TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, May 14, 2025 at 6:00 pm.

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 March 12, 2025.
4. **Discussion and possible action re**: Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of Thomas Marquardt to revise the size of two parcels, 0021019 and 0021020.
5. **Discussion and possible action re:** Preliminary Plat (Springhetti Lake) by petitioner Scott Anderson, Davel Engineering, on behalf of Dan Springhetti, for property parcel numbers 002-0022, 002-0020, 002-0025, 002-0027, and 002-0027-01.
6. **Discussion and possible action re**: Elect Planning Commission Officers:
    a. Chair
    b. Vice Chair
    c. Recording Secretary/Planning Coordinator
7. **Adjourn.**

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: May 8, 2025

Posted at: Town of Algoma Hall, www.townofalgoma.org.

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
March 12, 2025
Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904

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

The following members were present: Mark Thompson, Dan Martin, Bill Van Aacken, Mike Skoglind, Kyle Kehoe, Linda Kollman, and Sherri Maruska.

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Van Aacken and seconded by Commissioner Kollman, passed on a unanimous 7-0 voice vote, the minutes from the February 12, 2025 meeting were approved.

Chairman Martin provided an overview of agenda Item 4, Rezoning of 1598 N. Oakwood Road, parcel 002-004102, from R-1 Rural Residential District to R-3 Duplex Residential District. The petitioner, Darren Barany, was present. Administrator Mahoney went over the analysis of the rezoning request as presented in the packet memo. Commissioner Maruska asked if this parcel was zoned differently before. Mr. Barany provided some history on the parcel and the previous owner and how the property was being used, noting that it had at one time been zoned as a duplex. Commissioner Thompson asked about water and sewer laterals. Mr. Barany confirmed the property has one well but is not sure if there are one or two sewer laterals. There was discussion amongst the commission as to how the zoning change would impact the types of future structures and buildings on this parcel. Administrator Mahoney explained the permitted uses and structures would have to follow the county zoning guidelines for use and dimensional standards for that zoning district—in this case two-family and single-family residential would be allowed. There was no further discussion. A motion was made by Commissioner Kehoe and seconded by Commissioner Kollman for the Planning Commission to recommend approval to the Town Board of rezoning 1598 N. Oakwood Road, parcel 002-004102, from R-1 Rural Residential District to R-3 Duplex Residential District. A voice vote was taken and unanimously approved the motion 7-0.

On a motion by Commissioner Thompson and seconded by Commissioner Van Aacken, passed on a unanimous voice vote, the Planning Commission adjourned at 6:14 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: May 14, 2025

RE: **ITEM 4: Discussion and Possible Action re**: Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of Thomas Marquardt to revise the size of two parcels, 0021019 and 0021020.

GENERAL INFORMATION:

Petitioner: Darryl Lehman, Martenson & Eisele
101 W. Main
Omro, WI 54963

Owner: Thomas Marquardt
3280 Leonard Point Lane
Oshkosh, WI 54904

Past Planning Discussion(s): None

Action Requested: Petitioner is requesting approval of the Certified Survey Map on behalf of the property owner to change the size of two parcels, 0021019 and 0021020. The same person owns both parcels.

Property Location and Type:
The subject properties are adjacent, owned by the same property owner, and are zoned R-2 Suburban Residential District. Both lots currently meet the dimensional and access requirements for lots in this zoning district and the Leonards Point subdivision. The property owner wants to widen the lot line ~4 feet to increase the size of Lot 2 prior to selling it. The additional land would come from Lot 1 and help in the design of a future home on Lot 2.

These parcels are not in an area of Town where a boundary agreement is currently in effect.

ANALYSIS:

The proposed CSM would revise the two existing parcels in the R-2 Suburban Residential District, which would need to continue to meet the dimensional standards for single-family defined for that district in Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 as follows:

Exhibit 8-2 Dimensional standards by zoning district - continued

R-2 Suburban residential district (subdivided)		
	Single-family	Nonresidential
Lot size, minimum [3]:	20,000 sq. ft. for an unsewered lot; 9,000 sq. ft. for a sewered lot and nonshoreland; 10,000 sq. ft. for a sewered lot and shoreland	43,000 sq. ft.
Lot size, maximum:	none	no limitation
Lot width, minimum:	100 ft. for an unsewered lot; 65 ft. for a sewered lot	200 ft.
Road frontage, minimum:	33 ft.	200 ft. for an unsewered lot; 33 ft. for a sewered lot
Separation between detached buildings, minimum:	10 ft.	10 ft.
Yard setback: [6,7]		
Street yard, minimum:	30 ft.	30 ft.
Side yard, minimum: [5]	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building
Rear yard, minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:		
Principal building, maximum:	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.
Floor area:		
Principal building, minimum:	1,000 sq. ft. of living space	no limitation
Accessory area, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]; 1 percent of lot area for buildings related to household livestock	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]
Number of detached accessory buildings, maximum:	No Limitation	2 [2]

Please note that the street yard setback for this subdivision is less than the current code at 20.15' (not 30') as well as the lot size requirements, which are smaller than listed in the code. This is consistent with and conforms with the lots in the Leonards Point subdivision. In addition, Lot 1 does have existing structures. The proposed change moves the lot line as close as possible to the

existing garage, 3 feet, which meets the dimensional requirements. As such, **the proposed lots meet the dimensional requirements.**

RECOMMENDED ACTION:

Staff recommends approval of CSM as presented. Should the Planning Commission agree, the following motion may be made:

"Motion to recommend approval to the Town Board the Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of Thomas Marquardt to revise the size of two parcels, 0021019 and 0021020."

ATTACHMENTS:

1. GIS map of current parcels
2. Town Application
3. Certified Survey Map of proposed lots

GIS aerial of current lots for proposed CSM by property owner Thomas Marquardt:



Authentisign ID: B232AC24-4F16-F011-8B3D-00224822F75A

Town of Algoma
Wisconsin - Established 1848

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

Visit us at www.townofalgoma.org
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Martenson & Eisele · DARRYL LEHMAN Date: 4-9-25

Petitioner's Address: 101 W. MAIN City: OMRO State: WI Zip: 54963

Telephone #: (920) 685-6240 Fax: ( ) _____ Other Contact # or Email: daryl e martenson-eisele.c

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): Daryl E R Date: 4-9-25

OWNER INFORMATION

Owner(s): Thomas Marquardt Date: 4-9-25

Owner(s) Information: 3280 Leonard PT LN. 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: Thomas R. Marquardt Date: 04/10/25

SITE INFORMATION

Address/Location of Proposed Project: 3280 Leonard Point Lane

Current Use of Property: Single Family Residence / vacant lot Zoning: R-2

Land Uses Surrounding Your Site:
North: LAKE Butte DES Morts
South: Lake Vista Subdivision / Single Family
East: Single Family
West: Single Family

Projected Timeline: ASAP

Project Description: Proposed Certified Survey Map would add some land to tax parcel 0021019 that is for sale. The additional land is to help in the design of a future home on the lot

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Authentisign ID: B232AC24-4F16-F011-8B3D-00224822F75A

Town of Algoma
Wisconsin - Established 1848

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M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: 25,188 Sq. ft / 0.578 Ac

Development Area and Percentage: —

of Employees/#of Residential Units: 2 residential units

of Proposed Parking Space: —

Traffic Count Projections (attach documentation): —

Percent Impervious (attach documentation): see CSM

Description of Required Landscaping (attach landscape plan): _____

Additional Information: _____

OFFICE USE ONLY

Received By: Rhonda Date: 4-14-25 Fee: $200.00 Paid: (Yes) No

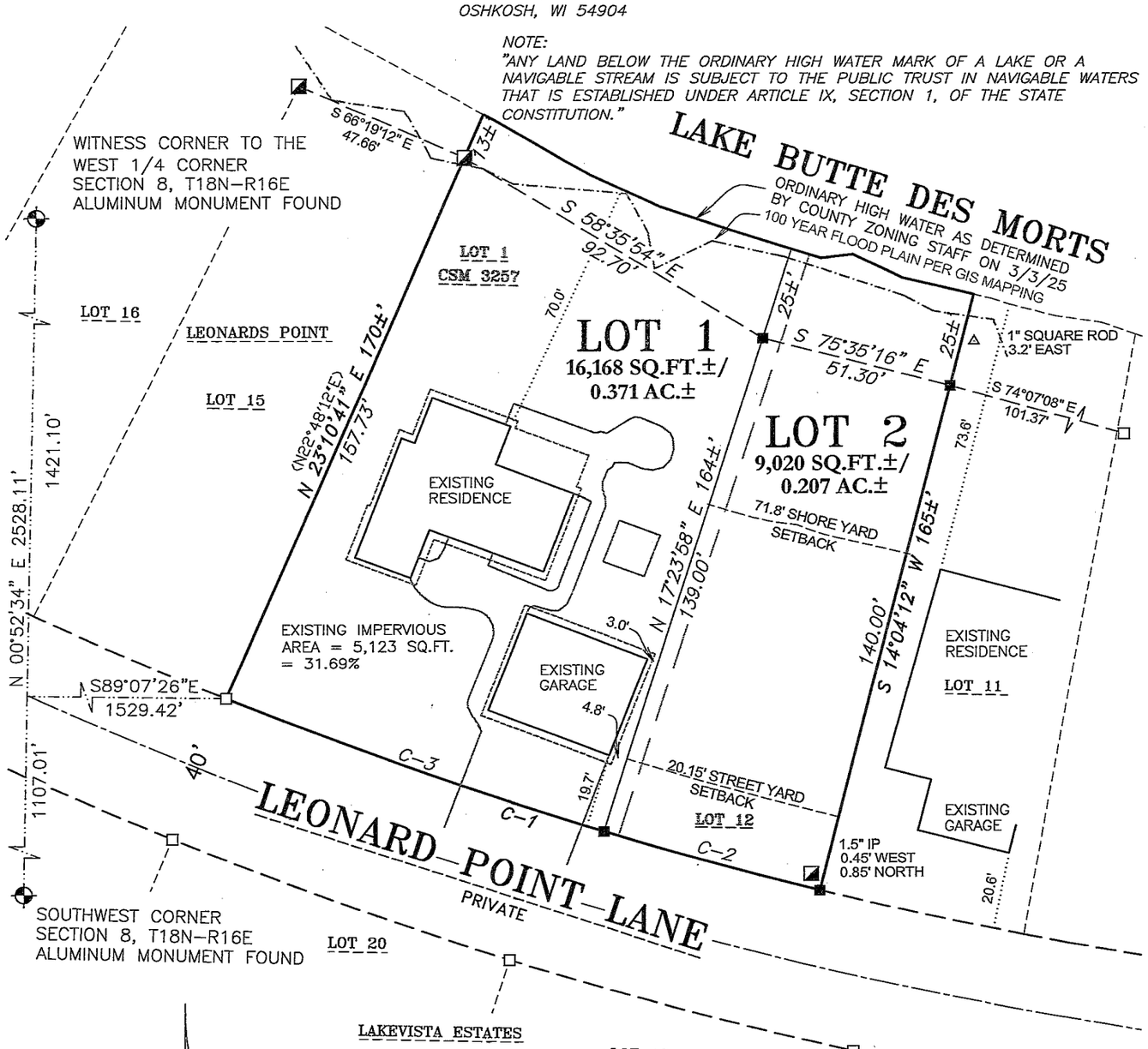
Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP 3257, AND LOT 12 IN THE PLAT OF "LEONARDS POINT", ALL BEING PART OF GOVERNMENT LOT 3 IN SECTION 08, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
MICHAEL BOETTCHER
3046 WOODRIDGE DRIVE
OSHKOSH, WI 54904

NOTE:
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION."



Curve	Radius	Delta	Length	Chord Bearing	Chord	Tangent In	Tangent Out
1	1107.88'	008°33'06"	165.36'	N71°42'12.0"W	165.20'	S67°25'39"E	S75°58'45"E
2	1107.88'	003°04'19"	59.40'	N74°26'35.5"W	59.39'	S72°54'26"E	S75°58'45"E
3	1107.88'	005°28'47"	105.96'	N70°10'02.5"W	105.92'	S67°25'39"E	S72°54'26"E

N

Scale 1 inch = 40 feet
0 20 40 80

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1997) IN WHICH THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 8, BEARS N00°52'34"E

LEGEND

- ■ *1–1/4" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT*
- ◪ *1–1/2" O.D. IRON PIPE FOUND*
- △ *1" SQUARE ROD FOUND*
- ⊡ *1–1/4" O.D. IRON PIPE FOUND*
- ⌖ *GOVERNMENT CORNER FOUND*
- ( ) *RECORDED AS*

WISCONSIN
DARRYL S. LEHMAN
S-3255
OSHKOSH
WI
LAND SURVEYOR

4-7-25

Martenson & Eisele, Inc.

101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1–2009–001

FILE 12009001CSM SHEET 1 OF 3

This instrument was drafted by: DSL

Certified Survey Map _____

LOT 1 OF CERTIFIED SURVEY MAP 3257, AND LOT 12 IN THE PLAT OF "LEONARDS POINT", ALL BEING PART OF GOVERNMENT LOT 3 IN SECTION 08, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Darryl S. Lehman, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped, at the direction of Michael Boettcher, Lot 1 of Certified Survey Map 3257, and Lot 12 in the plat of "Leonards Point", all being part of Government Lot 3 in Section 8, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 08; thence North 00 degrees 52 minutes 34 seconds East 1107.01 feet, along the West line of Government 4 of said Section 08; thence South 89 degrees 07 minutes 26 seconds East 1529.42 feet, to the point of beginning; thence North 23 degrees 10 minutes 41 seconds East 157.73 feet, along the West line of said Lot 1 of Certified Survey Map 3257, to a meander corner being South 23 degrees 10 minutes 41 seconds West 13 feet more or less from the shoreline of Lake Butte Des Morts; thence South 58 degrees 35minutes 54 seconds East 92.70 feet, along a meander line to a meander corner being South 17 degrees 23 minutes 58 seconds West 25 feet more or less from the shoreline of Lake Butte Des Morts; thence South 75 degrees 35 minutes 16 seconds East 51.30 feet, along a meander line to a meander corner being South 14 degrees 04 minutes 12 seconds West 25 feet more or less from the shoreline of Lake Butte Des Morts; thence South 14 degrees 04 minutes 12 seconds West 140.00 feet, along the East line of said Lot 12; thence 165.36 feet along the arc of a curve to the right, having a radius of 1107.88 feet and whose chord bears North 71 degrees 42 minutes 12 seconds West 165.20 feet, along the North right-of-way line of Leonard Point Lane, to the point of beginning, including all lands between the meander line and the shoreline of Lake Butte Des Morts.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the same and the Town of Algoma, and Winnebago County Subdivision Ordinances.

This map is a correct representation of all of the exterior boundaries of land surveyed and the division thereof.

Given under my hand this 7th day of April, 2025.

Darryl S. Lehman, PLS-3255

WISCONSIN
DARRYL S. LEHMAN S-3255 OSHKOSH WI
LAND SURVEYOR

Winnebago County Planning and Zoning Committee Certificate:

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on _____day of _____, 2025.

_____
Chairman, Planning and Zoning Committee

This CSM is contained wholly within the property described in the following recorded instruments:

Owner(s) of record	Document(s)	Parcel Number(s)
Thomas R. Marquardt	1792383	0021020
	1792384	0021019

Certified Survey Map _____

LOT 1 OF CERTIFIED SURVEY MAP 3257, AND LOT 12 IN THE PLAT OF "LEONARDS POINT", ALL BEING PART OF GOVERNMENT LOT 3 IN SECTION 08, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

As owner, I the undersigned, hereby certify that I caused the land above described to be surveyed, divided, and mapped all as shown and represented on this map.

