

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
Wednesday, November 14, 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 October 10, 2018.
4. Discussion and possible action re: Rezoning of lots 002-0028-19-05 and 002-0030 to R-2 Suburban Residential and R-3 Two-Family Residential.
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, October 10, 2018**

Summary of Proceedings

1. Call to Order:

The Town of Algoma Plan Commission meeting was called to order by Ms. Clark at 6:05 p.m.

2. Roll Call:

The following Committee Members were in attendance: Petey Clark, Audra Hoy, Dan Martin, Mark Thompson.

The following Committee Members were absent: Kristine Timm, Dewey Nelson

The following were also present: Benjamin Krumenauer, Administrator

Ms. Clark (Chair) thanked the Planning Commission and audience for their participation and involvement in the meeting. She explained the process of the meeting as well as how the public forum component will be handled.

3. Discussion and possible action re: Minutes of the July 11, 2018 meeting.

Motion to approve the minutes of the July 11, 2018 meeting was made by Ms. Hoy, Mr. Martin

Motion carried (4-0).

4. Discussion and possible action re: Rezoning of lots 00200281905 and 0020030 to R-2 Suburban Residential and R-3 Two-Family Residential.

Mr. Krumenauer explained the details of the rezoning request including site particulars and a brief overview of the subdivision concept being proposed by Lakeview Estates LLC. He went on to describe the different rezoning components and stipulated that the proposal is consistent with the Town of Algoma Comprehensive Plan and Winnebago County Zoning. The zoning process is one of many steps that are required prior to final approval of the proposed subdivision development.

Ms. Clark asked if there were any technical questions.

No technical questions were asked by the Planning Commission members.

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

Caleb Ihrig, 3550 Bambi Lane: stated concerns regarding the density and house size in areas of the proposed development. Mr. Ihrig also has traffic concerns regarding the development and whether or not it would decrease the usability of Leonard Point Road for current residents.

Russell Schwandt, 3292 Leonard Point Lane: expressed his concerns of future traffic issues along Leonard Point Road relating to traffic density. He continued by stating his concerns regarding duplex developments and stated that nowhere in the area where duplexes built. Lastly, he wanted to state his support for the continuation of a rural Town of Algoma and requested that a rural atmosphere be promoted by Town officials.

Robert Reigh, 3308 Leonard Point Lane: submitted for the record a petition signed by over 250 local residents (un-confirmed total). The petition recommends only R-1 Rural Residential Developments in the Town of Algoma and was not in support of R-2 or above zoning or development densities. Mr. Reigh continued by stating his concern for the development as proposed and is not in support of high density developments.

Jon Reiland, 3356 Leonard Point Lane: reminded the Planning Commission of the 5 P's planning process and further recommended that the proposed area remain single-family. He went on to state his concerns over safety along Leonard Point Road and if higher density is permitted, than safety may be compromised. Lastly, Mr Reiland stated his concerns over stormwater if the development is permitted.

Dick Hanusa, 3368 Leonard Point Lane: references various pieces of the Town of Algoma Municipal Code and recommended that these regulations be followed at all times. The sections in reference included Chapter 225: Land Use, Article V.

Connie McDonald, 3218 Leonard Point Lane: asked for clarification between R-2 and R-3 zoning designations and stated her general concerns of overdeveloping the area. She also stated that given the recent flooding in SW Wisconsin, what is being done to ensure that this area will not see that volume of flooding?

Mr. Krumenauer clarified the zoning related questions and stated that stormwater management is a component of the platting process and will be clarified in the next item.

Matt Everett, 3630 Leonard Point Road: reminded the Planning Commission that the Town of Algoma was always a rural community and that this area has seen development that isn't consistent with that past. He went on to express his concerns regarding new developments and that they would bring access issues at STH-21 and that density of the Town roads is of major concern.

Eric Rintamaki, 3309 Nelson Road: believes that R-3 zoning designations are a gateway for higher density apartments. He also expressed concerns regarding OASD capacity with future development, speeding issues along existing roadways. Lastly, he stated his concerns over more storage facility developments and the desire to keep the area rural in nature.

Paul Schmidt, 1951 Scarlet Oak Trail: recommended that no future development be permitted until the Town of Algoma fixes the existing road infrastructure. He stated that our Town roads are falling apart and that this should be of paramount concern.

Thomas Leske, 1857 Scarlet Oak Trail: stated “no to development” and that traffic concerns along Town roadways needs to be addressed prior to future development. He agreed with the previous resident and that intersections and roads come first. Lastly he stated “Who is responsible for telling family, no more kids (are allowed) at Oakwood Elementary?”

Mr. Krumenauer clarified OASD perspective and stated that the district did not foresee any capacity issues at Oakwood Elementary or the district at this time. He went on to state that the district has various methods to increase capacity at many of their schools.

Cordell Ernst, 1220 Welsh Haven Drive: stated his concern regarding overflow traffic onto adjacent residential roads.

Jeff Somers, 155 Milton Circle: asked the Town of Algoma if additional research was done regarding existing road capacity and how it fits with future development. He also asked if sewer and water studies were completed.

Craig Sickler, 1575 Leonard Point Road: stated his opposition to the development and said that the Town should plan the future of the Town, not the developer.

The Item was returned to the Planning Commission for Discussion.

Mr. Thompson stated that though the comprehensive plan does not state what low density residential is, it is his understanding that the intent was for it to be single-family. He continued by stating that low density in his opinion is R-2. Given these concerns and the questions yet to be answered by Developer and Town, he would recommend a tabling motion.

Mr. Thompson made a motion to table Item 4 until the November, 2018 Planning Commission meeting. The motion was seconded by Mr. Martin.

Motion carried 4-0

Item 4 is tabled for one month in order to allow the Developer and Town time to answer questions raised.

5. Discussion and possible action re: Preliminary Plat Approval – Lakevista Estates.

Mr. Krumenauer explained the item and detailed the individual aspects of the development proposal. This residential development includes three distinct sections for discussion. Section one is a single-family development consisting of standard residential lots with a large stormwater feature in the middle. The second portion consists of twindo or duplex developments along the proposed Veanna Boulevard. The last portion consists of single-family lots with a PDD alternative allowing greater lots quantities with smaller lot sizes. Mr. Krumenauer went on to explain that the intent of this proposal is to cater to all level of housing options. The item review also included discussion that was brought up in Item 4 and included the background of the development process, and the historical allowances within the Town of Algoma Comprehensive Plan and other planning documents.

Ms. Clark opened the item up for technical questions.

Ms. Clark asked for some clarifications on stormwater/sump pump concerns as well as clarified her concerns on the proposed pedestrian accommodations as designed.

Mr. Krumenauer stated that many of those concerns are consistent with staff thoughts and can be further clarified during the site plan review process.

Mr. Thompson asked for some additional clarifications on potential mini-storm development for sump pumps. He also asked whether or not drain tile was located in the fields. Lastly, Mr. Thompson asked for some clarification from the developer/design firm on stormwater mitigation.

Jack Richardson, Martenson & Eisele, Inc. (development design firm): explained the stormwater design process and that the pre plat approval process requires proof of feasibility with final design and review required prior to final plat. He also stated that the basins as currently proposed are designed to handle large rain events as well as regular day to day “nuisance” water.

Mr. Thompson asked if mini storm will be an issue.

Mr. Richardson stated that those options can be explored and that the system may need to be tweaked appropriately if required.

Eric Hoffmann, Lakeview Estates, LLC: Went on to explain that a full drain tile study has not been completed but general practice includes identification and abandonment during the infrastructure/basement construction.

Ms. Clark asked if bedrock depth and soil characteristics were reviewed.

Mr. Hoffmann stated that the bedrock was not discovered above 14 feet in any of the test holes. He explained that the rock located deeper in the test pits was difficult to dig, but not bedrock.

Ms. Clark reminded the developers of the shallow bedrock in other locations and that it daylights in several neighborhoods to the west.

Mr. Hoffmann went on to explain the overall intent of the development including concepts, and the importance of providing housing for all ages. Additionally, he stated that the intent of the duplex/twindo portion is to provide a buffer from Jones Park and other less desirable uses such as quarries, public areas and other developments.

Randy Schmiedel, Lakeview Estates LLC: described the PDD portion of the development as an opportunity to cater to residents that want to age within the community. He explained that the development will appeal to 55+ residents that want to limit maintenance but stay in the Town of Algoma. He also stated that the proposed pedestrian accommodations will not terminate at Leonard Point Lane and are not necessarily intended for all community members. They are designed as a perk for the PDD and a safe place to explore for the home owners.

Ms. Clark asked if the PDD portion will have an age limit.

Mr. Schmiedel stated that is not likely as the market will dictate need.

Mr. Thompson asked who the owner of outlots 1 and 2 will be.

Mr. Hoffmann stated final ownership is yet to be determined, but could be either a neighborhood association or the Town of Algoma.

Mr. Krumenauer stated that the Town's primary concern is long-term maintenance of the basins. He stated that could be completed regardless of owner as long as strong legal paperwork is understood by all parties. An example is a Memorandum of Understanding for maintenance.

Mr. Thompson asked if parkland is allotted.

Mr. Hoffmann stated that the PDD area has communal greenspace but the parkland fee/development process is not yet finalized and will require Town approval.

Mr. Schmiedel talked about various remedies to speeding in the development. He discussed the curved design of Veanna Boulevard and that other methods can be explored.

Seeing no additional technical questions, Ms. Clark opened the discussion up to anyone in the audience.

Mina Kuss, 1759 Lake Breeze Road: suggested a few procedural improvements that the Town of Algoma could do to make the tabling/access process more efficient.

Caleb Ihrig, 3550 Bambi Lane: stated a few concerns that he had regarding lighting of the subdivision and proposed trails. He recommended to additional lighting. He stated his concerns regarding long term stormwater management and asked how the Town will correct the current issues. Lastly, he asked whether or not the basins as proposed will have security fencing.

Mr. Hoffmann stated that no pedestrian lighting is proposed at this time and that the stormwater management areas as designed will have a net positive gain to the community. He also stated that security fencing around basins is not always the best option as it doesn't always stop a person from accessing the area but will always impede public safety from getting to a person in duress.

Thomas Machak, 1873 Scarlet Oak Trail: asked the developer if there was a need for this development.

Mr. Schmeidel answered affirmatively and that there was strong interest.

Robert Reigh, 3308 Leonard Point Lane: stated his preference that the field continues to stay as its current use. He also stated his concerns regarding existing storm issues and whether or not the development would add to the issues.

Dick Hanusa, 3368 Leonard Point Lane: asked if the density of the PDD area is consistent with Code.

Mr. Krumenauer responded affirmatively.

Mr. Hanusa then asked for some additional clarification on the proposed Outlot 1 discharge location and whether any wetlands were discovered.

Pam Persick, 1822 Leonard Point Road: expressed her concerns regarding long-term maintenance of the proposed stormwater basins. She stated that from experience, the process is very costly and time intensive. She also asked how the developers will keep people off of private property when walking along the proposed pedestrian trail.

John Reiland, 3356 Leonard Point Lane: asked the Town of Algoma to look at the cost of development versus the benefits. It was also asked whether or not any fiscal impact was reviewed prior to the development proposal. Lastly Mr. Reiland asked a clarification question regarding the location of the basin and how water will be expected to flow up hill to the outlot.

Mike Haave, 3258 Leonard Point Lane: Stated the location of a known farm drain tile in the area approximately 1.5 lots east of his own. He also expressed his concerns regarding the proposed lot lines adjacent to Leonard Point Lane.

Garret Alford, 1799 Lake Breeze Road: asked where other location of Planned Developments were in the Town. He also asked for the developers to explain the process and intent of a PDD.

Paul Schmidt, 1951 Scarlet Oak Trail: wished to state the proposed PPD development area is inconsistent with the youthful trends of the Town. He also wished to know the goal of the proposed basins and what the cost to maintain is for the Town of Algoma. He went on to ask how long it would take for the development to break even.

Connie McDonald, 3218 Leonard Point Lane: said that this development will destroy the rural feeling of the Town. She went on to ask who would be responsible for the stormwater management areas and what the impact of wetlands will be towards the development. Ms. McDonald also had concerns of the discharge locations for pedestrian accommodations and that she also feels that the “developers should not market the property as partial lake views, they do not have lake views, we do”. Lastly she stated her desire for the development to stay a rural farm field.

Patrick Lafontaine, 3449 Sheppard Drive: expressed his concerns of how the development will affect area traffic patterns.

Thomas Leske, 1857 Scarlet Oak Trail: reiterated the importance of when the Town will “break even”. He also stated it was wrong for the review team to be under the Developer’s “bank role”. He stated the development should be reviewed by outside professionals.

Mr. Krumenauer stated on the record that outside firms do review each proposal regardless of what the development is. He went on to state that the cost of review is paid through fees to the Town from the developer but not controlled by the developer.

Jeff Salchert, 3939 Leonard Point Road: expressed his concern over the traffic impacts along Leonard Point Road. He also notified the Town regarding the speeding along Leonard Point Road.

Peter Donner, 3330 Leonard Point Lane: expressed his thoughts that development for progress is fine when correct but extreme caution should be used. Mr. Donner also asked a few design questions relating to the proposed basins and various sump pump concerns regarding conveyance of water once discharged.

Charles Sheveland, 3612 Leonard Point Road: wants to make sure Town holds developer responsible for proper pond management and ensure that the basins are held to a high standard.

Jack Richardson, Martenson & Eisele, Inc: provided answers to many of the questions raised during public forum.

Mr. Richardson explained the PDD process and how it follows the spirit of the code. It is a tool designed to enhance the overarching zoning. He went on to discuss the various wetland components and the inclusion of WisDNR in the determination of wetland developments. In the development practice designs are generally done backwards from end of storm to top, lake to house, etc.

Mr. Hoffman, Lakeview Estates LLC: explained the desire to maintain the proposed basins to a higher standard. He wants to see a nice backyard basin. The proposed trail enhancement will be seen as a private amenity for the PDD area and that plantings will be supported to soften features.

Mr. Richardson stated that the proposed basin in the lower area is lower than the adjacent lots and will accept water before reaching the private lane to the north. The design firm went on to state that as much reasonable research will be given to locate existing farm drain tile. Additional storm mitigation features will include berms along the north end of the development to contain stormwater. Maintenance of drainage areas will be in place prior to development completion. All design basins will support the containment of stormwater.

Mr. Hoffmann stated that it is extremely difficult to define a break-even point for a development. He went on to state that the cost of development is a burden of the developer, but the final roads and infrastructure are not accepted by the Town or appropriate agency until approved.

Seeing no additional comments/questions, Ms. Clark brought the discussion back to the Planning Commission.

Ms. Hoy discussed the importance of sump pump control and asked whether or not the developer will account for these.

Mr. Richardson stated that the stormwater design is proof of feasibility and that final design can take those into account if required by site plan committee.

Mr. Thompson stated that for almost 20 years he has been reviewing and addressing planning commission items. He discussed the past practices of the Town and that road progress hasn't kept up with developments. This was a miss from his perspective and should be considered regarding future development but not necessarily a complete hindrance to future development. He went on to explain the development cost and maintenance cost process and how it is a privilege to develop not a right of the developer.

Kevin Mraz, Algoma Sanitary District: provided various notes regarding sewer and water development needs. He explained the process for future sewer and water needs as well as the existing capacity for developments such as this. He continued by stating the district has always anticipated these developments and that they are prepared for this eventuality.

Mr. Thompson made a motion for approval with the recommended conditions as well as:

- a. Sump pump management be provided to lots including lots 23 – 62.
- b. Mailboxes along Caden Court include a central location near the proposed Addie Parkway extension.
- c. Outlots one and two hold a permanent maintenance agreement where developer is responsible for maintenance.
- d. No parking permitted along Caden Court.

Seconded by Mr. Martin

Ms. Clark stated her concern for the restrictions on mailbox and parking locations. She asked if these were appropriate at this level.

Mr. Krumenauer stated that these conditions are noted as recommendations to the Town Board and can be further reviewed for consistency. He went to state that USPS will have discretion for mailbox locations and parking is a municipal code regulation and will need other approvals prior to action.

Mr. Martin discussed the importance of clear thinking and creating protections that ensure a strong Town of Algoma. He explained the importance of level headed thinking and how the overall needs of the community must be put into perspective, not just the immediate area.

Mr. Thompson talked about protections for the west and that these developments are both positive for the area and important to get right. He went on to state that the only method to protect from future development is to purchase the property yourself.

Ms. Clark thanked the community members for their participation.

Motion carried 4-0.

6. Adjourn

A motion to adjourn was made by Mr. Martin and seconded by Ms. Hoy. The meeting was adjourned unanimously at 9:17 p.m.

Submitted by,
Deborah L Stark, WCMC
Clerk

Recording Secretary,
Benjamin Krumenauer
Administrator

Date: November 7, 2018

To: Town of Algoma Planning Commission

From: Benjamin Krumenauer, Administrator

Re: ITEM 4: COVER SHEET

UPDATE:

Below is a general update to Item 4 *discussion and possible action re: rezoning of lots 00200281905 and 0020030 to R-2 Suburban Residential and R-3 Two-Family Residential.*

On October 10, 2018, Planning Commission for the Town of Algoma provided a recommendation to table Item 4 in order to allow the petitioner and Town staff time to answer a few unknown questions. The action requires that Item 4 be reviewed for recommendation on November 14, 2018.

ATTACHMENTS:

The following attachments are included within Item 4:

1. Memo
2. Staff report
3. Copy of the petition as provided
4. Division 3 of Town/County Zoning Code (Chapter 23 of Winnebago County General Code)
5. Powerpoint presentation from October 10, 2018

It is recommended that you bring previous maps and materials for review as additional copies will not be provided unless necessary.

ACTION REQUESTED:

The Planning Commission is charged with providing a recommendation to the Town Board. One of the following actions is requested.

1. Recommendation of approval
2. Recommendation of approval with conditions
3. Recommendation of denial

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

Past Discussion(s)

October 10th, 2018: Plan Commission recommended (approved 4-0) to table this item until the November, 2018 Planning Commission meeting in order for Town and Developer questions to be answered.

