TOWN OF ALGOMA

WINNEBAGO COUNTY, WISCONSIN

TOWN BOARD MEETING

Wednesday, February 18, 2026, 6:00 p.m. or immediately following the Town Electors Meeting

15 N. Oakwood Road, Oshkosh, WI 54904

AGENDA

The Board may discuss and act on the following:

1. **Call to Order.**
   - **A.** Pledge of Allegiance.
   - **B.** Roll Call.

2. **Town agenda was posted at the following locations**: Town of Algoma Municipal Building, and town website at www.townofalgomawi.gov on February 13, 2026.

3. **Review and approve the minutes of the following meeting:**
   - **A.** Monthly Town Board Meeting dated January 21, 2026

4. **Review and approve February 2026 disbursements.**

5. **Public Forum for Town Business (All speakers must sign up before the meeting and the Town's policy is available on the back table).**

6. **Economic Development Update.**

7. **Committee Reports.**
   - **A.** Fire Department.
   - **B.** Planning Commission.
   - **C.** Parks Committee.

8. **Administrator Report**
   - **A.** Budget Update
   - **B.** Major Projects Update
     - i. Leonard Point Road Storm Detention Pond
     - ii. Leonard Point Road Reconstruction
     - iii. Leonard Point Road & STH 21 Roundabout
   - **C.** Community Development Update
     - i. Winnebago County Comprehensive Plan Ad-Hoc Steering Committee
     - ii. Springhetti Lake
     - iii. 7 Brew
   - **D.** Joint Fire Department Study Update

9. **Public Works Director Report**
   - **A.** Road Maintenance Update
   - **B.** 2026 Asphalt Resurfacing
   - **C.** Parks Update
   - **D.** Stormwater Update
   - **E.** Algoma Sanitary District Update

10. Clerk/Treasurer Report

- **A.** Tax Collection
- **B.** Elections
- **C.** Office Assistant & Deputy Clerk/Treasurer Searches
- **D.** Hall Rentals

11. Monthly Financial Statements.

12. Business.

- **A.** Discussion and possible action re: Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels.
- **B.** Oakwood Elementary School Expansion Project
  - i. **Discussion and possible action re**: Certified Survey Map by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to combine 8 parcels into 2 lots located at Oakwood Elementary School, 1225 N. Oakwood Rd.
  - ii. **Discussion and possible action re**: Request by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District.
  - iii. **Discussion and possible action re**: Site plan for Oakwood Elementary School expansion, located at 1225 N. Oakwood Rd, as requested by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District.
- **C.** Discussion and possible action re: WDNR Urban Non-Point Source Planning Grant Update and TMDL Stormwater Analysis.
- **D.** Discussion and possible action re: Resolution No. 2026-6, Approving Relocation Order and Right-of-Way Plat for the Leonard Point Road Reconstruction Project.
- **E.** Discussion and possible action re: Resolution No. 2026-4, Supports Submission of an Urban Non-Point Source & Storm Water (UNPS&SW) Construction Grant Application to the Wisconsin Department of Natural Resources for the Leonard Point Pond Project.
- **F.** Discussion and possible action re: Resolution No. 2026-5, Ensure Local Match and Program and Project Compliance for the Wisconsin Department of Natural Resources Grant for the Leonard Point Pond Project.
- **G.** Discussion and possible action re: Award bid to purchase a 3,000 Tender to Midwest Fire in the amount of $404,898.00.
- **H.** Discussion and possible action re: Petition for proposed zoning map amendment affecting the Winnebago County Zoning Ordinance and Office Map of the Town of Winneconne.
- **I.** Discussion and possible action re: Petition for proposed zoning map amendment affecting the Winnebago County Zoning Ordinance and Office Map of the Town of Utica.

13. Adjourn.

The Town Board meets regularly on the THIRD WEDNESDAY OF EACH MONTH AT 6:00 p.m. (unless otherwise noted) at the Municipal Building (Town Hall), 15 N. Oakwood Road. ALL MEETINGS ARE OPEN TO THE PUBLIC. NOTE: 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. NOTE: 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, call the Town Hall office at 920-235-3789.

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
January 21, 2026

Chairman Rasmussen called the regular town board meeting to order at 6:00 pm.

The following were present: Supervisors Teresa Van Aacken, Petey Clark, and Supervisor Dan Martin.

Supervisor Mike Brooks was absent: excused.

The following were also present: Administrator Maggie Mahoney, Public Works Director Jason Loduha, Fire Chief Kevin Sawicki, and Clerk/Treasurer Katherine Reinbold.

The agenda was posted on January 16, 2026.

On a motion by Supervisors Clark/Van Aacken, passed on a voice vote, the Board approved the minutes of the Special Electors Meeting dated November 19, 2025.

On a motion by Supervisors Van Aacken/Brooks, passed on a voice vote (Martin abstained), the Board approved the minutes of the Monthly Town Board Meeting dated December 17, 2025.

On a motion by Supervisors Van Aacken/Martin, passed on a voice vote, the Board approved the January 2026 disbursements.

Public Forum: Brittany Bongert of 2029 Crestwood asked why there was a difference between the amount in the CIP and the amount listed tonight for the money being borrowed. She also questioned the repeal of the resolution concerning the Algoma Sanitary District. If the District doesn't pay fees now, how does that impact tax payers down the road?

Tricia Rathermel, President and CEO of the Greater Oshkosh Economic Development Corporation (GOEDC) gave the annual Town report.

Fire Department Chief Sawicki reported they will be deciding what to use the grant money for. The truck will go in for refurbishment in early February. Administrator Mahoney also mentioned the bid for the tender is published and on the website.

The Planning Commission did not meet.

The Parks Committee did not meet.

Administrator Mahoney noted that the closed session will be a discussion about the Leonard Point Road storm detention pond. All documents have been submitted for the Leonard Point Road reconstruction and now we are just waiting for approval. There is no update on the Winnebago County Comprehensive Plan Ad-Hoc Steering Committee but still planning to meet with Tricia and GOEDC. Springhetti is aware we don't have the developer's agreement draft yet. The DNR did approve the removal of some trees. Working with the design firm on submittals for the Oakwood Elementary School Expansion. Still don't

have everything. Administrator Mahoney also met with consultants for the joint fire department study. They are still receiving data and still going through it. They will schedule a status update meeting later.

Public Works Director (PWD) Loduha reported Winnebago County highway department is shorthanded but training new person already. Potholes are starting to show and working through trying to get those filled. OA.net is coming through town and submitted information to install underground fiber optic on the north side of highway 21. Roads are being identified for the 2026 asphalt resurfacing program. Working on the MS4 permit that is dues by March 31, 2026. We have been in contact with the Algoma Sanitary District regarding the right-of-way program.

Clerk/Treasurer Reinbold reported making it through tax collection with a good group of helpers. There will be an election on February 17, 2026, with just the Oshkosh School Board on the ballot. Clift Larson Allen (CLA) will be on site for audit field work on February 12 and 13. We went with ZipRecruiter for the Office Assistant search and that has been very beneficial.

The monthly financial statements were presented. Clerk/Treasurer Reinbold noted that December hasn't been reconciled yet but does not have any concerns with numbers changing and things will be taken care of with the audit coming up.

Justin Fischer from Baird was present and gave presentation on the general obligation promissory note. Administrator Mahoney explained the difference from the CIP to the resolution. On a motion by Supervisors Martin/Van Aacken, passed on a voice vote, the Town Board approved Resolution 2026-1, A Resolution authorizing the issuance and establishing parameters for the sale of not to exceed $2,300,000 general obligation promissory notes.

Administrator Mahoney spoke about the current resolution and said that it needs to be repealed to take back oversight of the Town's rights-of-way. The Town will waive the fees for the Algoma Sanitary District (ASD) but ask for a financial guarantee. This does not affect emergencies. They ASD can still respond we just ask they get the permit after the fact. On a motion by Supervisors Clark/Martin, passed on a voice vote, the Town Board approved Resolution 2026-2, a Resolution Repealing Resolution dated February 15, 1978, giving permission to Algoma Sanitary District #1 to work in the right of way.

On a motion by Supervisors Martin/Clark, passed on a roll call vote (Clark-Y, Rasmussen-Y, Van Aacken-Y, Martin-Y), the board entered into closed session at 6:54 pm for board consideration of the following items: Pursuant to WI Statutes 19.85 (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons required a closed session. Re: Property for Leonard Point Road stormwater pond.

On a motion by Supervisors Van Aacken/Clark, passed on a roll call vote (Clark-Y, Rasmussen-Y, Van Aacken-Y, Martin-Y), the board reconvened in open session at 7:01 pm.

On a motion by Supervisors Martin/Clark, passed on a voice vote, the Town Board adjourned at 7:02 p.m.

Respectfully submitted,
Katherine Reinbold

Town of Algoma Fire Department

Monthly Report

January 2026

Prepared by

Kevin Sawicki – Fire Chief

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General

Grants

State EMS FAP Grant

- 2026 EMS FAP was awarded. Amount is $29,288.84.
- EMS is looking to update pagers, AEDs and other important equipment.

Trucks and Equipment

Vehicles

- **Rescue 21** – The vehicle refurbishment planning has been finalized. Vehicle will be sent to Rennert's February 9th.
- **Tender 21** – Bid Process started end of January for approximately 2 weeks. Bid Process closed February 4th. Four bids were submitted.

Truck Committee

- The spare engine will be placed into mainline service while Rescue is out for refurbishment.
- Rescue refurbishment will take approximately 4 months to complete.
- The Truck Committee reviewed the submitted bids for the tender process and will be providing a recommendation.

Membership

- Current Roster has **37** Firefighters and **17** Emergency Medical Responders for a total of **45** department members.
- Voting took place for various positions in January.

1. Fire Chief – Kevin Sawicki
2. EMR Director – Alex Blechl
3. Secretary – Lisa Breu
4. Treasurer – Keith Breu

New Members

- No New Members.

Training

First Drill: January 5th, 2026

- Members practiced donning PPE within 2 minutes.

Second Drill: January 19th, 2026

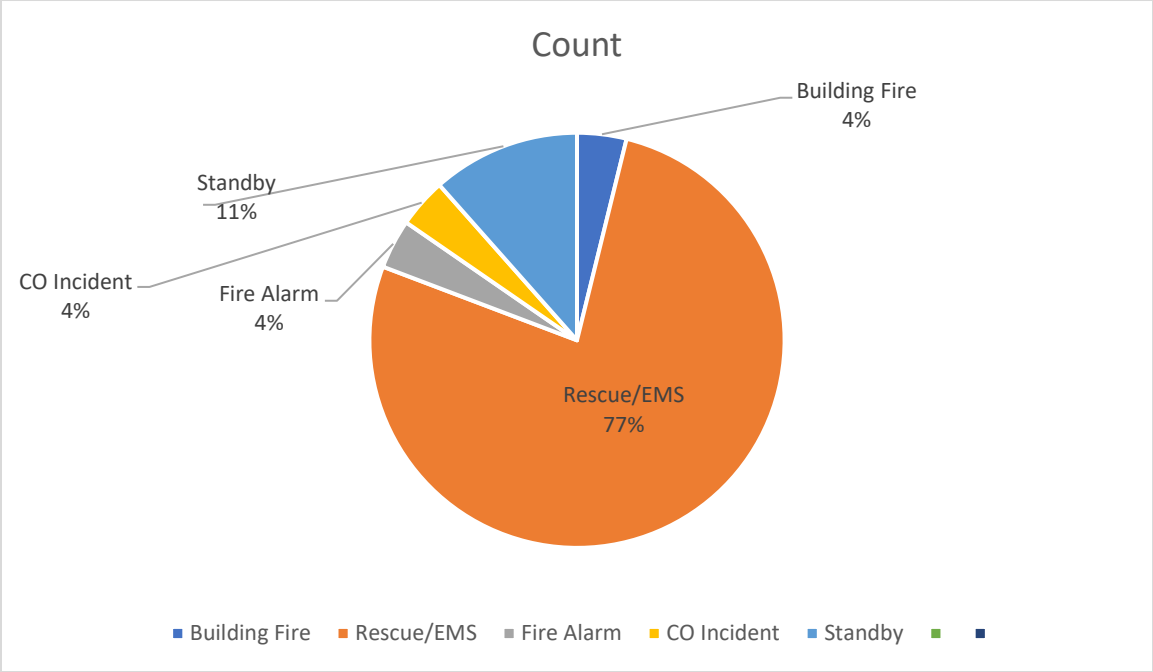
- Members conducted vehicle inspections and reviewed equipment.

Upcoming Events

Event	Date
Training Drills	Monday, March 2nd @ 6:30pm Monday, March 16th @ 6:30pm
Monthly Department Meeting	Wednesday, March 11th @ 7:00pm

Incidents

Overall Incident Summary



Call Type	Count
Building Fire	1
Rescue/Emergency Medical Service (EMS)	20
Fire Alarm	2
Carbon Monoxide Incident	1
Standby – Mutual Aid	3
Total Calls	**27**

Incident Response

- **Average EMS Incident has 3 emergency medical responders.**
- **Average Fire Incident has 6 firefighters.**

  *Number of responders per EMS/Fire call are from 2025 YTD statistics.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Jason Loduha, Public Works Director

Date: February 18, 2026

RE: Monthly Director's Report

A. Road Maintenance Update

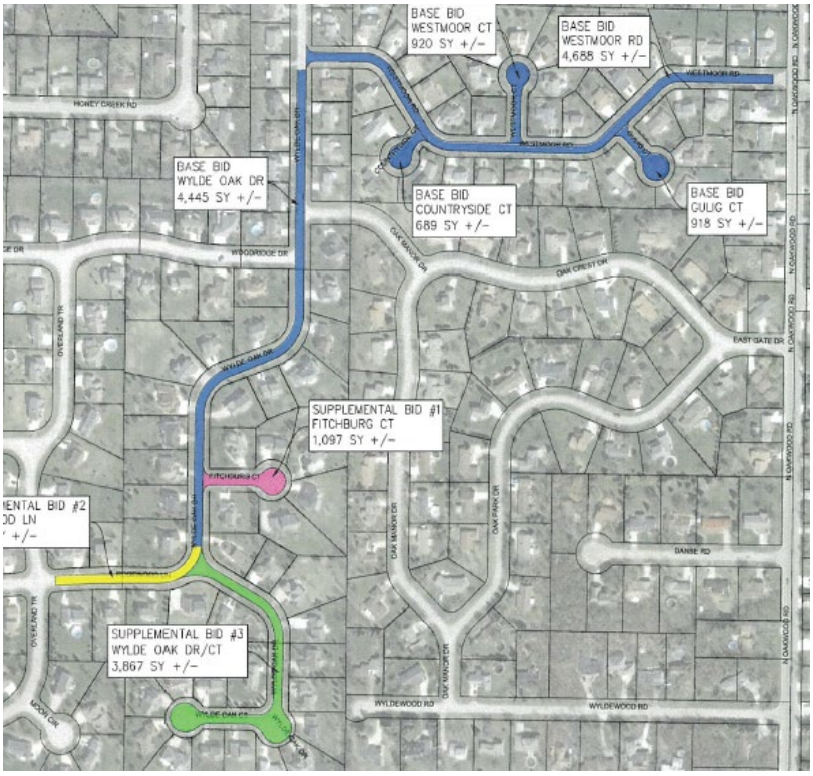
Winnebago County has been out patching potholes on town roads to improve driving conditions.

I met with Bill Glatz from Fahrner to begin identifying areas that will require maintenance in the upcoming year. He will provide quotes for chip sealing and crack filling once those areas are identified.

OA.Net, LLC has submitted the permit fee for a Right-of-Way application for underground fiber installation within the Town. At this time, no project schedule or detailed construction plans have been provided.

B. 2026 Asphalt Resurfacing

McMahon has submitted the Engineer's Opinion of Probable Cost for the 2026 Asphalt Resurfacing Program. The contract award will be considered, tentatively, at the March 18th Board meeting. The proposed program includes mill and pave improvements to:



- Westmoor Road (from N. Oakwood Road to Wylde Oak Drive)
- Gulig Court
- Westmoor Court
- Countryside Court
- Wylde Oak Drive (from Westmoor Drive to Rosewood Lane)

In addition, three supplemental bid items have been submitted for;

- Fitchburg Court
- Rosewood Lane (from Wylde Oak Drive to Overland Trail)
- Wylde Oak Court
- Wylde Oak Drive (from Rosewood Lane to Wylde Oak Court)

C. Parks Update

A meeting was held with The Grounds Guys to review mowing contracts with the Town. All rates will remain unchanged from last year, except for yard waste pickup, which increased from $75 per hour to $80 per hour, the first rate increase since the start of service.

D. Stormwater Update

Completion of the MS4 permit is ongoing as additional information becomes available. Stormwater Maintenance Agreements have been finalized with McMahon for operation and maintenance services, as well as for prairies and wetlands management of Town-owned ponds. In addition, a separate agreement was signed with Suburban Wildlife Solutions for muskrat removal.

E. Algoma Sanitary District Update

No update at time of Memo.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Katherine Reinbold, Clerk/Treasurer

Date: February 18, 2026

RE: Monthly Clerk/Treasurer Report

A. **Tax Collection**
   Tax collection is complete. Working through the February settlement and cleaning up any refunds and payments to tax entities. All tax payments now go to Winnebago County.
B. **Elections**
   February 17 election update will be during the meeting. The next election will be April 7 with absentee dates in late March/early April.
C. **Office Assistant and Deputy Clerk/Treasurer Searches**
   We are working through interviews and continuing our search to find the best candidates.
D. **Hall Rentals**
   Hall rentals have been going well. We have 10 bookings with 2 already completed. It has been a mix of paper reservations and online and everything has been working well.

