

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
ECONOMIC DEVELOPMENT COMMITTEE MEETING**

Wednesday, January 3, 2018 at 6:00 p.m.  
15 N Oakwood Road Oshkosh, WI 54904

**AGENDA**

The committee may discuss and act on the following:

**1. CALL TO ORDER**

- a. Roll Call

**2. PUBLIC FORUM** (Agenda items only)

**3. BUSINESS**

- a. Discussion and possible action re: Minutes from September 6, 2017 meeting
- b. Discussion and possible action re: Priority development site description materials
- c. Discussion and possible action re: Future item proposals

**4. ADJOURN**

The Economic Development Committee meets regularly the FIRST WEDNESDAY OF EACH MONTH AT 6:00PM (unless otherwise noted) at the Municipal Building (Town Hall), 15 N. Oakwood Road. ALL MEETINGS ARE OPEN TO THE PUBLIC.

NOTE: It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Draft

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
ECONOMIC DEVELOPMENT COMMITTEE MEETING  
Wednesday, September 6, 2017**

**1. Call to Order:**

The Town of Algoma Economic Development Committee Meeting was called to order at 6:02 pm by Chair Person Frohrib

**a. Roll Call:**

**The following Committee Members were in attendance:** Patty Frohrib, Audra Hoy, Jeff Krueger, Joel Rasmussen Town Chair

**The following Committee Members were absent:** Nick Sylvia, Tim Eddy

**The following were also present:** Benjamin Krumenauer; Administrator

**2. Public Forum:**

No one came forward for the Public Forum.

**3. Business:**

**a. Discussion and possible action re: Minutes from July 5, 2017 meeting.**

A motion was made by Mr. Krueger to approve the minutes from the July 5, 2017 meeting as stated. Seconded by Mr. Rasmussen (Approved unanimously 4-0)

**b. Discussion and possible action re: Branding update and review.**

Mr. Krumenauer provided an update to the committee regarding the completion timeline as well as the intended interview goals. Additional discussions were held regarding the importance of community understanding and outreach.

Mr. Krueger questioned the need for some of the efforts being taken and stressed the importance of transparency and creating an easier process for the Town to facilitate community understanding and developments. Mr. Krumenauer agreed with this assessment and explained the importance of understanding what the community wants prior to major concept changes.

Discussions continued regarding the Comprehensive Plan update and how it aligns with this branding initiative.

**c. Discussion and possible action re: Development guide for new construction.**

Mr. Krumenauer provided an update on the proposed Site Plan Review and General Plan Commission application. He explained the intent of the document and how it easily shows the fee structure and requirements to be completed prior to committee review. Various suggestions were given on format and content observations.

**4. Adjourn**

The meeting was adjourned unanimously at 7:10 p.m. (J.R. J.K. Carried 4-0)

Submitted by,  
Deborah L Stark, WCMC  
Clerk

Recording Secretary,  
Benjamin Krumenauer  
Administrator

**Memo**

**Date: December 27, 2017**

**To: Town of Algoma Economic Development Committee**

**From: Benjamin Krumenauer, Administrator**

**Re: January 3, 2018 Meeting**

Provided below are some brief notes regarding business items for the January Town of Algoma Economic Development Committee meeting. Please confirm your attendance at [bkrumenauer@townofalgoma.org](mailto:bkrumenauer@townofalgoma.org) or at (920) 235-3789 so I can confirm that Quorum is met. Hard copy packets will be delivered to your front door on Thursday December 28<sup>th</sup>, 2017.

**Business Items:**

**b. Priority development site description materials**

The Town of Algoma has designated four sites viewed as major development opportunities. Attached you will find a cut sheet related to each site describing site characteristics, current conditions and known factors related to the development of each site. Also included is known sales data related to the site.

As professionals within the Town of Algoma, I am looking for input on what each of you view as important to the Town as well as advice about how to better highlight these development zones. This discussion will relate to the needs of each parcel and what each one should highlight in order to see development.

**c. Future item proposals**

To keep the Economic Development Committee meeting active and relevant. I would like to open up 2018 with a quick brainstorming session. To achieve this, let us take a few moments and come up with some ideas for future committee items. As leaders in this community, are there things that you would like to learn more about? Are there ideas you have heard that you want me to look into. This is your chance to help lead this committee.