Action(s) Requested

Action 1: Petitioner is requesting approval of a change in zoning designation from A-2 General Agricultural Zoning District/R-1 Rural Residential 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>
North	Residential	R-1 Rural Residential Zoning District
	Residential	R-2 Suburban Residential Zoning District
East	Residential	R-2 Suburban Residential Zoning District

South	Residential	R-2 Suburban Residential Zoning District
	Recreational	A-2 General Agricultural Zoning District
	Business	A-2 General Agricultural Zoning District (CUP)
West	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>
Current Land Use	Agricultural/Vacant/Undeveloped Lands
Future Land Use	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>
Lot A (00200281905)	A-2 General Agricultural	R-2 Suburban Residential
	R-1 Rural Residential	R-3 Two-Family Residential
Lot B (0020030)	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

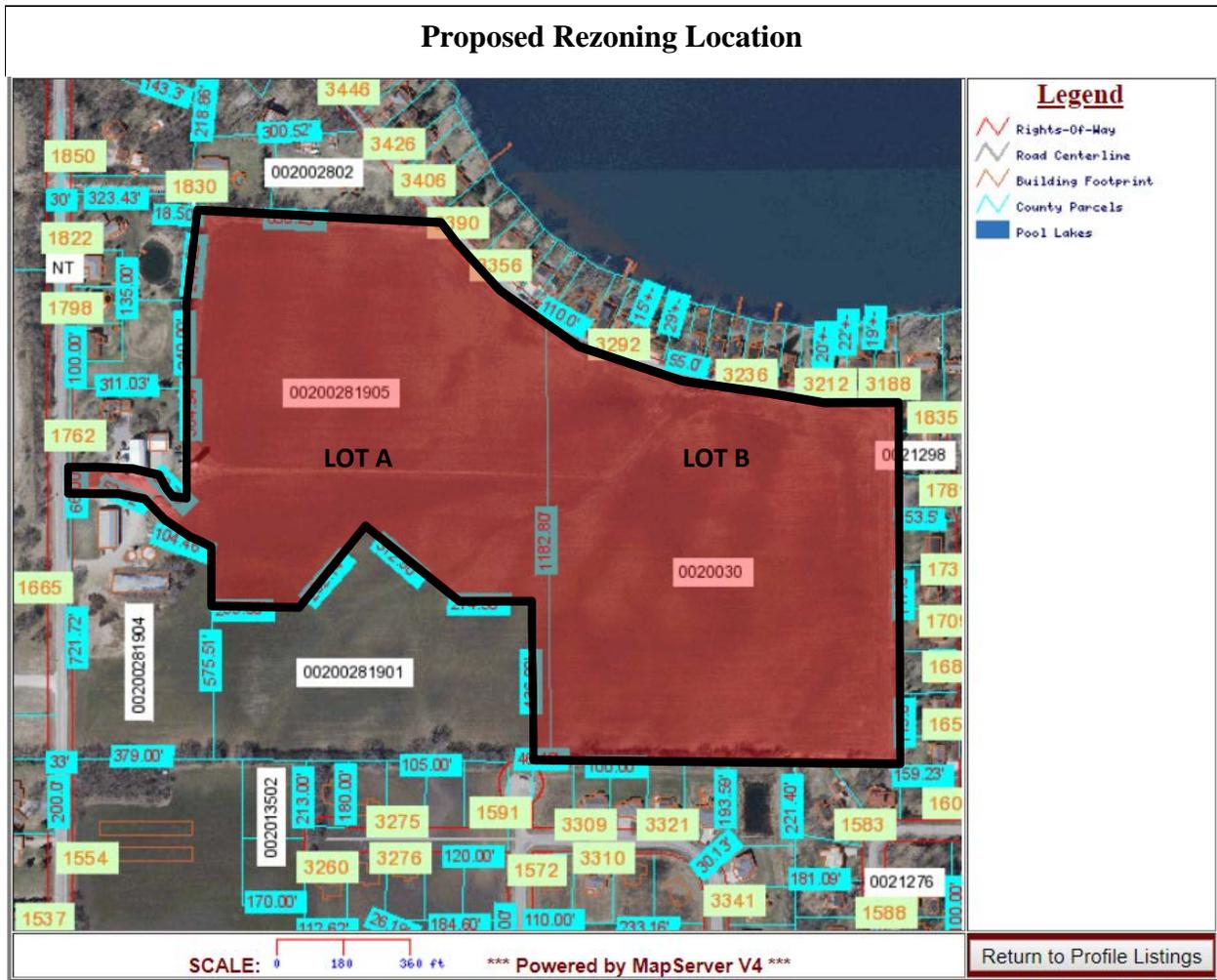
	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2	
3 Residential																
3.01 Mixed-use housing	ZP,SP	23.8-251	-	-	-	-	-	-	-	-	-	C	P	P	-	-
3.02 Manufactured/mobile home community	ZP,SP,PO	23.8-252	-	-	-	-	-	-	-	P	-	-	-	-	-	-
3.03 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.

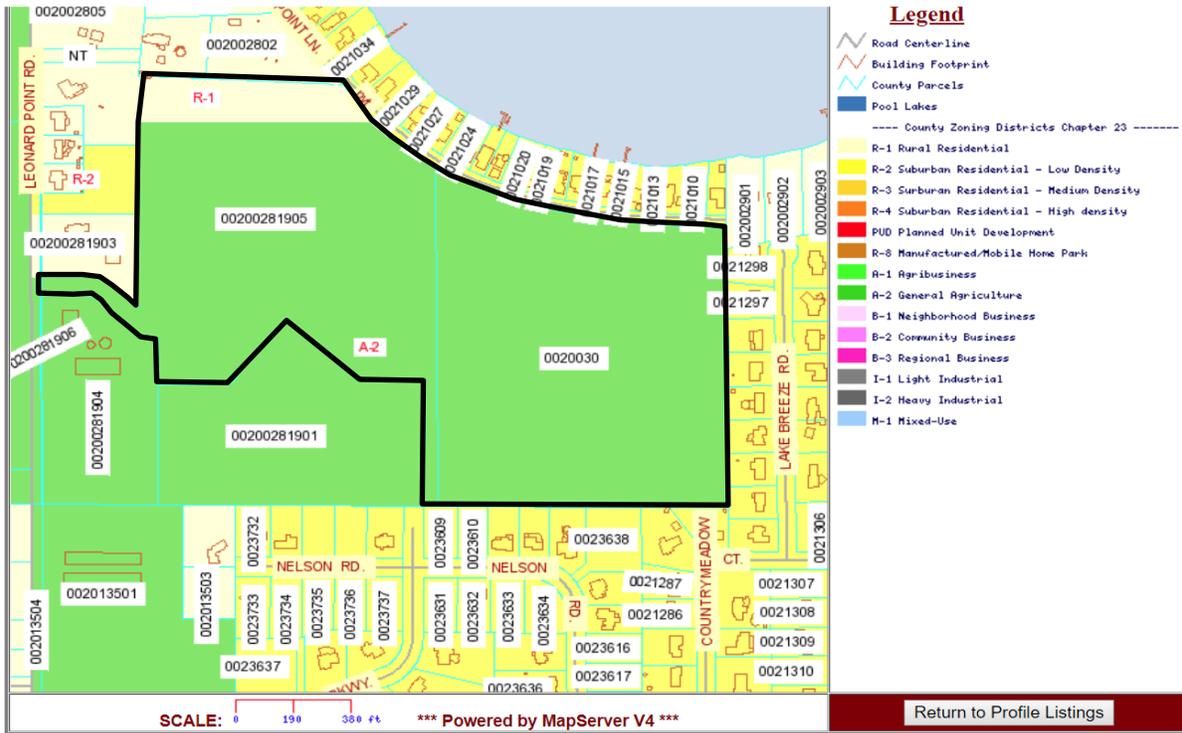
The Town has embraced a mixed density approach to residential neighborhoods and has multiple areas where single and two-family lots are developed together. Additionally, Winnebago County General Code and staff interpretations defines low density as single or two-family lots. With these considerations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

RECOMMENDATION(S)

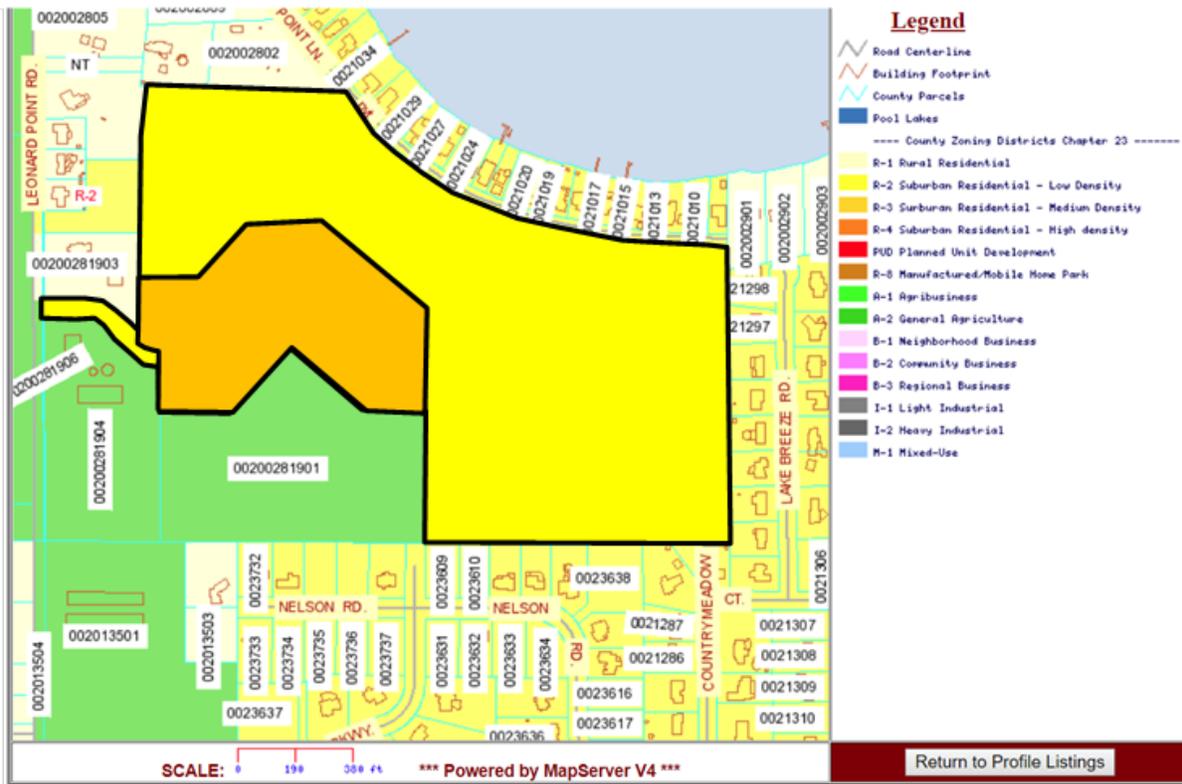
Town of Algoma Administrator recommends approval of Item 4 rezoning of lots 00200281905 and 0020030 to R-2 Suburban Residential and R-3 Two-Family Residential.



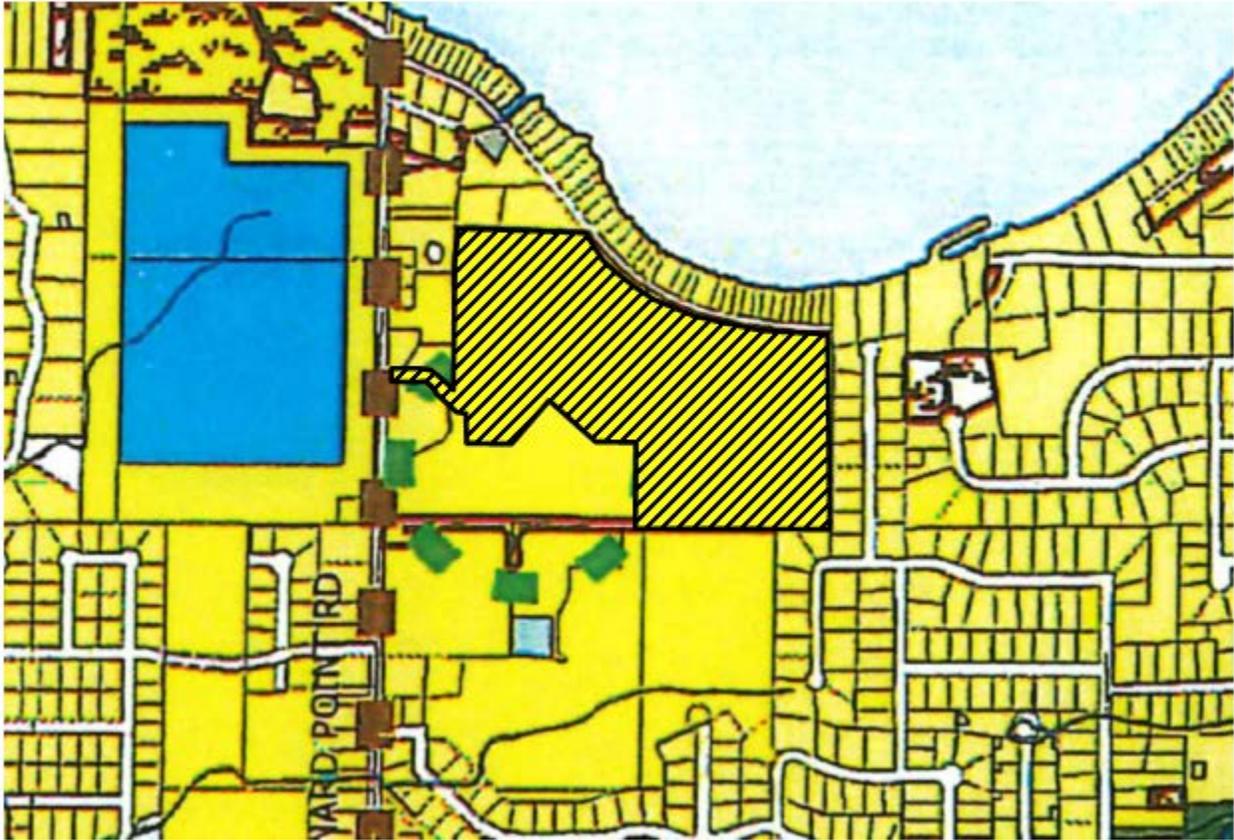
Existing Zoning



Proposed Zoning



Future Land Use



PETITION

10 on back

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

Dave Stubbs	3236 Leonard Point Ln	6/5/18	
-------------	-----------------------	--------	--

Debbie Hass	3236 Leonard Pt. Ln.	6/5/18	
-------------	----------------------	--------	--

^{Kuerschner} Janet Kuerschner	3419 Nelson Rd	9/5/18	J. Kuerschner
-------------------------------------------	----------------	--------	---------------

Cheryl Clark	3427 Nelson Rd.	9-10-18	Cheryl Clark
--------------	-----------------	---------	--------------

JASON MELSTRAND	3416 Nelson Rd	9/10/18	
-----------------	----------------	---------	--

^{Abigail Ellis} Abigail Ellis	3416 Nelson Rd	9/10/18	Abigail Ellis
-------------------------------------------	----------------	---------	---------------

Ben Benesh	1536 Addie Pky	9-10-18	B. Benesh
------------	----------------	---------	-----------

Jessica Benesh	1536 Addie Pky	9-10-18	Jessica Benesh
----------------	----------------	---------	----------------

Amber Tritt	3348 Nelson Rd.	9-10-18	Amber Tritt
-------------	-----------------	---------	-------------

Shelly Purdy	3350 Nelson Rd	9/10/18	Shelly Purdy
--------------	----------------	---------	--------------

Please return completed petitions to _____

Mark Wigner 1490 OLIVE APPLE LN. 9/10/2018 MARK WIGNER
 Mary Schuster 1490 Olive Apple LN 9-10-18 Mary Schust
 Bobbi Annesa 1230 Welsh Haven Dr. 9-10-18 Bobbi Annesa
 Michelle Sumpson 3432 Nelson Rd 9/10/18 Michelle Sumpson
 Travis Sullivan 1542 Addie Pkwy 9/10/18 Travis Sullivan
 Lauren Sullivan 1542 Addie Pkwy 9/10/18 Lauren Sullivan
 MIKE TERCHA 3268 NELSON RD 9/11/18 Mike Tercha
 Steve TRINT 3348 Nelson Rd 9/11/18 Steve Trint
 DAVE GEIGER 3474 NELSON RD 9-13-18 Dave Geiger
 Ryan Epprecht 3334 Nelson Rd. 9/13/18 Ryan Epprecht

PETITION

Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

John Danny	3330 Leonard Pt Ln	7-17-18	John Danny
Jane E Keely	1832 Lake Breeze Rd	7-17-18	Jane E Keely
Ruth Ritzlaff	1891 Scarlet Oak Tr	7-17-18	Ruth Ritzlaff
Joe Malchow	3837 Witzel Ave	7-22-18	Joe Malchow
JOE MALCHOW	2255 Willow Way Dr	8-22-18	Joe Malchow
Harry Seelan	1409 Welsh-Haven Dr		Harry Seelan
Gloria Casperson	1164 Cambria Ct	8-22-18	Gloria Casperson
Troy Kubasta	3103 Spring Valley Dr	8/22/18	Troy Kubasta
Tim Casperson	1164 Cambria Ct	8/24/18	Tim Casperson
Bob Muehlenberg	2274 W 20th Ave	08-27-18	Bob Muehlenberg

Please return completed petitions to _____

Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

ZAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Kurt Bernstein	1473 Addie Parkway	8/12/18	Kurt Bernstein
Linda Geiger	3474 Nelson Road	8-14-18	Linda Geiger
Roberta Roalkvan	3447 Nelson Rd	8/14/18	Roberta Roalkvan
Jess Tomasiemcz	3459 Nelson Rd	8/14/18	Jess Tomasiemcz
Cheryl Clark	3427 Nelson R.	8/14/18	Cheryl Clark
Stacie Kuerschner	3419 Nelson Road	14 Aug 2018	Stacie Kuerschner
Caro Bryant	3415 Nelson Rd	8/14/18	Caro Bryant
Tom Kleinschmidt	1288 Snowden Dr	8/14/18	Tom Kleinschmidt
Scott Kleinschmidt	1288 Snowden Dr	8-14-18	Scott Kleinschmidt
PAT LA FONTAINE	3449 Sheppard Dr	8-14-18	PAT LA FONTAINE

Please return completed petitions to _____

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
LINDA ONSON	2105 CARLTON RD	8/14/18	Linda Onson
Ryan Ottman	1399 Lake Breeze Rd	8/14/18	Ryan Ottman
Meredith Ottman	1399 Lake Breeze Rd	8/14/18	Meredith Ottman
Richard Onson	2105 Carlton Rd	8/14/18	Richard Onson
Craig Bentz	2088 CARLTON RD	8/16/18	Craig Bentz
Ellen Seiler	2088 Carlton Rd.	8/16/18	Ellen Seiler
Kevin Schouten	2085 Carlton Rd.	8/17/18	Kevin Schouten
Elaine Schouten	2085 Carlton Rd.	8/17/18	Elaine Schouten
Karen Mack	2104 Carlton Rd.	8/17/18	Karen Mack
GAYLE GATES	2104 CARLTON RD	8/17/18	GAYLE GATES

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . Intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

Kim Delfosse	3406 Leonard Pt Ln	7/22/18	Kim M Delfosse
--------------	--------------------	---------	----------------

Roger Delfosse	3406 LEONARDS PT LN	7-22-18	Roger P Delfosse
----------------	---------------------	---------	------------------

ROBERT PETERSON	3426 LEONARD PT LA	7-22-18	Robert Peterson
-----------------	--------------------	---------	-----------------