Attachments: None

TOWN OF ALGOMA
RECONCILED BANK & INVESTMENT BALANCES
AS OF 1/31/2026

Bank	Type	Interest Rate	Interest Amount	Balance	Notes
Bank First	Checking (Sweep)		$ 8.46	$ 3,070.00	
	Money Market	3.89%	$ 1,483.32	$ 525,560.43	
	Special Accounts	3.89%			
	Parks Money Market		$ 396.94	$ 126,822.90	
	Tax Accounts (Used for collection)				
	Tax Account			$ 8,935,097.78	
U.S. Bank	Local Government Investment Pool (LGIP)	3.70%	$ 3,968.68	$1,266,247.21	
Total Cash and Investments				$ 10,856,798.32	

LGIP Accounts	Interest (3.70%)	Deposits	Withdrawal	Total in Acct
GENERAL	$455.98	$0.00	$0.00	$145,485.76
TID 1	$303.87	$0.00	$0.00	$96,952.91
SPIRIT ROUNDABOUT	$1,273.50	$0.00	$0.00	$406,322.65
FD TRUCK REFURBISHMENT	$639.27	$0.00	$0.00	$203,965.82
FIRE EQUIPMENT	$55.62	$0.00	$0.00	$17,745.85
REVALUATION	$32.36	$0.00	$0.00	$10,323.72
DEBT LEVY PAYMENTS	$3.58	$0.00	$0.00	$1,141.60
GENERAL EXPENSES	$133.02	$0.00	$0.00	$42,442.86
RESERVES	$1,071.48	$0.00	$0.00	$341,866.04
Total	**$3,968.68**			**$1,266,247.21**

Fund: All Funds

Account Number		2026 January	2026 Actual 01/31/2026	2026 Budget	Budget Status	% of Budget
100-00-41101-000-000	JONES PARK DEBT SERV LEVY	0.00	0.00	0.00	0.00	0.00
100-00-41102-000-000	GO REFUNDING BONDS LEVY	0.00	0.00	455,590.00	-455,590.00	0.00
100-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	1,135,836.00	-1,135,836.00	0.00
400-00-41120-000-000	TID #1 TAX INCREMENT	0.00	0.00	53.00	-53.00	0.00
100-00-41150-000-000	MFL TAXES	0.00	0.00	2.28	-2.28	0.00
100-00-41801-000-000	PERSONAL PROPERTY TAX INT	0.00	0.00	0.00	0.00	0.00
100-00-41802-000-000	LOTTERY CREDIT	0.00	0.00	0.00	0.00	0.00
TAXES		0.00	0.00	1,591,481.28	-1,591,481.28	0.00
100-00-42300-000-000	SA - 2022 PAVING	0.00	0.00	0.00	0.00	0.00
SPECIAL ASSESSMENTS		0.00	0.00	0.00	0.00	0.00
100-00-43301-000-000	ARPA/SPIRIT FUND REVENUE	0.00	0.00	0.00	0.00	0.00
100-00-43410-000-000	STATE SHARED REVENUES	0.00	0.00	258,330.91	-258,330.91	0.00
203-00-43410-700-001	FD RADIOS RECEIVABLE	0.00	0.00	0.00	0.00	0.00
203-00-43410-700-002	SOUTH LEG ROUNDABOUT RECEIVE	0.00	0.00	0.00	0.00	0.00
100-00-43420-000-000	2% FIRE DUES	0.00	0.00	46,000.00	-46,000.00	0.00
100-00-43430-000-000	EXEMPT COMPUTER	0.00	0.00	263.97	-263.97	0.00
100-00-43440-000-000	PERSONAL PROPERTY AID	0.00	0.00	4,685.85	-4,685.85	0.00
100-00-43530-000-000	TRANSPORTATION AIDS	47,559.05	47,559.05	190,236.22	-142,677.17	25.00
100-00-43540-000-000	RECYCLING GRANTS	0.00	0.00	12,500.00	-12,500.00	0.00
100-00-43550-000-000	VIDEO SERV PROVIDER FEE	0.00	0.00	15,175.31	-15,175.31	0.00
100-00-43650-000-000	FOREST CROPLAND/MGED FOREST	0.00	0.00	6.46	-6.46	0.00
100-00-43690-000-000	EMS FLEX GRANT	0.00	0.00	0.00	0.00	0.00
100-00-43691-701-000	GRANTS	0.00	0.00	0.00	0.00	0.00
100-00-43695-000-000	FIREHOUSE SUBS GRANT	0.00	0.00	0.00	0.00	0.00
100-00-43750-000-000	ECONOMIC DEVELOPMENT	0.00	0.00	8,000.00	-8,000.00	0.00
100-00-43790-000-000	DNR STORMWATER MGMT GRANT	0.00	0.00	55,700.00	-55,700.00	0.00
INTERGOVERNMENTAL REVENUES		47,559.05	47,559.05	590,898.72	-543,339.67	8.05
100-00-44100-000-000	BUSINESS/OCCUP LICENSE	0.00	0.00	100.00	-100.00	0.00
100-00-44110-000-000	LIQUOR & MALT BEVERAGE LICENSE	0.00	0.00	640.00	-640.00	0.00
100-00-44115-000-000	OPERATORS LICENSES	0.00	0.00	400.00	-400.00	0.00
100-00-44116-000-000	CIGARETTE LICENSE	0.00	0.00	100.00	-100.00	0.00
100-00-44117-000-000	SODA WATER LICENSES	0.00	0.00	0.00	0.00	0.00
100-00-44120-000-000	OTHER BUSINESS & OCCUP LIC	0.00	0.00	100.00	-100.00	0.00
100-00-44125-000-000	CABLE FRANCHISE INCOME	0.00	0.00	61,000.00	-61,000.00	0.00
100-00-44200-000-000	DOG LICENSES	70.00	70.00	4,000.00	-3,930.00	1.75
100-00-44201-000-000	WINNEBAGO CTY DOG LICENSES	0.00	0.00	1,050.00	-1,050.00	0.00
100-00-44300-000-000	BUILDING PERMITS NEW	0.00	0.00	100,000.00	-100,000.00	0.00
100-00-44301-000-000	BUILDING PERMITS REMODELING	1,330.00	1,330.00	30,000.00	-28,670.00	4.43
100-00-44302-000-000	EXTRA INSPECTIONS	0.00	0.00	320.00	-320.00	0.00
100-00-44310-000-000	CULVERT PERMITS	0.00	0.00	0.00	0.00	0.00
100-00-44311-000-000	OTHER PERMITS	0.00	0.00	100.00	-100.00	0.00
100-00-44400-000-000	ZONING PERMITS & FEE'S	0.00	0.00	700.00	-700.00	0.00
100-00-44500-000-000	RIGHT OF WAY	0.00	0.00	5,000.00	-5,000.00	0.00
LICENSES AND PERMITS		1,400.00	1,400.00	203,510.00	-202,110.00	0.69
100-00-46100-000-000	ASSESSMENT CERTIFICATION'	0.00	0.00	2,800.00	-2,800.00	0.00
100-00-46101-000-000	LIQUOR LIC PUBLICATION FEE	0.00	0.00	80.00	-80.00	0.00

Fund: All Funds

Account Number		2026 January	2026 Actual 01/31/2026	2026 Budget	Budget Status	% of Budget
100-00-46102-000-000	MISC CHARGES FOR SERVICES	0.00	0.00	200.00	-200.00	0.00
100-00-46230-000-000	AMBULANCE SERVICE	0.00	0.00	205,652.62	-205,652.62	0.00
100-00-46310-000-000	SNOW REMOVAL	0.00	0.00	6,800.00	-6,800.00	0.00
202-00-46330-000-000	PARKLAND FEES	0.00	0.00	0.00	0.00	0.00
100-00-46420-000-000	REFUSE & GARBAGE COLLECTION	0.00	0.00	606,600.00	-606,600.00	0.00
100-00-46435-000-000	RECYCLING - WINN CTY REBATE	0.00	0.00	5,000.00	-5,000.00	0.00
100-00-46720-000-000	PARKLAND FEE INCOME	0.00	0.00	9,900.00	-9,900.00	0.00
100-00-46850-000-000	PLAT & SITE PLANS FEES	0.00	0.00	6,000.00	-6,000.00	0.00
PUBLIC CHARGES FOR SERVICES		0.00	0.00	843,032.62	-843,032.62	0.00
100-00-48100-000-000	INTEREST GENERAL ACCOUNTS	0.00	0.00	25,000.00	-25,000.00	0.00
202-00-48100-000-000	PARKS FUND INTEREST	396.94	396.94	0.00	396.94	0.00
100-00-48101-000-000	ARPA INTEREST	0.00	0.00	0.00	0.00	0.00
200-00-48101-000-000	FD SAVINGS INTEREST	0.00	0.00	0.00	0.00	0.00
100-00-48102-000-000	VERVE ACCTS	0.00	0.00	0.00	0.00	0.00
100-00-48103-000-000	LGIP	3,968.68	3,968.68	25,000.00	-21,031.32	15.87
400-00-48104-000-000	TID #1 INTEREST	0.00	0.00	0.00	0.00	0.00
100-00-48200-000-000	RENT REVENUE	0.00	0.00	10,000.00	-10,000.00	0.00
100-00-48300-000-000	SALE OF FIRE EQUIPMENT	0.00	0.00	0.00	0.00	0.00
200-00-48300-000-000	SALE OF FIRE EQUIPMENT	0.00	0.00	0.00	0.00	0.00
100-00-48301-000-000	SALE OF GARB/RECYCLING TOTES	0.00	0.00	0.00	0.00	0.00
100-00-48302-000-000	SALE OF EQUIPMENT OR PROPERTY	0.00	0.00	0.00	0.00	0.00
100-00-48500-000-000	JONES PARK TREE DONATIONS	0.00	0.00	0.00	0.00	0.00
200-00-48500-000-000	FD DONATIONS	0.00	0.00	0.00	0.00	0.00
201-00-48501-000-000	FIRST RESP DONATIONS	0.00	0.00	0.00	0.00	0.00
100-00-48900-000-000	OTHER MISC. REVENUES	0.00	0.00	0.00	0.00	0.00
200-00-48900-000-000	FD PANCAKE BRKFST	0.00	0.00	0.00	0.00	0.00
200-00-48901-000-000	FD CAR SHOW	0.00	0.00	0.00	0.00	0.00
200-00-48902-000-000	TSHIRT SALES	0.00	0.00	0.00	0.00	0.00
200-00-48903-000-000	FD OPEN HOUSE	0.00	0.00	0.00	0.00	0.00
400-00-48904-000-000	MISCELLANEOUS INCOME	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUES		4,365.62	4,365.62	60,000.00	-55,634.38	7.28
100-00-49100-000-000	PROCEEDS FROM LONG TERM DEBT	0.00	0.00	2,217,000.00	-2,217,000.00	0.00
400-00-49140-000-000	PROCEEDS FROM LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00
100-00-49200-000-000	TRANSFERS FROM OTHER FUNDS	0.00	0.00	110,000.00	-110,000.00	0.00
200-00-49200-000-000	FD OPEN HOUSE	0.00	0.00	0.00	0.00	0.00
201-00-49200-000-000	TRANSFER FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
400-00-49300-000-000	FUND BALANCE APPLIED	0.00	0.00	0.00	0.00	0.00
100-00-49301-000-000	USE OF COMMITTED FUNDS	0.00	0.00	527,500.00	-527,500.00	0.00
OTHER FINANCING SOURCES		0.00	0.00	2,854,500.00	-2,854,500.00	0.00
Total Revenues		53,324.67	53,324.67	6,143,422.62	-6,090,097.95	0.87

Fund: All Funds

Account Number		2026 January	2026 Actual 01/31/2026	2026 Budget	Budget Status	% of Budget
100-00-51100-000-000	TOWN BOARD	0.00	0.00	0.00	0.00	0.00
100-00-51100-110-000	TOWN BOARD WAGES	1,250.00	1,250.00	18,000.00	16,750.00	6.94
100-00-51100-130-000	TOWN BOARD SOC SEC/MEDICARE	95.63	95.63	1,377.00	1,281.37	6.94
100-00-51100-209-000	ATTORNEY LEGAL FIRE DEPT	0.00	0.00	500.00	500.00	0.00
100-00-51100-321-000	TOWN BOARD DUES	0.00	0.00	1,490.00	1,490.00	0.00
100-00-51100-390-000	TOWN BOARD MISC EXP	0.00	0.00	500.00	500.00	0.00
100-00-51300-210-000	ATTORNEY LEGAL CONTRACT	0.00	0.00	14,000.00	14,000.00	0.00
100-00-51300-218-000	ATTORNEY ORD CODIFICATION	0.00	0.00	4,000.00	4,000.00	0.00
100-00-51400-200-000	GEN GOVT HR/PERSONNEL	0.00	0.00	200.00	200.00	0.00
100-00-51400-305-000	GEN GOVT HR/PERS SUPPLIES/EXP	0.00	0.00	400.00	400.00	0.00
100-00-51400-310-000	GEN GOVT OFFICE SUPPLIES	0.00	0.00	3,000.00	3,000.00	0.00
100-00-51400-315-000	GEN GOVT OFFICE EQUIPMENT	239.90	239.90	6,500.00	6,260.10	3.69
100-00-51400-320-000	GEN GOVT PUBLISHING & PRINTING	0.00	0.00	4,000.00	4,000.00	0.00
100-00-51400-330-000	GEN GOVT MILEAGE	0.00	0.00	0.00	0.00	0.00
100-00-51400-342-000	GEN GOVT COMPUTER & WEBSITE MA	9,970.00	9,970.00	25,000.00	15,030.00	39.88
100-00-51400-390-000	GEN GOVT MISC EXP	0.00	0.00	500.00	500.00	0.00
400-00-51401-200-000	TID #1 ADMINISTRATION	0.00	0.00	5,000.00	5,000.00	0.00
100-00-51410-110-000	ADMINISTRATOR WAGES	9,237.81	9,237.81	119,409.45	110,171.64	7.74
100-00-51410-130-000	ADMINISTRATOR SOC SEC/MEDICARE	702.84	702.84	9,134.82	8,431.98	7.69
100-00-51410-131-000	ADMINISTRATOR WRS	665.12	665.12	8,597.48	7,932.36	7.74
100-00-51410-132-000	ADMINISTRATOR HEALTH INSURANCE	0.00	0.00	0.00	0.00	0.00
100-00-51410-133-000	ADMINISTRATOR LIFE INSURANCE	15.12	15.12	151.20	136.08	10.00
100-00-51410-380-000	ADMINISTRATOR DEPT EXPENSES	20.00	20.00	4,000.00	3,980.00	0.50
100-00-51411-110-000	OFFICE ASST WAGES	0.00	0.00	32,711.89	32,711.89	0.00
100-00-51411-130-000	OFFICE ASST SOC SEC/MEDICARE	0.00	0.00	2,502.46	2,502.46	0.00
100-00-51411-131-000	OFFICE ASST WRS	0.00	0.00	2,355.26	2,355.26	0.00
100-00-51411-132-000	OFFICE ASST	0.00	0.00	12,011.17	12,011.17	0.00
100-00-51411-133-000	OFFICE ASST LIFE INSURANCE	0.00	0.00	24.48	24.48	0.00
100-00-51411-380-000	OFFICE ASST DEPT EXP	0.00	0.00	200.00	200.00	0.00
100-00-51411-390-000	OFFICE ASST MISC EXP	0.00	0.00	0.00	0.00	0.00
100-00-51420-110-000	CLERK TREAS WAGES	6,082.28	6,082.28	78,951.14	72,868.86	7.70
100-00-51420-130-000	CLERK TREAS SOC SEC/MEDICARE	443.92	443.92	6,039.76	5,595.84	7.35
100-00-51420-131-000	CLERK TREAS WRS	437.92	437.92	5,684.48	5,246.56	7.70
100-00-51420-132-000	CLERK TREAS HEALTH INSURANCE	2,007.96	2,007.96	24,031.19	22,023.23	8.36
100-00-51420-133-000	CLERK TREAS LIFE INSURANCE	0.00	0.00	0.00	0.00	0.00
100-00-51420-380-000	CLERK TREAS DEPT EXPENSES	3,270.00	3,270.00	10,400.00	7,130.00	31.44
100-00-51420-390-000	CLERK TREAS MISC EXP	0.00	0.00	9,000.00	9,000.00	0.00
100-00-51421-110-000	DEPUTY CLERK TREAS WAGES	0.00	0.00	41,542.56	41,542.56	0.00
100-00-51421-130-000	DEP CLERK TR SOC SEC/MEDICARE	0.00	0.00	3,178.01	3,178.01	0.00
100-00-51421-131-000	DEPUTY CLERK TREAS WRS	0.00	0.00	2,991.06	2,991.06	0.00
100-00-51421-132-000	DEPUTY CLERK TREAS HEALTH	0.00	0.00	22,514.28	22,514.28	0.00
100-00-51421-133-000	DEPUTY CLERK TREAS LIFE INSUR	0.00	0.00	0.00	0.00	0.00
100-00-51421-390-000	DEPUTY CLERK TREAS MISC EXP	0.00	0.00	500.00	500.00	0.00
100-00-51440-110-000	ELECTIONS WAGES	0.00	0.00	13,000.00	13,000.00	0.00
100-00-51440-380-000	ELECTIONS DEPT EXPENSES	1,068.00	1,068.00	6,000.00	4,932.00	17.80
100-00-51510-211-000	AUDITOR AUDIT CONTRACT	0.00	0.00	18,000.00	18,000.00	0.00
100-00-51530-212-000	ASSMT OF PROP ASSESSOR CONTRAC	2,458.00	2,458.00	28,000.00	25,542.00	8.78
100-00-51530-380-000	BOARD OF REVIEW DEPT EXPENSES	0.00	0.00	350.00	350.00	0.00
100-00-51530-390-000	ASSMT OF PROP MISC EXP	0.00	0.00	100.00	100.00	0.00
100-00-51600-220-000	TOWN HALL UTILITIES	147.45	147.45	8,300.00	8,152.55	1.78
100-00-51600-221-000	TOWN HALL GRASS/SNOW	0.00	0.00	3,100.00	3,100.00	0.00
100-00-51600-223-000	TOWN HALL PHONE	0.00	0.00	8,000.00	8,000.00	0.00

