



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Minutes of the May 4, 2026 Planning and Zoning Minutes

Chairwoman Krause called the May 4, 2026 Planning and Zoning Committee Meeting to order at 6:00pm followed by roll call. Members Present were Cindy Lamson, Sandra Gollhofer, Eric Youngbauer and Bryan Frank. Others present included Assistant Zoning Administrator Tom Verstegen, Town Supervisor I Mike Pollack, and Town Chairman Frank Frassetto.

Motion (Youngbauer/Lamson) to approve the minutes from the February 2026 Planning and Zoning meeting. **All in Favor. None Opposed. Motion CARRIED.**

Action Items:

- Discussion took place regarding the Certified Survey Map submitted by Benjamin Kossel for parcels 004-0446, 004-0447, 004-0449. Access points are not noted on the map but there is a small access point on lot 1/Country Club Rd and another on lot 2/Country Club Rd. A small portion in the southeastern corner of one of the lots is located in shoreland zoning but the neighboring wetlands are not considered shoreland zoning. Discussion continued surrounding the configuration of lot 1. Chairwoman Krause states the CSM does meet all requirements for approval.
- **Motion (Youngbauer/Frank)** to recommend CSM for parcels 004-0446, 004-0447, 004-0449 for Town Board approval. **All in Favor. None Opposed. CARRIED.**

Discussion Items:

- The committee entered into a discussion about Data Centers and reviewed correspondence from the Town Attorney. Town Attorney recommends the committee begins by adopting a definition of “data center” and then incorporating wording into the commercial portion of the zoning ordinance if the Town chooses to do so. Chairwoman Krause adds that many Towns around Wisconsin are starting to implement exclusions of Data Centers from their Townships and she will ask East Central if they have any additional information or language for incorporating into the zoning ordinance.
- The committee then enters into a review of the zoning ordinance draft/template submitted by East Central, particularly surrounding accessory dwelling units. The ordinance draft covers where an ADU would be permitted, required sizes and access (internal/external), use of utilities, setbacks, rental uses, restrictions and permitting. The committee will provide feedback to East Central on any changes or clarifications needed to the draft.
- The committee also discusses and reviews section 4 of the zoning ordinance which covers conditional use permits. They discussed the addition of applicable documents, name changes (commission vs. committee), and particular conditions.

Upcoming Items:

- Agenda item submission deadline for the June meeting is May 22, 2026.
- The next Planning and Zoning meeting is scheduled for June 1, 2026.

Motion (Youngbauer/Frank) to Adjourn until June 1, 2026 at 6:00 p.m. All in favor. None opposed. Motion CARRIED.

Respectfully Submitted by
Alex Snyder, Town Clerk

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