



# TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

## MINUTES OF THE August 1, 2022 PLANNING AND ZONING WORKSHOP

Al Stenerson called to order the August 1, 2022 Planning & Zoning Committee Workshop at approximately 7:00 p.m. Members present Sandra Gollhofer, Eric Youngbauer, Tracy Kollack. Also present; Supervisor I Mike Pollack, Zoning Administrator Tom Verstegen and P&Z Secretary/Town Clerk Susan Snyder.

**Motion (Gollhofer/Kollack)** to approve the July 2022 P&Z Workshop minutes. **CARRIED.**

**Motion (Youngbauer/Gollhofer)** to approve Daniel Esposito CSM and forward to the Town Board. **CARRIED.**

**Motion (Youngbauer/Kollack)** to approve application for Conditional Use Permit from Winnebago County, Owner: Storage in Black Wolf LLC, James Sehloff, 004-0045-02, 3687 Fond du Lac Road, Oshkosh WI and move forward to Board. **CARRIED.**

**Motion (Gollhofer/Youngbauer)** to approve Winnebago County P&Z Zoning Map Amendment, Owner: Storage in Black Wolf LLC, James Sehloff, 004-004502, request to rezone B-2 to B-3 to eliminate dual zoning at 3691 Fond du Lac Road, Oshkosh 54902 and forward to the Board. **CARRIED.**

Discussion on Black Wolf Development CSM - Zoning Administrator Tom Verstegen suggested that Sunshine Lane be sold to Lot 1 of the Black Wolf Development project for easement to the owner of property on Sunshine Lane, adding this will be an ongoing discussion. Chairman Stenerson added that in order make this work, measurements will be needed of which Tom Verstegen said he will put forward to Black Wolf Development.

Discussion of Art Crook Land Division and possible solutions being the rezone of parcel ending in 906 to Business and the parcel ending in 904 to residential or due to the size, combine both 601 and 605. Tom Verstegen will advise property owners of options the committee will consider.

Discussion of Mueller Land Division and the current map with proposed map would require rezoning but most in shoreland zoning which is county. The representative of the owner stated the plan is to rezone from business to residential.

Michelle Martel addressed the committee with her concerns regarding the buildup of land and fill for the storage unit facility. Michelle said her lot is adjacent to the property and the lot is now higher than her property by about 3.5 feet, with privacy completely gone, lighting will surely be an issue and putting in a 6' fence will do nothing. Zoning Administrator Tom Verstegen suggested she could submit request for variance based on situation. Secretary Snyder will follow-up with

Michelle and provide the contact information of Tom VanLanen and his offering for folks who reside on Welle Drive to purchase trees at cost.

**Motion (Youngbauer/Golliher)** to adjourn until August 29, 2022 which will be the September meeting due to the Holiday. **CARRIED.**

Respectfully Submitted,  
Susan Snyder