



Winnebago County

The Wave of the Future

PLANNING & ZONING COMMITTEE

FRIDAY, MAY 23, 2025 @ 7:30 AM

PARKING LOT

**DAVID W. ALBRECHT ADMINISTRATION BUILDING
112 OTTER AVENUE, OSHKOSH, WISCONSIN**

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

Meeting ID:

Passcode:

A Meeting of the Winnebago County Planning & Zoning Committee will be held on Friday, May 23, 2025, at 7:30 AM in the PARKING LOT of the David W. Albrecht Administration Building, 112 Otter Avenue, Oshkosh, Wisconsin.

VIEWING AGENDA

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

A. Call to Order

B. Business Items

Action may be taken on any business items.

1. LFK Enterprises LLC - Parcel ID # 010-0330-02 - 1394 County Rd JJ, Neenah - Town of Neenah - Zoning Map Amendment
2. Lang, Dennis - Parcel ID# 030-0064-02-02 - Corner of Lyngaas Rd and E Lyngaas Rd, Winneconne - Town of Winneconne - Zoning Map Amendment
3. Litton, Bryon - Parcel ID# 016-0053-01 - Broderick Rd (Parcel located across the road from 1391 & 1395 Broderick Rd) - Town of Omro - Zoning Map Amendment
4. Springhetti Lake - Parcel ID#s - 002-0027; 002-0025; 002-0020; 002-00220 - South of 1895 Leonard Point Rd - Town of Algoma - Plat

C. 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 May 27, 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 May 27, 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://winnebagoowwi.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-6960

Applicant: LFK ENTERPRISES LLC

Agent: ANDERSEN, SCOTT DAVEL ENGINEERING & ENVIRONMENTAL INC

Location of Premises: 1394 COUNTY RD JJ, NEENAH

Tax Parcel No.: 010-0330-02

Legal Description: Being part of the SW 1/4 of the NE 1/4 of Section 31, Township 19 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Change from B-3 (General Business) District to R-1 (Rural Residential) District.

INITIAL STAFF REPORT

Sanitation: Required; Municipal

Overlays: NONE

Current Zoning: B-3 Regional Business

Proposed Zoning: R-1 Rural Residential

Surrounding Zoning: North: R-2;R-1; South: R-1;B-3; East: R-1; West: B-3;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Existing shop.

Describe proposed use(s): Condominiums. The parcel to be rezoned will mostly be used for Road was dedication. To help with consistency this parcel is asked to be zoned to match the rest of the development.

Describe the essential services for present and future use(s): None. As mentioned in C-2, the zone change is for road way and match existing lands for development.

Describe why the proposed use would be the highest and best use for the property: As mentioned in C-2, the zone change is for road way and match existing lands for development.

Describe the proposed use(s) compatibility with surrounding land use(s): As mentioned in C-2, the zone change is for road way and match existing lands for development.

SECTION REFERENCE AND BASIS OF DECISION

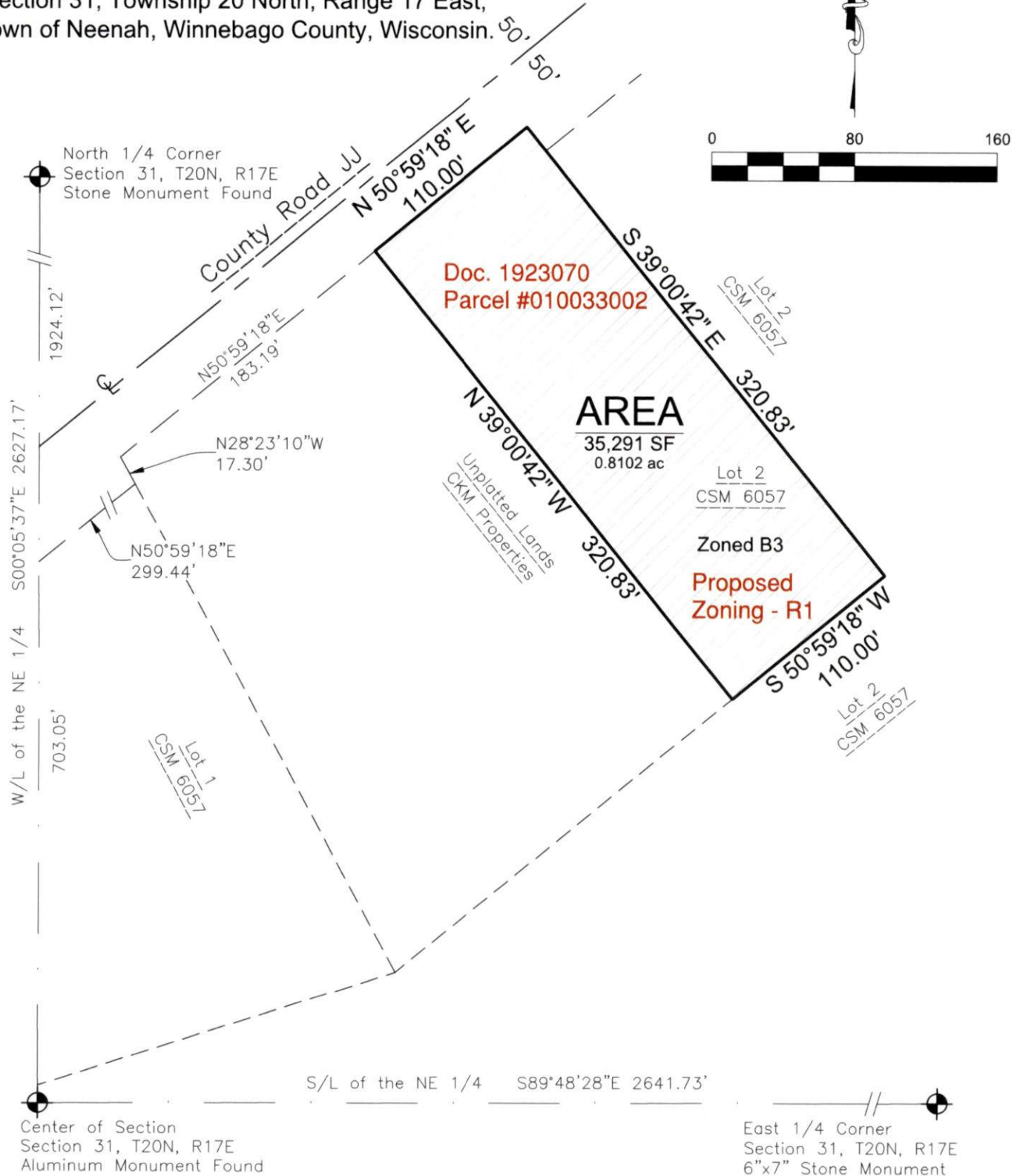
23.7-5 Basis of Decision

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.

Rezoning Exhibit Map

Part of the Southwest 1/4 of the Northeast 1/4 of
Section 31, Township 20 North, Range 17 East,
Town of Neenah, Winnebago County, Wisconsin.



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

File: 7837Rezone.dwg
Date: 03/10/2025
Drafted By: kristy
Sheet: Exhibit

Certified Survey Map No. _____

All of Lot 2 of Certified Survey Map 6057 located in part of the Northwest 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4, and Part of the Southwest 1/4 of the Northeast 1/4, All of Section 31, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Caveat: Additional action is required. This map does NOT transfer ownership of the property or properties shown beyond road dedication. See Sheet 2 for road dedication. Sale or transfer of ownership requires a separate document to be recorded at the Register of Deeds office.

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date _____

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 2.3" O.D. Iron Pipe Found
- 2" Iron Pipe Found
- Government Corner
- () Recorded As
- WL Delineated Wetlands

North 1/4 Corner
Section 31, T20N, R17E
Stone Monument Found

See Sheet 3

1.08' Gap between
found rebar and new
R/W. Found rebar at
the corner of CKM
Properties parcel.