## SITE CHARACTERISTICS

**PARCEL NUMBER:** 002010216

**ZONING:** B-3 GENERAL BUSINESS DISTRICT

**CURRENT LAND USE:** VACANT

**UTILITIES:** SEWER AND WATER AVAILABLE

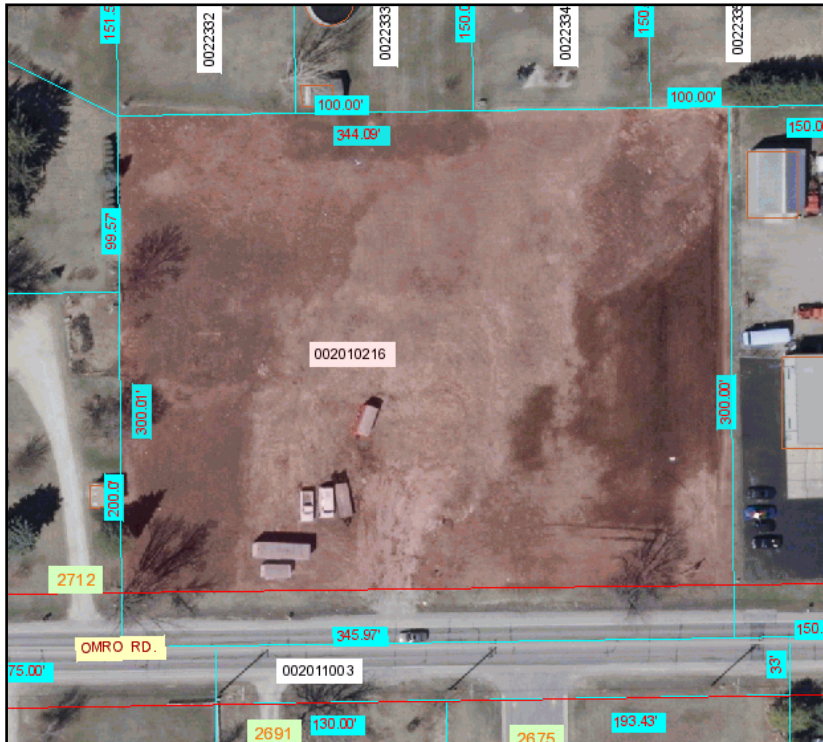
**FUTURE LAND USE:** COMMERCIAL

**REALTOR:** THOMAS JAMES REAL ESTATE, LLC

**LOCATION:** OMRO ROAD, 650' EAST OF OAKWOOD ROAD

**SIZE:** 2.37 ACRES (346' OF ROAD FRONTAGE)

### LOCATION



### CHARACTERISTICS

**Site Description:** Site A is vacant level property that has 346 feet of frontage along Omro Road. The site totals 2.37 acres and is 300 feet deep. Sewer and water utilities are available to the site and does not have any known site contaminations.

**Future Land Use:** Future land use recommends commercial uses. The site is zoned B-3 General Business District and would support a wide range of uses from restaurant, service or sales, office and various institutional uses.

**Regional Characteristics:** The Town of Algoma is home to over 7,000 residents and supports a growing and healthy housing community. This site is close to residential neighborhoods, excellent schools, STH-21 and I-41 and other commercial business including gas stations, retail, office, medical and institutional uses. Adjacent properties include business, residential and vacant uses.





