

TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
AGENDA FOR  
Wednesday, December 19, 2018 – 6:00 p.m.  
Algoma Town Hall  
15 N. Oakwood Road, Oshkosh, WI 54904

AGENDA

The Board may discuss and act on the following:

**1. Call to Order.**

- A. Pledge of Allegiance
- B. Roll Call

**2. Review and approve the minutes of the following meeting:**

- A. 2019 Budget Hearing dated November 21, 2018.
- B. Monthly Town Board Meeting dated November 21, 2018.
- C. Special Town Board Meeting dated December 10, 2018.

**3. Review and approve December 2018 disbursements.**

**4. Public Forum (All speakers must sign up before the meeting and the Town's policy is available on the back table).**

Speakers wishing to address items 8A and 8B will be taken during the item discussion.

**5. Committee Reports.**

- A. Fire Department
- B. Economic Development Committee
- C. Planning Commission
- D. Parks Committee

**6. Monthly Financial Statements and Financial Report.**

**7. Administrator Report.**

None

**8. Business.**

- A. 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.
- B. Discussion and possible action re: Preliminary Plat Approval – Lakevista Estates.
- C. Discussion and possible action re: Allocation of 2019 IDB Funding.
- D. Discussion and possible action re: Town of Algoma's contribution per qualified Fire Fighter and First Responder to the VFF-EMT Service Award Program.

## 9. Adjourn.

The Town Board meets regularly the THIRD WEDNESDAY OF EACH MONTH AT 6:00 p.m. (unless otherwise noted) at the Municipal Building (Town Hall), 15 N. Oakwood Road. ALL MEETINGS ARE OPEN TO THE PUBLIC.

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

NOTE: 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, call the Town Hall office at 920-235-3789.

Posted: Town of Algoma Municipal Building  
Service Oil Co.  
[www.townofalgoma.org](http://www.townofalgoma.org)

Date Posted: December 14, 2018

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
2019 BUDGET HEARING  
November 21, 2018**

The 2019 Town of Algoma Budget Hearing was called to order by Chair Rasmussen at 5:45 p.m.

Seven electors were present at the hearing.

There were no questions concerning the 2019 Town of Algoma Proposed Budget.

On a motion by Patricia Clark/Jim Marvin, passed on a voice vote, the Budget Hearing was adjourned at 5:50 p.m.

Respectfully Submitted,

Deborah L Stark, WCMC  
Clerk

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
November 21, 2018**

The monthly Town Board meeting was called to order by Chair Rasmussen at 6:00 p.m.

The Pledge of Allegiance was recited by all those present.

The following Supervisors were present: James Marvin, Patricia Clark, Joel Rasmussen, Patricia Frohrib and Christopher Wright.

The following were also present: Administrator Ben Krumenauer, Treasurer Sue Drexler and Clerk Deborah Stark.

On a motion by Supervisors Clark/Wright, passed on a voice vote, the Board approved the minutes of the monthly Town Board meeting dated October 17, 2018.

On a motion by Supervisors Frohrib/Wright, passed on a voice vote, the Board approved the November 2018 disbursements.

The Fire Department provided a written report.

The Economic Development Committee did not meet in November.

The Planning Commission adjourned the zoning change decision until a later date.

The Parks Committee did not meet in October.

The monthly financial statements were received.

The Administrator had follow up information on a resident's concern with winter access to Lake Butte des Morts. This would be a matter for the DNR. The parks have all been winterized. The Town does not have a bare road policy for snow removal. The main roads will be kept clear with the residential roads being cleared when necessary. JT Engineering has been moving forward on the future concept for Leonard Point Road. The 2019 IDB funding allocation will be made at the December meeting.

On a motion by Supervisors Wright/Clark, passed on a voice vote, the Board approved the 2019 Town of Algoma Budget by category.

On a motion by Supervisors Clark/Wright, passed on a voice vote, the Board approved the Ambulance Contract with the City of Oshkosh.

On a motion by Supervisors Marvin/Wright, passed on a voice vote, the Board adjourned at 6:38 p.m.

Respectfully submitted,  
Deborah L Stark, WCMC  
Clerk

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
December 10, 2018**

The special Town Board meeting was called to order by Chair Rasmussen at 5:30 p.m.

The Pledge of Allegiance was recited by all those present.

The following Supervisors were present: James Marvin, Patricia Clark, Joel Rasmussen, Patricia Frohrib and Christopher Wright.

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

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

On a motion by Supervisors Clark/Wright, carried on a 9 – 0 roll call vote, the Board and Commission went into Closed Session pursuant to WI Statutes 19.85(1)(g) Conferring with legal counsel for the government body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

On a motion by Supervisor Clark/Member Thompson, carried on a 9 – 0 roll call vote, the Board and Commission reconvened into Open Session at 7:12 p.m.

On a motion by Supervisor Wright/Member Thompson, passed on a voice vote, the Board and Commission adjourned at 7:13 p.m.

Respectfully submitted,  
Deborah L Stark, WCMC  
Clerk

## TOWN OF ALGOMA Check Detail

November 22 through December 19, 2018

Num	Date	Name	Account	Original Amount
	12/03/2018	Clark, Patricia J	11210-0 · 75500997-Bank First Checking	-230.88
	12/03/2018	Drexler, Susan H	11210-0 · 75500997-Bank First Checking	-1,049.91
	12/03/2018	Frohrib, Patricia B	11210-0 · 75500997-Bank First Checking	-184.70
	12/03/2018	Krumenauer, Benjamin K	11210-0 · 75500997-Bank First Checking	-4,070.33
	12/03/2018	Marvin, James C	11210-0 · 75500997-Bank First Checking	-184.70
	12/03/2018	Rasmussen, Joel R	11210-0 · 75500997-Bank First Checking	-461.85
	12/03/2018	Wright, Christopher E	11210-0 · 75500997-Bank First Checking	-184.70
	12/03/2018	Stark, Deborah L	11210-0 · 75500997-Bank First Checking	-2,823.62
	12/03/2018	Sedo, Heather B	11210-0 · 75500997-Bank First Checking	-664.15
	12/17/2018	Anderson Jr, Chris W	11210-0 · 75500997-Bank First Checking	-13.85
	12/17/2018	Braun, Todd J	11210-0 · 75500997-Bank First Checking	-83.12
	12/17/2018	Braun, Virginia R	11210-0 · 75500997-Bank First Checking	-96.96
	12/17/2018	Breu, Keith J	11210-0 · 75500997-Bank First Checking	-441.48
	12/17/2018	Breu, Lisa S	11210-0 · 75500997-Bank First Checking	-195.10
	12/17/2018	Buschke, Molly O	11210-0 · 75500997-Bank First Checking	-26.10
	12/17/2018	Carney, Sean D	11210-0 · 75500997-Bank First Checking	-115.44
	12/17/2018	Davis, Donald D	11210-0 · 75500997-Bank First Checking	-116.60
	12/17/2018	Demler, Glenn A	11210-0 · 75500997-Bank First Checking	-312.84
	12/17/2018	Demler, William G	11210-0 · 75500997-Bank First Checking	-208.98
	12/17/2018	Drexler, Joshua F	11210-0 · 75500997-Bank First Checking	-191.62
	12/17/2018	Frank, David	11210-0 · 75500997-Bank First Checking	-952.16
	12/17/2018	Friday, Paul J	11210-0 · 75500997-Bank First Checking	-224.35

## TOWN OF ALGOMA Check Detail

November 22 through December 19, 2018

	12/17/2018	Groth, Scott J	11210-0 · 75500997-Bank First Checking	-822.81
	12/17/2018	Harrington, Tanner T	11210-0 · 75500997-Bank First Checking	-263.20
	12/17/2018	Houde, Donald R	11210-0 · 75500997-Bank First Checking	-27.71
	12/17/2018	Kinderman, Adam D	11210-0 · 75500997-Bank First Checking	-32.33
	12/17/2018	Knaus, Connor R	11210-0 · 75500997-Bank First Checking	-32.33
	12/17/2018	Kolb, John	11210-0 · 75500997-Bank First Checking	-384.01
	12/17/2018	Kolb, Michael J	11210-0 · 75500997-Bank First Checking	-13.85
	12/17/2018	Miller, Jeffrey J	11210-0 · 75500997-Bank First Checking	-169.69
	12/17/2018	Miller, Ronald C	11210-0 · 75500997-Bank First Checking	-128.13
	12/17/2018	Patt, Ronald A	11210-0 · 75500997-Bank First Checking	-32.33
	12/17/2018	Peabody, Cody BL	11210-0 · 75500997-Bank First Checking	-9.24
	12/17/2018	Sawicki, Kevin R.	11210-0 · 75500997-Bank First Checking	-395.56
	12/17/2018	Seibold, Jeffrey D	11210-0 · 75500997-Bank First Checking	-23.09
	12/17/2018	Thompson, Mark E	11210-0 · 75500997-Bank First Checking	-175.47
	12/17/2018	Tolle, Jeremy C	11210-0 · 75500997-Bank First Checking	-135.07
	12/17/2018	Sedo, Heather B	11210-0 · 75500997-Bank First Checking	-690.61
25180	12/03/2018	Algoma Storage	11210-0 · 75500997-Bank First Checking	-140.00
			53620-0 · Refuse & Garbage Collection	140.00
25181	12/03/2018	Gunderson Uniform and Linen	11210-0 · 75500997-Bank First Checking	-157.69
			51610-2 · Town Hall Expenses	70.14
			52211-3 · Maintenance Fire Station	87.55
25182	12/03/2018	Jeff Foust Excavating, Inc	11210-0 · 75500997-Bank First Checking	-258.00
			53311-5 · Snow Removal Private Roads	258.00
25183	12/03/2018	McMahon Associates, Inc.	11210-0 · 75500997-Bank First Checking	-15,454.95
			53311-8 · Drainage & Culverts	2,319.25
			53443-2 · DNR SW Grant - Planning	13,135.70

**TOWN OF ALGOMA  
Check Detail**

**November 22 through December 19, 2018**

25184	12/03/2018	Menard's	11210-0 · 75500997-Bank First Checking	-73.72
			55200-2 · Parks- Maint Expense	73.72
25185	12/03/2018	Oshkosh Office Systems	11210-0 · 75500997-Bank First Checking	-59.00
			51400-5 · Office Equipment	59.00
25186	12/03/2018	Ray's Sanitation	11210-0 · 75500997-Bank First Checking	-300.00
			55200-2 · Parks- Maint Expense	300.00
25187	12/03/2018	Transcendent Technologies	11210-0 · 75500997-Bank First Checking	-1,248.00
			51525-0 · Other Treasury Expense	1,248.00
25188	12/03/2018	von Briesen & Roper SC	11210-0 · 75500997-Bank First Checking	-78.00
			51300-2 · Legal - Fire Department	78.00
25189	12/03/2018	WCMA	11210-0 · 75500997-Bank First Checking	-105.00
			51411-2 · Administrator Expense	105.00
25190	12/03/2018	Williams Technology Group LLC	11210-0 · 75500997-Bank First Checking	-546.25
			51400-2 · Computer & Website Maint	546.25
25191	12/03/2018	Winnebago County Treasurer	11210-0 · 75500997-Bank First Checking	-33.75
			54110-0 · Dog Tax Fees Paid to County	33.75
25192	12/03/2018	Wisconsin Public Service	11210-0 · 75500997-Bank First Checking	-841.72
			52211-0 · Fire Dept. Utilities	297.62
			51610-4 · Town Hall Utilities	419.14
			53420-0 · Street Lighting	28.23
			53420-0 · Street Lighting	38.73
			53311-2 · Traffic Control	58.00
25193	12/03/2018	Winnebago County Highway Dept	11210-0 · 75500997-Bank First Checking	-3,291.41
			53311-3 · General Maint. Local Roads	396.54
			53311-2 · Traffic Control	408.11
			53311-3 · General Maint. Local Roads	2,169.79
			53311-3 · General Maint. Local Roads	30.02
			53311-3 · General Maint. Local Roads	286.95
25194	12/03/2018	Maduagwu, Onyinye	11210-0 · 75500997-Bank First Checking	-50.00
			48220-0 · Town Hall Rental -Less Refunds	50.00
25195	12/03/2018	Bahr, Kim	11210-0 · 75500997-Bank First Checking	-100.00
			48220-0 · Town Hall Rental -Less Refunds	100.00
25196	12/03/2018	Drexler, Susan	11210-0 · 75500997-Bank First Checking	-18.49
			51525-0 · Other Treasury Expense	18.49

**TOWN OF ALGOMA  
Check Detail**

November 22 through December 19, 2018

25197	12/03/2018	Reinsch Land Surveying, LLC	11210-0 · 75500997-Bank First Checking	-815.00
			56900-1 · Surveying Lots & FYG	815.00
25198	12/03/2018	T and L Janitorial Services	11210-0 · 75500997-Bank First Checking	-283.50
			51610-0 · Town Hall Janitorial	282.00
			51610-2 · Town Hall Expenses	1.50
25199	12/03/2018	Signature Homes by Adashun Jones	11210-0 · 75500997-Bank First Checking	-1,000.00
			23000-1 · Final Yard Grade Deposits	1,000.00
25200	12/15/2018	Bank First National	11210-0 · 75500997-Bank First Checking	-2,101.92
			52210-6 · Vehicle Expense	298.94
			52211-3 · Maintenance Fire Station	409.35
			52210-5 · Fire Dept. Supplies	322.25
			52213-1 · Fire Protection Equipment-Purch	750.57
			52210-3 · Fire Dept. Training	161.03
			52211-1 · Fire Dept. Telephone	84.00
			52213-2 · Fire Prevention & Public Educ.	20.62
			52211-6 · Fire Dept. Equipment	55.16
25201	12/15/2018	Charter Communications	11210-0 · 75500997-Bank First Checking	-204.76
			52211-1 · Fire Dept. Telephone	204.76
25202	12/15/2018	Action Appraisers	11210-0 · 75500997-Bank First Checking	-1,887.00
			51530-0 · Assessor Salary or Contract	1,887.00
25203	12/15/2018	Advanced Disposal	11210-0 · 75500997-Bank First Checking	-29,274.24
			53620-0 · Refuse & Garbage Collection	16,255.04
			53635-0 · Recycling	10,819.84
			53620-0 · Refuse & Garbage Collection	2,199.36
25204	12/15/2018	Associated Benefits and Risk Consult	11210-0 · 75500997-Bank First Checking	-250.00
			51400-4 · Human Resources/Personnel	250.00
25205	12/15/2018	Bank First National	11210-0 · 75500997-Bank First Checking	-320.78
			51440-2 · Election Expenses	263.72
			55200-2 · Parks- Maint Expense	57.06
25206	12/15/2018	Baycom, Inc.	11210-0 · 75500997-Bank First Checking	-4,699.89
			52601-0 · 911 Emergency Comm Sys Expense	4,699.89
25207	12/15/2018	Blue Door Consulting, LLC	11210-0 · 75500997-Bank First Checking	-66.54
			56700-9 · Economic Dev - Other	66.54
25208	12/15/2018	BP	11210-0 · 75500997-Bank First Checking	-684.39