Lot 1
CSM 6057

Lot 1
CSM 7344

Lot 1
145,989 SF
3.3514 ac

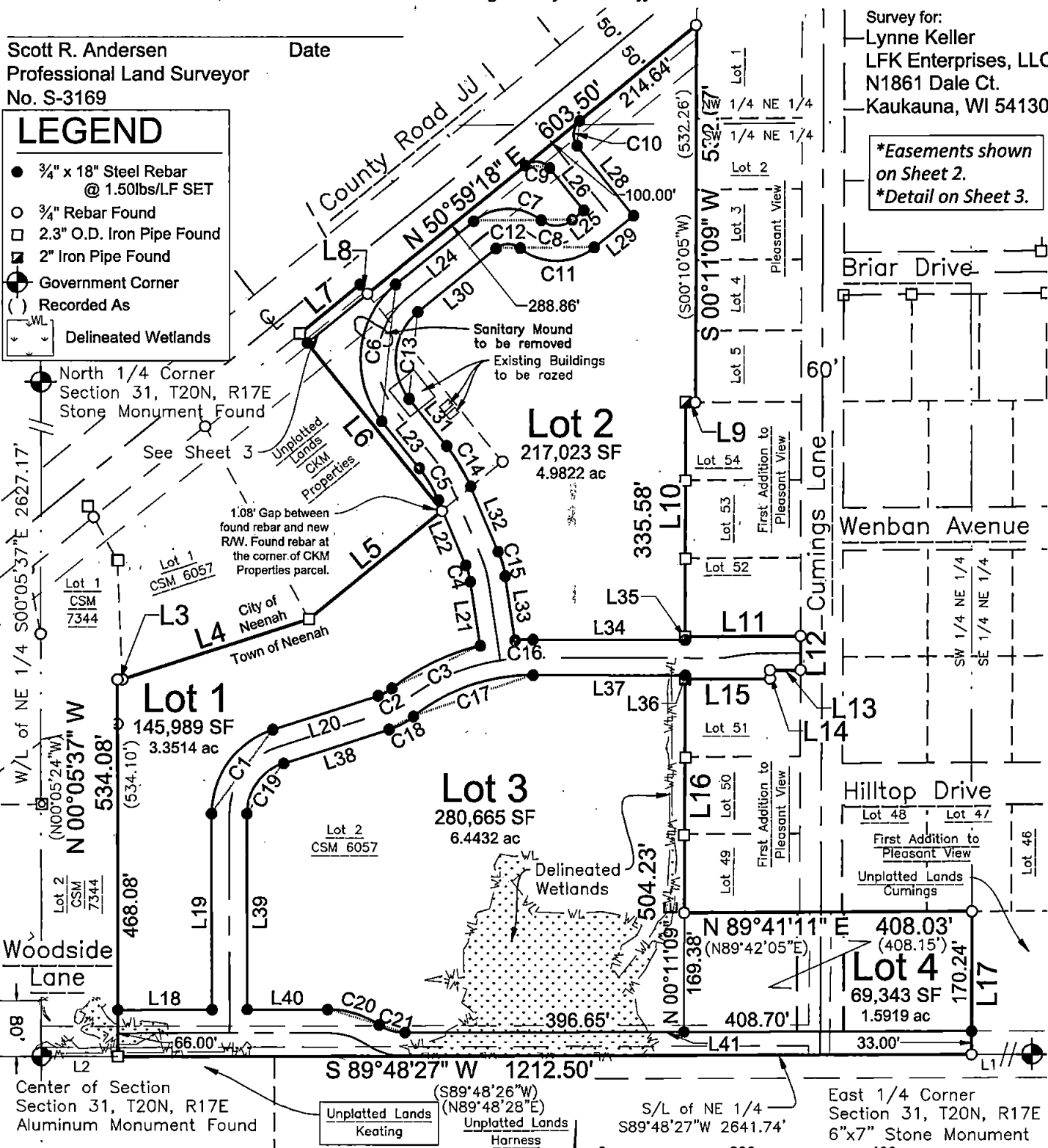
Lot 2
217,023 SF
4.9822 ac

Lot 3
280,665 SF
6.4432 ac

Lot 2
CSM 6057

Survey for:
Lynne Keller
LFK Enterprises, LLC
N1861 Dale Ct.
Kaukauna, WI 54130

*Easements shown
on Sheet 2.
*Detail on Sheet 3.



Center of Section
Section 31, T20N, R17E
Aluminum Monument Found

Unplatted Lands
Keating

Unplatted Lands
Harness



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro



Bearings are referenced to the
South line of the Northeast 1/4, Section
31, T20N, R17E, assumed to bear
N89°48'28"E, base on the Winnebago
County Coordinate System

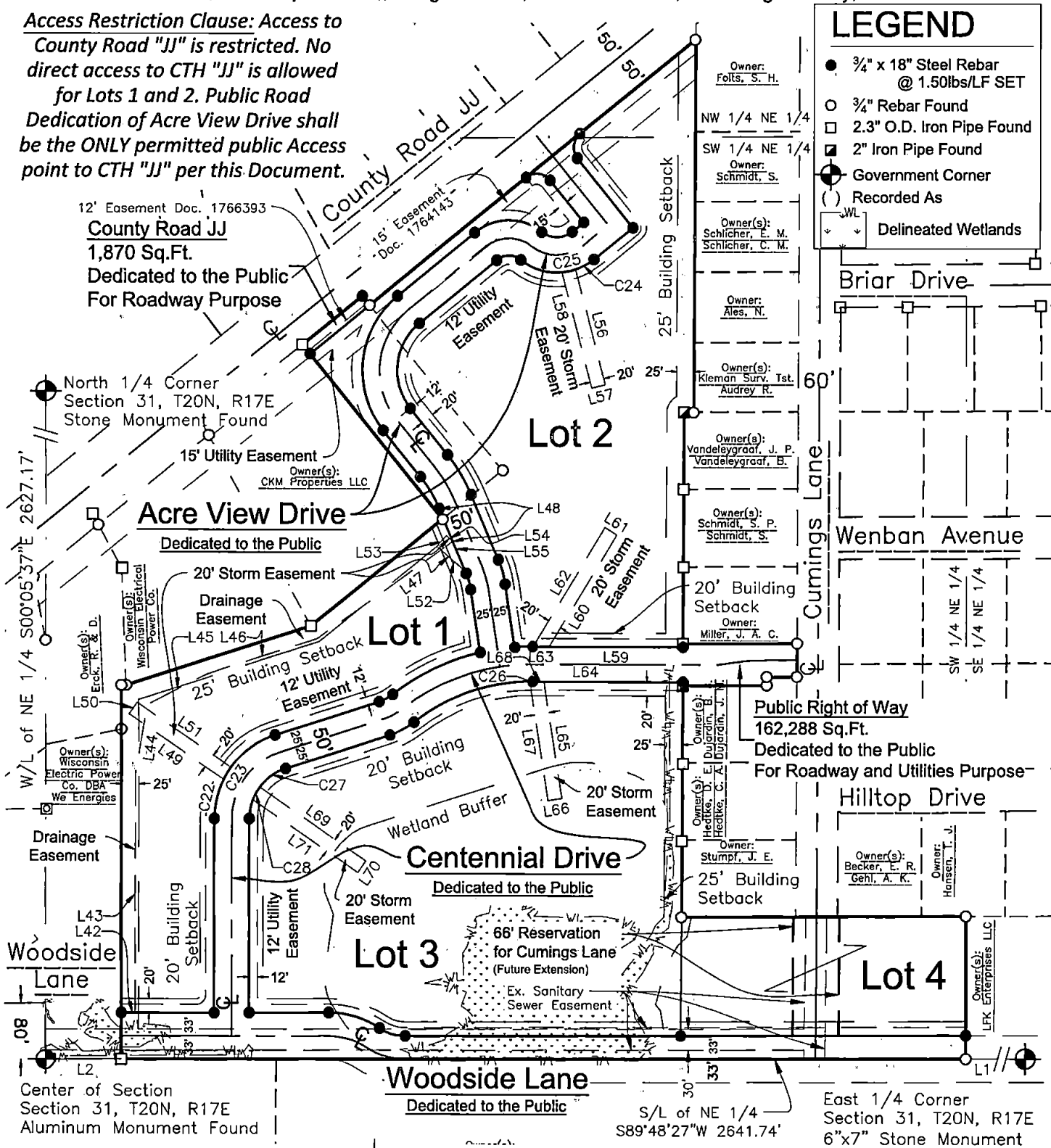
East 1/4 Corner
Section 31, T20N, R17E
6"x7" Stone Monument

File: 7837CSM.dwg
Date: 03/20/2025
Drafted By: scott
Sheet: 1 of 7

Certified Survey Map No.

