



# TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

## **MINUTES OF THE March 1, 2021 PLANNING AND ZONING Workshop**

The Planning and Zoning Public Workshop was called to order by Chairperson Al Stenerson at approximately 6:30 p.m. Members present were Chairperson Al Stenerson, Terry Sweeney, Eric Youngbauer, Sandra Golliher, and Tracy Kollock. Also present Zoning Administrator Tom Verstegen, and Secretary Thomas Coppola.

- **Motion (Youngbauer, Golliher)** to approve February 1, 2021 minutes. **CARRIED**
- **Motion (Golliher, Kollock) to approve** the land split of 10 acres /40acres -CSM Fowler/ Dahl-Koelpin Rd. **CARRIED**
- Reviewed Building Registrations and Permit with no questions or concerns.
- **Discussion** of proposal to combine parcel 0869 and 0870 to 75' frontage per lot was favored by committee. Zoning Administrator Tom Verstegen advised that most people combine lots to make 1 lot, not to generally increase 1 lot and reduce another to make 2 lots. County may favor the decision. Chairperson Stenerson favors the lot combination and the committee agreed that it does make sense to make the lots buildable to suit the neighborhood.
- **Discussion** of proposal for Black Wolf Development was considered favorably with exceptions that prior to submission of the CSM, supporting plans must be submitted for review to include a drainage plan and easement plan for Sesame Street due to the predominant area having the possibility of increased accumulations, access for drainage, and encroachment concerns. Zoning Administrator Verstegen advised the variance will move to Town Board for submission once a discussion with Surveyor is addressed to include the additional plans. The Town Board will see the variance due to ordinance because it is a private road. Sandra Golliher asked if it is possible to make Sesame St a town road. Zoning Administrator advised it will require additional funding subject to decision by property owner. Golliher noted that identified owners must be notified and asked to favor/oppose the decision to increase the population density. The committee agreed that this submission faces development issues. A recommendation was made to reduce lot sizes, add a gravel road for ease of access, to seek a simpler way to sell.

**Motion (Kollock, Sweeney) to adjourn at approximately 7:10 p.m. CARRIED**

Next Workshop – April 5, 2021  
Respectfully Submitted,  
Thomas Coppola, P&Z Secretary