**TOWN OF ALGOMA  
Check Detail**

**November 22 through December 19, 2018**

			52210-6 · Vehicle Expense	684.39
25209	12/15/2018	Candeo Creative	11210-0 · 75500997-Bank First Checking	-40.00
			51400-2 · Computer & Website Maint	40.00
25210	12/15/2018	Charter Communications	11210-0 · 75500997-Bank First Checking	-276.22
			51610-3 · Town Hall Telephone	276.22
25211	12/15/2018	Complete Office of Wisconsin	11210-0 · 75500997-Bank First Checking	-458.55
			51400-6 · Office Supplies	353.07
			51610-2 · Town Hall Expenses	41.70
			51440-2 · Election Expenses	28.52
			51525-0 · Other Treasury Expense	35.26
25212	12/15/2018	Cramer Exterminating	11210-0 · 75500997-Bank First Checking	-36.00
			52211-3 · Maintenance Fire Station	36.00
25213	12/15/2018	Crown Trophy	11210-0 · 75500997-Bank First Checking	-50.00
			51110-2 · Board Expenses	50.00
25214	12/15/2018	DC Dynamics, LLC	11210-0 · 75500997-Bank First Checking	-3,238.62
			52210-7 · Service/Repair Equipment	164.65
			52210-6 · Vehicle Expense	3,073.97
25215	12/15/2018	Diggers Hotline, Inc.	11210-0 · 75500997-Bank First Checking	-5.55
			53311-8 · Drainage & Culverts	5.55
25216	12/15/2018	Festival Foods	11210-0 · 75500997-Bank First Checking	-10.98
			51440-2 · Election Expenses	10.98
25217	12/15/2018	Fox Valley Technical College	11210-0 · 75500997-Bank First Checking	-160.00
			52210-3 · Fire Dept. Training	160.00
25218	12/15/2018	FP Mailing Solutions	11210-0 · 75500997-Bank First Checking	-84.00
			51420-7 · Other General Govt. Postage	84.00
25219	12/15/2018	Jeff Foust Excavating, Inc	11210-0 · 75500997-Bank First Checking	-392.70
			55200-2 · Parks- Maint Expense	40.20
			53311-5 · Snow Removal Private Roads	322.50
			53311-0 · Snow Removal Expense	30.00
25220	12/15/2018	McMahon Associates, Inc.	11210-0 · 75500997-Bank First Checking	-5,129.92
			53315-6 · Omro Rd	5,129.92
25221	12/15/2018	Menard's	11210-0 · 75500997-Bank First Checking	-54.82
			51610-2 · Town Hall Expenses	54.82

## TOWN OF ALGOMA Check Detail

November 22 through December 19, 2018

25222	12/15/2018	Oshkosh Office Systems	11210-0 · 75500997-Bank First Checking	-129.48
			51400-5 · Office Equipment	129.48
25223	12/15/2018	Securian Financial Group, Inc.	11210-0 · 75500997-Bank First Checking	-51.35
			51411-4 · Administrator - Benefits	4.82
			51520-4 · Treasurer - Benefits	12.31
			51421-4 · Clerk - Benefits	32.84
			51412-4 · Admin Asst - Benefits	1.38
25224	12/15/2018	Stark, Deborah L	11210-0 · 75500997-Bank First Checking	-50.69
			51440-2 · Election Expenses	43.22
			51400-3 · Mileage	7.47
25225	12/15/2018	Town of Algoma Fire Department	11210-0 · 75500997-Bank First Checking	-188.79
			52210-3 · Fire Dept. Training	160.00
			52210-7 · Service/Repair Equipment	28.79
25226	12/15/2018	Wisconsin Public Service	11210-0 · 75500997-Bank First Checking	-735.52
			53420-0 · Street Lighting	735.52
25227	12/15/2018	Vande Hey, Debbie	11210-0 · 75500997-Bank First Checking	-50.00
			48220-0 · Town Hall Rental -Less Refunds	50.00
25228	12/15/2018	Huebner, Brooke	11210-0 · 75500997-Bank First Checking	-50.00
			48220-0 · Town Hall Rental -Less Refunds	50.00
25229	12/15/2018	Jones, Vicky	11210-0 · 75500997-Bank First Checking	-100.00
			48220-0 · Town Hall Rental -Less Refunds	100.00
25230	12/15/2018	Gorschels, Shirlee	11210-0 · 75500997-Bank First Checking	-50.00
			48220-0 · Town Hall Rental -Less Refunds	50.00
EFT	11/27/2018	Wisconsin Dept. of Revenue	11210-0 · 75500997-Bank First Checking	-735.66
			2105 · State Withholding	735.66
EFT	12/07/2018	Bank First National	11210-0 · 75500997-Bank First Checking	-3,092.00
			2104 · Federal Withholding	939.00
			2103 · Social Security Payable	872.46
			2103 · Social Security Payable	872.46
			2103 · Social Security Payable	204.04
			2103 · Social Security Payable	204.04

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

Wednesday, December 5, 2018 at 6:00 p.m.  
15 N Oakwood Road Oshkosh, WI 54904

**AGENDA**

The committee may discuss and act on the following:

**1. CALL TO ORDER**

- a. Roll Call

**2. PUBLIC FORUM**

**3. BUSINESS**

- a. Discussion and possible action re: Minutes from April 4, 2018 meeting.
- b. Discussion re: Roaring Forward 2018; Greater Oshkosh year end event.
- c. Discussion and possible action re: Winnebago County Per Capita Funding Program.
  - 1. Oshkosh Chamber of Commerce update (Rob Kleman).
  - 2. Greater Oshkosh Economic Development Corporation update (Audra Hoy).

**4. ADJOURN**

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

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

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

Draft

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
ECONOMIC DEVELOPMENT COMMITTEE MEETING  
Wednesday, December 5, 2018**

**1. Call to Order:**

The Town of Algoma Economic Development Committee Meeting was called to order at 6:00 pm by Chair Person Frohrib

**a. Roll Call:**

**The following Committee Members were in attendance:** Patty Frohrib (Chair), Audra Hoy, Jeff Krueger, Tim Eddy, Allison Gamble

**The following Committee Members were absent:** Sara Vollbrecht (excused)

**The following were also present:** Benjamin Krumenauer; Administrator, Joel Rasmussen; Town Chair

**2. Public Forum:**

No one came forward for the Public Forum.

**3. Business:**

**a. Discussion and possible action re: Minutes from April 4, 2018 meeting.**

A motion was made by Hoy/Krueger to approve the minutes from the April 4, 2018 meeting as stated (approved 6-0).

**b. Discussion re: Roaring Forward 2018;**

Mr. Krumenauer outlined the item and Ms. Frohrib explained some of the 2018 successes of Greater Oshkosh. The bulk of the item was discussed during agenda item c.

**c. Discussion and possible action re: Winnebago County Per Capita Funding Program.**

**1. Oshkosh Chamber of Commerce update (Rob Kleman).**

**2. Greater Oshkosh Economic Development Corporation update (Audra Hoy).**

Ms. Frohrib described the item and introduced Rob Kleman from Oshkosh Chamber of Commerce and Audra Hoy from Greater Oshkosh Economic Development Corporation. The two representatives were able to update the committee on 2018 projects and successes as well as provide some justification for continued funding through the Winnebago County per capita funding program.

A motion was made (Krueger/Rasmussen) to recommend allocating 2019 IDB per capita funding of \$2,500 to Oshkosh Chamber of Commerce and \$5,294 with an additional

Summary of Proceedings

allocation of \$206 of Town funds to Greater Oshkosh Economic Development Corporation (\$5,500 total).

Motion carried 5-0 (Hoy abstain).

**4. Adjourn**

The meeting was adjourned unanimously at 7:10 pm (Hoy/Rasmussen. Carried 6-0).

Submitted by,  
Deborah L Stark, WCMC  
Clerk

Recording Secretary,  
Benjamin Krumenauer  
Administrator

**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  
PLANNING COMMISSION MINUTES FOR  
NOVEMBER 14, 2018**

The Planning Commission meeting was called to order by Chair Clark at 6:02 p.m.

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

The following Commission members were absent: Audra Hoy (excused) and Mark Thompson (excused).

The following were also present: Administrator Benjamin Krumenauer and Clerk Deborah Stark.

On a motion by Member Martin/Chair Clark, passed on a 2 – 0 – 2 vote, the minutes of the October 10, 2018 meeting were approved.

Administrator Krumenauer spoke about legal correspondence that was delivered to the Town Hall late Tuesday afternoon questioning the legality of the process concerning the item on this meeting's agenda. In light of this and on advice of Town legal counsel, the Administrator recommends that the Commission immediately adjourn this item to a later date.

Administrator Krumenauer asked if the developer would like to speak to the Commission.

Eric Hoffman, representing Lakevista Estates, thanked the Commission, Board and Administrator. Hoffman said that he and his partner are trying to do something that is good for the Town of Algoma. They are not trying to force anything down anyone's throat. They also realize there are some water problems in the Town and they would like to help correct these problems.

On a motion by Chair Clark/Member Martin, passed on a voice vote, the Commission adjourned Item 4 to a later date to be determined.

On a motion by Members Timm/Martin, passed on a voice vote, the Commission adjourned at 6:09 p.m.

**DRAFT**

Planning Commission

Respectfully submitted,  
Deborah L Stark, WCMC  
Clerk

**TOWN OF ALGOMA**  
**WINNEBAGO COUNTY, WISCONSIN**  
**PARKS COMMITTEE MEETING**  
Wednesday, November 28, 2018 at 6:00 p.m.  
15 N Oakwood Rd Oshkosh, WI 54904

AGENDA

The committee may discuss and act on the following:

1. Call to Order.
2. Roll Call.
3. Public Forum.
4. Discussion and possible action re: Minutes of the September 26, 2018 meeting.
5. Discussion and possible action re: Improvements to gravity rail at Jones Park
6. Discussion and possible action re: Proposed park regulations
7. Adjourn.

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

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

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

Posted at Town of Algoma Municipal Building, Service Oil Inc., [www.townofalgoma.org](http://www.townofalgoma.org)  
Posted on November 21, 2018

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
PARKS COMMITTEE MEETING  
Wednesday, November 28, 2018  
Meeting held at Jones Park, located within Town of Algoma**

**1. Call to Order:**

The Parks Committee Meeting was called to order at 6:00 pm by Vice Chair Marvin.

**2. Roll Call:**

The following Committee Members were in attendance: Curt Clark (Chair), Chris Wright, Jim Marvin, and Tom McInnis (Mike Dudzinski excused).

The following were also present: Benjamin Krumenauer, Administrator.

**3. Public Forum:**

No public present.

**4. Discussion and possible action re: Minutes of the September 26, 2018 meeting**

On a motion made by Members Marvin, Wright, The minutes pertaining to the September 26, 2018 meeting were approved unanimously (approved 4-0).

**5. Discussion and possible action re: Improvements to the gravity rail at Jones Park**

Mr. Krumenauer provided a detailed background and reason for the proposed improvements to the gravity rail playground. The bulk of the discussion pertained to the need for better ingress and egress for all users. He stated that the improvements were affordable due to a partnership with Boland Equipment and would not need any additional recommendation beyond the Parks Committee.

A motion was made (Wright/McInnis) to recommend approval of proposed improvements to the gravity rail at Jones Park.

Motion carried 4-0.

**6. Discussion and possible action re: Proposed park regulations**

Mr. Krumenauer provided a high level update on the previous parks committee meeting. He continued by stating that the Town of Grand Chute was used as a basis to form these rules as they were larger in size but not so complicated as to be unusable for the Town of Algoma.

A motion was made (McInnis/Wright) to recommend approval of the proposed park regulations.  
Motion carried 4-0.

**7. Adjourn**

On a motion by members Wright/Marvin, passed on a voice vote, the Committee adjourned at 6:15 p.m.

APPROVED: xx-xx-xxxx

Summary of Proceedings

Submitted by,  
Deborah L Stark, WCMC  
Clerk

Recording Secretary,  
Benjamin Krumenauer  
Administrator

**ITEM 8A: 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.**

This memo is intended to provide an update to Item 8A

**Staff and Commission Recommendations**

**Administrator**

Administrator recommends approval of item 8A as acted upon by Planning Commission on December 12, 2018.

**Planning Commission**

Planning Commission recommends the Town Board provide 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”.  
Approved 4-2.

**Included within packet**

1. December 12, 2018 Planning Commission Item 4 packet
2. Winnebago County resolution packet
3. Draft minutes from the December 12, 2018 Planning Commission meeting

**Past Planning Commission Discussion(s)**

**May 9, 2018:** Planning Commission conducted a public workshop to explore housing options for a developable property within Town limits. This workshop was requested by a potential developer and no action was taken. The meeting was cited.

**October 10, 2018:** Planning 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. The meeting was cited.

**November 14, 2018:** Planning Commission recommended (approved 4-0) to table this item until to a later date to be determined. This action was requested by Town Staff in order to address a legal notice submitted to the Town of Algoma Planning Commission and Town Staff on November 13, 2018. The meeting was cited.

**December 12, 2018:** Planning Commission recommended approval of the discussed rezone (approved 4-2). 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”.

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 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 meeting was cited.

**Required Action**

The Town of Algoma Board should choose one of three actions below:

Action 1: Recommend approval of proposed rezone

Action 2: Recommend denial of proposed rezone

Action 3: Recommend approval of proposed rezone with conditions

**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 Planning Commission Discussion(s)**

**May 9, 2018:** Planning Commission conducted a public workshop to explore housing options for a developable property within Town limits. This workshop was requested by a potential developer and no action was taken.

**October 10, 2018:** Planning 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.

**November 14, 2018** Planning Commission recommended (approved 4-0) to table this item until to a later date to be determined. This action was requested by Town Staff in order to address a legal notice submitted to the Town of Algoma Planning Commission and Town Staff on November 13, 2018.

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

**Comprehensive Plan**

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

**Background Information**

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

**Proposed Rezone**

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

**Definitions**

*R-2 Suburban Residential Zoning District*

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

*R-3 Two-Family Residential Zoning District*

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

**ANALYSIS**

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

The proposed zoning change is larger in scope but still maintains the same spirit as other requests. The proposal as stated above addresses two larger parcels totaling 44.40 acres. Lot A (21.90 acres) currently has two separate zoning designations of A-2 and R-1. The proposed designation is a combination of R-2 and R-3. The main portion of R-3 will align with a proposed future roadway and is directly adjacent to Jones Park. The R-2 designation will be towards the north end of the lot and will consist of single-family residences with condensed lots with larger green recreational areas. Lot B is wholly A-2 and is being also proposed to change to R-2.

