

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
PLANNING COMMISSION MEETING  
Wednesday, October 10, 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 from July 11, 2018.
4. Discussion and possible action re: Rezoning of lots 00200281905 and 0020030 to R-2 Suburban Residential and R-3 Two-Family Residential.
5. Discussion and possible action re: Preliminary Plat Approval – Lakevista Estates.
6. 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 11, 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, Audra Hoy, Jeff Lytle, Dan Martin, Kristine Timm, Dewey Nelson and Mark Thompson.

**The following Committee Members were absent:** None

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

**3. Discussion and possible action re: Minutes of the June 13, 2018 meeting.**

Motion to approve the minutes of the June 13, 2018 meeting was made by Ms. Hoy, Mr. Nelson

Motion carried (7-0).

**4. Discussion and possible action re: Certified Survey Map for parcel numbers 002-0240-10 & 002-0239-10-01.**

Mr. Krumenauer explained the details of the certified survey request. He continued by stating that the majority zoning designation of R-1 Rural Residential will continue throughout the lot consolidation. The final survey product will be a single lot that is larger than the surrounding lots but still within size tolerances for a single-family residential lot.

A second point that Mr. Krumenauer highlighted was related to the potential stormwater impacts of the lot consolidation. He went on to recognize local resident concerns but reminded the Planning Commission that stormwater management is not part of the CSM process and not required for a lot consolidation or single lot CSM.

Ms. Clark asked if there were any technical questions.

No questions were asked by the Planning Commission members.

Ms. Clark opened the discussion up to the audience for any questions or comments.

60 Rolling Green Circle: stated concerns over the stormwater impact of building a residence on the lot in her backyard.

2921 CTH E (owner): stated that water has always been an impact in this area and that the consolidation of a lot is not going to affect the area.

Ms. Clark asked if a stormwater solution is possible to help protect any future or current residence.

Mr. Krumenauer reminded the Planning Commission that stormwater mitigation is not required for this CSM but that mitigation techniques can be explored if a residential building permit is taken. Mr. Krumenauer also stated that the natural topography of the area is north to south and that mitigation efforts for rain water should have been addressed when Oshkosh permitted the existing subdivision.

50 Rolling Green Circle: expressed concern regarding stormwater. He went to state that he expects that no negative growth in stormwater will be allowed after the lot is developed.

Mr. Lytle asked a clarification regarding zoning designations and asked whether or not the lot if developed could tie into Oshkosh's storm system.

Mr. Krumenauer clarified the proposed zoning is consistent with future land use. He also stated that the subdivision developer that built the subdivision should have addressed existing water runoff from the north during the development review, but it isn't common practice to allow a lot that is not in the municipality to connect to storm main.

Mr. Thompson asked if drive access could be denied by Winnebago County.

Mr. Krumenauer stated that the only direction available for a driveway is onto CTH E and the lot is already a buildable lot. He did not expect any concerns from Winnebago County.

A motion was made by Mr. Lytle and seconded by Mr. Thompson to approve the Certified Survey Map as proposed.

Motion carried 7-0

## **5. Adjourn**

A motion to adjourn was made by Mr. Thompson and seconded by Mr. Nelson. The meeting was adjourned unanimously at 6:30 p.m.

Approved on xx/xx/xxxx  
Summary of Proceedings

Submitted by,  
Deborah L Stark, WCMC  
Clerk

Recording Secretary,  
Benjamin Krumenauer  
Administrator

**ITEM 4: DISCUSSION AND POSSIBLE ACTION RE: REZONING OF LOTS 00200281905 AND 0020030 TO R-2 SUBURBAN RESIDENTIAL AND R-3 TWO-FAMILY RESIDENTIAL.**

**GENERAL INFORMATION**

**Petitioner:** Lakeview Estates, LLC  
520 W Huron Street, Oshkosh, WI 54963

**Owner:** AF Group, LLC  
1445 Candlelight Court, Oshkosh, WI 54904

**Action(s) Requested**

**Action 1:** Petitioner is requesting approval of a change in zoning designation from A-2 General Agricultural Zoning District to a combination of R-2 Suburban Residential Zoning District and R-3 Two-Family Residential Zoning District (00200281905 and 0020030).

**Applicable Provisions**

Town of Algoma Comprehensive Plan  
Chapter 23: Town/County Zoning of the Winnebago County Municipal Code

**Property Location and Type**

The subject properties total 44.40 acres in area and are currently used as agricultural. The properties use is consistent with current land-use and zoning designations and are located directly east of Leonard Point Road and north of Addie Parkway. The Town of Algoma Comprehensive Plan recommends low-density residential.

**Subject Site**

<i>Existing Land Use</i>	<i>Zoning</i>
Vacant (agricultural use)	A-2 General Agricultural Zoning District

**Adjacent Land Use and Zoning**

<i>Existing Land Uses</i>		<i>Zoning</i>
<b>North</b>	Residential	R-1 Rural Residential Zoning District
	Residential	R-2 Suburban Residential Zoning District
<b>East</b>	Residential	R-2 Suburban Residential Zoning District
<b>South</b>	Residential	R-2 Suburban Residential Zoning District
	Recreational	A-2 General Agricultural Zoning District
	Business	A-2 General Agricultural Zoning District (CUP)
<b>West</b>	Residential	R-1 Rural Residential Zoning District
	Mining	A-2 General Agricultural Zoning District

**Comprehensive Plan**

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

### **Background Information**

Lakevista Estates LLC is requesting a formal rezone of two vacant parcels located north of Addie Parkway and Jones Park and East of Leonard Point Road. The primary reason for this rezone is to allow for a future residential subdivision expansion. The proposed rezone is the first of several steps required to permit the subdivision. Item 4

### **Proposed Rezone**

<i>Parcel</i>	<i>Existing Zoning Designation</i>	<i>Proposed Zoning Designation</i>
<b>Lot A (00200281905)</b>	A-2 General Agricultural R-1 Rural Residential	R-2 Suburban Residential R-3 Two-Family Residential
<b>Lot B (0020030)</b>	A-2 General Agricultural	R-2 Suburban Residential

### **Definitions**

#### *R-2 Suburban Residential Zoning District*

This district is intended to accommodate low- and medium-density residential lots in a duly recorded and legally maintained subdivision. This district provides a "suburban" arrangement of amenities, services, and facilities. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.

#### *R-3 Two-Family Residential Zoning District*

This district is intended to accommodate two-family dwellings, twin homes, and single-family dwellings. This district provides a "suburban" arrangement of amenities, services, and facilities. Since the two-family dwelling produces a divergent occupancy pattern from that of the traditional single-family dwelling, this district is generally adjacent to, but not within, a single-family neighborhood. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.

