



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the March 3, 2025 Public Hearing Planning and Zoning Meeting

Chairman Stenerson called the March 3, 2025 Public Hearing to order at approximately 6:00 p.m. Members present were Eric Youngbauer, Howard Schwartz, and Johanna Clevenger. Also present were Chairman Frank Frassetto, Supervisor Mike Pollack, Zoning Administrator Tom Versteegen, and Kay Krause.

Kay Krause gave high level overview of the Town of Black Wolf Comprehensive Plan 2025 – 2045. The state requires the comp plan to be updated every 10-20 years at a minimum. The town uses the plan as a guide when developing and reviewing ordinances. The March 2023 town survey was used to influence updates. Updates were done to maps, lot divisions, and chapters in the plan. The goal is to maintain the rural character of the town while supporting single family home development. The survey had a lot of similarities from the last one. The biggest change is around density standards. There are 3 different densities – high, medium, and low. Reference the map on page 7 of the plan.

High 0.5 – 1 acre min standards

Medium – 1 – 2 acre size lots

High – 1 parcel per 10 acre (has been in plan since 1998). Ex. 450 acre parcel could have 4 lots within.

State requires section in plan on housing, economic development, intergovernmental cooperation, transportation, housing, utilities, and community. Not going to read page by page, but pointed out section 2 (p.9-10) has the implementation plan. The action plan starts on P.11 with due dates – says who is responsible and when it will be reviewed.

The plan can be updated at any time. Updates require a public hearing/public notice. Then it goes to the town board, then the county, then the state for approval. Kay opened it up for questions.

Questions were answered around condo development. Condos currently need to be owner occupied and privately owned. The goal is to keep green space and residents that want to downsize.

Bob Schnickl asked about 2024 due date in plan. Kay mentioned it was a typo and would be updated to 2025.

Craig asked question about why we are allowing smaller lot sizes if we want to keep things rural. The answer was that it's only in the high density area that already has smaller lot sizes.

Frank talked about the boundary line area and 40 year boundary agreement.

Frank thanked Kay Krause, Jim Chitwood, Planning Committee, and Tom Verstegen for all the time put into working on the updates to the plan.

Chairman Stenerson asked for a motion to accept the document to move forward to the board.

Motion – (Youngbauer/Schwartz) put forward motion to move forward. **CARRIED.**

Chairman Stenerson ended the public hearing at approximately 6:30PM.

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Motion (Youngbauer/Clevenger) to approve the meeting minutes from February 3, 2025 meeting. **CARRIED**

Under old business, the therapy horse stable was discussed. Town needs to get opinion from the town attorney on the conditional use permit. If it's acceptable to move forward, there will be a public hearing at the April 7 P&Z meeting before it would go to board review.

Motion (Youngbauer/Schwartz) to adjourn meeting at approximately 6:37PM. **CARRIED**

Submitted: Johanna Clevenger, P&Z and Alex Snyder, Clerk