All of Lot 2 of Certified Survey Map 6057 located in part of the Northwest 1/4 of the Northeast 1/4 and Part of the Southwest 1/4 of the Northeast 1/4, and Part of the Southwest 1/4 of the Northeast 1/4, All of Section 31, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

Access Restriction Clause: Access to County Road "JJ" is restricted. No direct access to CTH "JJ" is allowed for Lots 1 and 2. Public Road Dedication of Acre View Drive shall be the ONLY permitted public Access point to CTH "JJ" per this Document.



Bearings are referenced to the
South line of the Northeast 1/4 , Section 31,
T20N, R17E, assumed to bear
N89°48'28"E, base on the Winnebago
County Coordinate System



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors.

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866 Fax: 920-441-0804

www.davel.pro

Scott R. Andersen
Professional Land Surveyor
No. S-3169

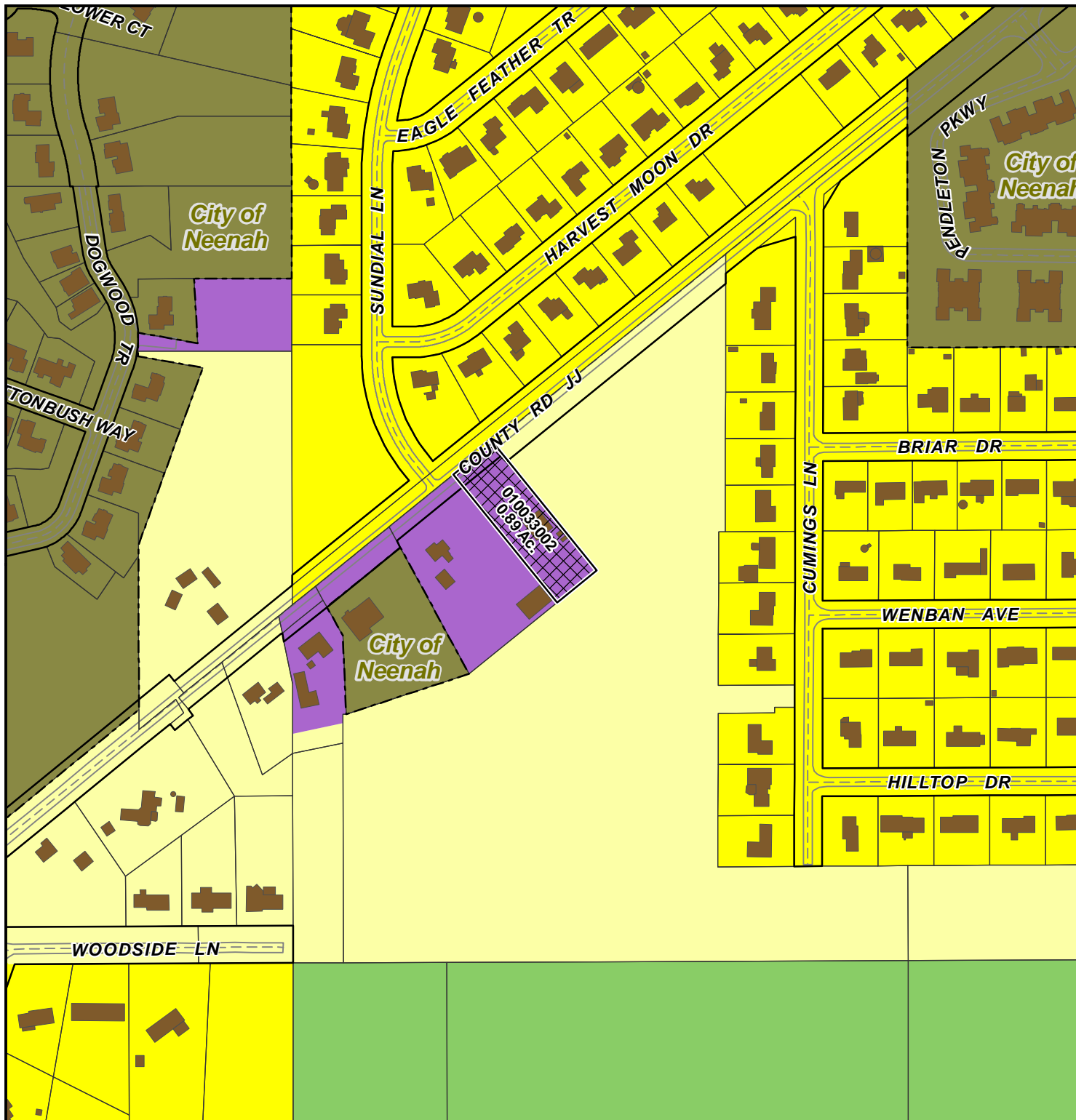
Date _____

File: 7837CSM.dwg

Date: 03/20/2025

Drafted By: scott

Sheet: 2 of 7



Application #25-ZC-6960

Date of Hearing:

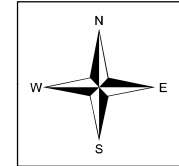
May 27, 2025

Owner(s):

LFK ENTERPRISES LLC

Subject Parcel(s):

010033002



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-6960

Date of Hearing:

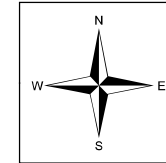
May 27, 2025

Owner(s):

LFK ENTERPRISES LLC

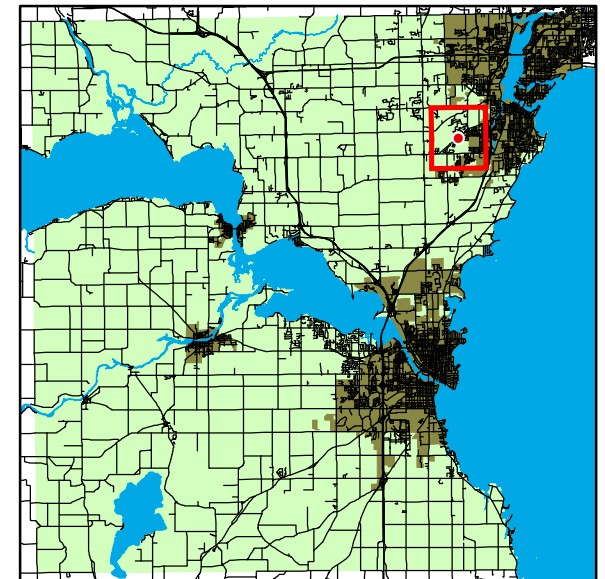
Subject Parcel(s):