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

Exhibit 8-1 Land use matrix

	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		
<b>3 Residential</b>																	
3.01 Mixed-use housing	ZP,SP	23.8-251	-	-	-	-	-	-	-	-	-	G	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	-	-		

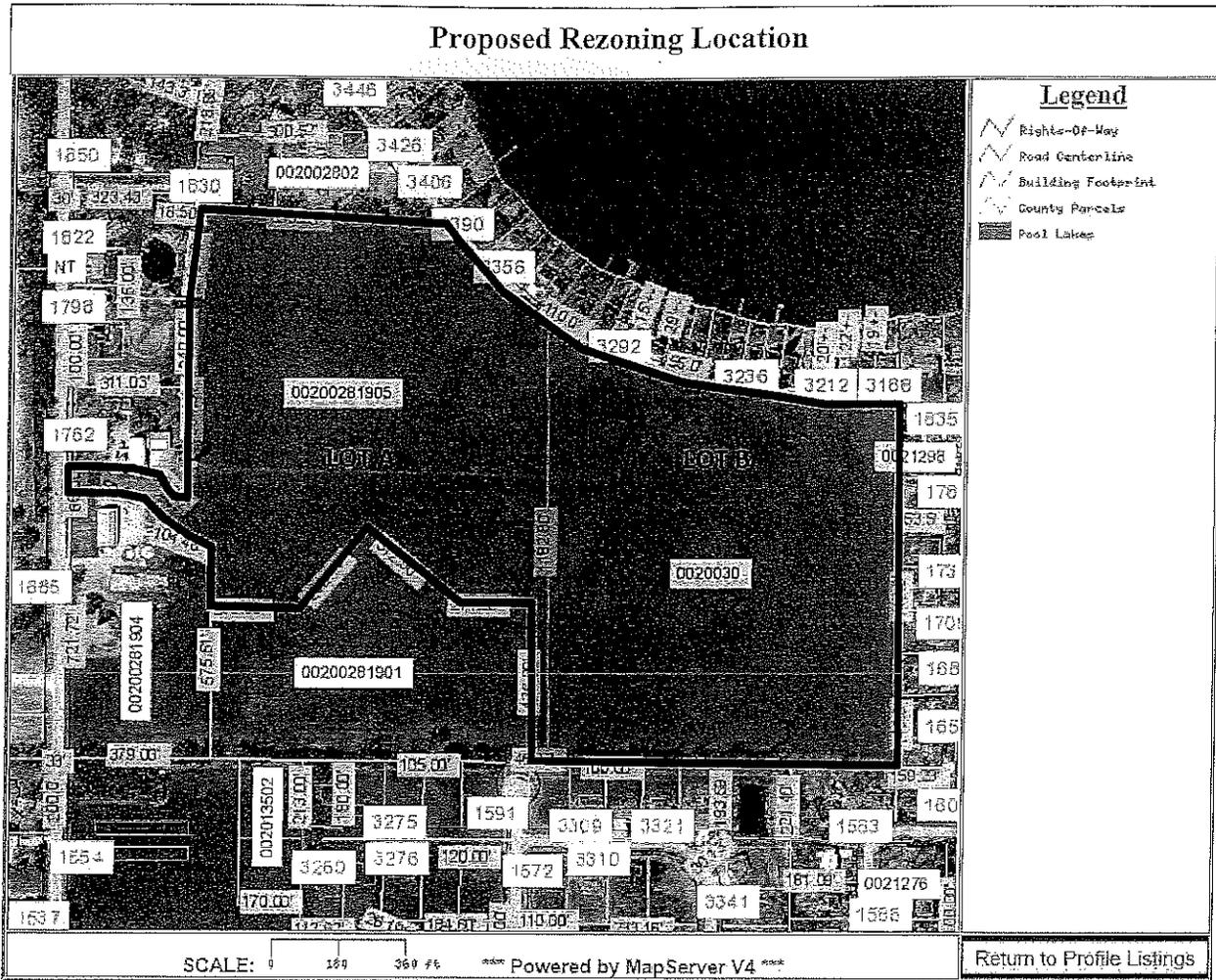
While reviewing zoning classification changes for lots, the Town of Algoma future land use maps should always be referenced. The Town of Algoma comprehensive plan states that a low density residential land use should be encouraged within the subject parcels. Unfortunately, the Town of Algoma does not 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.

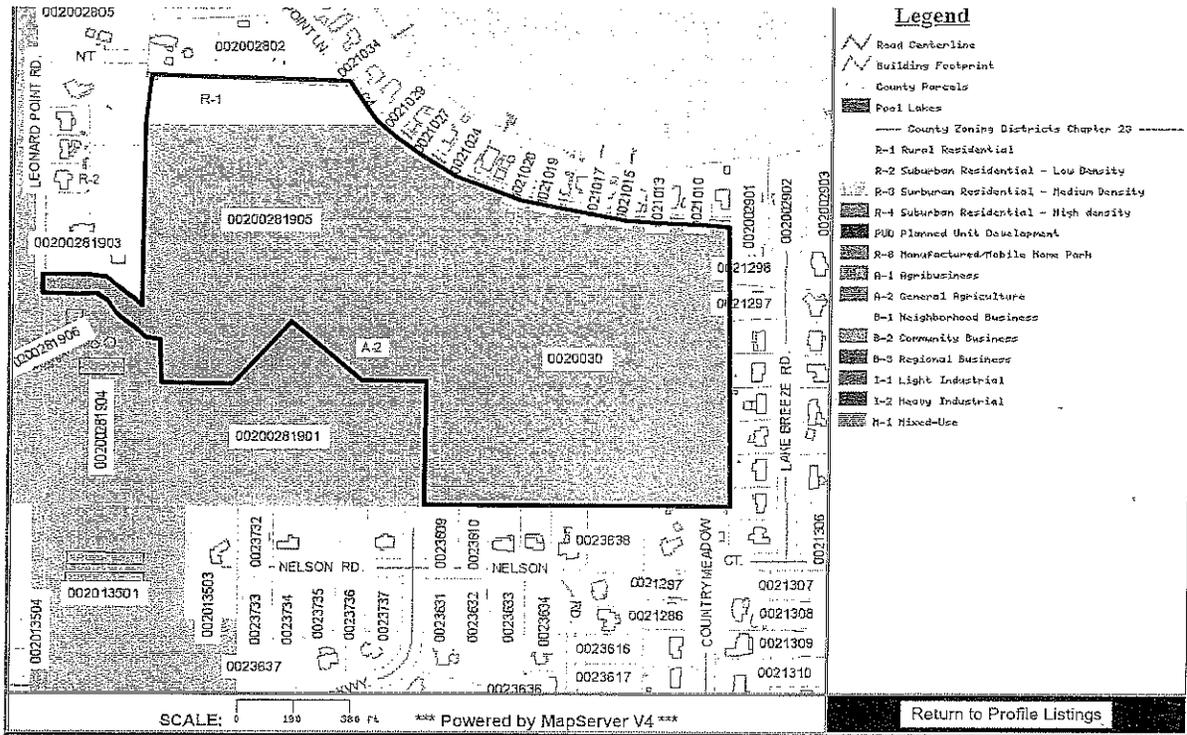
The Town has embraced a mixed density approach to residential neighborhoods and has multiple areas where single and two-family lots are developed together. Additionally, Winnebago County General Code and staff interpretations defines low density as single or two-family lots. With these considerations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

**RECOMMENDATION(S)**

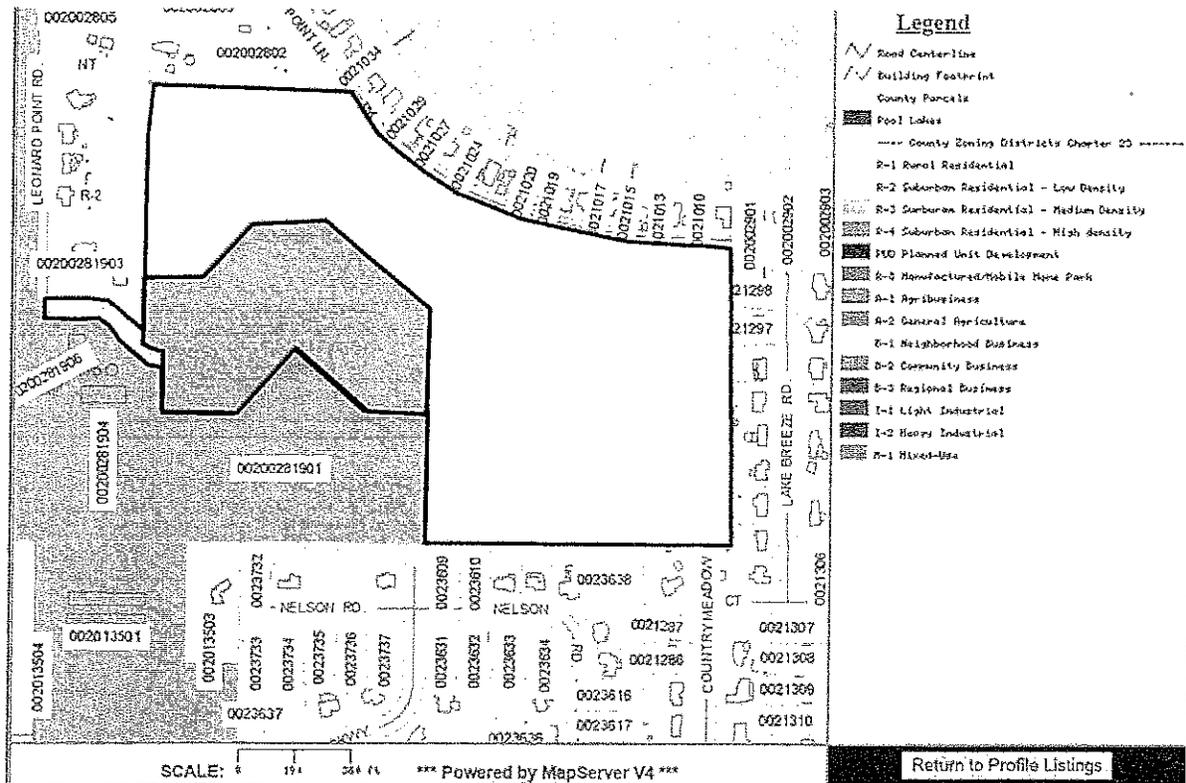
Town of Algoma Administrator recommends approval of Item 4 rezoning of lots 00200281905 and 0020030 to R-2 Suburban Residential and R-3 Two-Family Residential.



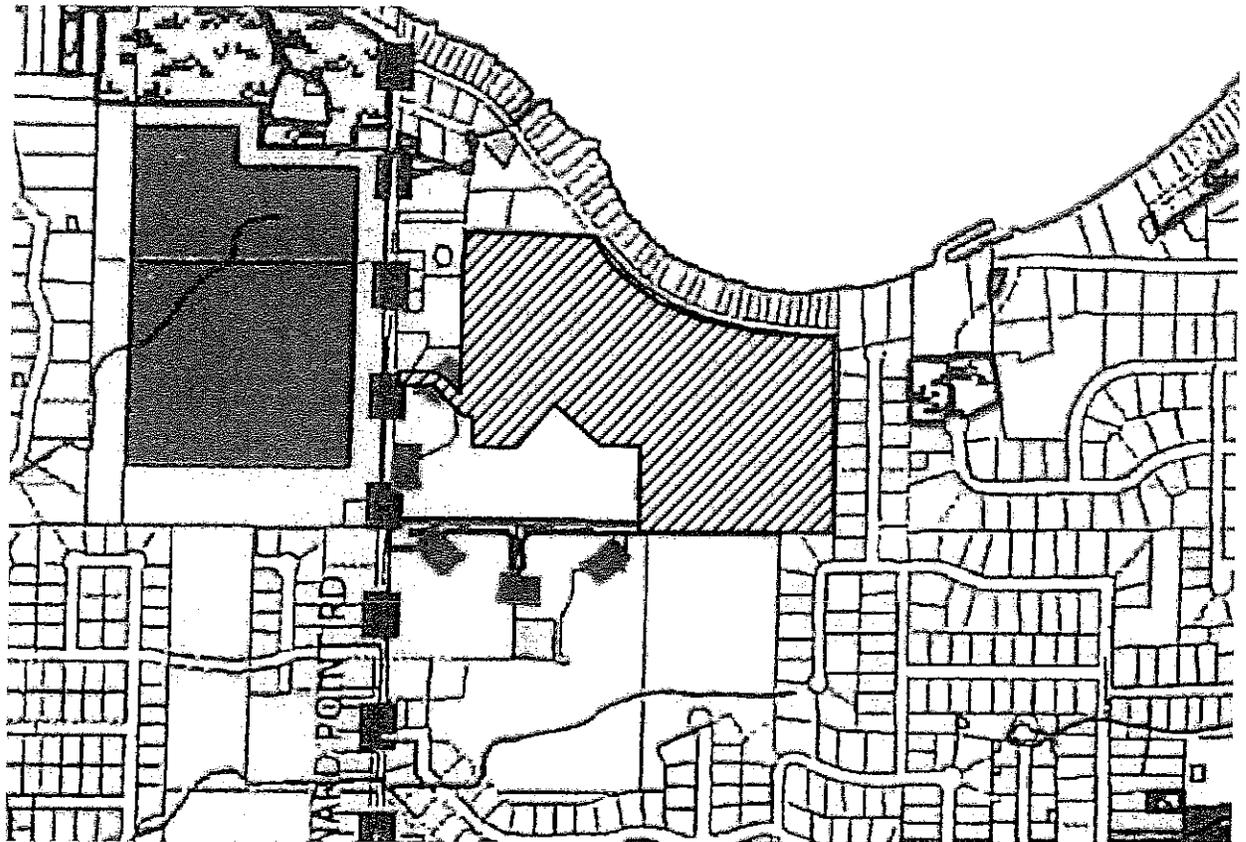
### Existing Zoning



### Proposed Zoning



Future Land Use



RESOLUTION  
of the  
Town Board of the Town of ALGOMA  
Winnebago County, Wisconsin

RE: Petition for the proposed zoning map amendment listed below affecting the Winnebago County Zoning Ordinance and the Official Map of the Town of ALGOMA.

