



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

MINUTES OF THE May 3, 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 Terry Sweeney, Eric Youngbauer, Sandra Golliher, Tracy Kollock, Jim Chitwood, and Howard Schwartz. Also present Zoning Administrator Tom Verstegen, Supervisor I Mike Pollack, Town Constable Leo Lefeber and Secretary Thomas Coppola.

- **Motion (Chitwood, Golliher)** to approve April 5, 2021 minutes. **CARRIED**
- **Discussion** of stand alone pole shed used for AG on A2, split 40 acre parcel to 10 acres. Zoning Administrator, Tom Verstegen, advised of the Town Zoning Ordinance Chapter 2 section 9 regarding the use of structures, the principle structure must be built first then an accessory building after. Zoning Administrator asked the committee to simplify the ordinance upon review. Chairperson Stenerson advised of the history of abandoned storage buildings as to why the ordinance is created to place parameters on what can be built due to non conforming properties. Verstegen asked to grant exception for potential buyers of parcel. Stenerson advised it cannot be granted due to precedent. Requestor, Vince and Evan Dahl, asked of Verstegen to discuss with potential buyers of property to seek to create a habitable space that can conform to the ordinance. Requestors agreed to the future harm it could cause to Town and confirmed a conversation with their buyer should be addressed.
- **Discussion** CSM request and Zoning Change for Swiss Rd.- Luker parcel favored by committee due to the Land Division Ordinance, Chapter 20, being very specific to adhere to the width and depth of the lot that the committee has the jurisdiction to vary the width/depth upon review. Zoning Administrator, Tom Verstegen, warns of caveat that it may not conform in variance. Chairperson Stenerson advised it is seen as favorable and aligns with lots created over 20 years ago. It is noted width/depth became controlled to account for a best recommendation to be greater than 25 times the size deemed favorable for submission of CSM and Variance Application. **CARRIED**

Motion (Youngbauer, Kollock) to adjourn at approximately 7:02 p.m. CARRIED

Next Workshop – June 7, 2021

Respectfully Submitted,
Thomas Coppola, P&Z Secretary