010033002

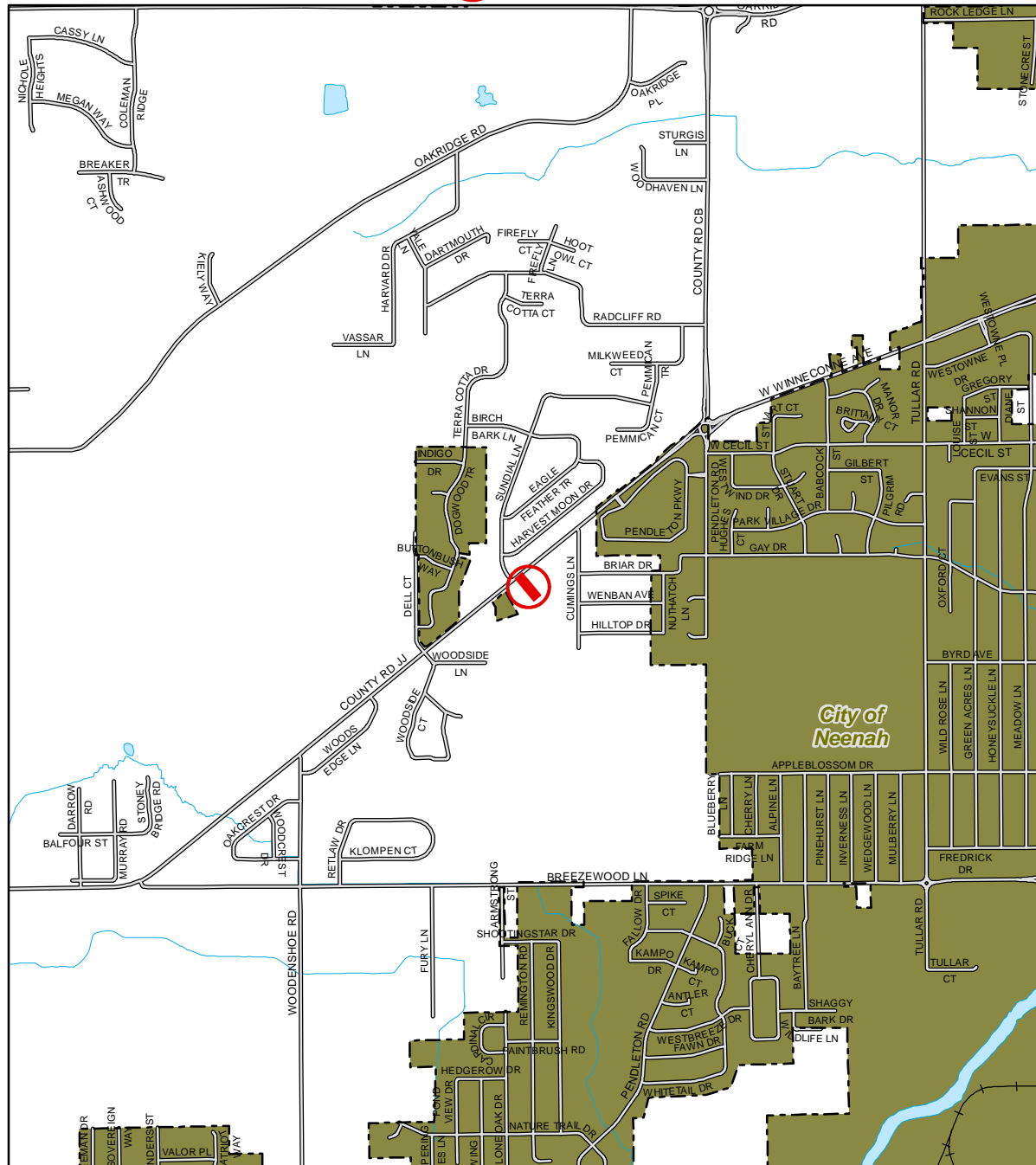


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE May 27, 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 May 27, 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-6970

Applicant: LANG, DENNIS

Agent: LEHMAN, DARRYL MARTENSON & EISELE

Location of Premises: CORNER OF LYNGAAS & E LYNGAAS RD, WINNECONNE

Tax Parcel No.: 030-0064-02-02

Legal Description: Being all of Lot 2 of CSM-7787 located in Government Lot 3 of Section 4, Township 19 North, Range 15 East, Town of Winneconne, Winnebago County, Wisconsin.

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

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: R-1 Rural Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Wooded area

Describe proposed use(s): Garage lot - proposed lot 1 will be deed restricted to tax parcel 030079901

Describe the essential services for present and future use(s): E. Lyngaas Road will provide access.

Describe why the proposed use would be the highest and best use for the property: Allows for limited development of the property.

Describe the proposed use(s) compatibility with surrounding land use(s): Those are existing garage lots to the west of this proposed parcel.

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. _____
 PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 7787,
 BEING PART OF GOVERNMENT LOT 3, IN SECTION 4,
 TOWNSHIP 19 NORTH, RANGE 15 EAST, TOWN OF
 WINNECONNE, WINNEBAGO COUNTY, WISCONSIN.

WITNEES MONUMENT
 N/L GOVT. LOT 3
 SECTION 4
 T19N, R15E
 (ALUMINUM MONUMENT)

NORTH LINE SE
 1/4 SECTION 4

EAST 1/4 CORNER
 SECTION 4
 T19N, R15E
 (ALUMINUM MONUMENT)



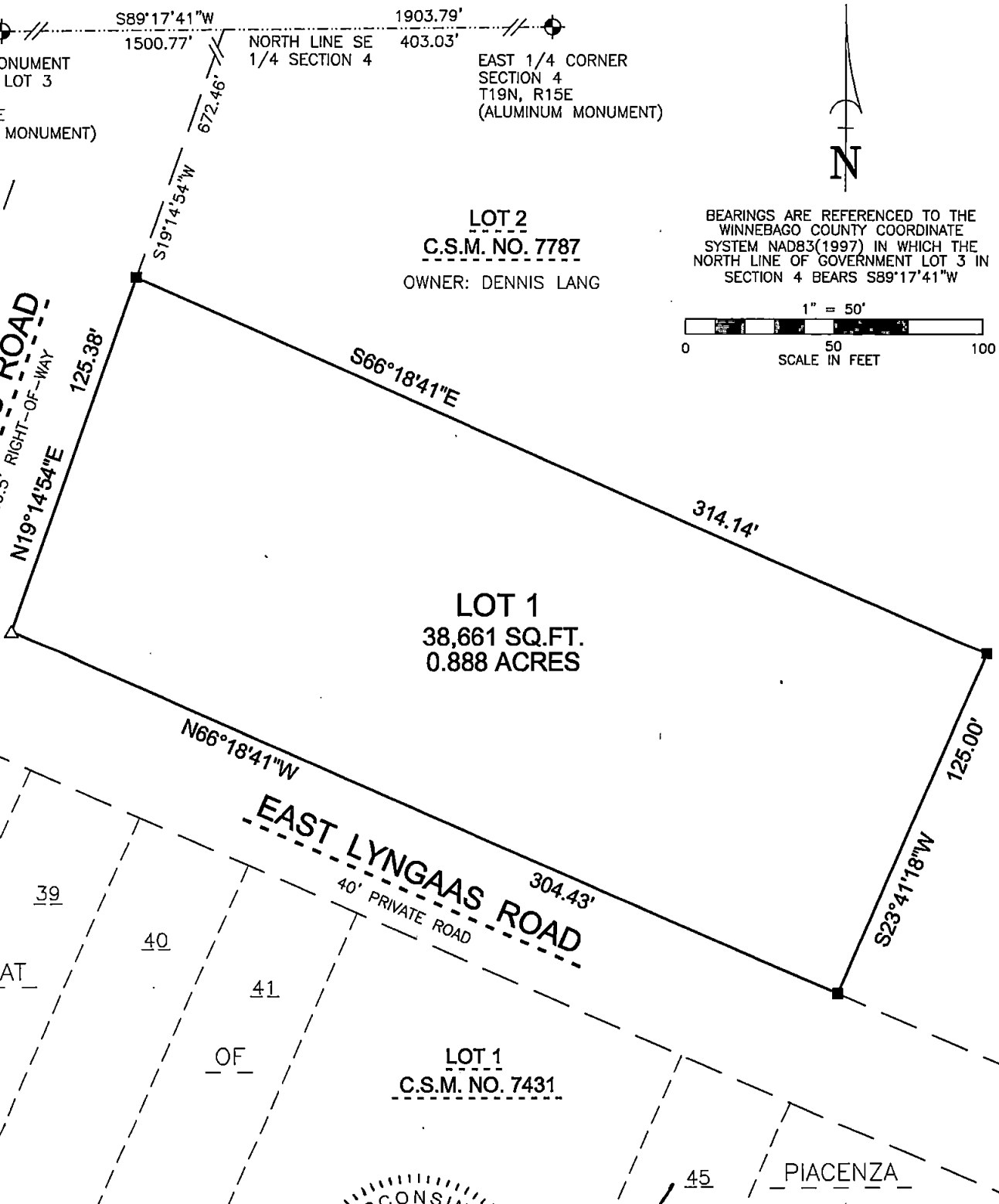
BEARINGS ARE REFERENCED TO THE
 WINNEBAGO COUNTY COORDINATE
 SYSTEM NAD83(1997) IN WHICH THE
 NORTH LINE OF GOVERNMENT LOT 3 IN
 SECTION 4 BEARS S89°17'41"W