**Applicant:**  
JONES, JAY

**Agent:**  
HOFFMANN, ERIC

**Location of Premises Affected:**  
EAST OF 1762 LEONARD POINT RD  
OSHKOSH, WI 54904

**Legal Description:**  
Being all of Lot 4 of CSM-7298 located in Government Lot 4, and also a part of unplatted Government Lot 3, all in Section 8, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Current Zoning:**  
R-1 Rural Residential,  
A-2 General Agriculture

**Proposed Zoning:**  
R-3 Suburban Medium Density Residential,  
R-2 Suburban Low Density Residential

**Explanation:**  
Applicant is requesting a Zoning Change from R-1 (Rural Residential District) and A-2 (General Agriculture District) to R-2 (Suburban Residential District) and R-3 (Two-family Residential District) for a proposed residential subdivision.

Resolved, by the Town Board of the Town of ALGOMA, Winnebago County, Wisconsin, that the above indicated proposed amendment to the Town/County Zoning Code (Chapter 23) be and the same is hereby

Approved     Disapproved

Town Findings (Reasons):

1. The requested Zoning Map Amendment **DOES/DOES NOT** agree with the adopted plan. (Circle **DOES** or **DOES NOT**)

Other Findings:

I, Deborah Stark, Town Clerk of the above named town, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of ALGOMA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

SIGNED: \_\_\_\_\_

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE

1/29/2019

### TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1, affects area in the immediate vicinity of property which you own; 2, requires your agency to be notified; 3, requires your Town to be notified; or 4, requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on 1/29/2019 at 6:30 p.m. in Conference Room 120 of the County Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing are invited to be present. For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning Office, where the application is available for viewing.

### INFORMATION ON ZONING MAP AMENDMENT REQUEST

**Application No.:**

2018-ZC-4660

**Applicant:**

JONES, JAY

**Agent:**

HOFFMANN, ERIC

**Location of Premises:**

EAST OF 1762 LEONARD POINT RD  
OSHKOSH, WI 54904

**Tax Parcel No.:**

002-00281905

002-0030

**Legal Description:**

Being all of Lot 4 of GSM-7298 located in Government Lot 4, and also a part of unplatted Government Lot 3, all in Section 8, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Explanation:**

Applicant is requesting a Zoning Change from R-1 (Rural Residential District) and A-2 (General Agriculture District) to R-2 (Suburban Residential District) and R-3 (Two-family Residential District) for a proposed residential subdivision.

INITIAL STAFF REPORT

**Sanitation:**

Existing System  
Municipal System

**Overlays:**

Microwave Radio Path  
Shoreland

**Current Zoning:**

R-1 Rural Residential,  
A-2 General Agriculture

**Proposed Zoning:**

R-3 Suburban Medium Density Residential,  
R-2 Suburban Low Density Residential

**Surrounding Zoning:**

North: R-2;R-1  
South: R-2;A-2  
East: R-2;R-1  
West: R-2;R-1;A-2

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER / APPLICANT

**Describe Present Use(s):**

Vacant land, general agriculture.

**Describe Proposed Use(s):**

Residential subdivision, single family, two family and single family with Planned Development District (PDD).

**Describe The Essential Services For Present And Future Uses:**

Public sanitary sewer, water, storm sewer and streets.

**Describe Why The Proposed Use Would Be The Highest And Best Use For The Property:**

The surrounding land use is mostly residential and adjacent to Jones Park, along with the existing connecting public streets and available public utilities, plus the topographic features, this site is ideal for a residential neighborhood.

**Describe The Proposed Use(s) Compatibility With Surrounding Land Uses:**

Surrounding land use is residential adjacent to town park.

SECTION REFERENCE AND BASIS OF DECISION

**23.7-5 Basis of decision**

(b) **Zoning map amendment initiated by a property owner.** If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

(1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;

- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of land classified as A-1, the Planning and Zoning Committee shall only recommend approval and the Board of County Supervisors shall only approve the proposed amendment when all of the following findings can be made:

- (1) Such land is better suited for a use not otherwise allowed in the A-1 district.
- (2) The amendment is consistent with the county's comprehensive plan.
- (3) The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (4) The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

The special requirements stated above relating to the rezoning of land in a A-1 district do not apply to a map amendment that (1) is certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats., or (2) makes the zoning map more consistent with county's farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the amendment.

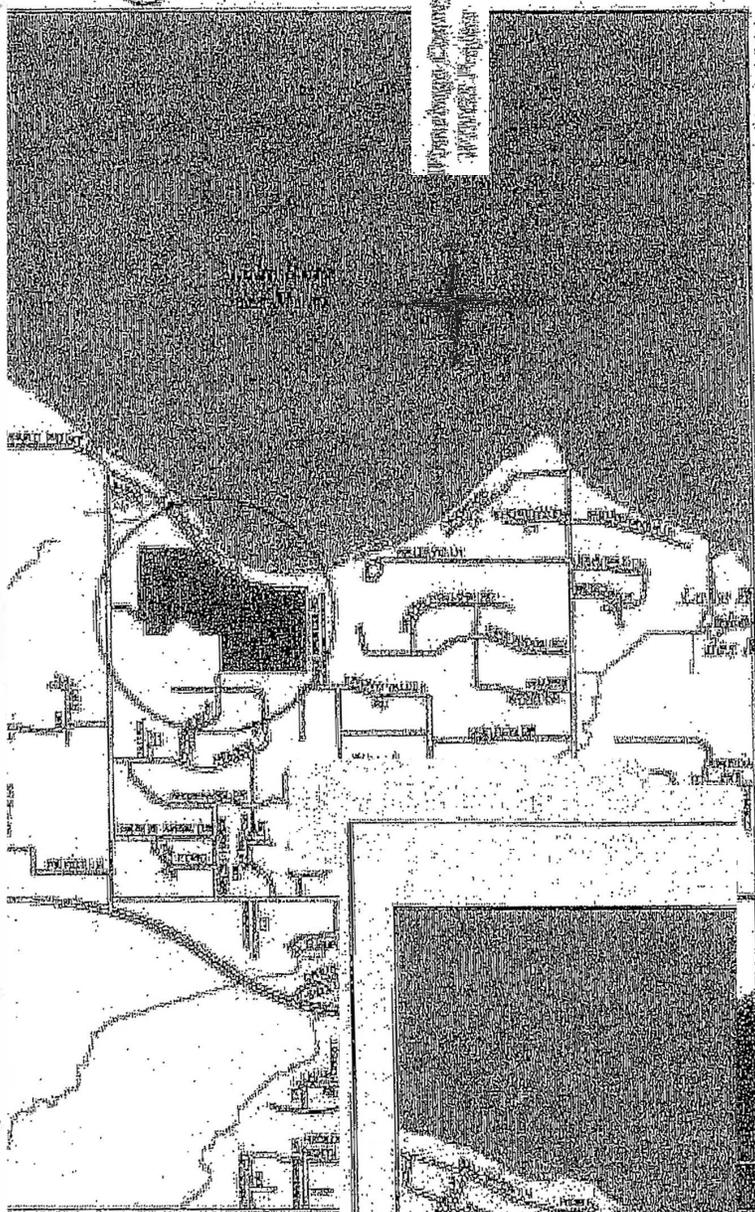
**(c) Zoning map amendment initiated by the county.** If a proposed zoning map amendment is initiated by the county, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) whether the amendment is consistent with other planning documents adopted by the Board of County Supervisors; and
- (3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.





○ = SITE



1 inch = 2,000 feet

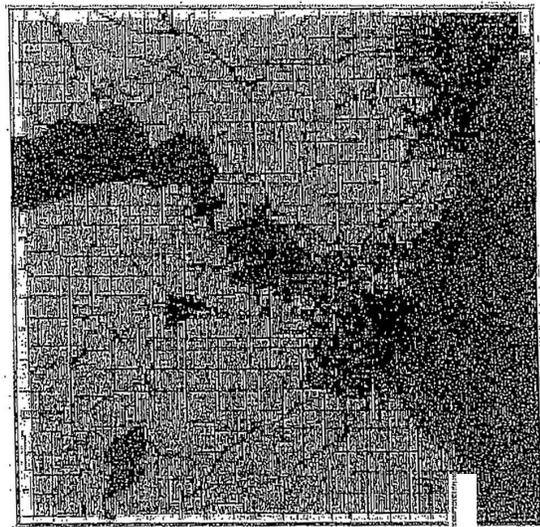
Application #19-20-450

Date of Hearing:  
November 18, 2019

Owner(s):  
AP Group LLC

Subject Parcel(s):  
002020155 & 002020156

● = SITE



WINNEBAGO COUNTY

1:2500 Scale

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 Commission's 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 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

**ITEM 8B: DISCUSSION RE: PRELIMINARY PLAT APPROVAL, LAKEVISTA  
ESTATES DEVELOPMENT**

**GENERAL INFORMATION**

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

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

**Action(s) Requested**

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

**Applicable Provisions**

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

**Included within this packet**

1. Preliminary Plat and Stormwater Feasibility Maps
2. Minutes from the October, 2018 Planning Commission Meeting
3. Draft Protective Covenants
4. Submission paperwork provided by petitioner

**Preliminary Plat Approval Process**

Preliminary plat approval is the process of critically reviewing the request from all levels of form and function. In this case, the applicant is requesting scope and site concept approval that will provide the Town of Algoma and the developer a certain amount of assurance that the proposal is sound and consistent with the intent of Town municipal code and comprehensive planning documents. Once preliminary plat approval is given, all conditions and design constraints will have a detailed review by Town Staff, Winnebago County, outside consultants and the applicant. This review is conducted to ensure that all requirements are completed.

Preliminary Plat Approval is not binding in the sense that it is final. A preliminary plat process is a tool to ensure that a proposal is properly reviewed multiple times. Additional Planning Commission and Town Board approvals will be required prior to final acceptance of plat.

**Relevant Past Meetings**

***October 11, 2017: Certified Survey Map Approval:*** Town of Algoma Planning Commission (5-1) and Town Board (5-0) approved a 4 lot certified survey map that separated the existing farm house and

structures from the farm fields. The approved CSM included two single-family residential lots adjacent to Leonard Point Road and two larger agricultural lots that have access off of Addie Parkway and a yet to be determined roadway. The meeting was cited.

**May 9, 2018: Planning Commission Workshop:** A Planning Commission workshop was held to discuss a potential residential subdivision expansion in the Town of Algoma. A question was asked regarding the Town of Algoma’s appetite for increased residential development that could include single-family, two-family and multi-family residential developments. The workshop provided opportunities for the Planning Commission to ask clarification questions and discuss the ideas in a non-binding manner. Though not required, the developer encouraged community discussion so any ideas or concerns could be stated on the record. The meeting was cited and no action was taken.

**October 10, 2018: Planning Commission:** Planning Commission recommended (approved 4-0) to the proposed plat with conditions. Conditions are stated at the end of this report. The meeting was cited.

**Property Location and Type**

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

**Subject Site**

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

**Adjacent Land Use and Zoning**

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

**Comprehensive Plan**

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

**Background Information**

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

### ANALYSIS:

#### Proposed Layout

##### *Road Right-of-Way*

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

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

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

##### *Lots*

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

##### Traditional Single-Family:

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

### Two-Family Development:

The second section runs parallel to proposed Veanna Boulevard and consists of 17 two-family residential lots. Though certainly not as common as single-family developments the Town of Algoma has a number of two-family lots and condo associations already within the community. This slightly higher density proposal is still consistent with low-density residential developments and provides a different style of housing for future residents. In total, 34 residences are proposed on the 17 lots (2 per lot). The standard two-family development pattern in the Town of Algoma is for side-by-side residences. When appropriate, Winnebago County's Chapter 23: Zoning Code requires a consolidated design where two-family residences are developed in a section that is contiguous in nature. This proposal also meets these requirements. The same standard applies for two-family lot dimensions as it does for single-family lots. This section has lot sizes ranging from 0.344 acres to 0.636 acres.

### Single-Family Planned Development District:

The third and final section of the proposal is defined as a single-family planned development district. This section as stated above sits on Caden Court and is referenced as a PDD at Winnebago County. This subdivision is a common design concept in many communities throughout the greater Oshkosh region and is intended to provide housing options for all ages and abilities. The focus and intent of the non-traditional PDD area is to provide a higher density residential living section while providing an equally consolidated recreational aspect. To be mindful of density and overall aesthetic and open space practices, the petitioner has added a common recreational area to the southwest of Caden Court. Additionally proposed landscaping standards and an off-road trail beginning at Veanna Boulevard and meandering to its northerly terminus near Leonard Point Lane are displayed. This enhancement allows for the properties to access the proposed common area as well as enhance the already established neighborhoods. All PDD residential lots will discharge off of Caden Court. This section has a proposed 31 lots ranging in size from 0.175 acres to 1.051 acres. The common area will need to be noted within the developer agreement. An exception to Chapter 225 P(9) will need to be considered in order to allow four lots to be discharged off of the c.d.s.

### Developers Agreement

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

### Public Facilities

The developer has already been in conversations with utility companies and is developing an outline for utility extensions into the property. Algoma Sanitary District has stated existing capacity within the area and is in a position to provide sewer and water utilities. A formal approval from private and/or public utility companies will need to be submitted prior to final plat.

