

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
Wednesday, July 11, 2018 at 6:00 pm
Algoma Town Hall
15 N. Oakwood Road, Oshkosh, WI 54904

AGENDA

The Commission may discuss and act on the following:

1. Call to Order.
2. Roll Call.
3. Discussion and possible action re: Minutes of the June 13, 2018 meeting.
4. Discussion and possible action re: Certified Survey Map for parcel numbers 002024010 & 00202391001.
5. Adjourn.

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.

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLAN COMMISSION MEETING
Wednesday, June 13, 2018**

Summary of Proceedings

1. Call to Order:

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

2. Roll Call:

The following Committee Members were in attendance: Petey Clark, Dan Martin, Kristine Timm, Dewey Nelson and Mark Thompson.

The following Committee Members were absent: Jeff Lytle (excused), Audra Hoy (excused)

The following were also present: Benjamin Krumenauer, Administrator

3. Discussion and possible action re: Minutes of the May 9, 2018 meeting.

Motion to approve the minutes of the May 9, 2018 meeting was made by Ms. Timm, Mr. Nelson.

Motion carried (5-0).

4. Discussion and possible action re: Height variance request: United Cooperative

Mr. Krumenauer explained the details of the variance request. Item details included the background from the June, 2017 meeting highlighting the original height variance request. Mr. Krumenauer continued by stating that a third identical grain storage silo would be constructed adjacent to the two new silos.

Discussion was had regarding the need for additional safety lights and why this additional silo was not on the original site plan. Mr. Krumenauer stated that City of Oshkosh (extraterritorial), Winnebago County (airport director) and FAA have all provided an affirmative recommendation on the proposal and had no additional considerations at this time.

Mr. Thompson stated he would make a positive recommendation of approval with the addition of one additional condition: that the Town be held harmless for the construction of a structure above the standard height requirements of the airport overlay.

A motion was made by Mr. Thompson and seconded by Mr. Martin with the following conditions:

- a. Provide documentation to Town staff regarding secured approval letters from Winnebago County, FAA and City of Oshkosh.
- b. A letter be provided holding the Town of Algoma harmless.

Motion carried 5-0

5. Adjourn

A motion to adjourn was made by Mr. Thompson and seconded by Mr. Nelson. The meeting was adjourned unanimously at 6:07 p.m.

Submitted by,
Deborah L Stark, WCMC
Clerk

Recording Secretary,
Benjamin Krumenauer
Administrator

ITEM 4: DISCUSSION AND POSSIBLE ACTION RE: CERTIFIED SURVEY MAP FOR PARCEL NUMBERS 002024010 & 00202391001.

GENERAL INFORMATION

Petitioner: Donald W. Lenz – Green Lake Surveying Company
P.O. Box 131 Green Lake, WI 54941

Owner: Harland and Alene Mueckler
2921 Witzel Avenue Oshkosh, WI 54904

Survey Firm: Donald W. Lenz – Green Lake Surveying Company
P.O. Box 131 Green Lake, WI 54941

Action(s) Requested

Action 1: Petitioner is requesting approval of a certified survey map consolidating two existing adjacent lots into one parcel.

Applicable Provisions

Section 18.16(1) of the Winnebago County Subdivision Ordinance
Section 225 of the Town of Algoma Municipal Code
Chapter 23: Town/County Zoning of the Winnebago County General Code

Property Location and Type

The subject properties total 0.91 acres (39,640 sq. ft.) in area and are currently vacant with limited agricultural bleed over from the adjacent field. The vacant lots are used as an extension of an existing yard to the east but are not connected via deed restriction or limitation. The subject properties are consistent with current land-use and zoning designations and are located approximately 310 feet east of Fire Fox Drive. Future access will be provided off of County Road E.

Subject Site

<i>Existing Land Use</i>	<i>Zoning</i>
Lot A: Vacant	R-1 Rural Residential Zoning District
Lot B: Vacant/Agricultural	A-2 General Agricultural Zoning District

Adjacent Land Use and Zoning

<i>Existing Land Uses</i>		<i>Zoning</i>
North	Residential	R-2 Suburban residential Zoning District
East	Residential	R-1 Rural Residential Zoning District
South	Residential	Extraterritorial (City of Oshkosh)
West	Agricultural	A-2 General Agricultural Zoning District

Comprehensive Plan

<i>Land Use Recommendation</i>	<i>Use Category</i>
Current Land Use	Agricultural/Vacant
Future Land Use	Low Density Residential

Background Information

The applicant is requesting approval of a certified survey map that will officially combine two existing lots into proposed Lot 1. By combining the lots the petitioner intends to sell the lot for future residential development. In addition to the lot consolidation, the current A-2 General Agricultural Zoning District designation on Lot B will be removed and Lot A’s designation of R-1 Rural Residential will be carried throughout.

