



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the October 2, 2023 Comprehensive Plan Committee Meeting

Chairman Stenerson called the Comprehensive Plan Committee meeting to order at approximately 6:30 p.m. Committee Members present were Eric Youngbauer, David Jensema, Sandra Gollhofer, Rick Bowman, Kay Krause and Jim Chitwood. Also present; Chairman Frank Frassetto, Zoning Administrator Tom Verstegen and Secretary Susan Snyder.

Motion (Youngbauer/Gollhofer) to approve minutes from July 26, 2023. **CARRIED.**

Kay Krause led the discussion with reviewing the noted revisions made to the Issues and Opportunities, Agricultural, Natural and Cultural Resources documents as well as the Comp Plan Legislative document. The suggested notes/revisions were based on the graphs and survey data. Chairman Frassetto suggested adding recognizing a different density for Sanitary District under the Density Ordinance, He also mentioned that adding to the challenges with density standards is the information from the first plan was not carried over to the second so that will need to be done. Chairman Stenerson added the idea is to keep growth slow but not stifle land owners. Kay added it is a balancing act with what the survey results are versus how the comp plan is written. Chairman Stenerson explained the town has a subdivision ordinance and zoning ordinance but the comp plan is like an umbrella and does not get as detailed as the ordinances. Chairman Stenerson also added a developer cannot put in a subdivision in Black Wolf because they need 1/3 of an acre or less to do that and the town does not allow for such.

Moving forward, Kay Krause and Jim Chitwood will meet to review the documents and create a draft document with preliminary changes. The committee can then decide on those recommendations.

Motion (Youngbauer/Gollhofer) to adjourn until November 6, 2023 at 6:30p.m. **CARRIED.**

Respectfully Submitted,
Susan Snyder