



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

MINUTES OF THE June 28, 2021 PLANNING AND ZONING Workshop and Public Hearing

The Planning and Zoning Public Workshop was called to order by Chairperson Al Stenerson at approximately 6:30 p.m. announcing a recess before the Public Hearing at 7:00 p.m. Members present were Terry Sweeney, Eric Youngbauer, Sandra Golliher, Tracy Kollock, Jim Chitwood, and Howard Schwartz. Also present Zoning Administrator Tom Verstegen and Secretary Thomas Coppola. Public present were applicant Leon Luker, neighbor Pam Gumz, and potential buyer of storage unit business, Chris Kendall.

- **Motion (Chitwood, Kollock)** to approve May 3, 2021 minutes. **CARRIED**
- **Motion (Chitwood, Golliher)** to approve CSM for Blanck to Town Board. Request for Zoning Change is not favored by committee. **CARRIED**

Review of YTD Building Registrations and Zoning permits with no questions or concerns.

- **Discussion** of storage unit business at 3691 S US HWY 45 is deemed favorable. The potential buyer, Chris Kendall of Oshkosh, seeks to create a storage facility for large campers, boat, vehicles or equipment. The ideal plan will have 12-14 ft doors/ height for large items. Chairperson Stenerson advised of the conditional use zoning of B3 for general business with a recommendation of a set back of 125' from highway. The committee recommended a drainage plan to be presented with an updated map design and plan. Potential buyer confirmed it is a 3 phase design and offered an idea for the old bank structure on property to include a farm stand/ ice cream stand of some form. Zoning Administrator, Tom Verstegen, asked if all existing structures will be cleared and renewed. Potential buyer confirmed intentions of removal and offered an idea to create a gated entry to the facility with security lights on building to offset any concerns with neighboring property.
- **Discussion** of Application for Zoning Change for Blanck is not deemed favorable as it does not meet the necessary conditions to rezone from R1 to A2 because the applicant is asking for items that can be performed under the R1 zoning. Zoning Administrator advised of the division of 2.89 R1 lot back to A2 is not foreseeable and not deemed favorable due to drainage. Zoning Administrator advised of shoreland zoning so the discussion will serve as advisory to County. Previously the committee moved to change the zoning to R1 in May of 2020. Chairperson Stenerson advised that the division of the rezone on the 2.89 lot does not meet the requirements of rezone. The CSM is favorable and moved to Town Board for review.

- Recess from Workshop at 6:55 p.m. to start Public Hearing at 7:00 p.m.

- **Motion (Golliher, Chitwood)** to approve the CSM and application for Zoning Change at 7558 Swiss Rd. from A2 to R1 pending Town Board acceptance of CSM. **CARRIED**

Motion (Chitwood/Schwartz) to adjourn Public Hearing portion of workshop at 7:13 p.m. CARRIED

- **Discussion** of the update to the Comprehensive Plan was announced by Chairperson Stenerson. The committee agreed to participate with the additional members to include Beth Oswald, Tom Verstegen, and Mike Pollack.

Motion (Youngbauer, Kollock) to adjourn at approximately 7:19 p.m. CARRIED

Next Workshop – August 2, 2021

Respectfully Submitted,
Thomas Coppola, P&Z Secretary