Fund: All Funds

Account Number		2026 January	2026 Actual 01/31/2026	2026 Budget	Budget Status	% of Budget
100-00-51600-225-000	TOWN HALL JANITORIAL	0.00	0.00	6,700.00	6,700.00	0.00
100-00-51600-380-000	TOWN HALL DEPT EXPENSES	9.00	9.00	7,200.00	7,191.00	0.13
100-00-51600-510-000	TOWN HALL PROP/LIAB INSURANCE	599.00	599.00	14,000.00	13,401.00	4.28
100-00-51600-820-000	TOWN HALL IMPROVEMENTS	0.00	0.00	3,100.00	3,100.00	0.00
100-00-51900-313-000	OTHER GEN GOV POSTAGE	104.85	104.85	3,700.00	3,595.15	2.83
100-00-51900-390-000	OTH GEN GOV MISC EXP	0.00	0.00	200.00	200.00	0.00
100-00-51900-510-000	OTH GEN GOV PROP/LIAB INSURANC	0.00	0.00	11,000.00	11,000.00	0.00
100-00-51900-515-000	OTHER GEN GOV UNEMPLOY. COMP	0.00	0.00	200.00	200.00	0.00
GENERAL GOVERNMENT		38,824.80	38,824.80	611,347.69	572,522.89	6.35
100-00-52200-120-000	FD CHIEF SALARY	833.33	833.33	10,000.00	9,166.67	8.33
100-00-52200-121-000	FD ASST. CHIEF SALARY	416.66	416.66	5,000.00	4,583.34	8.33
100-00-52200-122-000	FD CAPT SALARY	400.00	400.00	6,000.00	5,600.00	6.67
100-00-52200-123-000	FD TREAS & SEC SALARY	200.00	200.00	2,400.00	2,200.00	8.33
100-00-52200-124-000	FD SAFETY/TRNG OFFICER SALARY	200.00	200.00	2,400.00	2,200.00	8.33
100-00-52200-125-000	FD STAND BY PAY	0.00	0.00	0.00	0.00	0.00
100-00-52200-126-000	FD DRILL & FIRE ALLOWANCE	1,238.75	1,238.75	13,000.00	11,761.25	9.53
100-00-52200-130-000	FD SOC SEC/MEDICARE	375.18	375.18	4,000.00	3,624.82	9.38
100-00-52200-215-000	FD TOWN ALLOW TO FD	0.00	0.00	2,000.00	2,000.00	0.00
100-00-52200-220-000	FD UTILITIES	0.00	0.00	6,695.00	6,695.00	0.00
100-00-52200-221-000	FD GRASS/SNOW	0.00	0.00	4,000.00	4,000.00	0.00
100-00-52200-223-000	FD PHONE	177.88	177.88	650.00	472.12	27.37
100-00-52200-224-000	FD COMPUTER & WEBSITE	4,007.15	4,007.15	5,000.00	992.85	80.14
100-00-52200-331-000	FD TRAINING	595.00	595.00	9,270.00	8,675.00	6.42
200-00-52200-331-000	FIRE DEPT TRAINING	0.00	0.00	0.00	0.00	0.00
200-00-52200-340-000	FIRE DEPT OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00
100-00-52200-341-000	FD SUPPLIES	0.00	0.00	6,000.00	6,000.00	0.00
100-00-52200-360-000	FD VEHICLE MAINT	100,304.31	100,304.31	22,500.00	-77,804.31	445.80
100-00-52200-361-000	FD FIRE HALL MAINT	0.00	0.00	10,000.00	10,000.00	0.00
100-00-52200-362-000	FD SERVICE/REPAIR EQUIP	0.00	0.00	7,000.00	7,000.00	0.00
100-00-52200-380-000	FD DEPT EXPENSES	0.00	0.00	1,500.00	1,500.00	0.00
100-00-52200-390-000	FD MISC EXP	1,760.00	1,760.00	1,000.00	-760.00	176.00
200-00-52200-390-000	FIRE DEPT MISC EXP	0.00	0.00	0.00	0.00	0.00
200-00-52200-400-000	FIRE DEPT FUNDRAISING PC BRKFS	0.00	0.00	0.00	0.00	0.00
200-00-52200-401-000	FIRE DEPT FUNDRAISING CAR SHOW	0.00	0.00	0.00	0.00	0.00
200-00-52200-402-000	FIRE DEPT FUNDRAISING OTHER	0.00	0.00	0.00	0.00	0.00
200-00-52200-403-000	OTHER SPECIAL EVENTS	0.00	0.00	0.00	0.00	0.00
100-00-52200-505-000	FD ACCIDENT/INJURY INSURANCE	0.00	0.00	2,000.00	2,000.00	0.00
100-00-52200-510-000	FD PROP/LIAB INSURANCE	3,312.96	3,312.96	28,000.00	24,687.04	11.83
203-00-52200-700-001	FD RADIOS EXPENSE	0.00	0.00	0.00	0.00	0.00
100-00-52200-810-000	FD EQUIPMENT	0.00	0.00	4,000.00	4,000.00	0.00
200-00-52200-810-000	FIRE DEPT EQUIPMENT	0.00	0.00	0.00	0.00	0.00
100-00-52210-000-000	2% FIRE DUES SERVICE AWARD	10,286.00	10,286.00	10,300.00	14.00	99.86
100-00-52210-128-000	2% FIRE DUES INSPECT REL TRAIN	0.00	0.00	515.00	515.00	0.00
100-00-52210-322-000	2% FIRE DUES FIRE INSPECT & PU	700.00	700.00	5,665.00	4,965.00	12.36
100-00-52210-810-000	2% FIRE DUES DIST EQUIPMENT	0.00	0.00	17,510.00	17,510.00	0.00
100-00-52220-000-000	PUBLIC FIRE PROTECTION	0.00	0.00	170,802.00	170,802.00	0.00
100-00-52300-000-000	AMBULANCE	0.00	0.00	205,652.62	205,652.62	0.00
200-00-52300-000-000	AMBULANCE DEPARTMENT	0.00	0.00	0.00	0.00	0.00
201-00-52300-000-000	AMBULANCE DEPARTMENT	0.00	0.00	0.00	0.00	0.00
100-00-52302-000-000	FIREHOUSE SUBS GRANT FUNDS	0.00	0.00	0.00	0.00	0.00
100-00-52310-122-000	FIRST RESPONDER CAPT SALARY	208.33	208.33	2,625.00	2,416.67	7.94

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Account Number		2026 January	2026 Actual 01/31/2026	2026 Budget	Budget Status	% of Budget
100-00-52310-127-000	FIRST RESPONDER CALL ALLOWANCE	660.00	660.00	15,500.00	14,840.00	4.26
100-00-52310-130-000	FIRST RESPONDER SOC SEC/MEDICA	66.47	66.47	1,200.00	1,133.53	5.54
100-00-52310-331-000	FIRST RESPONDER TRAINING	0.00	0.00	2,000.00	2,000.00	0.00
100-00-52310-390-000	FIRST RESPONDER MISC EXP	0.00	0.00	200.00	200.00	0.00
100-00-52310-701-000	EMS FAP	0.00	0.00	0.00	0.00	0.00
100-00-52310-810-000	FIRST RESPONDER EQUIPMENT	0.00	0.00	6,000.00	6,000.00	0.00
100-00-52400-130-000	BUILDING INSPECTOR SOC SEC/MED	0.00	0.00	0.00	0.00	0.00
100-00-52400-213-000	BUILDING INSPECTOR CONTRACT	0.00	0.00	110,000.00	110,000.00	0.00
100-00-52400-390-000	BUILDING INSPECTOR MISC EXP	0.00	0.00	0.00	0.00	0.00
PUBLIC SAFETY		125,742.02	125,742.02	700,384.62	574,642.60	17.95
100-00-53001-000-000	GENERAL ENGINEERING	0.00	0.00	25,000.00	25,000.00	0.00
100-00-53100-110-000	PUBLIC WORKS WAGES	6,833.34	6,833.34	84,991.58	78,158.24	8.04
100-00-53100-130-000	PUBLIC WORKS SOC SEC/MEDICARE	522.75	522.75	6,501.86	5,979.11	8.04
100-00-53100-131-000	PUBLIC WORKS WRS	492.00	492.00	6,119.39	5,627.39	8.04
100-00-53100-132-000	PUBLIC WORKS HEALTH INS	0.00	0.00	0.00	0.00	0.00
100-00-53100-133-000	PUBLIC WORKS LIFE INSURANCE	11.81	11.81	118.08	106.27	10.00
100-00-53100-380-000	PUBLIC WORKS DEPT EXPENSES	20.00	20.00	5,200.00	5,180.00	0.38
100-00-53101-000-000	GENERAL MAINT LOCAL RDS	0.00	0.00	120,000.00	120,000.00	0.00
100-00-53102-000-000	HWY & ST. CONST LOCAL RDS	0.00	0.00	160,000.00	160,000.00	0.00
100-00-53103-000-000	TRAFFIC CONTROL	0.00	0.00	16,500.00	16,500.00	0.00
100-00-53104-000-000	RD INSPECTOR HRLY WAGE	0.00	0.00	0.00	0.00	0.00
100-00-53104-130-000	RD INSPECTOR SOC SEC/MEDICARE	0.00	0.00	0.00	0.00	0.00
100-00-53104-390-000	RD INSPECTOR MISC	0.00	0.00	0.00	0.00	0.00
100-00-53105-000-000	DRAINAGE & CULVERTS	0.00	0.00	20,000.00	20,000.00	0.00
100-00-53106-000-000	SNOW REMOVAL EXPENSE	0.00	0.00	105,000.00	105,000.00	0.00
100-00-53107-000-000	SNOW REMOVAL PRIV ROADS	0.00	0.00	5,000.00	5,000.00	0.00
100-00-53420-000-000	STREET LIGHTING	0.00	0.00	9,300.00	9,300.00	0.00
100-00-53432-000-000	SIDEWALK MAINT	0.00	0.00	1,000.00	1,000.00	0.00
100-00-53440-450-000	STORM WATER PLANNING	0.00	0.00	4,000.00	4,000.00	0.00
100-00-53440-451-000	STORM WATER MANAGEMENT	0.00	0.00	35,000.00	35,000.00	0.00
100-00-53630-000-000	REFUSE & GARBAGE COLLECTION	36.00	36.00	416,444.00	416,408.00	0.01
100-00-53635-000-000	RECYCLING	0.00	0.00	219,866.40	219,866.40	0.00
100-00-53635-343-000	RECYCLING TOTES GARB/RECY	0.00	0.00	0.00	0.00	0.00
100-00-53640-000-000	WEED & NUISANCE CONTROL	0.00	0.00	100.00	100.00	0.00
PUBLIC WORKS		7,915.90	7,915.90	1,240,141.31	1,232,225.41	0.64
100-00-54100-000-000	PUBLIC HEALTH ANIMAL CONTRO	0.00	0.00	1,500.00	1,500.00	0.00
100-00-54110-000-000	DOG TAX FEES PAID TO COUNT	0.00	0.00	1,200.00	1,200.00	0.00
HEALTH AND HUMAN SERVICES		0.00	0.00	2,700.00	2,700.00	0.00
202-00-55200-000-000	PARKS EXPENSE	0.00	0.00	0.00	0.00	0.00
100-00-55200-110-000	PARKS WAGES	0.00	0.00	4,000.00	4,000.00	0.00
100-00-55200-130-000	PARKS SOC SEC/MEDICARE	0.00	0.00	306.00	306.00	0.00
100-00-55200-363-000	PARKS MAINTENANCE EXP	0.00	0.00	21,000.00	21,000.00	0.00
100-00-55200-390-000	PARKS MISC EXP	0.00	0.00	1,000.00	1,000.00	0.00
100-00-55201-820-000	PARKS IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	0.00
CULTURE, RECREATION AND EDU.		0.00	0.00	31,306.00	31,306.00	0.00
100-00-56200-110-000	ECONOMIC DEV COMMITTEE WAGES	0.00	0.00	0.00	0.00	0.00

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Account Number		2026 January	2026 Actual 01/31/2026	2026 Budget	Budget Status	% of Budget
100-00-56200-455-000	ECONOMIC DEV WC-IDB	0.00	0.00	8,000.00	8,000.00	0.00
100-00-56200-456-000	ECONOMIC DEV T.I.F.	0.00	0.00	10,000.00	10,000.00	0.00
100-00-56200-457-000	ECONOMIC DEV 21 SOUTH	0.00	0.00	10,000.00	10,000.00	0.00
400-00-56201-456-000	TID #1 PLANNING	0.00	0.00	0.00	0.00	0.00
100-00-56300-110-000	PLANNING COMMISSION WAGES	0.00	0.00	2,200.00	2,200.00	0.00
100-00-56300-390-000	PLANNING COMMISSION MISC EXP	0.00	0.00	200.00	200.00	0.00
100-00-56400-452-000	LAND USE/ZONING SURVEYING &FYG	0.00	0.00	8,000.00	8,000.00	0.00
100-00-56400-453-000	LAND USE/ZONING ENGINEERING	0.00	0.00	10,000.00	10,000.00	0.00
100-00-56400-454-000	LAND USE/ZONING STM WATER POND	0.00	0.00	50,000.00	50,000.00	0.00
CONSERVATION AND DEVELOPMENT		0.00	0.00	98,400.00	98,400.00	0.00
100-00-57100-000-000	LRP ENGINEERING & CONSTRUCT	0.00	0.00	100,000.00	100,000.00	0.00
203-00-57100-700-002	SOUTH LEG HWY 21 EXPENSE	0.00	0.00	0.00	0.00	0.00
100-00-57101-000-000	LRP EST/ACQUIS/LEGAL	0.00	0.00	210,000.00	210,000.00	0.00
100-00-57102-000-000	LPR SOUTH LEG ROUNDABOUT	0.00	0.00	347,500.00	347,500.00	0.00
100-00-57103-000-000	PUBLIC WORKS VEHICLE	0.00	0.00	0.00	0.00	0.00
100-00-57104-000-000	TH BOILER REPLACEMENT	0.00	0.00	0.00	0.00	0.00
100-00-57120-342-000	SERVER REPLACEMENT	0.00	0.00	10,000.00	10,000.00	0.00
100-00-57140-000-000	MUNICIPAL COMPLEX ENG/CONST	0.00	0.00	200,000.00	200,000.00	0.00
100-00-57141-000-000	MUNICIPAL COMP EST/AQUIS/LEGAL	0.00	0.00	100,000.00	100,000.00	0.00
100-00-57200-000-000	RESERVE FOR TOWN REVALUATION	0.00	0.00	10,000.00	10,000.00	0.00
100-00-57220-000-000	RESERVE FOR FIRE EQUIPMENT	0.00	0.00	0.00	0.00	0.00
100-00-57300-000-000	JONES POND	0.00	0.00	0.00	0.00	0.00
100-00-57301-000-000	BELLHAVEN LANE POND	0.00	0.00	0.00	0.00	0.00
100-00-57302-000-000	LEONARD POINT DETENTION POND	0.00	0.00	1,157,000.00	1,157,000.00	0.00
100-00-57400-000-000	FIRE EQUIPMENT	0.00	0.00	764,000.00	764,000.00	0.00
100-00-57500-000-000	JONES PARK	0.00	0.00	110,000.00	110,000.00	0.00
400-00-57700-820-003	WATERMAIN CONSTRUCTION	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY		0.00	0.00	3,008,500.00	3,008,500.00	0.00
100-00-58100-610-000	GO REFUNDING BOND PRINCIPAL	0.00	0.00	335,000.00	335,000.00	0.00
100-00-58200-620-000	OMRO ROAD INTEREST	0.00	0.00	120,590.00	120,590.00	0.00
100-00-58201-620-000	STORM SEWER INTEREST	0.00	0.00	0.00	0.00	0.00
400-00-58300-600-000	TID #1 LTD PRINCIPAL	0.00	0.00	5,122.30	5,122.30	0.00
400-00-58301-620-000	TID #1 LTD INTEREST	0.00	0.00	30,890.41	30,890.41	0.00
DEBT SERVICE		0.00	0.00	491,602.71	491,602.71	0.00
400-00-59100-390-000	MISC EXPENSE	0.00	0.00	0.00	0.00	0.00
100-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
200-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
201-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
202-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
400-00-59200-000-000	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
OTHER FINANCING USES		0.00	0.00	0.00	0.00	0.00
Total Expenses		172,482.72	172,482.72	6,184,382.33	6,011,899.61	2.79
Net Totals		-119,158.05	-119,158.05	-40,959.71	78,198.34	290.92

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels

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GENERAL INFORMATION:

Petitioner: Garrett Smith
Martenson and Eisele, Inc
1377 Midway Road
Menasha, WI 54952

Owner: Robert Balda
4007 Leonard Point Road
Oshkosh, WI 54904

Past Town Board Discussion(s): In August 2024 Mr. Balda combined two parcels into one parcel in order to construct a new home on the one, newly created parcel. The petition was approved.

Action Requested: Petitioner is requesting approval of the Certified Survey Map on behalf of the property owner to split the one parcel into two parcels to bring the two existing single family dwelling homes that now exist on one lot into compliance because the new home has been constructed.

Property Location and Type:
The subject property is zoned R-2 Suburban Residential and is in the protected area of the boundary agreement.

ANALYSIS:
The proposed CSM would split one parcel into two 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:

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]

Putting each dwelling on its own parcel is compliant with zoning regulations and since the dwellings were on their own parcels in the recent past, each already has their own driveway/access. **The proposed lots appear to meet the dimensional and access requirements and do not conflict with any local, county, or regional plans.**

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission considered this item at their February 11, 2026 meeting.

The property owner was in attendance.

The Planning Commission passed the motion to recommend approval for the proposed CSM to the Town Board.

RECOMMENDED ACTION:

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

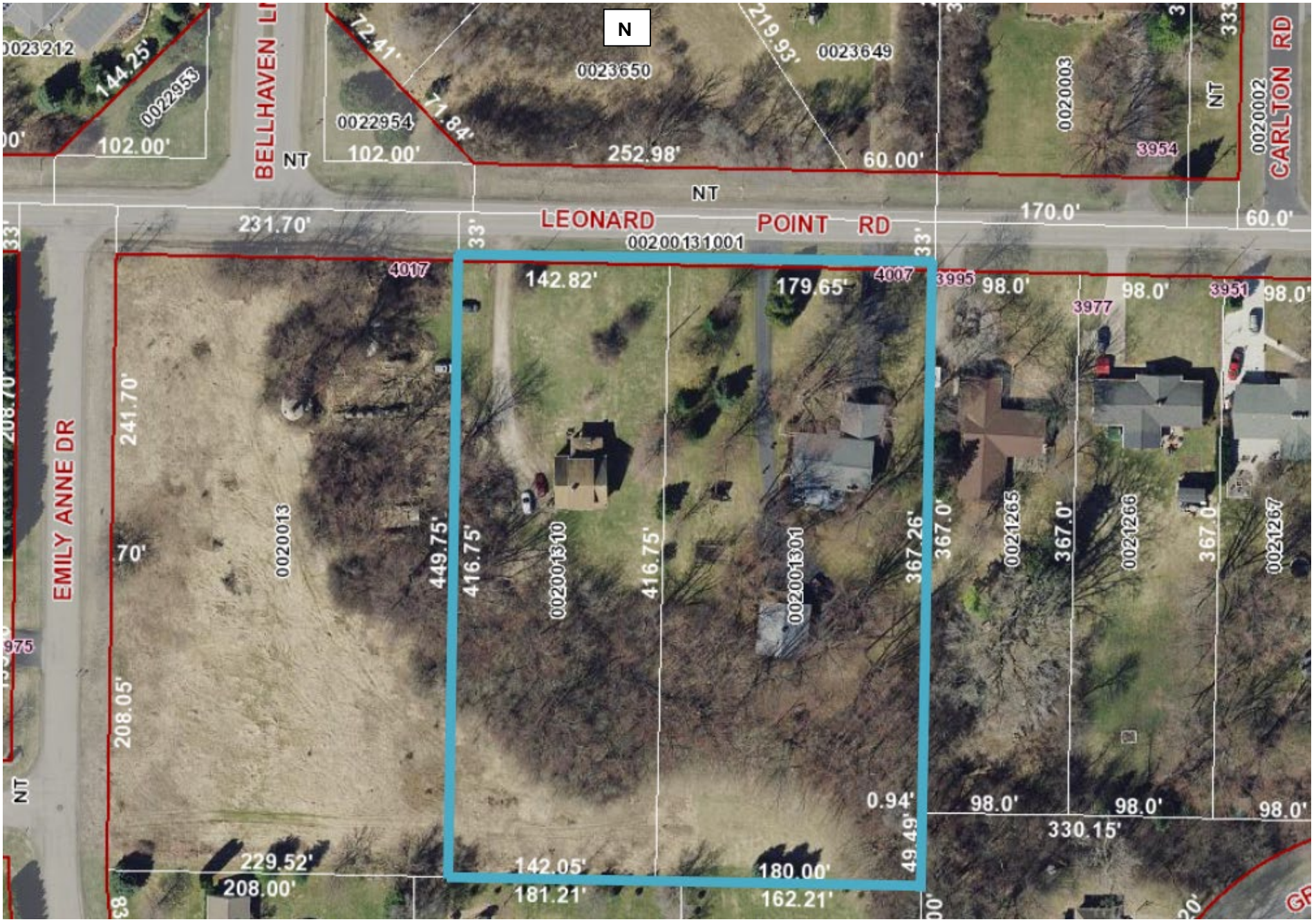
"Motion to approved Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels."