DICK GRUETZMACHER	3576 LEONARD POINT LANE	7-24-18	Richard Gruetzmacher
-------------------	-------------------------	---------	----------------------

Lois Gruetzmacher	3576 Leonard Point Lane, Oshkosh	7-24-18	Lois Gruetzmacher
-------------------	----------------------------------	---------	-------------------

Sharon Gabet	3398 Leonard Pt Ln	7-29-2018	Sharon Gabet
--------------	--------------------	-----------	--------------

Susan Clark	3686 Leonards Pt Road	8/7/2018	Susan E. Clark
-------------	-----------------------	----------	----------------

Rita Hanusa	3368 Leonard Pt Ln	8-25-2018	Rita Hanusa
-------------	--------------------	-----------	-------------

Richard L HANUSA	3368 LEONARD POINT LN	8/25/18	Richard L Hanusa
------------------	-----------------------	---------	------------------

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Timothy T. Ryan	3087 Pine Ridge Rd	8/14/18	Timothy T. Ryan
Cade Ostertag	2810 Windhurst, Dr.	8.14.18	Cade Ostertag
Karin Veard	1229 Western St	8-14-18	Karin Veard
Heather BURNS	14 Fugleberg Tr	8.14.18	Heather Burns
Eric Reichow	landowner Waldner	8/20/18	Eric Reichow
Andreas Reichow	" "	8/20/18	Andreas Reichow
Erin Telindert	3054 Woodridge Dr	8/20	Erin Telindert
Dee Galloway	4154 Star Ct	8/21	Dee Galloway

NAME	STREET ADDRESS	DATE	SIGNATURE
Timothy T. Ryan	3087 Pine Ridge Rd	8/14/18	Timothy T. Ryan
Cade Ostertag	2810 Windhurst, Dr.	8.14.18	Cade Ostertag
Karin Veard	1229 Western St	8-14-18	Karin Veard
Heather BURNS	14 Fugleberg Tr	8.14.18	Heather Burns
Eric Reichow	landowner Waldner	8/20/18	Eric Reichow
Andreas Reichow	" "	8/20/18	Andreas Reichow
Erin Telindert	3054 Woodridge Dr	8/20	Erin Telindert
Dee Galloway	4154 Star Ct	8/21	Dee Galloway

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

**TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions**

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;**
- B. Prevent the overcrowding of land;**
- C. Lessen congestion in the streets and highways;**

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . Intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Ruth E. Ihrig Ruth E. Ihrig	3576 Leonard Pt. Lane	7/30/18	Ruth E. Ihrig
Angie Ihrig	3550 Bambi Lane	7/30/18	Angie Ihrig
Ruth A. Resta MARGARET KUBIAK	3557 Bambi Ln.	7/30/2018	Ruth A. Resta
Margaret Kubiak	3590 Bambi Ln	7/30/2018	Margaret Kubiak
Ken Kubiak Ken Kubiak	3590 Bambi Ln	7/30/2018	Ken Kubiak
Jason Beulen	3565 Bambi Ln	7/30/2018	Jason Beulen
Caleb Ihrig	3550 Bambi Ln	7/30/2018	Caleb Ihrig
Dave Ihrig	3576 Leonard Pt Lane	7/30/18	Dave Ihrig

Please return completed petitions to John Relland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

Stephanie Nipko	1949 Greenbriar Trl	7/26/18	Stephanie Nipko
-----------------	---------------------	---------	-----------------

Clare Nipko	1949 Greenbriar Trl	7/26/18	Clare Nipko
-------------	---------------------	---------	-------------

Matt Meszaros	4078 Meadowview Ln	7/26/18	[Signature]
---------------	--------------------	---------	-------------

Michele Meszaros	4078 Meadowview Ln	7/26/18	Michele Meszaros
------------------	--------------------	---------	------------------

DAVE ROLLENBAUER	1819 WESTBREEZE DR	7/26/18	Dave Rpl
------------------	--------------------	---------	----------

Amy Seibold	1805 Scarlet Oak Trl	7/27/18	Amy Seibold
-------------	----------------------	---------	-------------

Jeff Seibold	1805 Scarlet Oak Tr	7/27/18	[Signature]
--------------	---------------------	---------	-------------

James Seckar Seckar	1795 Scarlet Oak Tr	7/29/18	James Seckar
--------------------------------	---------------------	---------	--------------

Nancy Seckar	1795 Scarlet Oak Tr.	7/29/18	Nancy Seckar
--------------	----------------------	---------	--------------

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonard's Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

Jeff Horejs	3548 Leonard Pt. Ln.	7/16/18	<i>Jeff Horejs</i>
-------------	----------------------	---------	--------------------

Kathy Horejs	3548 Leonard Pt Ln	7/16/18	<i>Kathy Horejs</i>
--------------	--------------------	---------	---------------------

Lynn M. Rollmann	3188 Leonard Pt. Lane	7/16/18	<i>Lynn M. Rollmann</i>
------------------	-----------------------	---------	-------------------------

Kathy Olk	3344 Leonard Pt. Ln.	7-16-18	<i>Katharine A. Olk</i>
-----------	----------------------	---------	-------------------------

Bob Reigh	3308 Leonard Pt. Ln	7-16-18	<i>Bob Reigh</i>
-----------	---------------------	---------	------------------

Connie McDonald	3218 Leonard Pt. Ln.	7/16/18	<i>Connie McDonald</i>
-----------------	----------------------	---------	------------------------

Christophe Yegor	3446 Leonard Pt. Lane	7/16/18	<i>Christophe Yegor</i>
------------------	-----------------------	---------	-------------------------

Lynn Yegor	3446 Leonard Pt. Lane	7/16/18	<i>Lynn Yegor</i>
-----------------------	----------------------------------	--------------------	------------------------------

Doree Donner	3330 Leonard Pt. Ln	7/16/18	<i>Doree Donner</i>
--------------	---------------------	---------	---------------------

Mary Haave	3258 Leonard Pt Ln	7/16/18	<i>Mary Haave</i>
------------	--------------------	---------	-------------------

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Steve & Pam Vanden Heuvel	3524 Leonard Pt Lane 3536 LEONARD PT LN	7/24/18	Steve Vanden Heuvel
Doug & Linda DODD		7/24/18	Douglas D Dodd
Gary & Gail Lenz	3486 Sheppard Dr.	7-24-18	Gail Lenz
Darren and Ann Kaiser	3475 Sheppard Dr.		Ann M. Kaiser
Jack Hobsworth	3461 Sheppard Dr	7-24-18	Jack Hobsworth
Eric & Amy Houle	3466 SHEPPARD DR.	7/24/18	Eric Houle
FROSCH FAMILY	3455 SHEPPARD DR.	7/28/18	John Froesch
Pat + Debbie LaFontaine	3449 SHEPPARD	7/24/18	Pat LaFontaine
Ray & Alicia Dambach	3458 Sheppard Drive	7/24/18	Alicia Dambach
William & Kim MARSHALL	3450 SHEPPARD DR.	7/24/18	Kim Marshall

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonard's Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
PAMELA PERSICK	1822 LEONARD POINT Rd	7-21-2018	<i>Pamela Persick</i>
CONNIE BOLDT	1473 Leonard Point Rd	7-21-2018	<i>Connie A. Boldt</i>
GREG BOLDT	1473 Leonard Point Rd	7-21-2018	<i>Gregory R Boldt</i>
Sandy Last	1493 Leonard Pt Rd	7-21-18	<i>Sandy Last</i>
Steve Last	1493 Leonard Pt Rd	7-21-18	<i>Steve Last</i>
HAROLD NIEBAUER	1537 Leonard Pt Rd	7-21-18	<i>Harold Niebauer</i>
LADIAN NIEBAUER	1537 Leonard Pt Rd	7-21-18	<i>Ladian Niebauer</i>
William Kinnaman	1798 Leonard Point Rd	7/21/18	<i>William Kinnaman</i>
Jill Garton	1830 Leonard Point Rd.	7/21/18	<i>Jill H. Garton</i>
ANDREA GARTON	1830 LEONARD POINT RD.	7/21/18	<i>Andrea Garton</i>
Daniel R. Garton	1830 Leonard Point Rd	7/21/18	<i>Daniel R. Garton</i>

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Rosemary Lowney	1269 Tammy Rd	July 17, 18	Rosemary Lowney
Joy Dushenski	1305 Tammy Rd	7-17-18	Joy Dushenski
MaeLelle Zelhofer	3778 Omro Rd	7-17-18	MaeLelle Zelhofer
Liz Rollmann	2924 Oakwood Lane	7-18-18	Liz Rollmann
Matt Rollmann	2924 Oakwood Lane	7-18-18	Matt Rollmann
Barbara Jensen	3811 LEONARD RD W	7-18-18	Barbara Jensen
PAT Tenpas	3487 Autumn Hills Dr.	7-19-18	Pat Tenpas
Mike Rollmann	2924 Oakwood Lane	7-22-18	Mike Rollmann
Mary Kolb	1251 Tammy Rd	7-23-18	Mary Kolb
Pete Rollmann	2924 oakwood Lane	7-24-18	Pete Rollmann

Please return completed petitions to John Reiland 3356 Leonard Point Lane

PETITION

TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
William Heidemann	1798 Leonard Point Rd	7/24/18	William C Heidemann
Susan Krantz	1706 Leonard Point Rd	7/24/18	Susan Krantz
Terri Schmitz	1474 Gloria Ct.	7/24/18	Terri Schmitz
Wash Pollack	1480 Elwood St	7/24/18	Wash Pollack
Paula Heun	3408 Nelson Rd.	7/24/18	Paula Heun
JEFF NELSON	3366 Nelson Rd	7/24/18	Jeff Nelson
Lowell Reepsdorf	3355 Nelson Rd	7/24/18	Lowell Reepsdorf
Roberta Reepsdorf	3355 Nelson Rd	7/24/18	Roberta Reepsdorf
Guy Samblor	1259 Snowdon Dr.	7/24	Guy Samblor
Paula Heun	3327 NELSON RD	7/24	Paula Heun

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Nicole Kiefer	3316 Nelson Rd	8/6/18	<i>[Signature]</i>
BRET KERST	3315 Nelson Rd	8/6/18	<i>[Signature]</i>
Jen Nuellenbach	3321 Nelson Rd	8/6/18	<i>[Signature]</i>
Vill Epprecht	3334 Nelson Rd	8/6/18	<i>[Signature]</i>
Nina Heinzen	3335 Nelson Rd.	8/6/18	<i>[Signature]</i>
Russell Hemminghaw	3361 Nelson Rd	8/6/18	<i>[Signature]</i>
Robert K. Poppo	2143 Roselawn Ln		<i>[Signature]</i>
Mary A Kieckheaf	3402 Nelson Rd.	8/7/18	<i>[Signature]</i>
Y Lisa Lisa O'Halloran	3409 Nelson Rd	8/7/18	<i>[Signature]</i>
Tim O'Halloran	3409 Nelson Rd	8/7/18	<i>[Signature]</i>

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
James A Chase	3994 Highland Shore Ln	8-31-2018	[Signature]
Jill S Chase	3994 Highland Shore Ln	8-31-2018	[Signature]
Ann Korth	1225 LEONARD RD	9-4-2018	[Signature]
Deanna Korth	1225 Leonard Rd	9-4-2018	[Signature]
Audrey E. Knopp	4121 Leonard Pt. Rd.	9-7-2018	[Signature]
Carol Kussel	4155 Leonard Pt. Rd.	9-7-18	[Signature]
Cynthia Ross	1488 Hayden Dr. 54904	9-7-18	[Signature]
James Ross	1488 HAYDEN DR 54904	9-7-18	[Signature]
Sandy Last	1493 Leonard Pt Rd	9/6/18	[Signature]

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Barb Molash	4087 Forte Rd	8/12/18	Barb Molash
Judy Lloyd	4100 Forte Rd	8/13/18	Judy Lloyd
Terril Kruse	4092 Forte Rd	8/13/18	Terril Kruse
Jennifer Schneider	4097 Forte Rd.	8/13/18	Jennifer Schneider
Johanna Kopecky	4097 Forte Rd	13 August 2018	Johanna Kopecky
Patricia Kopecky	4097 Forte Rd	8/13/18	Patricia Kopecky
Mich Kopecky	4097 Forte Rd	8/14/18	Mich Kopecky
Marcia Couillard	4107 Forte Rd.	8-14-18	Marcia Couillard
Jeff Hasley	4007 Forte Rd.	8-14-18	Jeff Hasley

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

e

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
JOHN KIECKHAFER	3402 NELSON RD	8/6/18	[Signature]
CLARE CAFLISCH	3347 NELSON RD	8/12/18	[Signature]
JILL CAFLISCH	3347 NELSON RD	8/12/18	[Signature]
ZACH BALL	3276 NELSON RD	8/12/18	[Signature]
Melissa Tercha	3268 Nelson Rd	8/12/18	[Signature]
Nick Hamby	1512 Addie Pkwy	8-12-18	[Signature]
Travis Sullivan	1540 Addie Pkwy	8/12/18	[Signature]
Kristin Kasper	1530 Addie Pkwy	8/12/18	[Signature]
Brad Weeks	1531 Addie Pkwy	8/12/18	[Signature]
Kathy Pernskirvi	1473 Addie Pkwy	8-12-18	[Signature]

Please return completed petitions to _____

Handwritten marks and scribbles at the bottom of the page.

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and **allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.**

NAME	STREET ADDRESS	DATE	SIGNATURE
<i>[Signature]</i>	1911 Army To Dr	8/29/18	Bruce E. Abraham
<i>[Signature]</i>	2240 Willow Bend Ct.	9/5/18	Michael L. Mossout
Kenneth R Counter	2330 F Patent Ln	9/5/18	Kenneth R Counter
Bernice Corente	2335 F Patent Ln	9/5/18	Bernice Corente
Michelle Hill	3352 Nelson Rd	9/11/18	<i>[Signature]</i>
Reverfong	1441 Fairfax St	9/18/18	
Susan KPMant	1285 Kawana St Oshkosh		
Jim Rudolph	1866 Westbreeze Dr. Oshkosh		
James D. Dooly	1866 Westbreeze Dr. Oshkosh		

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
CAROL Reigh	3454 Leonard Pt Lane	7/16/18	Carol Reigh
Steve Reigh	3454 Leonard Pt Lane	7/16/18	Steve Reigh
Brent Peterson	3511 Bambi Lane	7/18/18	Brent Peterson
June Brafczynski	3438 Charlie Anna Dr	8/13/18	June Brafczynski
Mike Brafczynski	3438 CHARLIE ANNA DR	8-13-18	M.A. Brafczynski
Nancy Lenz	3474 Sheppard Dr	8-13-18	NANCY LENZ
Nikki Schettle	3435 Sheppard Dr	8/14/18	Nikki Schettle
Jay Schettle	3435 Sheppard dr.	8/14/18	Jay P. Schettle

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
MAURY BELLER	3477 LEONARD POINT LANE		<i>Maury Beller</i>
Susan Berger	3477 Leonard Pt Ln	8-4-2018	<i>Susan Berger</i>
Shirley Chase	3552 Leonard Pt. Ln.	8/7/18	<i>Shirley Chase</i>
Ruth Shoveland	3612 Leonard Pt Rd	8-7-2018	<i>Ruth Shoveland</i>
Charles E Shoveland	3612 Leonard Pt Rd	8-7-2018	<i>Charles E Shoveland</i>
Janette McKelley	3800 Highland Shore Ln	8-7-2018	<i>Janette McKelley</i>
LIM CASEY	3958 HIGHLAND SHORE LN	8-7-2018	<i>Lim Casey</i>
BARB LUFT	3966 " "	8-7-2018	<i>Barb Luft</i>

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
Kristin Rudue	1453 Lake Breeze Rd	7/27/18	Kristin Rudue
Kathy M Ditcher	3173 Omro Rd	7/31/18	Kathy M Ditcher
Robert T Ditcher	3173 Omro Rd	7/31/18	Robert Ditcher
Gayle S Hopper	1075 Honey Creek Rd	7-31-18	Gayle Hopper
Cathy Sawicki	2754 Oakwood Cir	8-1-18	Cathy Sawicki
Diane LaPlant	103 Overland Tr.	8-1-18	Diane LaPlant
Mike Klich	1754 N. Oakwood	8-1-18	Mike Klich
Andrea Rudue	1453 Lake Breeze Rd	8-5-18	Andrea Rudue

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and **allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.**

NAME STREET ADDRESS DATE SIGNATURE

Russell Schwandt 3292 Leonard Pt Ln 8/19/18 Russell Schwandt

Chris Schwandt 3292 Leonard Pt Ln 8/19/18 Chris Schwandt

MARY JANE REINH 3308 Leonard Pt Ln 8/19/18 Mary Jane Reish

Brent Anft 3314 Leonard Pt Ln 8-19-18 Brent Anft

Dana Anft 3314 Leonard Pt Lane 8-19-18 Dana Anft

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

Kim Heidemann	1798 Leonard Pt Rd	7/24/18	Kim M. Heidemann
---------------	--------------------	---------	------------------

Mary Athanasion	1810 Leonard Pt Rd	7/24/18	Mary Athanasion
-----------------	--------------------	---------	-----------------

Michael Athanasion	1810 Leonard Pt Rd	7/24/18	Michael Athanasion
--------------------	--------------------	---------	--------------------

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
<i>[Signature]</i>	339 Leonard Point Ln	7/16/18	<i>[Signature]</i>
John Reiland	3356 Leonard Point Ln	7/16/18	<i>[Signature]</i>
Jennifer Reiland	3356 Leonard Point Ln	7-16-18	<i>[Signature]</i>

Please return completed petitions to _____

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

Robert Wallace	3860 Highland Shore Ln	8/7/18	Rob Wallace
Kari Koerner	3870 Highland Shore Ln	8/7/18	Kari Koerner
ERIC LARSON	3950 HIGHLAND SHORE	8/7/18	Eric Larson
Matt Slaats	3564 Leonard Pt LN	8-12-18	Matt Slaats
Allen + Judy Lloyd	4100 Forte Rd.	8-12-18	Allen Lloyd
JOSEPH BRADY	1942 Amy Jo Dr.	8/12/18	Joseph Brady

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;
- B. Prevent the overcrowding of land;
- C. Lessen congestion in the streets and highways;

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.