## SITE CHARACTERISTICS

**PARCEL NUMBER: MULTIPLE PARCELS**

**CURRENT LAND USE: VACANT WITH OUT BUILDINGS**

## FUTURE LAND USE: COMMERCIAL

**LOCATION:** STH-21, 0.1 MI WEST OF OAKWOOD ROAD

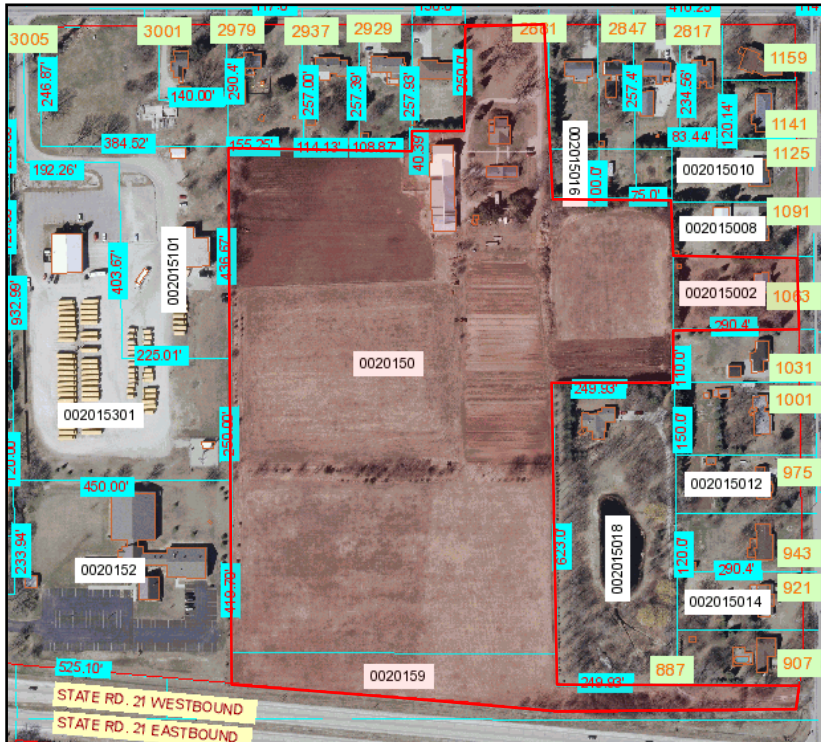
**ZONING: B-3 GENERAL BUSINESS DISTRICT**

**UTILITIES: SEWER AND WATER AVAILABLE****REALTOR: NEWMARK GRUBB AND PFEFFERLE**

**SIZE: 23.0 ACRES (700' OF STH-21 FRONTAGE AND**

TWO ENTRANCE POINTS OFF OF N. OAKWOOD ROAD AND  
OMRO ROAD

## LOCATION



## CHARACTERISTICS

**Site Description:** Site B is primarily vacant property that has 700 feet of frontage along STH-21, and multiple access points off of two adjacent roads. The site totals 23.0 acres and is square in nature. Sewer and water utilities are available to the site.

**Future Land Use:** Future land use recommends commercial uses. The site is zoned B-3 General Business District and would support a wide range of uses from restaurant, service or sales, office and various institutional uses.

**Regional Characteristics:** The Town of Algoma is home to over 7,000 residents and supports a growing and healthy housing community. This site is close to residential neighborhoods, excellent schools, STH-21 and I-41 and other commercial business including gas stations, retail, office, medical and institutional uses. Adjacent properties include business, residential and vacant uses.





## SITE CHARACTERISTICS

**PARCEL NUMBER:** MULTIPLE PARCELS

**CURRENT LAND USE:** VACANT

**FUTURE LAND USE:** COMMERCIAL

**LOCATION:** ON STH-21 AT LEONARD PONT ROAD

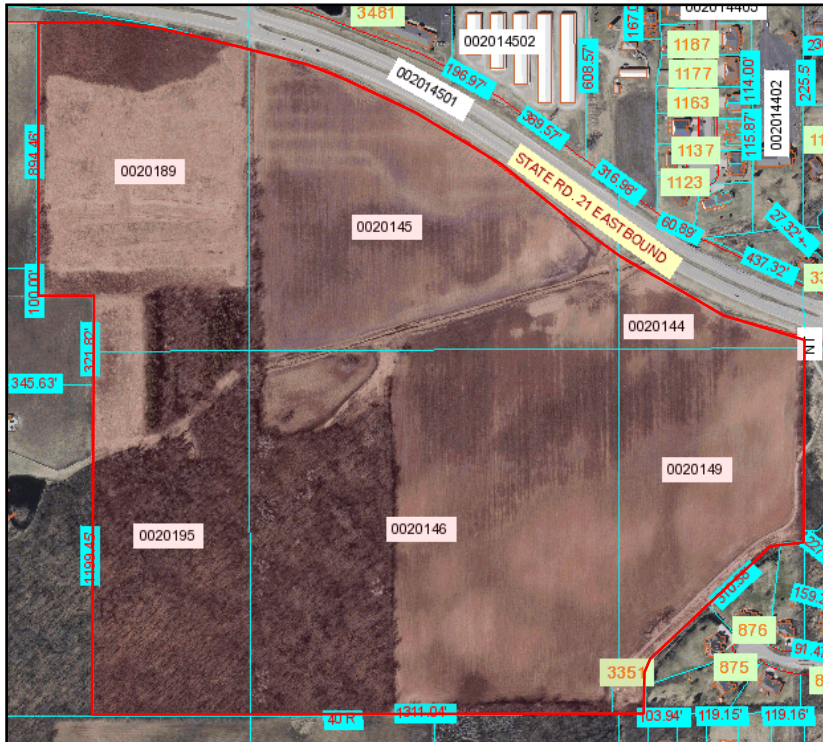
**ZONING:** B-2 COMMUNITY BUSINESS DISTRICT

**UTILITIES:** NEARBY

**REALTOR:** PRIVATELY HELD FOR DEVELOPMENT

**SIZE:** 119.2 ACRES WITH 3,000 FEET OF STH-21 FRONTAGE. MAPPED EXTENSION OF LEONARD POINT RD DOCUMENTED AND FUTURE ENTRANCE TO STH-21.