### **ANALYSIS**

The Town of Algoma regularly sees zoning change requests throughout the year. Most of these requests revolve around smaller site specific parcels. They are generally clean up in nature and correct inconsistencies in existing parcels or provide an avenue to develop an area that was not allowed in the past.

The proposed zoning change is larger in scope but still maintains the same spirit as other requests. The proposal as stated above addresses two larger parcels totaling 44.40 acres. Lot A (21.90 acres) currently has two separate zoning designations of A-2 and R-1. The proposed designation is a combination of R-2

and R-3. The main portion of R-3 will align with a proposed future roadway and is directly adjacent to Jones Park. The R-2 designation will be towards the north end of the lot and will consist of single-family residences with condensed lots with larger green recreational areas. Lot B is wholly A-2 and is being also proposed to change to R-2.

R-2 Suburban Residential and R-3 Two-Family Residential do not support multi-family or any development greater than two units per lot. *Exhibit 8-1: Land use matrix* located in Chapter 23 of the Winnebago County General Code outlines allowable residential uses within the proposed zoning designations.

Exhibit 8-1 Land use matrix

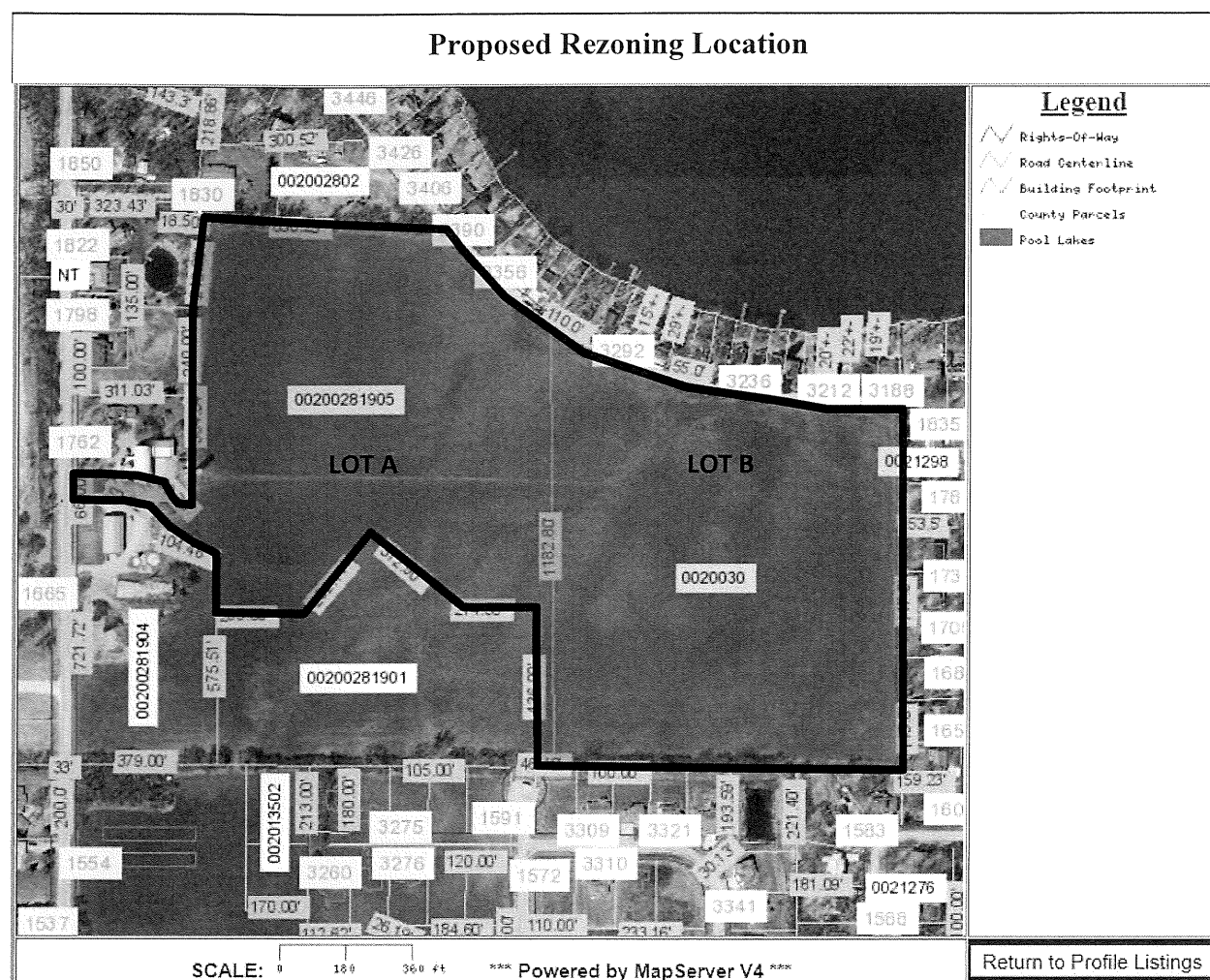
3	Residential																
3.01	Mixed-use housing	ZP,SP	23.8-251	-	-	-	-	-	-	-	-	-	C	P	P	-	-
3.02	Manufactured/mobile home community	ZP,SP,PO	23.8-252	-	-	-	-	-	-	P	-	-	-	-	-	-	-
3.03	Multifamily building, 2 units	ZP	23.8-253	-	-	-	-	P	P	-	-	-	-	-	P	-	-
3.04	Multifamily building, 3-4 units	ZP	23.8-254	-	-	-	-	-	P	-	-	-	-	C	P	-	-
3.04	Multifamily building, 5-8 units	ZP	23.8-254	-	-	-	-	-	P	-	-	-	-	C	C	-	-
3.04	Multifamily building, 9 or more units	ZP	23.8-254	-	-	-	-	-	C	-	-	-	-	-	C	-	-
3.05	Nonfarm residence	ZP	23.8-255	C	-	-	-	-	-	-	-	-	-	-	-	-	-
3.06	Single-family dwelling [1]	ZP	23.8-256	-	P	P	P	P	-	-	-	-	-	-	-	-	-
3.07	Townhouse, 3-4 units	ZP,SP	23.8-257	-	-	-	-	-	P	-	-	-	-	C	P	-	-
3.07	Townhouse, 5-8 units	ZP,SP	23.8-257	-	-	-	-	-	P	-	-	-	-	C	C	-	-
3.07	Townhouse, 9 or more units	ZP,SP	23.8-257	-	-	-	-	-	C	-	-	-	-	-	C	-	-
3.08	Twin home	ZP	23.8-258	-	-	-	-	P	P	-	-	-	-	-	P	-	-

While reviewing zoning classification changes for lots, the Town of Algoma future land use maps should always be referenced. The Town of Algoma comprehensive plan states that a low density residential land use should be encouraged within the subject parcels. Unfortunately, the Town of Algoma does not have official language outlining what “low density” is actually defined as. Because of this, Town staff relies on past practice and Winnebago County Zoning Classifications.

