



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the August 4, 2025 Planning and Zoning Meeting

The Town of Black Wolf Planning & Zoning Committee meeting was called to order at 6:00p.m. on Monday August 4, 2025 by Chairman Al Stenerson. Members Present were Eric Youngbauer, David Jensema and Howard Schwartz. Others present included Chairman Frank Frassetto, Tom Verstegen, Mike Pollack and Kay Krause.

Motion (Youngbauer/Jensema) to approve the minutes from the July 7, 2025 Public Hearing and Planning and Zoning meeting. All in Favor/None Opposed. **CARRIED.**

Chairman Stenerson reminded the committee of the Public Hearing scheduled for August 11, 2025, at 6:50 p.m., to consider the rezoning request submitted by the **CRL Surveying**, on behalf of **Property Owners Leon and Ann Luker Trust** for parcel 004-0127-03, located on Nekimi Avenue.

Motion (Stenerson/Youngbauer) to schedule a Public Hearing on **September 4, 2025, at 6:00 p.m.** to consider a **rezone request** submitted by **CRL Surveying**, on behalf of **Property Owners Leon and Ann Luker Trust**, to rezone parcels **004-0345** and **004-0346**, located on the east side of Highway R, from **A-2 Agricultural** to **R-1 Residential**. **Motion carried.**

Motion (Stenerson/Schwartz) to accept Certified Survey Maps (CSMs) for parcels 004-0346 and 004-0345, contingent upon access approval by Winnebago County. The CSMs will proceed to the Board on September 8, 2025. **Motion carried.**

Motion (Stenerson/Youngbauer) to schedule a Public Hearing on **September 4, 2025, at 6:00 p.m.** to consider a **rezone request** submitted by **CRL Surveying** on behalf of Property Owners **Leon and Ann Luker Trust** to rezone parcels **004-0332** (located on County Road R) and **004-0337-01** (located on Swiss Road) from **A-2 Agricultural** to **R-1 Residential**. **Motion carried.**

Chairman Frassetto advised that all previously tabled CSMs (004-0346, 004-0345, 004-0332, and 004-0337-01) require a motion to be removed from the table.

Motion (Youngbauer/Jensema) to remove CSMs 004-0346, 004-0345, 004-0332, and 004-0337-01 from the table. **Motion carried.**

Motion (Stenerson/Youngbauer) to accept Certified Survey Maps (CSMs) for parcels 004-0332 and 004-0337-01, contingent upon access approval by Winnebago County. The CSMs will proceed to the Board on September 8, 2025. **Motion carried.**

No New Business.

Zoning Administrator Tom Verstegen and Secretary Snyder reiterated that when a Rezone request and a CSM are submitted together, the Rezone request must first go to a Public Hearing. Any action on the related CSM must follow, as a CSM cannot be approved unless the property is correctly zoned.

Under Old Business, Zoning Administrator Tom Verstegen informed the committee that the Town has been in discussions with an organization who will assist with the upcoming updates to the zoning ordinances. This work is scheduled to begin early next year. Tom encouraged committee members to begin noting any questions or comments they may have while reviewing the current zoning codes, as the update process will move quickly and will require a collaborative effort to complete successfully.

Kay Krause added that, moving forward, it is important to remember that any items such as ingress/egress easements related to a CSM must be noted on page 2 of the CSM without exception. This requirement ensures that the necessary easement information is accurately reflected in the deed description.

Motion (Youngbauer/Jensema) to adjourn until September 4, 2025 at 6:00 p.m. **Motion carried.**

Susan Snyder
Acting Secretary
Planning and Zoning Committee