NAME	STREET ADDRESS	DATE	SIGNATURE
------	----------------	------	-----------

David Lohry	2952 Sheldon Dr	7-24-18	David Lohry
-------------	-----------------	---------	-------------

Susan Martin	1850 Leonard Point Rd.	7-25-18	Susan Martin
--------------	------------------------	---------	--------------

ALAN MARTIN	1850 Leonard Point Rd		Alan Martin
-------------	-----------------------	--	-------------

John Lautenschlager	1174 Elmhurst Lane		John Lautenschlager
---------------------	--------------------	--	---------------------

PAUL REIDINGER	1147 Elmhurst Lane		Paul Reidinger
----------------	--------------------	--	----------------

PETITION

TO: Town Board, Town of Algoma
Town of Algoma Planning and Zoning Commissions

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;**
- B. Prevent the overcrowding of land;**
- C. Lessen congestion in the streets and highways;**

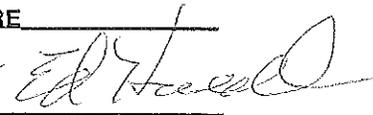
WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

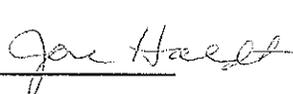
WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonards Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and **allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.**

NAME _____ **STREET ADDRESS** _____ **DATE** _____ **SIGNATURE** _____

Edward Haeft 3212 Leonard Pt Ln 10/5/2018 

Jane Haeft 3212 Leonard Pt Ln 10/5/2018 

Please return completed petitions to John Reiland, 3356 Leonard Point Lane, by August 15, or as soon as possible. John will leave a brown envelope at his front door, and petitions may be dropped off at any time.

PETITION

**TO: Town Board, Town of Algoma.
Town of Algoma Planning and Zoning Commissions**

WHEREAS, Article V, Section 225-36 of the Town/County Zoning Ordinance, stipulates that Land Division:

- A. Further the orderly layout and use of land;**
- B. Prevent the overcrowding of land;**
- C. Lessen congestion in the streets and highways;**

WHEREAS, Section 23.8-22 of the Town/County Zoning Ordinance provides for a "Rural residential R-1 district . . . intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area.";

WHEREAS, Prairie Stone Homes, LLC of Omro, and Excel Development have proposed a Jones Farm Concept Plan which would require rezoning from A-1 to four adjoining zones—R-1, R-2, R-3 and R-4—thereby resulting in overcrowding of land, as well as causing increased congestion of Leonard's Point Road, which is already sub-standard and barely adequate for the traffic that exists today, thereby creating serious safety concerns for pedestrians, bicycles, and vehicular traffic with considerable additional users;

WHEREAS, such high-density use of this land would negatively impact the quality of life and property values of surrounding neighborhoods and would therefore not be in the best interest of the town;

WHEREFORE, the undersigned being residents of the Town of Algoma, Winnebago County, Wisconsin, hereby petition the Town Board to deny rezoning from A-1 to R-2, R-3, or R-4, and **allow only R-1 zoning for the Jones Farm Development, with the town's minimum required lot size of 15,000 square feet.**

<u>NAME</u>	<u>STREET ADDRESS</u>	<u>DATE</u>	<u>SIGNATURE</u>
John Kolb	1251 Tammy Rd	8/6/18	John Kolb
TINA ZWIRCH 172	3244 LEONARD'S P. LN.	8/6/18	Tina Zwirch
Ann Levine	1291 Snowden	10-4-18	Ann Levine
Jason Lasee	3442 Omro Rd	10-4-18	Jason Lasee

Please return completed petitions to _____

(f) **Archive of superseded maps.** The county clerk shall maintain a permanent archive of superseded zoning maps that are created after April 29, 2012.

(g) **Amendment.** The procedure and requirements to amend the zoning map are provided in article 7 of this chapter.

23.8-27 to 23.8-40 Reserved

**DIVISION 3
ALLOWABLE LAND USES**

Sections

23.8-41	Land uses generally allowable within zoning districts	23.8-47	Special provisions for community living arrangements
23.8-42	Similarity of land uses	23.8-48	Special provisions for specified foster homes and treatment foster homes
23.8-43	Land uses not listed	23.8-49	Site restrictions
23.8-44	Project classified in more than one land use category	23.8-50	Map of conditional uses
23.8-45	Establishment of an accessory land use prior to establishment of principal use	23.8-51	Special provisions for structures located on multiple parcels under the same ownership
23.8-46	Reserved	23.8-52	Residential accessory use limitations

23.8-41 Land uses generally allowed within zoning districts

(a) **General purpose zoning districts.** For the purposes of this chapter, land uses, as defined in article 3 of this chapter, are classified as principal, accessory, or temporary. Exhibit 8-1 lists principal land uses (Series 1 to 16), accessory uses (Series 17), and temporary uses (Series 18). Each of the land uses are designated as one of the following:

- (1) permitted in the zoning district by right provided that all other provisions of this chapter are met,
- (2) allowed in the zoning district as a conditional use provided that all other provisions of this chapter are met, or
- (3) not permitted in the zoning district.

Any commercial or industrial land use that is shown as permitted by right that emits air contaminants, fugitive dust, or potentially offensive odors outside of the building; incinerates any substance; or handles radioactive materials, hazardous substances, hazardous waste, or regulated substances is considered a conditional use.

(b) **Planned development districts.** Land uses that are permitted in a planned development district are enumerated in the general development plan for the district, along with development standards, if any.

Exhibit 8-1 Land use matrix

1	Agriculture	Review	Special Standards	Base Zoning District												
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
1.01	Agriculture-related use	ZP,SP,PO	23.8-231	C	C	-	-	-	-	-	-	-	-	-	P	C
1.02	Agriculture, crop	-	23.8-232	P	P	P	P	P	P	P	P	P	P	P	P	P
1.03	Agriculture, general	ZP	23.8-233	P	P	-	-	-	-	-	-	-	-	-	-	-
1.03	Agriculture, general, 500 animal units or more	ZP	23.8-233	C	C	-	-	-	-	-	-	-	-	-	-	-
1.04	Greenhouse	ZP,SP,PO	23.8-234	P	P	-	-	-	-	-	-	C	C	-	C	C
2 Resource-Based Uses																
2.01	Dam	ZP,SP,PO	23.8-241	C	C	C	C	C	C	C	C	C	C	C	C	C
2.02	Forestry	-	23.8-242	P	P	P	P	P	P	P	P	P	P	P	P	P
2.03	Hunting preserve	ZP,SP,PO	23.8-243	-	C	-	-	-	-	-	-	-	-	-	C	C
2.04	Sewage sludge disposal	-	23.8-244	P	P	P	P	P	P	P	P	P	P	P	P	P
2.05	Wildlife park	ZP,SP,PO	23.8-245	-	C	-	-	-	-	-	-	-	-	-	C	C
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	-	-
4 Special Care Facilities																
4.01	Adult family home	ZP	23.8-261	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 8 or fewer residents [2]	ZP	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 9–15 residents [2]	ZP	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 16 or more residents [2]	ZP,SP, PO	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.03	Foster home and treatment foster home [3]	ZP	23.8-263	-	-	P	P	P	P	-	-	-	-	-	-	-
4.04	Group day care center [4]	ZP,SP	23.8-264	-	-	-	-	C	C	-	P	P	P	P	C	C
4.05	Hospice care center	ZP,SP	23.8-265	-	C	C	C	C	P	-	C	C	P	C	-	-
4.06	Nursing home	ZP,SP	23.8-266	-	-	C	C	C	P	-	-	C	P	C	-	-
4.07	Retirement home	ZP,SP	23.8-267	-	-	C	C	C	P	-	-	C	P	C	-	-
4.08	Temporary shelter [5]	ZP,SP, PO	23.8-268	-	-	-	-	-	-	-	C	C	C	-	-	-
5 Group Accommodations [6]																
5.01	Boardinghouse	ZP,SP, PO	23.8-271	-	-	-	-	-	C	-	-	C	P	C	-	-
5.02	Campground	ZP,SP,PO	23.8-272	-	C	-	-	-	-	-	-	-	C	-	-	-
5.03	Group recreation camp	ZP,SP,PO	23.8-273	-	C	-	-	-	-	-	-	-	C	-	-	-
5.04	Migrant labor camp	ZP,SP,PO	23.8-274	C	C	-	-	-	-	-	-	-	-	-	-	-
5.05	Overnight lodging	ZP,SP,PO	23.8-275	-	-	-	-	-	-	-	-	C	P	P	-	-
5.06	Resort	ZP,SP,PO	23.8-276	-	C	-	-	-	-	-	-	C	P	C	-	-
6 Food and Beverage Sales																
6.01	Brewpub	SP,PO	23.8-281	-	-	-	-	-	-	-	-	C	P	P	C	-
6.02	Restaurant	SP,PO	23.8-282	-	-	-	-	-	-	-	C	P	P	P	-	-
6.03	Tavern	SP,PO	23.8-283	-	-	-	-	-	-	-	C	P	P	C	-	-

continued on next page



Exhibit 8-1 Land use matrix – continued

7	Vehicle Rental, Sales, and Service	Review	Special Standards	Base Zoning District													
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2	
7.01	Heavy vehicle sales and rental	ZP,SP,PO	23.8-291	-	-	-	-	-	-	-	-	-	-	C	-	P	C
7.02	Truck stop	ZP,SP,PO	23.8-292	-	-	-	-	-	-	-	-	-	-	C	-	C	C
7.03	Vehicle fuel station	ZP,SP,PO	23.8-293	-	-	-	-	-	-	-	-	-	C	P	C	C	C
7.04	Vehicle repair shop	ZP,SP,PO	23.8-294	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.05	Vehicle sales and rental	ZP,SP,PO	23.8-295	-	-	-	-	-	-	-	-	-	C	P	-	C	-
7.06	Vehicle service shop	ZP,SP,PO	23.8-296	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.07	Vehicle storage yard	ZP,SP,PO	23.8-297	-	-	-	-	-	-	-	-	-	-	-	-	C	C
8 General Sales																	
8.01	Convenience retail sales	ZP,SP,PO	23.8-301	-	-	-	-	-	-	-	P	P	P	P	-	-	-
8.02	General retail sales	ZP,SP,PO	23.8-302	-	-	-	-	-	-	-	C	P	P	C	-	-	-
8.03	General retail sales, large format	ZP,SP,PO	23.8-303	-	-	-	-	-	-	-	-	-	P	-	-	-	-
8.04	Outdoor sales	ZP,SP,PO	23.8-304	-	-	-	-	-	-	-	C	C	P	-	C	-	-
9 General Services																	
9.01	Administrative services	ZP,SP,PO	23.8-311	-	-	-	-	-	-	-	C	P	P	P	-	-	-
9.02	Adult-oriented establishment	ZP,SP,PO	23.8-312	-	-	-	-	-	-	-	-	-	P	-	-	-	-
9.03	Body-piercing establishment	ZP,SP,PO	23.8-313	-	-	-	-	-	-	-	C	P	P	P	-	-	-
9.04	Commercial kennel	ZP,SP,PO	23.8-314	-	C	-	-	-	-	-	-	C	P	P	C	-	-
9.05	Commercial stable	ZP,SP,PO	23.8-315	-	C	-	-	-	-	-	-	-	-	-	C	-	-
9.06	Equipment rental, large	ZP,SP,PO	23.8-316	-	-	-	-	-	-	-	-	-	C	-	P	C	-
9.07	Equipment rental, small	ZP,SP,PO	23.8-317	-	-	-	-	-	-	-	-	C	P	-	-	-	-
9.08	Financial services	ZP,SP,PO	23.8-318	-	-	-	-	-	-	-	P	P	P	P	-	-	-
9.09	Funeral home	ZP,SP,PO	23.8-319	-	-	-	-	-	-	-	C	P	P	P	-	-	-
9.10	General repair	ZP,SP,PO	23.8-320	-	-	-	-	-	-	-	C	P	P	P	C	-	-
9.11	General services	ZP,SP,PO	23.8-321	-	-	-	-	-	-	-	C	P	P	P	-	-	-
9.12	Health care clinic	ZP,SP,PO	23.8-322	-	-	-	-	-	-	-	C	P	P	P	-	-	-
9.13	Health care center	ZP,SP,PO	23.8-323	-	-	-	-	-	-	-	-	C	P	P	-	-	-
9.14	Instructional services	ZP,SP,PO	23.8-324	-	-	-	-	-	-	-	C	P	P	P	C	-	-
9.15	Landscape business	ZP,SP,PO	23.8-325	-	C	-	-	-	-	-	-	-	C	-	P	-	-
9.16	Professional services	ZP,SP,PO	23.8-326	-	-	-	-	-	-	-	P	P	P	P	-	-	-
9.17	Tattoo establishment	ZP,SP,PO	23.8-327	-	-	-	-	-	-	-	C	P	P	P	-	-	-
9.18	Veterinary clinic, general	ZP,SP,PO	23.8-328	C	C	-	-	-	-	-	-	-	C	-	C	-	-
9.19	Veterinary clinic, small animal	ZP,SP,PO	23.8-329	-	-	-	-	-	-	-	C	P	P	P	C	-	-
10 Recreation and Entertainment																	
10.01	Driving range	ZP,SP,PO	23.8-341	-	C	-	-	-	-	-	-	-	C	-	C	-	-
10.02	Golf course	ZP,SP,PO	23.8-342	-	C	C	C	C	C	-	-	-	-	-	C	-	-
10.03	Indoor entertainment	ZP,SP,PO	23.8-343	-	-	-	-	-	-	-	-	P	P	P	-	-	-
10.04	Indoor recreation	ZP,SP,PO	23.8-344	-	-	-	-	-	-	-	-	P	P	P	-	-	-
10.05	Outdoor entertainment	ZP,SP,PO	23.8-345	-	-	-	-	-	-	-	-	C	P	-	C	-	-
10.06	Outdoor recreation	ZP,SP,PO	23.8-346	-	-	-	-	-	-	-	-	C	C	-	C	-	-
10.07	Outdoor shooting range	ZP,SP,PO	23.8-347	-	C	-	-	-	-	-	-	-	-	-	C	C	-
11 Government and Community Services																	
11.01	Administrative government center	ZP,SP,PO	23.8-351	-	C	C	C	C	C	-	P	P	P	C	C	-	-
11.02	Animal shelter	ZP,SP,PO	23.8-352	-	C	-	-	-	-	-	-	-	C	-	P	C	-
11.03	Cemetery	ZP,SP,PO	23.8-353	C	C	C	C	C	C	-	C	C	C	-	-	-	-
11.04	Civic use facility	ZP,SP,PO	23.8-354	-	-	-	-	-	-	-	-	-	P	-	C	-	-
11.05	Community center	ZP,SP,PO	23.8-355	-	C	C	C	C	C	-	C	P	P	C	-	-	-
11.06	Community cultural facility	ZP,SP,PO	23.8-356	-	-	-	-	-	-	-	C	P	P	P	-	-	-
11.07	Community garden	ZP,SP,PO	23.8-357	C	P	P	P	P	P	-	P	P	P	P	P	-	-

continued on next page



Exhibit 8-1 Land use matrix – continued

11 Government and Community Services - cont.	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2	
11.08 Correctional facility	ZP,SP,PO	23.8-358	-	C	-	-	-	-	-	-	-	-	-	-	P	C
11.09 Educational facility, pre-K through 12	ZP,SP,PO	23.8-359	-	C	C	C	C	C	-	C	P	P	P	-	-	-
11.10 Educational facility, post-secondary	ZP,SP,PO	23.8-360	-	-	-	-	-	-	-	C	P	P	P	C	-	-
11.11 Maintenance garage	ZP,SP,PO	23.8-361	-	C	C	-	-	-	-	-	-	C	-	P	C	-
11.12 Park	ZP,SP,PO	23.8-362	-	P	P	P	P	P	P	P	P	P	P	P	P	P
11.13 Public safety facility	ZP,SP,PO	23.8-363	-	C	C	C	C	C	-	P	P	P	P	P	P	C
11.14 Recreation trail	SP, PO	23.8-364	C	P	P	P	P	P	P	P	P	P	P	P	P	P
11.15 Unspecified public use	ZP,SP,PO	23.8-365	-	C	C	C	C	C	C	C	C	C	C	C	C	C
11.16 Worship facility	ZP,SP,PO	23.8-366	C	C	C	C	P	P	-	P	P	P	P	C	-	-
12 Telecommunications and Utilities [7]																
12.01 Solar energy system	ZP,SP,PO	23.8-371	C	C	C	C	C	C	C	C	C	C	C	C	C	C
12.02 Stormwater management facility	ZP,SP,PO	23.8-372	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.03 Telecommunication facility, concealed	ZP	23.8-373	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04 Telecommunication facility, unconcealed	ZP	23.8-374	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.05 Utility installation, major	ZP,SP,PO	23.8-375	C	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06 Utility installation, minor	ZP,SP,PO	23.8-376	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07 Utility maintenance yard	ZP,SP,PO	23.8-377	C	C	-	-	-	-	-	-	-	-	-	P	P	-
12.08 Wind energy system, large	-	23.8-378	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12.09 Wind energy system, small	ZP,SP,PO	23.8-379	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13 Transportation																
13.01 Airport	ZP,SP,PO	23.8-381	-	C	C	C	-	-	-	-	-	-	-	P	P	-
13.02 Bus storage facility	ZP,SP,PO	23.8-382	-	C	-	-	-	-	-	-	C	C	C	C	P	P
13.03 Marina	ZP,SP,PO	23.8-383	-	C	C	C	C	C	C	C	C	C	C	C	C	C
13.04 Mass transit terminal	ZP,SP,PO	23.8-384	-	-	-	-	-	-	-	-	P	P	P	C	-	-
13.05 Off-site parking lot	ZP,SP,PO	23.8-385	-	-	-	-	-	-	-	C	P	P	P	C	-	-
13.06 Parking structure	ZP,SP	23.8-386	-	-	-	-	-	-	-	-	-	P	P	C	-	-
13.07 Park-and-ride lot	ZP,SP	23.8-387	-	C	C	C	C	C	-	C	P	P	C	C	C	-
13.08 Railroad line	ZP, BP, SP PO	23.8-388	C	P	P	P	P	P	P	P	P	P	P	P	P	P
13.09 Street	-	23.8-389	P	P	P	P	P	P	P	P	P	P	P	P	P	P
14 General Storage																
14.01 Bulk fuel storage	ZP,SP,PO	23.8-401	-	-	-	-	-	-	-	-	-	-	-	P	P	-
14.02 Personal storage facility	ZP,SP,PO	23.8-402	-	C	-	-	-	-	-	-	-	C	-	P	C	-
14.03 Truck terminal	ZP,SP,PO	23.8-403	-	-	-	-	-	-	-	-	-	-	-	P	P	-
14.04 Warehouse	ZP,SP,PO	23.8-404	-	-	-	-	-	-	-	-	-	-	-	P	P	-
15 Industrial Uses																
15.01 Artisan shop	ZP,SP,PO	23.8-411	-	C	-	-	-	-	-	C	C	P	P	P	C	-
15.02 Batching plant associated with a nonmetallic mine [21]	ZP,SP,PO	23.4-412	C	C	-	-	-	-	-	-	-	-	-	C	C	-
15.03 Biofuels production plant	ZP,SP,PO	23.8-413	C	C	-	-	-	-	-	-	-	-	-	-	-	C
15.04 Construction equipment repair	ZP,SP,PO	23.8-414	-	-	-	-	-	-	-	-	-	C	-	P	P	-
15.05 Construction equipment sales and service	ZP,SP,PO	23.4-415	-	-	-	-	-	-	-	-	-	C	-	P	P	-
15.06 Contractor yard	ZP,SP,PO	23.8-416	-	-	-	-	-	-	-	-	-	-	-	P	C	-
15.07 Industrial, heavy	ZP,SP,PO	23.8-417	-	-	-	-	-	-	-	-	-	-	-	-	P	-
15.08 Industrial, light	ZP,SP,PO	23.8-418	-	-	-	-	-	-	-	-	-	-	-	P	P	-
15.09 Nonmetallic mine	ZP,SP,PO	23.8-419	C	C	-	-	-	-	-	-	-	-	-	C	C	-
15.10 Salvage yard	ZP,SP,PO	23.8-420	-	-	-	-	-	-	-	-	-	-	-	-	-	C

