



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Regular Monthly Board Meeting Minutes February 9th, 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 Planning & Zoning Chairman Kay Krause.

MOTION (Pollack/Oswald) to approve Town Board Minutes of January 12th 2026. **CARRIED.**

TREASURER'S REPORT:

- **MOTION (Pollack/Oswald)** to approve January Treasurer's Report. **CARRIED.**
- Treasurer McDermott also wanted to call attention to the animal control line item as the Town has already exceeded the annual budget. Clerk Snyder clarifies that the only payment has been the annual total for the Humane Society but there may have been an increase. Clerk Snyder will research the costs and provide the Board with more information.

CLERK'S REPORT:

- **Motion (Oswald/Pollack)** to approve the renewal of the Short Term Rental licenses. **CARRIED.**
- Clerk Snyder gives an update on IT proposals for the Town Hall and an update on the status of the upcoming election on February 17, 2026. In-person early voting/absentee voting has already started. This election has 1 office on the ballot for the School District.

MEETING OPEN TO THE PUBLIC

Kathy G (Go EDC) – Kathy provided the annual Municipality Report for the Town of Black Wolf which summarizes data from multiple sources to give an idea for income levels, resident age estimates, housing opportunities among other statistics.

Josh G (Oshkosh Chamber) – Introduced himself as new to his role with the Oshkosh Chamber and looks forward to continuing the relationship between the Chamber and the Town.

COUNTY SUPERVISOR'S REPORT:

- Supervisor Frassetto provides a brief update on the Winnebago County Housing Revolving Loan Fund

CHAIRMAN'S REPORT:

- **Motion (Oswald/Pollack)** to appoint Rick Bowman and David Jensema to Planning & Zoning Committee for 2 year terms expiring in February 2028. **CARRIED.**
- Chairman Frassetto provides an update for the status of changes with shoreland zoning. Months ago the county board voted to remove county zoning from shoreland zoning areas and gave the towns the opportunity to enforce general zoning within the shoreland zoning areas. Townships within Winnebago County have made decisions regarding whether they will be moving forward with the county continuing to manage shoreland zoning areas or if the towns will be enforcing general zoning. Initial discussions with the Black Wolf Town Board were leaning toward choosing to enforce Black Wolf's general zoning with the main goal to reduce any future conflicts between the county zoning requirements and the Town's zoning requirements. Chairman Frassetto highlights that overall the relationship between the county planning and zoning and the Town has been relatively good thus far. Chairman Frassetto consulted with Black Wolf Zoning Administrator, Tom Verstegen, on his opinion regarding which direction the Town should go and Tom felt that the County should continue to oversee shoreland zoning as they've already been

handling it and it has gone smoothly. Supervisor II Beth Oswald asks if there are any concerns about differences in requirements between the county and the town zoning. Chairman Frassetto mentions a recent situation where the Town said no to a permit and the county issued one but otherwise Chairman Frassetto would prefer to approach the relationship with the county as more conversational as there is currently a good relationship. Supervisor I Mike Pollack states his main concern would be the county planning & zoning not following up on compliance concerns with Town standards and ordinances that would normally be enforced by the Town. Mike provides an example of a property on Oregon and Chairman Frassetto responds that situations similar to that typically fall under the Town nuisance ordinance which the town can still choose to enforce. Chairman Frassetto adds the county's standpoint on conditional use permits would be to consult the town for their conditions to be added and the county would enforce their conditions with the Town responsible for enforcing their own conditions. Chairman Frassetto requests that a motion be made at this meeting to determine what the Town decides to do for zoning. **MOTION (Pollack/Oswald)** to continue with County Zoning within the Towns shoreland zoning areas. **CARRIED.**

SUPERVISOR I REPORT:

- Supervisor I Pollack provided a review of the February Planning & Zoning meeting where conversations have started with Joe Stephenson with East Wisconsin Central Planning regarding zoning map updates. Chairman Frassetto adds that one of topics he discussed with Zoning Admin Verstegen was while the Town is reworking zoning ordinances to identify potential areas of conflict with county zoning and town zoning and consider mirroring the county zoning ordinances. Supervisor Pollack then continues that there were also conversations regarding the high density zones and the current sewer lines and suggests additional meetings to consider the west side of US HWY 45 and the potential for future developments being required to hook up to the sewer. P&Z Chairman Kay Krause adds that there is potential for the east side of US HWY 45 to be developed as well and that the Planning & Zoning committee was unanimous that the high density areas are to be sewer. Krause expresses concern that the Board choosing to continue with county zoning in high density areas may conflict with the committee's recommendation that these areas require sewer hookup because the county does not require homes to hook up to sewer at this time. Frassetto recalls a conversation with the Sanitary District Chairman that there is a lot of infrastructure needed in those areas that does not currently exist. Pollack adds part of those future conversations need to include who is responsible for paying for the new infrastructure. Krause says that when the Sanitary District was created, residents were forced to pay for hookup to the sewer and the original infrastructure but since then it has not been a requirement for homes to hook up to the sanitary district, meaning a small amount of homeowners paid for the original infrastructure. This was not the understanding of the planning and zoning committee when creating the 2025-2045 comprehensive plan. Frassetto states he does not recall there being many conversations about sewer hook ups while creating the comprehensive plan and Krause states that may be due to the planning commission working under the assumption that homes within the sewer areas were required to be hooked up to the sewer. Chairman Frassetto mentions his past experience with an agency and funding options that he saw throughout the state which those types of options may alleviate the issue of who is responsible for paying for the sewer expansion. Krause adds that not addressing the sewer issue could create problems in the future if those high density areas continue to be developed as it will be difficult to require homeowners to hook up to the sewer after installing an independent system and it may also become a problem to have so many small lots with independent sanitary systems. Supervisor Pollack references the February Planning & Zoning meeting minutes which state that the committee's recommendation was that all new construction be hooked up to sewer but will require additional planning and recommends consulting with an engineer who has expertise in planning these developments. Chairman Frassetto clarifies that the Town Board does not make decisions for the Sanitary District on whether to expand the infrastructure. Krause states that the opinion of the committee was that everyone be treated equally.

SUPERVISOR II REPORT:

- Supervisor II Beth Oswald reviews expectations for scheduling the annual road survey/assessment. She reviews the state infrastructure grant that is due by May 1st if the Town has any work that needs to be considered.
- Supervisor Oswald reviews reports from residents regarding dips near culverts.

SANITARY DISTRICT REPORT:

STORMWATER UTILITY DISTRICT REPORT:

CONSTABLE'S REPORT:

FIRE DEPARTMENT REPORT:

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

ADJOURNMENT: MOTION (Frassetto/Pollack) to adjourn until the next Town Board Meeting on 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.