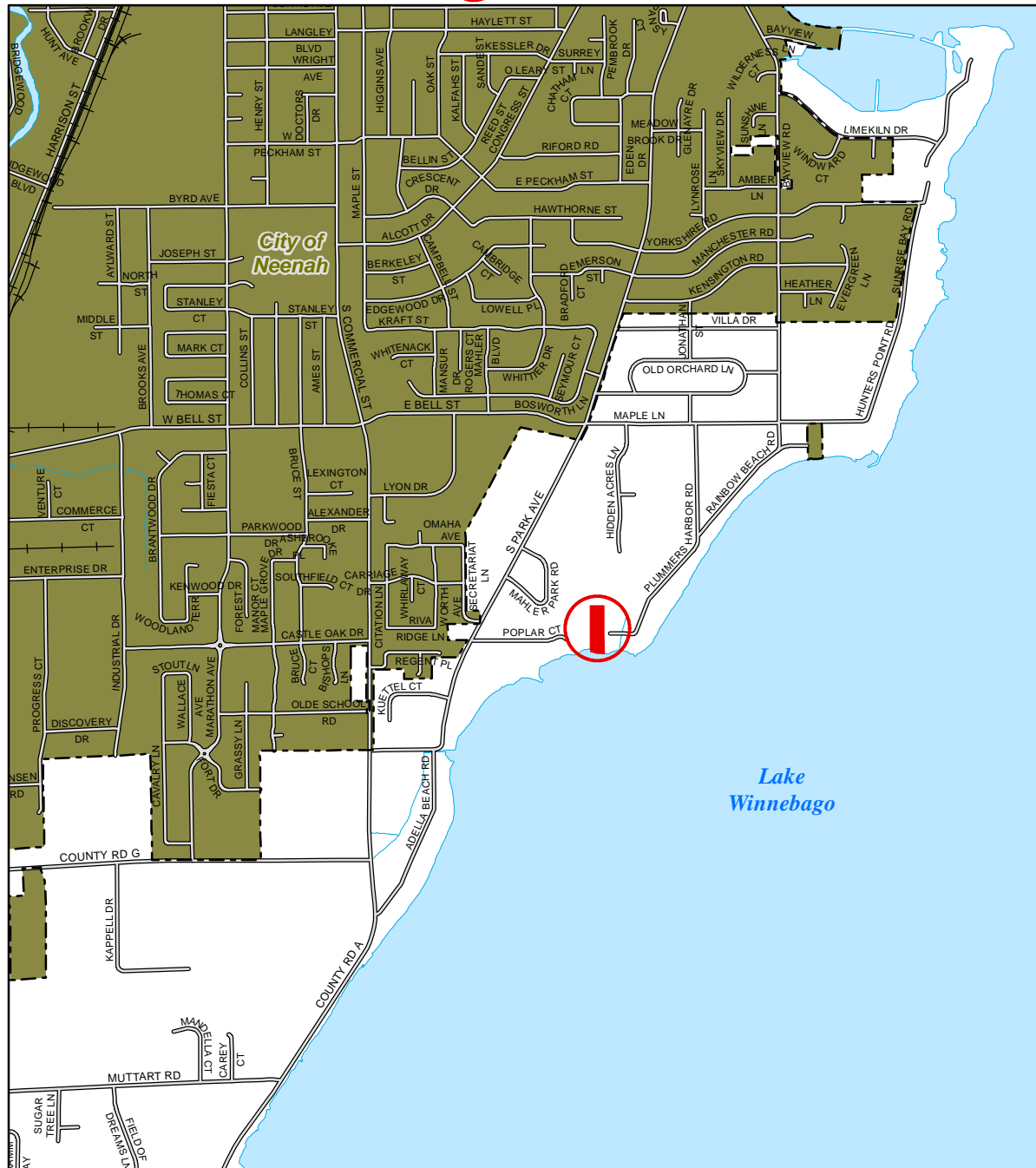


Winnebago County  
WINGS Project

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WINNEBAGO COUNTY



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