<i>Lot No:</i>	<i>Current (acres)*</i>	<i>Proposed (acres)</i>
Existing Lot A (Parcel # 002024010)	0.66	-
Existing Lot B (Parcel # 00202391001)	0.25	-
Proposed Lot 1		.8160
Area dedicated for right of way		Undetermined
* Current area is produced from current records and may not match updated survey area.		

ANALYSIS

Proposed Lot

The original intent of Lot B was for future roadway access for future developments. As this area continued to develop in the City of Oshkosh or Town of Algoma, it became apparent that these out lots were no longer in the correct location for a future roadway. The proposed lot cannot be oriented in such a fashion as to be subdivided in the future and is generally consistent with the larger than average lots in the area. Additionally Lot B is not a buildable lot as currently platted.

Roadway

County Road E is under Winnebago County jurisdiction and as such has jurisdiction over road right of way needs and access points. Staff spoke with Winnebago County and was assured that all needs were satisfied including necessary road needs and future access.

RECOMMENDATION(S)

Administrator recommends approval of Item 4 with no additional conditions.

PRELIMINARY

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP LOCATED IN PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWN 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



OWNER(S)
HARLAND K. AND ALENE M. MUECKLER
2921 WITZEL AVENUE
OSHKOSH, WISCONSIN 54904

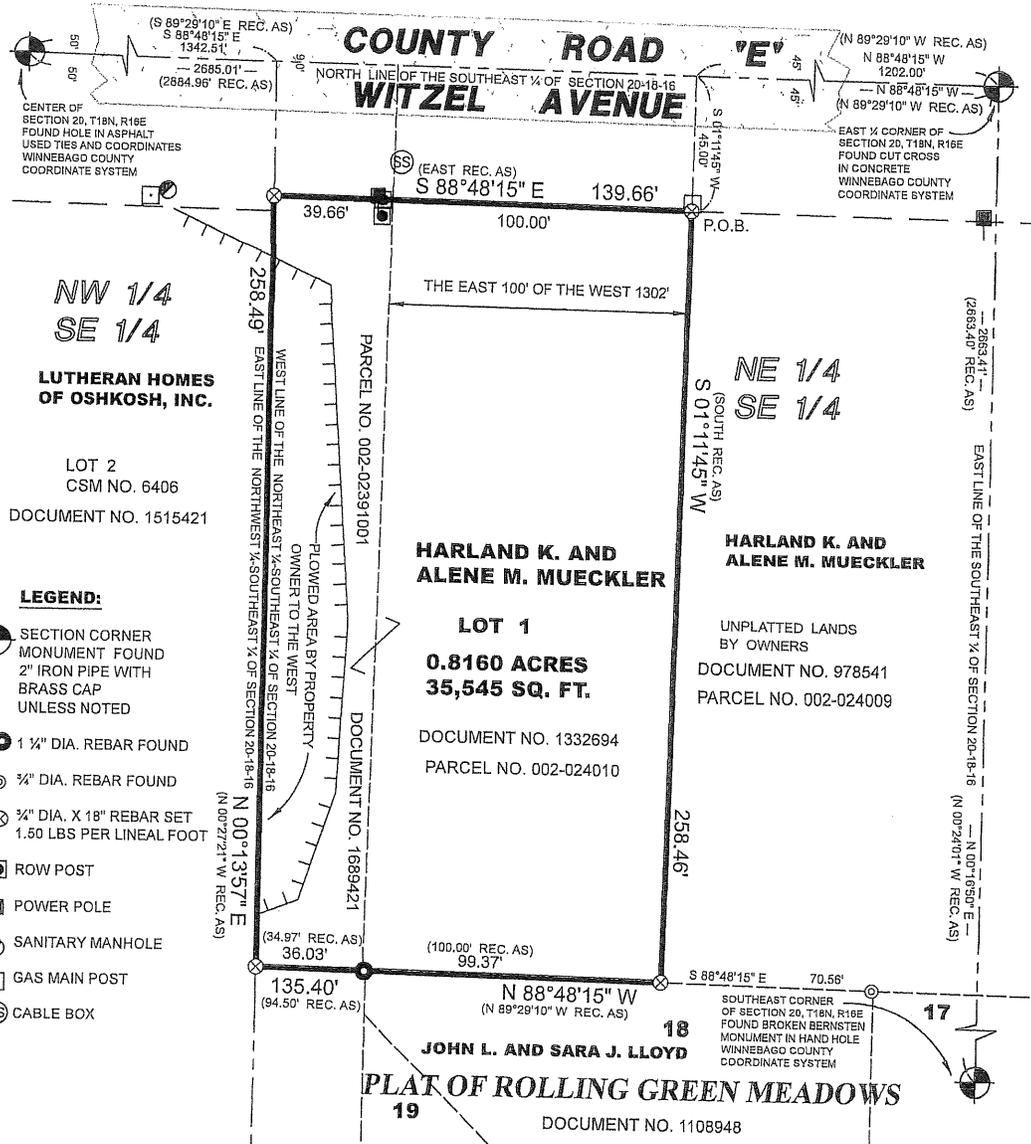
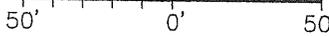
GREEN LAKE SURVEYING COMPANY
P.O. BOX 131
Green Lake, Wisconsin 54941
Phone: (920) 294-6666
survey@greenlakesurveyingcompany.com
www.greenlakesurveyingcompany.com