### Stormwater Management

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

#### Detention Basins:

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

#### Storm Sewer Mains:

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

#### Road Ditches:

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

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

#### **Greenspace (Parkland Dedication)**

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



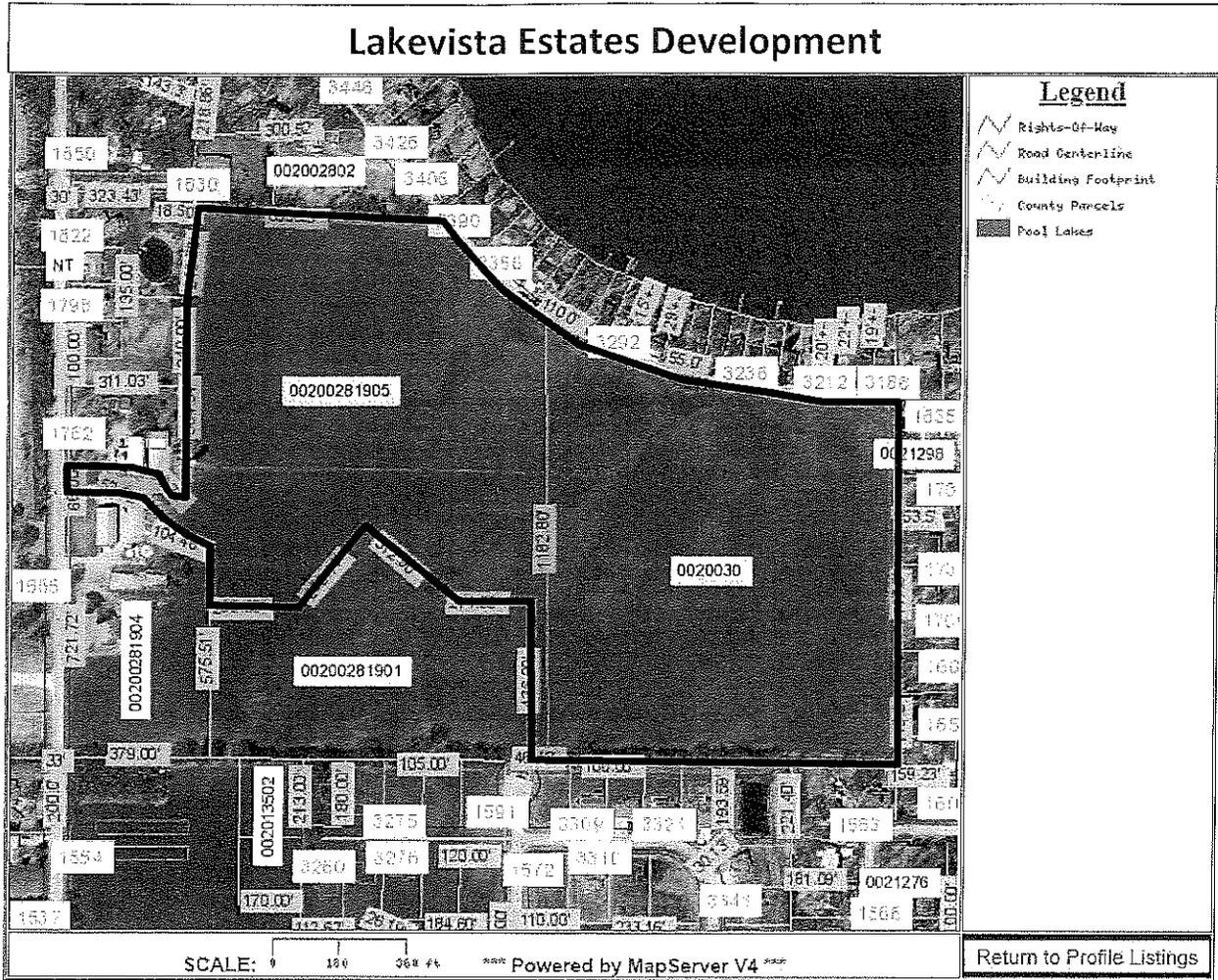
- A. *Completion of site plan review committee*
- B. *An exception to Chapter 225-59 F(3) will be required upon final subdivision plat approval*
- C. *An exception to Chapter 225 P(9) will need to be considered in order to allow four lots to be discharged off of the c.d.s.*
- D. *An approved developer 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*

Additional Planning Commission conditions recommended:

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

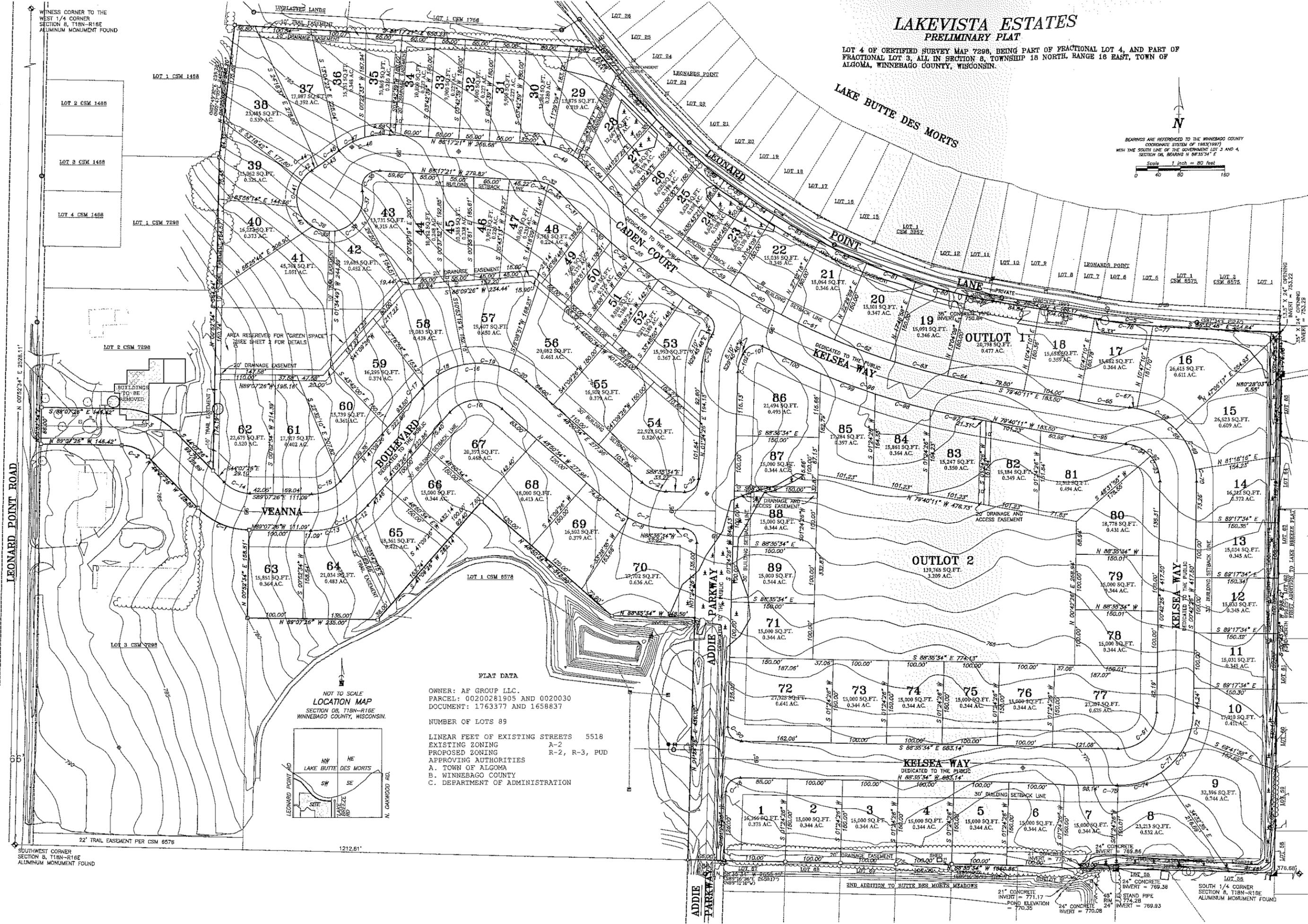
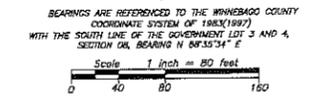
**Recommended Action:**

Planning Commission recommends approval of the Preliminary Plat with the above conditions. Motion by Planning Commission approved 4-0.



# LAKEVISTA ESTATES PRELIMINARY PLAT

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



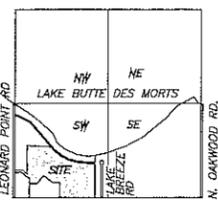
**PLAT DATA**

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

NUMBER OF LOTS 89

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

NOT TO SCALE  
**LOCATION MAP**  
 SECTION 08, T18N-R16E  
 WINNEBAGO COUNTY, WISCONSIN.



**Martenson & Eisele, Inc.**  
 Planning - Surveying - Engineering - Architecture  
 101 W. Main St., Omro, WI 54963  
 Phone (920) 685-6240 Fax (920) 685-6340  
 www.martenson-eisele.com  
 info@martenson-eisele.com

NO.	DATE	DRAWN BY	CHECKED	APPROVED	REVISION

**LAKEVISTA ESTATES  
PRELIMINARY PLAT**

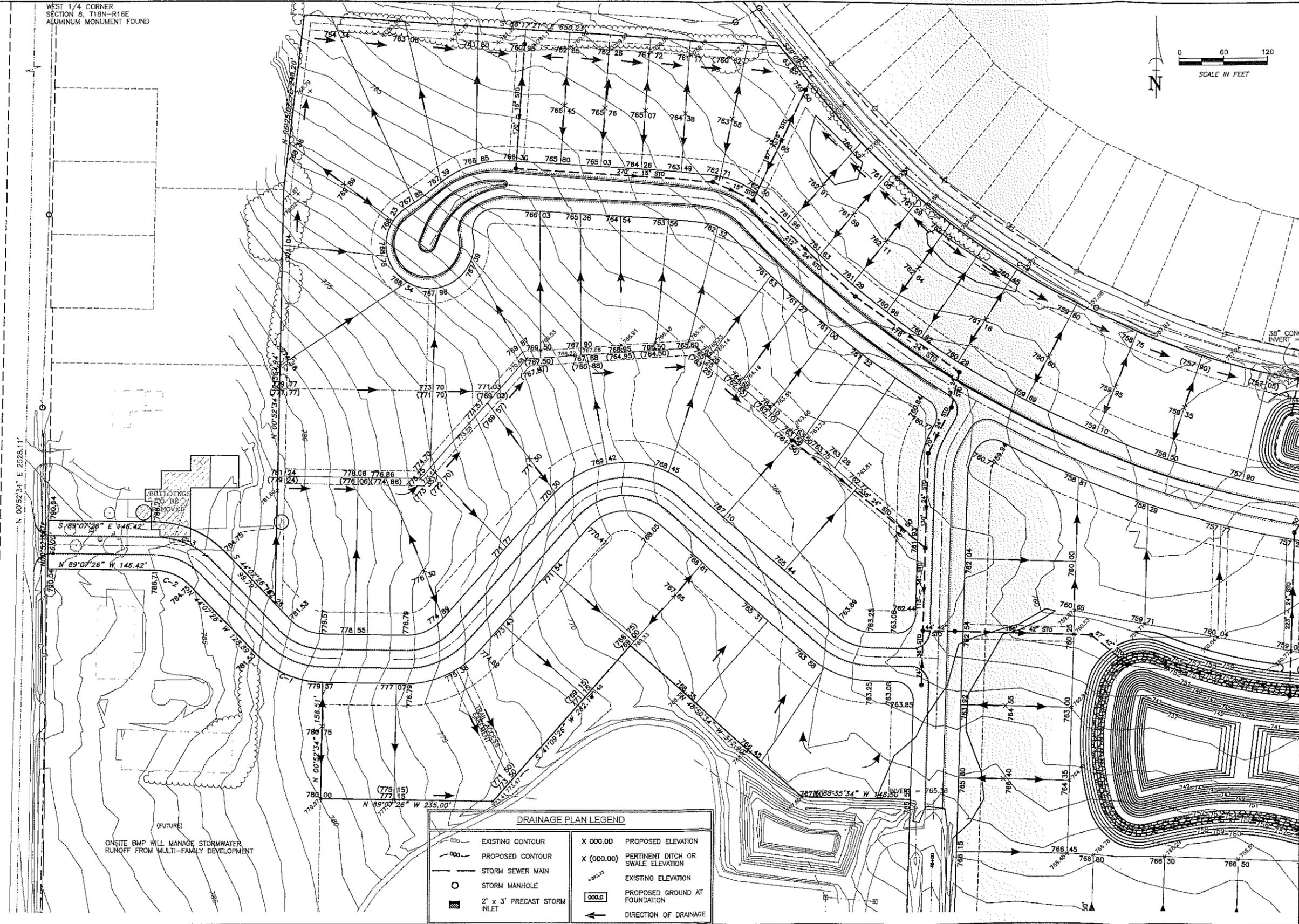
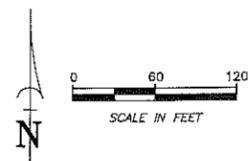
LOT 4 OF CERTIFIED SURVEY MAP 7298, BEING PART OF FRACTIONAL LOT 4, AND PART OF FRACTIONAL LOT 3, ALL IN SECTION 8, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

PREPARED FOR: AF GROUP LLC  
 5027 RIVERWOOD DR  
 OMRO, WI 54963  
 ATTN: ERIC HOFFMANN

SCALE 1"=80'	DATE 09/25/18
COMPUTER FILE 2363001PREPLAT	

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

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



ONSITE BMP WILL MANAGE STORMWATER  
RUNOFF FROM MULTI-FAMILY DEVELOPMENT

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

**Martenson & Eisele, Inc.**  
 Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 1377 Mickey Road  
 Menasha, WI 54952  
 www.martensoneisele.com  
 info@martensoneisele.com  
 920.751.0381 1.800.236.0381

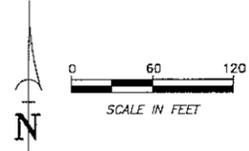
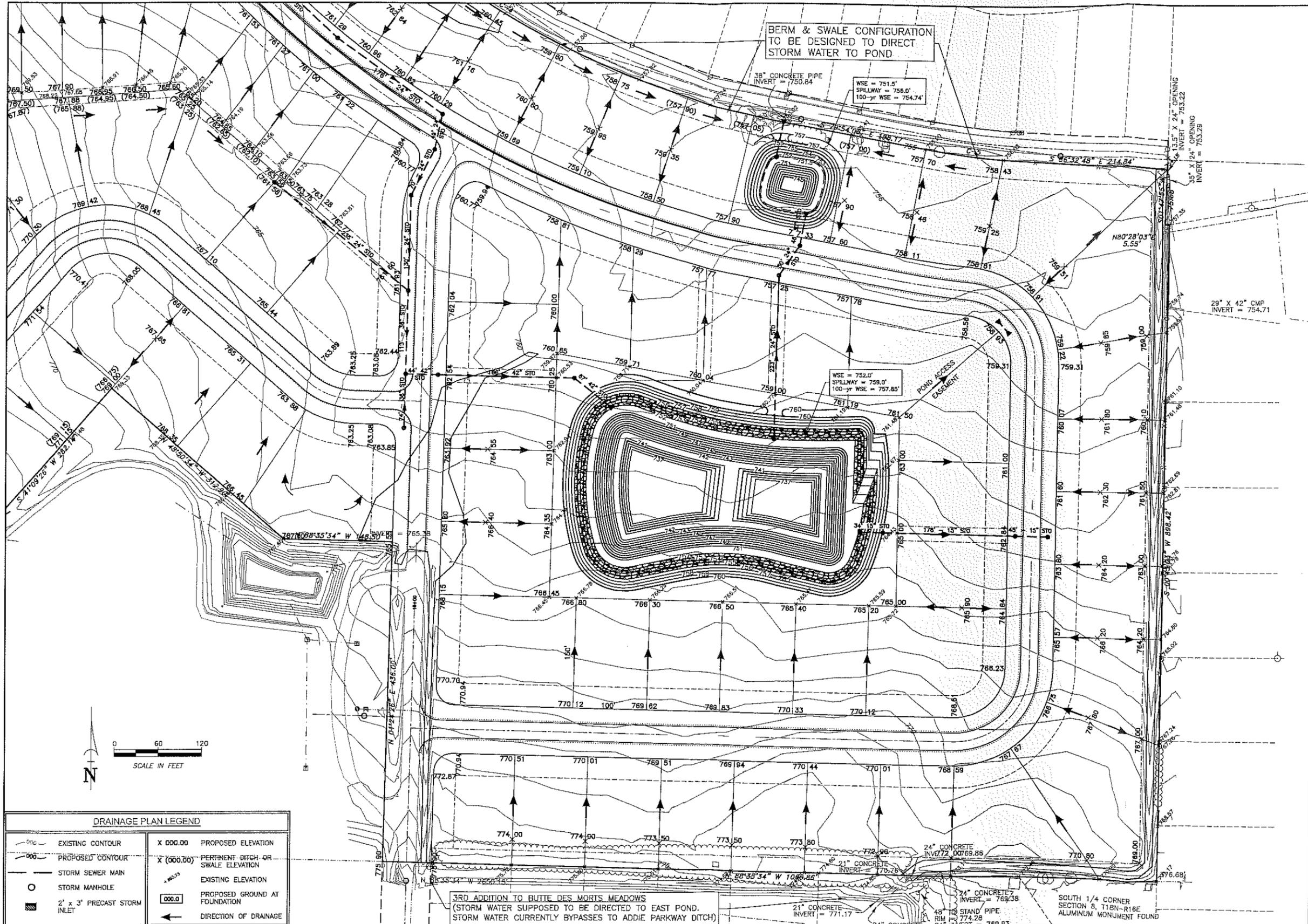
DRAWN BY		CHECKED		APPROVED		FIELDWORK	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