continued on next page



Exhibit 8-1 Land use matrix – continued

16 Solid Waste	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2	
16.01 Composting facility	ZP,SP,PO	23.8-431	P	P	-	-	-	-	-	-	-	-	-	-	P	P
16.02 Recycling center	ZP,SP,PO	23.8-432	-	-	-	-	-	-	-	-	-	-	-	-	P	P
16.03 Solid waste landfill	ZP,SP,PO	23.8-433	-	C	-	-	-	-	-	-	-	-	-	-	C	C
16.04 Solid waste transfer station	ZP,SP,PO	23.8-434	-	C	-	-	-	-	-	-	-	-	-	-	P	P
17 Accessory Uses																
17.01 Adult family home [9]	ZP	23.8-441	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.02 Amateur radio antenna [8]	-	23.8-442	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.03 Automated teller machine	ZP	23.8-443	-	-	-	-	-	-	-	-	P	P	P	P	-	-
17.04 Backyard chickens	-	23.8-444	P	P	P	P	P	-	P	-	-	-	-	-	P	P
17.05 Bed and breakfast [8]	ZP,SP,PO	23.8-445	C	C	C	C	C	-	-	P	P	-	P	-	-	-
17.06 Boat dock	-	23.8-446	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.07 Boathouse [8][24]	ZP	23.8-447	P	P	P	P	P	P	-	-	-	-	-	-	-	-
17.08 Boathouse, off-site [24]	ZP	23.8-448	-	-	P	P	-	-	-	-	-	-	-	-	-	-
17.09 Commercial truck parking [8]	-	23.8-449	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.10 Deck [23]	ZP	23.8-450	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.11 Exterior communication device [8]	-	23.8-451	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.12 Family day care home [8]	ZP	23.8-452	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.12 Farm building storage	ZP	23.8-453	P	C	-	-	-	-	-	-	-	-	-	-	-	-
17.14 Farm residence [20]	ZP	23.8-454	P	P	-	-	-	-	-	-	-	-	-	-	-	-
17.15 Farmstead retail outlet	ZP,SP,PO	23.8-455	C	C	-	-	-	-	-	-	-	-	-	-	-	-
17.16 Fence	ZP	23.8-456	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.17 Foster home and treatment foster home [8]	ZP	23.8-457	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.18 Garage, nonresidential [10]	ZP	23.8-458	-	-	-	-	-	-	-	-	P	P	P	P	P	P
17.19 Garage, off-site residential	ZP	23.8-459	-	-	P	P	-	-	-	-	-	-	-	-	-	-
17.20 Garage, residential [8,22]	ZP	23.8-460	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.21 Garden	-	23.8-461	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.22 Gazebo [23]	ZP	23.8-462	P	P	P	P	P	P	P	P	P	P	P	P	P	-
17.23 Greenhouse [8,13]	ZP	23.8-463	P	P	P	P	P	P	P	-	-	-	-	-	-	-
17.24 Helipad [11, 12]	ZP,SP,PO	23.8-464	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17.25 Home occupation, major [8]	ZP,SP,PO	23.8-465	-	C	C	C	C	C	-	C	C	C	C	C	-	-
17.26 Home occupation, minor [8]	ZP	23.8-466	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.27 Hot tub [8]	-	23.8-467	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.28 Household livestock, 2.5 acres or more but less than 5 acres [8]	ZP	23.8-468	P	C	C	-	-	-	-	-	-	-	-	-	-	-
17.29 Household livestock, 5 acres or more [8]	ZP	23.8-468	P	P	C	-	-	-	-	-	-	-	-	-	-	-
17.30 Indoor sales incidental to light industrial use	ZP	23.8-469	-	-	-	-	-	-	-	-	-	-	-	-	C	-
17.31 Kennel, hobby [8]	ZP,SP,PO	23.8-470	C	C	C	C	C	C	C	C	C	C	C	C	-	-
17.32 Kennel, private [8]	-	23.8-471	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.33 Lean-to	ZP	23.8-472	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.34 Light industrial use incidental to indoor sales	ZP,SP,PO	23.8-473	-	-	-	-	-	-	-	-	-	-	-	-	C	-
17.35 Mother-in-law suite [8, 23]	ZP	23.8-474	P	P	P	P	P	-	-	-	-	-	-	-	-	-
17.36 Outdoor display incidental to indoor sales	ZP,SP,PO	23.8-475	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.37 Outdoor food and beverage service	ZP,SP,PO	23.8-476	-	-	-	-	-	-	-	C	C	C	C	C	-	-
17.38 Outdoor furnace	ZP	23.8-477	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.39 Parking lot (on-site)	ZP	23.8-478	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.40 Patio	-	23.8-479	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.41 Pergola [23]	ZP	23.8-480	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.42 Play structure [8]	-	23.8-481	P	P	P	P	P	P	P	P	P	P	P	P	P	-
17.43 Pond	ZP,SP	23.8-482	P	P	C	C	C	C	C	C	P	P	P	P	P	P
17.44 Private reception venue	ZP	23.8-483	-	P	-	-	-	-	-	-	-	-	-	-	-	-
17.45 Rural accessory building [8]	ZP	23.8-484	P	P	P	P	P	P	P	P	-	-	-	-	-	-

continued on next page



Exhibit 8-1 Land use matrix – continued

17 Accessory Uses – continued	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2	
17.46 Service window, drive-up	ZP,SP	23.8-485	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.47 Service window, walk-up	ZP,SP	23.8-486	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.48 Solar energy system, building-mounted	-	23.8-487	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.49 Solar energy system, free-standing	ZP	23.8-488	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.50 Storage container, 1 or 2 units	ZP	23.8-489	-	-	-	-	-	-	-	-	P	P	P	-	P	P
17.51 Storage container, 3 or more units	ZP,SP	23.8-489	-	-	-	-	-	-	-	-	C	C	C	-	C	C
17.52 Swimming pool	ZP	23.8-490	P	P	P	P	P	P	P	P	P	P	P	P	-	-
17.53 Temporary shelter [10]	ZP,SP,PO	23.8-491	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.54 Utility cabinet	-	23.8-492	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.55 Yard shed [13][24]	-	23.8-493	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18 Temporary Uses																
18.01 Agricultural product sales, off-site	-	23.8-501	-	P	P	-	-	-	-	-	P	P	P	P	P	P
18.02 Agricultural product sales, on-site	-	23.8-502	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.03 Earth materials stockpile, off-site [14]	ZP,SP,PO	23.8-503	-	C	-	-	-	-	-	-	-	-	-	-	C	C
18.03 Earth materials stockpile, on-site [15]	-	23.8-503	-	P	P	P	P	P	P	P	P	P	P	P	P	P
18.04 Farmers market [16]	TU,SP,PO	23.8-504	P	P	P	-	-	-	-	-	C	P	P	P	C	-
18.05 General outdoor sales	TU,SP,PO	23.8-505	-	-	-	-	-	-	-	-	-	C	P	-	C	-
18.06 Model home	ZP	23.8-506	-	-	P	P	P	P	-	-	-	-	-	-	-	-
18.07 Off-site construction yard	SP,PO	23.8-507	-	C	C	C	C	C	C	C	C	C	C	C	C	C
18.08 On-site construction office [17]	-	23.8-508	-	-	P	P	P	P	-	-	P	P	P	P	P	P
18.09 On-site construction yard [17]	-	23.8-509	-	-	P	P	P	P	-	-	P	P	P	P	P	P
18.10 Portable storage container	-	23.8-510	-	P	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Re-locatable building [18]	ZP,SP,PO	23.8-511	-	-	-	-	-	-	-	-	C	C	C	C	-	-
18.12 Seasonal product sales	-	23.8-512	C	P	P	-	-	-	-	-	P	P	P	P	P	P
18.13 Snow disposal site	ZP,SP,PO	23.8-513	C	C	-	-	-	-	-	-	C	C	C	C	C	C
18.14 Special event	TU,SP,PO	23.8-514	-	P	P	P	-	-	-	-	P	P	P	P	P	-
18.15 Special event of regional significance	TU,SP,PO	23.8-515	-	C	C	C	-	-	-	-	C	C	C	C	C	-
18.16 Special event of regional significance - camping	TU	23.8-516	-	P	P	P	P	P	-	-	P	P	P	P	P	P
18.17 Special event of reg. significance - concessions	TU	23.8-517	-	P	P	P	P	P	-	-	P	P	P	P	P	P
18.18 Special event of regional significance - parking	TU	23.8-518	-	P	P	P	P	P	-	-	P	P	P	P	P	P
18.19 Wind test tower	-	23.8-519	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.20 Yard sale [19]	-	23.8-520	P	P	P	P	P	P	P	P	P	P	P	P	-	-

Zoning Districts:

A-1 Agribusiness; A-2 General agriculture; R-1 Rural residential; R-2 Suburban residential; R-3 Two-family residential; R-4 Multi-family residential; R-8 Manufactured/mobile home community; B-1 Local service; B-2 Community business; B-3 General business; M-1 Mixed use; I-1 Light industrial; I-2 Heavy industrial

Table Key:

A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.

A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this chapter are met.

A "-" indicates that the use is not permitted in the zoning district.

"ZP" indicates zoning permit; "SP" indicates site plan; "PO" indicates plan of operation; "TU" indicates temporary use permit



Notes:

1. In the A-1 zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after April 29, 2012.
2. See s. 23.8-47 for special provisions that may apply.
3. See s. 23.8-48 for special provisions that may apply.
4. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
5. This use may be an accessory use when associated with a worship facility, community center, and the like.
6. A bed and breakfast is an accessory use and is therefore listed in Series 17.
7. An amateur radio station is an accessory use and is therefore listed in Series 17.
8. This use may only occur with a principal residential use.
9. This use may only occur with a principal residential use or with a group day care center.
10. In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
11. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
12. This use may only occur with a health care center as a conditional use.
13. A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
14. Earth materials are obtained in whole or in part from another location.
15. Earth materials are obtained on the parcel as part of the land development process.
16. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
17. When this use is in place for more than 365 days, it is considered a conditional use.
18. This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
19. This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).
20. In the A-1 zoning district, no more than one farm residence may be located on a base farm tract as designated by the Board of Supervisors by resolution.
21. A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07).
22. See s. 23.8-45(d).
23. This structure shall be considered an accessory structure even though principal building setbacks may apply.
24. These structures do not count towards the maximum number of detached accessory buildings or towards the maximum accessory area allowed in the zoning district.



Planning Commission Meeting

Town of Algoma
Winnebago County, WI

October 10, 2018

Items 1 and 2

Call to order
Roll call



Item 3

Discussion and possible action re:
Minutes from the July 11, 2018 meeting



Agenda Item Presentation Format

- ① Introduction of item by Chair
- ② Staff description
- ③ Technical questions by Commission members
- ④ Comments/questions from the audience (limit one 3 minute comment per person)
- ⑤ Back to Commission for discussion
- ⑥ Action

Item 4

Discussion and possible action re:
Rezoning of lots 00200281905 and 0020030
to R-2 Suburban Residential and R-3 Two-
Family Residential.