_____

Thomas R. Marquardt Date

State of Wisconsin)
)SS
Winnebago County)

Personally came before me on the _____day of _____, 2025, the above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ My Commission Expires_____

Treasurer's Certificate:

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

_____ _____

Town Treasurer Date County Treasurer Date

_____ _____

Print Name Print Name

Town Board Approval:

We hereby certify that the Town of Algoma has reviewed and approved this certified survey map.

_____ _____

Town Chairman Date Town Clerk Date

_____ _____

Print Name Print Name

WISCONSIN
DARRYL S.
LEHMAN
S-3255
OSHKOSH
WI
LAND SURVEYOR

4-7-25

PROJECT NO. 0-2009-001 SHEET 3 of 3

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: May 14, 2025

RE: **ITEM 5: Discussion and Possible Action re**: Preliminary Plat (Springhetti Lake) by petitioner Scott Anderson, Davel Engineering, on behalf of Dan Springhetti, for property parcel numbers 002-0022, 002-0020, 002-0025, 002-0027, and 002-0027-01.

GENERAL INFORMATION:

Petitioner: Scott Anderson, Davel Engineering
1164 Province Terrace
Menasha, WI 54952

Owner: Dan Springhetti
975 West American Drive
Neenah, WI 54956

Action Requested: Petitioner is requesting approval of the preliminary plat on behalf of the property owner.

Background:

In July 2024 the town approved rezoning these parcels from A-2 General Agriculture to R-2 Suburban Residential District. A concept of the plat was provided with the rezoning application which included 27 single-family lots and 30 single-family condominium units.

In August 2024 there was a virtual meeting with the project engineer and developer, WDNR, Winnebago County, and town staff *(see August 2024 kick-off meeting notes)*. A variety of topics including stormwater, stream channel relocation, and setbacks were discussed. A short time later in September 2024 there was a follow-up meeting between the project engineer and developer and town staff to further discuss some of the topics brought up at the August meeting including lot access on Leonard Point Road and stormwater conveyance. There were some check-ins and brief communications on the project status over the next six months.

The developer reached out in March 2025 indicating they were ready to proceed with a preliminary plat. The pre-submittal meeting was held on March 19, 2025 and the preliminary plat and application was submitted to the town on March 24, 2025. The preliminary plat was provided to the Town Board, Planning Commission and East Central Regional Planning Commission on March 28, 2025 (within 5 working days of receipt as required per town code).

Process:

The Planning Commission will review and make a recommendation to the Town Board to:

a. Approve the preliminary plat;
b. Approve the preliminary plat with conditions; or
c. Deny the preliminary plat.

The Town Board will review along with the Planning Commission recommendation and shall make a decision to:

a. Approve the preliminary plat;
b. Approve the preliminary plat with conditions; or
c. Deny the preliminary plat consistent with Wis Stats 236.11(1)

Such decision shall be made within 90 days of the date of the filing. Failure to act within this time period shall constitute approval. The Town Board is designated as approving authority for all preliminary plats.

Winnebago County Planning and Zoning will conduct a pubic informational hearing on this preliminary plat on May 27, 2025 (see attached notice for details). The town is the first review and approval, then other agencies and entities will review. As such, those approvals by those agencies and entities are listed as conditions for town approval.

Proposed Project:

Springhetti Real Estate is proposing to redevelop the Michels Stone Quarry into a private residential lake development. The subject properties in the plat total just over 69 acres. The proposed development would be managed by an HOA and include 26 single-family lots, one lot (Lot 27) that may be developed with either single or multi-family lots, and one outlot (OL1) which would remain undeveloped. Phase 1 may include the homes along Leonard Point Road (Lots 1-12). Phases need to be identified and the plan for Lot 27 needs to be shown on the preliminary plat.

The developer has been working closely with the WDNR and Winnebago County on stream realignment, shoreland zoning, stormwater and proposed changes to the lake. The current regional watershed that will convey to the future storm water pond along Leonard Point Road does not include these parcels. A solution to this problem is a temporary storm pond on Lot 1. Upon the completion of the storm sewer on Leonard Point Road (in 2027), the town pond could be used for this development. The terms for the use of the town's storm pond would be included in the developer's agreement.

Initial comments from the Town Board for the concept plan expressed concern with driveways directly onto Leonard Point Road and a desire for a frontage road to access those lots (Lots 1-12). Town staff have discussed this option with the developer and recommend direct driveway access onto Leonard Point Road and the preliminary plat has been designed accordingly. We recommend this for the following reasons:

1. That section of Leonard Point Road is currently classified as a minor arterial/collector. Direct access by driveway for lots 1-12 is compliant with 225-9(A)(2)(c) as follows:

   > In the case of residential uses with lower vehicle densities, direct access to the arterials shall be limited to the low density residences with encouragement for deeper lots and greater setbacks, and all other residential uses shall be arranged on internal streets or ways including reversed frontage shielded toward the arterial by a screening area consisting of earth mounds or plantings…

   The traffic impact for those 12 residential homes is low and would be similar to driveways on recently reconstructed Omro Road.

2. The driveways will be long and include a turn around—so there should be few, to no, cars backing out of these driveways.
3. The new urban road profile will have storm sewer (curb & gutter, no culverts), sidewalk and bike lane making it safer than the current rural road for driveways.
4. The land value would be significantly negatively impacted with a frontage road.
5. A frontage road would add impervious surface and have to be maintained.

ANALYSIS:

East Central Wisconsin Regional Planning Commission did not have any comments or questions on the proposed preliminary plat.

Two of the five parcels in the development are in the sanitary district service area. The three that are not in the district must be added to the district for Algoma Sanitary District #1 to be able to provide water and sewer service. *See attached Sanitary District Status exhibit*.

The proposed preliminary plat has been reviewed by the Town Administrator, Engineer, Fire Chief and Director of Public Works. Per town code Chapter 225 Land Development the proposed preliminary plat meets the requirements for all applicable compliance and design standards. Note the following:

Per 225-59.F(3) Design standards – Cul de sac: The length of the road ending in a cul-de-sac is longer than allowed by code; however, the characteristics of the parcels do not allow for multiple, shorter roads. One long road with the cul-de-sac is the practical solution and the road is designed to pose no issues for emergency access as long as the culvert/stream realignment portion provides 100 year dry land access to the north end of the cul-de-sac. In addition, that culvert will have to be rated to support large trucks (garbage, fire, construction, etc).

Per 225-59.E Design standards – Street Name: The Planning Commission is considering the proposed street name of "Prosperity Way". It is compliant with the town code and Winnebago County has confirmed this is an acceptable street name.

With the exception of the length of the cul-de-sac as noted above, the streets have been designed in compliance with the town design specifications even though it is a private street. This is important in the event that the town were to take ownership in the future.

The town review includes review of the stormwater/drainage but it is not the formal review—the county will provide the formal review. The town review was shared with the county and includes our concerns for the stream alignment design and drainage along the lots to the west.

There are a number of items that are not resolved as of the time of this memo which are noted in the attached "Town Staff Review 5.5.25" document. These items are being included as conditions for approval in the next section.

RECOMMENDED ACTION:

Should the Planning Commission have edits/additions to these conditions the language should be clearly stated and included in the motion.

Should the Planning Commission recommend denial, those reasons must be clearly identified and included in the motion.

Staff recommends conditional approval of the proposed preliminary plat subject to all of the conditions identified being met. If the Planning Commission agrees, the following motion may be made:

"Motion to recommend approval of the proposed preliminary plat for Springhetti Lake to the Town Board subject to the following conditions being met:

1. *Correct lot number 90 to 20.*
2. *Add cul-de-sac radius measurement.*
3. *Add note to the preliminary plat to identify who will own and maintain uutlot 1 (OL 1) and the private road (Prosperity Way) right of way.*
4. *Identify construction Phases on the preliminary plat including showing the future plan for Lot 27. The future plan for Lot 27 must meet all design and safety requirements.*
5. *Show regulated wetlands on the preliminary plat and plan set per the Wetland Delineation Report.*
6. *Show the location and detail of the water access point for emergency personnel. If located deep within the private development the town may require ingress/egress.*
7. *The existing stream channel along the west property line shall have 60' wide drainage easement from the relocated stream channel north to where the existing stream waterfalls into the quarry/lake.*
8. *To ensure the navigable stream channel is maintained in perpetuity, a 150' wide drainage easement from the west property line to the lake is required and a 70' wide drainage easement from the lake to Leonard Point Road is required. Owners of Lots 1-27 shall be responsible for future maintenance of lands within permanent drainage easements. If not maintained, Town and/or County shall have authority to maintain and assess costs back to owners of Lots 1-27.*
9. *Provide 100-year dry land access at the stream realignment portion in order to protect and maintain access to the north end of the cul-de-sac. That culvert shall be rated to support large trucks (fire, garbage, construction etc).*
10. *Confirmation that utilities can service these parcels, to include approval of annexation of parcels 002-0020, 002-0027, and 002-002701 into Algoma Sanitary District #1.*
11. *Execution of a developer's agreement between the Developer and the Town.*
12. *Review and approval of an erosion control/grading/stormwater management plan for the proposed subdivision by Winnebago County.*
13. *Review and approval by Winnebago County Planning and Zoning.*
14. *Review and approval by the Wisconsin Department of Natural Resources.*
15. *Review and approval by the State of Wisconsin Department of Administration, or its successor department.*
16. *Review and approval by the Army Corp of Engineers.*

ATTACHMENTS:

1. Preliminary Plat and application
2. Town Staff Review 5.5.25
3. Algoma Sanitary District #1 Status exhibit
4. August 2024 kick-off meeting notes
5. Preliminary Plat Plan Set
6. Winnebago County Planning & Zoning Notice of Public Hearing

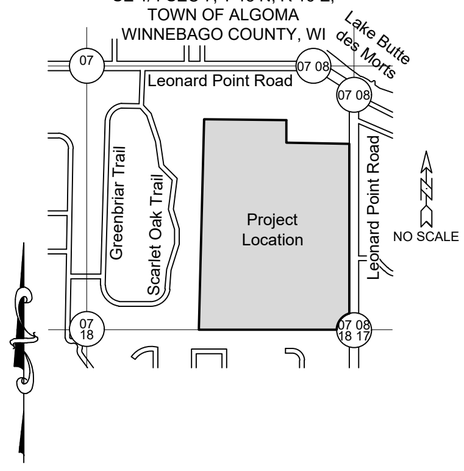
Preliminary Plat of

Springhetti Lake

Part of the Southeast 1/4 of the Southeast 1/4; Part of the Southwest 1/4 of the Southeast 1/4; Part of the Northwest 1/4 of the Southeast 1/4; Part of the Northeast 1/4 of the Southeast 1/4; ALL of Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin

LOCATION MAP

SE 1/4 SEC 7, T 18 N, R 16 E,
TOWN OF ALGOMA
WINNEBAGO COUNTY, WI



100 0 100 200 300

Bearings are referenced to the South line of the Southeast 1/4, Section 07, T18N, R16E, assumed to bear S89°09'19"E, base on the Winnebago County Coordinate System.

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	234	789.58	780.42	6"	PVC	E
MH	232	786.75	777.93	8"	PVC	N
			778.03	8"	PVC	S
MH	229	780.95	772.04	8"	PVC	N
			771.88	8"	PVC	S
MH	224	774.22	763.92	8"	PVC	S
			763.67	8"	PVC	E
MH	40000	796.88	784.54	8"	PVC	S
MH	40027	797.89	783.69	8"	PVC	N
			783.69	8"	PVC	S

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	105	797.34	793.26	18"	CMP	E
			793.15	18"	CMP	SW

LEGEND

- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Fence - Wood
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Navigable Stream (Unchecked)
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Benchmark
- Asphalt Pavement
- Sanitary MH / Tank / Base
- Catch Basin / Yard Drain
- Hydrant
- Utility Pole
- Light Pole / Signal
- Guy Wire
- +799.9 Ex Spot Elevation
- 1¼" Rebar Found
- ¾" Rebar Found
- 1" Iron Pipe Found
- Government Corner
- ( ) Recorded As

SUPPLEMENTARY DATA

Total Area = 3,030,276 SF (69.5656 acres)
R/W Area = 235,646 SF (5.4097 acres)
Net Area = 2,794,630 SF (64.1559 acres)
Number of Lots = 27 and 1 Outlot
Average lot size = 38,135 SF (Lots 1-27)
Lineal feet of street = 2,925 LF (Private)
Existing zoning = R-2
Proposed zoning = R-2

Approving Authorities:

Town of Algoma
Winnebago County
City of Oshkosh (Extraterritorial)

Objecting Authorities:

Department of Administration

NOTES:

- Utility and Drainage Easements will be shown on Final Plat

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the **Town of Algoma & Winnebago County**.

Scott R. Andersen, P.L.S. No. S-3169 Date

Mar 21, 2025 – 06:08 PM J:\Projects\8350spr\dwg\Civil 3D\8350plat.dwg Printed by: scott

Page 1 of 1
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Author: SRA
Filename: 8350plat.dwg
Date: 03/21/2025

Leonard Point Road

Town of Algoma, Winnebago County, WI
For: Springhetti Custom Homes

PRELIMINARY PLAT

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Docusign Envelope ID: C7C23457-8170-4FC0-98EC-2EFF5887BC15

CHECKLIST - TOWN OF ALGOMA, WI

New Development (non-residential)

Site Plan Review/Plan Commission Application

Purpose: The intent of this document is to provide a user-friendly guide toward new development standards and practices in the Town of Algoma. The Town of Algoma administers land use standards and relies on Chapter 23 Town and County Zoning standards through Winnebago County.

Contacts:

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

Winnebago County Planning/Zoning
(920) 232-3344
112 Otter Avenue
Oshkosh, WI 54901
www.co.winnebago.wi.us

Work in the right-of-way: Vacant (920) 235-3789
Building Inspections: Dave Frank - (920) 233-1999

Regulations:

Town of Algoma Municipal Code: Chapter 225 Land Use
http://townofalgoma.org/resident-info/town-ordinances/
Winnebago County Chapter 23 Town/County Zoning Codes
https://www.co.winnebago.wi.us/GeneralCode

Fee Structure

Review Type	Fee
Certified Survey Map (CSM) Review	200.00
Preliminary Plat Review	TBD*
Final Plat Review	500.00
Condominium Review	350.00
Replat and Assessor's Plat Review	TBD*
Conditional Use Permit Review	350.00
Rezone Review	350.00
Comprehensive Plan Amendment	800.00
Planned Development District Review	1,000.00**
Site Plan Review	2,000.00**

* Fee will be part of the Developer's Agreement. Total fee charged will be based on actual cost of services rendered by the town and town agents required to review the application and plat.

** Minimum fee due at time of application submittal. Additional fee charges may occur based on the actual cost of services rendered by the town and town agents required to review the application.

Site Plan Requirements

General Requirements: A site plan shall be submitted prior to an application for a building permit. For conditional uses under the Winnebago County Zoning Ordinance, a site plan shall be submitted and reviewed by the Town Planning Commission and Town Board prior to the hearing before the County Planning and Zoning Committee. Any Town of Algoma conditions regarding the conditional use permit would become part of the County's conditional use permit (in non-shoreland areas).

