

**TOWN OF ALGOMA**  
**WINNEBAGO COUNTY, WISCONSIN**  
**COMPREHENSIVE PLANNING COMMITTEE**

**Wednesday, February 13, 2019**

Algoma Town Hall  
15 N. Oakwood Road, Oshkosh, WI 54904

**Summary of Proceedings**

**1. Call to Order:**

The Comprehensive Planning Committee was called to order by Mrs. Clark at 6:15 p.m.

**2. Roll Call:**

**The following Committee Members were in attendance:** Petey Clark, Curt Clark, Patricia Frohrib, Mark Thompson, Kris Timm, Audra Hoy, Peter Cernohous, Ian McDonald

**The following Committee Members were absent:** Daniel Martin (excused), Joel Rasmussen (excused)

**The following were also present:** Benjamin Krumenauer, Administrator & Eric Fowle, ECWRPC

**3. Public Forum:**

None

**4. Discussion and possible action re: Minutes from the June 13, 2018 meeting**

A motion was made by Ms. Hoy and seconded by Ms. Frohrib to approve the minutes from the June 13, 2018 meeting. Motion Carried 7-0 (McDonald abstain).

**5. Discussion and possible action re: Westward Ho vision study results**

Mr. Fowle explained the overall vision study process and highlighted the characteristics of the Town and focus area. He continued by explaining how this data should be used to supplement future site designs and should be used as a focus point for how the community feels a coordinated design should look, act and feel.

Mr. Fowle made a recommendation that a future master site design be developed that incorporates these elements as well as protection of residential, cultural and natural areas.

Ms. Clark asked if more public input is needed in the future.

Mr. Fowle responded affirmatively and that input should always be garnered as often as possible. Additionally, he recommended we reach out to adjacent communities on how services and roads can align in the future.

**6. Discussion and possible action re: Chapter 2: Issues and Opportunities.**

Mr. Krumenauer started the discussion by outlining the chapter and described the various options available to the Town from a formatting perspective.

Mr. Fowle outlined the chapter and stated the importance on focusing on details as well as the high level needs.

**7. Discussion and possible action re: Chapter 7: Housing.**

Mr. Fowle explained the intent of Chapter 7. He went on to state that even though agricultural growth in the Town is stagnant or leaving, there are still areas in the community that should be protected from a natural perspective. A strong fit with future housing should be encouraged.

Ms. Clark asked for a more detailed description of the item and how it fits with the planning process.

Ms. Hoy stated the importance of housing options and how it needs to align within the chapter's narrative.

Mr. Fowle stated that a housing matrix could be added to ensure that consistency is held in the future. Mr. Krumenauer added that the matrix will help Planning Commission and Board members make difficult decisions in the future.

Ms. Clark asked if there are ways we can help keep the cost of construction lower.

Mr. Fowle responded that there are options including density and smaller lots. A significant portion of development costs is tied to the land. This option can help if properly used.

Mr. Fowle discussed the increased discussion around Accessory Dwelling Units (ADUs). There are options available to the Town that will help decrease cost to develop/live. He went on to state that ADUs help to balance the "missing middle".

Mr. Thompson asked about how growth is impacted in the future. He went on to state that what will happen to traditional Town growth in 40 years.

Mr. McDonald talked about the importance of framing a discussion and ensuring the proper context is placed. He went on by describing the importance of "policy window" and how these options can help the Town promote sustainable decision making and Town understanding.

Mr. Cernohous added the importance of being better than neighbors and offering a style of living that is above the areas bell curve. He went on by explaining how Algoma provides an alternative living style that Oshkosh doesn't have. This should be promoted through thoughtful design.

Mr. Fowle asked if minimum square footage, aesthetics and landscaping standards should be pursued or whether we should let the market dictate.

**8. Next steps and meeting dates.**

Mr. Fowle explained the next steps and provided an update on the Transportation and Community Facilities chapters under review.

**9. Adjourn.**

A motion was made by Mr. Thompson and seconded by Mr. Clark to adjourn. Motion passed 8-0. Adjourn 8:07 p.m.