

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
January 16, 2019**

The monthly Town Board meeting was called to order by Chair Rasmussen at 6:05 p.m.

The Pledge of Allegiance was recited by all those present.

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

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

On a motion by Supervisors Wright/Clark, passed on a voice vote, the Board approved the minutes of the Monthly Town Board Meeting dated December 19, 2018 with two corrections.

On a motion by Supervisors Clark/Wright, passed on a voice vote, the Board approved the January 2019 disbursements.

John Kolb and Jim Kolb were recognized for their years of service to the Town of Algoma Fire Department. John served on the Department for 52 years and was Assistant Chief for a portion of that time. Jim served for 29 years as an equipment operator. They were each given a card of congratulations, gift certificates and a hearty round of applause.

Scott Groth was reaffirmed as Fire Chief and sworn in by the Clerk.

No one came forward for the Public Forum that was held for citizens that did not wish to speak on the Preliminary Plat issue.

The Fire Department provided a written report. The Knox Box Ordinance needs to be refreshed. The Department is also looking at replacing the sign in front of the station. First Responder Paul Friday wrote a grant to the John Kunzel Foundation and the Department received a \$2,500.00 grant to purchase more AEDs.

The Economic Development Committee did not meet in January 2019.

The Planning Commission recommends approval of the Lakevista Estates Preliminary Plat with modifications and conditions.

The Parks Committee did not meet in December 2018.

The monthly financial statements were received.

Administrator Krumenauer reported that 13 new home permits were taken out in 2018. Although the number of new homes is down from last year, the total value is greater. The Winnebago Town's Association meeting is being held in the Town of Black Wolf on Thursday. Any Board member is welcome to attend. In 2019, there will be road improvements with some assessable, more road maintenance, some stormwater projects, completion of the Comprehensive Plan and the Stormwater Planning Grant.

The Board will discuss and take action on the Preliminary Plat Approval for the Lakevista Estates development.

Chair Rasmussen asked Eric Hoffman (the developer) why the sump pump management plan only cover lots 23 – 54 and does not extend to lot 59.

Eric Hoffman replied that lots 59 to 55 are going run along the surface into a ditch. Lot 39 – 50 should not have an excessive amount of water. There is a fall of 12 feet between lots 59 and 54.

Chair Rasmussen also asked how the developers guarantee that there will be a Homeowners Association.

Eric Hoffman said that there are going to other things that will need maintenance and the owners will sign up for the HOA when they buy the lot. The Town will have the ability to do work and assess it back to the property owners with the HOA written into the deed.

Supervisor Marvin asked if the HOA would include all of the lots.

Eric Hoffman responded that all lots will be a part of at least one HOA. There will probably end up being 2 HOAs.

The citizens that signed up for Public Forum on this topic were invited to come forward.

Russell Schwandt of 3292 Leonard Point Lane – He is not against the development, just doesn't like the lot sizes. Feels that the outcome of this development was predetermined and the Board is not following the will of a majority of the people. Cannot compare the condos on Timberline with the duplexes in this development as the condos are owner occupied. He also stated that the development will be more in line to the North Oakwood Road duplexes with a lower value.

Peter Donner of 3330 Leonard Point Lane – Has the shoreland zoning issue been addressed? The sump pump water runoff is not specific enough. Be cautious.

No other citizens came forward and the Public Forum on this issue was closed.

Eric Hoffman responded that shoreland zoning has been taken care of with Winnebago County and the development ended up with 3 fewer lots. Martenson & Eisele has done the calculations for the drainage and this will be available at the time the Final Plat is presented. Twindos and/or duplexes will be built in the initial phase as they want to offer them for sale.

Administrator Krumenauer reminded that Board that there are four areas of the building code that need modifications.

Administrator Rasmussen sees no problem with 4 discharges onto Caden Court.

On a motion by Supervisors Wright/Clark, carried on a 5 – 0 roll call vote, the Board approved the Preliminary Plat for Lakevista Estates with the following modifications and/or conditions:

Modifications:

1. *A modification/exception to Chapter 225-59 F(3) will be required upon final subdivision plat approval (28 units)*
2. *A modification/exception to Chapter 225-59 P(5) will need to be considered allowing 21 lots along Caden Court to have a reduced lot area*
3. *A modification/exception to Chapter 225-59 P(8) will need to be considered allowing 28 lots along Caden Court to have a reduced lot width at the setback line*
4. *A modification/exception to Chapter 225-59 P(9) will need to be considered in order to allow our lots to be discharged off of the Caden Court Cul-de-Sac (4 lots)*

Conditions:

5. *Completion of site plan review committee*
6. *An approved developer agreement shall be provided upon final plat submission*
7. *A formal approval from private or public utility companies shall need to be submitted prior to final plat*

8. *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*
9. *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*
10. *A condition of final plat approval will be to address the dedication of public space or the “payment in lieu of” requirement*
11. *An approved street light shall be required at the intersection of Veanna Boulevard and Leonard Point Road*
12. *The inclusion of a subdivision identification sign is allowed but will have to be approved if proposed*
13. *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*
14. *All Town of Algoma, Winnebago County, other reviewing organizations and state guidelines and regulations be followed*
15. *Sump pump management be provided to lots including lots 23 – 54*
16. *Dedicated access to outlots for maintenance that includes recorded easements*
17. *Design proposed trail networks adjacent to roadways*
18. *Designated stormwater facilities and easements have a maintenance agreement requiring long term maintenance by the Neighborhood Association and/or Developer.*

On a motion by Supervisors Clark/Wright, passed on a voice vote, the Board adjourned at 6:47 p.m.

Respectfully submitted,

Deborah L Stark, WCMC

Clerk