The Town has embraced a mixed density approach to residential neighborhoods and has multiple areas where single and two-family lots are developed together. Additionally, Winnebago County General Code and staff interpretations defines low density as single or two-family lots. With these considerations in mind the proposed rezone request does align with the Town’s comprehensive plan and future land use map.

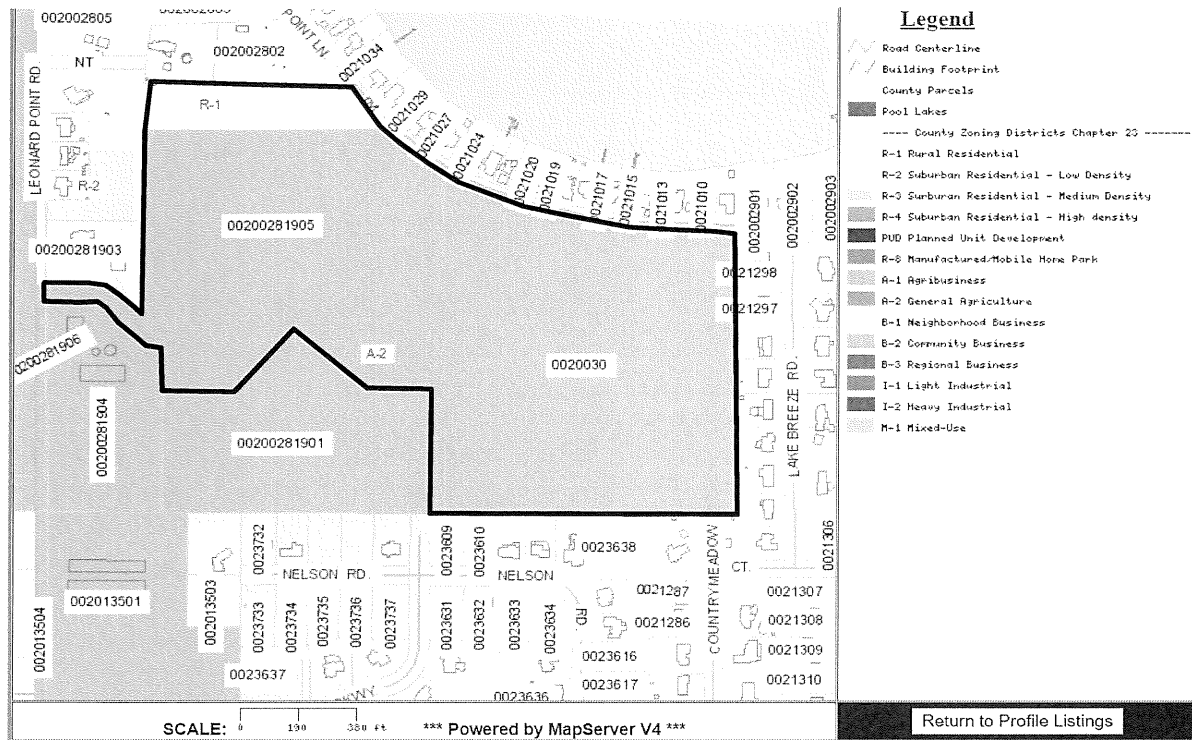
### **RECOMMENDATION(S)**

Town of Algoma Administrator recommends approval of Item 4 rezoning of lots 00200281905 and 0020030 to R-2 Suburban Residential and R-3 Two-Family Residential.

