



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the January 6, 2025 Planning and Zoning Meeting

Chairman Stenerson called the January 6, 2025 Planning and Zoning Meeting to order at approximately 6:00 p.m. Members present were David Jensema, Eric Youngbauer, Howard Schwartz, Sandra Golliher and Johanna Clevenger. Also present were Chairman Frank Frassetto, Supervisor I Mike Pollack, Zoning Administrator Tom Verstegen and Secretary Susan Snyder.

Motion (Youngbauer/Golliher) to approve the November 2024 Planning and Zoning Minutes. **CARRIED.**

The committee discussed the Conditional Use Permit application of Gabrielle Boehrig (noting last name and parcel number correction), location is County Road Z, parcel 004-0424-01. The Conditional Use Permit request is for a Horse Therapy business on A-2. Gabrielle explained her proposed use is for the parcel to house equine-related activities. The property will not have a residential dwelling but will be used to stable horses, provide equine training/rehabilitation and offer equine-assisted therapy sessions. Facilities on the property will include a shedrow, indoor arena, barn and pastures. The plan is to begin with four horses and potentially up to eight on her ten acres within five years. Because of the town's zoning, Gabrielle requests a five year plan to build a primary structure. The committee discussed in detail the town's zoning requirement of 1200 sf minimum living quarters based on A2 zoning. The committee requested Gabrielle return to a future meeting with residential plans/drawings, location of residence, blueprints, timeline, septic plans, well, hours of operation, location on parcel, driveway and parking area. Chairman Stenerson added she will also have to apply for a building permit and build within the required timeline. Further discussion included input on updating the town's ordinances as the last update was completed in 1990. Supervisor I Pollack suggested a potential zoning change to reflect square footage be based on the number of bedrooms and not a set 1200 sf. The committee requested Gabrielle submit her materials to Zoning Administrator Verstegen for review and potential consideration by the committee.

Under old business, Justin Marcellis, parcel 004-0424-02 is requesting consideration of the committee to move forward with his request build an accessory building on A-2 zoned land to house equipment that will support his root plants, flowers and crops, explaining his intent is for a commercial agricultural enterprise and not a large farming operation. The committee discussed the ordinances and explained the way they are currently written, zoning does not support this. Chairman Frassetto added the ordinance is written very specific and now the town is behind and trying to adapt so it's about how to provide a generic ordinance to support this type of endeavor, suggesting the committee digest the information and provide suggestions.

Chairman Stenerson discussed the recent Comprehensive Plan meeting with finalization of sanitary district mapping being completed. The committee will have a tentative Public Hearing on February 3rd prior to the Planning and Zoning meeting.

Motion (Youngbauer/Schwartz) to adjourn until February 3, 2025 at 6:00p.m. **CARRIED.**

Respectfully Submitted, Susan Snyder