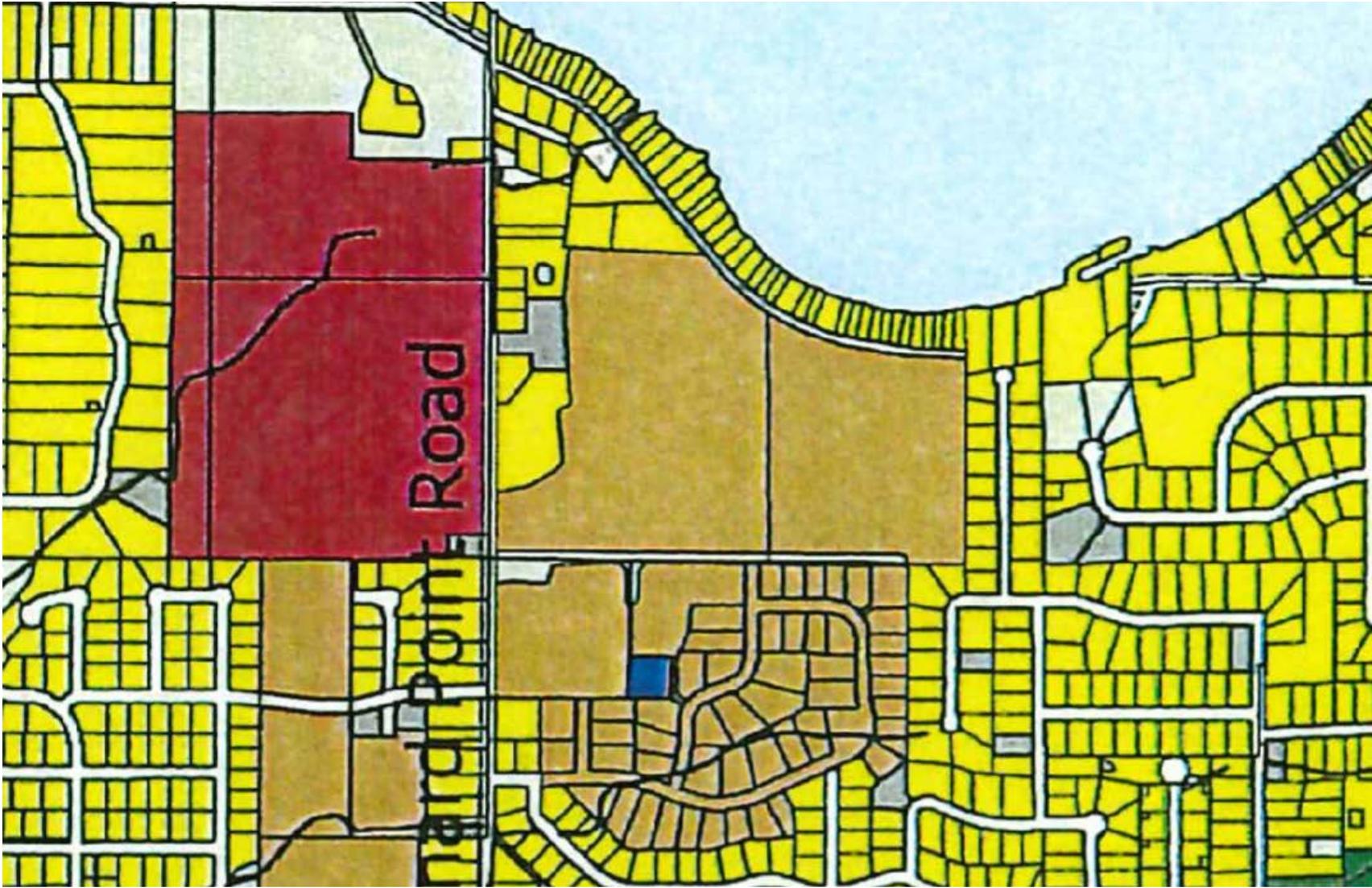


Item 4

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

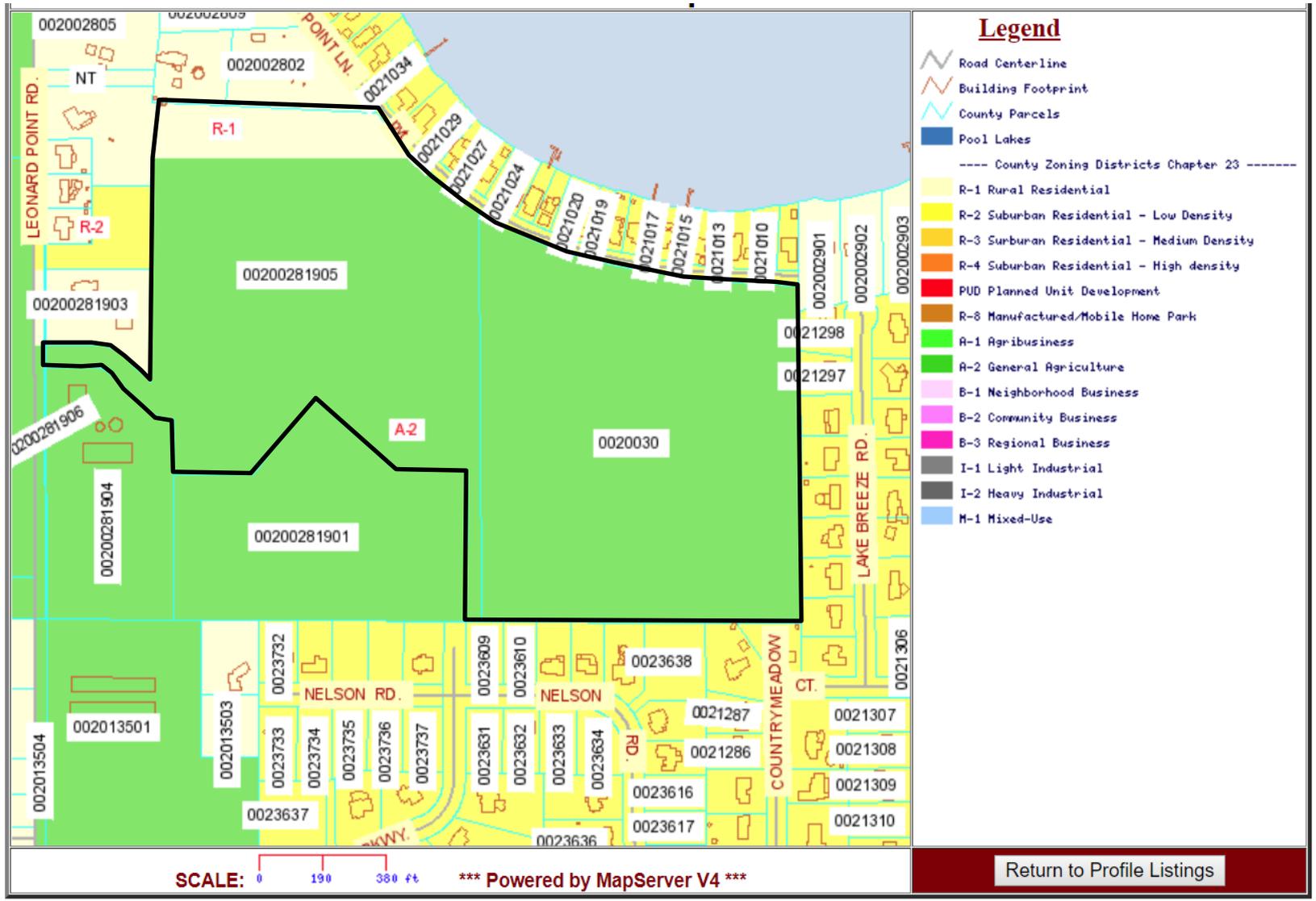


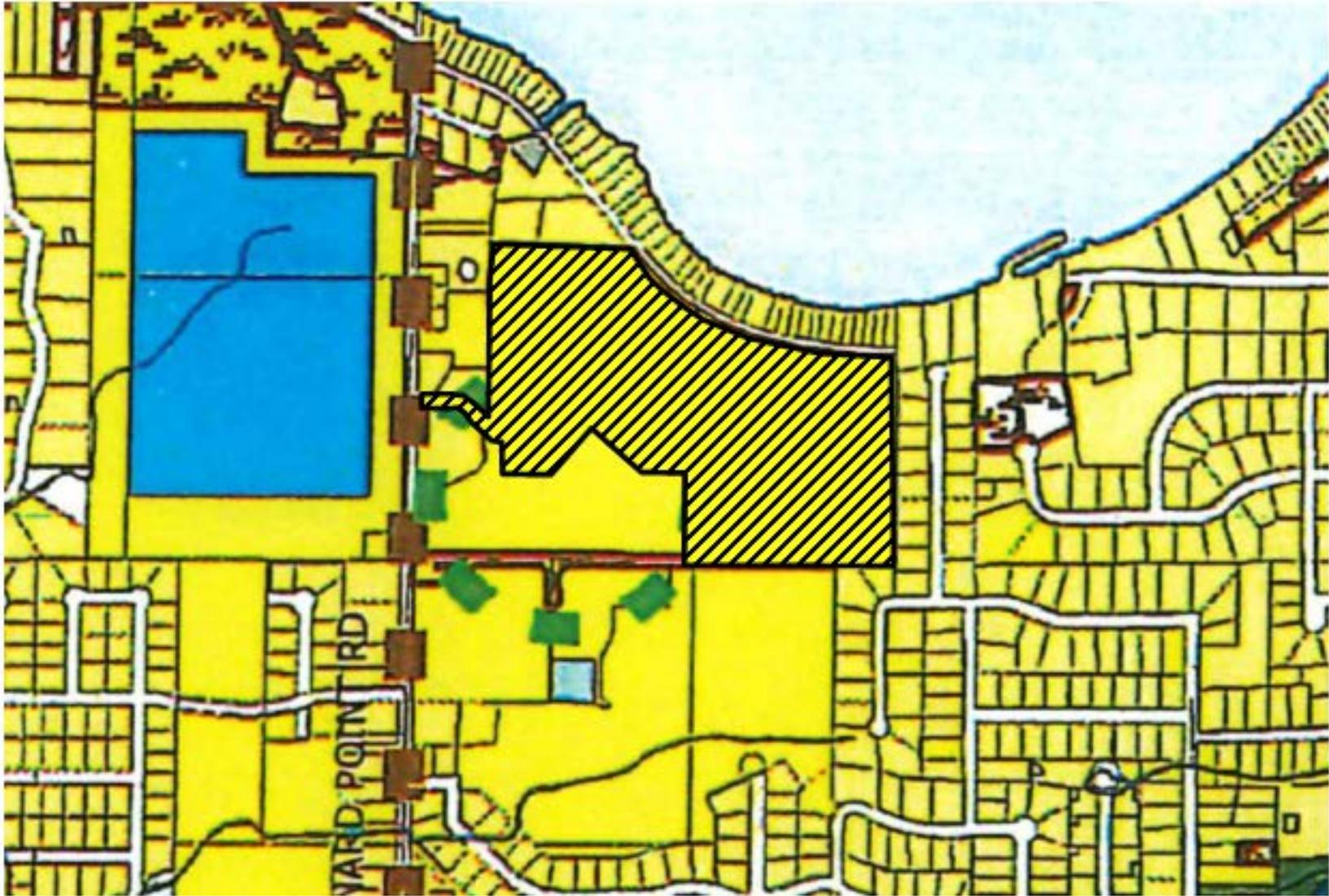




EXISTING LAND USE







FUTURE LAND USE



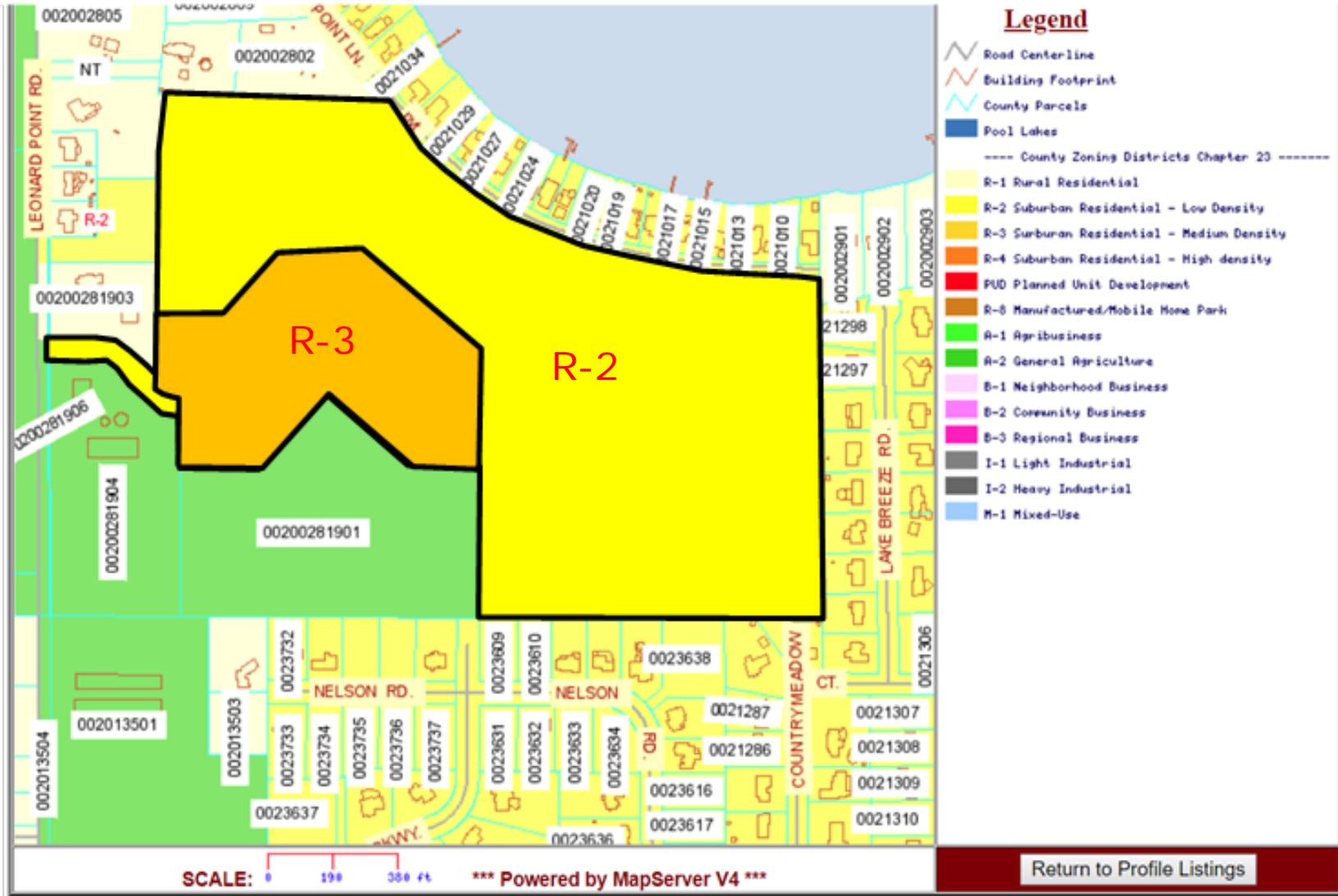


Exhibit 8-1 Land use matrix

	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2	
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	-	-	



Recommendation

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



Item 5

Discussion and possible action re:
Preliminary Plat Approval –
Lakevista Estates



Steps to create a subdivision

1. Complete certified survey map (CSM)*
2. Hold workshop and staff meetings
3. Rezone properties if required*
4. Preliminary plat approval*
5. Site Plan Review Committee
6. Final plat submission and document review*
7. Formal submission to Winnebago County for final review

*requires Town Board action

Current step

This process usually takes 4-6 months to complete

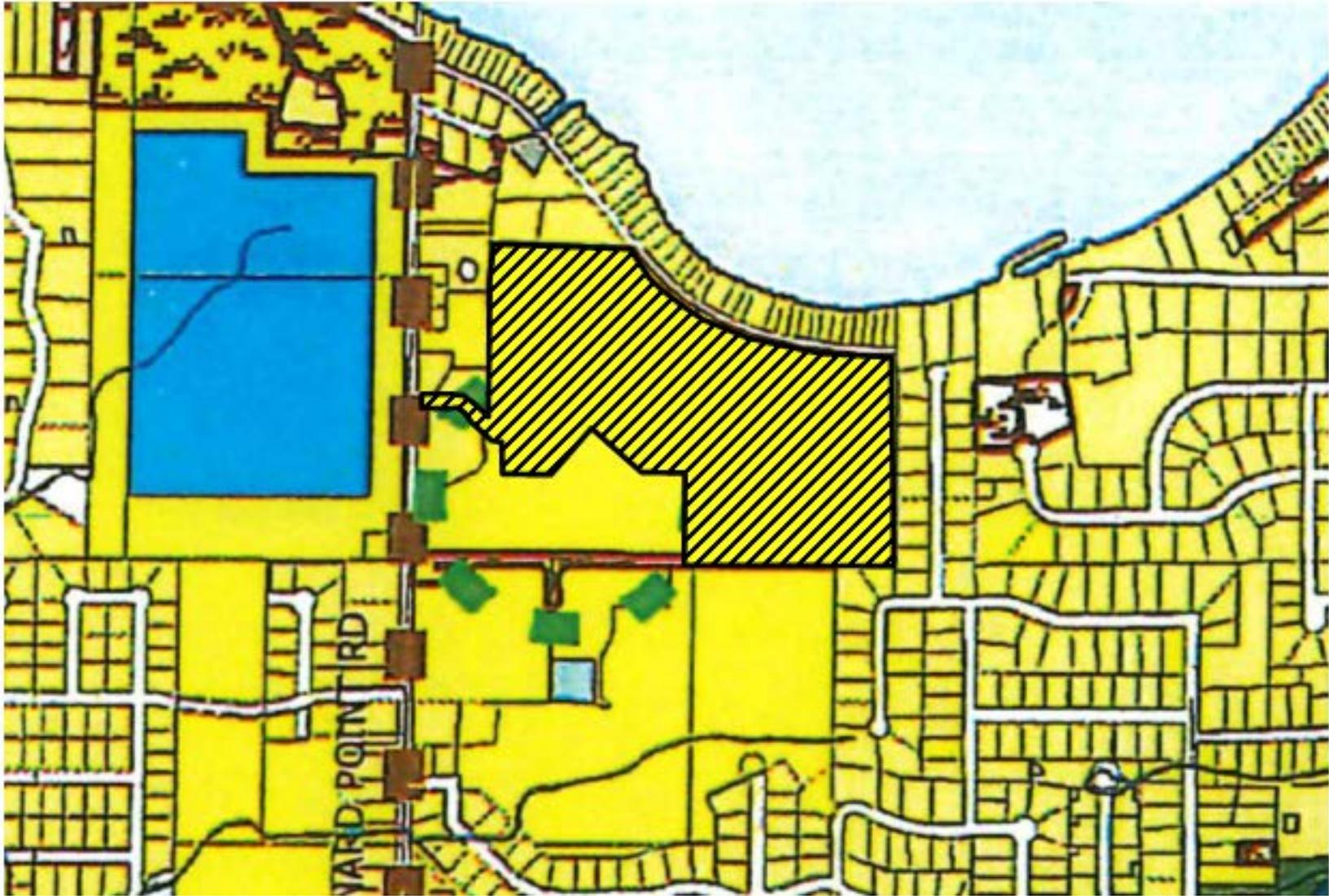


Item 5

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

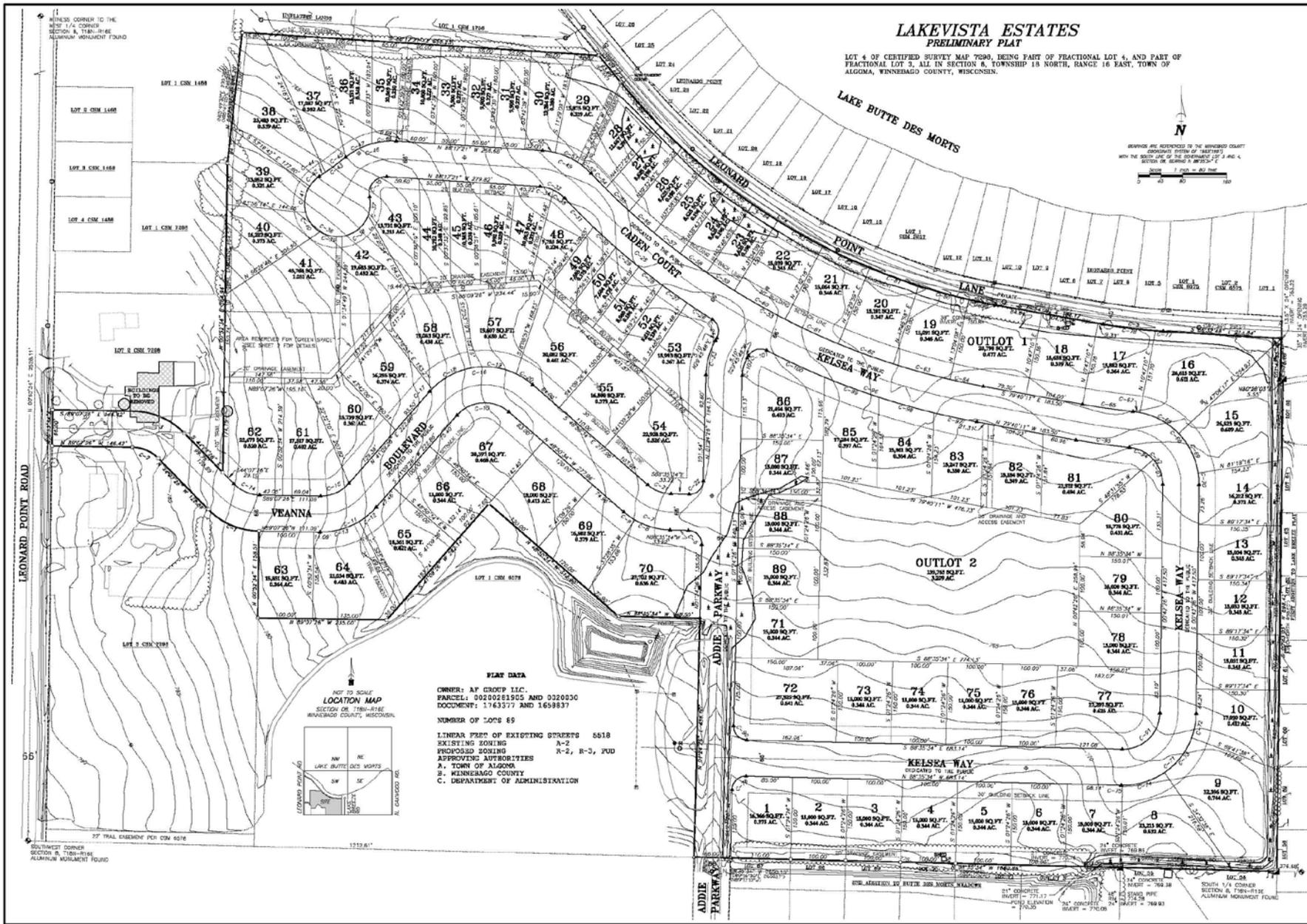






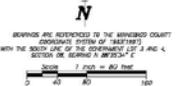
FUTURE LAND USE





**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7900, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.



WITNESS CORNER TO THE WEST 1/4 CORNER SECTION 8, T8N-R16E ALUMINUM MONUMENT FOUND

LOT 1 CON 1488
LOT 2 CON 1488
LOT 3 CON 1488
LOT 4 CON 1488
LOT 5 CON 1488
LOT 6 CON 1488
LOT 7 CON 1488
LOT 8 CON 1488
LOT 9 CON 1488
LOT 10 CON 1488
LOT 11 CON 1488
LOT 12 CON 1488
LOT 13 CON 1488
LOT 14 CON 1488
LOT 15 CON 1488
LOT 16 CON 1488
LOT 17 CON 1488
LOT 18 CON 1488
LOT 19 CON 1488
LOT 20 CON 1488
LOT 21 CON 1488
LOT 22 CON 1488
LOT 23 CON 1488
LOT 24 CON 1488
LOT 25 CON 1488
LOT 26 CON 1488
LOT 27 CON 1488
LOT 28 CON 1488
LOT 29 CON 1488
LOT 30 CON 1488
LOT 31 CON 1488
LOT 32 CON 1488
LOT 33 CON 1488
LOT 34 CON 1488
LOT 35 CON 1488
LOT 36 CON 1488
LOT 37 CON 1488
LOT 38 CON 1488
LOT 39 CON 1488
LOT 40 CON 1488
LOT 41 CON 1488
LOT 42 CON 1488
LOT 43 CON 1488
LOT 44 CON 1488
LOT 45 CON 1488
LOT 46 CON 1488
LOT 47 CON 1488
LOT 48 CON 1488
LOT 49 CON 1488
LOT 50 CON 1488
LOT 51 CON 1488
LOT 52 CON 1488
LOT 53 CON 1488
LOT 54 CON 1488
LOT 55 CON 1488
LOT 56 CON 1488
LOT 57 CON 1488
LOT 58 CON 1488
LOT 59 CON 1488
LOT 60 CON 1488
LOT 61 CON 1488
LOT 62 CON 1488
LOT 63 CON 1488
LOT 64 CON 1488
LOT 65 CON 1488
LOT 66 CON 1488
LOT 67 CON 1488
LOT 68 CON 1488
LOT 69 CON 1488
LOT 70 CON 1488
LOT 71 CON 1488
LOT 72 CON 1488
LOT 73 CON 1488
LOT 74 CON 1488
LOT 75 CON 1488
LOT 76 CON 1488
LOT 77 CON 1488
LOT 78 CON 1488
LOT 79 CON 1488
LOT 80 CON 1488
LOT 81 CON 1488
LOT 82 CON 1488
LOT 83 CON 1488
LOT 84 CON 1488
LOT 85 CON 1488
LOT 86 CON 1488
LOT 87 CON 1488
LOT 88 CON 1488
LOT 89 CON 1488
LOT 90 CON 1488
LOT 91 CON 1488
LOT 92 CON 1488
LOT 93 CON 1488
LOT 94 CON 1488
LOT 95 CON 1488
LOT 96 CON 1488
LOT 97 CON 1488
LOT 98 CON 1488
LOT 99 CON 1488

