



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the November 6, 2023 Planning and Zoning Meeting

Chairman Stenerson called the Planning and Zoning Meeting to order at approximately 6:00 p.m. Committee Members present were David Jensema, Eric Youngbauer, Rick Bowman, Howard Schwartz, Johanna Clevenger and Sandra Gollither. Also present; Chairman Frank Frassetto, Supervisor I Mike Pollack, Zoning Administrator Tom Verstegen and Secretary Susan Snyder.

Motion (Youngbauer/Gollither) to approve the October 2, 2023 P&Z Meeting Minutes. **CARRIED.**

Zoning Administrator Tom Verstegen explained to the committee the first two line items on the agenda (rezone request Linda Rogers, parcel 004-053301 and CSM for same parcel) will have three requirements that need to be met. First, extinguish the well restriction on the section of land to be carved out as shown on the CSM. Secondly, hold a public hearing on the rezone request. Finally, the approval of the CSM or approve the CSM with now with contingency of prior two being approved. The committee discussed in detail what was being proposed and agreed the well restriction is the problem at this point and the advantage is the parcel is outside of the 1200 ft. restriction and on the opposite of the neighboring lots which have good wells. Chairman Stenerson asked if the well restriction can be revised to remove the 2.45 acre lot being requested from the entire piece that is currently restricted. The lot is on the opposite side of the property from the dump so should be safe. Chairman Frassetto added the town attorney originally said a waiver is not a possibility, but he will ask if lifting the restriction for the section being requested on the CSM is a possibility. He will have an update at the board meeting scheduled for November 13, 2023.

Motion (Stenerson/Youngbauer) to recommend moving the CSM from Linda Rogers (Sternberg) parcel 004-055301 to the Board for approval contingent upon the lifting of the well restriction for the parceled section and the approval at the Public Hearing for the rezone request. **CARRIED.**

The committee discussed the Erosion Control Ordinance Draft brought forward by the Stormwater Utility District Committee following their most recent meeting. Chairman Frassetto explained the ordinance is a result of a meeting held with Chuck Nahn, Tom Verstegen, a representative from the DNR and himself. The findings at that meeting dictated the town create an Erosion Control Ordinance and Memo of Understanding with Winnebago County who issues Erosion control permits and oversight of violations, per the Sate of WI. The committee agreed to obtain a copy of Winnebago County's Ordinance for review at the December meeting. The ordinance will require a Public Hearing. Chairman Frassetto advised the deadline is January 2024.

Sandra Gollhofer had a follow-up question on the garage built along Hwy 45 and Decorah. Zoning Administrator advised the owner received a Zoning from Winnebago County as the location is in shoreland zoning and the town does not supersede their zoning, explaining there was a garage on that lot when the house was tore down and although the owner lives across the street, it is allowed if dedeed to the property.

Motion (Youngbauer/Clevenger) to adjourn until December 4, 2023. **CARRIED.**

Respectfully Submitted,
Susan Snyder