

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLAN COMMISSION MEETING
Wednesday, October 11, 2017**

Summary of Proceedings

1. Call to Order:

The Town of Algoma Plan Commission meeting was called to order by Mrs. Clark at 6:00 p.m.

2. Roll Call:

The following Committee Members were in attendance: Petey Clark, Dewey Nelson, Mark Thompson, Jeff Lytle, Daniel Martin, Audra Hoy.

The following Committee Members were absent: Kristine Timm (Excused)

The following were also present: Benjamin Krumenauer; Administrator

3. Public Forum:

A motion was made by Mrs. Clark to defer the Public Forum until after the Administrator's presentation. The motion was seconded by Mr. Nelson

Motion carried (6-0)

4. Discussion and possible action re: Minutes of the August 9, 2017 meeting.

Motion to approve the minutes of the August 9, 2017 meeting was made by Ms. Hoy seconded by Mr. Nelson

Motion carried (6-0)

5. Discussion and possible action re: CSM for AF Group, LLC.

Mr. Krumenauer explained the item details. He explained that there are two separate but related actions that the applicant applied for. The first action revolved around a proposed certified survey map splitting the two existing parcels into four new lots. Lots one and two will become residential in nature and lots three and four will remain agricultural. The intent of the CSM is to prep proposed lot 4 for future sale. The second half of the presentation revolved around a rezone request. Mr. Krumenauer wrapped up the presentation and concluded Administrator thoughts in the form of two exceptions to Town of Algoma Municipal Code.

Mrs. Clark opened the floor up to Public Forum (previously item 3).

Russ Schwandt, 3292 Leonard Point Lane: expressed his concerns over the items due to the potential storm water implications related to future development of the proposed lot four. He continued by talking about the need for storm water containment and the lack of facilities to handle the continued growth of subdivisions. Mr. Schwandt also had concerns about storm water management on the proposed lots one and two.

Mr. Krumenauer reminded the Plan Commission and audience that storm water mitigation is not required with this proposal but any new subdivision will need treatment as required by the Town of Algoma, Winnebago County and State of Wisconsin.

Robert Reigh, 3308 Leonard Point Lane: expressed his concerns regarding the proposed lot four and felt that as currently proposed, if lot four develops separate from area farm fields, there will be no way to properly drain any future subdivision. He continued by expressing concerns regarding Butte Des Morts Meadows II subdivision and the growth in storm water due to this development.

Mrs. Clark closed public forum.

Mr. Thompson expressed his concerns regarding major vs. minor land divisions in the Town of Algoma. Additionally, Mr. Thompson did not like to see exceptions made to the Municipal Code regarding lots widths.

Mr. Nelson also asked questions regarding storm sewer management on the proposal.

Mr. Krumenauer reminded the Plan Commission that storm water management is not required for this proposal and that no additional language requires it at the Town level at this time.

Mr. Thompson stated that he would like to see additional restrictions placed on the lots to require stormwater management if divided.

Mrs. Clark acknowledged all the concerns regarding stormwater in the area and agreed that future divisions should and will have storm water management techniques implemented.

Ms. Hoy made a motion to approve item 5: CSM for AF Group, LLC with the following two exceptions and one conditions:

1. Exception to 225-59 (p)(8) Minimum lot widths: allowing proposed lot 1 to have a 75 foot lot width at front yard building setback
2. Exception to 225-59 (p)(6) Oversized lots: allowing proposed lot 1 to remain one whole lot as proposed.
3. A condition be placed on proposed lot 3 required stormwater management standards be implemented if subdivided in the future.

The motion was seconded by Mr. Martin.

Mr. Thompson stated that he will not be voting favorably for this Item due to Lot 1 width and size concerns.

Motion passed (5-1).

6. Adjourn

A motion to adjourn was made by Mr. Nelson and seconded by Ms. Hoy. The meeting was adjourned unanimously at 6:45 p.m.

Submitted by,
Deborah L Stark, WCMC
Clerk

Recording Secretary,
Benjamin Krumenauer
Administrator