

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
PLANNING COMMISSION MINUTES FOR  
DECEMBER 12, 2018**

The Planning Commission meeting was called to order by Chair Clark at 6:05 p.m.

The following Commission members were present: Patricia Clark, Daniel Martin, Dewey Nelson, Audra Hoy, Kristine Timm and Mark Thompson.

The following were also present: Administrator Benjamin Krumenauer, Clerk Deborah Stark and Town Attorney Emily Dunham.

On a motion by Member Timm/Thompson, passed on a voice vote, the Commission approved the minutes of the November 14, 2018 meeting.

Attorney Dunham clarified that the Commission makes a recommendation to the Town Board and the Town Board makes a recommendation to Winnebago County Zoning. Winnebago County Zoning has the final say in this matter. Attorney Dunham recommended that any motion contain a change to the Resolution. On the Resolution from Winnebago County the Proposed Zoning states R-3 Suburban Medium Density Residential. Cary Rowe, Zoning Administrator for Winnebago County, says density is not a part of the zoning change and the petitioners have not asked for a density change. His recommendation is to strike the word "medium" and replace it with "low".

Chair Clark told the Commission that the item up for discussion and possible action was the rezoning of lots 002-0028-19-05 and 002-0030 to R-2 Suburban Residential and R-3 Two-Family Residential.

Administrator Krumenauer showed the maps of the development. He said that the Commission has held three previous meetings on this subject with 2 tabling the issue. The land use map recommends low density residential. The Winnebago County land use matrix was displayed showing the permitted uses of R-2 and R-3.

The Petitioners and Developers, Randy Schmiedel and Eric Hoffman, said that they have indefinitely scrapped the three story apartment complex. Mr. Schmiedel owns two properties on Leonard Point Lane and he approached the Leonard Point Lane Homeowners Association offering to create a cul-de-sac at the end of the lane so the buses and trucks have a turn

around. He was turned down by the Association. The proposed zoning and plat are consistent with other developments in the Town. He also went on to state the desire to make a compatible development that provides housing options for all Town and regional neighbors that wish to live in the community.

Dr. Timothy Hess of Invista Analytics is a statistician who works in the real estate consulting field. He estimated the total value of the development at \$30,290,000.00. When this is added to the Town's current valuation and provided nothing else changes, he projects a 4.8% reduction in the property tax levy. Using Oshkosh area data from a manuscript that was published in February 2018, he found no loss in property values when single residences were next to duplexes.

There were no additional technical questions at this time.

Chair Clark verbalized the parameters for public comment and then opened the meeting up for comment.

Jay Jones of 1762 Leonard Point Road said that this piece of property has been in the family for 169 years. The land is supposed to be the retirement funds for his parents. He also requested that the Commissions' decision be based on facts, not hearsay.

Connie McDonald of 3218 Leonard Point Lane conveyed that low density is the issue and nothing else.

Dick Hanusa of 3368 Leonard Point Lane said that the surrounding area is all R-1 and R-2. The Commission is supposed to represent all the people attending the meeting and after voting he hopes that the Commissioners can look everyone in the eye and justify their vote.

Jeff Rogers of 1819 Sunkist Road addressed rental properties among single family homes. You can't always control tenants, so carefully consider rentals.

Developer and Petitioner Eric Hoffman said that the duplex lots are larger than necessary to keep the density low. They could make the lots smaller and still have the same density. The intent is to have twin homes where the owner occupies half of the home. Mr. Hoffman showed examples of twin homes that they have already built. They are planning on having covenants that will cover the single families and the twin homes.

Carl Stechly of 1111 Honey Creek Rd – spoke about concerns with project length, schools, traffic congestion increase in services, inconvenience for everybody and taxes.

Jessica Miller of 3447 Charlie Anna Drive asked about drainage because she has a sump pump that runs constantly.

Jayna Stark of 1540 Sheboygan Street said that she would like to see a natural area in the development that would encourage community gardens, etc.

Angie Henslin of 1580 Milton Circle asked that if the zoning was changed do the developers have to build all the pretty single and twin houses with covenants.

Jason Wianecki of 1700 Lake Breeze Road asked if the lots would be smaller if there were no R-3.

Mina Kuss of 1759 Lake Breeze Road said that the Town does not need an R-3 area as the City of Oshkosh is making accommodations for this type of housing with their new developments.

Peter Donner of 3330 Leonard Point Lane pointed out that R-2 is low density. The concern is the R-3 portion, not stopping the development.

Paul Schmidt of 1951 Scarlet Oak Trail noted that everything around the area is single family and not duplexes. The duplexes are not consistent with development in the area. The Commission owes the citizens an explanation of why they voted a certain way. Post college students want to live in apartments, not duplexes. The developers will come back with an apartment complex on the undeveloped area. Their intent is to make the area high density.

Kari Vis of 4100 Westview Lane said the Leonard Point Road cannot handle any more traffic.

Developers and Petitioners Randy Schmiedel and Eric Hoffman reiterated that covenants will be a part of the total development.

Carl Stechly of 1111 Honey Creek Road said we don't want R-3, why do you (the developers) want it?

Developers and Petitioners Randy Schmiedel and Eric Hoffman replied that with the R-3 they are trying to create housing that is affordable for more people. Currently, there aren't many affordable options in the Town of Algoma. They would like people to be able to live in a great neighborhood in the Town of Algoma.

Tim Finley of 1255 Willow Springs Road said he moved to the area because of Oakwood School. The school is already overcrowded so where will all of these new children attend school.

No one else came forward and the Public Comment portion of the meeting ended at 7:13 p.m.

Commission Member Martin made the comment that the school situation had been addressed previously.

A motion was made by Commission Member Martin, seconded by Commission Member Hoy to recommend to the Town Board the approval of the rezoning of lots 002-0028-19-05 and 002-0030 to R-2 Suburban Residential and R-3 Two-Family Residential with the word "medium" struck from the Winnebago County Resolution and replaced with the word "low".

Member Thompson pointed out that the duplexes in the Town are mainly along the Highway 21 corridor, so the area should be zoned R-2 only.

No other discussion was held by the Commission.

The Commission responded to the motion with a roll call vote:

Hoy – Yes, R-2 and R-3 can be low density, the traffic capacity on Leonard Point Road is only at 50%, school situation cannot be controlled by the Town

Martin – Yes, consistent with the Comprehensive Plan, R-2 and R-3 can be low density, traffic is not an issue, cannot control schools

Nelson – No, R-3 does not fit in with land use

Timm – Yes, meets all compliance requirements of Town of Algoma Ordinance §225.39

Thompson – No, does not meet the requirement for future land use plan

Clark – Yes, duplexes and condos in the area, whether or not the home is owner occupied or a rental there is no guarantee that the occupants will be good neighbors

The motion was carried 4 – 2 on a roll call vote.

On a motion by Members Thompson/Nelson, passed on a voice vote, the Commission adjourned at 7:24 p.m.

Respectfully submitted,  
Deborah L Stark, WCMC  
Clerk

**APPROVED 1-9-2019**  
Planning Commission