### LOCATION



### CHARACTERISTICS

**Site Description:** Site C is vacant property that has 3,000 feet of frontage along STH-21, and multiple potential access points off of STH-21. The site totals 119.2 acres and has a natural stream running through it.

**Future Land Use:** Future land use recommends commercial uses. The site is zoned B-2 Community Business District and would support small or large scale automobile and pedestrian oriented developments servicing the area communities.

**Regional Characteristics:** The Town of Algoma is home to over 7,000 residents and supports a growing and healthy housing community. This site is close to residential neighborhoods, excellent schools, STH-21 and I-41 and other commercial business including gas stations, retail, office, medical and institutional uses. Adjacent properties include business, residential and vacant uses. This area holds the largest portion of available business property.





## SITE CHARACTERISTICS

**PARCEL NUMBER: MULTIPLE PARCELS**

**CURRENT LAND USE: VACANT**

## FUTURE LAND USE: COMMERCIAL

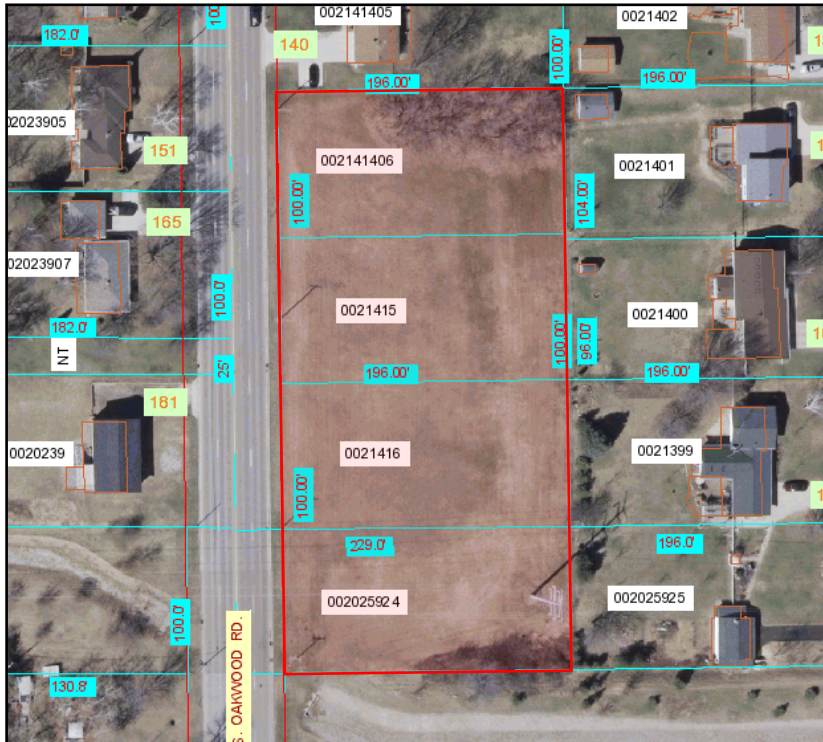
**LOCATION:** ON S. OAKWOOD ROAD, ADJACENT TO  
MERCY MEDICAL CENTER (HOSPITAL).

**ZONING: B-2 COMMUNITY BUSINESS DISTRICT**

**UTILITIES: NEARBY****REALTOR:**

**SIZE:** 1.78 ACRES WITH 400 FEET OF S. OAKWOOD RD FRONTAGE. SITE IS VACANT AND IS 196 FT DEEP.

## LOCATION



## CHARACTERISTICS

**Site Description:** Site D is a vacant property that has 400 feet of frontage along S. Oakwood Rd. The site totals 1.78 acres is adjacent to a large regional hospital, residential neighborhoods and local business.

**Future Land Use:** Future land use recommends commercial uses. The site is zoned B-2 Community Business District and would support small or large scale automobile and pedestrian oriented developments servicing the area communities.

