



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the November 3, 2025 Planning and Zoning Committee Meeting

Chairwoman Kay Krause called the **November 3, 2025, Planning & Zoning Committee Meeting** to order at **6:00 p.m.** Roll call was taken with the following members present: **David Jensema, Eric Youngbauer, Rick Bowman, Howard Schwartz, and Sandra Golliher.** Also present were **Supervisor I Mike Pollack, Zoning Administrator Tom Verstegen, and Secretary Susan Snyder.**

Motion (Youngbauer/Bowman) to approve the October 6, 2025 minutes. All in favor. None Opposed. **Motion CARRIED.**

Motion (Youngbauer/Schwartz) to schedule a Public Hearing on December 1, 2025 to consider the rezone applications submitted by applicant Benjamin Kossell (Kossel Trust) for parcels 004-0538, 004-0539, and 004-0545, proposing to rezone all parcels from Agriculture (A-2) to Residential (R-1) with road access. All in favor. None opposed. **Motion carried.**

Motion (Youngbauer/Jensema) to approve and move forward to the Town Board for consideration at the **December 8, 2025** meeting, **pending the outcome of the December 1, 2025 Public Hearing,** for the **Kossell Trust CSM involving Parcels 004-0545 and 004-0538.** All in favor. None opposed. **Motion carried.**

Discussion Items

Chairwoman Kay Krause advised that the Comprehensive Plan books are being bound, and one will be available for each committee member to use when discussions with East Central Planning take place after the beginning of the year. The committee will be working with ECPC to update ordinances to align with the Comprehensive Plan, and there is a significant amount of work to be done. Kay will also provide copies of the zoning ordinances for each member, or they can be accessed online via the town's website. Each committee member should review the ordinances, identify challenges, and create a prioritized list of ordinances to address.

Chairwoman Krause also noted she will soon have 15 to 20 minute training videos from the UW–Stevens Point Extension on zoning ordinances and comprehensive plans, and those related to the most recent Shoreland Zoning change. Further discussion is taking place at the county level on how towns will be impacted. The training videos will be incorporated into upcoming work meetings.

Zoning Administrator Tom Verstegen noted that the Mueller discussion is currently on hold, but the committee should retain the prior discussion and information for consideration in future deliberations.

The submission deadline for the December meeting agenda is November 22, 2025.

Next Public Hearing and Planning and Zoning Meeting is scheduled for December 1, 2025 at 6:00 p.m.

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

Susan Snyder, Secretary
Planning and Zoning Committee