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

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

SCALE: BAR SCALE  
 DATE: 09/12/18  
 COMPUTER FILE: 0-2023-001de.dwg

DRAWING NO. 0-2023-001 - WEST



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

3RD ADDITION TO BUTTE DES MORIS MEADOWS  
 (STORM WATER SUPPOSED TO BE DIRECTED TO EAST POND.  
 STORM WATER CURRENTLY BYPASSES TO ADDIE PARKWAY DITCH)

BERM & SWALE CONFIGURATION  
 TO BE DESIGNED TO DIRECT  
 STORM WATER TO POND

**STORMWATER FEASIBILITY  
 LAKEVISTA ESTATES  
 TOWN OF ALGOMA**

TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

SCALE: BAR SCALE  
 DATE: 09/12/18  
 COMPUTER FILE: 0-2023-001de.dwg

DRAWING NO.  
 0-2023-001 - EAST

**Martenson & Eisele, Inc.**  
 Planning  
 1377 Midway Road  
 Menasha, WI 54952  
 Environmental  
 Surveying  
 Engineering  
 Architecture  
 www.martenson-eisele.com  
 info@martenson-eisele.com  
 920.731.0361 1.800.236.0361

DRAWN BY	CHECKED	APPROVED	FIELDWORK
ALM	JLR	JMS	JFS
**REFER TO COVER SHEET FOR REVISION DESCRIPTIONS**			
NO.	DATE	NO.	DATE

**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/twinto 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

LAKE VISTA ESTATES,  
A Wisconsin general partnership

# DRAFT

## DECLARATION OF PROTECTIVE COVENANTS

To

Lots 1 – 22 & 53 – 86  
Lake Vista Estates

THE PUBLIC

---

Lake Vista Estates, A Wisconsin general partnership (hereinafter the “Declarant”), being the owner of the above-described real estate hereby makes the following Declaration of Protective Covenants for the purpose of insuring the orderly and harmonious development of said real estate and imposing certain requirements, restrictions and limitations upon the use and occupancy thereof. The Protective Covenants imposed by this Declaration shall run with the land and be binding upon and inure to the benefit of all future owners of said real estate.

1. **Residential Use.** Each Lot shall be used for the construction of a single-family residence and related improvements authorized by this Declaration. No portion of a Lot may be used for any business or commercial purpose with the exception of a home office; provided that there is no signage other than the signage authorized hereunder and the office is not used for meetings with clients, customers or other persons for business purposes. This paragraph shall not apply to any Out lot or Lot used for storm water detention or retention purposes.
2. **Dwelling Size.** The floor area of the living space of the residence totally above the exterior finish grade, exclusive of open porches and garages, shall be not less than:
  - a) For a ranch style residence, 1,500 square feet. A ranch style residence with a walk-out basement is permitted, but the floor area of the lower level shall not be counted for the purpose of this restriction.
  - b) For a two-story residence a minimum of 1,800 square feet (with a minimum of 1,100 square feet on the first floor);
  - c) For a residence with more than two (2) levels, a minimum of 1,900 square feet (with a minimum of 1,400 square feet on the two (2) primary levels).
  - d) Twindominiums will be a minimum of 2,300 square feet.
  - e) A raised ranch, split level or other residence with only one ((1) elevation visible from the front or rear shall be oriented so one (1) elevation is visible from the front and two (2) elevations are visible from the rear.
3. **Garages.** The construction of each residence shall include not less than a standard two (2) car attached garage. No garage may be more than thirty-six (36) feet in width.
4. **Storage Buildings.** No temporary or permanent buildings shall be located on a Lot, except a single-family residence with an attached garage.
5. **Exterior of Buildings.** Any natural wood on the exterior of a residence (with the exception of cedar shake shingles) shall be stained with a non-transparent stain or painted within one (1) year of the commencement of the construction of the residence. No natural weathering exterior material, log or log siding shall be installed on any residence. No texture 1-11 hardboard or similar siding is permitted on any residence. The roof pitch of each residence shall be 5-12 or greater and all chimneys and exterior flues shall be enclosed. Any roof color other than an earth

tone and any roof material other than asphalt or fiberglass shingles shall require the approval of the Architectural Control Committee. A minimum of twenty percent (20%) of the front of each residence, excluding doors and windows shall consist of brick, stone, no-maintenance shake or another similar material approved by the Architectural Control Committee.

6. **Fences.** No fence shall be constructed on any Lot except for the following:
  - a. Ornamental fences such as a split rail, picket and post and rail, no more than four (4) feet in height and incorporated with landscaping.
  - b. Chain link or solid wood fences no more than four (4) feet in height, located at least twenty-five (25) feet from the rear lot line, twenty-five (25) feet from the side lot line adjacent to the street on a corner lot and four (4) feet from all other side lot lines. Fences in the rear yard shall not extend more than eight (8) feet beyond the extended line of the side of the residence. Chain link fences must be green or black vinyl coated with no substitutes.
  - c. Chain link or solid wood fences approved by the Architectural Control Committee surrounding an in-ground swimming pool. Chain link fences permitted under this Paragraph must be vinyl coated with no substitutes.
  - d. Chain link or solid wood fences no more than seven (7) feet in height surrounding an animal yard adjacent to an animal shelter in the garage of the residence. The animal yard shall have an area no larger than one hundred twenty (120) square feet.
7. **Location of Residence and Improvements.** The location of the residence and any other authorized improvements on the Lot shall comply with all setback requirements shown on the plat and imposed by applicable ordinances and regulations, unless a variance is received from the Architectural Control Committee and each municipality having zoning jurisdiction over the Lot.
8. **Pet Shelters.** Any dog, cat or similar pet shelters shall be located within the garage attached to the residence.
9. **Driveways and Approaches.** All driveways shall be surfaced with concrete or asphalt within one (1) year from the commencement of construction of the residence. A concrete or asphalt approach connecting the driveway to the finished street shall be installed within six (6) months after the installation of the finished street. A driveway culvert shall be installed under each driveway. The driveway culvert shall be sized in accordance with the approved drainage plan for the subdivision and shall have apron end section on each end.
10. **Antennas, Satellite Dishes and Other Equipment.** No ham radio antennas, radio towers or similar equipment shall be permitted on any Lot. No satellite television dish shall be located on any Lot, except one (1) satellite dish not exceeding twenty (20) inches in diameter installed as part of the residence. Said dish may not be in the front yard.
11. **Alternative Energy Devices.** No alternative energy devices, such as solar panels or sun collection devices, windmills or vertical wind turbans shall be allowed on any Lot.
12. **Above-Ground Pools/Spas.** No above-ground pools shall be permitted without the prior written approval of the Architectural Control Committee. An outside whirlpool tub or spa on a deck or patio adjacent to the residence is permitted.
13. **Completion of the Residence.** The residence shall be completed in accordance with the plans and specifications approved by the Architectural Control Committee within one (1) year from the commencement of construction. The residence shall be deemed to be completed when a Final Permit has been issued by the municipality having jurisdiction over the construction of the residence. A copy of the Final Permit shall be filed with the Architectural Control Committee to evidence compliance with this requirement.

14. **Excess Excavation Dirt.** The Architectural Control Committee shall have the right to elect to have any excess dirt from any excavation deposited on any Lot or proposed Lot with the subdivision designated by the Architectural Control Committee at no expense to the Architectural Control Committee or the Declarant. Small berms may be construction on the lot; provided that they do not interfere with drainage.
15. **Weed Control.** Prior to the installation of the lawn on the Lot, the Lot shall be mowed at least two (2) times per year. One of the mandatory mowing's shall be between June 1<sup>st</sup> and June 15<sup>th</sup> and the second mandatory mowing shall be between August 1<sup>st</sup> and August 15<sup>th</sup>.
16. **Landscaping.** The landscaping of each Lot shall be complete no more than twelve (12) months after the residence on the Lot is complete. All greenspace on the Lot must be landscaped using standard residential landscaping material and a conventional grass lawn. No natural areas shall be permitted, except existing wooded areas and other natural areas approved by the Architectural Control Committee. At least four (4) shade trees with a minimum diameter of at least two (2) inches shall be retained on the Lot or planted within the time period specified above. At least two (2) of the trees must be located between the residence and the street.
17. **Exterior Maintenance.** The owner of the Lot shall maintain the exterior of the residence and all driveways and sidewalks in a good state of repair and shall properly maintain all trees, shrubs and other landscaping. All grass clippings, fallen branches, brush and other yard waste shall be promptly removed from the Lot. No yard waste shall be placed on any Lot, Out lot or common area. The owner of the Lot shall take reasonable precautions to avoid the transmission by surface water run-off of nutrients and pollutants such as pet waste, commercial fertilizers, herbicides, soil sediment and lawn clippings into any wetland or navigable waterway.
18. **Easements.** Easements for the installation and maintenance of drainage facilities, retention areas, utilities and cable television are reserved over the areas designated on the plat and within the setback areas of each Lot. Easements for drainage facilities required by Declarant, Town of Algoma, Winnebago County are also reserved over the areas designated on the plat and the setback areas of each Lot. The actual location of these easements shall be determined at the time the utilities and/or drainage facilities are installed. No structure planting or other materials shall be placed or permitted to remain in an easement area which may damage or interfere with the installation and maintenance of any utility, change the direction of flow in any drainage channel or obstruct or retard the flow of water in any drainage channel. The easement area of each Lot and all improvements on it shall be maintained continuously by the owner of the Lot, except for improvements for which a public authority or utility company is responsible. The storm drainage and grading plan for each Lot shall be approved by the Town of Algoma and all owners shall comply with such plan. The Architectural Control Committee shall have the right, at any time, to determine the direction of the drainage flow and require the owner(s) to grade any drainage easement on a Lot accordingly at the expense of the owner(s); provided such determination does not conflict with the current drainage and grading plan on file with the Town of Algoma.
19. **Underground Utilities.** All gas, electrical, telephone, television and other utilities lines or cables serving the Lots and the improvements located therein shall be laid underground,
20. **Signs.** No signs of any kind shall be displayed to the public view, except (a) signs used by the Declarant or its realtor to advertise the sale of Lots; (b) signs used by a builder to advertise newly constructed residences for sale; or (c) one sign of not more than eight (8) square feet used by the owner of a Lot or a realtor to advertise the Lot and improvements for rent or sale.
21. **Nuisances.** No noxious or offensive activity shall be carried on upon any of the Lots, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

22. **Burning Restriction.** No burning garbage or other refuse shall be permitted on any Lot, Out lot or common area. The owner of a Lot may have a recreational fire on the Lot in a properly designed fire pit or fire container. The owner of a Lot may not have a fire on any Out lot, common area or Lot not owned by that owner. All authorized burning on a Lot shall comply with any regulations or requirements established by the Architectural Control Committee and the municipality having jurisdiction over the Lot. The owner of a Lot shall be responsible for any damage caused by a fire originating on the Lot.
23. **Vehicle Restrictions.** No inoperable, partially dismantled, wrecked, junked, discarded or unlicensed motor vehicle shall be allowed to remain on any of the Lots outside of a building. No commercial vehicles other than a pickup truck or standard sized van may be parked on a Lot or the adjacent street on a regular basis. The intent of the restriction contained in the previous sentence is to prohibit the presence of cargo vans, box trucks, semi-tractors, dump trucks and other large commercial vehicles whose presence detracts from the residential nature of the subdivision.
24. **Outside Storage of Certain Items Prohibited.** No construction or similar equipment; mobile home; motor home or recreational vehicle; camper; removable camper top; trailer; fishing shanty; boat on a trailer; personal water craft on a trailer; snowmobile on a trailer; movable boat lift or other item of similar nature shall be permitted on any Lot, except in the garage of the residence.
25. **Occupancy of Recreational Vehicles.** Overnight guest may occupy a motor home or recreational vehicle on a Lot for a maximum of seven (7) nights.
26. **Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a maximum of two (2) domestic animals (dogs, cats or other normal household pets) may be kept on any Lot, provided they are not kept, bred or maintained for any commercial purpose. All dogs shall be kept in the residence (including a pet shelter within the garage of the residence) or within the fenced animal yard authorized by this Declaration when not on a leash or otherwise under the direct control of the owner. The person responsible for the pet shall collect and properly dispose of all animal waste deposited by the pet, including animal waste deposited on any Lot, Out lot or common area.
27. **Garbage/Recyclables.** Garbage that is not recyclable shall be kept in properly covered containers or inside sealed plastic bags. Newspapers, cardboard and other recyclables shall be sorted, stored and disposed of in the manner required by applicable recycling rules and regulations. Garbage and recyclables shall not be placed on the curb more than twenty-four (24) hours prior to the designated pickup time. All empty garbage cans and recycling containers shall be removed from the curb within twenty-four (24) hours of being emptied.
28. **Additional Lots.** Any additional Lots created by the conversion of any out lot to a residential Lot or Lots shall also be subject to these Protective Covenants, including without limitation, the provisions related to the Property Owner's Association and the power of the Property Owner's Association to levy assessments.
29. **Architectural Control Committee.** No structure, landscaping or substantial improvement of any kind shall be erected, placed or altered on any Lot until the construction plans and specifications and plot plan showing the location of such improvements have been approved by the Architectural Control Committee as to color, type and quality of materials, quality of workmanship, location, height, grade elevation and harmony of exterior design with the neighborhood, surround structures and existing topography.
  - a. **Membership.** The Architectural Control Committee shall be composed of Eric Hoffman and Randy Schmeidel. Each member of the Architectural Control Committee shall have the right to resign at any time. In the event of death or resignation of any member of the

Committee, the remaining member(s) shall have full authority to designate a successor. A majority of the Architectural Control Committee may designate a representative to act for it. The Architectural Control Committee shall have the right to delegate all or any part of the authority granted to it to the Property Owner's Association at any time.