ATTACHMENTS:

1. GIS map of current parcel
2. GIS map of previous parcels (2024 before they were combined)
3. Town Application
4. Certified Survey Map of proposed lots

2/11/26 Balda CSM: 2025 aerial of parcel 002-00130101 to be split into two parcels:

8/14/2024 Planning Commission Exhibit: Approval of Certified Survey Map by petitioner Darryl Lehman, Martinson & Eisele, on behalf of Robert Balda to combine parcels 002001310 and 002001301.



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: Garrett Smith Date: 1-9-2026

Petitioner's Address: 1377 Midway Road City: Menasha State: WI Zip: 54952

Telephone #: (920) 731-0381 Fax: ( ) _____ Other Contact # or Email: garretts@martenson-eisele.com

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

Petitioner's Signature (required): _____ Date: 1-9-2026

OWNER INFORMATION

Owner(s): Robert Balda Date: 1-9-2026

Owner(s) Information: 4007 Leonard Pt. Rd. City: Oshkosh State: WI Zip: 54904

Telephone #: (920) 420-5453 Fax: ( ) _____ Other Contact # or Email: balda@qualitytruck.net

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: _____ Date: 1-19-26

SITE INFORMATION

Address/Location of Proposed Project: 4007 and 4013 Leonard Point Rd.

Current Use of Property: Single Family Residential Zoning: R-2 Suburban Residential

Land Uses Surrounding Your Site:

North: Suburban Residential

South: Suburban Residential

East: Suburban Residential

West: Suburban Residential

Projected Timeline: January 2026

Project Description: 2 Lot CSM

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.

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: 3.079 Acres/134,124 Sq. Ft.

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: _____

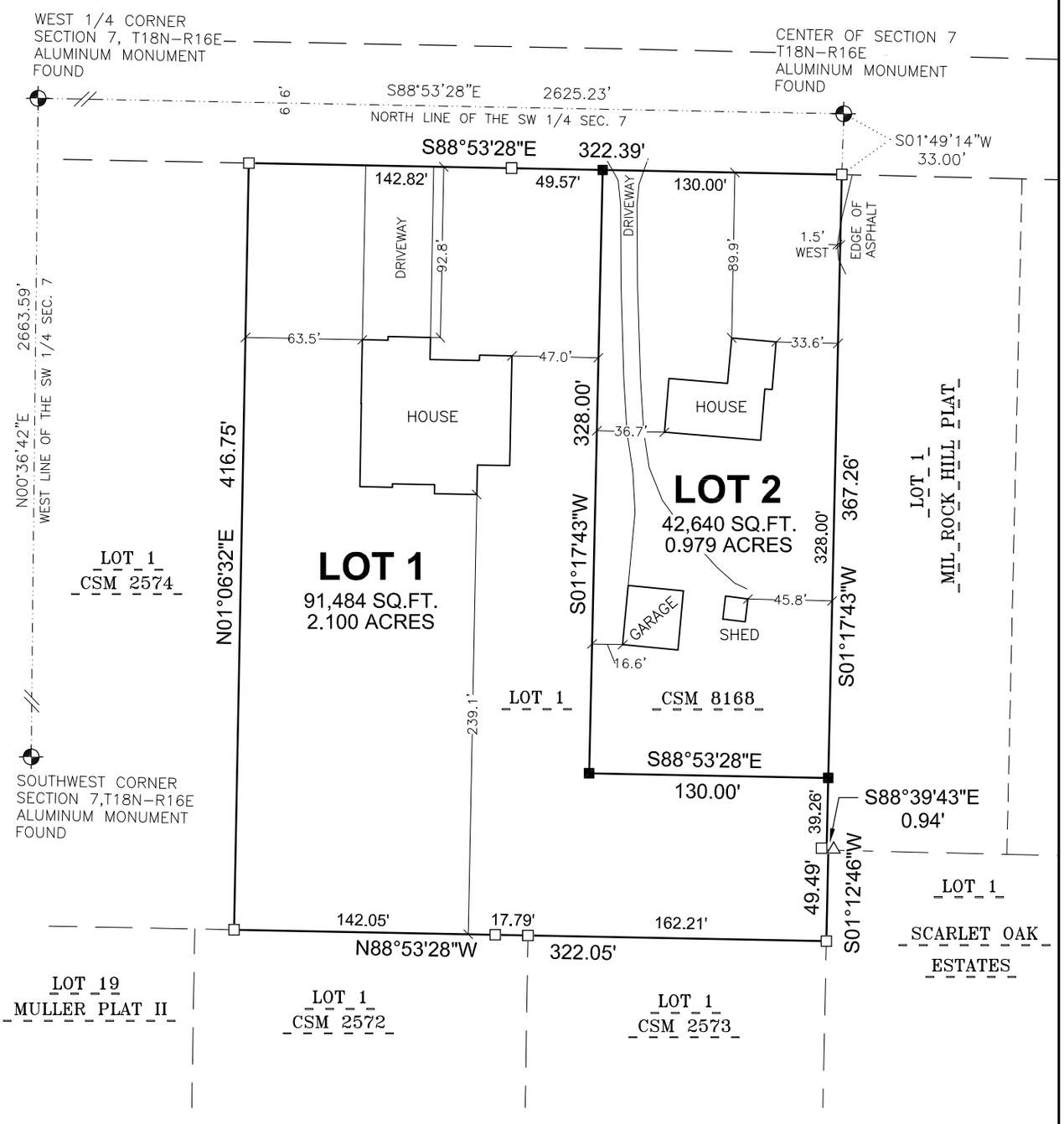
OFFICE USE ONLY

Received By: Katie Reinbold Date: 1/16/24 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. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83(2007) IN WHICH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7 BEARS S88°53'28"E

1" = 80'

0 80 160

SCALE IN FEET

N

LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- □ 1" O.D. IRON PIPE FOUND
- △ 1–1/4" IRON REBAR FOUND
- ⊕ GOVERNMENT CORNER

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

SURVEY FOR:
BOBBY BALDA
4007 LEONARD POINT ROAD
OSHKOSH, WI 54904

PROJECT NO. 0–2937–002
FILE 0–2937–002_CSM SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: G.Smith

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, 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 BOBBY BALDA, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN. CONTAINING 134,124 SQUARE FEET [3.079 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF ALGOMA AND WINNEBAGO COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 8TH DAY OF JANUARY, 2026.

_____
DARRYL S. LEHMAN, PROFESSIONAL LAND SURVEYOR S-3255

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
ROBERT K. BALDA	DOCUMENT NO. 1929048	00200130101

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE TOWN OF ALGOMA, IS HEREBY APPROVED AS SURVEYED, DIVIDED, AND MAPPED BY THE TOWN BOARD OF THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

DATED THIS _____DAY OF _____, 2026.

_____ _____
TOWN CHAIRPERSON TOWN CLERK

_____ _____
PRINT NAME PRINT NAME

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

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:
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 _____, 2026.

_____
CHAIRMAN, PLANNING AND ZONING COMMITTEE

OWNER'S CERTIFICATE:
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

I, ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF ALGOMA AND WINNEBAGO COUNTY

DATED THIS _____DAY OF _____, 2026.

_____
ROBERT K. BALDA

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2026, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION (IS PERMANENT)

(EXPIRES:_____)

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: Oakwood Elementary School Expansion Project

The same petitioner and owner have submitted 3 applications for review for the project: a certified survey map (CSM), rezoning, and site plan. This memo serves as a project overview to explain the project and each action at once. Each application has a separate analysis memo and will be considered individually.

GENERAL INFORMATION:

Petitioner: Nate Considine
Bray Architects
829 South 1st Street
Milwaukee, WI 53204

Owner: James Fochs
Oshkosh Area School District
1404 South Main Street
Oshkosh, WI 54902

Past Town Board Discussion(s): In January 2025 the Board considered the FEMA Building Resilient Infrastructure and Communities Grant for the project, wherein the town would be the pass through for the grant. The town approved this but ultimately the grant was not sought by the school district.

PROJECT OVERVIEW:

As part of the community supported April 2025 referendum, the existing Oakwood Elementary School is one of the first phases of work that will support new student enrollment boundaries within the school district.

The new maximum student capacity of the school will be 600 students with a projected staff of 62 employees, with an expected opening enrollment between 475-550. There are no proposed changes to the use and hours of operation of the building and site from the existing school use. Surrounding residential properties are being considered as part of the site re-development with landscaping and traffic considerations.

The project will expand the capacity of the existing school by adding a new gym and support building, a new two-story core academic building to the north side of the existing school and heavy remodeling throughout the existing building. The play field and parking lot to the west of the existing building will be renovated. Open greenspace will remain in between the expanded building footprint and the Sheldon Nature Preserve. Access to the nature preserve through the school property will be maintained and/or improved to maintain the existing usability of the preserve.

Site work includes earthwork, utilities, asphalt and concrete paving, stormwater basins, and landscaping. All new increases in impervious surfaces are being offset by expanded stormwater areas to account for any increase in stormwater capacities by either "treating" it on site and controlling the amount and flow into the stormwater utility system. These properties are not in the drainage basin/will not discharge into Irvine Pond.

While it is noted that the function of the site will remain unchanged from what it is today, the school district and design team are mindful of the impact on existing neighbors in this residential area. Perimeter landscaping, exterior lighting, and building aesthetics are intended to be cohesive with the existing building.

A traffic study was conducted on this site with input and review from town staff. The new arrangement has the goal of improving site flow for buses, staff and parent drop-off and pick-up. To support the capacity needs of the site, portions of the existing drive-lanes, parking, and playground areas will be reconfigured as follows:

- An additional lane of existing traffic will be created at the western parking lot driveway, creating dedicated right-turn and left-turn lanes onto Omro Road to alleviate congestion.
- A new pedestrian sidewalk is being extended along the entirety of the western parking lot driveway to connect the sidewalk on Omro Road to the existing sidewalk on the north side of the existing parking lot.
- Bike racks are being added at the bus entry sidewalk.
- A new pedestrian sidewalk extending from the dedicated bus drop-off/pick-up area on Omro Rd to the building is proposed to keep students as far away from vehicular traffic as possible.
- Parent drop-off/pick-up will be conducted at completely different locations on site: bus activity in the bus lane on Omro Road, and parent drop-off/pick-up at the parking lot loop.

The town will be working with the school and law enforcement on options for improved safety in the area and items for board consideration will be brought forward at a future meeting.

Construction is slated to begin in Spring 2026 and completion in Fall 2027.

Actions Requested:

a. **CSM:** Combine 8 parcels into 2—one nature preserve, one for the school grounds.
b. **Rezoning:** The newly created school grounds lot (Lot 1) is currently mixed zoning and will be rezoned to B-3 General Business. The newly created nature preserve lot (Lot 2) will remained zoned A-2 General Agriculture. *The rezoning is contingent on approval of the CSM.*
c. **Site Plan:** The proposed building addition and changes to the site will be reviewed. *Approval of the site plan is contingent on approval of the rezoning.*

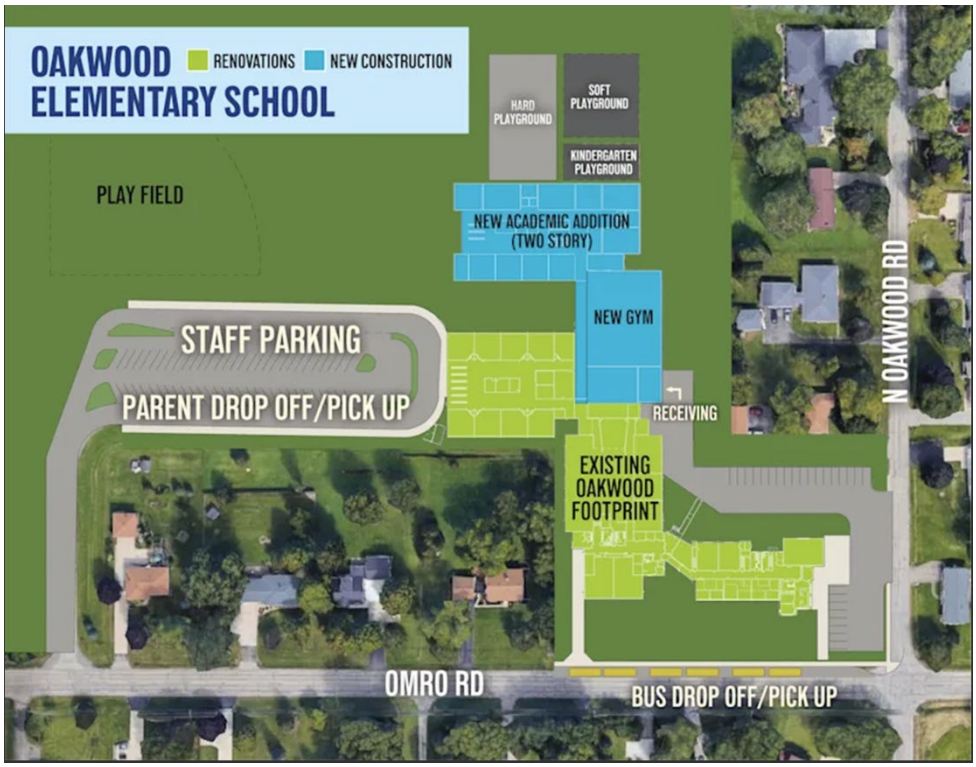
PLANNING COMMISSION RECOMMENDATION:

The Planning Commission considered this item at their February 11, 2026 meeting. The project engineer and property owner representative were in attendance.

The commission had discussion and concerns with the current and potential traffic impacts at the school, including the busses obscuring vision to the west. The project engineer confirmed that most kids are dropped off by their parents. The commissioners acknowledged that there were accommodations made accounting for traffic within the site; however, issues remain off the property and that law enforcement should be consulted moving forward as the town works with the school on possible solutions.

The Planning Commission passed all thee of the motions to recommend approval for the proposed CSM, Rezoning, and Site Plan to the Town Board.

Project updates website here: https://www.oshkosh.k12.wi.us/facilities/phase-2-projects



TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: **Discussion and Possible Action re**: Certified Survey Map by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to combine 8 parcels into 2 lots located at Oakwood Elementary School, 1225 N. Oakwood Rd.

Action Requested: Petitioner is requesting approval of the proposed Certified Survey Map on behalf of the property owner to combine the following parcels into two lots:

Lot 1: 002-013114, 002-013113, 002-013111, 002-0130, 002-013109 **for the school**
Lot 2: 002-01240002, 002-013001, 002-13115 **for the nature area**

See attached GIS aerial map of current parcels.

Property Location and Type:
The subject properties are the site of Oakwood Elementary School and Sheldon Nature Preserve and are zoned A-2 General Agriculture and B-3 General Business. The 5 parcels that will be combined into Lot 1 for the school grounds are mixed zoning and will be rezoned to all B-3 General Business. The 3 parcels that will be combined into Lot 2 will remain zoned A-2 General Agriculture. This will maintain the nature area but by rezoning the school area to B-3 it will allow them to operate the school as a permitted use, rather than conditional use.

The parcel is in the protected area of the boundary agreement with City of Oshkosh.

ANALYSIS:
The proposed CSM would combine 8 parcels into 2 as described above, which would need to continue to meet the dimensional standards for each respective district before and after rezoning (Lot 1 B-3, Lot 2 A-2) in Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 as follows:

A-2 General agriculture district			
	Residential	Farm	Nonresidential / Nonfarm
Lot size, minimum:	5.0 acres [6]	5.0 acres [6]	5.0 acres [6]
Lot size, maximum:	none	none	none
Lot width, minimum:	200 ft.	200 ft.	200 ft.
Road frontage, minimum:	200 ft.	200 ft.	200 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [4,5]			
Street yard, minimum:	30 ft.	75 ft.	30 ft.
Side yard, minimum: [3]	7 ft. on one side and 10 ft. on the other for a principal building;3 ft. on each side for a detached accessory building	15 ft.	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building
Rear yard minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building	50 ft.	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:			
Principal building, maximum:	35 ft.	no limitation	35 ft.
Accessory building, maximum:	18 ft.	no limitation	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft. of living space	no limitation	no limitation
Accessory area, maximum:	1,800 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]; 1 percent of lot area for buildings related to household livestock	no limitation	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	no limitation	2 [2]

B-3 General business district

Lot size, minimum: 30,000 sq. ft.[1]

Lot size, maximum: none

Lot width, minimum: 100 ft.

Road frontage, minimum: 100 ft.

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [2,3]

Street yard, minimum: 30 ft.

Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley

Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

Principal building, maximum: 45 ft.

Accessory building, maximum: 18 ft.

Floor area:

Principal building, minimum: none

Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
3. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

The proposed lots appear to meet the dimensional and access requirements and do not conflict with any local, county, or regional plans.