1" = 50'

0 50 100
 SCALE IN FEET

LOT 2
 C.S.M. NO. 7787
 OWNER: DENNIS LANG

LYNGAAS ROAD
 49.5' RIGHT-OF-WAY



LEGEND

- 1-1/4" O.D. IRON PIPE
 SET, 18" LONG, WEIGHING
 1.130 LBS. PER LIN. FOOT
- △ MAG NAIL FOUND
- ⊕ GOVERNMENT MONUMENT
- () RECORDED AS



Martenson & Eisele, Inc.

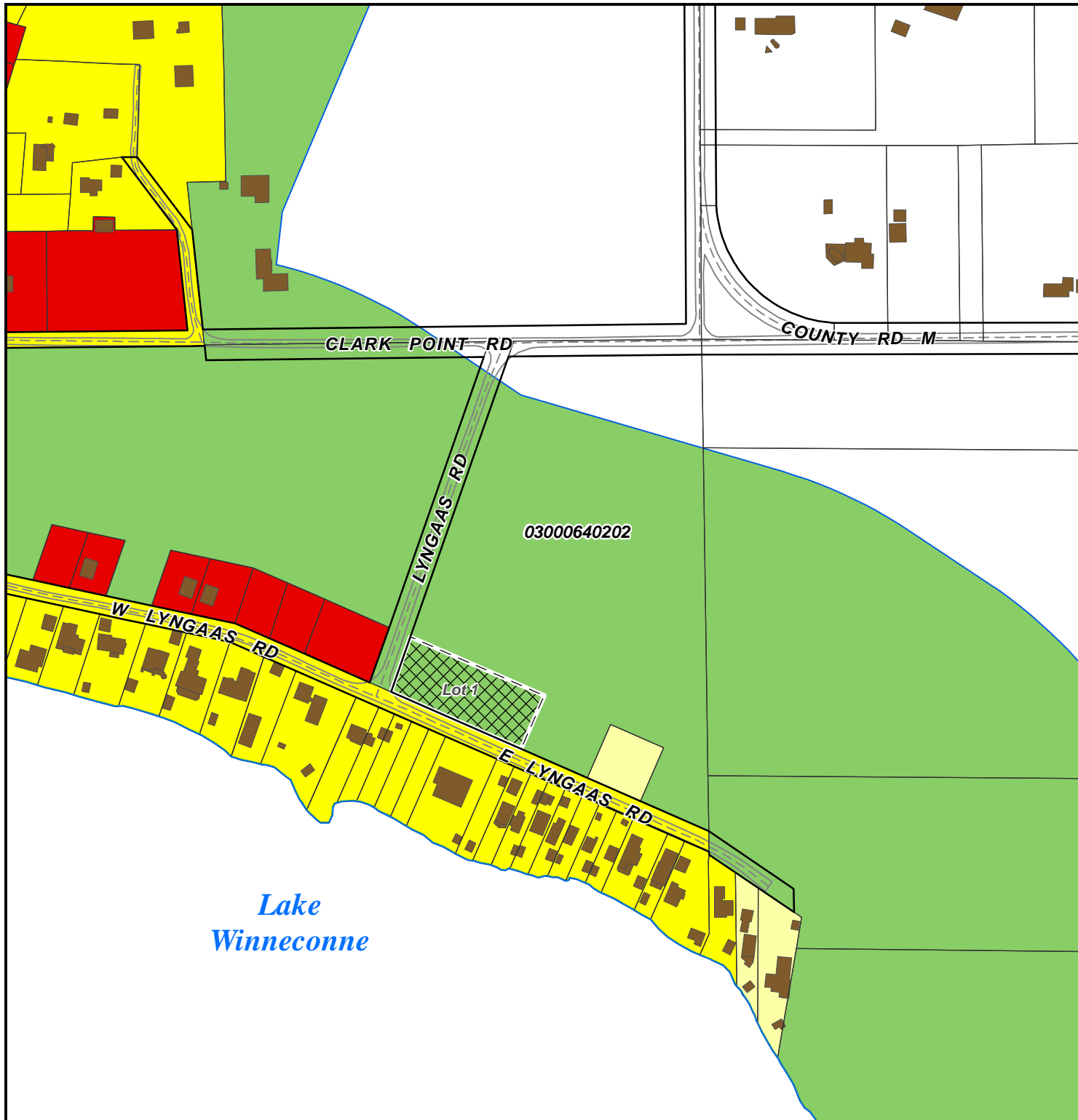


1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

SURVEY FOR:
 DENNIS LANG
 6178 CLARKS POINT ROAD
 WINNECONNE WI 54986

PROJECT NO. 1-0183-003
 FILE 1-0183-003CSM SHEET 1 OF 3
 THIS INSTRUMENT WAS DRAFTED BY: G.Smith



Application #25-ZC-6970

Date of Hearing:

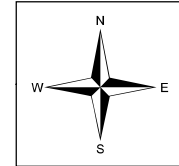
May 27, 2025

Owner(s):

LANG, DENNIS

Subject Parcel(s):

03000640202(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-6970

Date of Hearing:

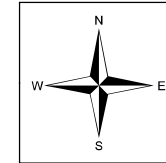
May 27, 2025

Owner(s):

LANG, DENNIS

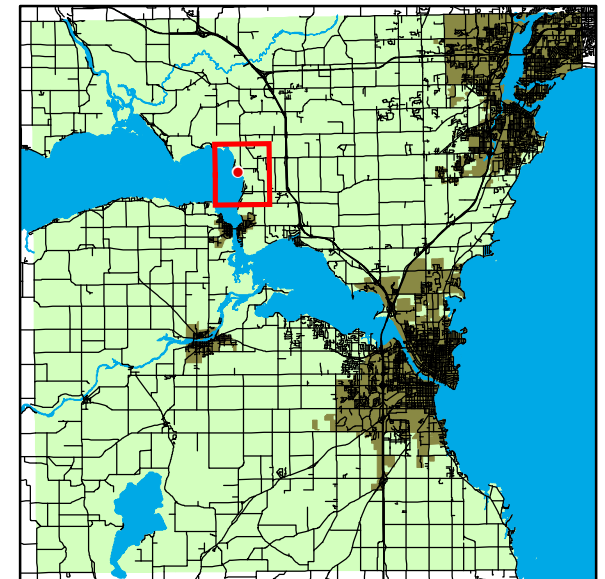
Subject Parcel(s):

03000640202(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 May 27, 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 May 27, 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-6980

Applicant: LITTON, BRYON

Agent: NONE

Location of Premises: BRODERICK RD, OMRO

Tax Parcel No.: 016-0053-01

Legal Description: Being part of the E 1/2 of the SE 1/4 of Section 12, Township 18 North, Range 14 East, Town of Omro, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a Zoning Change from B-2 (Community Buiseness) District & A-2 (General Agriculture) District to A-2 (General Agriculture) District.