Donald W. Lenz

Donald W. Lenz, WI P. L. S. No. S-2003
Dated this 20th day of April, 2018.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 20-18-16 WINNEBAGO COUNTY WITH A BEARING OF N 00°18'50" E, PER WINNEBAGO COUNTY COORDINATE SYSTEM.

SCALE: 1" = 50'



WINNEBAGO COUNTY
CERTIFIED SURVEY MAP
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LEGEND:

- SECTION CORNER MONUMENT FOUND
- 2" IRON PIPE WITH BRASS CAP UNLESS NOTED
- 1 ¼" DIA. REBAR FOUND
- ¾" DIA. REBAR FOUND
- ¼" DIA. X 18" REBAR SET 1.50 LBS PER LINEAL FOOT
- ROW POST
- POWER POLE
- SANITARY MANHOLE
- GAS MAIN POST
- CABLE BOX

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP LOCATED IN PART OF NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWN 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Donald W. Lenz, Professional Land Surveyor of the State of Wisconsin, hereby certify that I have at the order of Harland K. and Alene M. Mueckler, as owner's thereof, surveyed lands located in part of the Northeast ¼ of the Southeast 1/4 of Section 20, Town 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of said Section 20; thence North 00°-16'-50" East along the east line of the Southeast ¼ of said Section 20, 2663.41 feet to the East ¼ corner of said Section 20; thence North 88°-45'-15" West along the north line of the Southeast ¼ of said Section 20, 1202.00 feet; thence South 01°-11'-45" West, 45.00 feet to the southerly right-of-way line of Witzel Avenue (County Road "E") and being the Place of Beginning of lands hereinafter described; thence continue South 01°-11'-45" West, 258.46 feet to the northerly line of Lot 18 of the Plat of "Rolling Green Meadows", as recorded on August 8, 1996 in the office of the Register of Deeds for Winnebago County in File 3 of the Winnebago County Plats on Page 39; thence North 88°-48'-15" West along the northerly line said Lot 18, 135.40 feet to a point on the west line of the Northeast ¼ of the Southeast ¼ of said Section 20 and to a point on the easterly line of Lot 1 of Certified Survey Map No. 6406, as recorded on September 9, 2009 in the office of the Register of Deeds for Winnebago County in Volume 1 of the Winnebago County Certified Survey Maps on Page 6406 as Document No. 1519948; thence North 00°-13'-57" East along the west line of the Northeast ¼ of the Southeast ¼ of said Section 20 and along the easterly line of said Lot 1, 258.49 feet to a point on the southerly right-of-way line of Witzel Avenue (County Road "E"); thence South 88°-48'-15" East along the said southerly right-of-way line, 139.66 feet to the Place of Beginning. Containing 0.8160 acres (35,545 sq. ft.) more or less. Also being subject to all easements and restrictions of record thereof if any.

I further certify that such survey thereof made, and that is a correct representation of all exterior boundaries of the land surveyed and the division I have fully complied with the provisions of Section 236.34 of the Wisconsin State Statutes, Winnebago County and the Town of Algoma Subdivision Ordinances in surveying and mapping the same, to the best of my knowledge and belief.

GREEN LAKE SURVEYING CO.

Green Lake, Wisconsin

Donald W. Lenz, W.P. L.S. No. 2003

Dated this 11th day of May, 2018.



WINNEBAGO

COUNTY

CERTIFIED SURVEY MAP NO.

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GREEN LAKE SURVEYING CO.

P.O. Box 131

Green Lake, Wisconsin 54941

Phone: (920) 294-6666

CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP LOCATED IN PART OF NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWN 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

We, Harland K. and Alene M. Mueckler, as owner's thereof, hereby certify that we have caused the land as described in the foregoing certificate of Donald W. Lenz, surveyor, to be surveyed, monumented, divided and mapped as represented by this Certified Survey Map.