**Regional Characteristics:** The Town of Algoma is home to over 7,000 residents and supports a growing an healthy housing community. This site is close to residential neighborhoods, excellent schools, STH-21 and I-41 and other commercial business including gas stations, retail, office, medical and institutional uses. Adjacent properties include business, residential and medical uses.





# Town of Algoma

## Existing Land Use Map



Not to Scale

### Land Use Categories

- Low Density Residential
- Medium Density Residential
- Commercial
- Industrial
- Non-Metallic Mines
- Institutional Facilities
- Transportation
- Utilities/Communications
- Public Recreational Facilities
- Private Recreational Facilities
- Agricultural/Vacant/Undeveloped Lands
- Open Other Land
- General Woodlands
- Water Features
- Wisconsin Wetland Inventory

Corporate Limits

The existing land uses were mapped by East Central Wisconsin Regional Planning Commission and updated by Martenson & Eisele, Inc. under the direction of the Town of Algoma. Any use or application of this information is the responsibility of the user and such use or application is at their own risk.



### Martenson & Eisele, Inc.

Planning - Surveying - Engineering - Architecture

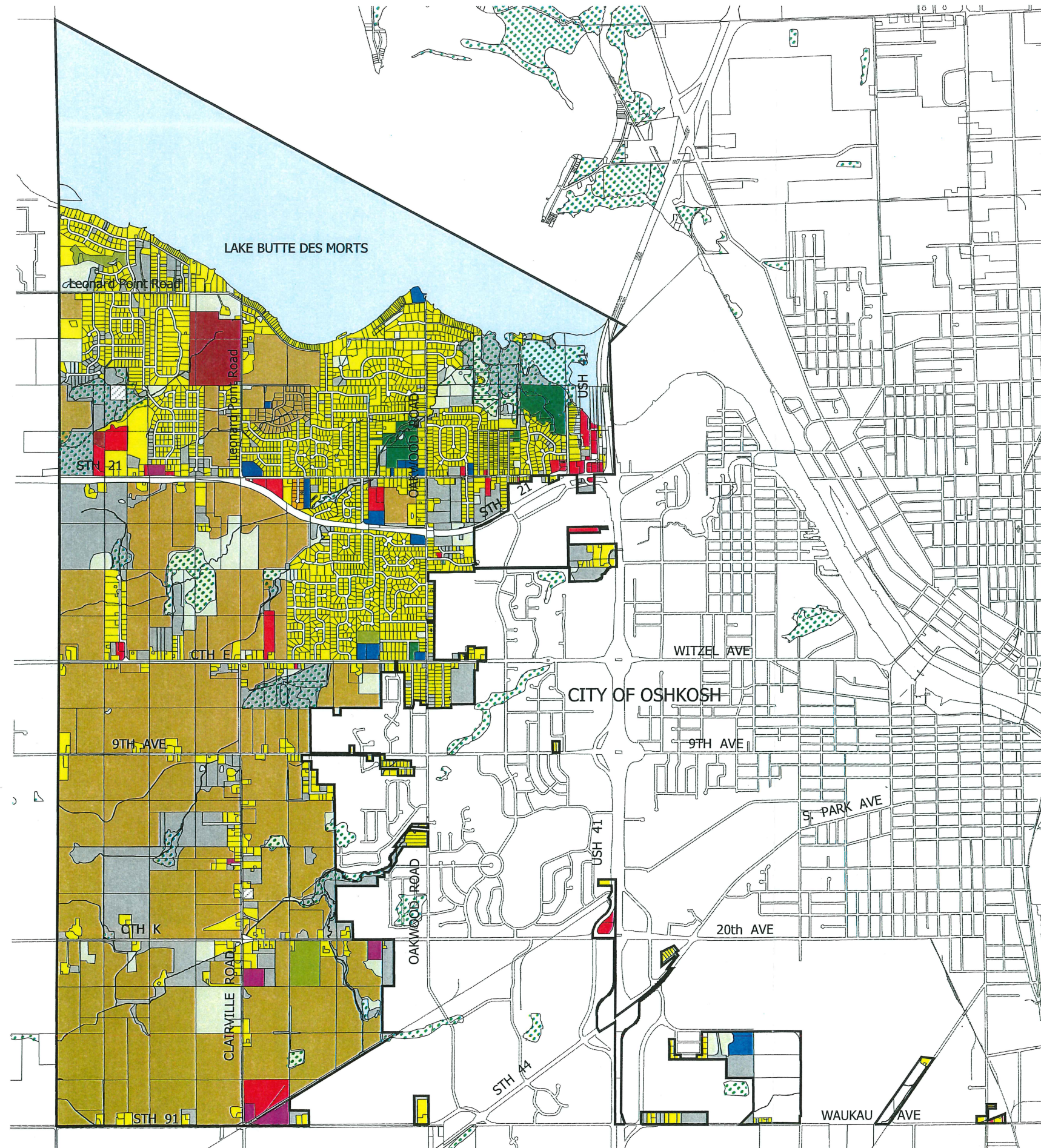
1377 Midway Road, Menasha, WI 54952

Phone (920) 731-0381 Fax (920) 733-8578

[www.martenson-eisele.com](http://www.martenson-eisele.com)

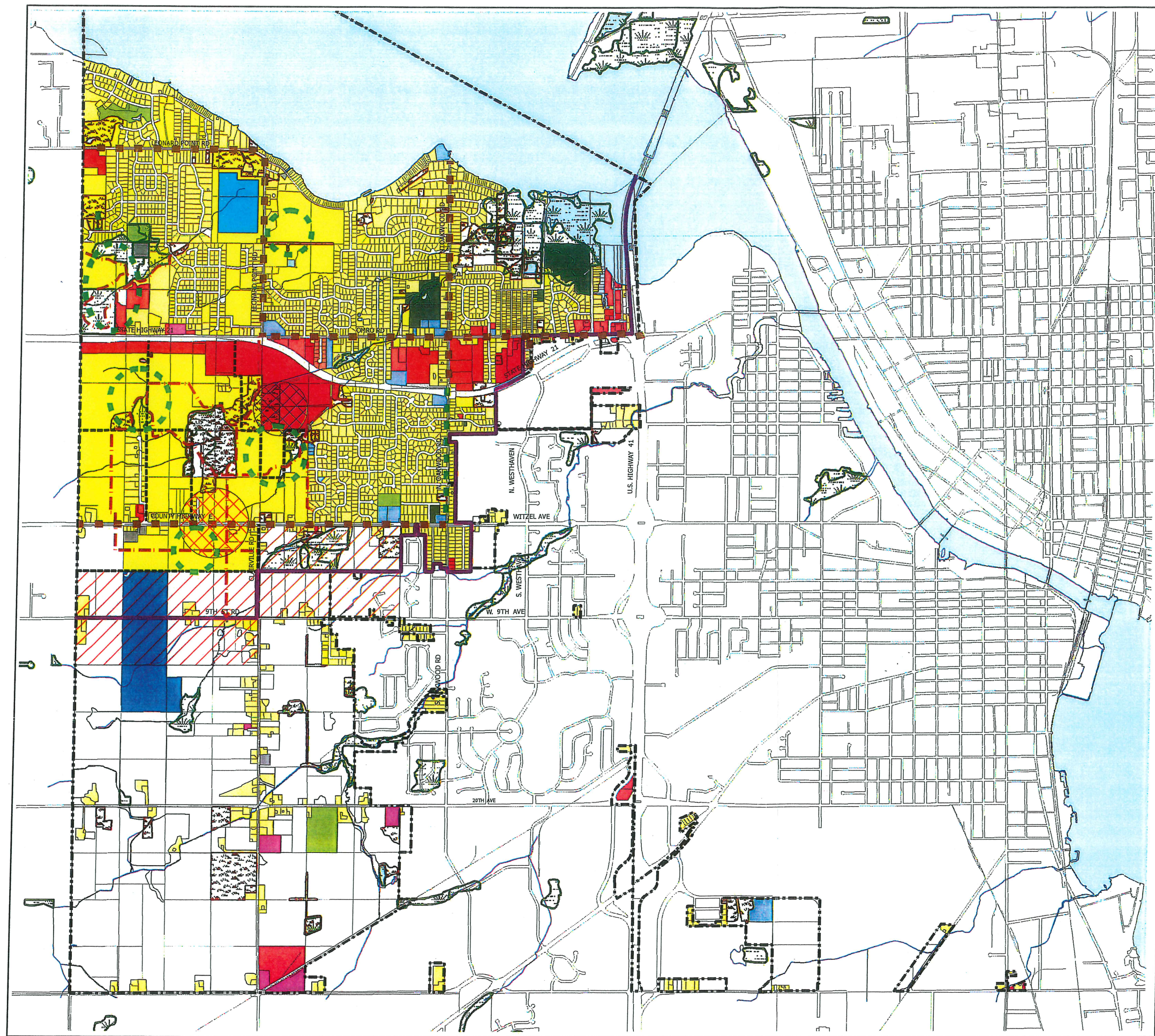
[info@martenson-eisele.com](mailto:info@martenson-eisele.com)