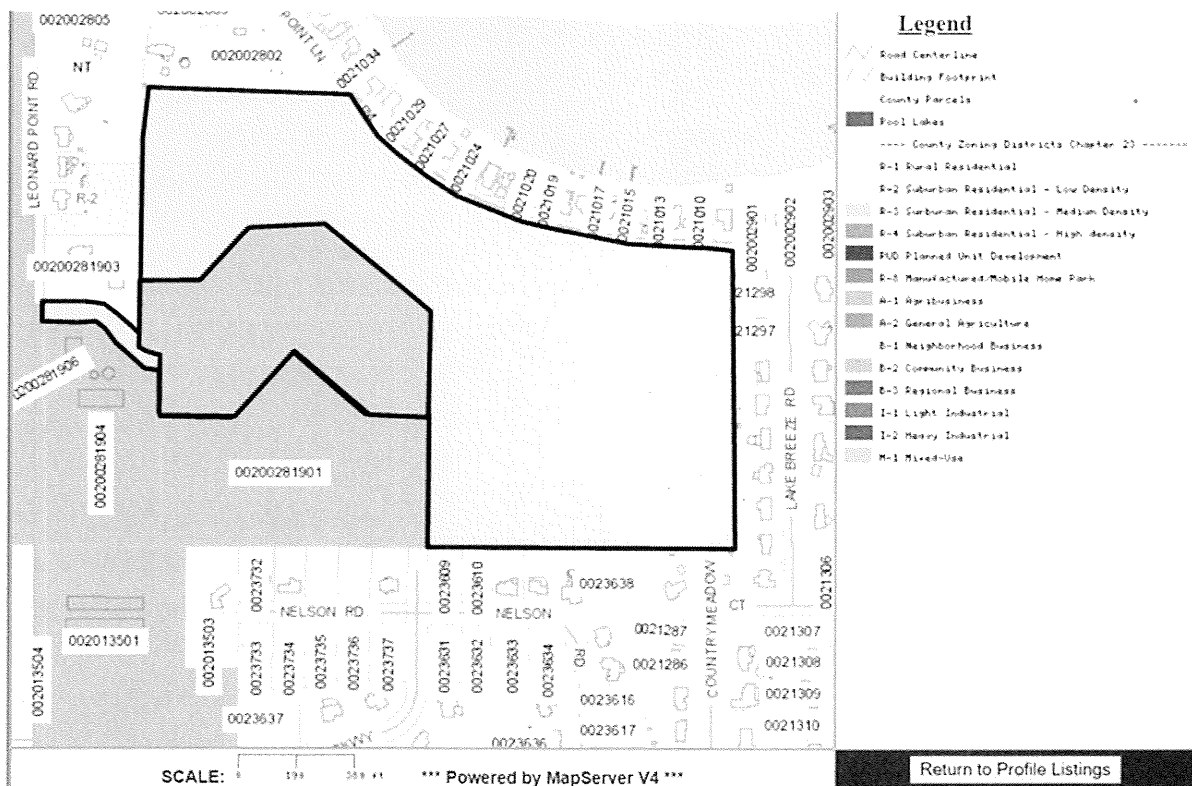




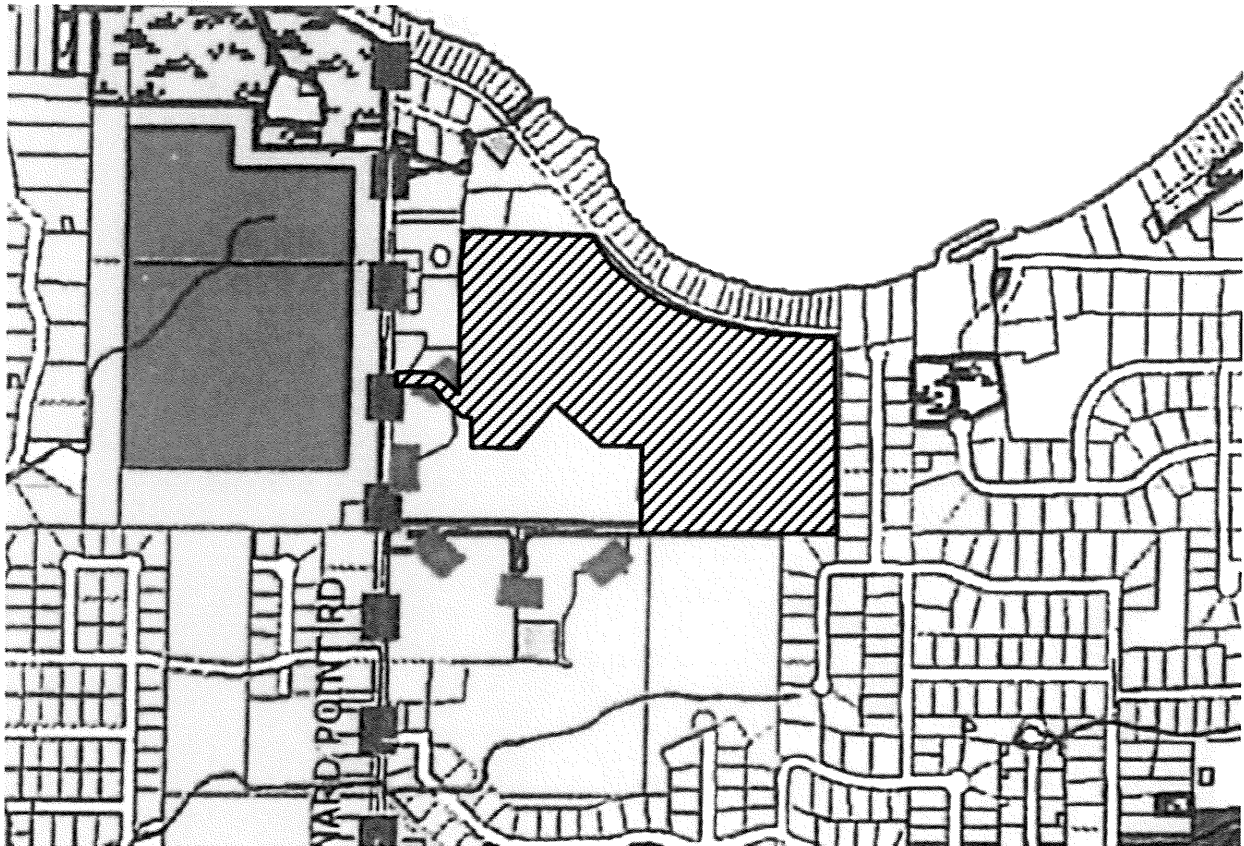
## Existing Zoning



## Proposed Zoning



Future Land Use



**ITEM 5: DISCUSSION RE: PRELIMINARY PLAT APPROVAL, LAKEVISTA ESTATES  
DEVELOPMENT**

**GENERAL INFORMATION**

**Applicant:** Lakeview Estates, LLC  
520 W Huron Street, Omro, WI 54963

**Owner:** AF Group, LLC  
1445 Candlelight Court, Oshkosh, WI 54904

**Action(s) Requested**

**Action 1:** Applicant is requesting Preliminary Plat Approval for a new single-family and two-family residential subdivision.

**Applicable Provisions**

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

**Preliminary Plat Approval Process**

Preliminary Plat Approval is the process of critically reviewing the request from all levels of form and function. In this case, the applicant is requesting scope and site concept approval that will provide the Town of Algoma and the developer a certain amount of assurance that the proposal is sound and consistent with the intent of the Town of Algoma Municipal Code and Comprehensive Planning documents. Once Preliminary Plat Approval is given, all conditions and designs will have a detailed review by Town Staff, Winnebago County, outside consultants and the applicant.

Preliminary Plat Approval is not binding. Additional Planning Commission and Town Board approvals will be required prior to final acceptance.

**Property Location and Type**

The subject properties total 44.40 acres in area and are currently used as agricultural. The properties are consistent with current land-use and zoning designations and are located directly east of Leonard Point Road and north of Addie Parkway. The Town of Algoma Comprehensive Plan recommends low-density residential.

**Subject Site**

<b><i>Existing Land Use</i></b>	<b><i>Zoning</i></b>
Vacant (agricultural use)	A-2 General Agricultural Zoning District

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**Comprehensive Plan**

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

**Background Information**

The subject properties (44.40 acres) are in full compliance with existing Town of Algoma land use and Winnebago County Zoning Code. The applicant is requesting Preliminary Plat Approval that will subdivide the property into single-family and two-family dwelling lots. There is no multi-family residential development being proposed.

**Relevant Past Meetings**

*October 11, 2017: Certified Survey Map Approval:* Town of Algoma Planning Commission and Town Board approved a 4 lot certified survey map that separated the existing farm house and structures from the farm fields. The approved CSM included two single-family residential lots adjacent to Leonard Point Road and two larger agricultural lots that have access off of Addie Parkway and a yet to be built roadway.

*May 9, 2018: Workshop:* A Planning Commission workshop was held to discuss a potential residential subdivision expansion in the Town of Algoma. A question was asked regarding the Town of Algoma's appetite for increased residential development that could include single-family, two-family and multi-family residential developments. The workshop provided opportunities for the Planning Commission to ask clarification questions and discuss the ideas in a non-binding manner. Though not required, the developer encouraged community discussion so any ideas or concerns could be stated on the record.

**ANALYSIS:****Proposed Layout*****Road Right-of-Way***

Proposed roadways within Lakevista Estates include two primary access points. The first access point is a 66 foot wide corridor off of Leonard Point Road. Veanna Boulevard as proposed will likely be the primary access point for the development and has a general meandering design. The second major access point will be off the Butte des Morts subdivision to the south and will include the extension of Addie Parkway. Additional roadways as proposed include a loop oriented design to the east and a longer cul-de-sac (c.d.s.) to the northwest. All roadways are proposed with 66 foot r.o.w. and compliant 45 foot diameter cul-de-sacs as warranted.