Required Information, A site plan will contain the following:

- ☐ Location Map, which must be legible to indemnify the location within the town
- ☐ Names of adjacent or surrounding streets
- ☐ A survey of the property, drawn to scale of sufficient size to show boundaries (lot lines) of the parcel, include dimensions
- ☐ Location and dimensions of structures and yards
- ☐ The location and dimensions of all parking/loading areas/ driveways/intersections
- ☐ Internal traffic patterns, lighting patterns, landscaping patterns, internal signage
- ☐ Location of public and private easements
- ☐ Location of public and private utilities
- ☐ Other relevant information to show compliance with Town of Algoma Municipal Code and Winnebago County Zoning Ordinance

Docusign Envelope ID: C7C23457-8170-4FC0-98EC-2EFF5887BC15

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

Visit us at www.townofalgoma.org
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Davel Engineering - Scott Andersen Date: 2025.03.21

Petitioner's Address: 1164 Province Terrace City: Menasha State: WI Zip: 54952

Telephone #: (920) 560-6569 Fax: ( ) _____ Other Contact # or Email: scott@davel.pro

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): DocuSigned by: Scott Andersen 695015AE4EAB48D... Date: 3/21/2025

OWNER INFORMATION

Owner(s): Dan Springhetti Date: 2025.03.21

Owner(s) Information: 975 west American dr City: Neenah State: Wi Zip: 54956

Telephone #: (920) 378-2966 Fax: ( ) _____ Other Contact # or Email: dan@springhettigroup.com

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: Signed by: Dan Springhetti F2957D124FB247C... Date: 3/21/2025

SITE INFORMATION

Address/Location of Proposed Project: Parcel 0020027, 0020020, 0020025, & 0020022

Current Use of Property: Inactive Quarry Zoning: R-2

Land Uses Surrounding Your Site:

North: Residential

South: Residential

East: Residential

West: Residential

Projected Timeline: ASAP

Project Description: 27 Residential Lot Subdivision Served by a Private Road Way

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Docusign Envelope ID: C7C23457-8170-4FC0-98EC-2EFF5887BC15

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

Visit us at www.townofalgoma.org
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: 3,030,276 SF (69.5656 Acres)

Development Area and Percentage: _____

of Employees/#of Residential Units: _____

of Proposed Parking Space: _____

Traffic Count Projections (attach documentation): _____

Percent Impervious (attach documentation): _____

Description of Required Landscaping (attach landscape plan): _____

_____

_____

_____

Additional Information: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

OFFICE USE ONLY

Received By: _____ Date: _____ Fee: _____ Paid: Yes No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

May 5, 2025

TO: John Davel, Davel Engineering
Dan Springhetti, Developer
Don Springhetti, Developer

FROM: Maggie Mahoney, Town of Algoma

RE: Springhetti Lake Preliminary Plat Review by Town of Algoma

---

The following is the town analysis of the preliminary plat for Springhetti Lake. The review team included the town Administrator, Engineer, Fire Chief, and Director of Public Works.

Below are comments regarding the Preliminary Plat, the Stormwater Management Plan, and the Construction Plan Set. The comments for stormwater management and construction plan set have been shared with Riley Stone, raSmith.

Preliminary Plat: I would like a revised preliminary plan that addresses at least items #1-8 (in red) to reduce the number of conditions.

1. Correct lot number (90 to 20)

2. Add cul-de-sac radius measurement

3. A note should be added to identify who will own and maintain OL 1 and the private road (Prosperity Way) rR/W.

4. Phases—provide some information:
    a. Is Phase 1 lots 1-12 or 1-16?
    b. What is the plan for Lot 27? Will this remain a single-family lot or is the plan to build condo/duplex units as was shown on the concept plan? If there are concepts/layouts of what Lot 27 will look like in the future, they should be shown on the preliminary plat. Additionally, need to know the details of this lot to assess safety.

5. Show regulated wetlands on the preliminary plat and plan set per the Wetland Delineation Report.

6. Show the location and detail of the water access point for emergency personnel. The town may need ingress/egress to the emergency access point if it is deep within the private development. The best place may be at the public access point (in OL 1).

7. It appears the existing stream channel is to be maintained/re-graded along the west property line. The existing channel receives runoff from the development to the west and conveys them north before waterfalling into the quarry/lake. In order to ensure the existing channel/drainage patterns are maintained in perpetuity, the existing stream channel shall have 60' wide drainage easement from the relocated stream channel north to where the existing stream waterfalls into the quarry/lake. For reference, the Town will have access to the proposed 60' wide drainage easement via a 50' wide drainage easement between lots 20 & 21 of the Scarlet Oak Estates plat to the west.
    a. May need direction from WDNR and/or County regarding the existing stream channel and any applicable setbacks. If the existing stream along the west property line is no longer conveying base flows, does it still require a waterway setback? Or since the waterway will no longer convey base flows, does it become regulated as a wetland with applicable setbacks?

8. To ensure the navigable stream channel is maintained in perpetuity, there should be a 150' wide drainage easement from the west property line to the lake and there should be a 70' wide drainage easement from the lake to Leonard Point Road. Owners of Lots 1-27 shall be responsible for future maintenance of lands within permanent drainage easements. If not maintained, Town and/or County shall have authority to maintain and assess costs back to owners of Lots 1-27.

9. Have to provide 100 year dry land access at the stream realignment portion in order to protect and maintain access to the north end of the cul-de-sac. That culvert will have to support large trucks (fire, garbage, construction etc). *See additional comments about this under the Stormwater Management Plan later in this document*.

10. Confirmation that utilities can service these parcels, to include approval of annexation of parcels 002-0020, 002-0027, and 002-002701 into Algoma Sanitary District #1.

11. Approval of the street name(s) by the Planning Commission (checking to see if there is an application process for this).

12. Execution of a developer's agreement between the developer and the Town.

13. Review and approval of an erosion control/grading/stormwater management plan for the proposed subdivision by Winnebago County.

14. Review and approval by planning and zoning by Winnebago County.

15. Review and approval for the proposed subdivision by Wisconsin Department of Natural Resources.

16. Review and approval for the proposed subdivision by the State of Wisconsin Department of Administration, or its successor department.

17. Review and approval for the proposed subdivision by the Army Corp of Engineers.

Stormwater Management Plan:

1. In reviewing the SWMP, there is concern about the modeling approach used for peak discharge compliance. NR 151 and County ordinance requires that peak discharge requirements be satisfied prior to discharging to waters of the state. As such, the "lake" cannot be used for detention purposes and should not be included in the pre or post development peak discharge rate calculations. A pre-development drainage area should be delineated for the area that drains directly into the lake (Outfall 1) vs. directly into the stream (Outfall 2) to establish the predevelopment flow rates discharged to waters of the state. The post-development flows, including uncaptured areas, should then be compared to ensure peak discharge requirements are satisfied.

2. The culverts and roadway crossing of the proposed realigned stream needs to provide 100-year dry-land access to the north end of the cul-de-sac. As such, the proposed culverts need to pass the 100-year storm event and also not cause an increase greater than 0.01' to the floodplain elevation on the property to the west.
    a. It is assumed that the County and/or WDNR will require a 100-year Backwater Analysis to determine the impact, if any, of the proposed culvert & roadway crossing has on the floodplain of the navigable stream that drains through the plat from the west.

    b. The proposed dual 36" culverts seem small compared the three 8' x 4' box culverts under the existing residential driveways located to the west within the Scarlet Oak Estates plat. It's of note that there is an approved HEC-RAS model on the WDNR data viewer for the box culverts/bridges under the existing residential driveways located to the west within the Scarlet Oak Estates plat. For reference, the flow in the approved HECRAS model for Scarlet Oak Estates is 440 cfs; compared to the 150 cfs maximum capacity identified for the proposed dual 36" culverts.

    c. Although there were some 100-year design calculations included within the SWMP, the methodology is not consistent with typical Floodplain requirements (NR 116).

We would recommend that a 100-year Backwater Analysis be completed in accordance with NR 116 to ensure there are no backwater impacts caused by the proposed culverts/roadway crossing.

3. What is the intent of Lot 27? Will this remain a single-family lot or is the plan to build condo/duplex units as was shown on the concept plan? The proposed sand filter and storm sewer seem to indicate there may be plans for a condos or a denser development, similar to what was presented on the concept plan. If there are concepts/layouts of what Lot 27 will look like in the future, they should be shown on the post-development mapping.

Construction Plan Set:

1. Erosion Control Plan
    a. Note and narrative mentions restoring the "lakeshore" with native vegetation. Identify a limits of the native vegetation vs. turf lawn restoration.
    b. Some of the proposed grades/slopes along the lake seem very steep (2:1). Note at 2:1 slopes, Urban Type B erosion mat is only applicable for slopes up to 30' long. Refer to the WisDOT slope erosion control matrix to determine the appropriate erosion mat type based on the slope and length of disturbed area.

2. The proposed wet pond located in the northeast corner of the plat appears to be grading within 75' of a navigable stream. It appears the pond grading / berm will fill the flat area adjacent to the navigable stream, so there is concern over floodplain impacts. Furthermore, the WDNR Pond GP (required for ponds w/in 500' of navigable streams) requires that no portion of the berm or pond may be any closer than 35 feet from the OHWM. As such, the pond may require a WDNR Pond IP if not relocated further away to satisfy this criterion.

3. The wet detention pond should have a backflow preventor added to prevent storms up to the 10- year event from flowing back into the pond from the stream in accordance with WDNR Tech. Std. 1001.

4. The stream relocation plan seems to be lacking a lot of detail needed for permitting and construction. Proposed contours and/or additional details should be depicted to reflect the actual intent. What is the intent for the old stream channel and how will it be connected to the new stream? Is there a dam/plug being placed near the new stream section? A planned sequence should also be identified relative to establishing the new channel and diverting flows.

Sanitary District Status



7/29/2024, 11:12:08 AM

1:3,733

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

- Adjacent Counties
- Lakes, Ponds and Rivers

Navigable Waterways

- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary

Winnebago County GIS, Imagery Date: April 2020

Leonard Point Quarry Residential Development Kick-off Discussion

(via zoom on August 28th, 2024)

Attendance:

- John Davel, host/developer's engineer
- Don Springhetti, developer, Dan Springhetti unable to participate
- Kathi Kramasz, WDNR
- Sue Larson, WDNR
- Riley Stone, Storm Water Engineer for Winnebago County
- Matt Goldthwaite, Winnebago County Zoning
- Maggie Mahoney, Town of Algoma Administrator
- Phillip Kleman, McMahon & Assoc, Town of Algoma consulting engineer

Topics:

- New development or redevelopment?

  Consensus was that the project would be considered redevelopment. Riley Stone stated that peak flow analysis would be required. Mentioned similar project in Sheboygan that may be worth looking at. The lake could possibly be factored into the analysis if various storm durations were analyzed. Phil Kleman provided insight on the Town's plan to develop a regional storm water facilities on lands just to the north of the quarry. Planned for 2026 with Leonard Point road and the conveyance to the pond in 2027. The county could not issue permits, however in anticipation of the regional facility. So depending on timing of the development, onsite bmp's may be required.

- Stream Channel relocation and setbacks

  75' shoreland setback. Shoreland Zoning rules in effect for entire development. Minimum lot size of 10,000 sf. 15% impervious (with no mitigation) max. Following the meeting, Dan Lefebvre from County zoning provided shoreland zoning information.

  Channel relocation could be considered, if it included improved conditions, such as meandering, new habitat, reconnecting to flood plain, or improved water quality.

  Enclosure of the stream unlikely to be permitted. Municipality has to be applicant for an enclosure.

- Grading along the banks

  DNR Permit is required.

- Dredging material from the "lake" former haul road.

DNR Permit is required for connected enlargement. Would be an IP.
Lowering water level temporarily to facilitate dredging is possible, via WPDES permit.
Consult Pond Biologist regarding water quality, fish structure, etc. After the meeting Kathi provided DNR biologist reference for further investigation and discussion. The question of stocking fish was raised but required further investigation.

- Controlling/changing water level

  The existing control structure is not permitted, but any change would require a permit, likely a dam permit (privately owner)

- Will Public Access be required?

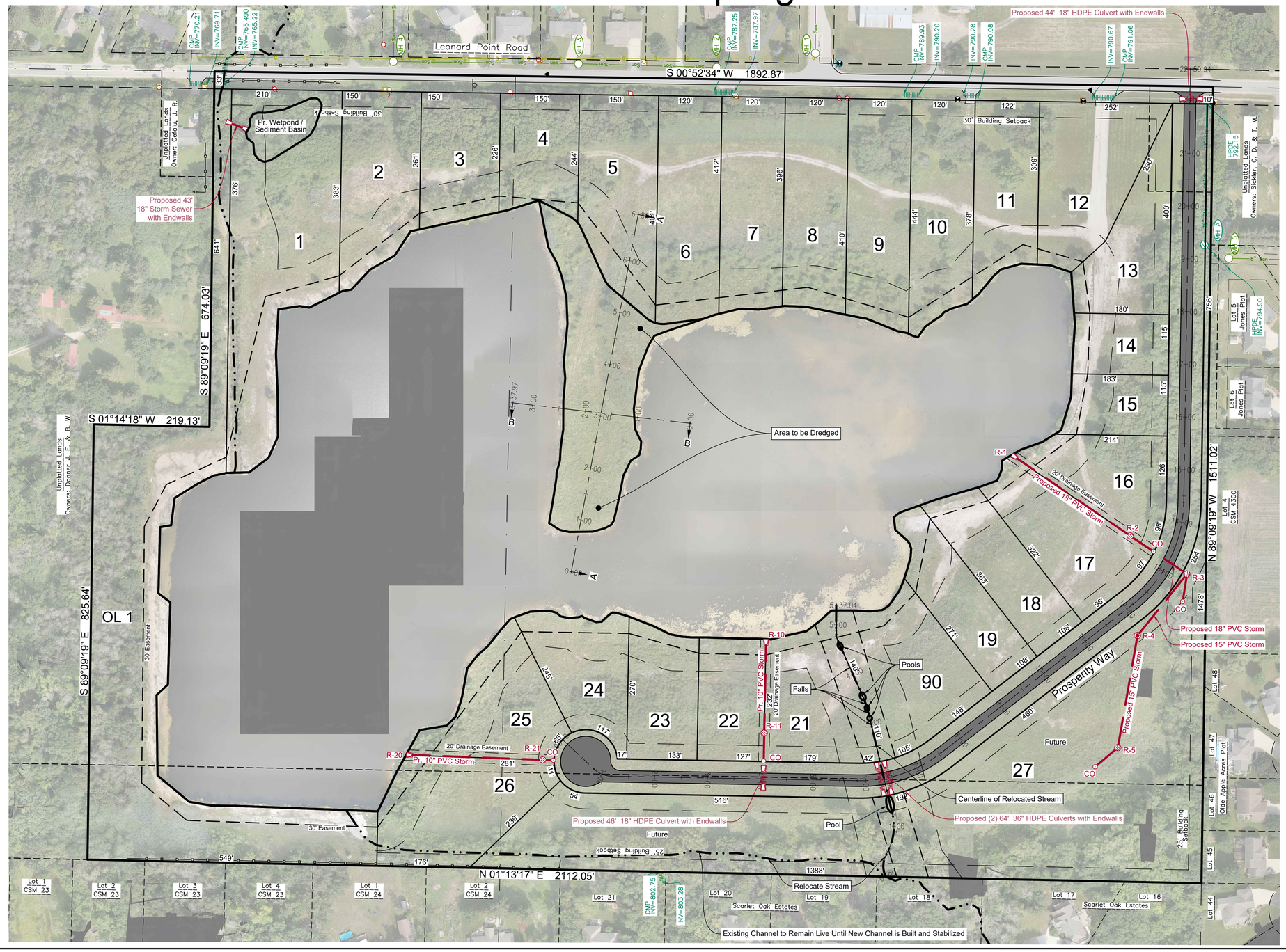
  Public access will likely be required via the platting process.