- b. At least ten (10) days prior to commencement of construction of any structure or other substantial improvement on any Lot, one (1) copy of the plans, specifications and plot plan showing the proposed location of such structure or improvement shall be submitted to the Architectural Control Committee. The Architectural Control Committee's approval or disapproval shall be in writing in a document which can be recorded and signed by one (1) member of the Architectural Control Committee. In the event that the majority of the Architectural Control Committee fails to approve or disapprove the plans and specifications within thirty (30) days after receipt of same by any member of the Architectural Control Committee, approval shall not be required and this paragraph of these Protective Covenants shall be deemed to have been fully complied with. The Architectural Control Committee shall retain one (1) copy of all approved plans and specifications until construction is completed. The Architectural Control Committee shall have the right to waive compliance with the requirements of this paragraph for certain types or classes of structures, landscaping or improvements.

30. **Property Owners Association Maintenance and Upkeep.** The Declarant, and/or the owners of the Lots shall form a Property Owner's Association (the "Association") for the purpose of; (a) owning certain common areas covered by the Declarant to the Association, and (b) maintaining the common areas, pedestrian walkways, retention ponds, signage and other common areas and facilities. Each owner of a Lot shall automatically be a member of the Association and shall be obligated to abide by such rules and/or regulations as the Association may establish from time to time.

31. **Property Owner Association Assessments.** The Association shall have the right to charge an equal share of all reasonable and necessary costs incurred by the Association to the owner(s) of each of the Lots. The amount of the assessment shall be computed by dividing the costs for which the assessment is being made by the number of developed Lots existing at the time of the assessment. The assessments may be made on the basis of costs actually incurred by the Association or annually on the basis of a budget of the estimated costs for the following year. The Declarant, or its successor shall be responsible for the assessment for any Lot which is platted, but not sold. The assessment shall apply to all of the Lots, whether or not a residence has been constructed on the Lot. Notwithstanding anything contained in this Declaration to the contrary, the method of assessment shall not be amended so as to provide that the amount of the assessment on a lot is increased over the amount determined under the foregoing method without the written consent of the owner(s) of all Lots receiving an increased assessment.

Any assessment not paid within thirty (30) days of billing shall bear interest at the rate of twelve percent (12%) per annum, until paid. In the event a member of the Association in default in the payment of any assessment for a period of more than (30) days, the Association may bring suit to enforce collection of the delinquent assessment and all costs of such proceeding, including reasonable attorney's fees, shall be the responsibility of its member in default.

32. **Term, Amendments, Enforceability and Severability.** These Protective covenants shall run with the land and shall be binding upon and inure to the benefit of the owners of the Lots and all persons claiming under them for a period of twenty-five (25) years from the date these Protective Covenants are record. Thereafter, these Protective Covenants shall be automatically extended for

successive ten (10) year periods, unless otherwise indicated in a written declaration signed by the then owners of a majority of the Lots and recorded in the office of Winnebago County Register of Deeds. These Protective Covenants may be amended in whole or in part at any time by a document signed by the owners of two-thirds (2/3) of the Lots and recorded in the Office of the Winnebago County Register of Deeds. The owner of any of the Lots shall have the right to enforce these Protective Covenants by injunction or other lawful procedure and to recover any damages resulting from a violation thereof together with attorney's fees and other costs of enforcement. The invalidation of any portion of these Protective Covenants by judgment or a court order shall in no way affect any of the other provisions which provisions shall remain in full force and effect. The termination of these Protective Covenants shall not result in the termination of, or otherwise affect, any other covenants, easements or restriction affecting the Lots, including those of any plat of which the Lots become a part. Notwithstanding the foregoing, no amendment of termination of these Protective Covenants shall alter the rights or responsibilities of the Association pursuant to Paragraphs 30 and 31.

*IN WITNESS WHEREOF*: the undersigned have caused these Protective Covenants to be executed on this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

LAKE VISTA ESTATES

By: \_\_\_\_\_  
Eric W. Hoffmann – Partner

By: \_\_\_\_\_  
Randy Schmeidel - Partner

## LETTER OF TRANSMITTAL

To: Town of Algoma  
 Benjamin Krumenauer, Administrator  
 15 N. Oakwood Road  
 Oshkosh, WI 54904

Date: September 26, 2018  
 Re: Jones Farm Developments  
 Preliminary Plat

Copies	Date	Description
3	09/26/2018	Preliminary Plat (24 x 36)
3	09/26/2018	Preliminary Plat (11 x 17)
3	09/26/2018	Storm Water Feasibility (24 x 36)
3	09/26/2018	Storm Water Feasibility (11 x 17)
1	09/26/2018	Site Plan Application Form
1	09/26/2018	Site Plan Application Fee (\$2,000)

Transmitted as checked below:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> For Your Information   | <input checked="" type="checkbox"/> For Necessary Action |
| <input type="checkbox"/> For Your Signature and Return     | <input type="checkbox"/> Per Your Request                |
| <input checked="" type="checkbox"/> For Review and Comment | <input type="checkbox"/> Per Our Conversation            |
| <input type="checkbox"/> For Recording and/or Filing       | <input checked="" type="checkbox"/> For Your Files       |
| <input type="checkbox"/> Returned for Corrections          |  |

Dear Mr. Krumenauer;

On behalf of Lakeview Estates, LLC, I am enclosing the accompanying documents for the submittal of the preliminary plat for the Jones Farm developments in the Town of Algoma.

***Please note that we have emailed these same documents to you for your digital use.***

If you have any questions or need additional information, please do not hesitate to call me.

By: \_\_\_\_\_  
 James E. Smith, P.L.S.  
 Senior Land Surveyor

Cc Eric Hoffmann      Randy Schmiedel      Abby Maslanka      Jack Richeson      File  
 Jeff Schultz

Q:\0-2303-001 Lakeview Estates LLC Jones  
 Development\Applications\_Approvals\Algoma\2018\_09\_26\_LOT\_Algoma\_PrePlat\_Submittal.doc





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

Visit us at [www.townofalgoma.org](http://www.townofalgoma.org)  
M-Th 9:00-5:00 F 9:00-1:00

### Site Plan Review/Plan Commission General Application

#### APPLICANT INFORMATION

Petitioner: LAKE VIEW ESTATES LLC Date: 9-25-18  
Petitioner's Address: 520 W HURON ST City: OMRO State: WI Zip: 54963  
Telephone #: (920) 685-2001 Fax: ( ) Other Contact # or Email: \_\_\_\_\_  
Status of Petitioner (Please Check):  Owner  Representative  Tenant  Prospective Buyer  
Petitioner's Signature (required): [Signature] Date: 9/25/18

#### OWNER INFORMATION

Owner(s): AF GROUP LLC Date: 9-25-18  
Owner(s) Information: 1445 CANDIE LIGHT City: OSHKOSH State: WI Zip: 54904  
Telephone #: ( ) Fax: ( ) Other Contact # or Email: \_\_\_\_\_  
Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

#### Property Owner Consent (required)

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

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### SITE INFORMATION

Address/Location of Proposed Project: EAST OF 1762 LEONARD POINT ROAD  
Current Use of Property: GENERAL AG. Zoning: A2  
Land Uses Surrounding Your Site:  
North: RESIDENTIAL  
~~WEST~~ RESIDENTIAL & AG BUILDINGS  
East: RESIDENTIAL  
~~SOUTH~~ PARK & RESIDENTIAL

Projected Timeline: \_\_\_\_\_

Project Description: RESIDENTIAL SUBDIVISION  
SEE ATTACHED MAPPING



## **Other Development Aspects**

### **Item No. 1: Overall Status/Drainage**

We have completed the initial modeling and the storm water ponds as illustrated, along with the storm sewer segments to collect storm water prior to leaving the property, all of which will meet all State and County regulations. Please note that the final design of these ponds will have a more natural aesthetic and will not be rectangular.

In addition, we were informed of the drainage concerns of the neighbors to the north. The storm water plan for this development, will reduce peak flows currently leaving the site.

The development area, at the southwest corner of the property along Leonard Point Road will have its own individual storm water pond.

The 3<sup>rd</sup> Addition to Butte Des Morts Meadows is supposed to drain to a storm water pond located at the northeast corner of their development. It appears that the "dam" that was previously constructed within Addie Parkway has been eliminated at some point over the years.

### **Item No. 2: Storm Sewer Collection Points**

Storm sewers have been designed to collect storm water at collection points that do not create excessive drainage length paths. The existing topography consists of slopes that will convey storm water effectively and not produce ponding.

### **Item No. 3: Individual Lot Drainage**

As stated within Item No. 2, storm sewer collection points have been strategically placed. Each individual's lot should have their sump pump discharge to the surface of their lot. The sump pump discharge pipe can either be placed in the front yard or rear yard depending upon the direction of lot drainage. We feel strongly that sump pump pipes should not be allowed to discharge into the Town's rural ditches.

### **Item No. 4: Individual Home Foundation Elevations**

Future detailed design work will balance earthwork for the overall site. The home elevations will be raised from the existing topography to help during high groundwater levels during high rainfall years.

**C-2 Existing Site Conditions**

Vacant land, agricultural field

**C-3 General Description of the Project**

Proposed 31 single family home sites on a public urban style street i.e. asphalt w/ mountable concrete curb. Served by underground public utilities i.e. sanitary, water, storm, elec, tele, cable and gas. Strict building and landscaping covenants. Predetermined building footprint areas. Engineered grading design of each building site and building footprint to maximize blending home into natural topography and street profile. Maintenance of buildings, lawn and landscaping under contract by home owners association. Internal walking trail connecting Leonard Point Lane to Jones Park.

The intent is to create a neighborhood with strict building and landscaping covenants, seasonal yard maintenance thru a homeowners' association, with modest size quality homes on a quiet street.

**C-4 Justification for requesting approval as a Planned Development District**

Caden Court home sites, Lots 23 thru 53, are part of the overall 45 acre LAKE VISTA ESTATES subdivision. The entire subdivision is to be served by underground public sanitary sewer and public water mains. Also underground electric, gas, phone and cable TV. The 10.5 acre Caden Court sites are also part of the overall subdivision's storm water management plan.

The Caden Court home sites are set apart on its own public street with cul-de-sac. This street will be unique from the rest of the subdivision rural style streets in that Caden Court will be an urban style street with mountable concrete curb and asphalt street surface with storm sewer. This corner of the subdivision has over 20 feet of surface elevation drop across the site.

Proposed home sites will be setback generously from abutting lands on the west, north and east. Rear yards will be liberally landscaped and vegetated and professionally maintained. Large green space area behind cu-de-sac lots to be shared as common area to PDD homeowners.

This corner of the subdivision lends itself to unique and quality building sites because of the above site conditions and proper planning.

**C-5 Other information**

The Caden Court PDD land area without road = 9 acres / 31 sites = 0.3 ac per site

Balance of LAKE VISTA ESTATES sub. w/o roads & ponds = 24 acres / 58 sites = 0.4 ac per site

**ITEM 8C: DISCUSSION AND POSSIBLE ACTION RE: WINNEBAGO COUNTY PER CAPITA FUNDING PROGRAM****GENERAL INFORMATION****Action(s) Requested**

Requesting consideration and allowance to pursue economic development per capita funds from Winnebago County, WI for 2019

**Previous Meetings**

**December 5, 2018:** Economic Development Committee reviewed this item and recommended approval of funding recommendations to Oshkosh Chamber of Commerce and Greater Oshkosh Development Corporation. Motion carried 4-0. Recommendations provided below. This meeting was cited.

**Background Information**

The Winnebago County Industrial Development Board (IDB) administers an annual Per Capita Funding Program. The purpose of this program is to help promote business/industrial development efforts at the local level for the purpose of creating job opportunities and expanding the tax base in our community and Winnebago County in general.

The funds totaling \$1.12 per capita are provided to all communities within Winnebago County on a per application basis and are subject to direct approval from Winnebago County's *Industrial Development Board*.

Projected 2019 funds for the Town of Algoma total \$7,794.00.

**ANALYSIS**

As you are well aware, economic development funds provided through Winnebago County are a welcome addition to our overall budget. Though recent funds have been distributed to local organizations and not kept in house, valuable partnerships and connections have been produced with these funds. In prior years, funds have been passed to the City of Oshkosh, Greater Oshkosh Economic Development Corporation (GoEDC), Oshkosh Chamber of Commerce with limited portions held within.

For 2018, a portion of the funds were recommended for GoEDC (\$5,294) and Oshkosh Chamber of Commerce (\$2,500).

The only allowable use of the funds is to continue the advancement of local economic opportunities and as such, resident or neighborhood based improvements and projects and signage are not permitted. Additionally, though allowable, website developments are frowned upon.

**Recommended 2019 Funding Allocations**

Proposed funding for 2019 allocations include:

- 1. **Oshkosh Chamber of Commerce:** For more than 100 years, the Oshkosh Chamber of Commerce has served as the advocate of business, industry and community to support a thriving Oshkosh and northeastern region of Wisconsin. As a five-star accredited Chamber of Commerce, they represent more than 1,000 members from small businesses to international corporations. (Received funding in 2018)

<b>Allocation:</b>	<b>\$2,500 (Direct IDB Funding)</b>
<hr/>	
<b>Total:</b>	<b>\$2,500</b>

- 2. **Greater Oshkosh Economic Development Corporation:** GoEDC provides local support on economic based development projects. Greater Oshkosh EDC is committed to promoting comprehensive and integrated economic development for the Oshkosh area. With strong and renewed energy, this focused leadership and advocacy supports efforts to expand and diversify the regional economic base. (Received funding in 2018)

<b>Allocation:</b>	<b>\$5,294 (Direct IDB Funding)</b>
	<b>\$ 206 additional Town support</b>
<hr/>	
<b>Total:</b>	<b>\$5,500</b>

**RECOMMENDATION(S)/CONDITION(S)**

Administrator recommends using 2019 IDB per capita funding to seed Oshkosh Chamber of Commerce at a level of \$2,500 and GoEDC be funded at a rate of \$5,294 with an additional allocation of \$206 through town funds (\$5,500).

