

**TOWN OF ALGOMA**  
**WINNEBAGO COUNTY, WISCONSIN**  
**MINUTES FOR SITE PLAN COMMITTEE MEETING**

Monday, August 12<sup>th</sup>, 2013 at 6:00 PM  
Algoma Town Hall  
15 N. Oakwood Road, Oshkosh, WI 54904

**1. Call to order.**

The meeting was called to order by Chairman Blake at 6:00 PM.

**2. Roll call.**

Tim Blake, Vice Chairperson

Kristine Timm

Ken Jaworski, Martenson & Eisele

Pat Rank, Strand Associates (by phone) Atty. Karen Marone

Clerk Charlotte Nelson

**3. Public Forum.**

Mike Purdy, 3356 Nelson Road appeared before the Committee. He stated the following:

- He and three other residents would like to see the plot for the proposed addition extending off their subdivision. Years ago, a park was to be built within the subdivision but now there is a new plot to utilize the property. He had been to meetings of the Parks Committee and Town board to express concern about drainage issues. It is designed for the homes that exist, but now ten new homes are proposed with smaller lots. The roof, gutters, etc. from these properties will expel into the draining system. He is concerned that there will be more drainage issues. The new lots are smaller than the existing and may bring our property values down. He would like the Committee to consider the drainage issues most importantly, but also the small size of the lots compared to other lots in the subdivision.

John Skroski, 3371 Nelson Road appeared before the Committee. He stated the following:

- He has had complaints for the last two to three years regarding the pond in this area being too small. He feels it is inadequate to handle the rain and drainage and backs up on the road. He has at numerous times complained about this problem. All of Snowden Road on the east side flows into the pond. It is extremely wet and the backflow stays in the subdivision and cannot flow out.

Bobbie Reepsdorf, 3355 Nelson Road appeared before the Board and stated the following:

- She agrees with what has been said regarding the area. She and her husband took care of their own drainage issues at their own expense. What was installed originally was good for about eighteen months, but then the drain tile and piping was full of roots. They dug it up and replaced the tile and piping and have not had a problem since. If the Developer was responsible for drainage, what was done does not work.

John Skroski stated that he had tried to explain when the drain tile was first put in that it was much too small and done incorrectly. It was only a temporary fix. The drain tile filled up, collapsed and started backing up. Three of the neighbors corrected a short section which is still in there.

Bobbie Reepsdorf stated that all the run off goes into the rain guard of the end house.

John Skroski stated the board knows the problem this subdivision has had with draining and why add more water and more drainage and make the issue greater than what is already is.

Mike Purdy restated he is concerned about ten more houses going into the area drainage system.

**4. Review and approve the proposed plat for the 3<sup>rd</sup> Addition to Butte des Morts Meadows Subdivision.**

Pat Rank with Strand Associates appeared by phone. He discussed the nine points on the list he provided. (See attachment.)

It was noted that John Davel from Davel Engineering was not in attendance. Keith Decker was present to represent the Sheppard Investments.

Discussion included:

- Removal of temporary cul-de-sac.
- Lot 95 and Lot 67 are affected by the cul-de-sac.
- If there is no cul-de-sac for the park area it would be a problem for turning around.
- The park improvements have to be done within three years and the Town is already a year in to it.
- The offer to purchase stated the road does not have to be extended until the development goes in.
- The Town is not the Developer of the sub-division.
- What good is a park without a parking lot.
- The parking lot should be big enough for 30-40 cars.
- The proposed layout shows a parking lot.
- The cul de sac needs to be in place until the parking lot is developed.
- Where the cul-de-sac should be placed?
- What about utilities?
- The park is not going to have a working bathroom.
- The park is a nice feature, but what good is it if you can't get to it and it is not fair to residents to park cars up and down the street.
- Key language is when the Jones Property is developed.

- Can a cul-de-sac be built on the other side of the property line?
- The road could be extended with a turn around.
- Without the road going through a cul-de-sac will be needed.
- A parking lot will have to be created. Not fair to the residents if the cars park on the road for the park.
- When will the park be open for use?
- Site work next year for the park, but not open to the public.
- The cul-de-sac will stay until there is development to the north.
- The building set back will have to be modified for the development project.
- Developer still needs to provide roadway cross sections.
- Still need invert elevations to get the grades correct. This should not be hard.
- Need confirmation on the plans of the zoning and that the owner is Sheppard Investments.
- Decker got the copy of the storm water management, but he has not signed it yet.
- Road needs to be modified to four inches. Top two should be screenings.
- Drainage on Snowden should be discussed with Winnebago County.
- Developer had ten lots, but now there is eight.
- The pond is being redone with raising of areas.
- Shubak will talk to the county about the storm water plan.
- Should there be a Developers Agreement?
- When will changes be done? Two weeks should be enough time.
- Reminder that the park would have absorbed the water and the homes will not.
- Drainage issues in the subdivision.
- Homes cause more drainage than a park.

**5. Approve minutes of previous meeting of August 1<sup>st</sup>, 2013.**

Motion by Timm second by Marone to approve the minutes of August 1, 2013. No further discussion. All present voted aye. Motion carried.

**6. Adjourn.**

Motion by Timm second by Marone to adjourn. All present voted aye. Motion carried.

Respectfully submitted,

Mary Kuehnl  
Deputy Town Clerk  
Town of Algoma, Winnebago County, WI