

Approved 3-9-2016

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
January 13, 2016**

The Planning Commission meeting was called to order by Chair Bowman at 6:00 p.m.

The following members were present: Patricia Frohrib, Dewey Nelson, Jeff Rasmussen, Mark Thompson, Patricia Clark and Piersen Bowman.

The following members were not present: Daniel Sexton (excused).

The following were also present: Town Chair Joel Rasmussen and Administrator John Haese.

On a motion by Members Clark/Nelson passed on a voice vote, the Commission approved the minutes of the October 14, 2015 meeting.

Discussion was held on the Certified Survey Map request of Brian Pizon. The Winnebago County Planning and Zoning staff and the City of Oshkosh staff informed Administrator Haese that there were no issues regarding approval of CSM. However, because the CSM is in the extraterritorial area of the City of Oshkosh, the City of Oshkosh and the Town of Algoma Extraterritorial Committee must also approve the CSM. The Extraterritorial Committee will meet to discuss the CSM on Tuesday January 19, 2016.

On a motion by Members Rasmussen/ Clark, passed on a voice vote (Thompson – no), the CSM request of Brian Pizon was approved contingent on the following conditions: the CSM is approved by the Extraterritorial Committee and the Winnebago County Planning and Zoning Commission and the Algoma Town Board. Also no organic or inorganic material is allowed to be placed in any drainage easement other than existing topsoil, and the CSM shall meet all of the requirements of the Town of Algoma Land Division Ordinance.

Administrator Haese explained how a Planned Development District functions and informed the committee that the town needs to begin the process of investigating and implementing PDD's within the town. Either an ordinance or a PDD zoning designation needs to be addressed in the near future. Mr. Haese stated that he would continue to work with the staff of the Winnebago County Planning and Zoning Department and outside consultants to meet the intentions of the committee and the town board regarding future use of PDD's in the Town of Algoma.

Administrator Haese informed the committee that he is in the process of obtaining legal documents and other information relating to the Town of Algoma gaining control of the detention ponds that are located in the Hunters Court Subdivision. The ponds were

noted on the original plat of the subdivision and were initially supposed to be maintained by the property owners on whose property the ponds were constructed. No Developer Agreement has been discovered which would hold the homeowners or a Home Owners Association responsible for the maintenance of the ponds. One of landowners has approached the town and asked that the town take ownership of the ponds. Administrator Haese contacted the town's consultant regarding the purpose or need for the pond and was informed that if the town has the ability to gain control or take ownership of the ponds it would be in the town's best interest to do so.

The ponds are a portion of the overall storm water system that has been developed as subdivisions were constructed throughout the town proper. Mark Thompson stated that the plat was supposed to have been recorded by the developer. The plat listed the residents of the subdivision as being responsible for the maintenance of the detention ponds. The committee directed Administrator Haese to contact the town's legal representative in order to determine if the residents are responsible for the maintenance of the ponds as indicated in the plat and to determine if the plat had been recorded.

Member Rasmussen provided the committee with information related to "lot sizes" that the Town of Algoma may want to consider. The town may want to investigate the need to create areas within the town where smaller lot sizes may be available to individuals who want the choice of building smaller homes on a smaller lots.

On a motion by Members Nelson/Frohrib, passed on a voice vote, the Commission adjourned at 7:10 p.m.

Administrator John Haese
Recording Secretary