



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Meet to Adjourn the Board Of Review to Later Date Minutes May 12th, 2025

Chairman Frank Frassetto called the Board of Review into session during the 45 day period beginning on the 4th Monday of April, pursuant to Wis. Stat. 70.47(1) at approximately 6:52p.m. Also present was Supervisor Mike Pollack, Treasurer John McDermott, and Clerk Alex Snyder.

Due to the fact the assessment roll is not completed at this time, the Board of Review will be adjourned until a later date. Notice will be given as to the date the Board will reconvene. Clerk Snyder presented the postings announcing the BOR moved to a later date which will be provided by the assessor.

Motion Adjourn (Pollack/Frassetto) to a later date which will be posted as soon as a date is confirmed. **CARRIED**

Regular Monthly Board Meeting Minutes May 12, 2025

Chairman Frank Frassetto called the regular monthly Town Board meeting to order at approximately 7:00 p.m. The meeting opened with the Pledge of Allegiance.

Members Present: Supervisor I Mike Pollack. Others Present: Clerk Alex Snyder, Treasurer John McDermott, and Zoning Administrator Tom Verstegen

Motion (Frassetto/Pollack) to approve Town Board Minutes of April 14th, 2025. **CARRIED.**

CLERK'S REPORT:

- 2025-2026 Liquor Licensing Update – Liquor license renewals sent first week of April. Over ½ of the establishments have submitted their renewal applications. Clerk will follow up with the businesses who have not submitted anything to remind them to have them in before June 1st.
- Building Registration Form Update – 3 building registration forms submitted in April 2025 and 1 so far in May 2025. Zoning Administrator tom Verstegen requested Clerk cross reference the building registration forms with both town and county zoning permits to ensure every project that needs a zoning permit has one on file. Clerk or Dept. Clerk will work on that this week and get that over to Tom Verstegen.

MEETING OPEN TO THE PUBLIC

Kathy Griese, GO EDC – Kick Off event at Go EDC Kick-Off Gathering Reminder. Campaign update: GO EDC met with 80 businesses to share the plan. Thus far have raised over ½ their goal. One of the initiatives for the plan is focused on housing due to the increased needs. The average single family home costs \$358,647.06 in 2024. The housing development initiative is working to do a housing study to evaluate needs. Oshkosh is falling behind on the single-family home counts as compared to other communities within Wisconsin.

COUNTY SUPERVISOR'S REPORT:

- County is focused on IDB and conversations will continue.
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CHAIRMAN'S REPORT:

- Update on Oshkosh Trucks on town roads: Chairman Frassetto called his Oshkosh Corp contact regarding the ongoing concern of trucks travelling on Fisk Ave. The contact forwarded communication he sent to the exercise team to stop any and all exercises of vehicles on Fisk Ave. Contact will most likely be getting questions on whether or not the JLTB (approx. 14,000 lbs) will be ok. Frank may be interested in opening a petition to the county to amend the existing CUP to add Black Wolf.
- Report - Annual NATaT Fly-in Policy items: There were 16 or so members who participated in the Fly-In. Overall a positive experience.
- Building Inspector contract update/approval – Board had a special meeting with SPS Inspection Services. The individual inspections are for the remodels, additions, etc. Elisabeth updated her Fee Schedule to accommodate the length of travel time. Elisabeth had concerns regarding the 2 ongoing projects and taking those over because another licensee performed inspections and she would pick up. Chairman Frassetto called McMahon and they agreed they will continue to perform inspections on projects they've already started in Black Wolf until they issue the occupancy permit. Elisabeth/SPS is on-board to assist us temporarily until we confirm a building inspector. **MOTION (Pollack/Frassetto)** to approve new fee schedule. **CARRIED**
- Uniform Dwelling Code Ordinance needs an amendment. In 2020 there was an amendment to the 2020 UDC Ordinance that is not accurately reflect how the board wants to continue with the UDC. Frank will address this with P&Z
- Sign Concern Brought Forward from Resident – New Black Wolf Resident called Frank because there was no street signage that shows dead-end on Fisk Ave. that runs into the water. Fire Chief Becker confirmed there has been incidences where vehicles have gone into the water within the Van Dyne FD territory.

SUPERVISOR I REPORT:

- Review of May Planning & Zoning Committee Meeting – Discussed CUP. Gabrielle did send in the Site plans & Zoning Administrator asked her to redo them and will send them to the Board. Mike is agreeable to the CUP as presented as long as there are plans.
- Luker Family Property Division was further discussed
- **Discussion/Action** – Conditional Use Permit Gabrielle Boehrig
 - Building Permits and Necessary Inspections Shall Be Required
 - **MOTION (Pollack/Frassetto)** to Approve Conditional Use Permit with the addition of the Building Permits and Necessary Inspections. **CARRIED**

SUPERVISOR II REPORT:

- Frank Frassetto has requested Winnebago County put numerical estimates alongside the street names on the road survey. County individual is unsure if it is possible to put an estimate because of time and material required.
- Frank Frassetto to request a quote from a second vendor for the necessary work as well.
- Frank Frassetto to give a “go ahead” for certain projects from the county & Mike Pollack was in agreement.

TREASURER'S REPORT:

- **MOTION (Pollack/Frassetto)** to approve April Treasurer's Report. **CARRIED**

- Review of information for Annual Meeting April 15, 2025 at 4:00p.m. CLA does a compilation of the financial report that is not an audit. John provided a copy of the final financial report to the Board Members present.

SANITARY DISTRICT REPORT:

STORMWATER UTILITY DISTRICT REPORT:

CONSTABLE'S REPORT:

FIRE DEPARTMENT REPORT:

- Chief Becker inquired if Black Wolf has adopted a Fire Code. Board is unsure if there has ever been a fire code adopted.
- Chief Becker inquired about an EMS update. Frank responded there are 7 municipalities that have joined into an IGA with a purpose to form an ambulance EMS district where municipalities would have more control who would provide EMS services due to the ongoing concerns. The city has a new fire chief and city manager and therefore are wanting to meet with the Municipalities to review current EMS services and hear feedback.
- Chief Becker provides feedback that ambulance services provided by the city are great and he expresses his support to stay with the City of Oshkosh but acknowledges why the Town is participating in conversations. Chairman Frassetto clarifies that joining the IGA does not explicitly mean we're planning to end EMS services with Oshkosh in the future but it is the responsibility of the Board to consider all options from a financial aspect.
- Chief Becker requests to be updated as the IGA progresses

BUILDING INSPECTOR'S REPORT:

APPROVAL OF BILLS: Motion (Pollack/Frassetto) to approve bills. **Carried**

ADJOURNMENT - Next Town Board Meeting: June 9th, 2025 at 7:00p.m.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk at (920) 688-1404. A quorum of the Sanitary District or other committees may attend, but no official action will be taken by them. Notice was posted on May 10, 2024 at www.townofblackwolf.com, Town of Black Wolf Municipal Building, Condon Oil and Lakeshore Mart.