



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the September 4, 2025 Planning and Zoning Public Hearing

The Town of Black Wolf Planning & Zoning Committee Public Hearing was called to order at 6:00 p.m. on Thursday, September 4, 2025 by Chairwoman Kay Krause. Members Present were Sandra Golliher, Rick Bowman, Howard Schwartz, Eric Youngbauer and David Jensema. Others present included Secretary Susan Snyder and Zoning Administrator Tom Verstegen.

Chairwoman Krause opened discussion to the Public answering questions relating to driveway and easement to other lots and discussion on division of lots.

Motion (Bowman/Youngbauer) to approve and move forward to the Board, rezone request of Leon and Ann Luker Trust for the East Side of County Road R, Oshkosh, WI 54902, tax parcels 004-0345 and 004-0346 (Lot 1) from Agriculture (A2) to Residential (R1). **All in Favor/None Opposed. CARRIED.**

Motion (Youngbauer/Jensema) to approve and move forward to the Board, rezone request of Leon and Ann Luker Trust for the West Side of County Road R, Oshkosh, WI 54902, Tax Parcels: 004-0332 and 004-0337-01 (Lots 2 & 3) from Agriculture (A2) to Residential (R1). **All in Favor/None Opposed. CARRIED.**

Motion (Youngbauer/Schwartz) to Adjourn Public Hearing at 6:20 p.m. **All in Favor. None Opposed. Motion CARRIED.**

Minutes of the September 4, 2025 Planning and Zoning Minutes

Chairwoman Krause called the September Planning & Zoning Meeting to order directly following the adjournment of the Public Hearing.

Motion (Jensema/Youngbauer) to approve the minutes from the August 4, 2025 Planning and Zoning meeting. **All in Favor. None Opposed. Motion CARRIED.**

Motion (Youngbauer/Schwartz) To schedule a Public Hearing for **October 6, 2025**, to consider the Rezone Application for Property Owners **Leon & Ann Luker Trust**, Applicant: **CRL Surveying**. Location of premises affected: **Black Wolf Avenue, Oshkosh, WI 54902**, Tax Parcel **004-0340-09, Lot 2** – request to rezone from Agriculture (A2) to Residential (R1). **All in favor. None opposed. Motion CARRIED.**

Motion (Youngbauer/Jensema) to take off table - 1st Version Luker CSM, Black Wolf Avenue, Parcels 004-0340-09 & 004-0340-07. **All in favor. None opposed. Motion CARRIED.**

Motion (Schwartz/Bowman) for denial – 1st version of Luker CSM, Black Wolf Avenue, Parcels 004-0340-09 & 004-0340-07. **All in favor. None opposed. Motion CARRIED.**

Motion (Bowman/Golliher) to approve and move forward to the Board – pending outcome of October 6, 2025 Public Hearing – 2nd version Luker CSM, Black Wolf Avenue, Parcels 004-0340-09 & 004-0340-07. **All in favor. None opposed. Motion CARRIED.**

Motion (Youngbauer/Jensema) to approve and move forward to the Board, Kossel CSM, parcels 004-0547 & 0547-01. **All in favor. None opposed. Motion CARRIED.**

Motion (Youngbauer/Golliher) to approve and move forward to the Board, V&E Investments LLC CSM/Dahl, parcel 004-0413. **All in favor. None opposed. Motion CARRIED.**

Motion (Youngbauer/Jensema) to approve and move forward to the Board, Henke CSM, Parcels 004-0490, 004-0490-04, 004-0490-01, 004-0490-02-01. **All in favor. None opposed. Motion CARRIED.**

Discussion Items

Chairwoman Krause discussed the need for uninterrupted coverage of 300 feet along roadways or property frontage, suggesting the committee consider adding the word “*continuous*” to the zoning definition. She recommended the committee review best practices on this matter.

The committee will begin working with East Central in early 2026 and should start identifying potential sticking points, with attention to aligning the comprehensive land use plan accordingly. More detailed conversations are planned for November as part of the regular work meetings.

Chairwoman Krause also noted she had located 15- to 20-minute training videos from the UW–Stevens Point Extension on zoning ordinances and comprehensive plans. These will be incorporated into upcoming work meetings.

Going forward, Planning and Zoning packets will be emailed one week in advance of meetings. All agenda items must therefore be submitted to the office/Secretary at least 10 days prior to the meeting. Submission deadlines will be posted on the agenda. The submission deadline for the October meeting agenda is Thursday, September 25, 2025.

Next Public Hearing and Planning and Zoning Meeting is scheduled for October 6, 2025 at 6:00 p.m.

Motion (Bowman/Youngbauer) to Adjourn. All in favor. None opposed. Motion CARRIED.

Susan Snyder, Secretary
Planning and Zoning Committee