RECOMMENDED ACTION:

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

"Motion to approve the Certified Survey Map by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to combine 8 parcels into 2 lots located at Oakwood Elementary School, 1225 N. Oakwood Rd."

ATTACHMENTS:

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

2/11/26 Oakwood Elementary (Oshkosh School Area District) current parcels being proposed to be combined into 2 lots:

Yellow highlighted: Lot 1, 5 parcels of school grounds

Green highlighted: Lot 2, 3 parcels of nature preserve

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

Visit us at https://townofalgoma.org/

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

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Nate Considine - Bray Architects Date: 01-12-2026

Petitioner's Address: 829 South 1st Street City: Milwaukee State: WI Zip: 53204

Telephone #: (414) 615-1716 Fax: ( ) Other Contact # or Email: nconsidine@brayarch.com

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

Petitioner's Signature (required): Date: 01-12-2026

OWNER INFORMATION

Owner(s): James Fochs - Oshkosh Area School District Date: 01-12-2026

Owner(s) Information: 1404 South Main Street City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-0135 Fax: ( ) Other Contact # or Email: james.fochs@oshkosh.k12.wi.us

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: Date: 01-12-2026

SITE INFORMATION

Address/Location of Proposed Project: 1225 N. Oakwood Rd., Oshkosh WI 54904

Current Use of Property: Oakwood Elementary School Zoning: B-3, A-2

Land Uses Surrounding Your Site:

North: R-1

South: R-1

East: R-1

West: R-1

Projected Timeline: Start construction spring 2026 with completion by fall 2026

Project Description: The Oshkosh Area School District currently owns five (5) parcels that comprise the Oakwood Elementary School site. The district is proposing to combine the parcels as shown in the attached CSM.

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.

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

Visit us at https://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: Total site area: 29.053/1,265,570 square feet

Development Area and Percentage: Development area: 4.210 acres/183,408 square feet (14.49% of total site area)

# of Employees/#of Residential Units: 74 total existing + proposed

# of Proposed Parking Space: 95 existing stalls to remain + 8 proposed stalls = 103 total stalls

Traffic Count Projections (attach documentation): 415 week day trips, 135 AM peak hour and 85 PM peak hour trips.

Percent Impervious (attach documentation): Existing: 19.60% Proposed 26.66%

Description of Required Landscaping (attach landscape plan):

Street frontage landscaping shall be required along any road, road right of way, or ingress/egress easement frontage and must be a minimum of 3 trees every 100 linear feet of frontage. Required trees must be at least 4 ft in height at the time of planting and capable of attaining a mature height of at least 15 ft.

Additional Information:

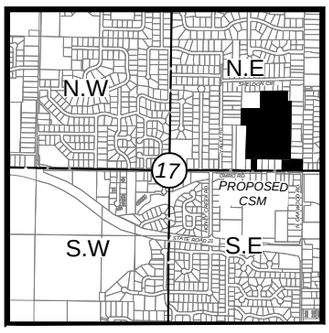
OFFICE USE ONLY

Received By: Katie Date: 1/27/26 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._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN



VICINITY MAP
N.E 1/4 SECTION 17, T18N, R16E
NOT TO SCALE

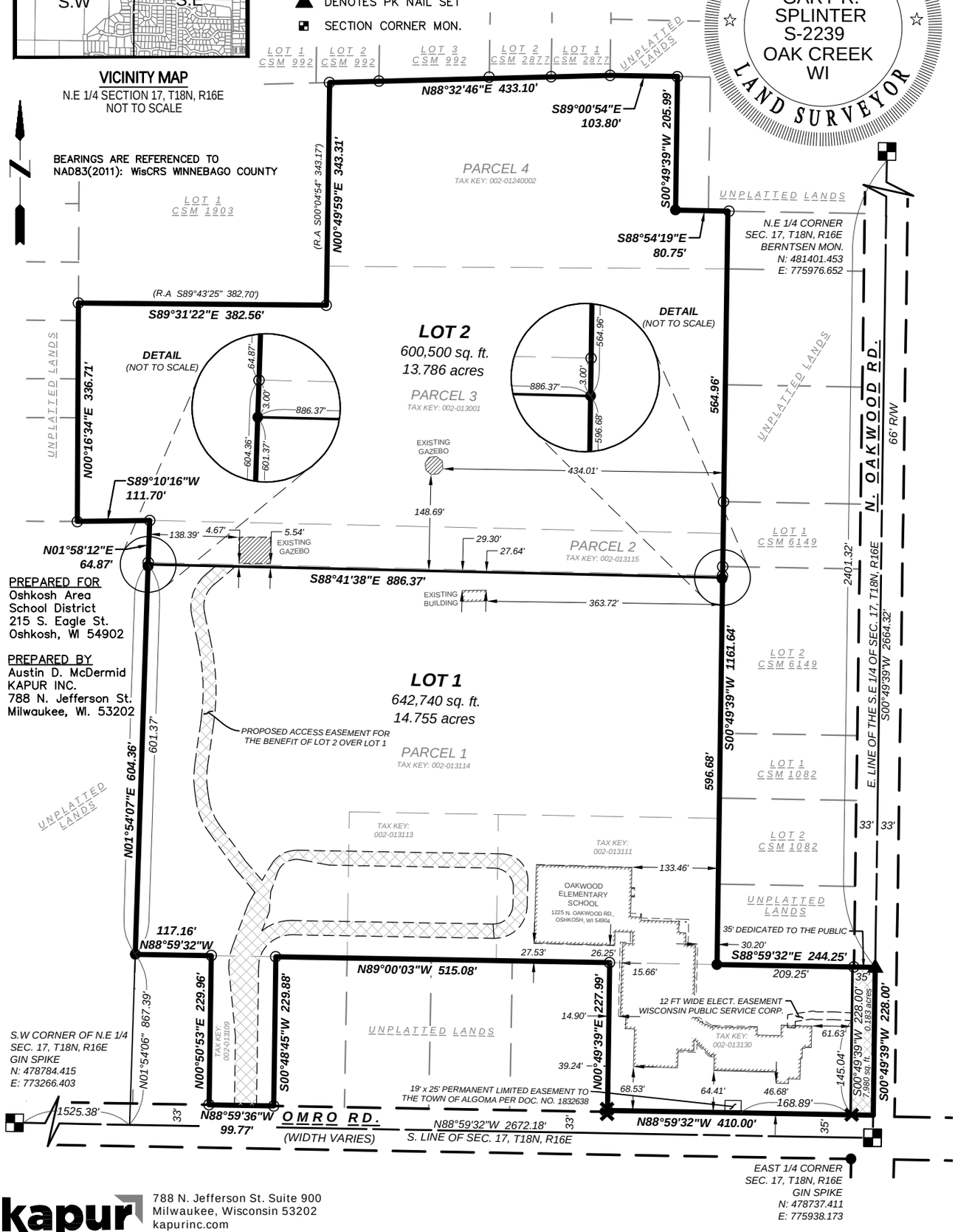
LEGEND:

- EXISTING BLDG
- DENOTES 1" (O.D.) IRON PIPE FOUND
- DENOTES 1-1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- DENOTES CHISELED "X" TO BE SET IN CONCRETE
- DENOTES PK NAIL SET
- SECTION CORNER MON.

100' 0' 100' 200'
SCALE IN FEET: 1"=200'

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY



PREPARED FOR
Oshkosh Area School District
215 S. Eagle St.
Oshkosh, WI 54902

PREPARED BY
Austin D. McDermid
KAPUR INC.
788 N. Jefferson St.
Milwaukee, WI. 53202

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

S:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_CSM - Lot 1&2.dwgS:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_CSM - Lot 1&2.dwg

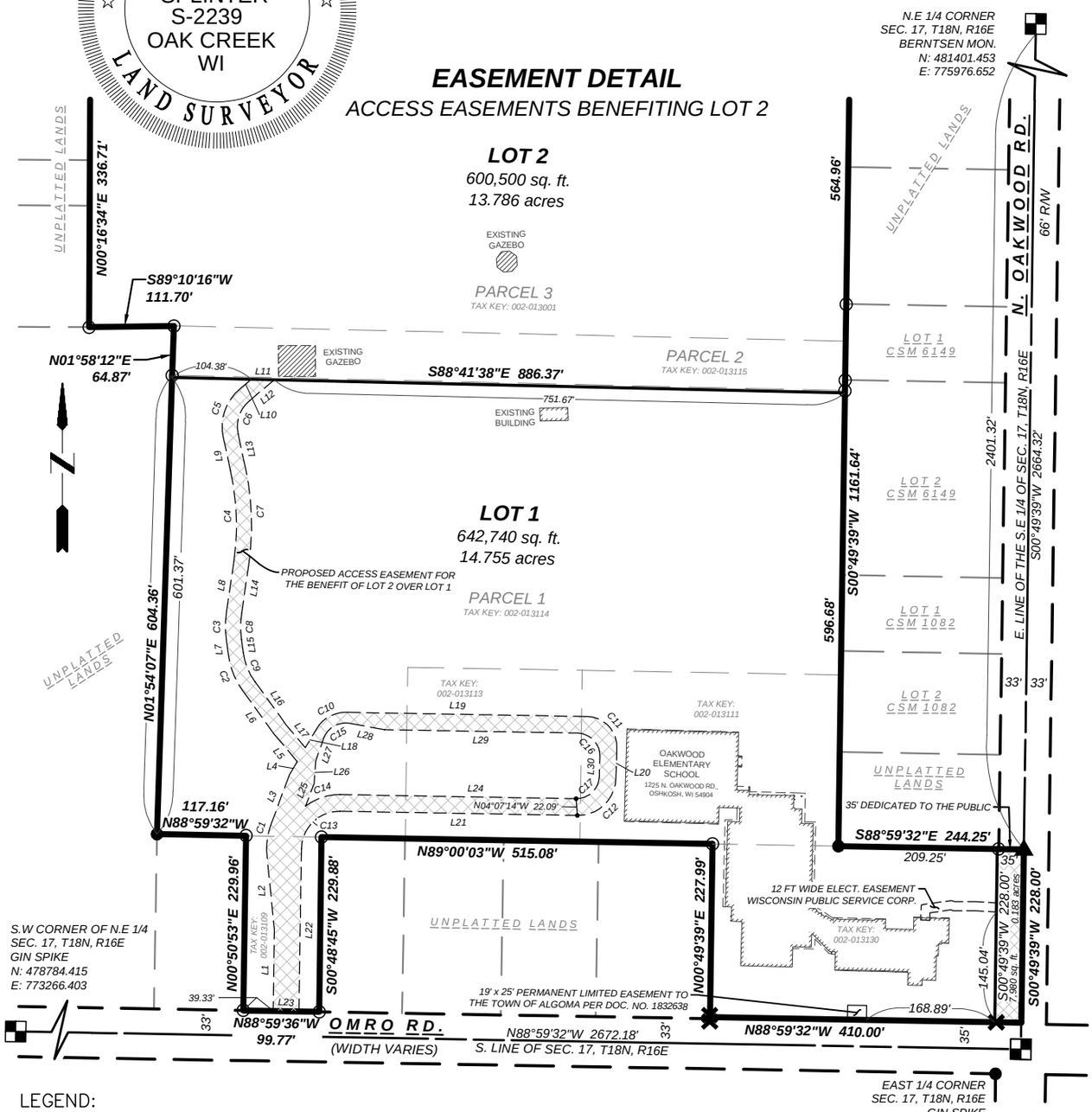
CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

EASEMENT DETAIL

ACCESS EASEMENTS BENEFITING LOT 2



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- ✖ DENOTES CHISELED "X" TO BE SET IN CONCRETE
- ▲ DENOTES PK NAIL SET
- ▪ SECTION CORNER MON.

Line Table								
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	106.88'	N00° 45' 33"E	L12	42.74'	S50° 02' 41"W	L23	33.93'	N88° 59' 36"W
L2	105.64'	N05° 35' 17"W	L13	44.24'	S12° 25' 13"E	L24	310.64'	N89° 00' 14"W
L3	68.98'	N20° 22' 02"E	L14	65.87'	S08° 14' 18"W	L25	31.96'	N20° 42' 19"E
L4	20.60'	N30° 26' 25"E	L15	17.04'	S07° 44' 10"E	L26	29.35'	N03° 48' 08"E
L5	47.23'	N40° 05' 25"W	L16	70.13'	S35° 50' 27"E	L27	31.56'	N19° 19' 09"E
L6	70.88'	N35° 50' 27"W	L17	39.42'	S40° 05' 25"E	L28	46.14'	S79° 31' 50"E
L7	17.04'	N07° 44' 10"W	L18	28.35'	N30° 26' 25"E	L29	254.36'	S88° 59' 03"E
L8	65.87'	N08° 14' 18"E	L19	317.15'	S88° 59' 03"E	L30	26.32'	S01° 51' 54"W
L9	44.24'	N12° 25' 13"W	L20	40.47'	S01° 51' 54"W			
L10	19.95'	N50° 02' 41"E	L21	312.61'	N89° 00' 14"W			
L11	30.33'	S88° 41' 38"E	L22	214.16'	S00° 51' 22"W			

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	34.45'	97.00'	N10° 11' 29"E	34.27'
C2	51.50'	105.00'	N21° 47' 18"W	50.99'
C3	40.43'	145.00'	N00° 15' 04"E	40.30'
C4	120.79'	335.00'	S02° 05' 27"E	120.14'
C5	70.86'	65.00'	N18° 48' 44"E	67.41'
C6	49.06'	45.00'	N18° 48' 44"E	46.67'
C7	128.00'	355.00'	S02° 05' 27"E	127.31'
C8	34.85'	125.00'	N00° 15' 04"E	34.74'
C9	41.69'	85.00'	N21° 47' 18"W	41.28'
C10	47.58'	45.00'	N60° 43' 41"E	45.39'
C11	63.42'	40.00'	S43° 33' 35"E	56.99'
C12	77.78'	50.00'	S46° 25' 50"W	70.17'
C13	78.66'	50.00'	N45° 55' 34"E	70.80'
C14	49.25'	72.00'	S71° 24' 06"W	48.29'
C15	43.91'	31.00'	N59° 53' 40"E	40.33'
C16	47.57'	30.00'	S43° 33' 35"E	42.74'
C17	46.67'	30.00'	S46° 25' 50"W	42.10'

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788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

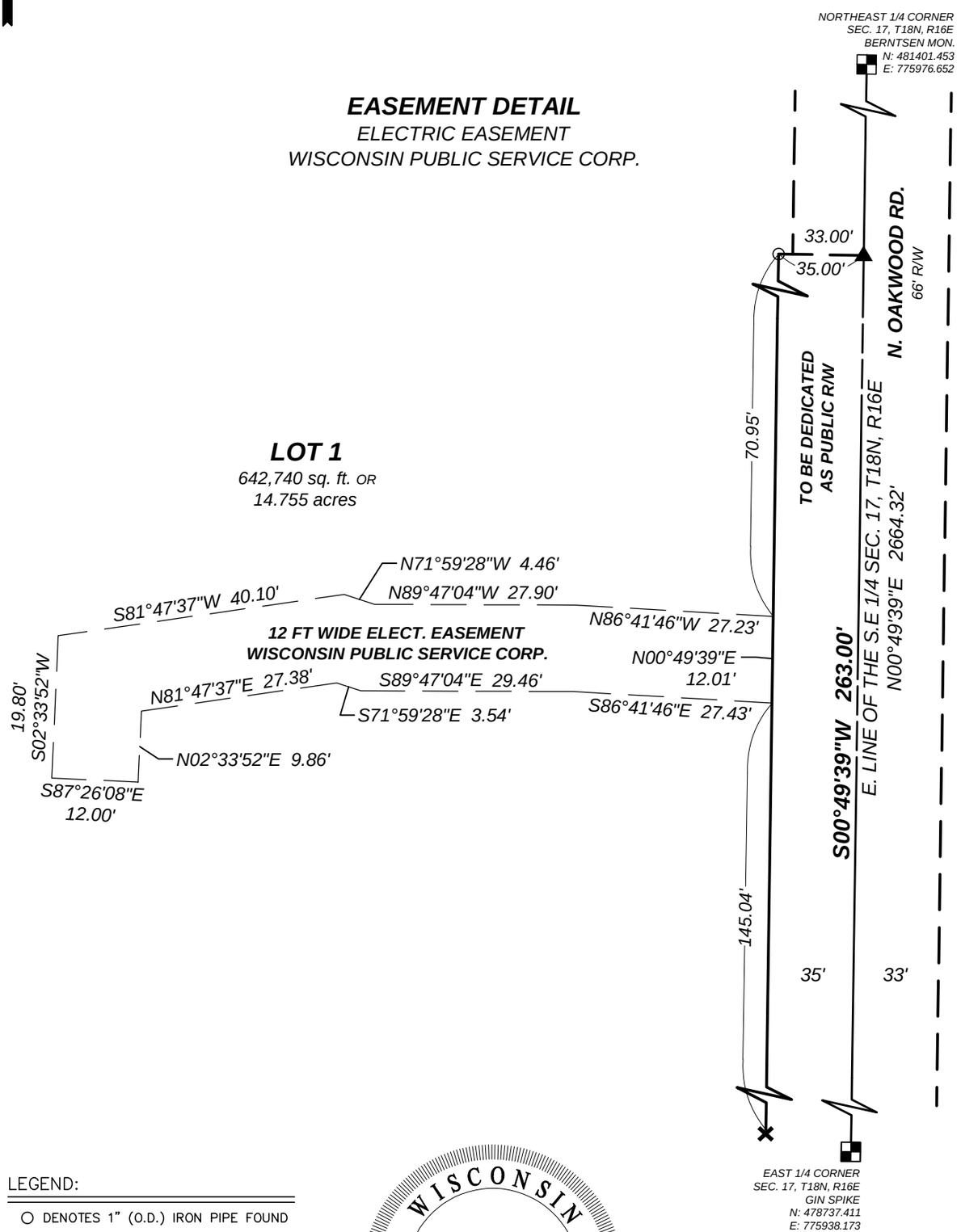
THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

NOT TO SCALE

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO
NAD83(2011): WisCRS WINNEBAGO COUNTY



LEGEND:

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- ◘ SECTION CORNER MON.