INITIAL STAFF REPORT

Sanitation: Required; Private System

Overlays: NONE

Current Zoning: A-2 General Agriculture; B-2 Community Business

Proposed Zoning: A-2 General Agriculture

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Ag use

Describe proposed use(s): Residential & ag

Describe the essential services for present and future use(s): None

Describe why the proposed use would be the highest and best use for the property: Remove split zoning. To be able to build a house on it.

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

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

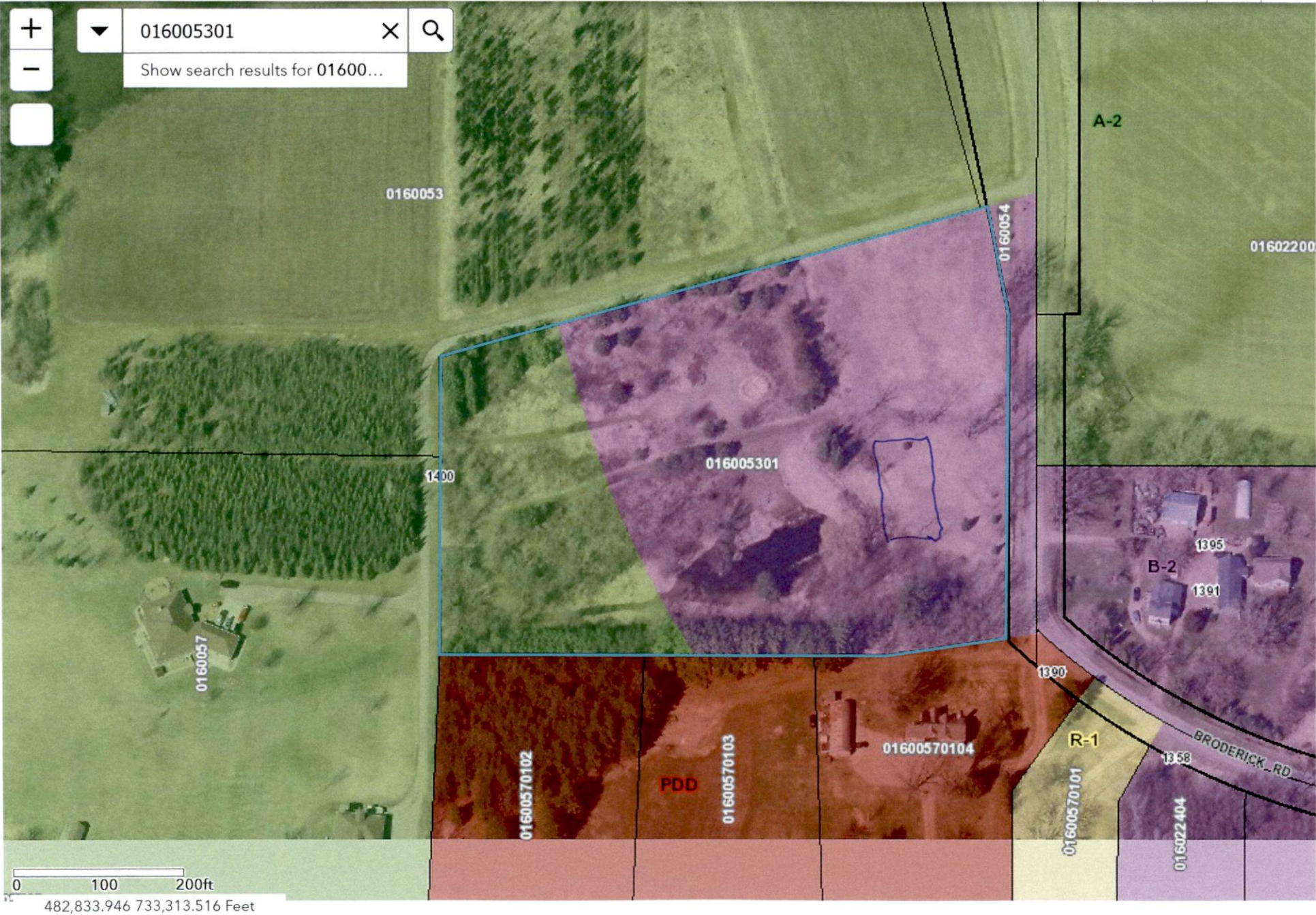
Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making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

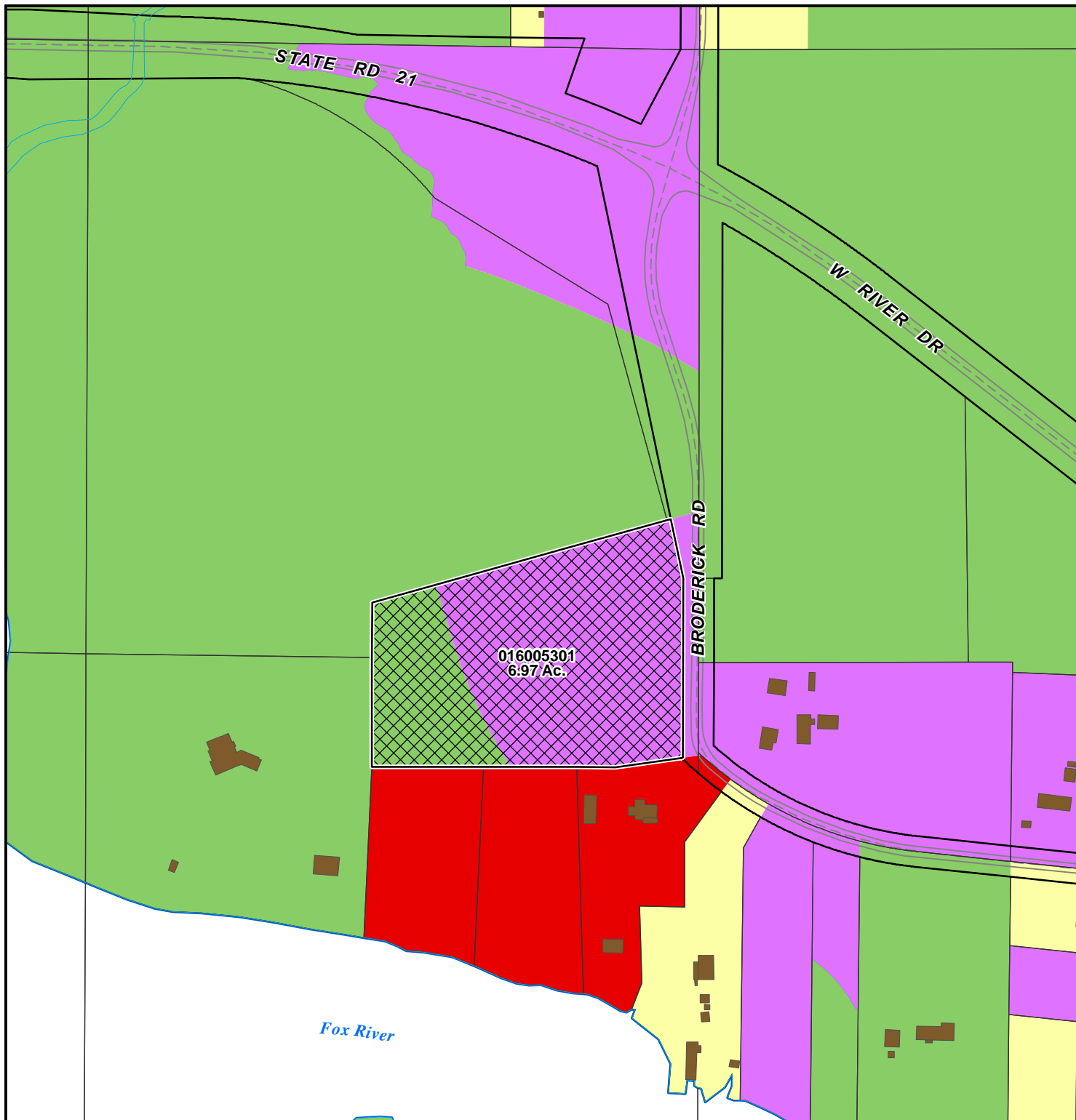
- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other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