pnav583918alg\_landuse.apr\_02/21/07





# Town of Algoma Future Land Use Plan



- Land Use Categories**
- | Future | Existing |   |
|--------|----------|---|
|        |          | Low Density Residential   |
|        |          | Medium Density Residential  |
|        |          | Commercial  |
|        |          | Industrial  |
|        |          | Non-Metallic Mines  |
|        |          | Public Administration   |
|        |          | Public Recreational Facilities  |
|        |          | Private Recreational Facilities   |
|        |          | Utilities/Communications  |
|        |          | Agricultural/Vacant/Undeveloped Lands   |
|        |          | Water Features  |
|        |          | General Woodlands   |
|        |          | Wisconsin Wetland Inventory   |
|        |          | Corporate Limits  |
|        |          | Existing Trail Right-of-Way   |
|        |          | Proposed Roads  |
|        |          | Proposed Park Areas   |
|        |          | Proposed Trail Right-of-Way   |
|        |          | Proposed Trail Off-Road   |
|        |          | Future School Site Area   |
|        |          | Future Municipal Center   |
|        |          | Boundary Line   |
|        |          | Zone A March 1, 2013 In 10 years  |
|        |          | Zone B March 1, 2018 In 15 years  |
|        |          | Zone C March 1, 2023 In 20 years  |
|        |          | Zone D March 1, 2043 In 40 years  |
|        |          | Buffer Area (Land Use changes under Extra-territorial Zoning Committee review in this area) |
|        |          | 5 year Growth Increments  |
|        |          | 1 - 2005 - 2009   |
|        |          | 2 - 2010 - 2014   |
|        |          | 3 - 2015 - 2019   |
|        |          | 4 - 2020 - 2024   |

This Land Use data was created for use by the East Central Wisconsin Regional Planning Commission GIS. Any other use application of this information is the responsibility of the user and such use application is at their own risk.

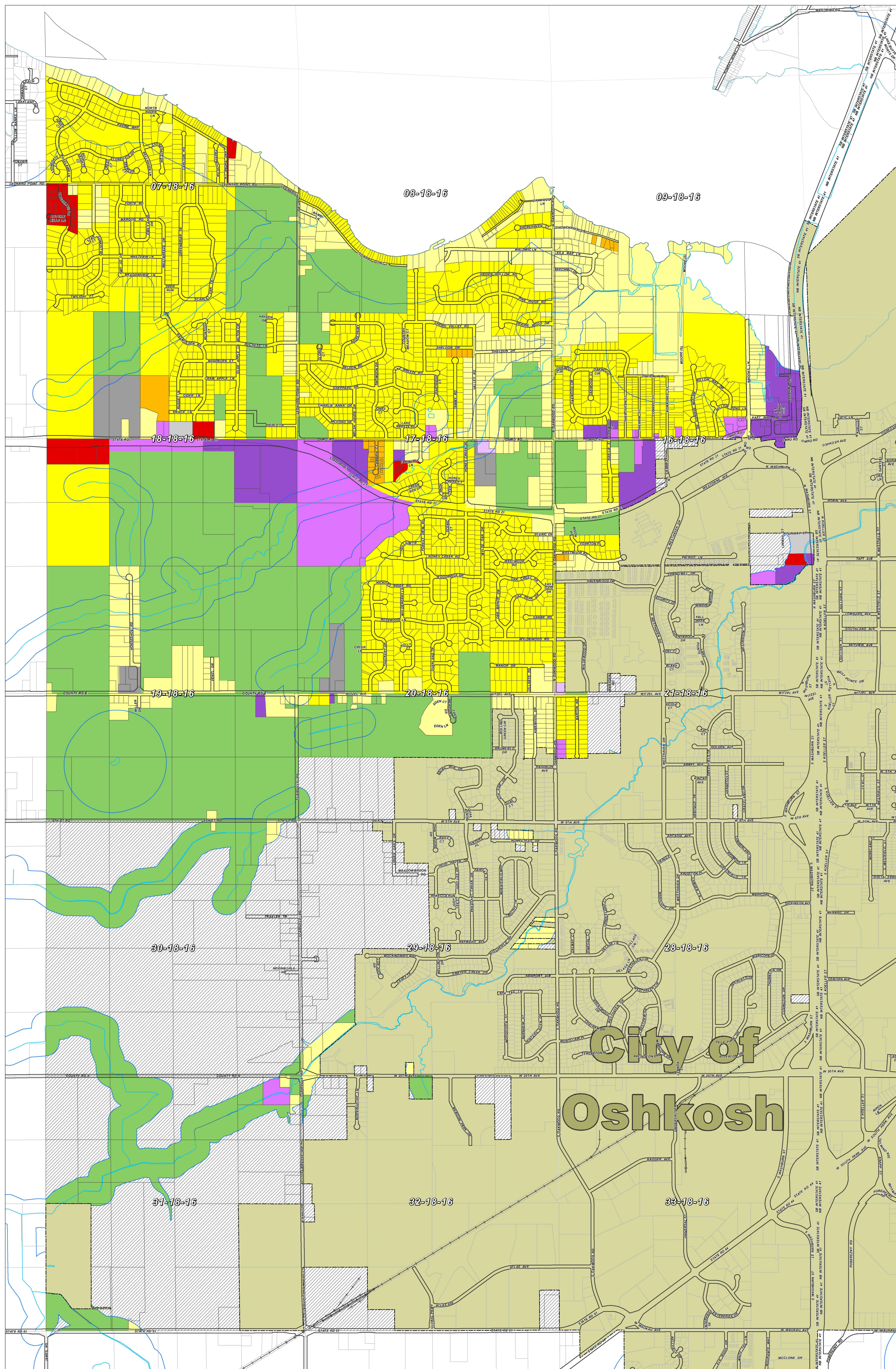
**Martenson & Eisele, Inc.**  
 1377 Midway Road  
 Menasha, WI 54952  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture