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CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST,
IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR S-2239, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE N00°49'39"E, ALONG THE EAST LINE OF SAID SECTION 17, 35.00 FEET TO A POINT ALONG THE NORTH RIGHT OF WAY LINE FOR OMRO ROAD; THENCE NORTH 88°59'32 WEST, ALONG SAID NORTH LINE OF OMRO ROAD, 410.00 FEET; THENCE NORTH 00°49'39" EAST, 227.99 FEET; THENCE NORTH 89°00'03" WEST, 515.08 FEET; THENCE SOUTH 00°48'45" WEST, 229.88 FEET TO THE NORTH LINE OF OMRO ROAD; THENCE NORTH 88°59'36" WEST ALONG SAID NORTH LINE, 99.77 FEET; THENCE NORTH 00°50'53" EAST, 229.96 FEET; THENCE NORTH 88°59'32" WEST, 117.16 FEET; THENCE NORTH 01°54'07" EAST, 604.36 FEET; THENCE NORTH 01°58'12"E, 64.87 FEET; THENCE SOUTH 89°10'16" WEST, 111.70 FEET; THENCE NORTH 00°16'34" EAST, 336.71 FEET; THENCE SOUTH 89°31'22" EAST ALONG THE SOUTH LINE OF LOT 1 CERTIFIED SURVEY MAP 1903, 382.56 FEET; THENCE NORTH 00°49'59" EAST ALONG THE EAST LINE OF SAID LOT 1, 343.31 FEET TO THE SOUTH LINE OF LOT 2 CERTIFIED SURVEY MAP 922; THENCE NORTH 88°32'46" EAST ALONG THE SOUTH LINE OF LOTS 2 & 3 CERTIFIED SURVEY MAP 922, AND LOTS 1 & 2 CERTIFIED SURVEY MAP 2877, 433.10 FEET; THENCE SOUTH 89°00'54" EAST, 103.80 FEET; THENCE SOUTH 00°49'39" WEST, 205.99 FEET; THENCE SOUTH 88°54'19" EAST, 80.75 FEET; THENCE SOUTH 00°49'39" WEST, ALONG THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 6149 AND THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 1082, 1161.64 FEET; THENCE SOUTH 88°59'32" EAST, 244.25 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 00°49'39" WEST ALONG SAID EAST LINE, 228.00 FEET TO THE POINT OF BEGINNING..

SAID LANDS AS DESCRIBED CONTAINING 1,251,220 SQUARE FEET OR 28.724 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OSHKOSH AREA SCHOOL DISTRICT, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE WINNEBAGO COUNTY LAND DIVISION ORDINANCE.

_____

GARY R. SPLINTER S-2239 DATE

CORPORATE OWNER'S CERTIFICATE

OSHKOSH AREA SCHOOL DISTRICT, AS OWNER, DOES HEREBY CERTIFY THAT SAID SCHOOL DISTRICT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF OSHKOSH, AND CHAPTER 236 OF THE WISCONSIN STATE STATUTES. THE OSHKOSH AREA SCHOOL DISTRICT, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.01 or S.236.12 TO BE SUBMITTED TO THE CITY OF OSHKOSH FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, THE OSHKOSH AREA SCHOOL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DREW NIEHANS, EXECUTIVE DIRECTOR OF BUSINESS

SERVICES AT _____, WISCONSIN,

THIS _____ DAY OF _____ 2026

OSHKOSH AREA SCHOOL DISTRICT

_____

DREW NIEHANS, EXECUTIVE DIRECTOR OF BUSINESS SERVICES

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____ , 2026, THE ABOVE NAMED DREW NIEHANS OF THE OSHKOSH AREA SCHOOL DISTRICT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC, STATE OF WISCONSIN

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST,
IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

TOWN BOARD OF ALGOMA CERTIFICATE

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF ALGOMA ON THIS _____ DAY OF_____, 2026

_____

PRINCIPAL PLANNER, CITY OF OSHKOSH DATED

TOWN TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____

TOWN TREASURER DATED

COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____

COUNTY TREASURER DATED

CERTIFICATE OF PLANNING AGENCY

PURSUANT TO THE LAND REGULATIONS OF WINNEBAGO COUNTY, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT.

_____

AUTHORIZED SIGNATURE DATED

_____

PRINTED NAME

CITY OF OSHKOSH EXTRATERRITORIAL APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF OSHKOSH ON THIS _____ DAY OF _____, 20____.

_____

CITY CLERK

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: **Discussion and Possible Action re**: Request by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District.

Action Requested: Petitioner is requesting approval of a change in zoning designation from A-2 General Agricultural District to B-3 General Business District to have one zoning district for the entire lot and operate under a permitted use.

Applicable Provisions:
Town of Algoma Comprehensive Plan
Chapter 23: Town/County Zoning of the Winnebago County Municipal Code

Property Location and Type:
The subject property is the 5 parcels proposed to be combined into Lot 1 in the previous agenda item. It is the site of Oakwood Elementary School and is currently zoned A-2 General Agriculture and B-3 General Business. Rezoning the school area to B-3 it will allow them to operate the school as a permitted use rather than conditional use.

The parcel is not in an area of Town where a boundary agreement is currently in effect.

Subject Site:

Existing Land Use	***Zoning***
Elementary School and Recreation	A-2 General Agriculture District B-3 General Business District

Adjacent Land Use and Zoning:

Existing Land Uses		***Zoning***
North	Recreation	A-2 General Agriculture District
South	Residential	R-1 Rural Residential District
East	Residential	R-1 Rural Residential District
West	Residential	R-1 Rural Residential District

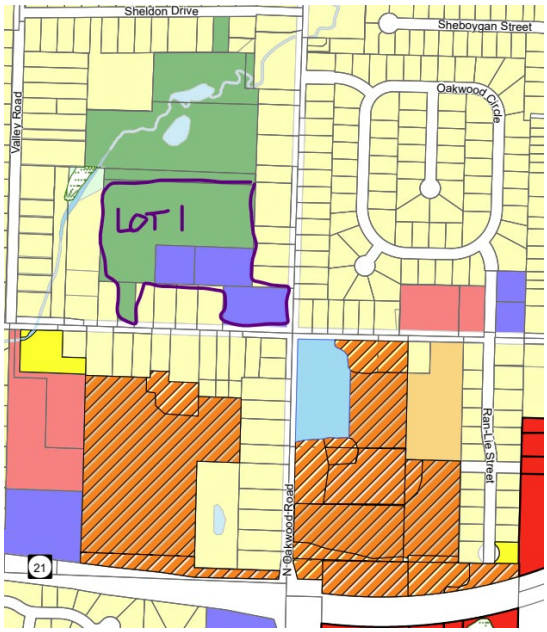
Comprehensive Plan:

Land Use Recommendation	***Use Category***
Current Land Use	Institutional Facilities and Recreational Facilities
Future Land Use	Institutional Facilities and Recreational Facilities

Zoning Definitions:

A-2 General Agriculture District – This district is intended to accommodate both large and small-scale farms and hobby farms. Although scattered residential lots are allowed, agriculture is the predominant land use. This district should be located in those areas suitable for agriculture, but not for large-scale agricultural operations, and adjacent to urbanizing areas.

B-3 General Business District – This district is intended to accommodate primarily large-scale commercial projects of regional importance that require access to major road corridors. This district is intended to include one or more parcels of land that as a general rule includes 20 acres or more. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.



Key for colors on Future Use map to the left

Institutional Facilities – Land for public and private facilities dedicated to public services (blue)

Recreational Facilities – Land uses that provide leisure activity opportunities for citizens (green)

Mixed-Duplexes and Commercial /Retail – Land uses that provide low density residential and commercial (orange and yellow stripes)

Commercial (pink)

Low density/Single Family Residential (yellow and pale yellow)

The Town Comprehensive Plan and Future Use Map is available on the town website: https://townofalgomawi.gov/planning/

ANALYSIS:

The petitioner has consulted with the county and the proposed zoning change, as stated above, is being requested because the school can then operate as a permitted use on the entirety of proposed Lot 1, which will encompass all of the school grounds, rather than a conditional use, as is allowable under A-2 zoning.

The town comprehensive plan states future uses of “institutional” and “recreational” uses for these parcels. Both are permitted uses in the proposed B-3 General Business District.

The current and proposed uses by the school on Lot 1 are consistent with those identified future uses. **Changing zoning to B-3 General Business would allow the current uses as well as any uses that are permitted in that district, as well as those allowed by conditional use.**

See attached the Chapter 23: Town/County Zoning of the Winnebago County Municipal Code 8-1 Land Use Matrix for your reference, which lists all of the permitted, condition use, accessory and temporary uses for each district. Here is a link to the full Chapter 23 which includes definitions of each use in 23.3-2.

Here is a summary of the permitted uses the B-3 district:

Residential:	mixed use housing
Special Care Facilities:	group day care, hospice care, nursing home, retirement home
Group Accommodations:	boardinghouse, overnight lodging, resort
Food and Beverage Sales:	brewpub, restaurant, tavern
Vehicle Rental, Sales, and Service:	fuel station, repair shop, sales and rental, service shop
General Sales:	convenience, general retail including large format, outdoor
General Services:	administrative, adult oriented establishment, body-piercing, commercial kennel, small equipment rental, financial services, funeral home, general repair, general services, health care clinic, health care center, instructional services, professional services, tattoo, small animal veterinary clinic
Recreation and Entertainment:	indoor and outdoor entertainment and recreation
Government and Community Services:	administrative government center, civic use facility, community center, community cultural facility, community garden, educational (pre-K through 12 and post-secondary), park, public safety facility, recreation trail, worship facility
Telecommunications and Utilities	facilities and systems
Transportation:	mass transit terminal, parking lots and structures
Industrial uses:	artisan shop

The location of this lot at the intersection of Omro Road and Oakwood Road near residential neighborhoods, existing commercial, and future commercial/residential mixed use development make it reasonable that it be zoned B-3 General Business District based on the permitted uses stated above. Any development of the property will need to be reviewed and conform to dimensional standards and zoning code.

The public hearing for this zoning amendment will be conducted by Winnebago County Planning and Zoning on February 25, 2026. *See attached notice.*

For the reasons stated above, the proposed change is consistent with the Town Comprehensive Plan and future land use map.

RECOMMENDED ACTION:

Staff recommends approval of the rezoning request. Should the Town Board agree, the following motion may be made:

"Motion to approve the request by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District contingent on the final recording of the CSM creating Lot 1."

ATTACHMENTS:

1. Town Application
2. Chapter 23 8-1 Land Use Matrix
3. County Public Hearing Notice

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

Visit us at https://townofalgoma.org/

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

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Nate Considine - Bray Architects Date: 01-12-2026

Petitioner's Address: 829 South 1st Street City: Milwaukee State: WI Zip: 53204

Telephone #: (414) 615-1716 Fax: ( ) _____ Other Contact # or Email: nconsidine@brayarch.com

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

Petitioner's Signature (required): _____ Date: 01-12-2026

OWNER INFORMATION

Owner(s): James Fochs - Oshkosh Area School District Date: 01-12-2026

Owner(s) Information: 1404 South Main Street City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-0135 Fax: ( ) _____ Other Contact # or Email: james.fochs@oshkosh.k12.wi.us

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: _____ Date: 01-12-2026

SITE INFORMATION

Address/Location of Proposed Project: 1225 N. Oakwood Rd., Oshkosh WI 54904

Current Use of Property: Oakwood Elementary School Zoning: B-3, A-2

Land Uses Surrounding Your Site:

North: R-1

South: R-1

East: R-1

West: R-1

Projected Timeline: Start construction spring 2026 with completion by fall 2026

Project Description: The Oakwood Elementary School addition and renovations involve the addition of a new gym and support building, a new 2-story core academic building, and new playground areas. The project also includes the renovation of the play field and parking lot to the west of the existing building. The school will have a maximum student enrollment of 600 students with an expected opening enrollment between 475-550.

Additional supporting information for the Conditional Use Permit review enclosed in this application.

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.

Town of Algoma
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Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/
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Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: Total site area: 29.053/1,265,570 square feet

Development Area and Percentage: Development area: 4.210 acres/183,408 square feet (14.49% of total site area)

# of Employees/#of Residential Units: 74 total existing + proposed

# of Proposed Parking Space: 95 existing stalls to remain + 8 proposed stalls = 103 total stalls

Traffic Count Projections (attach documentation): 415 week day trips, 135 AM peak hour and 85 PM peak hour trips.

Percent Impervious (attach documentation): Existing: 19.60% Proposed 26.66%

Description of Required Landscaping (attach landscape plan):

Street frontage landscaping shall be required along any road, road right of way, or ingress/egress easement frontage and must be a minimum of 3 trees every 100 linear feet of frontage. Required trees must be at least 4 ft in height at the time of planting and capable of attaining a mature height of at least 15 ft.

Additional Information:

OFFICE USE ONLY

Received By: Katie Date: 1/27/26 Fee: $350.00 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.

Exhibit 8-1 Land use matrix

				Base Zoning District												
	1 Agriculture	**Review**	**Special Standards**	**A-1**	**A-2**	**R-1**	**R-2**	**R-3**	**R-4**	**R-8**	**B-1**	**B-2**	**B-3**	**M-1**	**I-1**	**I-2**
1.01	Agriculture-related use	ZP,SP,PO	23.8-231	C	C	-	-	-	-	-	-	-	-	-	P	C
1.02	Agriculture, crop	-	23.8-232	P	P	P	P	P	P	P	P	P	P	P	P	P
1.03	Agriculture, general	ZP	23.8-233	P	P	-	-	-	-	-	-	-	-	-	-	-
1.03	Agriculture, general, 500 animal units or more	ZP	23.8-233	C	C	-	-	-	-	-	-	-	-	-	-	-
1.04	Greenhouse	ZP,SP,PO	23.8-234	P	P	-	-	-	-	-	-	C	C	-	C	C
2	**Resource-Based Uses**															
2.01	Dam	ZP,SP,PO	23.8-241	C	C	C	C	C	C	C	C	C	C	C	C	C
2.02	Forestry	-	23.8-242	P	P	P	P	P	P	P	P	P	P	P	P	P
2.03	Hunting preserve	ZP,SP,PO	23.8-243	-	C	-	-	-	-	-	-	-	-	-	C	C
2.04	Sewage sludge disposal	-	23.8-244	P	P	P	P	P	P	P	P	P	P	P	P	P
2.05	Wildlife park	ZP,SP,PO	23.8-245	-	C	-	-	-	-	-	-	-	-	-	C	C
3	**Residential**															
3.01	Mixed-use housing	ZP,SP	23.8-251	-	-	-	-	-	-	-	-	C	P	P	-	-
3.02	Manufactured/mobile home community	ZP,SP,PO	23.8-252	-	-	-	-	-	-	P	-	-	-	-	-	-
3.03	Multifamily building, 2 units	ZP	23.8-253	-	-	-	-	P	P	-	-	-	-	P	-	-
3.04	Multifamily building, 3–4 units	ZP	23.8-254	-	-	-	-	-	P	-	-	-	C	P	-	-
3.04	Multifamily building, 5–8 units	ZP	23.8-254	-	-	-	-	-	P	-	-	-	C	C	-	-
3.04	Multifamily building, 9 or more units	ZP	23.8-254	-	-	-	-	-	C	-	-	-	-	C	-	-
3.05	Nonfarm residence	ZP	23.8-255	P	-	-	-	-	-	-	-	-	-	-	-	-
3.06	Single-family dwelling [1]	ZP	23.8-256	-	P	P	P	P	-	-	-	-	-	-	-	-
3.07	Townhouse, 3–4 units	ZP,SP	23.8-257	-	-	-	-	-	P	-	-	-	C	P	-	-
3.07	Townhouse, 5–8 units	ZP,SP	23.8-257	-	-	-	-	-	P	-	-	-	C	C	-	-
3.07	Townhouse, 9 or more units	ZP,SP	23.8-257	-	-	-	-	-	C	-	-	-	-	C	-	-
3.08	Twin home	ZP	23.8-258	-	-	-	-	P	P	-	-	-	-	P	-	-
4	**Special Care Facilities**															
4.01	Adult family home	ZP	23.8-261	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 8 or fewer residents [2]	ZP	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 9–15 residents [2]	ZP	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 16 or more residents [2]	ZP,SP, PO	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.03	Foster home and treatment foster home [3]	ZP	23.8-263	-	-	P	P	P	P	-	-	-	-	-	-	-
4.04	Group day care center [4]	ZP,SP	23.8-264	-	-	-	-	C	C	-	P	P	P	P	C	C
4.05	Hospice care center	ZP,SP	23.8-265	-	C	C	C	C	P	-	C	C	P	C	-	-
4.06	Nursing home	ZP,SP	23.8-266	-	-	C	C	C	P	-	-	C	P	C	-	-
4.07	Retirement home	ZP,SP	23.8-267	-	-	C	C	C	P	-	-	C	P	C	-	-
4.08	Temporary shelter [5]	ZP,SP, PO	23.8-268	-	-	-	-	-	-	-	C	C	C	-	-	-
5	**Group Accommodations** [6]															
5.01	Boardinghouse	ZP,SP, PO	23.8-271	-	-	-	-	-	C	-	-	C	P	C	-	-
5.02	Campground	ZP,SP,PO	23.8-272	-	C	-	-	-	-	-	-	-	C	-	-	-
5.03	Group recreation camp	ZP,SP,PO	23.8-273	-	C	-	-	-	-	-	-	-	C	-	-	-
5.04	Migrant labor camp	ZP,SP,PO	23.8-274	C	C	-	-	-	-	-	-	-	-	-	-	-
5.05	Overnight lodging	ZP,SP,PO	23.8-275	-	-	-	-	-	-	-	-	C	P	P	-	-
5.06	Resort	ZP,SP,PO	23.8-276	-	C	-	-	-	-	-	-	C	P	C	-	-
6	**Food and Beverage Sales**															
6.01	Brewpub	ZP,SP,PO	23.8-281	-	-	-	-	-	-	-	-	C	P	P	C	-
6.02	Restaurant	ZP,SP,PO	23.8-282	-	-	-	-	-	-	-	C	P	P	P	-	-
6.03	Tavern	ZP,SP,PO	23.8-283	-	-	-	-	-	-	-	C	P	P	C	-	-

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Exhibit 8-1 Land use matrix – continued

