



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the July 7th, 2025 Planning and Zoning Public Hearing

The Town of Black Wolf Planning & Zoning Committee Public Hearing was called to order at 6:03p.m. on Monday July 7th, 2025 by member Eric Youngbauer. Members Present were Sandra Golliher, Rick Bowman, Johanna Clevenger, and David Jensema. Others Present included Chairman Frank Frassetto and Kay Krause.

Kay Krause presented the proposed amendments to Town Zoning Ordinance, Section 3 Zoning Districts that were a joint effort between the Town and East Central Planning. The amendments are verbatim from the Comprehensive Plan that was approved earlier this year by the Board. The change was largely for the lot sizes to match the density standards from the Comprehensive Plan. Section 3.4 has the most significant changes. Kay discusses the plans once this amendment has been approved to update the other ordinance definitions in the near future.

Motion (Youngbauer/Jensema) to recommend the amendments to Town Zoning Ordinance, Section 3 to Town Board for approval. All in Favor/None Opposed. **CARRIED.**

Motion (Youngbauer/Golliher) to Adjourn Public Hearing. **CARRIED.**

Minutes of the July 7th, 2025 Planning and Zoning Minutes

Member Eric Youngbauer called the monthly Planning & Zoning Meeting to order directly following the adjournment of the Public Hearing.

Motion (Golliher/Clevenger) to approve the minutes from the June 2nd, 2025 Planning and Zoning meeting. All in Favor/None Opposed. **CARRIED.**

Next is the discussion and review of the Luker Family CSMs:

- Nekimi Ave. CSM 004-0127-03: This property does need to be rezoned and there is a rezone application for review for this property. The CSM would allow a higher density area than what the guidelines on the Comprehensive Plan would suggest but Tom Verstegen reiterates that the Comprehensive Plan is a suggestion. This area would technically be 1 house per 10 acres with a minimum lot size of 4 acres under the new density standards but the rezone request is to rezone the lots to residential. How the zoning ordinance currently reads, the CSM would be in compliance with the ordinance.
Motion (Golliher/Clevenger) to approve forwarding CSM 004-0127-03 to Town Board for Approval. All in Favor/None Opposed. **CARRIED.**
- County Road R, CSM's 004-0032 & 004-0337-01: The committee discussed the access and easements of the 3 proposed lots. County permits are not yet available for

consideration. Zoning Administrator Verstegen stated the 3 lots were previously discussed along with the need for rezoning due to lot size and road frontage.

Motion (Bowman/Clevenger) to Table CSM's 004-0032 & 004-0337-01 to the August meeting. All in Favor/None Opposed. **CARRIED.**

- Black Wolf Ave/County Road R, CSM's 004-0340-09 & 004-0340-07: County Road R CSM's 004-0346 & 004-0345 tabled due to need for rezone.
- Public Hearing scheduled for August meeting:
 - Luker rezone request for Parcel 004-0127-03, Nekimi Avenue, A-2 to R-1.
 - Luker rezone request for Parcel 004-0340-09- A2 to R1.
- Preview and discussion of property split, Howlett Road, parcel 004-0413.

Motion to adjourn until August 4, 2025 at 6:00 p.m. **CARRIED.**

Susan Snyder
Acting Secretary
Planning and Zoning Committee