



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Regular Monthly Board Meeting Minutes

June 9th, 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 and Supervisor II Beth Oswald. Others Present: Clerk Alex Snyder, Treasurer John McDermott, and Zoning Administrator Tom Verstegen

Motion (Frassetto/Pollack) to approve Town Board Minutes of May 12th, 2025. **CARRIED.**

TREASURER'S REPORT:

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

CLERK'S REPORT:

- **Motion (Oswald/Pollack)** to approve 2025-2026 Liquor Licenses. **CARRIED**
- Update on Building Registration Forms filed with the Clerk in the past month.
- Electronics Recycling Event Collection – 711 lbs Televisions, 279 lbs CPU Towers, 977 lbs Electronics, 147 lbs Monitors, 761 lbs Freon-Containing Appliances, 1495 lbs Appliances, Small Electronics, & Printers. **Total Collected was 4,370 lbs.**

MEETING OPEN TO THE PUBLIC

Kathy Griese with Greater Oshkosh - May 14th Greater Oshkosh went live with the campaign. Have had meetings with approx. 88 businesses. There is an executive meetings opportunity for local businesses to meet with GO EDC. She also discussed the Rural Revolving Fund Program and its benefits to rural areas.

Brian/Pam Johnston (Welle Dr.) – Concern for the lighting at the Black Wolf Storage Building. Owner was compliant with the understanding that lighting needs to be respectful of homes on Welle Dr. There is a new construction of the “E” building which added 8 lights. The new lights are closer to the homes. Pam adds that there is an increase in traffic at all hours of the night.

Chad Peruzzi (Welle Dr.) – Concern with the Black Wolf Storage Unit. Chad has been in contact via email with the owner since 06/21/2024 regarding water runoff from the storage unit property onto his property. Chairman Frassetto confirms he has spoken with NorthEast Asphalt who confirmed that the addition of a pitch will be completed. Chad also mentions that there is not supposed to be outdoor storage but there appears to be some which is concerning.

Darlene Darrow (Welle Dr.) – Echoed concerns about the disruptions caused from Black Wolf Storage Units.

Michelle Martel (Welle Dr.) – Echoed concerns about the disruptions caused from Black Wolf Storage Units and also added personal experience of visitors of the units with loose dogs, debris that ends up in her yard, and shining lights in the homes. There was also concern expressed for noise levels late in the evening and disturbances from visitors of the units.

Matt/Wendy McLarthy (Welle Dr.) – Echoed concerns about the disruptions caused from Black Wolf Storage Units and has also had conversations with the owner regarding the ongoing issues which seem to not be resolved.

Duane Hart (Welle Dr.) – Duane noticed an increase in flooding in his yard more than previous years due to the water runoff issue with the storage units. Echoed concerns of his neighbor, Chad Peruzzi.

Winnebago County Sheriffs Dept. – Not many new things. McLarthy on Welle Dr. inquired with Deputy about any increase in patrol or concerns at the storage units aforementioned and this was echoed by Mr. Johnston. Deputy states he has spoken with kids about working on their cars and does not think there is something suspicious/malicious going on but encourages residents to call the Sheriffs Office if there is a large disturbance.

COUNTY SUPERVISOR'S REPORT:

- Industrial Development Board (IDB) – Housing Update
 - o June 18th meeting will have a housing report. The county is still in the transition period between County Executives so it is still to be determined where the IDB Housing will land.

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CHAIRMAN'S REPORT:

- Quit Claim Deed for Kossel Property – Kossels Needed to join 2 properties in order to meet zoning requirements so Kossel can sell his property. The Town owned 50ft of stream that separates the properties so a Quit Claim Deed will sign the stream over to the Kossel Estate.
 - o **Motion (Oswald/Pollack)** to approve the Quit Claim Deed for the stream that bisects the Kossel Estate Properties. **CARRIED.**
- EMS Update
 - o There was a meeting with the EMS IGA group and the county. There was 40k that the county agreed to use toward the feasibility study but the estimated cost was lowest at 60k so it is still TBD on a plan of action forward.
- Railroad Crossing/Quiet Zone update
 - o Signs have been ordered and are on the premises but it has been too wet for the signs to be installed at this point.
 - o We will also be updating the size of the other RR crossing signs.
 - o Chairman Frassetto has confirmation from the county that they will be doing the painting on the roads and installing the pylons.
- **Motion (Oswald/Frassetto)** to reappoint Al Stenerson to another 3 year term on Planning and Zoning Committee. All in Favor/None opposed. **CARRIED.**

SUPERVISOR I REPORT:

- Review of June Planning & Zoning Committee Meeting which was mainly focused on the sale of the Liker Family properties and how those can be in accordance with the updated comprehensive plan. Chairman Frassetto clarifies that the Comp Plan is a guide and a suggested density standard. How the zoning ordinances are currently written would allow for the lots to be sold the way the Lukers intend.
- Supervisor I also wants to make residents aware that there has been an increase in syringes to the litter among the ditches and to be vigilant when out walking.

SUPERVISOR II REPORT:

SANITARY DISTRICT REPORT:

STORMWATER UTILITY DISTRICT REPORT:

- Chairman Frassetto discussed a property on HWY 45 & Shady Lane area that has an existing County easement. SWUD would like to remove the County easement and instead have it a Black Wolf easement so the Town can improve the water drainage problems due to the way the water drains into the lake.

CONSTABLE'S REPORT:

FIRE DEPARTMENT REPORT:

BUILDING INSPECTOR'S REPORT:

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

ADJOURNMENT - Next Town Board Meeting: July 14th, 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 at www.townofblackwolf.com, Town of Black Wolf Municipal Building, Condon Oil and Lakeshore Mart.