7 Vehicle Rental, Sales, and Service	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
7.01 Heavy vehicle sales and rental	ZP,SP,PO	23.8-291	-	-	-	-	-	-	-	-	-	C	-	P	C
7.02 Truck stop	ZP,SP,PO	23.8-292	-	-	-	-	-	-	-	-	-	C	-	C	C
7.03 Vehicle fuel station	ZP,SP,PO	23.8-293	-	-	-	-	-	-	-	-	C	P	C	C	C
7.04 Vehicle repair shop	ZP,SP,PO	23.8-294	-	-	-	-	-	-	-	-	C	P	-	C	C
7.05 Vehicle sales and rental	ZP,SP,PO	23.8-295	-	-	-	-	-	-	-	-	C	P	-	C	-
7.06 Vehicle service shop	ZP,SP,PO	23.8-296	-	-	-	-	-	-	-	-	C	P	-	C	C
7.07 Vehicle storage yard	ZP,SP,PO	23.8-297	-	-	-	-	-	-	-	-	-	-	-	C	C
8 General Sales															
8.01 Convenience retail sales	ZP,SP,PO	23.8-301	-	-	-	-	-	-	-	P	P	P	P	-	-
8.02 General retail sales	ZP,SP,PO	23.8-302	-	-	-	-	-	-	-	C	P	P	C	-	-
8.03 General retail sales, large format	ZP,SP,PO	23.8-303	-	-	-	-	-	-	-	-	-	P	-	-	-
8.04 Outdoor sales	ZP,SP,PO	23.8-304	-	-	-	-	-	-	-	C	C	P	-	C	-
9 General Services															
9.01 Administrative services	ZP,SP,PO	23.8-311	-	-	-	-	-	-	-	C	P	P	P	-	-
9.02 Adult-oriented establishment	ZP,SP,PO	23.8-312	-	-	-	-	-	-	-	-	-	P	-	-	-
9.03 Body-piercing establishment	ZP,SP,PO	23.8-313	-	-	-	-	-	-	-	C	P	P	P	-	-
9.04 Commercial kennel	ZP,SP,PO	23.8-314	-	C	-	-	-	-	-	-	C	P	P	C	-
9.05 Commercial stable	ZP,SP,PO	23.8-315	-	C	-	-	-	-	-	-	-	-	-	C	-
9.06 Equipment rental, large	ZP,SP,PO	23.8-316	-	-	-	-	-	-	-	-	-	C	-	P	C
9.07 Equipment rental, small	ZP,SP,PO	23.8-317	-	-	-	-	-	-	-	-	C	P	-	-	-
9.08 Financial services	ZP,SP,PO	23.8-318	-	-	-	-	-	-	-	P	P	P	P	-	-
9.09 Funeral home	ZP,SP,PO	23.8-319	-	-	-	-	-	-	-	C	P	P	P	-	-
9.10 General repair	ZP,SP,PO	23.8-320	-	-	-	-	-	-	-	C	P	P	P	C	-
9.11 General services	ZP,SP,PO	23.8-321	-	-	-	-	-	-	-	C	P	P	P	-	-
9.12 Health care clinic	ZP,SP,PO	23.8-322	-	-	-	-	-	-	-	C	P	P	P	-	-
9.13 Health care center	ZP,SP,PO	23.8-323	-	-	-	-	-	-	-	-	C	P	P	-	-
9.14 Instructional services	ZP,SP,PO	23.8-324	-	-	-	-	-	-	-	C	P	P	P	C	-
9.15 Landscape business	ZP,SP,PO	23.8-325	-	C	-	-	-	-	-	-	-	C	-	P	-
9.16 Professional services	ZP,SP,PO	23.8-326	-	-	-	-	-	-	-	P	P	P	P	-	-
9.17 Tattoo establishment	ZP,SP,PO	23.8-327	-	-	-	-	-	-	-	C	P	P	P	-	-
9.18 Veterinary clinic, general	ZP,SP,PO	23.8-328	C	C	-	-	-	-	-	-	-	C	-	C	-
9.19 Veterinary clinic, small animal	ZP,SP,PO	23.8-329	-	-	-	-	-	-	-	C	P	P	P	C	-
10 Recreation and Entertainment															
10.01 Driving range	ZP,SP,PO	23.8-341	-	C	-	-	-	-	-	-	-	C	-	C	-
10.02 Golf course	ZP,SP,PO	23.8-342	-	C	C	C	C	C	-	-	-	-	-	C	-
10.03 Indoor entertainment	ZP,SP,PO	23.8-343	-	-	-	-	-	-	-	-	P	P	P	-	-
10.04 Indoor recreation	ZP,SP,PO	23.8-344	-	-	-	-	-	-	-	-	P	P	P	-	-
10.05 Outdoor entertainment	ZP,SP,PO	23.8-345	-	-	-	-	-	-	-	-	C	P	-	C	-
10.06 Outdoor recreation	ZP,SP,PO	23.8-346	-	-	-	-	-	-	-	-	C	C	-	C	-
10.07 Outdoor shooting range	ZP,SP,PO	23.8-347	-	C	-	-	-	-	-	-	-	-	-	C	C
11 Government and Community Services															
11.01 Administrative government center	ZP,SP,PO	23.8-351	-	C	C	C	C	C	-	P	P	P	C	C	-
11.02 Animal shelter	ZP,SP,PO	23.8-352	-	C	-	-	-		-	-	-	C	-	P	C
11.03 Cemetery	ZP,SP,PO	23.8-353	C	C	C	C	C	C	-	C	C	C	-	-	-
11.04 Civic use facility	ZP,SP,PO	23.8-354	-	-	-	-	-	-	-	-	-	P	-	C	-
11.05 Community center	ZP,SP,PO	23.8-355	-	C	C	C	C	C	-	C	P	P	C	-	-
11.06 Community cultural facility	ZP,SP,PO	23.8-356	-	-	-	-	-	-	-	C	P	P	P	-	-
11.07 Community garden	ZP,SP,PO	23.8-357	C	P	P	P	P	P	-	P	P	P	P	P	-

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Exhibit 8-1 Land use matrix – continued

11 Government and Community Services - cont.	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
11.08 Correctional facility	ZP,SP,PO	23.8-358	-	C	-	-	-	-	-	-	-	-	-	P	C
11.09 Educational facility, pre-K through 12	ZP,SP,PO	23.8-359	-	C	C	C	C	C	-	C	P	P	P	-	-
11.10 Educational facility, post-secondary	ZP,SP,PO	23.8-360	-	-	-	-	-	-	-	C	P	P	P	C	-
11.11 Maintenance garage	ZP,SP,PO	23.8-361	-	C	C	-	-	-	-	-	-	C	-	P	C
11.12 Park	ZP,SP,PO	23.8-362	-	P	P	P	P	P	P	P	P	P	P	P	P
11.13 Public safety facility	ZP,SP,PO	23.8-363	-	C	C	C	C	C	-	P	P	P	P	P	C
11.14 Recreation trail	SP, PO	23.8-364	C	P	P	P	P	P	P	P	P	P	P	P	P
11.15 Unspecified public use	ZP,SP,PO	23.8-365	-	C	C	C	C	C	C	C	C	C	C	C	C
11.16 Worship facility	ZP,SP,PO	23.8-366	C	C	C	C	P	P	-	P	P	P	P	C	-
12 Telecommunications and Utilities [7]															
12.01 Commercial solar energy system	ZP,SP,PO	23.8-371	C	C	C	C	C	C	C	C	C	C	C	C	C
12.02 Stormwater management facility	ZP,SP,PO	23.8-372	C	P	P	P	P	P	P	P	P	P	P	P	P
12.03 Telecommunication facility, concealed	ZP	23.8-373	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04 Telecommunication facility, unconcealed	ZP	23.8-374	P	P	P	P	P	P	P	P	P	P	P	P	P
12.05 Utility installation, major	ZP,SP,PO	23.8-375	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06 Utility installation, minor	ZP,SP,PO	23.8-376	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07 Utility maintenance yard	ZP,SP,PO	23.8-377	C	C	-	-	-	-	-	-	-	-	-	P	P
12.08 Wind energy system, large	-	23.8-378	P	P	P	P	P	P	P	P	P	P	P	P	P
12.09 Wind energy system, small	ZP,SP,PO	23.8-379	P	P	P	P	P	P	P	P	P	P	P	P	P
13 Transportation															
13.01 Airport	ZP,SP,PO	23.8-381	-	C	C	C	-	-	-	-	-	-	-	P	P
13.02 Bus storage facility	ZP,SP,PO	23.8-382	-	C	-	-	-	-	-	-	C	C	C	P	P
13.03 Marina	ZP,SP,PO	23.8-383	-	C	C	C	C	C	C	C	C	C	C	C	C
13.04 Mass transit terminal	ZP,SP,PO	23.8-384	-	-	-	-	-	-	-	-	P	P	P	C	-
13.05 Off-site parking lot	ZP,SP,PO	23.8-385	-	-	-	-	-	-	-	C	P	P	P	C	-
13.06 Parking structure	ZP,SP	23.8-386	-	-	-	-	-	-	-	-	-	P	P	C	-
13.07 Park-and-ride lot	ZP,SP	23.8-387	-	C	C	C	C	C	-	C	P	P	C	C	C
13.08 Railroad line	ZP, BP, SP PO	23.8-388	C	P	P	P	P	P	P	P	P	P	P	P	P
13.09 Street	-	23.8-389	P	P	P	P	P	P	P	P	P	P	P	P	P
14 General Storage															
14.01 Bulk fuel storage	ZP,SP,PO	23.8-401	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02 Personal storage facility	ZP,SP,PO	23.8-402	-	C	-	-	-	-	-	-	-	C	-	P	C
14.03 Truck terminal	ZP,SP,PO	23.8-403	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04 Warehouse	ZP,SP,PO	23.8-404	-	-	-	-	-	-	-	-	-	-	-	P	P
15 Industrial Uses															
15.01 Artisan shop	ZP,SP,PO	23.8-411	-	C	-	-	-	-	-	C	C	P	P	P	C
15.02 Batching plant associated with a nonmetallic mine [21]	ZP,SP,PO	23.4-412	C	C	-	-	-	-	-	-	-	-	-	C	C
15.03 Biofuels production plant	ZP,SP,PO	23.8-413	C	C	-	-	-	-	-	-	-	-	-	-	C
15.04 Construction equipment repair	ZP,SP,PO	23.8-414	-	-	-	-	-	-	-	-	-	C	-	P	P
15.05 Construction equipment sales and service	ZP,SP,PO	23.4-415	-	-	-	-	-	-	-	-	-	C	-	P	P
15.06 Contractor yard	ZP,SP,PO	23.8-416	-	-	-	-	-	-	-	-	-	-	-	P	C
15.07 Industrial, heavy	ZP,SP,PO	23.8-417	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08 Industrial, light	ZP,SP,PO	23.8-418	-	-	-	-	-	-	-	-	-	-	-	P	P
15.09 Nonmetallic mine	ZP,SP,PO	23.8-419	C	C	-	-	-	-	-	-	-	-	-	C	C
15.10 Salvage yard	ZP,SP,PO	23.8-420	-	-	-	-	-	-	-	-	-	-	-	-	C

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Exhibit 8-1 Land use matrix – continued

16 Solid Waste	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
16.01 Composting facility	ZP,SP,PO	23.8-431	P	P	-	-	-	-	-	-	-	-	-	P	P
16.02 Recycling center	ZP,SP,PO	23.8-432	-	-	-	-	-	-	-	-	-	-	-	P	P
16.03 Solid waste landfill	ZP,SP,PO	23.8-433	-	C	-	-	-	-	-	-	-	-	-	C	C
16.04 Solid waste transfer station	ZP,SP,PO	23.8-434	-	C	-	-	-	-	-	-	-	-	-	P	P
17 Accessory Uses															
17.01 Adult family home [9]	ZP	23.8-441	P	P	P	P	P	P	P	P	P	P	P	-	-
17.02 Amateur radio antenna [8]	-	23.8-442	P	P	P	P	P	P	P	P	P	P	P	-	-
17.03 Automated teller machine	ZP	23.8-443	-	-	-	-	-	-	-	P	P	P	P	-	-
17.04 Backyard chickens	-	23.8-444	P	P	P	P	P	-	P	-	-	-	-	P	P
17.05 Bed and breakfast [8]	ZP,SP,PO	23.8-445	C	C	C	C	C	-	-	P	P	-	P	-	-
17.06 Boat dock	-	23.8-446	P	P	P	P	P	P	P	P	P	P	P	P	P
17.07 Boathouse [8][24]	ZP	23.8-447	P	P	P	P	P	P	-	-	-	-	-	-	-
17.08 Boathouse, off-site [24]	ZP	23.8-448	-	-	P	P	-	-	-	-	-	-	-	-	-
17.09 Commercial truck parking [8]	-	23.8-449	P	P	P	P	P	P	P	P	P	P	P	P	P
17.10 Deck [23]	ZP	23.8-450	P	P	P	P	P	P	P	P	P	P	P	P	P
17.11 Exterior communication device [8]	-	23.8-451	P	P	P	P	P	P	P	P	P	P	P	P	P
17.12 Family day care home [8]	ZP	23.8-452	P	P	P	P	P	P	P	P	P	P	P	-	-
17.12 Farm building storage	ZP	23.8-453	P	C	-	-	-	-	-	-	-	-	-	-	-
17.14 Farm residence [20]	ZP	23.8-454	P	P	-	-	-	-	-	-	-	-	-	-	-
17.15 Farmstead retail outlet	ZP,SP,PO	23.8-455	C	C	-	-	-	-	-	-	-	-	-	-	-
17.16 Fence	ZP	23.8-456	P	P	P	P	P	P	P	P	P	P	P	P	P
17.17 Foster home and treatment foster home [8]	ZP	23.8-457	P	P	P	P	P	P	P	P	P	P	P	-	-
17.18 Garage, shed, nonresidential [10]	ZP	23.8-458	-	-	-	-	-	-	-	P	P	P	P	P	P
17.19 Garage, shed, off-site residential	ZP	23.8-459	-	-	P	P	-	-	-	-	-	-	-	-	-
17.20 Garage, residential [8,22]	ZP	23.8-460	P	P	P	P	P	P	P	P	P	P	P	-	-
17.21 Garden	-	23.8-461	P	P	P	P	P	P	P	P	P	P	P	P	P
17.22 Gazebo [23]	ZP	23.8-462	P	P	P	P	P	P	P	P	P	P	P	P	-
17.23 Greenhouse [8,13]	ZP	23.8-463	P	P	P	P	P	P	P	-	-	-	-	-	-
17.24 Helipad [11, 12]	ZP,SP,PO	23.8-464	-	-	-	-	-	-	-	-	-	-	-	-	-
17.25 Home occupation, major [8]	ZP,SP,PO	23.8-465	-	C	C	C	C	C	-	C	C	C	C	-	-
17.26 Home occupation, minor [8]	ZP	23.8-466	P	P	P	P	P	P	P	P	P	P	P	-	-
17.27 Hot tub [8]	-	23.8-467	P	P	P	P	P	P	P	P	P	P	P	-	-
17.28 Household livestock, 2.5 acres or more but less than 5 acres [8]	ZP	23.8-468	P	C	C	-	-	-	-	-	-	-	-	-	-
17.29 Household livestock, 5 acres or more [8]	ZP	23.8-468	P	P	C	-	-	-	-	-	-	-	-	-	-
17.30 Indoor sales incidental to light industrial use	ZP	23.8-469	-	-	-	-	-	-	-	-	-	-	-	C	-
17.31 Kennel, hobby [8]	ZP,SP,PO	23.8-470	C	C	C	C	C	C	C	C	C	C	C	-	-
17.32 Kennel, private [8]	-	23.8-471	P	P	P	P	P	P	P	P	P	P	P	-	-
17.33 Lean-to	ZP	23.8-472	P	P	P	P	P	P	P	P	P	P	P	P	P
17.34 Light industrial use incidental to indoor sales	ZP,SP,PO	23.8-473	-	-	-	-	-	-	-	-	-	-	-	C	-
17.35 Mother-in-law suite [8, 23]	ZP	23.8-474	P	P	P	P	P	-	-	-	-	-	-	-	-
17.36 Outdoor display incidental to indoor sales	ZP,SP,PO	23.8-475	-	-	-	-	-	-	-	-	C	C	C	-	-
17.37 Outdoor food and beverage service	ZP,SP,PO	23.8-476	-	-	-	-	-	-	-	C	C	C	C	-	-
17.38 Outdoor furnace	ZP	23.8-477	P	P	P	P	P	P	P	P	P	P	P	P	P
17.39 Parking lot (on-site)	ZP	23.8-478	P	P	P	P	P	P	P	P	P	P	P	P	P
17.40 Patio [25]	-	23.8-479	P	P	P	P	P	P	P	P	P	P	P	P	P
17.41 Pergola [23]	ZP	23.8-480	P	P	P	P	P	P	P	P	P	P	P	P	P
17.42 Play structure [8]	-	23.8-481	P	P	P	P	P	P	P	P	P	P	P	P	-
17.43 Pond	ZP,SP	23.8-482	P	P	C	C	C	C	C	P	P	P	P	P	P
17.44 Private reception venue	ZP	23.8-483	-	P	-	-	-	-	-	-	-	-	-	-	-
17.45 Rural accessory building [8]	ZP	23.8-484	P	P	P	P	P	P	P	-	-	-	-	-	-

continued on next page

Exhibit 8-1 Land use matrix – continued

17 Accessory Uses – continued	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
17.46 Service window, drive-up	ZP,SP	23.8-485	-	-	-	-	-	-	-	C	C	C	C	-	-
17.47 Service window, walk-up	ZP,SP	23.8-486	-	-	-	-	-	-	-	C	C	C	C	-	-
17.48 Residential solar energy system, building-mounted	-	23.8-487	P	P	P	P	P	P	P	P	P	P	P	P	P
17.49 Residential solar energy system, free-standing	ZP	23.8-488	P	P	P	P	P	P	P	P	P	P	P	P	P
17.50 Storage container, 1 or 2 units	ZP	23.8-489	-	-	-	-	-	-	-	P	P	P	-	P	P
17.51 Storage container, 3 or more units	ZP,SP	23.8-489	-	-	-	-	-	-	-	C	C	C	-	C	C
17.52 Swimming pool	ZP	23.8-490	P	P	P	P	P	P	P	P	P	P	P	-	-
17.53 Temporary shelter [10]	ZP,SP,PO	23.8-491	-	-	-	-	-	-	-	C	C	C	C	-	-
17.54 Utility cabinet	-	23.8-492	P	P	P	P	P	P	P	P	P	P	P	P	P
17.55 Yard shed [13][24][25]	-	23.8-493	P	P	P	P	P	P	P	P	P	P	P	P	P
18 Temporary Uses															
18.01 Agricultural product sales, off-site	-	23.8-501	-	P	P	-	-	-	-	P	P	P	P	P	P
18.02 Agricultural product sales, on-site	-	23.8-502	P	P	P	P	P	P	P	P	P	P	P	P	P
18.03 Earth materials stockpile, off-site [14]	ZP,SP,PO	23.8-503	-	C	-	-	-	-	-	-	-	-	-	C	C
18.03 Earth materials stockpile, on-site [15]	-	23.8-503	-	P	P	P	P	P	P	P	P	P	P	P	P
18.04 Farmers market [16]	TU,SP,PO	23.8-504	P	P	P	-	-	-	-	C	P	P	P	C	-
18.05 General outdoor sales	TU,SP,PO	23.8-505	-	-	-	-	-	-	-	-	C	P	-	C	-
18.06 Model home	ZP	23.8-506	-	-	P	P	P	P	-	-	-	-	-	-	-
18.07 Off-site construction yard	SP,PO	23.8-507	-	C	C	C	C	C	C	C	C	C	C	C	C
18.08 On-site construction office [17]	-	23.8-508	-	-	P	P	P	P	-	-	P	P	P	P	P
18.09 On-site construction yard [17]	-	23.8-509	-	-	P	P	P	P	-	-	P	P	P	P	P
18.10 Portable storage container	-	23.8-510	-	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Re-locatable building [18]	ZP,SP,PO	23.8-511	-	-	-	-	-	-	-	C	C	C	C	-	-
18.12 Seasonal product sales	-	23.8-512	C	P	P	-	-	-	-	P	P	P	P	P	P
18.13 Snow disposal site	ZP,SP,PO	23.8-513	C	C	-	-	-	-	-	C	C	C	C	C	C
18.14 Special event	TU,SP,PO	23.8-514	-	P	P	P	-	-	-	P	P	P	P	P	-
18.15 Special event of regional significance	TU,SP,PO	23.8-515	-	C	C	C	-	-	-	C	C	C	C	C	-
18.16 Special event of regional significance - camping	TU	23.8-516	-	P	P	P	P	P	-	P	P	P	P	P	P
18.17 Special event of reg. significance - concessions	TU	23.8-517	-	P	P	P	P	P	-	P	P	P	P	P	P
18.18 Special event of regional significance - parking	TU	23.8-518	-	P	P	P	P	P	-	P	P	P	P	P	P
18.19 Wind test tower	-	23.8-519	P	P	P	P	P	P	P	P	P	P	P	P	P
18.20 Yard sale [19]	-	23.8-520	P	P	P	P	P	P	P	P	P	P	P	-	-

Zoning Districts:

A-1 Agribusiness; A-2 General agriculture; R-1 Rural residential; R-2 Suburban residential; R-3 Two-family residential; R-4 Multi-family residential; R-8 Manufactured/mobile home community; B-1 Local service; B-2 Community business; B-3 General business; M-1 Mixed use; I-1 Light industrial; I-2 Heavy industrial

Table Key:

A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.