Winnebago County Zoning Viewer

Winnebago County Zoning Areas are Shaded





Application #25-ZC-6980

Date of Hearing:

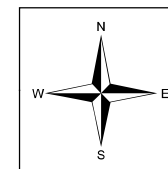
May 27, 2025

Owner(s):

LITTON, BRYON K

Subject Parcel(s):

016005301



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-6980

Date of Hearing:

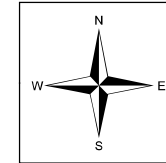
May 27, 2025

Owner(s):

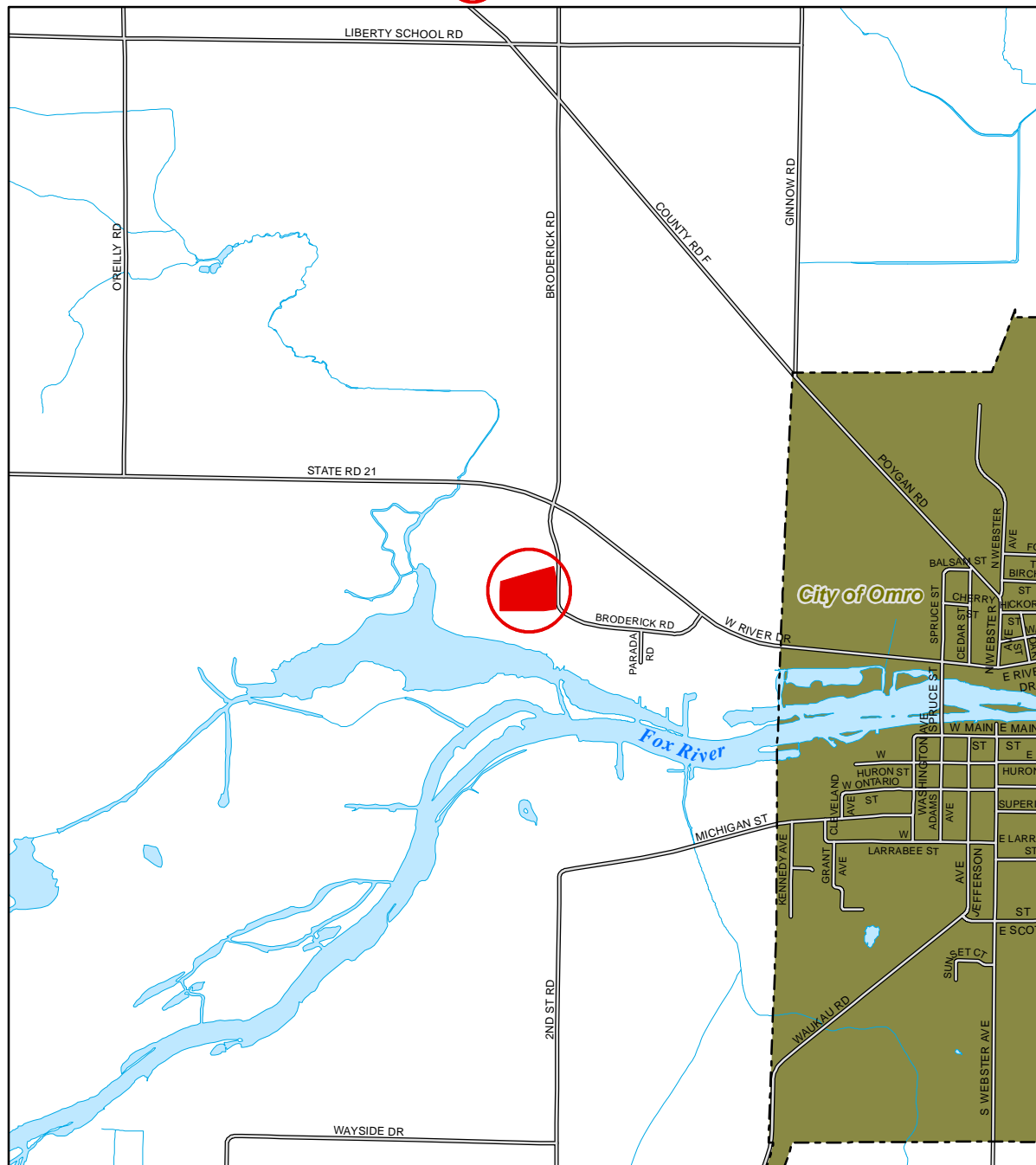
LITTON, BRYON K

Subject Parcel(s):