All roadway dimensions are compliant with Chapter 225 Land Use with the exception of the proposed Caden Court. Cul-de-sacs in the Town should not exceed 600 feet in length, but can be up to 1,000 feet in length, provided density is not more than 15 housing units being served by said street. Caden Court is approximately 880 feet long from center of c.d.s. to center of Addie Parkway. The length does exceed 600 feet but still under the maximum of 1,000 feet. Where the deviation occurs is in the density requirement. Caden Court is proposed as a Planned Development District and is designed as a lower cost, lower maintenance neighborhood that focuses on higher density single-family lots and more consolidated greenspace. Caden Court is proposed to include curb and gutter in lieu of the traditional rural cross section. Stormwater management will be provided through backyard swails and storm sewer. This proposal increases the density from a maximum of 15 lots per c.d.s. to 31 lots. An exception to Chapter 225-59 F(3) will be required upon final subdivision plat approval.

All proposed roadways as designed conform to design standards outlined in Chapter 260: Public Works.

***Lots***

The developers are proposing a combination of single-family and two-family residences. The development is broken into three distinct and designed sections.

**Traditional Single-Family:**

This section revolves around two proposed stormwater detention facilities labeled Outlot 1 and 2. This section of the plat meets all required lot design standards and include a minimum lot size of 100 feet by 150 feet (minimum 15,000 sq ft). The proposed lots are consistent with neighboring subdivisions and represent the Town standard. This section has 41 proposed lots ranging in size from 0.344 acres to 0.641 acres.

**Two-Family Development:**

The second section runs parallel to Veanna Boulevard and consists of 17 two-family residential lots. Though certainly not as common as single-family developments the Town of Algoma has a number of two-family lots already within the community. This slightly higher density proposal is still consistent with low-density residential developments but provides a different style of housing for future residents. In total, 34 residences are proposed. The standard two-family development pattern in the Town of Algoma is

for side-by-side residences. When appropriate, Winnebago County's Chapter 23: Zoning Code requires a cluster design where two-family residences are developed in a section that is contiguous in nature. This proposal also meets these requirements. The same standard applies for two-family lot dimensions as it does for single-family lots. This section has lot sizes ranging from 0.344 acres to 0.636 acres.

#### Single-Family Planned Development District:

The third and final section of the proposal is defined as a single-family planned development district. This section as stated above sits on Caden Court and is referenced as a cluster subdivision by Town Code. A cluster subdivision has been a common design concept in many communities throughout the greater Oshkosh region. The focus and intent of a cluster subdivision is to provide a higher density residential living section while providing an equally consolidated recreational aspect. The overall applicable land use density should still be met and adhere to the overarching residential designation. To meet this requirement and adhere to Chapter 225: Land use and the County Zoning Code the petitioner has added a common recreational area to the southwest of Caden Court, proposed additional landscaping standards and an off-road trail beginning at Veanna Boulevard and meandering to its northerly terminus at Leonard Point Lane. This enhancement allows for the properties to access the proposed common area as well as enhance the already established neighborhoods. All PDD residential lots will discharge off of Caden Court. This section has a proposed 31 lots ranging in size from 0.175 acres to 1.051 acres. The common area will need to be noted within the developer agreement. An exception to Chapter 225 P(9) will need to be considered in order to allow four lots to be discharged off of the c.d.s.

#### Developers Agreement

A formal Developer Agreement with the Town of Algoma has not been made and will be required prior to final plat submission. The agreement will need to contain phasing procedures, any appropriate design standards for development, a final stormwater management plan and any additional information to ensure the successful completion of the project. An approved Developer Agreement shall be provided upon final plat submission.

#### Public Facilities

The developer has already been in conversations with utility companies and is developing an outline for utility extensions into the property. A formal approval from private and/or public utility companies will need to be submitted prior to final plat.

#### Stormwater Management

Stormwater management as proposed is developed into three components. A developer is required to provide stormwater management practices that anticipate a 100 year flood event. This 100 year standard in theory will provide adequate containment and treatment for the proposed community and downstream properties. With no current stormwater management on the site, the inclusion of this requirement is anticipated to greatly improve the safety and welfare of downstream properties.

#### Detention Basins:

The Development has two proposed stormwater detention and treatment basins. Outlots 1 and 2 are designed to collect and contain stormwater during a flood event and provide a slow controlled discharge of water to existing facilities. The primary conveyance to these two basins is through underground storm mains. The proposed basins are designed with conveyance and safety in mind and utilize safety shelves to address this concern. Additional methods for safety that can be explored during site plan review include protective vegetation, signage or physical barriers. In the event of a greater than 100 year rain event the basins have spillways that discharge water in a controlled fashion. This discharge is still anticipated to be less than existing farm field runoff. A maintenance agreement will need to be completed between the Town of Algoma and Lakeview Estates LLC so as to ensure the basins are properly maintained.

#### Storm Sewer Mains:

The proposal includes several storm sewer mains that convey collected rainwater from local swales to the detention facilities. This type of storm main is a common practice in many regional development but is less common in the Town of Algoma. Currently as designed, the storm mains have a volume only designed for rain events. The potential inclusion of mini-storm provisions to handle day-to-day nuisance or sump water is not included within this proposal. Given the ongoing nuisance water issues in the Town of Algoma, the inclusion of larger storm sewer should be considered to help keep yards and r.o.w. clear.

#### Road Ditches:

The primary conveyance of stormwater in the Town is through its substantial ditch network. This proposal copies common practice. Conveyance of stormwater from the roadway to the detention basins is through underground storm sewer.

A full stormwater feasibility map has been provided for review. Arrows dictate direction of surface flow towards subdivision collection points.

#### Greenspace (Parkland Dedication)

Town of Algoma Land Use requirements state that the reservation and dedication of public land shall be required with all new residential developments. The subdivider shall dedicate 1,350 square feet of land to the town for each housing unit within the project, provided land in the subdivision is shown on the Town's Comprehensive Plan as parkland or trail. These recommendations shall be dictated after consideration from the appropriate Town advisory committee. An exception is permitted if the dedication of additional property or trail system is not warranted. If an exception is appropriate, then a "payment in lieu of" is required. This in lieu of payment shall be \$825 per residential unit.

#### Dedication of recreational land:

CALCULATION      total units X 1,350 sqft = dedication requirement  
105 units X 1,350 sqft = 141,750 sq ft or 3.254 acres

#### Payment in Lieu of:

CALCULATION      total units X \$825 = payment requirement

105 units X \$825 = \$86,625

Given the recent completion of Jones Park and its location to the proposed development additional greenspace is less of a need. There are provisions with recent certified survey maps that require trail connections as well as other pedestrian accommodations. A condition of final plat approval will be to address the dedication of "payment in lieu of" requirement.