- Trail/Emergency Access (Existing Features to some extent) I talked about the existing path with no significant further discussion or direction. However Maggie at the town let us know the Town may have issues with all the driveways onto Leonard Point road with phase

Springhetti Lake

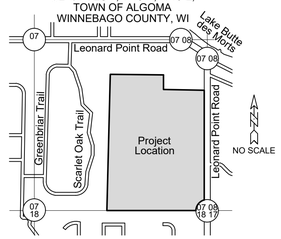
Town of Algoma, Winnebago County, WI

For: Springhetti Real Estate



LOCATION MAP

SE 1/4 SEC 7, T 18 N, R 16 E,
TOWN OF ALGOMA
WINNEBAGO COUNTY, WI



Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the Town of Algoma.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

100 0 100 200 300

LEGEND

- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Fence - Wood
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Navigable Stream (Unchecked)
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel
- Sanitary MH / Tank / Base
- Catch Basin / Yard Drain
- Hydrant
- Utility Pole
- Light Pole / Signal
- Guy Wire
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Curb Stop
- Proposed Cleanout
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Benchmark
- Asphalt Pavement
- Proposed Reducer
- Proposed Plug
- Proposed Water MH
- Proposed Tee
- Proposed Cross
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend

SHEET INDEX:

Sheet	Page
Improvement Plans	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Drainage and Grading Plan	1.3
Erosion & Sediment Control Plan	1.4
Typical Sections	2.1
Erosion, Sediment Control, & Construction Details	2.2
Sand Filter Details	2.3
Pond Details	2.4
Plan & Profile: Stream Relocation - Sta 0+00 to 5+37.04	3.1
Plan & Profile: Alignment 1 - Sta 0+00 to 8+00	3.2
Plan & Profile: Alignment 1 - Sta 8+00 to 13+00	3.3
Plan & Profile: Alignment 1 - Sta 13+00 to 22+59.94	3.4

WISCONSIN
JOHN R. DAVEL
E-25512
MENASHA
WI
PROFESSIONAL ENGINEER

IMPROVEMENT PLANS

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
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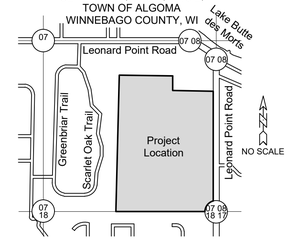
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March 21, 2025

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LOCATION MAP

SE 1/4 SEC 7, T 18 N, R 16 E,
TOWN OF ALGOMA
WINNEBAGO COUNTY, WI



Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	A	797.34	793.26	18"	CMP	E
			793.15	18"	CMP	SW

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	789.58	780.42	6"	PVC	E
MH	2	786.75	777.93	8"	PVC	N
			778.03	8"	PVC	S
MH	3	780.95	772.04	8"	PVC	N
			771.88	8"	PVC	S
MH	4	774.22	763.92	8"	PVC	S
			763.67	8"	PVC	E
MH	5	796.88	784.54	8"	PVC	S
MH	6	797.89	783.69	8"	PVC	N
			783.69	8"	PVC	S

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

General Notes:

1. Zoning Information
   County of Winnebago: R-2 District
   Setbacks:
   Front Yard: 30 feet
   Side Yard: 7 feet on one side and 10 feet on the other
   Rear Yard: 25 feet
   Height: Principle - 35 feet or Accessory - 18 Feet

   Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the County of Winnebago and any other local agencies.

2. Public Trust Information
   s.236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

3. Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

4. This is not a boundary survey.

LEGEND

- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Fence - Wood
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Navigable Stream (Unchecked)
- Sanitary MH / Tank / Base
- Catch Basin / Yard Drain
- Hydrant
- Utility Pole
- Light Pole / Signal
- Guy Wire
- +799.9 Ex Spot Elevation
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Benchmark
- Asphalt Pavement

100 0 100 200 300

Bearings are referenced to
Winnebago County Coordinate System.

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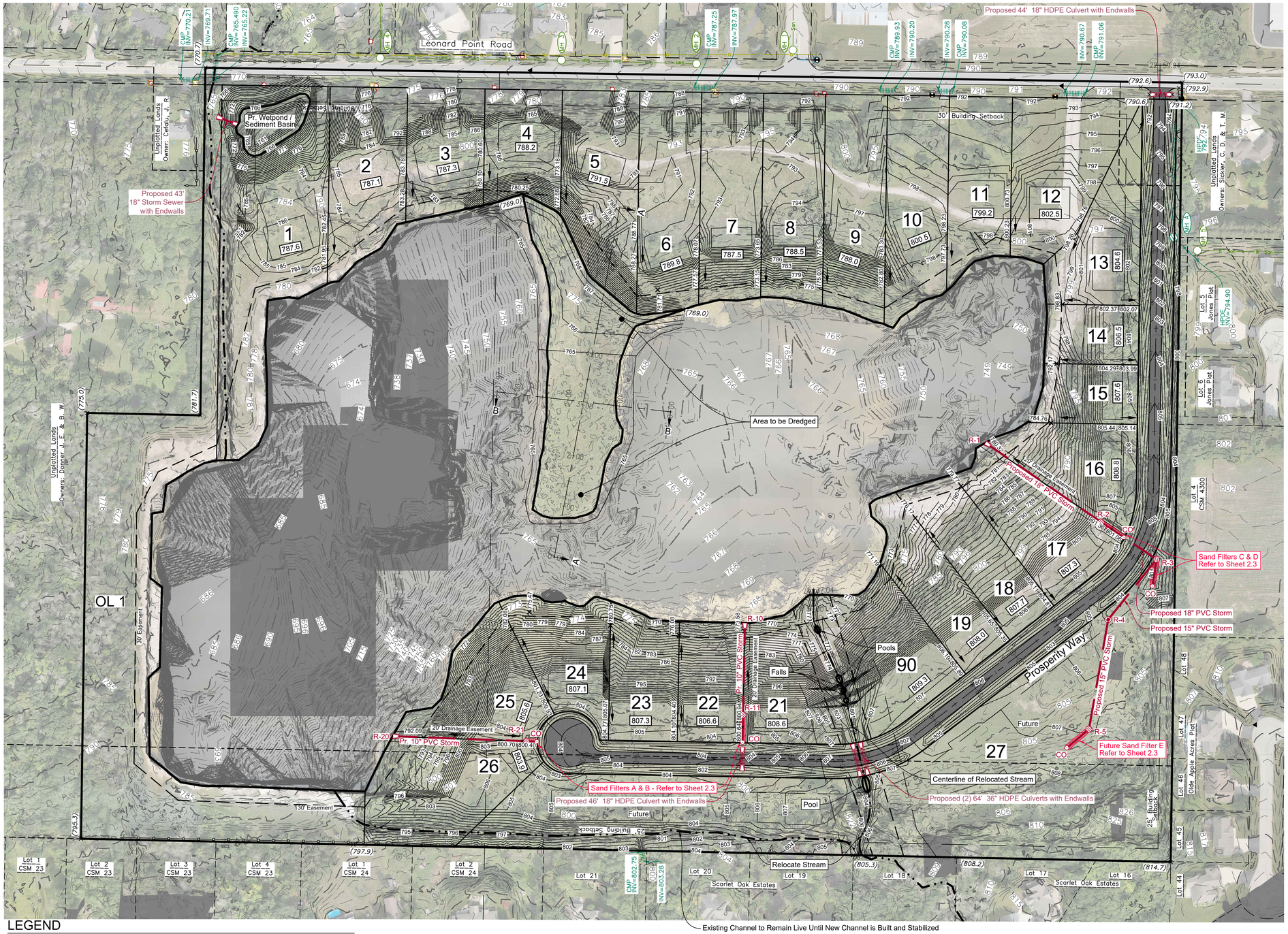
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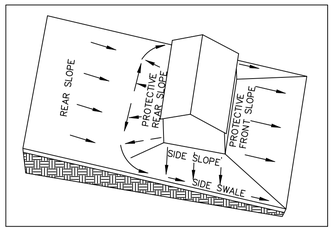
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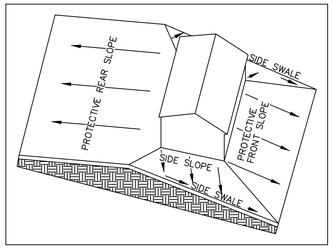
Springhetti Lake

Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

Date: 03/20/2025
Filename: 8350topo.dwg
Author: SRA
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HOUSE ELEVATIONS:

The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Vegetation beyond slopes shall remain.
4. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
5. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
6. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
7. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
8. Lot 1-102 driveway locations shall be determined by buyer. Driveway widths at right-of-way shall be 24' minimum, 30' maximum per Town requirements.

LEGEND

- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Fence - Wood
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Navigable Stream (Unchecked)
- Sanitary MH / Tank / Base
- Catch Basin / Yard Drain
- Hydrant
- Utility Pole
- Light Pole / Signal
- Guy Wire
- +799.9 Ex Spot Elevation
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Benchmark
- Asphalt Pavement
- Proposed Storm Sewer
- 608 Proposed Contour
- Proposed Swale
- Proposed Culvert
- [607.86] Adjacent Plat Grade
- 608.73 Prop. Lot Corner Elevation
- 608.73 Proposed Spot Elevation
- × (608.7) Existing Grade
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- 000.0 Prop. Garage Floor Grade at Door
- Emergency Overflow for Runoff
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

100 0 100 200 300

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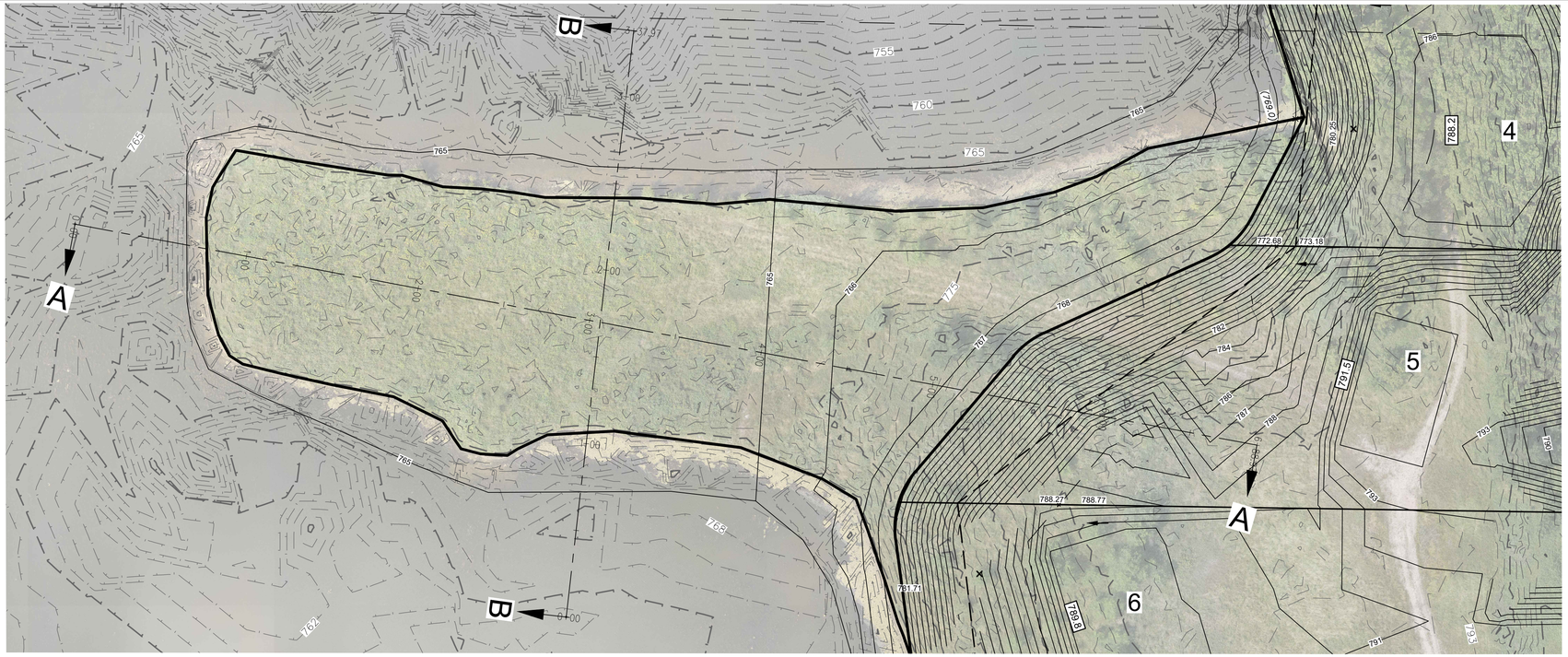
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DRAINAGE & GRADING PLAN

Springhetti Lake

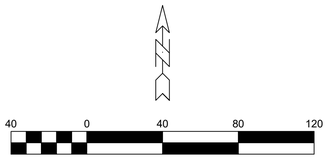
Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