016005301

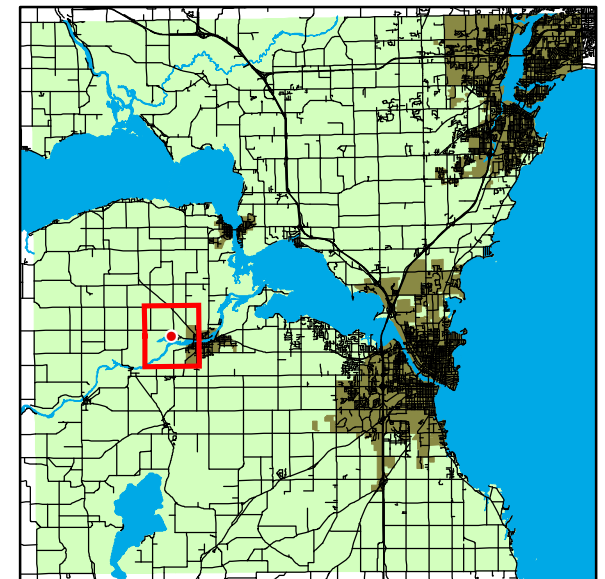


*Winnebago County
WINGS Project*

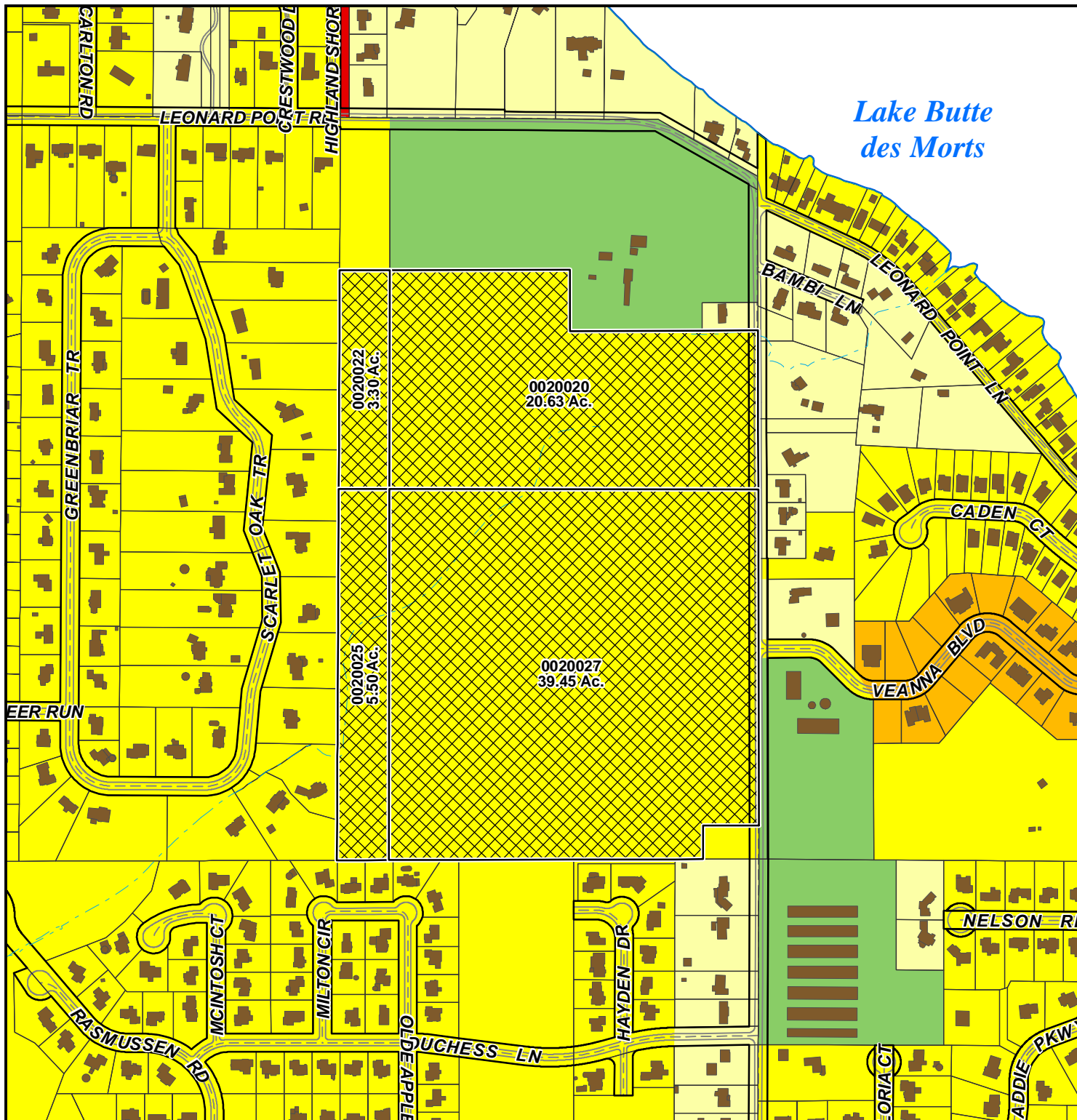


1 inch : 2,000 feet

● = SITE



WINNEBAGO COUNTY



Application #25-P-001

Date of Hearing:

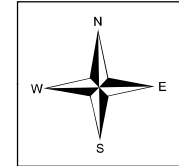
May 27, 2025

Owner(s):

P&Q OSHKOSH LLC

Subject Parcel(s):

0020020 / 0020022 /
0020025 / 0020027



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

Application #25-P-001

Date of Hearing:

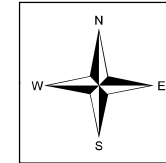
May 27, 2025

Owner(s):

P&Q OSHKOSH LLC

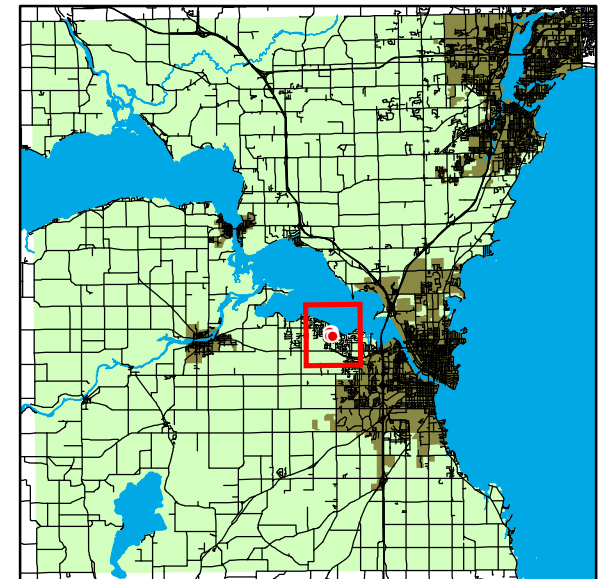
Subject Parcel(s):

0020020 / 0020022 / 0020025 / 0020027

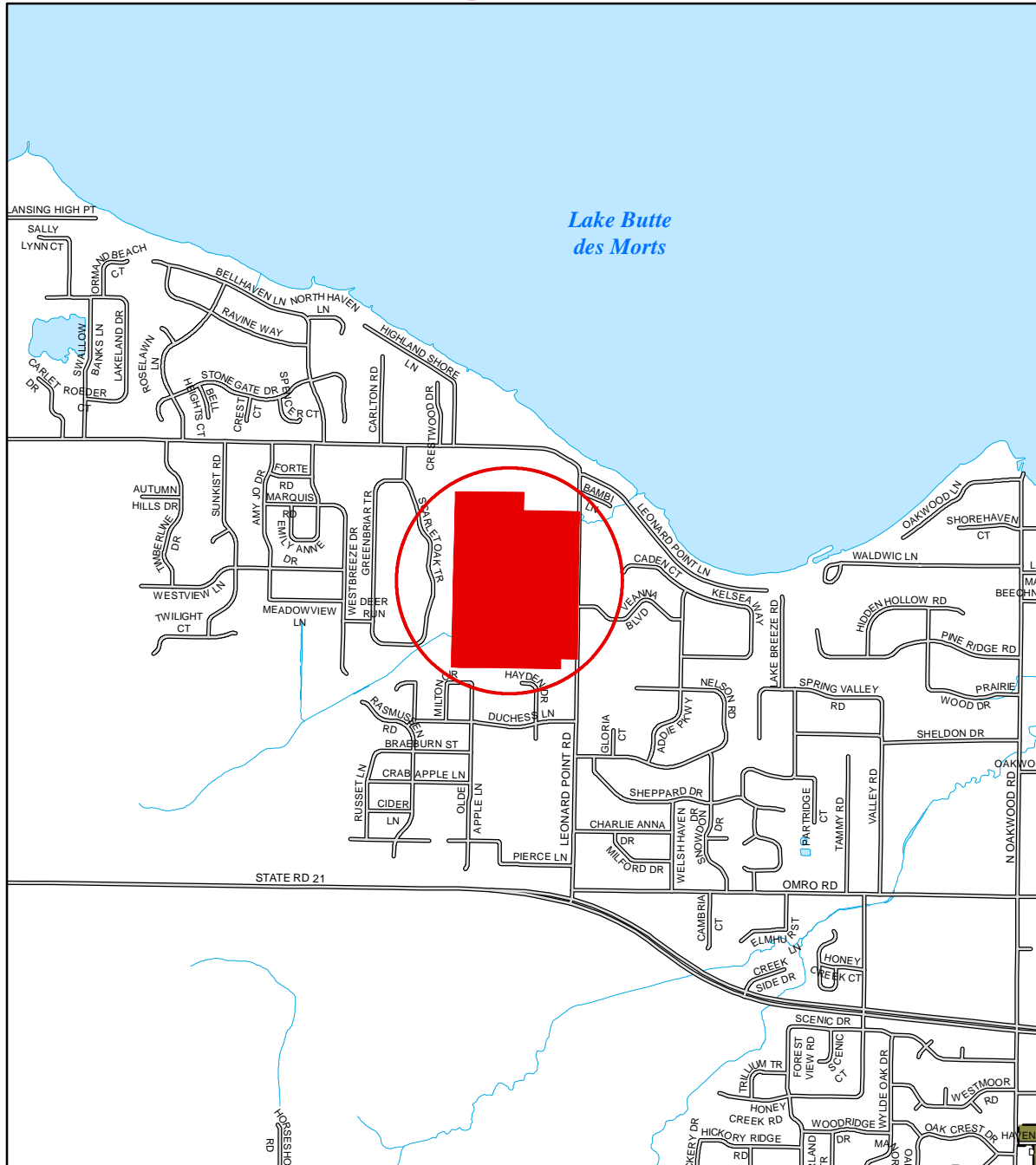


Winnebago County
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet