



TOWN OF BLACK WOLF

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

MINUTES OF THE February 1, 2021 PLANNING AND ZONING Workshop

The Planning and Zoning Public Workshop was called to order by Chairperson Al Stenerson at approximately 6:38 p.m. Members present were Chairperson Al Stenerson, Terry Sweeney, Eric Youngbauer, Jim Chitwood, Sandra Gollhofer, and Tracy Kollock. Also present Zoning Administrator Tom Versteegen, and Secretary Thomas Coppola.

- **Motion (Sweeney, Gollhofer)** to approve January 4, 2021 minutes. **CARRIED**
- **Motion (Chitwood, Youngbauer) to approve** Ordinance Amending Town of Black Wolf All-Terrain and Utility Terrain Vehicle Route Ordinance pending presentation by Supervisor I, Mike Pollack to Town Board at the February 8, 2021 meeting. **CARRIED**
- **Discussion** of ordinance was centralized around speed limits. Sandra Gollhofer questioned proper posting and adherence to speed limits. Chairperson Stenerson advised committee of proper posting requirements and noted it must be discussed with Fox Valley Four Wheelers if Town Board approved/accepted amended ordinance. Jim Chitwood requested that Fox Valley Four Wheelers follow posting guidelines to post a speed limit sign of 35 mph on all entrances of town roads, not just ATV routes. **Committee agreed to proper posting requirements by Fox Valley of ATV speed limits on all entrances of town road, not just ATV routes.** Supervisor I, Mike Pollack agreed to present posting requirements to Town Board on behalf of committee.
- **Discussion** of proposal for 3972 HWY 45 was favored by committee. Zoning Administrator Tom Versteegen advised of new development for the property to be operated by an online internet supplier for crafts sold e commerce, Crafty Corners. The business will fit zoning requirements. It was noted that an idea to house Oshkosh Trucks in the parking lot was discussed by potential buyer. Zoning Administrator instructed buyer that it would not be approved, as that is not the best intention for the parking lot. Potential buyer agreed they would not move forward with housing of trucks. Concern of logistic trucks, routing and activity – buyer informed it will be applicable to company parameters as they would not have trucks coming and going all day, but the potential of minimal distribution trucks.
- **Update** on Black Wolf Development- Sesame St.- submission of variance. Will be realigned then resubmitted to Zoning Administrator for review.
- **Pending submission** Fowler Farm on HWY 45 to split land on the east side of 45, potential of 12-14 acres, zoned AG2. If drops below 10 acres, will require rezone as part shoreland zoning.

Motion (Chitwood, Kollack) to adjourn at approximately 7:07 p.m. CARRIED

Next Workshop – March 1, 2021

Respectfully Submitted,

Thomas Coppola, P&Z Secretary