# Town/County Zoning Map

## Town of Algoma

### Winnebago County, Wisconsin



#### **WINNEBAGO TOWN/COUNTY ZONING DISTRICTS**

Per Chapter 23, General Code for  
Winnebago County, Wisconsin

##### **Agricultural Districts**

- A-1** Agribusiness
- A-2** General Agriculture

##### **Residential Districts**

- R-1** Rural Residential
- R-2** Suburban Residential
- R-3** Two-Family Residential
- R-4** Multi-Family Residential
- R-8** Manufactured/Mobile Home Community
- PDD** Planned Development

##### **Business Districts**

- B-1** Local Service
- B-2** Community Business
- B-3** General Business

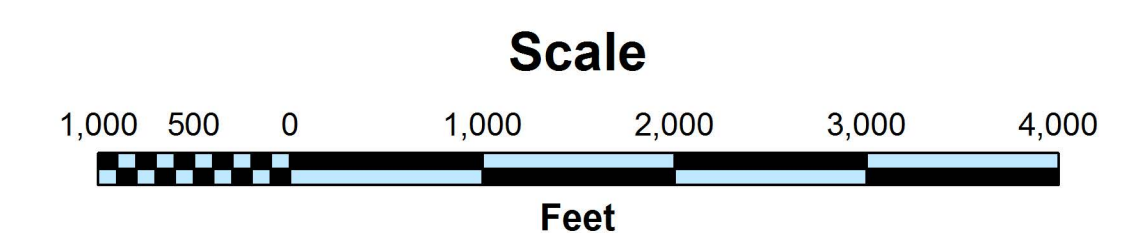
##### **Industrial Districts**

- I-1** Light Industrial
- I-2** Heavy Industrial

##### **Other Districts**

- M-1** Mixed Use
- EXT** City of Oshkosh Extraterritorial Zoning

**Last Zoning Amendment Update: 7-18-2017**



#### **Zoning Map Disclaimer**

This map is a representation of the Official Town/County Zoning Map filed with the Winnebago County Clerk. If there are any discrepancies between the Official Town/County Zoning Map currently in effect and this map, the Official Town/County Zoning Map controls in all instances. Depending on the nature of your inquiry, you may want to inspect the Official Town/County Zoning Map on file at the County Clerk's office during normal office hours.

#### **W.I.N.G.S. Disclaimer**

This data was created for use by the Winnebago County Geographic Information System Project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business.  
\*Data for this map copyrighted December 31, 2006\*

