

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
PLANNING COMMISSION MINUTES FOR  
JANUARY 9, 2019**

The Planning Commission meeting was called to order by Chair Clark at 6:00 p.m.

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

The following Commission member was absent: Dewey Nelson (excused).

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

On a motion by Members Hoy/Timm, passed on a voice vote, the Commission approved the minutes of the December 12, 2018 meeting with a minor correction on the last page.

Administrator Krumenauer explained the plat, its location and the designations of R-2 and R-3. Lots 28 through 31 on Caden Ct will have to meet minimum lot size standards under NR-115 Shoreline Zoning. The PDD zoning portion has been removed from the plat. Modifications and/or exceptions will have to be made to Chapter 225-59 F(3), Chapter 225-59 P(5), Chapter 225-59 P(8) and Chapter 225-59 P(9).

The Developers were invited forward to answer technical questions of the Commission members.

Member Thompson asked who would be the owner of Outlet 2.

The Developers answered that it would be the Home Owners Association. They are planning on a high end pond that would have fish and wildlife.

Member Thompson also asked when the trail would be built and by whom?

The Developers will be building it right away as not having the trail is not a good selling point.

Member Thompson said that lots 23 – 50 were initially a cluster and now that has changed. The small lots should not be on Caden Ct.

The Developers replied that there was never going to have a public area and it is not a condo plat so there cannot be a common area. The people they envision purchasing lot 23 – 50 are not going to want large lots. They are usually downsizing and have no children at home.

Member Clark commented that the sump pump restriction should be kept. The common area mailboxes should not be required. A permanent pond maintenance agreement cannot be enforced.

The Developers commented that all sump pump outlets will be regulated but not everyone will be underground and going to the storm sewer.

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

Jeff Lytle of 3269 Nelson Road – The cul-de-sac on Caden Ct does not meet code. The Town code has also been neglected on lot sizes and frontage requirements. Exceptions to the code shouldn't be granted.

Mike Haave of 3258 Leonard Point Lane – It's not right to compare the small lot sizes to Leonard Point Lane because the Lane has been there for 120 years. The 38" drainage pipe is twice the size of the outlet pipe. Is there any guarantee that the water on lots 29 – 34 will flow in the correct direction.

David Stubbs of 3236 Leonard Point Lane – The main concern of the Leonard Point Lane Association is drainage. Need to consider the maintenance of the 38" drainage pipe as the outlet flows through private property.

Carole Meton of 1923 Timberline Drive – Has the plat been decided and how many apartments are proposed? Leonard Point Road traffic is an issue and when it needs improvements we will have to pay for it.

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

Administrator Krumenauer commented that Leonard Point Road has been looked at for 15 years. It was decided to do Omro Road first (2021) and Leonard Point Road would follow.

The developers have hired Jim Smith of Martenson & Eisele, Inc. as their land surveyor. He said the stormwater analysis has finished and all pipe sizes are known. The stormwater management plan has to meet certain guidelines and the flow of water through a pipe cannot

be greater after changes have been made. The drainage on lots 29 – 34 will be at the back of the lots. There will be a small swale with the storm tying in and it will catch off that water.

The developers also commented that they now have 86 lots on 45 acres.

Member Clark noted that Chapter 225 – 58 allows for a waiver and modifications.

Member Thompson commented he looked at other options for Caden Ct but that led to the outlet being on Leonard Point Road. Caden Ct could be shortened but then it would chop up the streets. He is not a small lot guy, but realized he must do what is best for the Town. Also feels comfortable with the drainage design.

Member Clark reiterated that the mailbox and parking restrictions are not appropriate. Caden Ct will introduce a new type of necessary housing and a Homeowners Association should be responsible for the long term drainage maintenance.

Member Thompson said the trail between lots 61 and 62 should be moved to next to lot 60.

The developers replied the placement of the trail was just a placeholder and it can be moved.

Member Thompson asked if the drainage and access easements for Outlot 2 are a total of 20 feet with 10 feet on each side or is each one a total of 40 feet with 20 feet on each side.

Member Timm commented that stormwater has always been a problem and it is sometimes due to lot sizes. The effort, cost and time that has gone into the stormwater management plan has been much appreciated.

On a motion by Members Clark/Hoy, carried on a 5 – 0 roll call vote, the Commission recommends approval of the Preliminary Plat for Lakevista Estates with the following modifications and/or exceptions:

- 1. A modification/exception to Chapter 225-59 F(3) will be required upon final subdivision plat approval*
- 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*
- 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 – 62*
16. *Dedicated access to outlots for maintenance*
17. *Public trail align*
18. *Designated stormwater facilities and easements have a long term maintenance by the Homeowners Association and/or Developer.*

On a motion by Members Thompson/Hoy, passed on a voice vote, the Commission adjourned at 7:27 p.m.

Respectfully submitted,

Deborah L Stark, WCMC

Clerk

**Approved on 02-13-2019**  
Planning Commission