FLAT DATA

OWNER: AF GROUP LLC.
PARCEL: 002002E1505 AND 0320030
DOCUMENT: 1763377 AND 1698837

NUMBER OF LOTS 65

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



Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture

101 W. Main St., Oshkosh, WI 54903
 Phone: (920) 885-0250 Fax: (920) 885-0348
 www.martensoneisele.com
 info@martensoneisele.com

NO.	DATE	CHANGED BY	APPROVED BY	REVISION

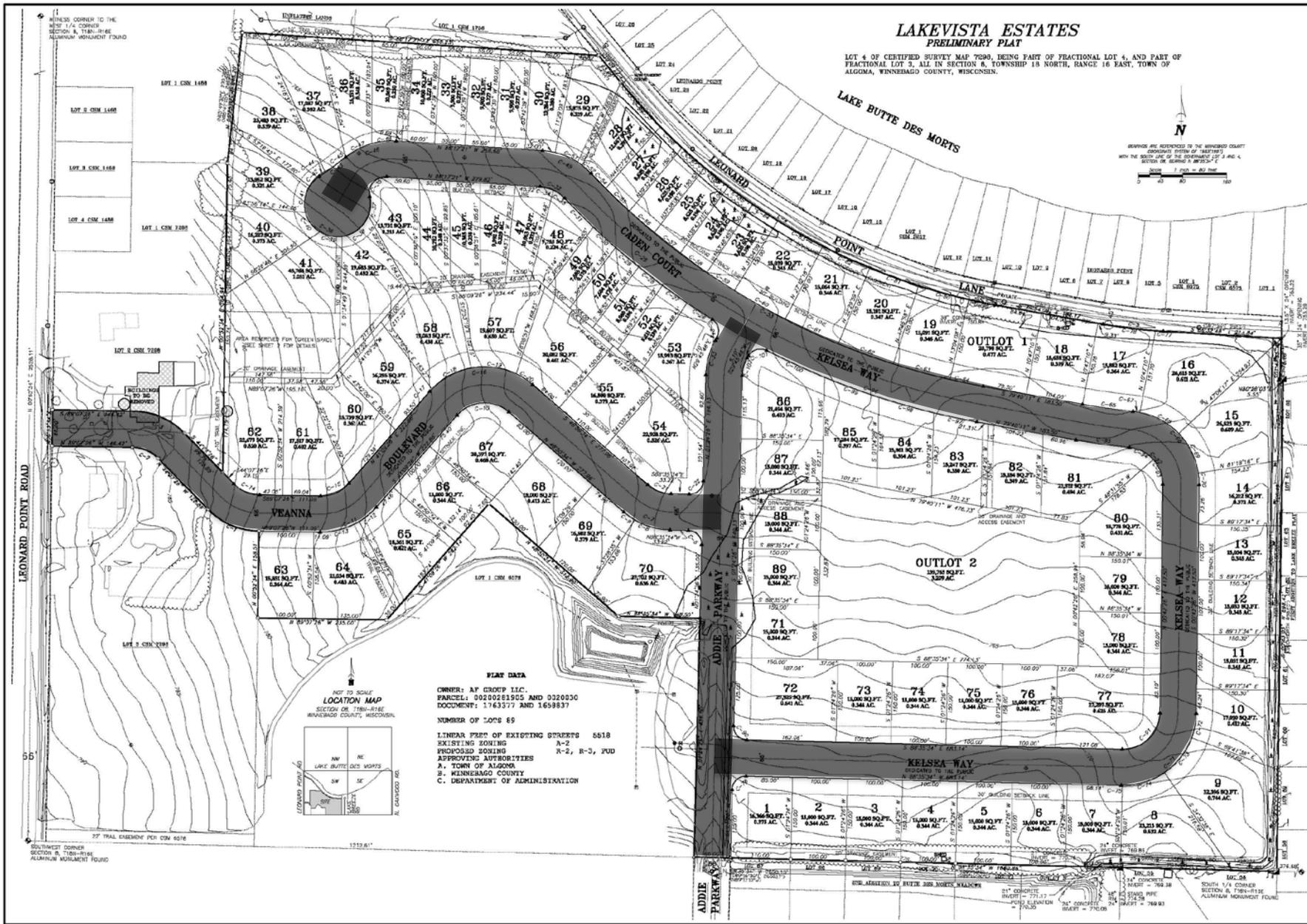
**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7900, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.

LAKEVISTA ESTATES, LLC
 101 W. MAIN ST., OSHKOSH, WI 54903
 PHONE: (920) 885-0250 FAX: (920) 885-0348
 WWW.LAKEVISTAESTATES.COM

SCALE 1"=80'	DATE 09/25/18
COMPUTER FILE 2300RPREPLAT	
DRAWING NO. 0-2303-001 PG 1 OF 3	





Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture

101 W. Main St., Onawa, WI 54643
 Phone: (920) 985-0250 Fax: (920) 985-0348
 www.martenson-eisele.com
 info@martenson-eisele.com

NO.	DATE	BY	REVISION

**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7690, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.

LAKEVISTA ESTATES, LLC
 101 W. MAIN ST., ONAWA, WI 54643
 PHONE: (920) 985-0250

SCALE: 1" = 80'
 DATE: 09/25/18
 COMPUTER FILE: 2308PREPLAT

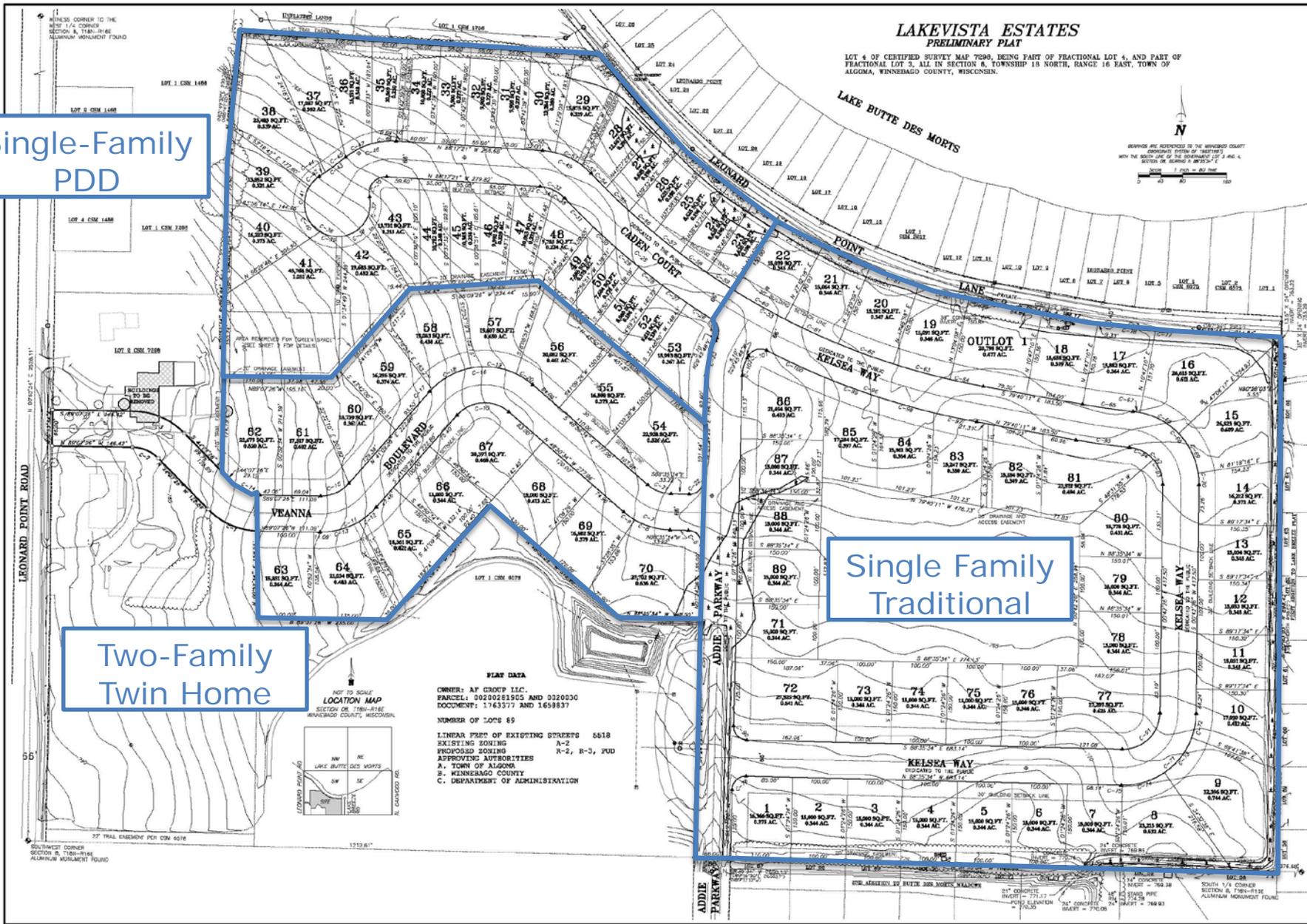
DRAWING NO: 0-2303-001 PG 1 OF 3



Single-Family
PDD

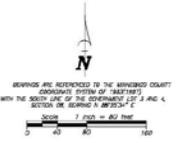
Two-Family
Twin Home

Single Family
Traditional



**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7690, 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.



PLAT DATA
 OWNER: AF GROUP LLC.
 PARCEL: 002002E1505 AND 0320030
 DOCUMENT: 1763377 AND 1698837
 NUMBER OF LOTS 65
 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



Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture
 101 W. Main St., Oshkosh, WI 54903
 Phone (920) 985-0250 Fax (920) 985-0348
 www.martensoneisele.com
 info@martensoneisele.com

NO.	DATE	REVISION

**LAKEVISTA ESTATES
PRELIMINARY PLAT**
 LOT 4 OF CERTIFIED SURVEY MAP 7690, 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.
 LAKEVISTA ESTATES, LLC
 101 W. MAIN ST., OSHKOSH, WI 54903
 PHONE (920) 985-0250 FAX (920) 985-0348
 WWW.MARTENSONEISELE.COM

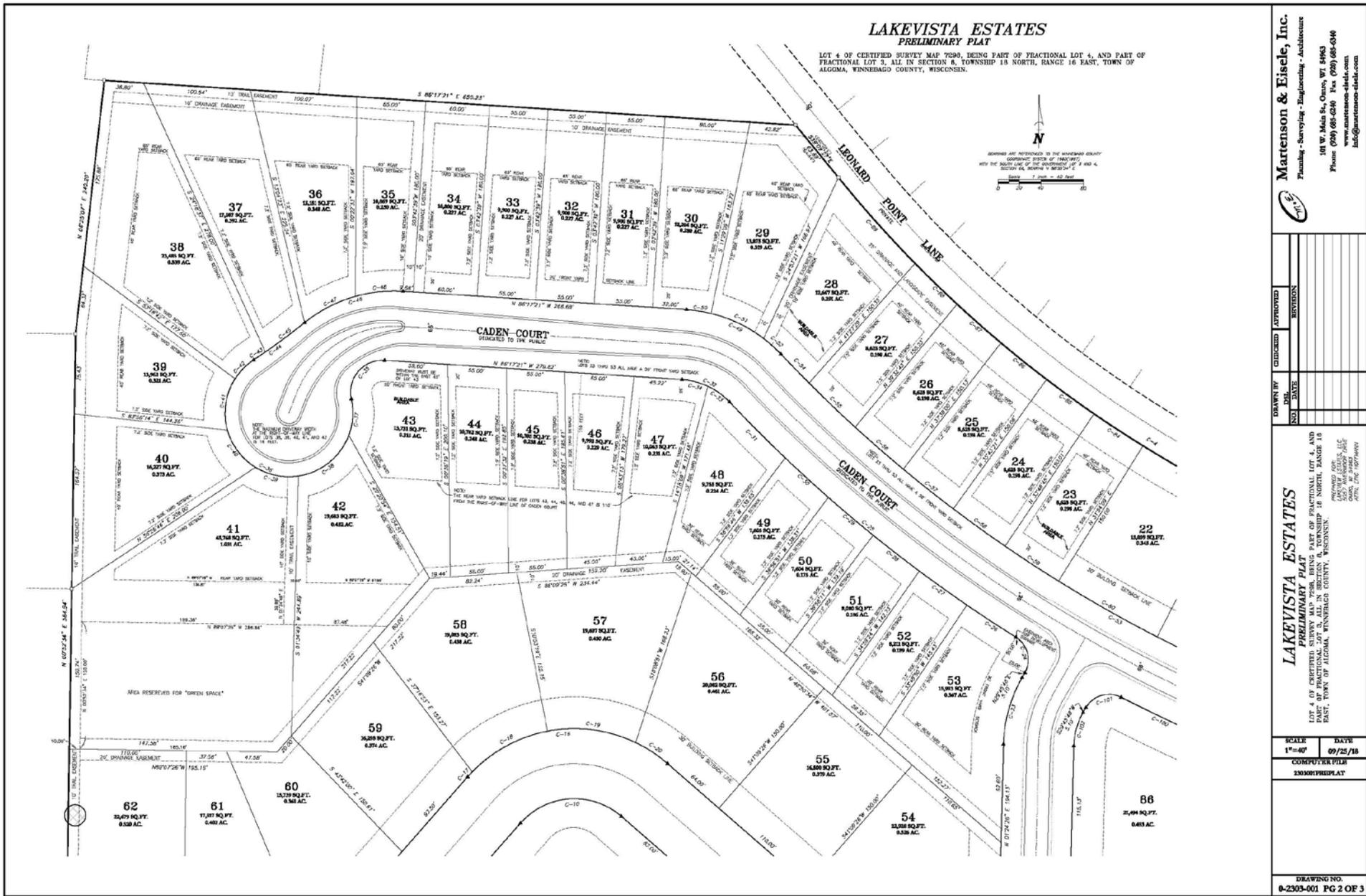
SCALE	DATE
1"=80'	09/25/18
COMPUTER FILE	2308RPREPLAT

DRAWING NO. 0-2303-001 PG 1 OF 3



**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7690, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



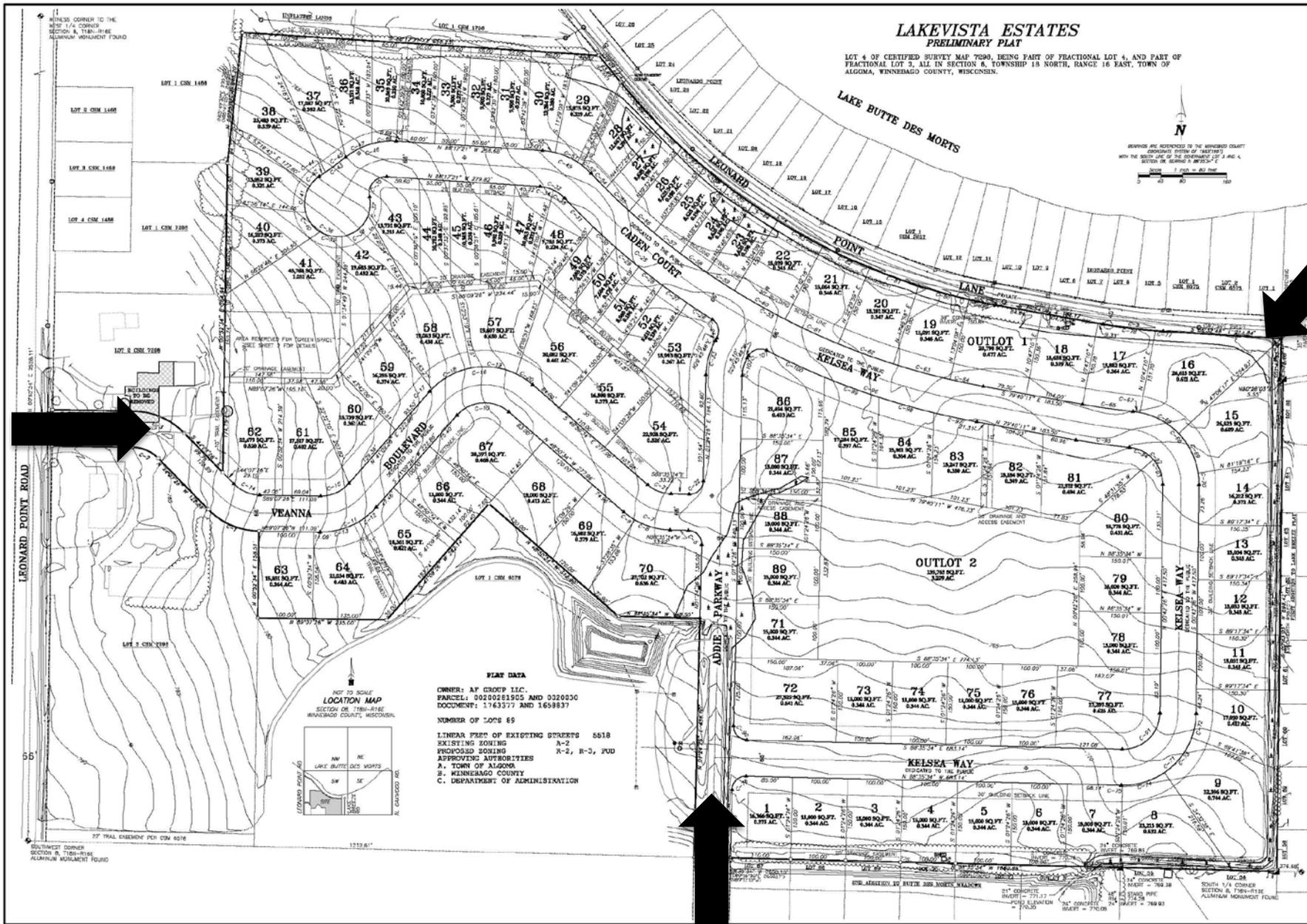
Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture
 101 W. Main St., Oshkosh, WI 54903
 Phone: (920) 885-0250 Fax: (920) 885-0348
 www.martenson-eisele.com
 info@martenson-eisele.com

NO.	DATE	REVISION

**LAKEVISTA ESTATES
PRELIMINARY PLAT**
 LOT 4 OF CERTIFIED SURVEY MAP 7690, BEING PART OF FRACTIONAL LOT 4, AND FRACTIONAL LOT 3, ALL IN SECTION 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.
 LAKEVISTA ESTATES, LLC
 101 W. MAIN ST., OSHKOSH, WI 54903
 PHONE: (920) 885-0250 FAX: (920) 885-0348
 WWW.LAKEVISTAESTATES.COM

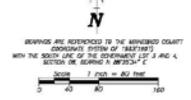
SCALE 1"=40'	DATE 09/25/18
COMPUTER FILE 23030PREPLAT	
DRAWING NO. 0-2303-001 PG 2 OF 3	





