



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

MINUTES OF THE August 2, 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, and Sandra Golliher. Also present Zoning Administrator Tom Verstegen, Supervisor I Mike Pollack, Town Chairperson Frank Frassetto, and Secretary Thomas Coppola. Public present were developer Stuart Bedhun with potential buyers Greg Henith and Hunter Gardener, applicants Diane and Dave Sparr, Surveyor Craig Locy, Michael Doran- Maguire Development representative for ATT/SBA, and Kevin Pollard SBA.

- **Motion (Youngbauer, Golliher)** to approve June 28, 2021 minutes. **CARRIED**
- **Motion (Golliher, Youngbauer)** to not approve Resolution for Blanck. Forward to Town Board as review prior to submitting to County. **CARRIED**
- **Motion (Youngbauer, Sweeney)** to approve CSM for Woldt. Zoning Administrator, Tom Verstegen, advised it is viable to remove buildings to create the 1 acre lots as long as lot 2 is on a public road. **CARRIED**
- **Discussion** of CSM for Black Wolf Development on Sesame Street was not favored by the committee. Zoning Administrator stated this is still on a private road, it must be created with a public road. It will require a variance to create public road. Chairperson Stenerson advised Town Board can determine if a private road can become public with consideration of parties easement. The road must be brought to Town Standards, paved/asphalt, by owners. Chairperson Frassetto shared that owners have historically brought roads to Town Standards. Dave Sparr, representative of applicant, advised owners will have to use the sale of first lot for improvements/standards of roads due to limited funding. Surveyor, Craig Locy, advised that the developer, Stuart Bedhun, reached out to up to 6 residents who favored sharing the easement. Bedhun advised neighbors will prefer not to see increase in density or an increase in cost for Town Standards for road, so they will like to note they are ok with the enhanced gravel road. Stenerson advised on the benefit of variance, as Zoning Administrator, Tom Verstegen, added clarification that the road will be requested to remain private and maintained by owners, if a variance is created. Stenerson made note of cul-de-sac turnaround and asked Surveyor Locy to confirm if cul-de-sac was calculated in lots, it was not included in lots, so it will be part of private road, which will require a Town Standard for emergency vehicles. Stenerson requested review from the town attorney on CSM request, review of supporting a variance request to keep enhanced gravel, and to review multiple easement owners on same private road. Stenerson requested Bedhun to ask potential buyers, Henith and Gardener if they can delay 30 more days as attorney reviews. Applicant confirmed they will wait. Bedhun confirmed they will present verification notices of approval from parcel owners on private road. Locy confirmed he will look into putting a covenant of private road maintenance on deed and the possibility of creating an association for road maintenance.
- **Discussion** Conditional Use Application for Harmoni Towers AT&T. Chairperson Stenerson stated a concern of tower on town dump, as review noted applicant has antenna on tower, now wants own tower, and will prefer to build new tower next to existing tower, concerns are distance from existing tower and signal interference. Michael Doran of Maguire Development, representative for Harmoni Towers advised of history that brought current applicant- ideally the town was proposed to be the applicant, but noted it was a financial burden for ATT to offer market rents in rural area therefore it became a business model problem for acceptance. ATT has been in contract for 99 years and viable for the future. Carrier will pay land rent to Town as SBA will continue with similar use due to state statute; therefore, proposing to build a large tower on or around 262' structure. Stenerson asked if the Town Ordinance was reviewed. Doran confirmed Town Ordinance was reviewed and meets setback criteria, though the landscape design will be submitted and that it will meet state statute under set back requirements. Chairperson Frassetto offered that certain areas can have own ordinance to be in compliance. Doran advised carriers are seeking ownership to offset financial burden, following state statute guidelines. Doran advised they are staying within proximity to meet general area 2,034 sq. ft. due to R1 construction tower had to move west 170' from road. Verstegen asked to review fall distance accuracy. Chairperson Stenerson asked to obtain a review of application/submission from Town Attorney, seek applicant to move tower back further from road and to provide larger maps with the updated recommendations. Applicant representative understands and will provide larger maps and feedback of the request.

Motion (Youngbauer, Golliher) to adjourn at approximately 8:10 p.m. CARRIED

Next Workshop – August 30, 2021

Respectfully Submitted,

Thomas Coppola, P&Z Secretary