### **Lighting**

Town of Algoma Municipal Code requires that street lighting be provided along each intersection on collector or more intense roadways. An approved street light shall be required at the intersection of Veanna Boulevard and Leonard Point Road.

### **Subdivision Signage**

Subdivision signage is not required per Town of Algoma Municipal Code. The inclusion of a subdivision identification sign is allowed but will have to be approved if proposed.

### **Architectural Features/Covenants**

Architectural or neighborhood covenants have not been submitted at this time. If design standards such as covenants are proposed, it is a requirement that they be included within the Developer Agreement and must be provided prior to final plat approval.

### **Compatibility and Zoning**

Item 4 of the October 10, 2018 Planning Commission proposes rezoning the existing parcels to zoning designations that would permit this platting process. The development as proposed maintains the spirit and intent of the Town of Algoma Municipal Code and Comprehensive Plan.

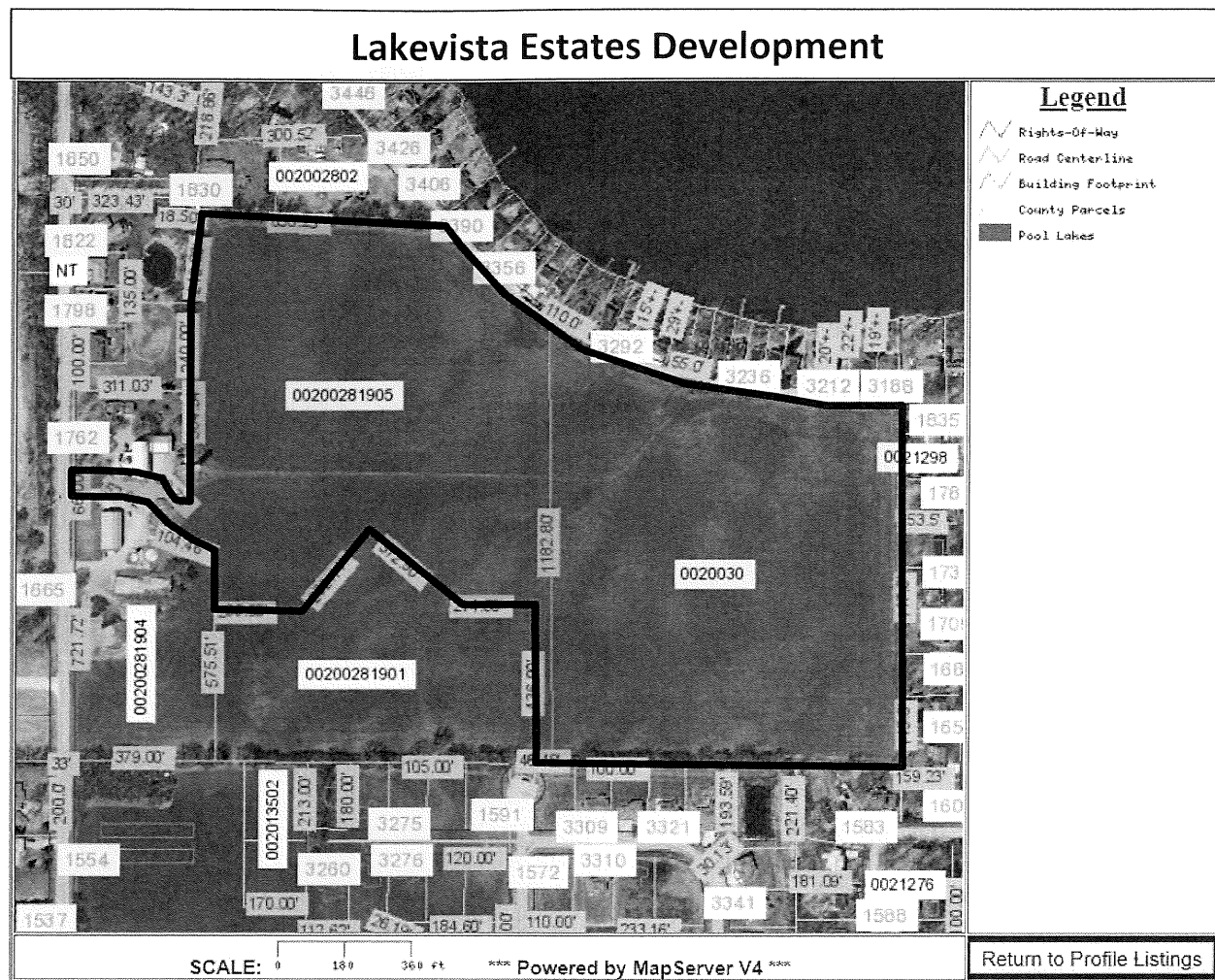
### **RECOMMENDATION(S):**

Administrator recommends approval of the Lakevista Estates Preliminary Plat with the following condition(s):



- A. Completion of site plan review committee*
- B. An exception to Chapter 225-59 F(3) will be required upon final subdivision plat approval*
- C. An exception to Chapter 225 P(9) will need to be considered in order to allow four lots to be discharged off of the c.d.s.*
- D. An approved developer agreement shall be provided upon final plat submission*
- E. A formal approval from private or public utility companies shall need to be submitted prior to final plat.*
- F. A stormwater facility maintenance agreement shall need to be completed between the Town of Algoma and the Lakeview Estates LLC so as to ensure the basins are properly maintained*
- G. Considering the ongoing nuisance water issues in the Town of Algoma, the inclusion of larger storm sewer should be considered to help keep yards and r.o.w. clear*



- H. Address the dedication of "payment in lieu of" requirement for recreation or trail enhancements*
- I. An approved street light shall be required at the intersection of Veanna boulevard and Leonard Point Road*
- J. The inclusion of a subdivision identification sign is allowed but will have to be approved if proposed*
- K. If design standards such as covenants are proposed, it is a requirement that they be included within the Developer Agreement and must be provided prior to final plat approval*
- L. All Town of Algoma, Winnebago County, outside organization and state guidelines and regulations be followed*



LEONARD POINT ROAD

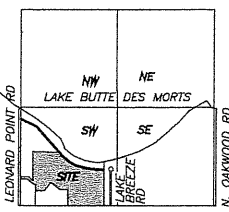
  
 REFERENCED TO THE WINNEBAGO  
 STATE SYSTEM OF 1883(1897)  
 OF THE GOVERNMENT LOT 3 A  
 BEARING N 88°35'34" E  
 1 inch = 80 feet  




**LAKEVISTA ESTATES**  
**PRELIMINARY PLAT**

LAKEVIEW ESTATES, LLC  
5057 RIVERMOOR DRIVE  
OMRO, WI 54963  
ATTN: ERIC HOFFMANN

DRAWING NO.