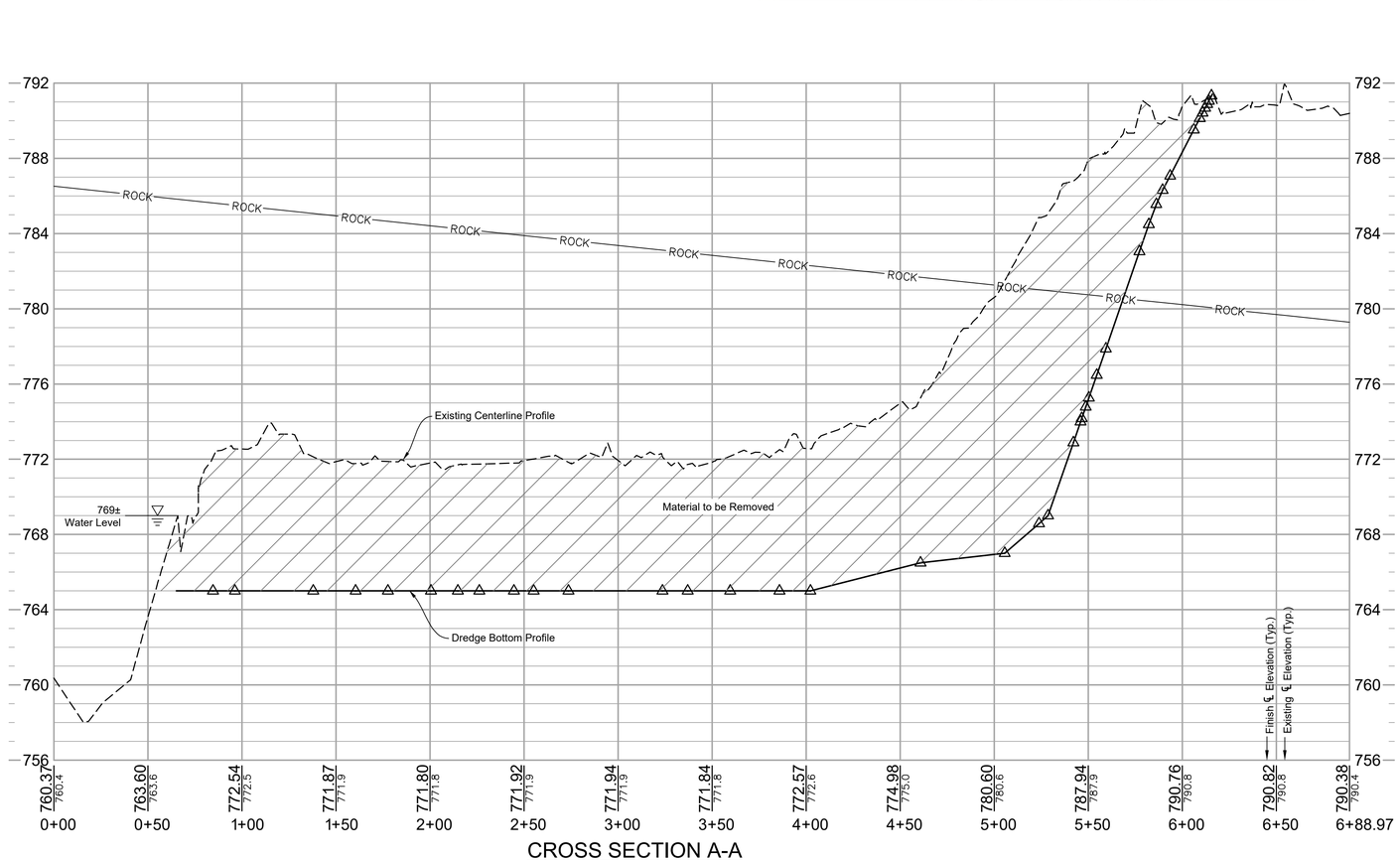
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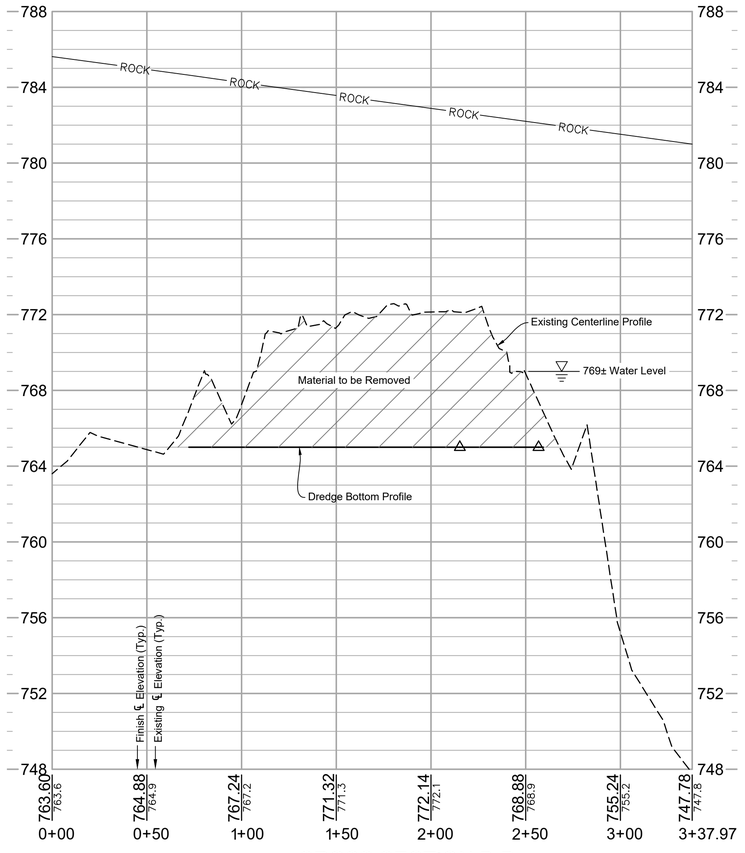
NOTES:

1. Estimated volume of material to be removed is 29,410 c.y.
2. Lake to be pumped down to approximate elevation of 764.00.
3. Dredged material to be placed on lots 21-26 and roadway from 0+00 to 6+00.





CROSS SECTION A-A



CROSS SECTION B-B

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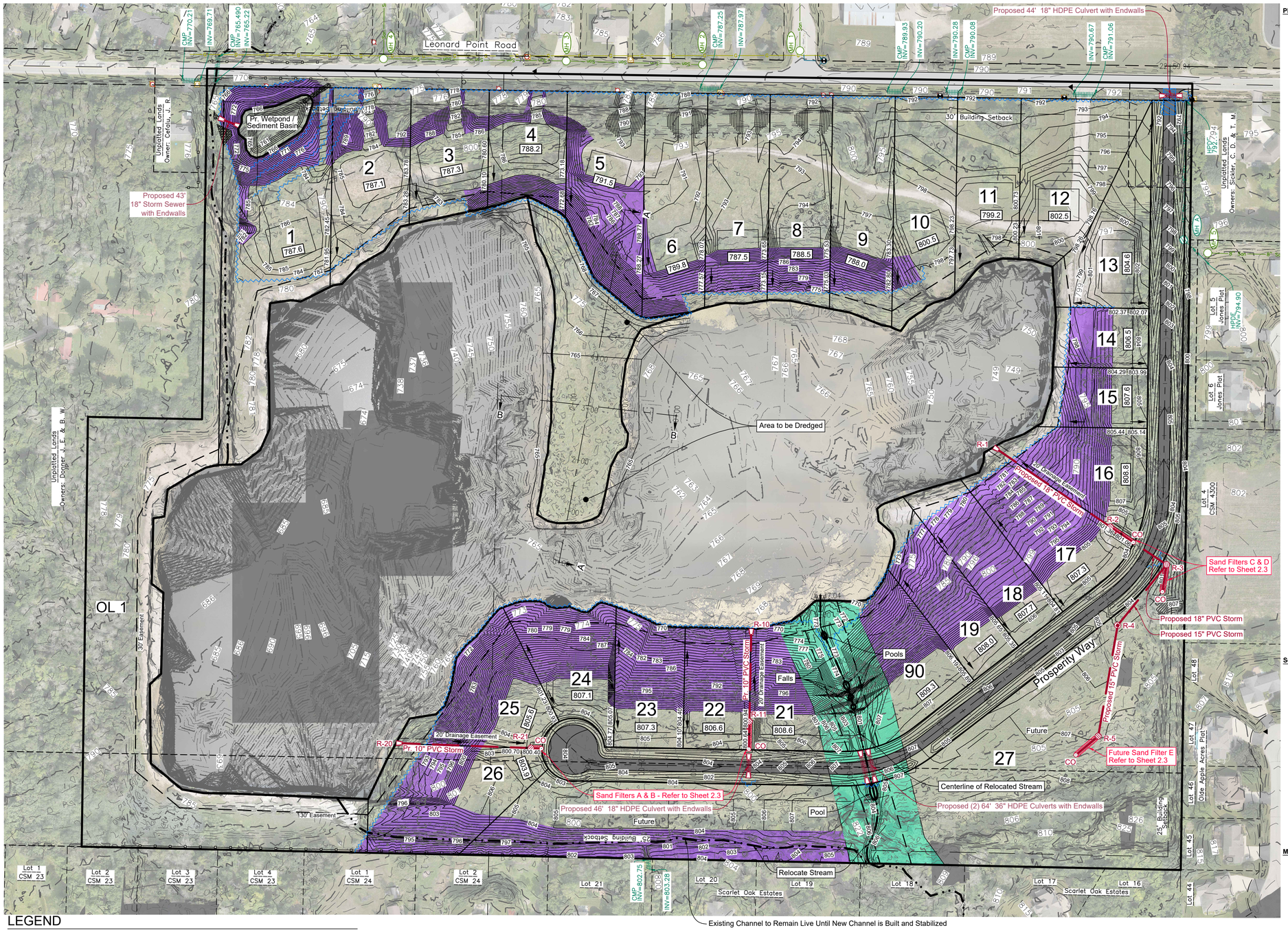
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DREDGING PLAN

Springhetti Lake

Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

Date: 03/21/2025
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Page 1.3



LEGEND

- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Fence - Wood
- Culvert
- Index Contour - Existing
- Intermediate Contour - Existing
- Navigable Stream (Unchecked)
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Proposed Ditch Check
- Sanitary MH / Tank / Base
- Catch Basin / Yard Drain
- Hydrant
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Urban Type B Erosion Mat
- Proposed Class I Type B Erosion Mat
- Proposed Class III Type B Erosion Mat
- Proposed Inlet Protection
- Type of Inlet Protection
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Benchmark
- Asphalt Pavement
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel

100 0 100 200 300

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion control measures shall be maintained on a continuing basis until the site is permanently stabilized. Erosion controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

1) Diverting Flow
   a) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. A temporary diversion is proposed for the relocated stream channel. The current stream channel will remain on line until the new stream channel is constructed and properly stabilized. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**

2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site;
      ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.

3) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures (Road Culverts). **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at the upstream side of driveway culverts as indicated on the plans.

4) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrances as indicated on the plan.

5) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.

6) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation. The bags shall meet the requirements of Technical Standard 1061.

   Dewatering BMP (if required) - Intended to reduce the amount of sediment conveyed as a result of dewatering practices. Dewatering practices require compliance with DNR Technical Standard 1061.
   a) If dewatering is required, the contractor will need to direct the discharge to a stable outlet. The pump shall discharge into a dewatering bag or geotextile filter basin. Prior to dewatering, a qualified contractor shall perform the sediment testing and select the proper flocculants and determine the necessary treatment.
   b) Upon completion of the dewatering operation, all materials must be disposed of properly. The bags or fabric must be removed from the site. Disposal of all materials shall be in accordance with all state and local requirements.

7) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits.
2) Flag work limits. **May 2025.**
3) Install all erosion control measures. **May 2025.**
4) Strip topsoil prior to utility construction. Stabilize topsoil in accordance with the appropriate WDNR Technical Standard. temporary seeding is required on all disturbed soils if conditions allow. **May 2025.**
5) Construct Storm Water Pond to be used as sediment basin during construction**. June 2025.**
6) Perform rough filling and grading of building pads around lake. Use dredged material for fill on lots. Stabilize lakeshore with native vegetation. **June-August 2025.**
7) Begin sanitary sewer service, water service by Algoma Sanitary District Contractor. **June 2025.**
8) Begin road construction upon completion of sewer and water project by District. **August 2025**
9) Allow for gas and electric utility installations**, September 2025.**
10) Stabilize lawn and ditch areas no later than one week after final grade is established. **No later than September 2025.**
11) Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures may only be removed once final site stabilization has occurred.

Note: The dates provided are approximate for proposed construction and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C of the Erosion and Sediment Control Plan (report) or visit http://dnr.wi.gov/runoff/stormwater/constforms.htm for a template. Upon request, the inspection reports shall be made available to the owner, the engineer, the Town of Algoma, or the Wisconsin Department of Natural Resources.

Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance:
The Owner's Contractor, yet to be determined.

Inspection and Compliance Enforcement
Town of Algoma
Winnebago County Zoning
Wisconsin Department of Natural Resources.

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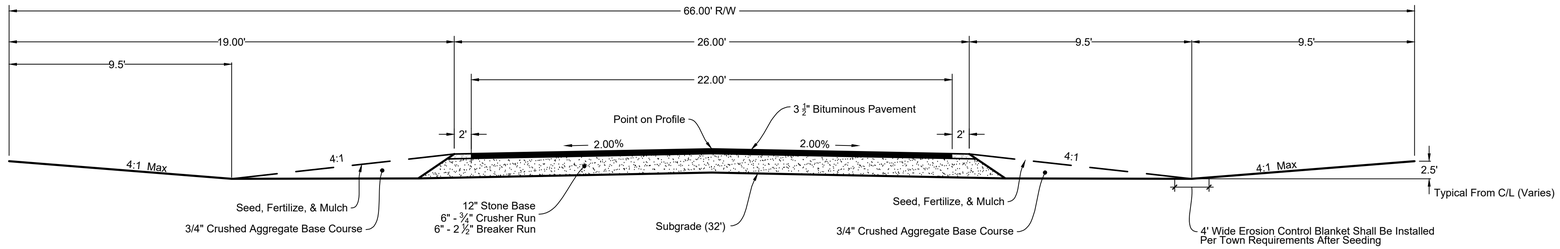
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Civil Engineers and Land Surveyors
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EROSION & SEDIMENT CONTROL PLAN

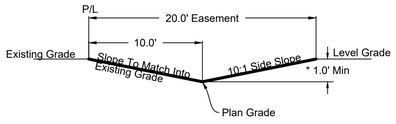
Springhetti Lake

Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

Date: 03/21/2025
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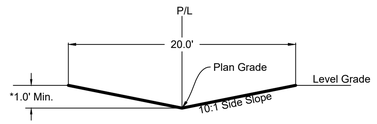


TYPICAL PRIVATE STREET SECTION



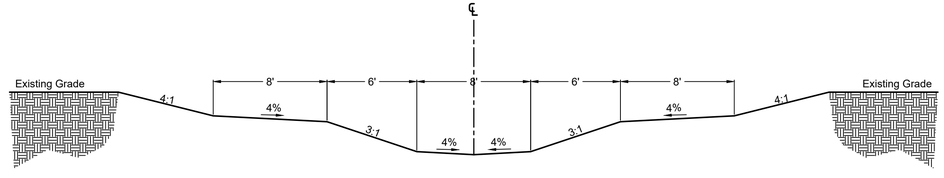
* 1.0' Min May Not Apply at All Locations, Such as High Points in the Swale.
At Intersections With Side Lot Lines, 10:1 Slopes Will Not Apply.

TYPICAL LOT LINE SWALE SECTION
(INTERIOR OF PLAT DRAINAGE EASEMENTS)



* 1.0' Min May Not Apply at All Locations, Such as High Points in the Swale.
At Intersections With Side Lot Lines, 10:1 Slopes Will Not Apply.

TYPICAL LOT LINE SWALE SECTION
(INTERIOR OF PLAT DRAINAGE EASEMENTS)



STREAM SECTION

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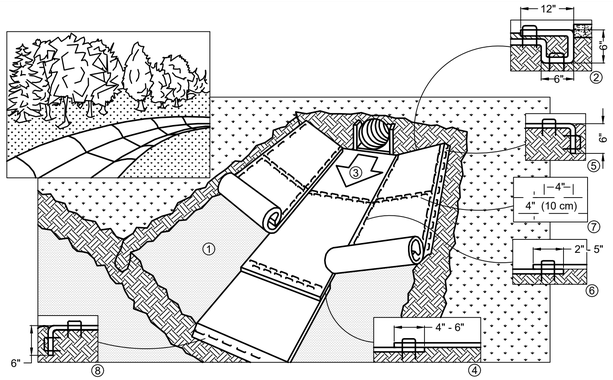
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TYPICAL SECTIONS

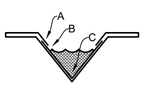
Springhetti Lake

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For: Springhetti Real Estate

Date: 03/21/2025
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1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)



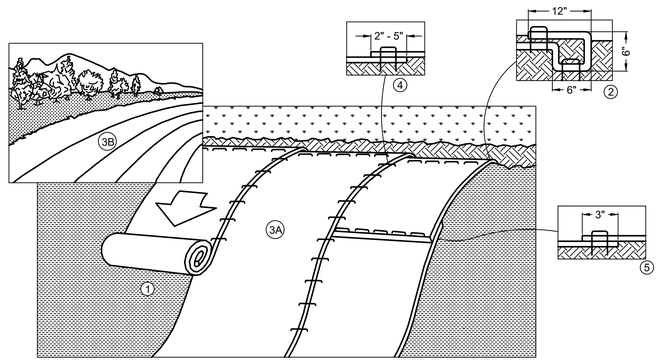
Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

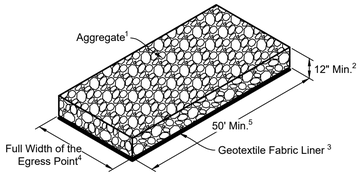
DNR TECHNICAL STANDARD 1053



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

DNR TECHNICAL STANDARD 1052



TRACKING PAD DETAIL

DNR TECHNICAL STANDARD 1057

Note [1] Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note [2] Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

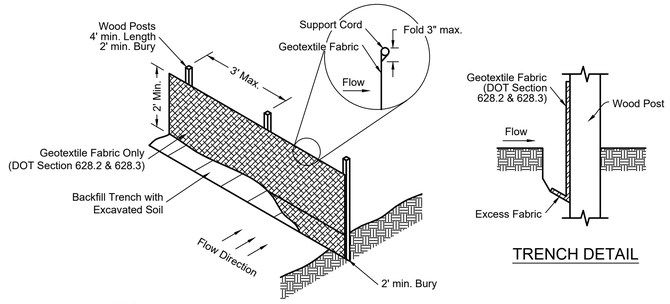
Note [3] Select fabric type based on soil conditions and vehicles loading.

