



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Regular Monthly Board Meeting Minutes December 8th, 2025

Chairman Frassetto called the regular monthly Town Board meeting to order at approximately 7:00 p.m. The meeting opened with the Pledge of Allegiance. **Members Present:** Chairman Frank Frassetto, Supervisor I Mike Pollack and Supervisor II Beth Oswald. Others Present: Clerk Alex Snyder, Treasurer John McDermott, and Zoning Administrator Tom Verstegen.

MOTION (Pollack/Frassetto) to approve Town Board Minutes of November 10th 2025. **CARRIED.**

TREASURER'S REPORT:

- **MOTION (Pollack/Oswald)** to approve December Treasurer's Report. **CARRIED**

CLERK'S REPORT:

- Clerk Snyder provided an update on training the new zoning software iWorQ
- **MOTION (Oswald/Pollack)** to approve the Election Inspector Appointments for 2026-2027. **CARRIED.**

MEETING OPEN TO THE PUBLIC

Kathy G (Greater Oshkosh/GOEDC) – Provided an update on new staffing additions to accommodate with the anticipated increase of workload with upcoming projects. Kathy also reviewed the 2025 GOEDC results of the Business Friendliness Survey and will incorporate those results into their 2026 strategic plans and regional approach to the Future in Focus Campaign.

Dept. Williams (Winnebago County Sheriff's Department) – Had no updates for any activity within the Town but was open to any questions the Board may have. There were none.

COUNTY SUPERVISOR'S REPORT:

- Supervisor Frassetto provided an update on the Spirit Fund request for a resolution from the County to combine the Housing Revolving Loan Fund to be paired with the IDB and private funds. The resolution has been tabled until further developments are made.

CHAIRMAN'S REPORT:

- Historically the Town has designated the IDB per capita funds to GOEDC and the Chamber. **MOTION (Pollack/Oswald)** 2026 amount of \$2827.40 to be split between GOEDC and the Chamber. **(CARRIED)**
- **MOTION (Pollack/Oswald)** to disperse the Economic Development Fund with approximately \$1500.00 to GOEDC and remainder to the Chamber. **CARRIED.**
- **MOTION (Pollack/Oswald)** to rescind Board approval of Luker Rev TST County Zoning Map Amendment (app# 2025-ZC-7200) and move to disapprove the same Zoning Map Amendment. **CARRIED.**
- Frassetto updated the Board on shore land zoning resolution which changed the effective date from November 21st 2025 to April 1st 2026. This will provide the affected Towns with time to ensure all maps and policies are up to date.

SUPERVISOR I REPORT:

- Supervisor Pollack provided an update on the December P&Z Meeting and Public Hearing. Cindy Lamson was appointed as a new member of Planning and Zoning Committee and the submitted

CSM for Streich Ln, making two lots into three, was tabled due to concerns with current zoning. The Public Hearing for the Kossel properties rezone change and CSM approvals were reviewed and recommended for approval by P&Z Committee to the Town Board. Kossel confirmed existing/proposed easements on the parcels. Easements will come off of the currently existing Raddatz Road.

- **MOTION (Pollack/Oswald)** to approve CSM for parcels 004-0545 and 004-0538, both located on South US Hwy 45, Oshkosh, WI 54902 as submitted by Benjamin Kossel. **CARRIED.**
- **MOTION (Pollack/Oswald)** to approve rezone on the following parcels from Agriculture (A-2) to Residential (R-1) submitted by Benjamin Kossel. **CARRIED.**
 - 004-0538, 5 Acres, South US Hwy 45 Oshkosh, WI 54902
 - 004-0539, 3.4 Acres, South US Hwy 45 Oshkosh, WI 54902
 - 004-0545, 15.9 Acres, South US Hwy 45 Oshkosh, WI 54902
- Action Item – Winnebago County notification of Public Hearing for rezone request on Kossel properties on US HWY 45. **MOTION (Pollack/Oswald)** to agree with the county public hearing that aligns with the Town's Comprehensive Use plan **CARRIED.**

SUPERVISOR II REPORT:

- Supervisor Oswald reported that a resident requested a speed study on Black Wolf Point Rd and Supervisor II did contact the Sheriff's Department who requested very specific details on what direction and times the speed limits are being violated. Resident stated both directions at all times of the day but the Sheriff's Department needs to narrow it down into more specific information in order for the study to be cost-effective.
- There was an update on the snow plowing of Town Roads. Paved Town-owned Roads take priority to clear. Plows will generally wait to plow gravel roads until the roads are completely frozen to avoid damages to the roadway.

SANITARY DISTRICT REPORT:

STORMWATER UTILITY DISTRICT REPORT:

CONSTABLE'S REPORT:

FIRE DEPARTMENT REPORT:

APPROVAL OF BILLS: MOTION (Pollack/Oswald) to approve bills. **Carried**

ADJOURNMENT (Frassetto/Pollack) Next Town Board Meeting: February 9th at 7:00pm

CARRIED.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Clerk at (920) 688-1404. A quorum of the Sanitary District or other committees may attend, but no official action will be taken by them. Notice was posted at www.townofblackwolf.com, Town of Black Wolf Municipal Building, Condon Oil and Lakeshore Mart.