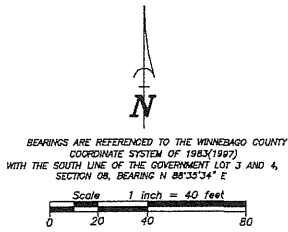
**PLAT DATA**

OWNER: AF GROUP LLC.  
PARCEL: 00200281905 AND 0020030  
DOCUMENT: 1763377 AND 1658837

NUMBER OF LOTS 89

LINEAR FEET OF EXISTING STREETS 5518  
EXISTING ZONING A-2  
PROPOSED ZONING R-2, R-3, PUD  
APPROVING AUTHORITIES  
A. TOWN OF ALGOMA  
B. WINNEBAGO COUNTY  
C. DEPARTMENT OF ADMINISTRATION

LOT 4 OF CERTIFIED SURVEY MAP 7298, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



101 W. Main St., Omro, WI 54963  
Phone (920) 685-6240 Fax (920) 685-6340  
[www.martenson-eisele.com](http://www.martenson-eisele.com)  
[info@martenson-eisele.com](mailto:info@martenson-eisele.com)

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**LAKEVISTA ESTATES**  
**PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7298, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

LAKEVIEW ESTATES, LLC  
5057 RIVERMOOR DRIVE  
OMRO, WI 54963  
ATTN: ERIC HOFFMANN

SCALE	DATE
1"=40'	09/25/18
COMPUTER FILE	
2303001PREPLAT	

DRAWING NO.  
0-2303-001 PG 2 OF 3

# LAKEVISTA ESTATES PRELIMINARY PLAT

LOT 4 OF CERTIFIED SURVEY MAP 7298, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

BENCHMARKS:  
BM-1  
TAG BOLT ON HYDRANT ON EAST SIDE OF ADDIE PARKWAY, AT SOUTEAST CORNER OF JONES PARK PROPERTY  
ELEVATION = 778.61.  
BM-2  
ALGOMA W GPS MONUMENT  
ELEVATION = 787.36

## NOTES

CONTOURS ARE FOOT INTERVALS  
AND BASED ON THE USGS DATUM.

UTILITY EASEMENTS WILL BE  
SHOWN ON THE FINAL PLAT.

DRAINAGE EASEMENTS FOR SWALES  
AND BASIN WILL BE GRANTED TO  
THE TOWN AND COUNTY FOR ACCESS  
AND MAINTENANCE.

## LEGAL DESCRIPTION

LOT 4 OF CERTIFIED SURVEY MAP 7298, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 8; THENCE NORTH 88 DEGREES 35 MINUTES 34 SECONDS WEST 376.68 FEET, ALONG THE SOUTH LINE OF SAID FRACTIONAL LOT 3, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 35 MINUTES 34 SECONDS WEST 1060.86 FEET, ALONG THE SAID SOUTH LINE OF FRACTIONAL LOTS 3 AND 4; THENCE NORTH 01 DEGREE 24 MINUTES 26 SECONDS EAST 436.00 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 34 SECONDS WEST 148.50 FEET, ALONG THE SOUTH LINE OF LOT 4 OF CERTIFIED SURVEY MAP 7298; THENCE NORTH 48 DEGREES 50 MINUTES 34 SECONDS WEST 312.90 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE SOUTH 41 DEGREES 09 MINUTES 26 SECONDS WEST 282.14 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE NORTH 89 DEGREES 07 MINUTES 26 SECONDS WEST 235.00 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE NORTH 00 DEGREES 52 MINUTES 34 SECONDS EAST 158.51 FEET, ALONG THE EAST LINE OF LOT 3 OF CERTIFIED SURVEY MAP 7298; THENCE 104.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET, AND WHOSE CHORD BEARS NORTH 66 DEGREES 37 MINUTES 26 SECONDS WEST 101.79 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE NORTH 44 DEGREES 07 MINUTES 26 SECONDS WEST 128.89 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE 52.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET, AND WHOSE CHORD BEARS NORTH 66 DEGREES 37 MINUTES 26 SECONDS WEST 51.28 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE NORTH 89 DEGREES 07 MINUTES 26 SECONDS WEST 146.42 FEET, ALONG THE SAID SOUTH LINE OF LOT 4; THENCE NORTH 00 DEGREES 52 MINUTES 34 SECONDS EAST 66.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF LEONARD POINT LANE; THENCE SOUTH 89 DEGREES 07 MINUTES 26 SECONDS EAST 146.42 FEET, ALONG THE NORTH LINE OF SAID LOT 4; THENCE 104.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET, AND WHOSE CHORD BEARS SOUTH 66 DEGREES 37 MINUTES 26 SECONDS EAST 101.79 FEET, ALONG THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 44 DEGREES 07 MINUTES 26 SECONDS EAST 99.79 FEET, ALONG THE NORTH LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 52 MINUTES 34 SECONDS EAST 564.94 FEET, ALONG THE WEST LINE OF SAID LOT 4; THENCE NORTH 06 DEGREES 25 MINUTES 07 SECONDS EAST 240.20 FEET, ALONG THE WEST LINE OF SAID LOT 4; THENCE SOUTH 86 DEGREES 17 MINUTES 21 SECONDS EAST 650.23 FEET, ALONG THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 39 DEGREES 09 MINUTES 27 SECONDS EAST 63.69 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LEONARD POINT LANE; THENCE 811.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1147.88 FEET, AND WHOSE CHORD BEARS SOUTH 59 DEGREES 12 MINUTES 52.5 SECONDS EAST 794.54 FEET, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 79 DEGREES 54 MINUTES 08 SECONDS EAST 198.17 FEET, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE 110.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 954.50 FEET, AND WHOSE CHORD BEARS SOUTH 83 DEGREES 13 MINUTES 28 SECONDS EAST 110.63 FEET, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 86 DEGREES 32 MINUTES 48 SECONDS EAST 214.84 FEET, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 01 DEGREE 47 MINUTES 55 SECONDS WEST 75.68 FEET; THENCE NORTH 80 DEGREES 28 MINUTES 03 SECONDS EAST 5.55 FEET, ALONG THE EXTENSION OF THE NORTH LINE OF LOT 65 FIRST ADDITION TO LAKE BREEZE PLAT; THENCE SOUTH 00 DEGREES 43 MINUTES 03 SECONDS WEST 898.42 FEET, ALONG THE WEST LINE OF THE FIRST ADDITION TO LAKE BREEZE PLAT, TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

I, JAMES E. SMITH, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE TOWN OF ALGOMA AND WINNEBAGO COUNTY SUBDIVISION ORDINANCES.

