

Approved: 3/8/2023

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
April 13, 2022
Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904**

The Planning Commission meeting was called to order by Chair Clark at 6:01 p.m.

The following members were present: Petey Clark, Mark Thompson, Ben Szilagyi, and Linda Kollmann

The following member was excused: Dan Martin

The following member was absent: Ethan Firgens

The following individuals were also present: Town Chair Rasmussen, Administrator Richard Heath, Algoma Sanitary District Director Kevin Mraz, Developer Russ Williams, resident Curt Clark, 1680 Rasmussen Road, and resident Charles Schaller, 1397 Russett Lane.

On a motion by Member Kollmann and seconded by Town Chair Rasmussen, passed on a voice vote, the minutes from the February 9, 2022 meeting were approved. Commission Chair Clark Abstains.

Developer and owner of Parcels 002-017401 and 002-01740103, Russ Williams, provided an overview of the concept plan that was provided to the Planning Commission members in their meeting packet. He explained that the Wisconsin Department of Natural Resources will need to provide permits for Lots 2-5 where the single-family homes will be located. This parcel and the extension of Olde Apple Lane west through Town Lot 99 contain wetlands. A detention pond will not be required for the single-family home development, but there will be convenances in place for the four homes.

Mr. Williams explained that the 16-unit condos will be comprised of eight ranches. The roads will be privately owned and the roads and properties maintained through an association. The condos will be for sale and not for rent. However, that does not preclude the individual purchasing the condo from renting it in the future. A detention pond will be constructed to serve the stormwater needs of the condo area. Mr. Williams asked if the condo development could accommodate the fire trucks? Member Thompson did not see an issue with fire trucks coming in and out of the development. Town Chair asked for clarification if the proposed cul du sac on Pierce Lane would remain? Mr. Williams thought the cul du sac would remain for vehicles to turn around because the road to the west would be privately owned by the association.

Town Chair Rasmussen stated that it would be preferred by the Town that the developments contain a mini storm sewer system to capture and convey sump pump water because wet ditches are a real problem to maintain. Commission Chair Clark added that the parcels are zoned R-2 and R-3 and are appropriate for the type of development proposed on them. Member Kollmann asked how the neighbors would respond to the construction of the condos? Member Szilagyi added how long has the

parcel been zoned R-3? Mr. Williams responded that the R-3 zoning for that parcel has been in place for at least 20-years.

Kevin Mraz addressed the members by adding that the Algoma Sanitary District has signed a developer's agreement with 300, LLC to design the water and sewer systems for Olde Apple Acres Addition 1, Phase 3, which is the southwest corner of the current development and includes 33 homes. Mr. Mraz stated that there is capacity to serve both the single-family residents and condos and the two parcels are already located within the approved sewer service plan. Mr. Mraz noted that the district does not have access currently from Olde Apple Lane or Pierce Lane and would need to have an easement from the Town. He added that the district would need an easement between Lots 3 and 4 in order to serve properties to the west in the future.

Member Thompson asked what are the next steps for Olde Apple Lane to be extended to the west through Town Lott 99? Mr. Williams explained that he was waiting on approval from the Town before he moved forward with contacting his surveyor for a draft site plan and the Wisconsin Department of Natural Resources to begin the permitting process. Commission Chair Clark asked if any of the Members had any additional questions, and if not, the Planning Commission members can move forward with a general recommendation for Mr. Williams to move forward on a site plan and permitting. All of the members agreed with the recommendation to move forward and for Mr. Williams to provide updates to Administrator Heath as to his progress.

Resident Charles Schaller stated that he is not opposed to the project but did have some concerns with ongoing drainage issues on and near his property and the potential for residents of the condos to be mostly renters and not home owners.

The members reviewed the Winnebago County A-1 Re-Zoning Project memo and felt there would be no impact to the Town of Algoma.

On a motion by Town Chair Rasmussen and seconded Member Thompson, passed on a voice vote, the Planning Commission adjourned at 6:45 p.m.

Respectfully submitted,
Richard Heath
Administrator