Note [4] Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note [5] If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

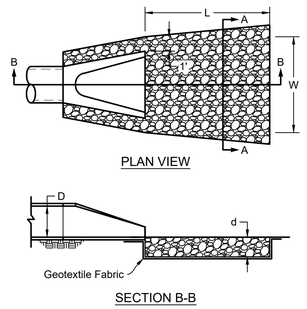


TRENCH DETAIL

Silt fence notes:
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

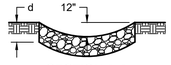
SILT FENCE INSTALLATION

DNR TECHNICAL STANDARD 1056



PLAN VIEW

SECTION B-B

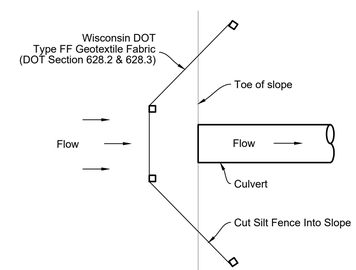


SECTION A-A

D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION



INLET PROTECTION

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
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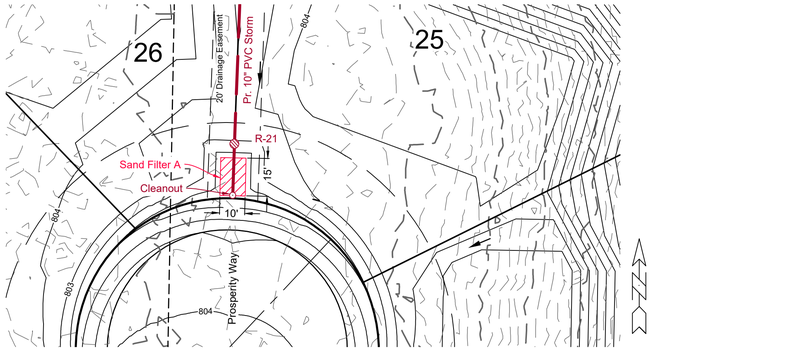
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EROSION, SEDIMENT CONTROL, & CONSTRUCTION DETAILS

Springhetti Lake

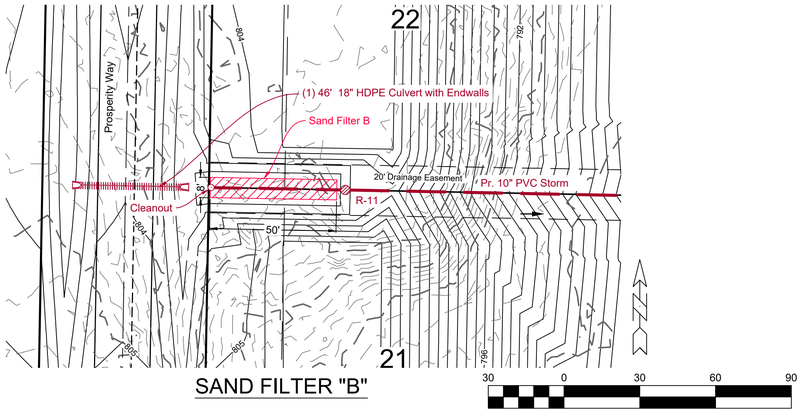
Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

Date: 03/21/2025
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Author: TNW
Last Saved by: jennifer
Page 2.2



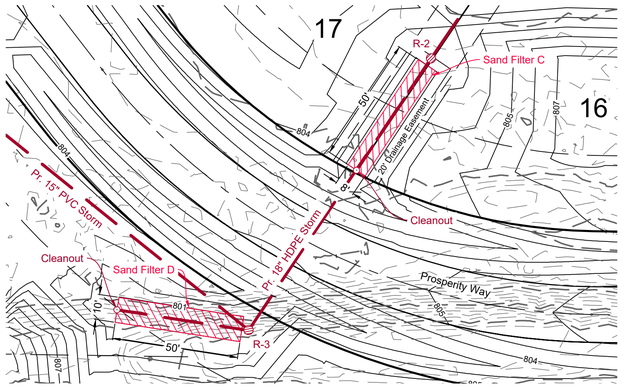
SAND FILTER "A"

30 0 30 60 90



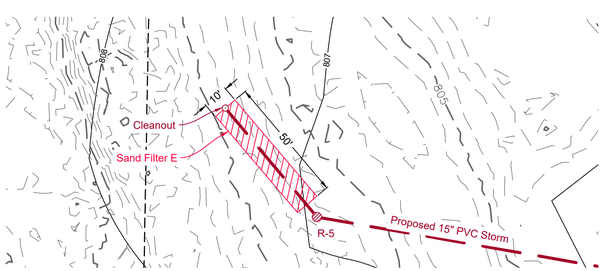
SAND FILTER "B"

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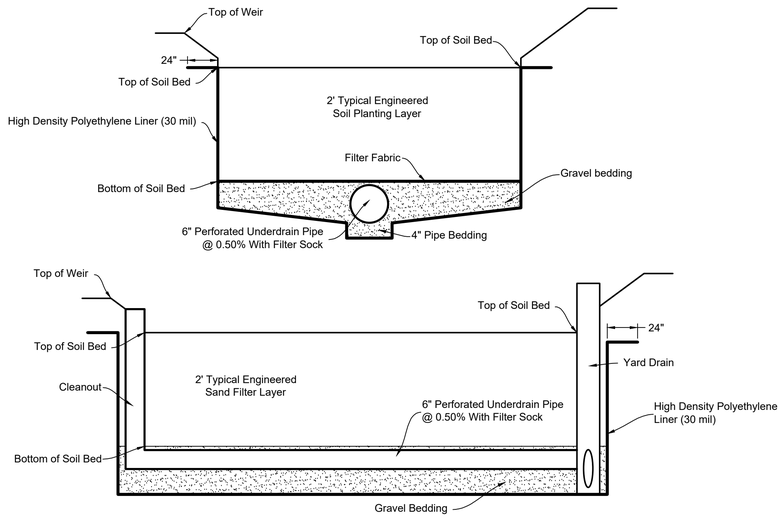
SAND FILTERS "C" & "D"

30 0 30 60 90



SAND FILTER "E"
(FUTURE)

30 0 30 60 90



SAND FILTRATION DETAIL SECTIONS

SAND FILTRATION DETAIL TABLE

Sand Filter	A	B	C	D	E
Soil Bed Area Required (sq. ft.)	150	400	400	500	500
Dimension	10'x15'	8'x50'	8'x50'	10'x50'	10'x50'
Perimeter Treatment	Grass	Grass	Grass	Grass	Grass
Top of Weir Elev. (overflow path)	802.40	802.60	803.00	NA	NA
Top of Soil Bed Elev.	800.40	800.60	801.00	801.00	803.00
Bottom of Soil Bed Elev.	798.40	798.60	799.00	799.00	801.00
Yard Drain Rim Elev.	801.40	801.60	802.00	802.00	804.00
Yard Drain Diameter	24"	24"	36"	36"	36"
Yard Drain Afinitas Grate Model	TM24CG	TM24CG	TM36CG	TM36CG	TM36CG
Yard Drain Outlet Pipe Invert Elev.	796.17	796.46	794.28	795.57	799.43
Yard Drain Underdrain Invert Elev.	797.65	797.85	798.25	798.25	800.25
Cleanout Rim Elev.	800.90	801.10	801.50	801.50	803.50
Cleanout Underdrain Invert Elev.	797.75	798.13	798.53	798.53	800.53
Underdrain Pipe Length (ft)	20	55	55	55	55
Underdrain Pipe Diameter (ft)	0.50	0.50	0.50	0.50	0.50

Sand Filter Specifications:

1. **Sand Filter Media:**
Media shall be uniformly mixed and consist of 100% sand. Sand component shall be USDA classified coarse sand texture with 0.02" to 0.04" diameter, ASTM C33 (Fine Aggregate Concrete Sand), or Wisconsin Standards and Specifications for Highway and Structure Construction, Section 501.2.5.3.4. (Fine Aggregate Concrete Sand) 2005 edition, or an equivalent as approved by the administering authority. Sand component shall be pre-washed to remove clay and silt particles and then well-drained or dried prior to mixing. The preferred sand component consists of mostly SiO_2, but sand consisting of dolomite or calcium carbonate may also be used. Manufactured sand or stone dust is not allowed.

2. **Perforated Underdrain:**
Underdrain shall be a minimum 6" diameter corrugated polyethylene pipe with circular or slotted perforations. At a minimum, 4" to 10" diameter pipes shall have 1.0 square inch of perforated open area per linear foot of pipe length, 12" to 18" diameter pipes shall have 1.5 square inches of perforated open area per linear foot of pipe length, and 18" diameter or larger pipes shall have 2.0 square inches of perforated open area per linear foot of pipe length. Circular perforations shall not exceed 0.19" for 4" to 10" diameter pipes or 0.38" for pipes greater than 10 " diameter. The width of slot perforations shall not exceed 0.13". The underdrain pipe shall satisfy section 612.2.5, State of Wisconsin Standard Specifications for Highway and Structure Construction, 2003 edition.
A filter sock shall be installed on the perforated underdrain pipe. The filter sock shall prevent sand particles from entering the pipe. The filter sock shall be capable of passing water at a flow rate equal to or greater than the flow rate capacity of the underdrain pipe perforations. The filter sock shall satisfy section 612.2.8(1-3), State of Wisconsin Standard Specifications for Highway and Structure Construction, 2003 edition.
Filter fabric shall not extend laterally from either side of underdrain pipe for more than 2'. Filter fabric shall satisfy section 645.2.4, Schedule Test B, State of Wisconsin Standard Specifications for Highway and Structure Construction, 2003 edition.
A minimum 6" diameter vertical clean-out shall be connected to the upstream end of the underdrain. Clean-out shall be rigid, non-perforated PVC pipe with a removable, watertight cap that is flush with the finished ground surface.
Gravel bedding shall meet the coarse aggregate #2 of the Wisconsin Standards and Specifications for Highway and Structure Construction, Section 501.2.5, 2003 edition.

3. **Construction:**
Contractor shall submit material certifications for review and approval prior to installation. Certifications shall state that materials satisfy specifications.
Construction site runoff from disturbed areas shall not be allowed to enter the sand filter device. Runoff from all upslope disturbed pervious areas shall be diverted away from the sand filter device until a permanent perennial vegetative cover is established with a uniform density of at least 70% sediment laden runoff will prematurely clog the sand filter device.
Construction shall be suspended during periods of rainfall or snowmelt. Construction shall remain suspended if ponded water or residual soil moisture contributes to soil smearing, clumping, or other forms of compaction.

The sand filters shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:
- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

HDPE liner specifications are as follows:
- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

PPL liner Specifications are as follows:
- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

The sand filter was designed in accordance with DNR Technical Standard 1004 - Bioretention For Infiltration. Any standing water above the sand media is to drain within 24 hours and any water within the sand media (below the surface) is to drain within 72 hours. Should these drawdown times be exceeded, maintenance to the sand filter and outlet structure is required.

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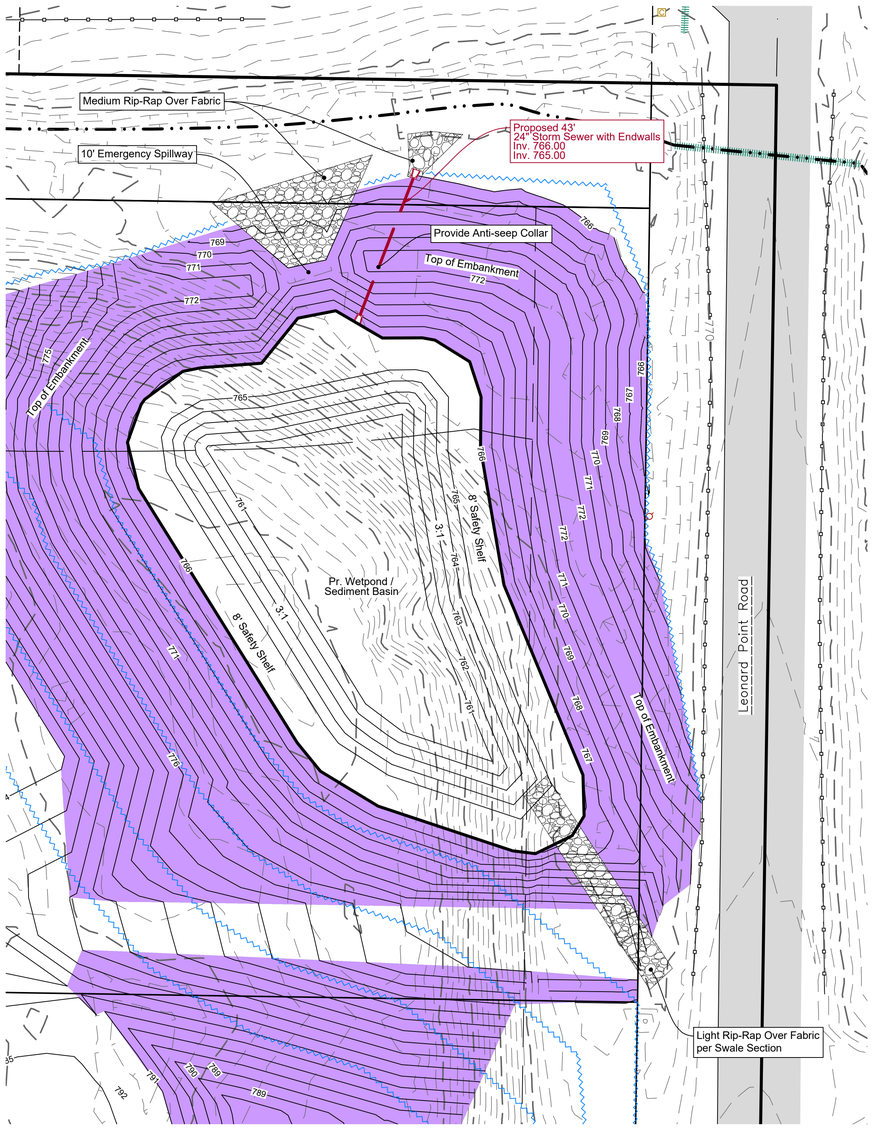
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SAND FILTER DETAILS

Springhetti Lake

Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

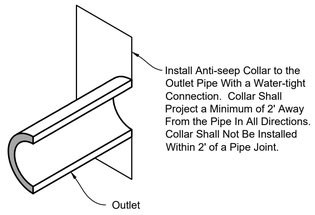
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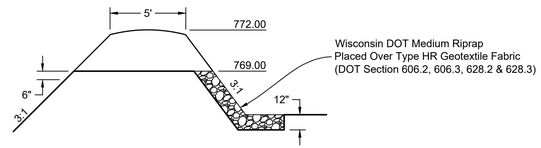
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LEGEND

