



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the December 1, 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 Monday, December 1, 2025 by Chairwoman Kay Krause. Members Present were Cindy Lamson, Sandra Golliher, Rick Bowman, Howard Schwartz, Eric Youngbauer and David Jensema. Others present included Town Board Chairman Frank Frassetto, Supervisor I Mike Pollack, Zoning Administrator Tom Verstegen and Secretary Susan Snyder.

The Public Hearing was opened for comments and discussion. During this time, several members of the community voiced concerns about easements and access to adjoining properties that they felt were affected by the rezone request, particularly those easements that were never recorded on property deeds when the original recordings were completed in the 1970s. Additional concerns included the potential for future building(s), flooding and wetland impacts, overall density, and how many homes could ultimately be constructed. Chairwoman Krause and Zoning Administrator Verstegen addressed all questions, explaining that first and foremost, this request is solely for a zoning change. They further clarified that with regard to unrecorded easements, Mr. Kossel understands the importance of protecting existing easements and ensuring proper access to adjoining properties. This protection is achieved by having all easements formally recorded on the property deed, including full legal descriptions and that is the responsibility of the land owner and not the Town. The residential zoning request is the appropriate classification for this property following the recent CSM changes contingent on approval of the rezone. Chairwoman Krause added that the Town's goal is to ensure greater consistency and accuracy going forward in how easements and related items are recorded on deeds, noting that issues are being addressed as they become apparent. Both officials explained that any future building requires a site plan, and that Kossel's property, if divided, would consist of individual lots allowing one single-family home per lot. Apartments or duplexes are not permitted within the R-1 zoning district. The only factors that would disallow a zoning change request such as this one are non-compliance with the Town's Land Use Plan and/or the established zoning ordinances.

Motion (Youngbauer/Schwartz) to approve and forward to the Board the request for zoning change from Agriculture (A-2) to Residential (R-1) submitted by Benjamin Kossel on behalf of the Kossel Revised Trust, parcels 004-0538, 004-0539, and 004-0545. All in Favor. None Opposed. Motion CARRIED.

Public Hearing Adjourned.

**Minutes of the October 6, 2025
Planning and Zoning Minutes**

Chairwoman Krause called the December Planning and Zoning Committee Meeting to order following by roll call of members present; David Jensema, Eric Youngbauer, Kay Krause, Rick Bowman, Howard Schwartz, Sandra Golliher and Cindy Lamson.

Motion (Bowman/Youngbauer) to approve the minutes from the November 3, 2025 Planning and Zoning meeting. **All in Favor. None Opposed. Motion CARRIED.**

Motion (Youngbauer/Bowman) to table the CSM request of Boyson, Gustafson and Schulze, parcels 004-0267-01, 004-0268-01, 004-0268-02 and 004-0269 until the January 5, 2026 meeting, pending clarification of town zoning and potential Public Hearing. **All in Favor. None Opposed. Motion CARRIED.**

Under New Business, Chairwoman Kay Krause introduced Cindy Lamson as the newest member of the Planning & Zoning Committee, noting her prior years of service and experience on the committee. A brief discussion was held regarding the Winnebago County Zoning Ordinance Change pertaining to Shoreland Zoning. It was noted that the County approved a resolution moving the effective date to April 1, 2026, to allow town's additional time to prepare.

Under Old Business, Chairwoman Krause reminded the committee that work with East Central will begin in January 2026 to update the zoning ordinances. East Central plans to meet with the committee, most likely at the January meeting, to explain the process, gather feedback on areas of challenge, and identify what the committee would like to see addressed in the zoning updates, such as more detailed descriptions of agricultural uses. The project will begin with the compilation of background data, followed by ordinance rewrites in March and April. Finalization and the Public Hearing are anticipated for November–December, with periodic reviews occurring throughout the process.

Motion (Schwartz/Golliher) to Adjourn until Monday January 5, 2026 at 6:00 p.m. The submission deadline for the January meeting agenda is December 26, 2025. **All in favor. None opposed. Motion CARRIED.**

Respectfully Submitted by
Susan Snyder, Secretary