

**MEETING NOTICE/AGENDA
PLAN COMMISSION
6085 COUNTY ROAD T, OSHKOSH, WI
Monday, August 3, 2026 @ 6:30 PM**

ROLL CALL

APPROVAL OF MINUTES:
Meeting of June 22, 2026

DISCUSSION ON THE FOLLOWING:

1. Conditional Use Permit application: Oppermann/ 0260364
A2 zoning proposing private barn and storage

ADJOURN

Karen Brazee
Clerk/Treasurer

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services, please contact the Clerk/Treasurer at (920)235-6953.

It is possible that members of and possibly a quorum of members of the Town of Vinland Board may attend the above stated meeting to gather information; no action will be taken by any other governmental body except by the governing body noticed above. Posted on the town website on 7/31/2026: townofvinlandwi.gov and in two places in the town:

- townhall foyer posting board
- posting board located at 2925 County Rd G

Town of Vinland

Plan Commission Meeting Minutes of June 22, 2026

PC meeting was called to order by Chairman Kuehn1 at 6:30pm. Roll call was taken. Present were ZA O'Connell, PC Commissioners Giese, Kunde, Maertz, Pfaendtner, Chairman Kuehn1, and Secretary Brazee. No other attendees.

Motion made by Maertz to approve the minutes of 6/1/26; seconded by Kunde.

Motion carried.

Discussion topics:

1. Chapter 410-90; Accessory Structures amendment:

O'Connell noted that the amendments made in 2014 were removed from the ordinance at the last PC meeting. He noted that part of the discussion from Chairman Kuehn1 was to consider the County's impervious surface rules. O'Connell noted that he sent the County's information earlier today, but noted that it only applied to shoreland zoning. O'Connell noted that he did not expect action taken on the Ordinance tonight, but wanted any ideas or changes brought to the next plan commission meeting. Maertz wanted to confirm the subsection C (2) that it only applied to residential zoning, in which O'Connell did confirm such. **Motion made by Giese to table Chapter 410-90 amendments to next PC mtg/seconded by Maertz. Motion carried.**

2. Chapter 410-29; Farmland Preservation amendment:

O'Connell did contact a representative w/ DATCAP and confirmed that if the Town of Vinland wants to renew farmland preservation, that it can be done. DATCAP Rep did indicate that our current ordinance can be recertified if we develop a plan for it. The plan would give \$10/acre tax credit. If there is enough interest, then a Farmland Preservation map needs to be developed to get recertified. O'Connell thinks the plan can be what we want it to be and that it's good to bring it up to the A1 zoned farmers, and anyone in A2 that may want to change to A1. Kuehn1 suggests that we look into stipulations to qualify. O'Connell noted that we would have to work through the County as they're still a key part of the process. O'Connell wants any farmers to contact him with

questions, so he can obtain answers from DATCAP rep. **Motion made by Maertz to table to the next PC mtg until more information is received/seconded by Pfaendtner. Motion carried.**

3. Chapter 361; Subdivision of Land amendment:

O'Connell indicated that he was notified by Cedar Corp that the State Legislators updated the land division ordinance and are requiring municipalities to do so also. He also noted that our existing ordinance is very similar, but he did incorporate additions to the ordinance. He is awaiting response from Attorney Koehler if he approves the changes that were made. Changes were taken from Cedar Corp suggestions as additions and nothing was removed from our existing ordinance. Most of the changes are straightforward to include changes in the Chapter under sections 361-3, 361-20, 361-24, 361-57. **Motion made by Maertz to approve amendments contingent on recommendations from Attorney Koehler/seconded by Kunde. Motion carried.**

Motion made by Maertz to adjourn/seconded by Kunde.

Meeting adjourned at 7:15pm

This meeting was held for the July Plan Commission meeting; the next meeting will not be until September, unless other application(s) are received to require an August PC meeting.

Respectfully submitted,

Karen Brazee

PC Secretary

Joe Kuehn1, Chairman



TOWN OF VINLAND

6085 COUNTY ROAD T • OSHKOSH, WI 54904

PHONE (920) 235-6953 • FAX (920) 235-6994

www.townofvinlandwi.gov

Zoning Change/ Conditional Use / CSM / or Variance Application

(Submit 2 hard copies or 1 electronic copy of plans / drawings)

Property Owner (s): Greg and Tammy Oppermann

Address: 4471 Grimson Rd.

Parcel# 0260364

Phone: _____ E-Mail: _____

Select application type (per tax parcel):

Application (\$300 fee) Type: _____ Zoning Change/ X Conditional Use/ _____ Variance/BOA
(\$150 fee) Type: _____ CSM (\$100 fee) Type: _____ Commercial Site Plan

Signature and Certification:

The, below-signed, hereby application for a zoning permit for the work described and located as shown herein. The below-signed agrees that all work shall be done in accordance with the requirements of the Town of Vinland Zoning Ordinance along with all other applicable town ordinances and the applicable laws and regulations of Winnebago County and the State of Wisconsin. I declare that the information I am supplying is true and accurate to the best of my knowledge, and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application, I am granting permission to the Town of Vinland staff and elected/ appointed officials to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Applicant Signature: [Signature] Date: 7/23/20

Applicant (if other than owner): _____

Check One: Architect: _____ Engineer: _____ Surveyor: _____ Attorney: _____ Agent/Other: X

Applicant: _____ Registration No.: _____

Mailing Address: _____

Phone: _____ Email: _____

Site Plan / Project Specifics:

Site Address (if different from property owner): _____

Tax Parcel No. : _____

Site Plan / Project Specifics:

Current Zoning: A2 Current Land Use: Residential

Proposed Use or Project: Private barn and storage.

Cost / Value of Building (s) / Structure (s): \$ 300,000.00

Building & Site Plan Submittal Requirements:

Building Plans, drawn to scale, are required which shall show the following:

- All floor plans
- At least two (2) building / structure elevation views

Site Plan, drawn to scale, is required which shall include the following (as applicable):

- Location of the project on the property
- Any existing or proposed structures or improvements on the property (e.g. buildings, structures, signs, driveways, parking/loading areas, ponds, etc.)
- Dimensions of any proposed improvements
- Setbacks of any proposed improvements on the property from property lines, roadways, wetlands, and surface waters (i.e. creeks, streams, rivers, ponds and lakes)
- Any existing and proposed well and wastewater disposal systems.
- Location and dimensions of all existing and proposed outdoor storage areas (if applicable)

Application Process:

Provide a detailed legal description of the property

Make all checks payable to the Town of Vinland

Submit the required information to:

Town of Vinland
6085 County Road T
Oshkosh, WI 54904

If you have any questions, please call or email the Town Zoning Administrator:

Don O'Connell @ zoning@townofvinlandwi.gov or (920) 915-9857