JAMES E. SMITH, PROFESSIONAL WI LAND SURVEYOR S-1803

DATE

## LEGEND

- 1-1/4" x 24" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1-1/4" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- CONTOUR W/ ELEVATION
- SOIL BORING
- TOPSOIL DEPTH
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. HYDRANT
- POWER POLE
- CABLE TV PED
- LIGHT POLE
- PEDESTALS
- TRANSFORMER
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. WATER MAIN
- EXIST. STG. MAIN
- EXIST. SPOT ELEVATION
- FIRST FLOOR = 800.00

Martenson & Eisele, Inc.

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Phone (920) 685-6240 Fax (920) 685-6340

www.martenson-eisele.com

info@martenson-eisele.com



APPROVED

CHECKED

DRAWN BY

DATE

NO.

REVISION

LAKEVISTA ESTATES  
PRELIMINARY PLAT

LOT 4 OF CERTIFIED SURVEY MAP 7298, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR:  
LAKEVIEW ESTATES, LLC  
5057 RIVERWOOD DRIVE  
ATLANTA, GA 30328  
ATTN: ERIC HOFMANN

SCALE

1"=80'

DATE

09/25/18

COMPUTER FILE

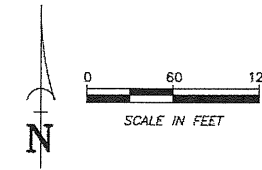
2303001PREPLAT

DRAWING NO.

0-2303.001 PG 3 OF 3



WEST 1/4 CORNER  
SECTION 8, T18N-R16E  
ALUMINUM MONUMENT FOUND



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Planning  
Environmental  
Surveying  
Engineering  
Architecture

DRAWN BY	CHECKED	APPROVED	FIELDWORK	
			JWS	JFS
NO.	NO.	NO.	NO.	NO.
DATE	DATE	DATE	DATE	DATE

\*\*\* REFER TO COVER SHEET FOR REVISION DESCRIPTIONS \*\*\*

**STORMWATER FEASIBILITY  
LAKEVISTA ESTATES  
TOWN OF ALGOMA**

TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

SCALE  
BAR SCALE

DATE  
09/12/18

COMPUTER FILE  
0-2023-001.dwg

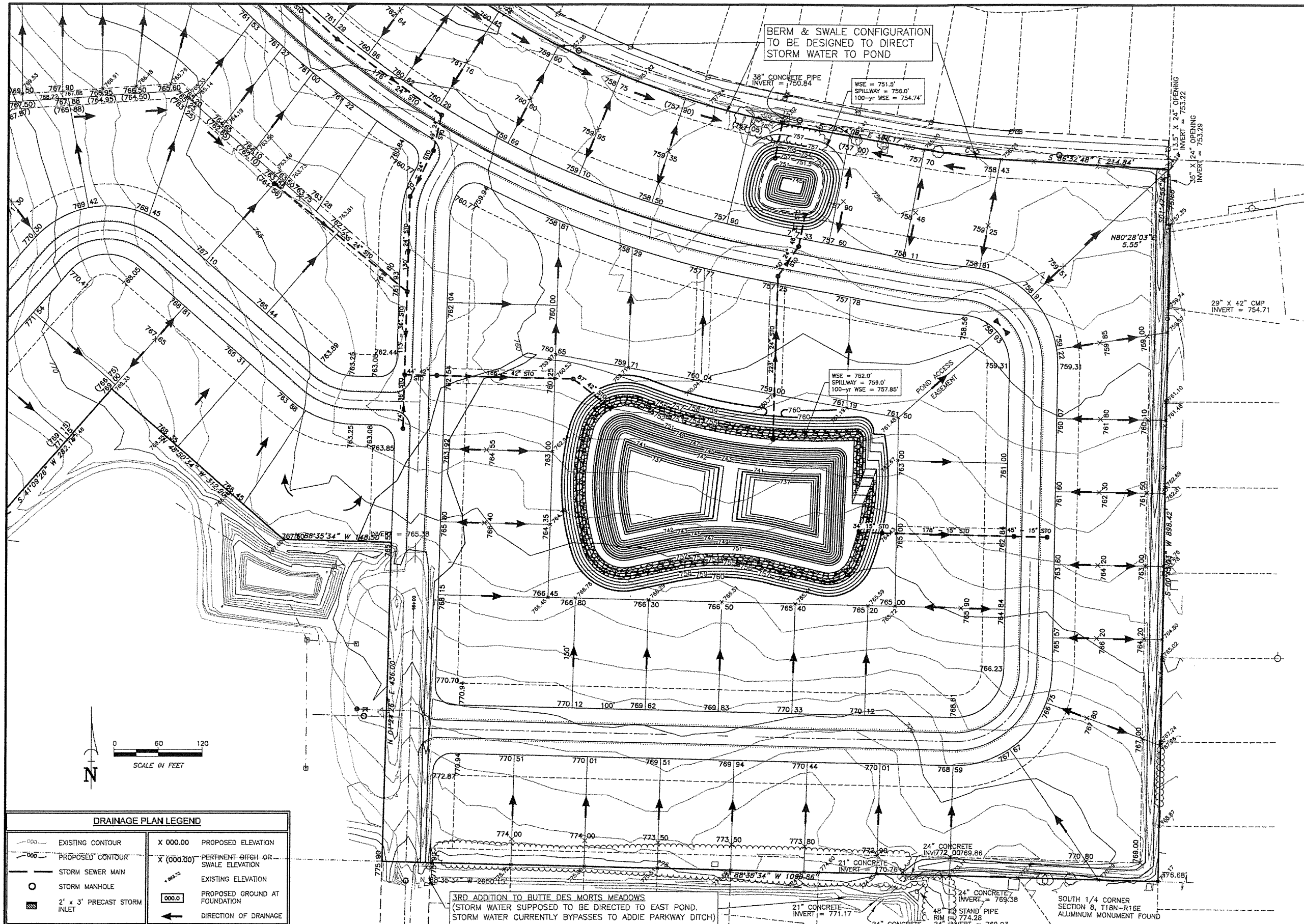
DRAWING NO.  
0-2023-001 - WEST

**DRAINAGE PLAN LEGEND**

	EXISTING CONTOUR	X 000.00	PROPOSED ELEVATION
	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN		EXISTING ELEVATION
	STORM MANHOLE		PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE

(FUTURE)  
ONSITE BMP WILL MANAGE STORMWATER  
RUNOFF FROM MULTI-FAMILY DEVELOPMENT





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			JFS	JFS
ALM	JJR	JWS	NO.	NO.
DATE	DATE	DATE	DATE	DATE

**STORMWATER FEASIBILITY  
LAKEVISTA ESTATES  
TOWN OF ALGOMA**  
TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

SCALE  
BAR SCALE

DATE  
09/12/18

COMPUTER FILE  
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DRAWING NO.  
0-2023-001 - EAST