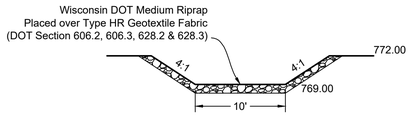
Sanitary Sewer (Pipe Size)	Sanitary MH / Tank / Base	CATV Pedestal
Storm Sewer (Pipe Size)	Catch Basin / Yard Drain	Gas Regulator
Fence - Wood	Hydrant	Sign
Culvert	Utility Pole	Post / Guard Post
Index Contour - Existing	Light Pole / Signal	Benchmark
Intermediate Contour - Existing	Guy Wire	Asphalt Pavement
Navigable Stream (Unchecked)	+799.9 Ex Spot Elevation	
Proposed Storm Sewer	Proposed Storm Manhole	
Proposed Contour	Proposed Curb Inlet	
Proposed Swale	Prop. Catch Basin / Yard Drain	
Proposed Culvert	Proposed Endwall	
Proposed Silt Fence	Proposed Rip Rap	
Prop. Drainage Direction	Proposed Urban Type B Erosion Mat	
Proposed Tracking Pad	Proposed Class I Type B Erosion Mat	
	Proposed Class III Type B Erosion Mat	
Proposed Ditch Check	Proposed Inlet Protection	
	Type of Inlet Protection	



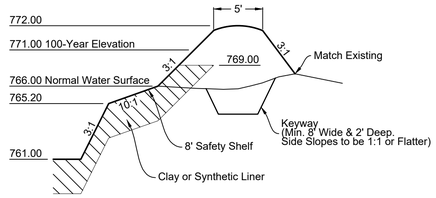
ANTI-SEEP COLLAR



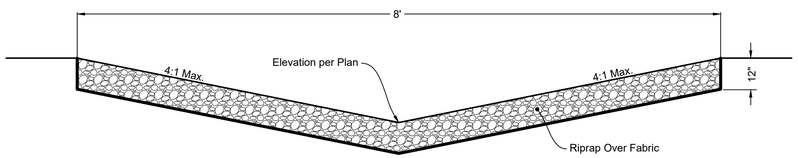
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY DETAIL



TYPICAL EMBANKMENT SECTION



SWALE SECTION

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Subgrade to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared subgrade. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the normal water, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth four feet deeper than the bottom of the pond liner.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:
- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

HDPE liner specifications are as follows:
- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

PPL liner Specifications are as follows:
- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.
10. Any pond fountain or aeration device shall comply with conditions of DNR Technical Standard 1001 Section V.B.2.k.

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POND DETAILS

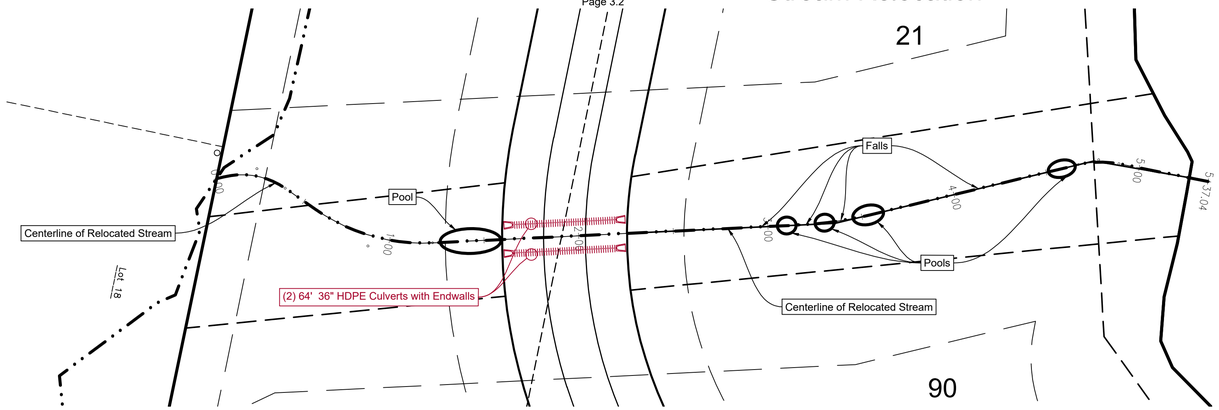
Springhetti Lake

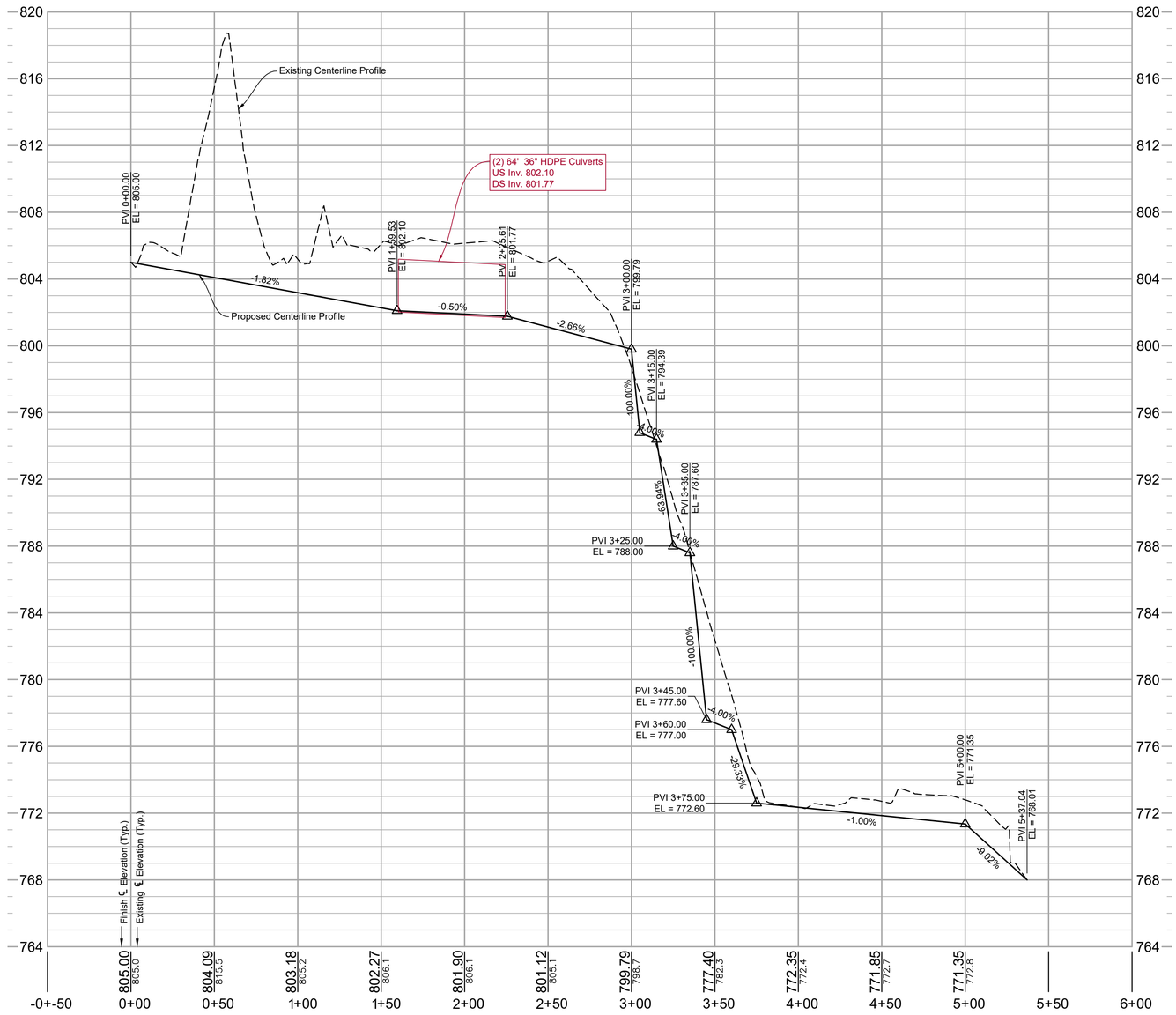
Town of Algoma, Winnebago County, WI
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Page 2.4

Prosperity Way
Page 3.2

Stream Relocation





NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

814.16 = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS ____')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Horizontal 40 20 0 40
Vertical 0 2 4

Springhetti Lake

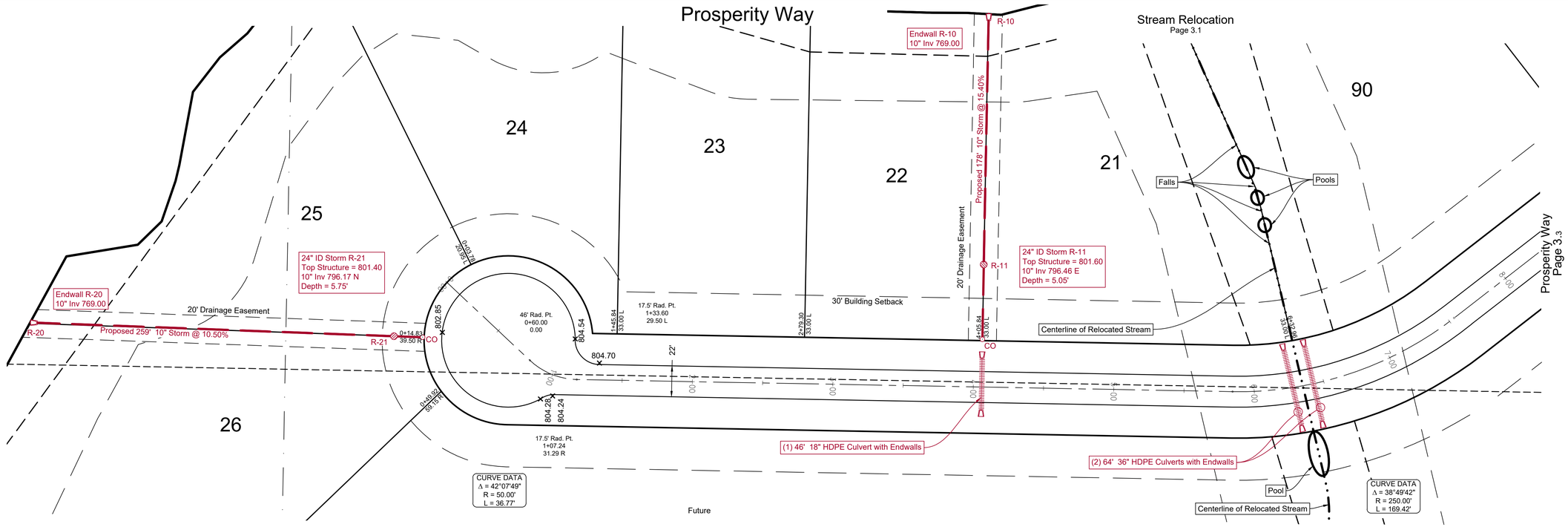
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For: Springhetti Real Estate

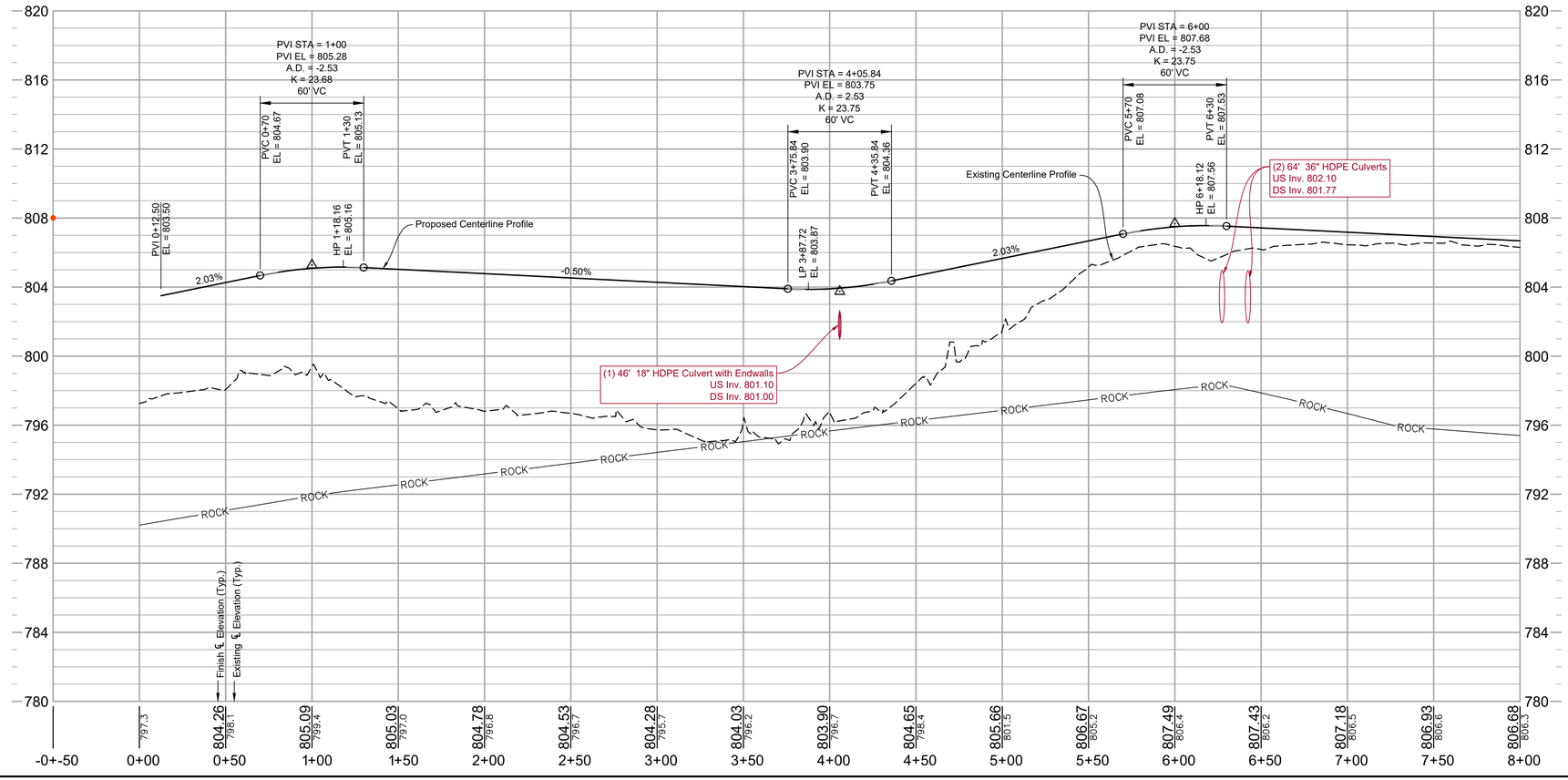
IMPROVEMENT PLANS
Stream Relocation
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Engineer: JRD
Drafted By: jennifer
Page: 3.1





NOTES:

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814.16 = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS ____')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Horizontal: 40 20 0 40
Vertical: 0 2 4