We further certify that this survey is required by Section 236.10 or 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1) Winnebago County Planning and Zoning Committee
- 2) Town of Algoma

WITNESS the hand and seal of Harland K. and Alene M. Mueckler this _____ day of _____, 2018.

Harland K. Mueckler, Owner

Alene M. Mueckler, Owner

STATE OF WISCONSIN)
_____ COUNTY)SS

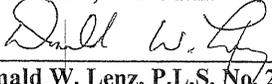
Personally came before me this _____ day of _____, 2018, the above named Harland K. and Alene M. Mueckler, to be known to be the persons who executed the foregoing instrument and acknowledged the same.

Wisconsin Notary Public

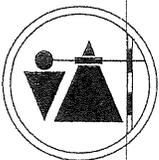
Print Name _____

My Commission expires _____

GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin



Donald W. Lenz, P.L.S. No. 2003
Dated this 11th day of May, 2018.



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P.O. Box 131
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WINNEBAGO

COUNTY

CERTIFIED SURVEY MAP NO.

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CERTIFIED SURVEY MAP

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TOWN BOARD RESOLUTION:

Resolved, that this Certified Survey Map which has been filed or duly filed for approval of the Algoma Town Board, Winnebago County, Wisconsin, for Harland K. and Alene M. Mueckler, as owner's thereof, is hereby approved by authority of the Algoma Town Board.

Date: _____

Town Chairman – Joel Rasmussen

Town Clerk – Debra Stark

TOWN TREASURER'S CERTIFICATE:

I, _____, being the duly elected, qualified and acting treasurer for the Town of Algoma, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any land included in this Certified Survey Map.

Date: _____

By: _____
Town Treasurer – Sue Drexler

COUNTY TREASURER'S CERTIFICATE:

I, _____, being the duly elected, qualified and acting treasurer for County of Winnebago, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any land included in this Certified Survey Map.

Date: _____

By: _____
County Treasurer – Mary E. Krueger

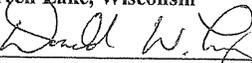
WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE:

This Certified Survey Map in the Town of Algoma for Harland K. and Alene M. Mueckler, as owner's thereof, is hereby approved by the authority of the Winnebago County Planning and Zoning Committee.

Date: _____

By: _____
Committee Chairman

GREEN LAKE SURVEYING CO.
Green Lake, Wisconsin



Donald W. Lenz, P.L.S. No. 2003

Dated this 11th day of May, 2018.



GREEN LAKE SURVEYING CO.
P.O. Box 131
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WINNEBAGO

COUNTY

CERTIFIED SURVEY MAP NO.

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15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

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M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Donald W. Lenz - Green Lake Surveying Company Date: June 8, 2018

Petitioner's Address: P.O. Box 131 City: Green Lake State: WI Zip: 54941

Telephone #: (920) 294-6666 Fax: (920) 294-6666 Other Contact # or Email: don@greenlakesurveying.com

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required): Donald W. Lenz Date: June 8, 2018

OWNER INFORMATION

Owner(s): Harland and Alene Mueckler Date: June 8, 2018

Owner(s) Information: 2921 Witzel Avenue City: Algoma State: WI Zip: 54904

Telephone #: (920) 235-0671 Fax: () _____ Other Contact # or Email: _____

Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: Harland Mueckler Date: June 8, 2018

SITE INFORMATION

Address/Location of Proposed Project: both parcels are vacant tax key nos 002024010/00202391001

Current Use of Property: residential and agriculture Zoning: A-2, R-1

Land Uses Surrounding Your Site: North: roadway

South: residential subdivision

East: residential

West: agriculture

Projected Timeline: As soon as possible

Project Description: This proposed certified survey map is to be used as a residential lot adjacent to address 2921 Witzel Avenue.

The owners Harland and Alene Mueckler plan on selling this lot to Todd and Tamera Goheen once this map has been recorded.



Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at www.townofalgoma.org

M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics Gross Acreage/ Square Feet: 0.8160 Acres 35,545 Sq. Ft.

Development Area and Percentage: _____

of Employees/#of Residential Units: _____

of Proposed Parking Space: _____

Traffic Count Projections (attach documentation): _____

Percent Impervious (attach documentation): _____

Description of Required Landscaping (attach landscape plan): _____

Additional Information: The new owners will plan on building a new home on this 1 lot certified survey map.

* It is in for a Zoning change. It was submitted to the county.

OFFICE USE ONLY

Received By: D.L. STARK Date: 6-13-2018 Fee: \$200.00 Paid: Yes No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.