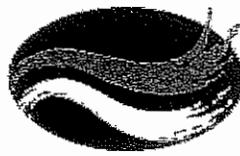
**Total allocations with Town support included equals \$8,000**

If recommended, this item will be brought in front of the Town Board for final recommendation to Winnebago County.

**ECONOMIC DEVELOPMENT COMMITTEE**

December 5, 2018 Economic Development Committee Meeting: Committee recommended allocating 2019 IDB per capita funding of \$2,500 to Oshkosh Chamber of Commerce and \$5,294 with an additional allocation of \$206 of Town funds to Greater Oshkosh Economic Development Corporation (\$5,500 total).

Motion carried 4-0



## Winnebago County Industrial Development Board

*The Wave of the Future*

November 8, 2018

TO: Chris Haese, Neenah Community Development Director  
Mitch Foster, Village of Winneconne Administrator  
Sam Schroeder, City of Menasha Community Development Director  
Allen Davis, City of Oshkosh Community Development Director  
Dana Racine, City of Omro Community Development Director  
George Dearborn, Village of Fox Crossing Community Development Director  
Town Clerks, Winnebago County

RE: 2019 Winnebago County Per Capita Funding Program

The Winnebago County Industrial Development Board (IDB) administers an annual Per Capita Economic Development Funding Program. The purpose of the program is to help promote business/industrial development efforts at the local level for the purpose of creating job opportunities and expanding the tax base in your community and Winnebago County in general.

The attached table shows the 2019 funding allocations for communities in Winnebago County based on 2018 DOA population estimates. Grants will be awarded based on \$1.12 per capita. Also, attached are the Per Capita Funding Policies and Procedures adopted by the IDB. Please review the policies to help your community decide whether to apply for funds or to allocate your funds to another community or economic development entity.

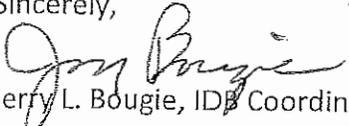
Please fill out the attached **Statement of Intent** and return to: Jerry L. Bougie  
Winnebago County Planning Dept.  
P.O. Box 2808  
Oshkosh WI 54903-2808  
Email: [jbougie@co.winnebago.wi.us](mailto:jbougie@co.winnebago.wi.us)

The deadline to return the Statement of Intent is Monday, December 17, 2018.

If your community intends to be a recipient of funds for 2019, a follow up mailing will be sent out by early January requesting a written plan indicating your community/organization's proposed use of these funds. Included in the mailing will be a list of communities, if any, that have agreed to commit their funding shares to your community/organization for 2019.

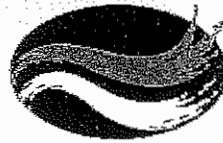
If you have any questions, please contact Jerry Bougie at 232-3339 or 727-2880, ext. 3339 or e-mail at [jbougie@co.winnebago.wi.us](mailto:jbougie@co.winnebago.wi.us). Thank you.

Sincerely,

  
Jerry L. Bougie, IDB Coordinator

Attachments

cc: IDB Members, Jason White – GO-EDC, Rob Kelmen – Oshkosh Chamber of Commerce, Peter Thillman – Fox Cities Regional Partnership, Amy Barker – Future Neenah, Inc.



## Winnebago County Industrial Development Board

*The Wave of the Future*

### Winnebago County IDB Per Capita Funding Program Policies & Procedures

Approved by IDB on November 15, 2012

**Mission Statement:** Provide funding assistance to enhance local economic development efforts, programs, and opportunities that directly foster local job creation, increased income and increases to the tax base which collectively better the overall economy of Winnebago County.

#### **Policies:**

1. Funds allocated annually on a per capita basis to each community in Winnebago County. The level of per capita funding shall be determined on an annual basis by the IDB.
2. Communities may retain all or a portion of its allocated funds provided the community demonstrates to the IDB that it operates a viable economic development program. A viable economic development program shall be defined as:
  - a) a community that expends tax levy dollars for programs and professional staffing for economic development purposes.
  - b) a community that is a primary employment center in the county providing substantial employment opportunities for county residents.
3. Communities may reallocate all or a portion of their funding shares in the following manner:
  - a) to other communities that have demonstrated a viable economic development program as defined in #2 above.
  - b) to other economic development entities that benefit their communities and/or the county as a whole.
4. All allocations and reallocations of funds shall be approved by the IDB and meet the mission, policies, and eligibility requirements of the per capita funding program.
5. Regional Economic Development Activities. The IDB shall have the discretion to allocate a portion of per capita funding dollars to County and/or regional level economic development entities or activities.

### Eligible Projects/ Programs:

1. Brochures/Marketing Materials to promote economic development.
2. Seed money for economic development financing programs.
3. Studies directly related to economic development programs or projects.
4. Other Promotional activities such as booths at trade shows.
5. Interaction with business prospects through visitation.
6. Funding of administrative activities and positions specifically related to economic development. Detailed documentation shall be included indicating how the activities or position(s) are directly linked to economic development and the per capita funding program mission statement.
8. Membership dues for participation in recognized economic development organizations.
9. Other marketing and economic development efforts designed to enhance business and tourism growth.

### Ineligible Projects/ Programs:

1. Residential projects and programs.
2. Accessory (incidental) projects, such as signage, parking lots, maintenance, landscaping and other general site improvements.
3. Websites, unless specifically designed for economic development purposes.

*Note: All allocations of per capita funds are at the discretion of, and approved by, the Winnebago County Industrial Development Board.*

### PROCEDURES:

1. The County will mail out a Statement of Intent form (see attached copy) to all local communities in Winnebago County. This form describes whether your community intends to apply for the per capita funds **or** whether your community wishes to allocate your share to one or more nearby community(s) which operate a viable economic development program or to one or more economic development entities that benefit your community or the county as a whole.
2. Following the due date for submittal of the Statement of Intent, **the County will mail out a plan submittal request letter** to the communities indicating a desire to apply for per capita funds. This letter will include:
  - Any Communities that indicate a desire to allocate their funding share to your community via the Statement of Intent.
  - Total proposed eligible funding share.
  - Due date for plan submittal. The due date will be at least one (1) week prior to the next IDB meeting to allow the Board ample opportunity to review all plan submittals.

3. Communities that are viable economic development entities shall then **submit an expenditure plan** for the upcoming year which shall contain the following:
- Plan shall describe intended use of funds, including any proposed reallocations to other economic development entities.
  - Plan shall outline your strategy and objectives.
  - Plan shall outline your budget for the proposed project/ programs.
  - Plan shall also describe prior year's use of funds and documentation of tangible results.
  - Additional supporting information/ documentation may be attached.
- 
- Any plan submittal received after the designated due date, as outlined in the plan submittal request letter, may become ineligible for funding.
  - Plans shall be submitted by hand, mailed, faxed, or emailed to:

Jerry Bougie, IDB Coordinator  
Winnebago County Planning Department  
112 Otter Ave  
Oshkosh WI 54903-2808  
FAX: 920-232-3347  
EMAIL: [jbougie@co.winnebago.wi.us](mailto:jbougie@co.winnebago.wi.us)

4. Following receipt of expenditure plan submittals, the County will notify all eligible applicants of the next scheduled meeting of the Winnebago County Industrial Development Board where the plan submittals will be addressed for approval. *A representative from your community should be present at the IDB meeting to answer any questions by the Board regarding your community's proposal.*
5. Following IDB approval, communities are required to **submit an invoice** to Winnebago County for payment of the approved dollar amount. The invoice **MUST** indicate that the funds are for "***IDB per capita funding allocations***".

## 2019 Per Capita Economic Development Allocations

	2018 Population Estimate	2019 Allocation (\$1.12 per capita)
C Menasha	14,942	\$ 16,735.00
C Neenah	26,137	\$ 29,273.00
C Omro	3,559	\$ 3,986.00
C Oshkosh	66,945	\$ 74,978.00
T Algoma	6,956	\$ 7,791.00
T Black Wolf	2,444	\$ 2,737.00
T Clayton	4,183	\$ 4,685.00
T Neenah	3,572	\$ 4,001.00
T Nekimi	1,424	\$ 1,595.00
T Nepeuskun	738	\$ 827.00
T Omro	2,287	\$ 2,561.00
T Oshkosh	2,482	\$ 2,780.00
T Poygan	1,322	\$ 1,481.00
T Rushford	1,582	\$ 1,772.00
T Utica	1,325	\$ 1,484.00
T Vinland	1,748	\$ 1,958.00
T Winchester	1,792	\$ 2,007.00
T Winneconne	2,422	\$ 2,713.00
T Wolf River	1,202	\$ 1,346.00
V of Fox Crossing	19,029	\$ 21,312.00
V Winneconne	2,447	\$ 2,741.00
<b>Subtotal</b>	<b>168,538</b>	<b>\$ 188,763.00</b>

STATEMENT OF INTENT  
2019 PER CAPITA FUNDING  
ALLOCATION

Please identify below how your municipality will utilize or allocate your Economic Development Per Capita Funding Grant for 2019. Remember, the DEADLINE for returning this statement to the County is Monday, December 17, 2018.

---

The Town/Village/City of \_\_\_\_\_ will apply for 2019 per capita funds. Our municipality confirms that it operates a viable economic development program as defined in the Winnebago County IDB Per Capita Funding Program Polices.

---

The Town/Village/City of \_\_\_\_\_ authorizes our 2019 per capita funds to be allocated to the municipality or organization indicated below.

(Select one that provides employment opportunities for citizens of your municipality and/or is active in promoting the area for expansion of job opportunities).

City of Menasha

Fox Cities Regional Partnership

City of Neenah

Future Neenah, Inc.

City of Omro

GO-EDC  
(Greater Oshkosh Economic Development Corp)

City of Oshkosh

Oshkosh Chamber of Commerce

Village of Fox Crossing

Village of Winneconne

An economic development entity that benefits your community and/or the county as a whole - Identify which entity here: \_\_\_\_\_

---

Signature of Municipal Representative: \_\_\_\_\_

Position: \_\_\_\_\_

Date: \_\_\_\_\_

Note: Allocations are subject to final approval by the Winnebago County IDB.

Date: December 19, 2018

To: Town of Algoma Board

From: Deborah Stark, Clerk

Re: ITEM 8D: TOWN OF ALGOMA'S CONTRIBUTION PER QUALIFIED FIRE FIGHTER AND FIRST RESPONDER TO THE VFF-EMT SERVICE AWARD PROGRAM.

ITEM DESCRIPTION

Wisconsin Department of Administration Chapter 95 authorized the Department to establish a length of service award program for volunteer fire fighters, emergency medical responders and emergency medical services practitioners. The Town of Algoma has opted to take part in this program. The State of Wisconsin match for this year shall be equal to twice the amount of the municipal contribution up to \$398.00. This matching amount was confirmed in an email dated November 15, 2018 from Renee Fredel of The Horton Group.

In order for each qualified volunteer to receive the State of Wisconsin's maximum contribution, the Town would have to contribute a minimum of \$199.00 per volunteer. The total contribution for each qualified volunteer would be \$597.00.

Last year on a motion by Supervisors Marvin/Frohrib, passed on a voice vote, the Board approved \$298.22 as the Town's contribution per qualified Fire Fighter and First Responder to the Wisconsin Service Award Program. The State of Wisconsin's contribution should be \$390.00 for a total of \$688.22 per qualified person.

In 2016 the Town's contribution per qualified Fire Fighter and First Responder was \$298.22.

RECOMMENDATION

The Town's contribution should not be less than \$298.22. A 2.0% increase would make the contribution \$304.19 per qualified Fire Fighter and First Responder.



PRE-VALUATION CENSUS

Town of Algoma

As of 12/31/2018

Name	Date of Birth	Age	Years of Service	Performed Year of Service	Current Contribution	Prior Service Contribution Amt (minimum of \$100)	# of Prior Service Years Being Credited	----- Dates -----	
								Termination, Death or Disability	Leave of Absence
ANDERSON, CHRIS	02/07/1983	34	4	Yes / No					
BRAUN, GINNY	01/01/1986	31	3	Yes / No					
BRAUN, TODD	06/27/1970	47	4	Yes / No					
BREU, KEITH	01/27/1968	49	15	Yes / No					
BREU, LISA	05/29/1969	48	13	Yes / No					
BUSCHKE, MOLLY	12/20/1990	27	5	Yes / No					
DAVIS, DONALD	02/07/1968	49	5	Yes / No					
DEMLER, GLENN	08/02/1968	49	20	Yes / No					
FITZPATRICK, MICHELLE	01/09/1975	42	6	Yes / No					
FRIDAY, PAUL	02/11/1992	25	6	Yes / No					
GROTH, SCOTT	08/04/1966	51	16	Yes / No					



**PRE-VALUATION CENSUS**  
Town of Algoma  
As of 12/31/2018

Name	Date of Birth	Age	Years of Service	Performed Year of Service	Current Contribution	Prior Service Contribution Amt (minimum of \$100)	# of Prior Service Years Being Credited	----- Dates -----	
								Termination, Death or Disability	Leave of Absence
HARRINGTON, TANNER	08/21/1993	24	5	Yes / No					
HEIMAN, TIM	11/18/1978	39	10	Yes / No					
JUNGWIRTH, RUSSELL	08/28/1971	46	2	Yes / No					
KINDERMAN, ADAM	01/22/1987	30	12	Yes / No					
KNAUS, CONNOR	07/12/1995	22	5	Yes / No					
KOLB, JIM	09/03/1949	68	28	Yes / No					
KOLB, JOHN	06/21/1943	74	28	Yes / No					
MILLER, JEFF	06/10/1964	53	28	Yes / No					
MILLER, RON	04/23/1950	67	28	Yes / No					
PATT, RON	02/19/1961	56	23	Yes / No					
ROBINSON, TYLER	06/02/1983	34	16	Yes / No					



**PRE-VALUATION CENSUS**

Town of Algoma

As of 12/31/2018

Name	Date of Birth	Age	Years of Service	Performed Year of Service	Current Contribution	Prior Service Contribution Amt (minimum of \$100)	# of Prior Service Years Being Credited	----- Dates -----	
								Termination, Death or Disability	Leave of Absence
ROCOLE, PAT	03/04/1962	55	18	Yes / No					
SAWICKI, KEVIN	02/01/1989	28	10	Yes / No					
SCHWAB, CHRISTOPHER	08/30/1985	32	2	Yes / No					
SEIBOLD, JEFF	06/30/1967	50	16	Yes / No					
THOMPSON, MARK	11/06/1971	46	19	Yes / No					
TOLLE, JEREMY	12/30/1985	32	1	Yes / No					
WOLF, RYAN	01/26/1982	35	12	Yes / No					