Springhetti Lake

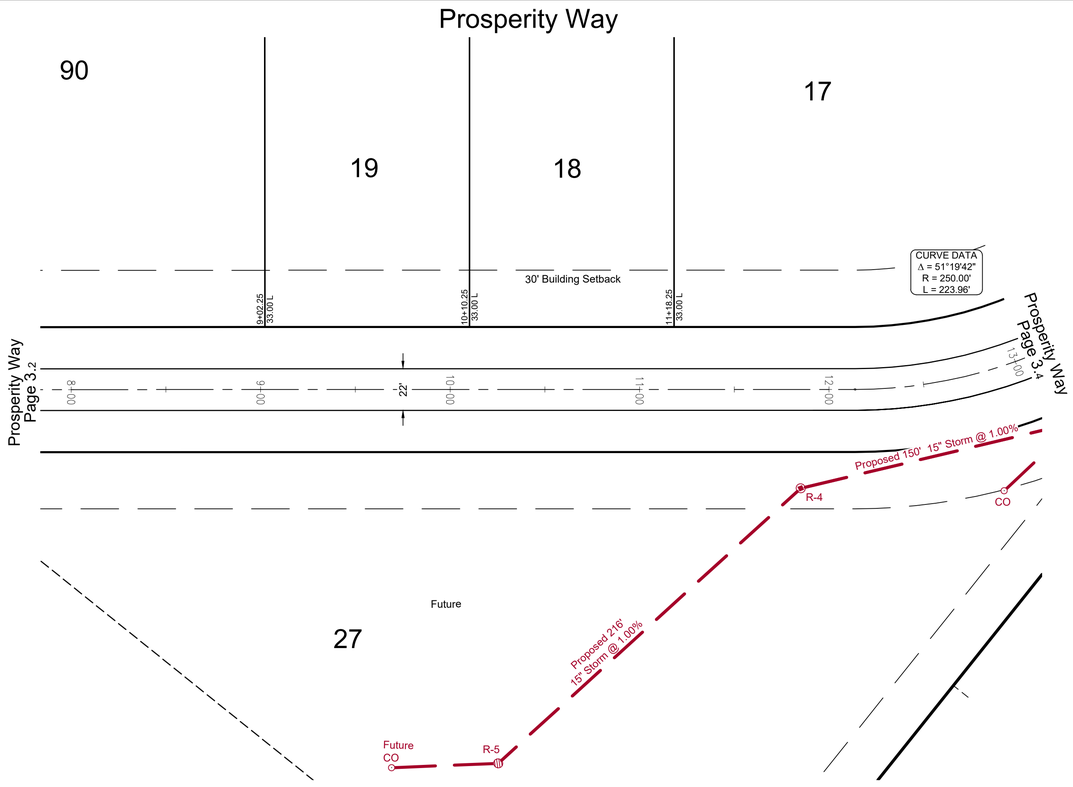
Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

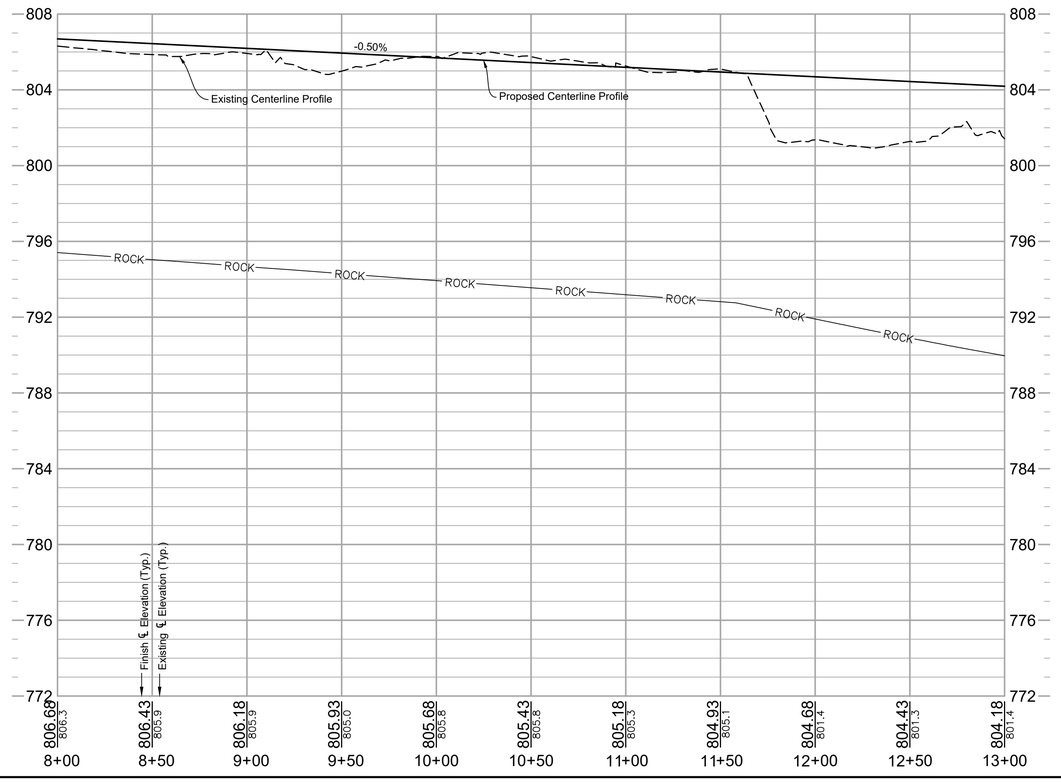
IMPROVEMENT PLANS
Prosperity Way
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Engineer: JRD	Drafted By: eric	





NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

$814.{}^{16}$ = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS ____')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Horizontal 40 20 0 40
Vertical 0 2 4

Springhetti Lake

Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

IMPROVEMENT PLANS

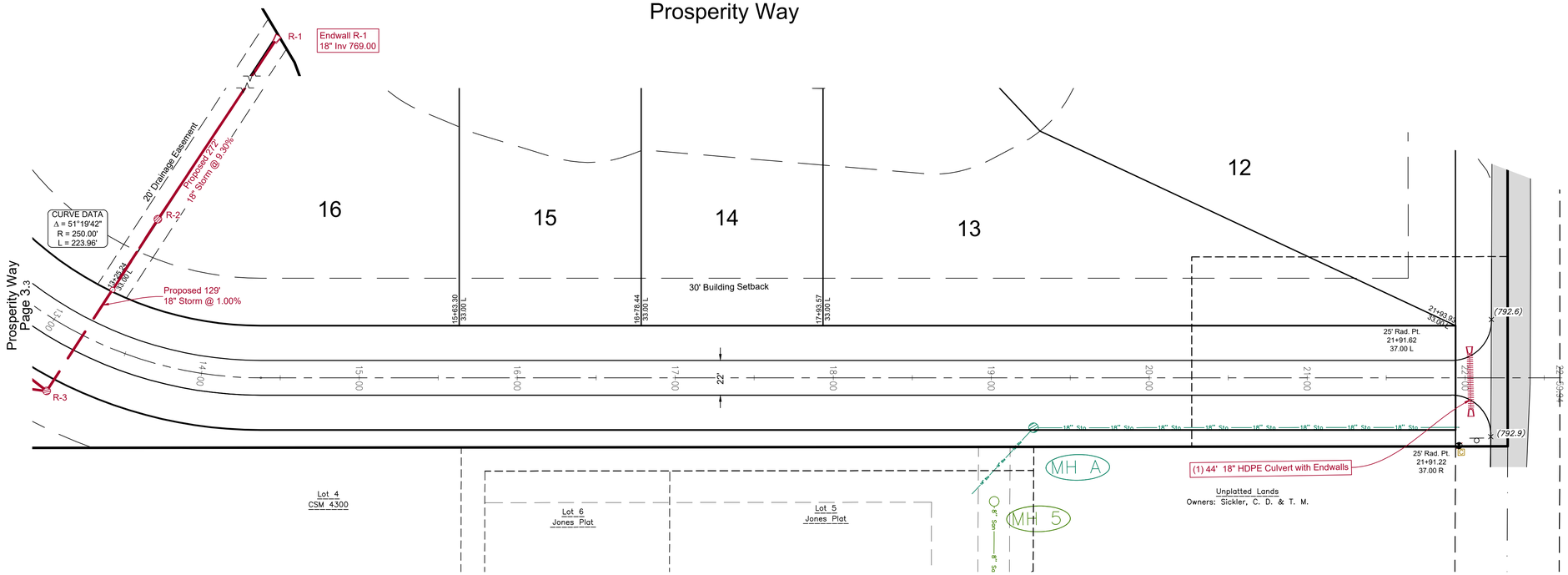
Prosperity Way
Sta 8+00 to 13+00

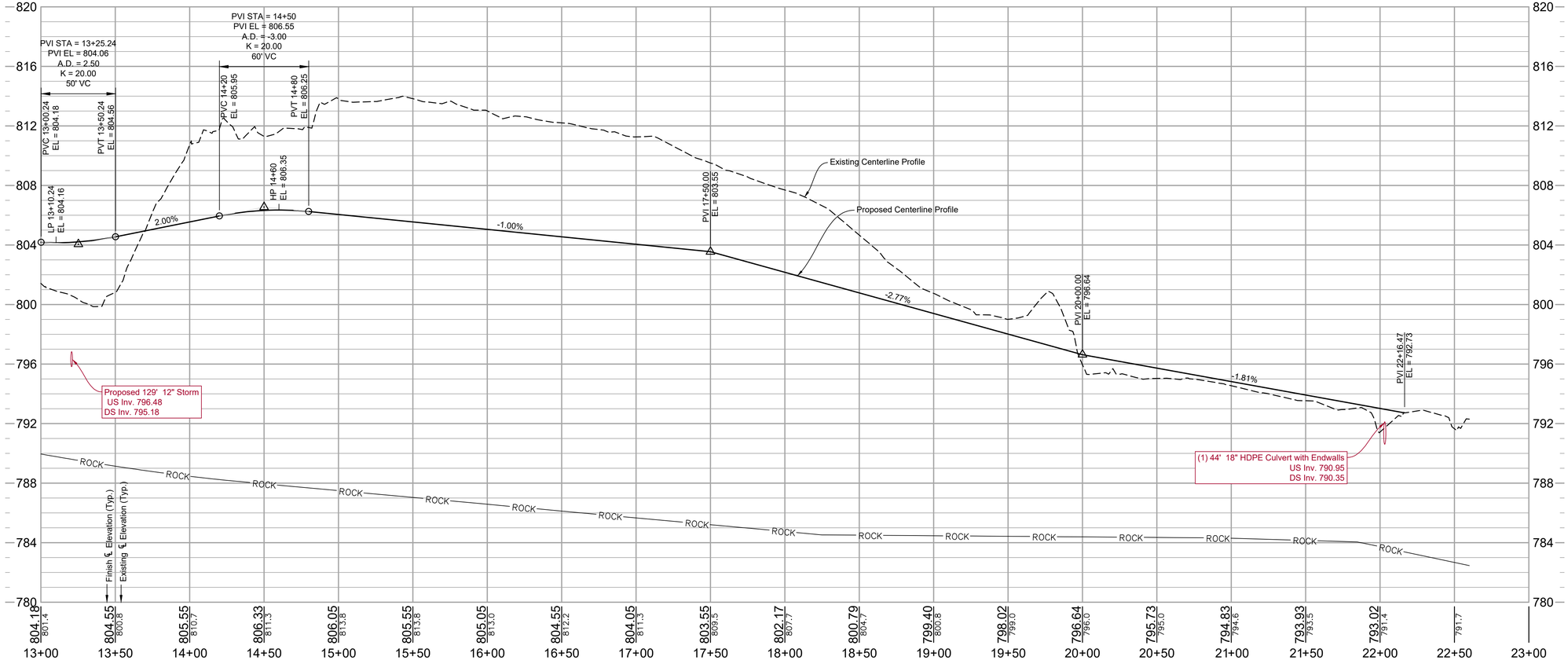
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

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Date: March 21, 2025	Page: 3.3
Engineer: JRD	Drafted By: eric

Prosperity Way





NOTES:

RADIUS STATIONING IS TO BACK OF CURB.

$814.{16}$ = PROPOSED GRADE

ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN THE ROADWAY PAVEMENT ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS ____')

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Culvert
- Proposed Swale/ Ditch
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop Catch Basin/Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Tee
- Proposed Cross
- Proposed Bend
- Proposed Reducer
- Proposed Plug

Horizontal 40 20 0 40
Vertical 4 2 0

Springhetti Lake

Town of Algoma, Winnebago County, WI
For: Springhetti Real Estate

IMPROVEMENT PLANS

Prosperity Way
Sta 13+00 to 22+59.94

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Page: 3.4

BRIAN P. O'ROURKE
Land Use Planner



112 OTTER AVE, PO BOX 2808
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3340
FOX CITIES (920) 727-2880
FAX (920) 232-3347

Zoningdepartment@winnebagocountywi.gov

Winnebago County
Zoning Department

The Wave of the Future

04/10/2025

TO: Winnebago County Property Owner

FROM: Land Use Planner, Winnebago County

RE: Preliminary Plat Approval Informational Hearing – Springhetti Lake (Town of Algoma)

Dear Property Owner:

The Winnebago County Planning and Zoning Committee will conduct a public informational hearing regarding the above referenced plat on May 27, 2025 at 6:30 P.M. in the 1st Floor Conference Room, Rm 120, at the David Albrecht Administration Building located at 112 Otter St, Oshkosh or virtually via Microsoft teams at the following link. https://winnebagocowi.portal.civicclerk.com/event/444/files

As an adjacent property owner, you are hereby notified that you may attend the hearing at the time indicated and present testimony for or against the proposal. At the hearing you may either represent yourself, or, you may be represented by agent or attorney.

Affected Parcels: 002-0027; 002-0020; 002-0025, & 002-0022
General Location of Property: Leonard Point Rd – Town of Algoma
Proposed Use of Property: Residential
Applicant: Dan Springhetti

Please feel free to contact me at your convenience if you have questions concerning this matter.

Respectfully,

Brian O'Rourke, AICP
Land Use Planner

Cc: Davel Engineering & Environmental Inc

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: May 14, 2025

RE: **ITEM 6: Discussion and possible action**: Elect Planning Commission Officers

---

The Planning Commission shall elect officers annually following the April appointments by the Town Board. *See attached town code for the descriptions for each position.*

Each officer should be elected by a separate motion:

A. Chair
Dan Martin is the Town Board member of the Planning Commission and incumbent.

B. Vice Chair
No incumbent.

C. Recording Secretary/Planning Coordinator
The Town Administrator has filled this role and recommends continuing for practical reasons. Should the Planning Commission agree, the following motion may be made:

"Motion to confirm Administrator Mahoney as the Recording Secretary/Planning Coordinator of the Planning Commission."

Here are the current Planning Commission Membership and Terms:

Position	Name	Term Ends
Chair	Dan Martin	April 2026
Member	Sherri Maruska	April 2026
Member	Linda Kollmann	April 2026
Member	Kyle Kehoe	April 2027
Member	Mike Skoglind	April 2027
Member	Bill Van Aacken	April 2028
Member	Scott Fischer	April 2028

ATTACHMENTS:

1. Town Code 9-9, Officers of the Planning Commission

§ 9-9. Officers.

A. Chair. The Chair shall be selected by the Commission members each April and shall:

(1) Preside at all meetings of the Commission.

(2) Call special meetings of the Commission. Written notice of such special meetings shall be delivered to each Commission member no less than 48 hours prior to the meeting. If personal delivery of notice is not possible, such notice may be affixed in a conspicuous place to the Commission member's residence.

(3) Establish agenda.

(4) Sign documents authorized by the Commission and the Town Board.

(5) Conduct all Commission meetings in accordance with Robert's Rules of Order.

B. Vice Chair. The Commission shall elect a Vice Chair who, in the absence, disability or disqualification of the Chair, shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

C. Recording Secretary/Planning Coordinator. The Commission shall elect a Recording Secretary/Planning Coordinator whose duties and powers shall be to:

(1) Keep the minutes of all meetings of the Commission in an appropriate minute book.

(2) Give or serve all notices required by law.

(3) Prepare the agenda for all meetings of the Commission at the Chair's direction.

(4) Be custodian of Commission records.

(5) Inform the Commission of correspondence relating to business of the Commission and distribute such correspondence.

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