**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7900, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.



Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture
 101 W. Main St., Oshkosh, WI 54903
 Phone: (920) 985-0250 Fax: (920) 985-0348
 www.martensoneisele.com
 info@martensoneisele.com

NO.	DATE	CHANGED BY	APPROVED BY

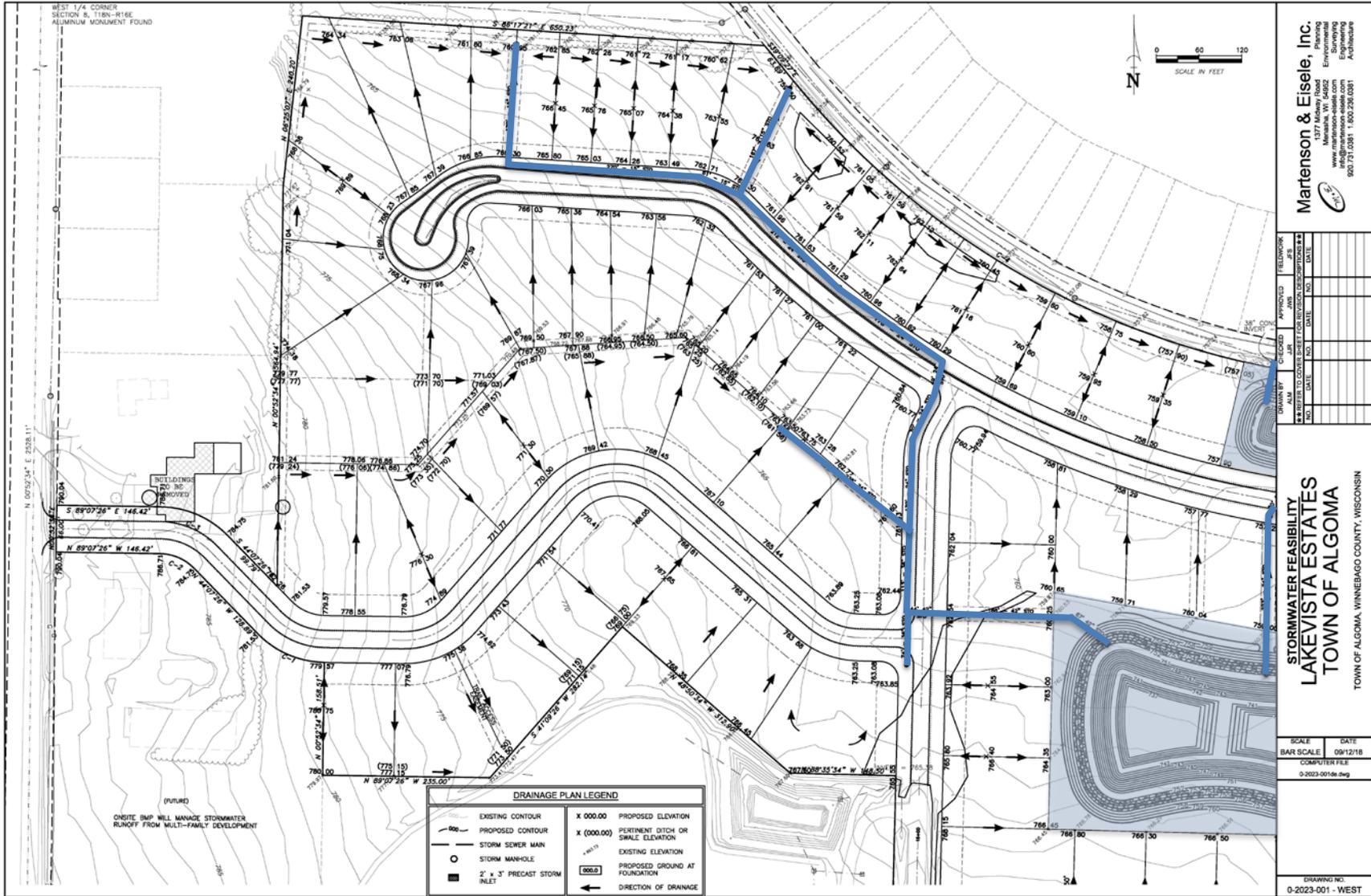
**LAKEVISTA ESTATES
PRELIMINARY PLAT**

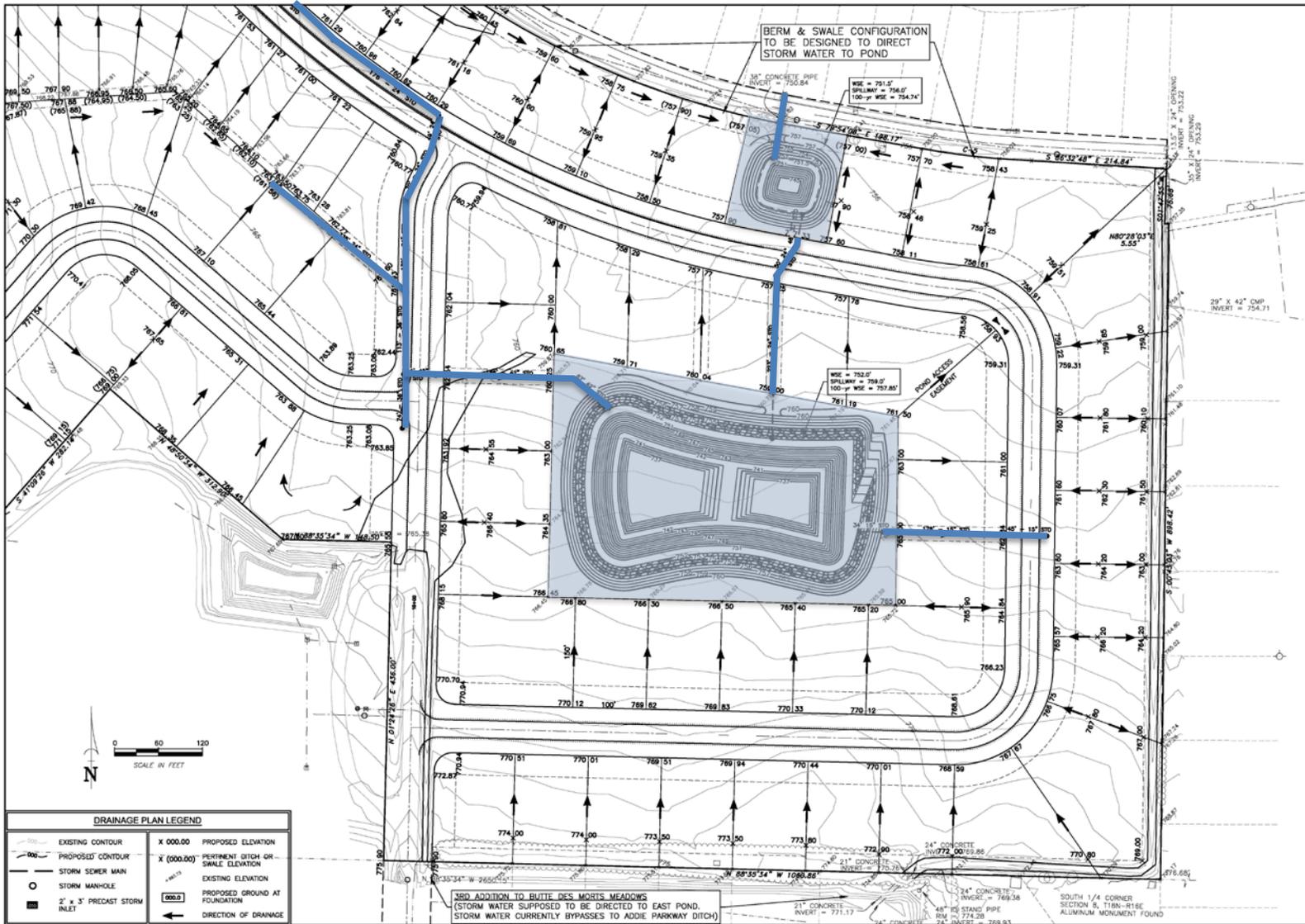
LOT 4 OF CERTIFIED SURVEY MAP 7900, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.

LAKEVISTA ESTATES, LLC
 101 W. MAIN ST., OSHKOSH, WI 54903
 PHONE: (920) 985-0250 FAX: (920) 985-0348
 WWW.LAKEVISTAESTATES.COM

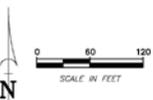
SCALE	DATE
1"=80'	09/25/18
COMPUTER FILE	230309PREPLAT







DRAINAGE PLAN LEGEND		
	EXISTING CONTOUR	X 000.00 PROPOSED ELEVATION
	PROPOSED CONTOUR	X (000.00) PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAN	EXISTING ELEVATION
	STORM MAN-HOLE	PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET	DIRECTION OF DRAINAGE



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

Martenson & Eisele, Inc.
1377 Malvern Road
Winneago, WI 54982
www.martensoneisele.com
info@martensoneisele.com
920.731.0351 1.800.235.0351

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY

SCALE	DATE
BAR SCALE	09/12/18
COMPUTER FILE	0-2023-0015a.dwg

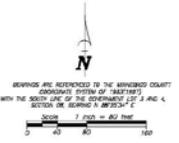
DRAWING NO. 0-2023-001 - EAST





**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7690, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.



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

LOT 1 CON 1488

LOT 2 CON 1488

LOT 3 CON 1488

LOT 4 CON 1488

LOT 5 CON 1488

LOT 6 CON 1488

LOT 7 CON 1488

LOT 8 CON 1488

LOT 9 CON 1488

LOT 10 CON 1488

LOT 11 CON 1488

LOT 12 CON 1488

LOT 13 CON 1488

LOT 14 CON 1488

LOT 15 CON 1488

LOT 16 CON 1488

LOT 17 CON 1488

LOT 18 CON 1488

LOT 19 CON 1488

LOT 20 CON 1488

LOT 21 CON 1488

LOT 22 CON 1488

LOT 23 CON 1488

LOT 24 CON 1488

LOT 25 CON 1488

LOT 26 CON 1488

LOT 27 CON 1488

LOT 28 CON 1488

LOT 29 CON 1488

LOT 30 CON 1488

LOT 31 CON 1488

LOT 32 CON 1488

LOT 33 CON 1488

LOT 34 CON 1488

LOT 35 CON 1488

LOT 36 CON 1488

LOT 37 CON 1488

LOT 38 CON 1488

LOT 39 CON 1488

LOT 40 CON 1488

LOT 41 CON 1488

LOT 42 CON 1488

LOT 43 CON 1488

LOT 44 CON 1488

LOT 45 CON 1488

LOT 46 CON 1488

LOT 47 CON 1488

LOT 48 CON 1488

LOT 49 CON 1488

LOT 50 CON 1488

LOT 51 CON 1488

LOT 52 CON 1488

LOT 53 CON 1488

LOT 54 CON 1488

LOT 55 CON 1488

LOT 56 CON 1488

LOT 57 CON 1488

LOT 58 CON 1488

LOT 59 CON 1488

LOT 60 CON 1488

LOT 61 CON 1488

LOT 62 CON 1488

LOT 63 CON 1488

LOT 64 CON 1488

LOT 65 CON 1488

LOT 66 CON 1488

LOT 67 CON 1488

LOT 68 CON 1488

LOT 69 CON 1488

LOT 70 CON 1488

LOT 71 CON 1488

LOT 72 CON 1488

LOT 73 CON 1488

LOT 74 CON 1488

LOT 75 CON 1488

LOT 76 CON 1488

LOT 77 CON 1488

LOT 78 CON 1488

LOT 79 CON 1488

LOT 80 CON 1488

LOT 81 CON 1488

LOT 82 CON 1488

LOT 83 CON 1488

LOT 84 CON 1488

LOT 85 CON 1488

LOT 86 CON 1488

LOT 87 CON 1488

LOT 88 CON 1488

LOT 89 CON 1488

LOT 90 CON 1488

LOT 91 CON 1488

LOT 92 CON 1488

LOT 93 CON 1488

LOT 94 CON 1488

LOT 95 CON 1488

LOT 96 CON 1488

LOT 97 CON 1488

LOT 98 CON 1488

LOT 99 CON 1488

LOT 100 CON 1488

PLAT DATA

OWNER: AF GROUP LLC.
 PARCEL: 002002E1505 AND 0320030
 DOCUMENT: 1763377 AND 1698837

NUMBER OF LOTS 69

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



Martenson & Eisele, Inc.
 Planning - Surveying - Engineering - Architecture

101 W. Main St., Oshkosh, WI 54903
 Phone: (920) 885-0250 Fax: (920) 885-0348
 www.martensoneisele.com
 info@martensoneisele.com

NO.	DATE	REVISION

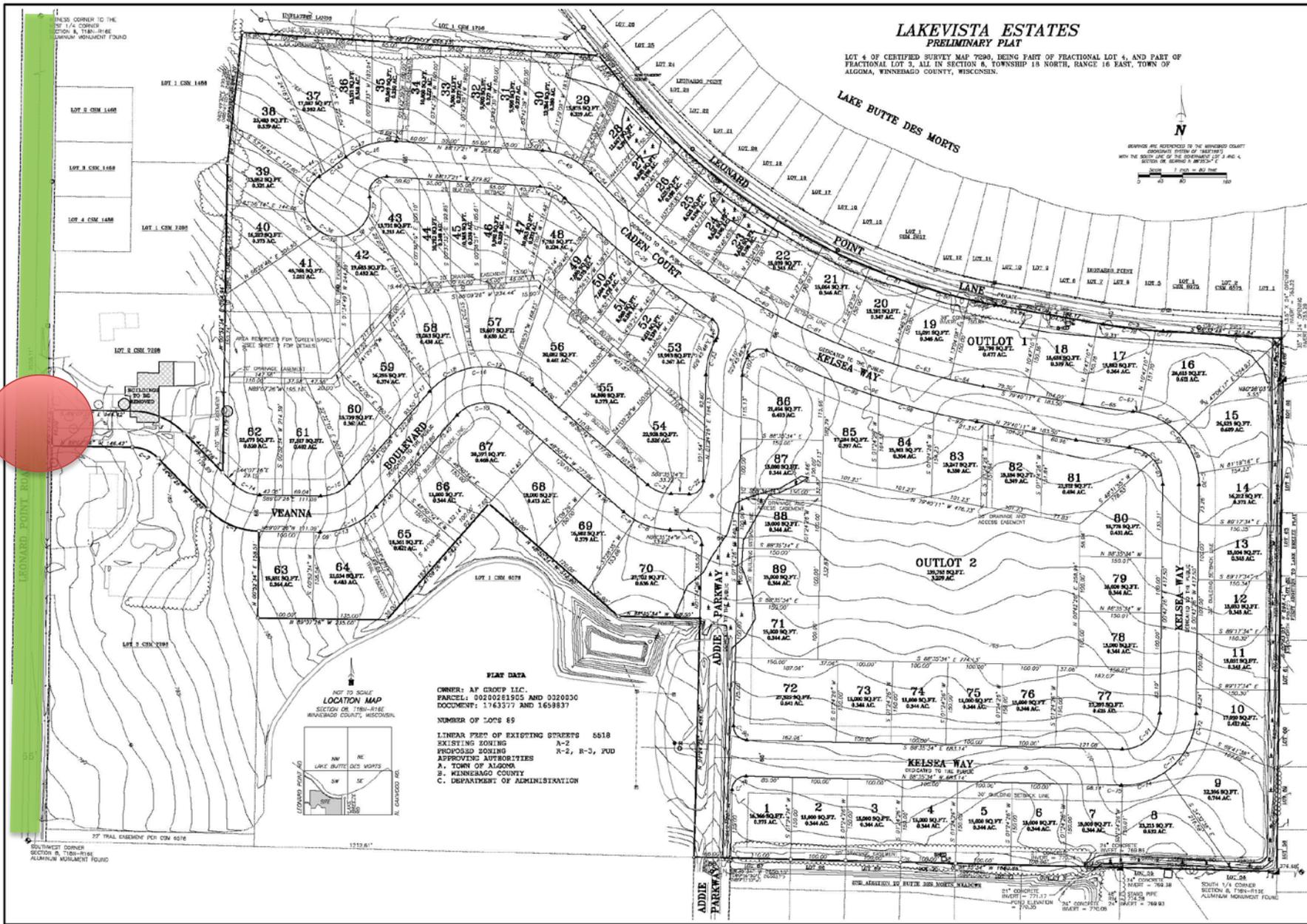
**LAKEVISTA ESTATES
PRELIMINARY PLAT**

LOT 4 OF CERTIFIED SURVEY MAP 7690, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.

LAKEVISTA ESTATES, LLC
 101 W. MAIN ST., OSHKOSH, WI 54903
 PHONE: (920) 885-0250 FAX: (920) 885-0348

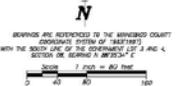
SCALE	DATE
1"=80'	09/25/18
COMPUTER FILE	2308RPREPLAT
DRAWING NO.	0-2303-001 PG 1 OF 3





**LAKEVISTA ESTATES
PRELIMINARY PLAT**

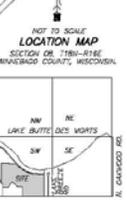
LOT 4 OF CERTIFIED SURVEY MAP 7900, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.



LOT 1 CSM 1488
LOT 2 CSM 1488
LOT 3 CSM 1488
LOT 4 CSM 1488

LOT 5 CSM 2388
LOT 6 CSM 2388
LOT 7 CSM 2388

LOT 8 CSM 2388
LOT 9 CSM 2388
LOT 10 CSM 2388



PLAT DATA
OWNER: AP GROUP LLC.
PARCEL: 002002E1505 AND 0320030
DOCUMENT: 1763377 AND 1698837
NUMBER OF LOTS 69
LINEAR FEET OF EXISTING STREETS 5518
EXISTING ZONING A-2
PROPOSED ZONING R-2, R-3, PUD
APPROVING AUTHORITIES
A. TOWN OF ALGONA
B. WINNEBAGO COUNTY
C. DEPARTMENT OF ADMINISTRATION

77' TRAIL EXEMPT PER CSM 6076
SOUTHWEST CORNER SECTION 8, T18N-R16E ALUMINUM MONUMENT FOUND

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
101 W. Main St., Oshkosh, WI 54903
Phone: (920) 885-0250 Fax: (920) 885-0348
www.martensoneisele.com
info@martensoneisele.com

NO.	DATE	REVISION

**LAKEVISTA ESTATES
PRELIMINARY PLAT**
LOT 4 OF CERTIFIED SURVEY MAP 7900, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGONA, WINNEBAGO COUNTY, WISCONSIN.
LAKEVISTA ESTATES, LLC
101 W. MAIN ST., OSHKOSH, WI 54903
APRIL 2018

SCALE 1"=80'	DATE 09/25/18
COMPUTER FILE 2300RPREPLAT	



Recommendation

- Town of Algoma Administrator recommends 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*



Adjourn

