



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the May 5th, 2025 Public Hearing

Chairman Stenerson called the May 5th, 2025 Public Hearing to order at approximately 6:00 p.m. Members present were David Jensema, Eric Youngbauer, Sandra Golliher, and Howard Schwartz. Also present were Chairman Frank Frassetto, Zoning Administrator Tom Verstegen, and Supervisor I Mike Pollack

Chairman Stenerson opened the Public Hearing for discussion about the Conditional Use Permit for Gabrielle Boehig's proposed equine business. Chairman Stenerson confirmed that the committee and the permit applicant have reviewed the Conditional Use Permit as drafted by the attorney. Chairman Stenerson suggests an additional special condition that if the applicant should cease operations of her business for over 1 year, the conditional use permit would be void. **Motion (Youngbauer/Golliher)** to approve addition of special condition as explained by Chairman Stenerson. **CARRIED. Motion (Stenerson/Youngbauer)** to move forward with recommendation to the Board to approve Conditional Use Permit with the addition of the special condition aforementioned. Unanimous approval. **CARRIED.**

Motion (Stenerson/Youngbauer) to adjourn public hearing. CARRIED.

Minutes of the May 5th 2025 Planning and Zoning Meeting

Chairman Stenerson called the May 5th 2025 Planning and Zoning Meeting to order at approximately 6:10 p.m.

Motion (Youngbauer/Schwartz) to approve the April 7th, 2025 Planning and Zoning Minutes. **CARRIED.**

Old Business:

- Tom Verstegen discusses proposals brought forward by the Luker Family that would affect 3 areas of the Town.
 - o **Nekimi Ave Near CTY Rd I** – This piece is approximately 11 acres. There is a small creek on the property that has historically flooded which should be taken into consideration when splitting this piece. This particular piece is in the low density area as outlined by the Comprehensive Plan but the Town has the ability to make exceptions for certain residential areas. Chairman Stenerson suggests

splitting this into 3 parcels and this seems to be the general consensus of the committee. Tom Verstegen provides an explanation from the Town Attorney that the density standards in the comp plan are guidelines for land division, however, even though the goal is to remain consistent with the standards outlined in the comp plan the town does have limited flexibility as long as it is within the zoning code. Frank Frassetto mentions that 2 acres currently stands as the minimum in the ordinance, but the comp plan states 4 acre minimum for low density areas. So each needs to be considered when deciding on land division.

- **Property behind the Town Hall (D & E)** – Mainly discussion surrounding the shared driveway in order to access the back lots. A member suggests a shared driveway agreement. If this piece was to be made into a housing development, the shared road may need to be a Town Road. The density standards would still apply to this division.
- **(F, G, H)** – Technically speaking, G & H could not be split because there is no access to these proposed pieces. F is the only viable option because you can't split the others without access. The next concern would be driveway/easement access.

New Business:

- Town Chairman discusses the Town considering options for updating the Uniform Dwelling Code ordinance and bringing this forward to the Planning and Zoning committee.
- There are a few ordinances that need to be updated to align with the new Comp Plan which takes priority but eventually all ordinances will need to be refined and updated to modern definitions.
- Verstegen suggests East Central Planning for assistance with the ordinances. Frassetto offers to contact them.

Motion (Youngbauer/Golliher) to adjourn until June 2nd, 2025 at 6:00p.m. Planning & Zoning Meeting. **CARRIED.**

Respectfully Submitted, Alex Snyder