A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this chapter are met.

A "-" indicates that the use is not permitted in the zoning district.

"ZP" indicates zoning permit; "SP" indicates site plan; "PO" indicates plan of operation; "TU" indicates temporary use permit

Notes:

1. In the A-1 zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after April 29, 2012.
2. See s. 23.8-47 for special provisions that may apply.
3. See s. 23.8-48 for special provisions that may apply.
4. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
5. This use may be an accessory use when associated with a worship facility, community center, and the like.
6. A bed and breakfast is an accessory use and is therefore listed in Series 17.
7. An amateur radio station is an accessory use and is therefore listed in Series 17.
8. This use may only occur with a principal residential use.
9. This use may only occur with a principal residential use or with a group day care center.
10. In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
11. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
12. This use may only occur with a health care center as a conditional use.
13. A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
14. Earth materials are obtained in whole or in part from another location.
15. Earth materials are obtained on the parcel as part of the land development process.
16. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
17. When this use is in place for more than 365 days, it is considered a conditional use.
18. This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
19. This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).
20. In the A-1 zoning district, no more than one farm residence may be located on a base farm tract as designated by the Board of Supervisors by resolution.
21. A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07).
22. See s. 23.8-45(d).
23. This structure shall be considered an accessory structure even though principal building setbacks may apply.
24. These structures do not count towards the maximum number of detached accessory buildings or towards the maximum accessory area allowed in the zoning district.
25. Structures located within a shoreland area which have impervious surface requirements require a zoning permit.

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
February 25, 2026

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because of this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on February 25, 2026 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Microsoft Teams Meeting Information Link: https://winnebagocowi.portal.civicclerk.com/
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2026-ZC-7290

Applicant: OSHKOSH AREA SCHOOL DIST

Agent: CONSIDINE, NATHANIEL BRAY ASSOCIATES ARCHITECTS INC

Location of Premises: 1225 N OAKWOOD RD, OSHKOSH (3 VACANT LOTS)

Tax Parcel No.: 002-013114, 002-013109, 002-013113

Legal Description: Being located in part of the SE1/4 of the NE1/4 of Section 17, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation: Applicant is requesting a zoning map amendment to change from A-2, General Agriculture to B-3, General Business District.

INITIAL STAFF REPORT

Sanitation: Existing; Municipal

Overlays: Shoreland

Current Zoning: A-2 General Agriculture

Proposed Zoning: B-3 Regional Business

Surrounding Zoning: North: R-1;A-2; **South:** R-1;B-3;A-2; **East:** R-1;B-3; **West:** R-1;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): This site, made up of several different parcels, is the existing Oakwood Elementary School (originally constructed in 1953.

Describe proposed use(s): There are no proposed changes to the use of the project site. Oshkosh Area School District (OASD) is proposing an addition and renovation to the existing school building and site to support capacity needs of the School District as a whole.

Describe the essential services for present and future use(s): The existing essential services currently serving the site include sewer (sanitary and storm), water, streets, etc. adequately support the site. Modifications to the water lateral connection to the water main is being proposed to support new water meter/riser location to support new fire sprinkler system.

Describe why the proposed use would be the highest and best use for the property: The proposed use, since it is not changing from it's existing use, is highest and best use for the property as it has been established for nearly 75 years. Portions of the school site are already zoned as B-3 (which K-12 education is already a Permitted Use) and this modification will continue to support the existing uses. Portions of the site currently zoned A-2, have also been approved as Conditional Uses on past projects.

Describe the proposed use(s) compatibility with surrounding land use(s): Similar to C-4 above, the established use of the school is adjacent to residential land use at the east and west, along with nature preserve area to the north (Sheldon Nature Center). Proposed site improvements will meet requirements of the zoning ordinance for such adjacencies, with mindful design stretegies to enhance the areas directly abutting neighboring properties (i.e. landscaping, buffer yards, stormwater management, lighting, etc.)

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

(1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.

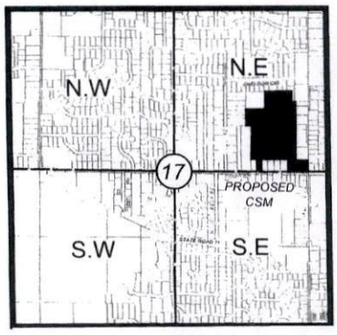
GIS

Lindy Worked This

X NE NE Log # 6520

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN



VICINITY MAP
N.E 1/4 SECTION 17, T18N, R16E
NOT TO SCALE

LEGEND:

- EXISTING BLDG
- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1–1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ✖ DENOTES CHISELED "X" TO BE SET IN CONCRETE
- ▲ DENOTES PK NAIL SET
- ▪ SECTION CORNER MON.

100' 0' 100' 200'
SCALE IN FEET: 1"=200'

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY

LOT 1 CSM 9992 | LOT 2 CSM 9992 | LOT 3 CSM 9992 | LOT 2 CSM 2877 | LOT 1 CSM 2877 | UNPLATTED LANDS

N88°32'46"E 433.10'

S89°00'54"E 103.80'

S00°49'39"W 205.99'

N00°49'59"E 343.31' (S 00-04-57 W 343.17')

S88°54'19"E 80.75'

UNPLATTED LANDS

N.E 1/4 CORNER
SEC. 17, T18N, R16E
BERNTSEN MON.
N: 481401.453
E: 775976.652

LOT 1 CSM 1903

S89°31'22"E 382.56'
(S 89-43-25 W 382.70')

UNPLATTED LANDS

N00°16'34"E 336.71'

LOT 2
597,840 sq. ft.
____ acres

561.96'

UNPLATTED LANDS

N. OAKWOOD RD.
66' R/W

EXISTING GAZEBO

434.01'

145.69'

S89°10'16"W 111.70'

138.39' 1.67' 2.54' EXISTING GAZEBO

32.30' 30.64'

? Not in Cert. Desc
N01°58'12"E 64.87'

S88°41'38"E 886.31'

EXISTING BUILDING

363.72'

LOT 1 CSM 6149

2401.32'

LOT 2 CSM 6149

S00°49'39"W 1161.64'

E. LINE OF THE S.E 1/4 OF SEC. 17, T18N, R16E
S00°49'39"W 2664.32'

PREPARED FOR
Oshkosh Area
School District
215 S. Eagle St.
Oshkosh, WI 54902

PREPARED BY
Austin D. McDermid
KAPUR INC.
788 N. Jefferson St.
Milwaukee, WI. 53202

LOT 1
667,730 sq. ft. - 4 Lots
____ acres

PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 OVER LOT 1

599.68'

LOT 1 CSM 1092

LOT 2 CSM 1092

33' 33'

? 699.24'
699.24'

UNPLATTED LANDS

N01°54'06"E 604.37'

133.46'

OAKWOOD ELEMENTARY SCHOOL
1225 N OAKWOOD RD
OSHKOSH WI 54904

UNPLATTED LANDS

30.20'
S88°59'32"E 244.25'

209.25'

35'

117.16'
N88°59'32"W

N89°00'03"W 515.08'

27.53' 26.25'

15.66'

12 FT WIDE ELECT. EASEMENT
WISCONSIN PUBLIC SERVICE CORP.

14.90'

N00°49'39"E 262.99'

227.99'

63.63'

144.96'

S00°49'39"W 228.00'

S00°49'39"W 263.00'

39.24'

68.53'

64.41'

75.68'

S.W CORNER OF N.E 1/4
SEC. 17, T18N, R16E
GIN SPIKE
N: 478784.415
E: 773266.403

N01°54'06" 867.39'

N00°50'53"E 229.96'

S00°48'45"W 229.88'

UNPLATTED LANDS

N88°59'32"W 377.00'

1525.38'

33'

N88°59'36"W 99.77'

OMRO RD.
(WIDTH VARIES)

N88°59'32"W 2672.18'
S. LINE OF SEC. 17, T18N, R16E

33'

35' DEDICATED TO THE PUBLIC AS RIGHT OF WAY

N88°59'32"W 410.00'

2262.18'

EAST 1/4 CORNER
SEC. 17, T18N, R16E
GIN SPIKE
N: 478737.411
E: 775938.173

Doc # 1832638
add ____ sq. ft.
____ acres

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

S:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_CSM - Lot 1&2.dwgS:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_CSM - Lot 1&2.dwg

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

& NENE

LEGEND:

- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1–1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ✖ DENOTES CHISELED "X" TO BE SET IN CONCRETE
- ▲ DENOTES PK NAIL SET
- ▪ SECTION CORNER MON.

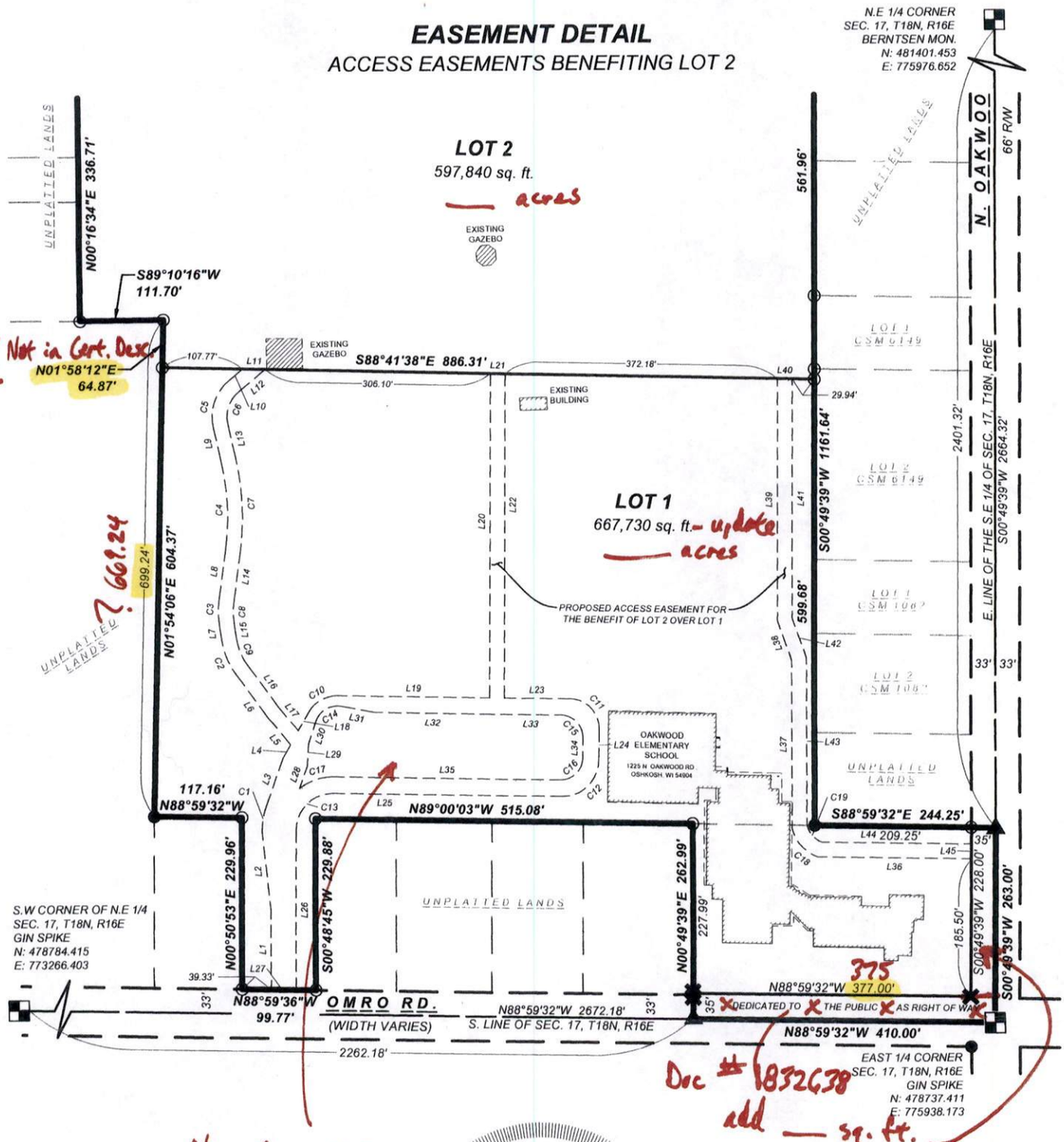
BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY

VERTICAL DATUM IS NAVD 88

N

EASEMENT DETAIL

ACCESS EASEMENTS BENEFITING LOT 2



WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

& NE NE

Line Table		
Line #	Length	Direction
L1	106.88'	N00° 45' 33"E
L2	105.64'	N05° 35' 17"W
L3	68.98'	N20° 22' 02"E
L4	20.60'	N30° 26' 25"E
L5	47.23'	N40° 05' 25"W
L6	70.88'	N35° 50' 27"W
L7	17.04'	N07° 44' 10"W
L8	65.87'	N08° 14' 18"E
L9	44.24'	N12° 25' 13"W
L10	24.50'	N50° 02' 41"E
L11	30.33'	S88° 41' 38"E
L12	47.29'	S50° 02' 41"W
L13	44.24'	S12° 25' 13"E
L14	65.87'	S08° 14' 18"W
L15	17.04'	S07° 44' 10"E
L16	70.13'	S35° 50' 27"E
L17	39.42'	S40° 05' 25"E
L18	28.35'	N30° 26' 25"E
L19	207.00'	S88° 59' 03"E
L20	437.25'	N01° 00' 57"E

Line Table		
Line #	Length	Direction
L21	20.00'	S88° 41' 38"E
L22	437.15'	S01° 00' 57"W
L23	90.15'	S88° 59' 03"E
L24	40.47'	S01° 51' 54"W
L25	312.61'	N89° 00' 14"W
L26	214.16'	S00° 51' 22"W
L27	33.93'	N88° 59' 36"W
L28	31.96'	N20° 42' 19"E
L29	29.35'	N03° 48' 08"E
L30	31.56'	N19° 19' 09"E
L31	46.14'	S79° 31' 50"E
L32	154.39'	S88° 59' 03"E
L33	99.97'	S88° 59' 03"E
L34	26.32'	S01° 51' 54"W
L35	310.64'	N89° 00' 14"W
L36	207.12'	N88° 59' 32"W
L37	224.58'	N00° 49' 39"E
L38	56.44'	N19° 16' 08"W
L39	326.66'	N00° 49' 39"E
L40	20.00'	S88° 41' 38"E

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

EASEMENT DETAIL

ACCESS EASEMENT
LINE & CURVE TABLES

Line Table		
Line #	Length	Direction
L41	322.95'	S00° 49' 39"W
L42	56.44'	S19° 16' 08"E
L43	222.96'	S00° 49' 39"W
L44	201.34'	S88° 59' 32"E
L45	20.00'	S00° 49' 39"W

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	34.45'	97.00'	N10° 11' 29"E	34.27'
C2	51.50'	105.00'	N21° 47' 18"W	50.99'
C3	40.43'	145.00'	N00° 15' 04"E	40.30'
C4	120.79'	335.00'	N02° 05' 27"W	120.14'
C5	70.86'	65.00'	N18° 48' 44"E	67.41'
C6	49.06'	45.00'	S18° 48' 44"W	46.67'
C7	128.00'	355.00'	S02° 05' 27"E	127.31'
C8	34.85'	125.00'	S00° 15' 04"W	34.74'
C9	41.69'	85.00'	S21° 47' 18"E	41.28'
C10	47.58'	45.00'	N60° 43' 41"E	45.39'
C11	63.42'	40.00'	S43° 33' 35"E	56.99'
C12	77.78'	50.00'	S46° 25' 50"W	70.17'
C13	78.66'	50.00'	S45° 55' 34"W	70.80'
C14	43.91'	31.00'	N59° 53' 40"E	40.33'
C15	47.57'	30.00'	S43° 33' 35"E	42.74'
C16	46.67'	30.00'	S46° 25' 50"W	42.10'
C17	49.25'	72.00'	S71° 24' 06"W	48.29'
C18	53.98'	53.37'	N41° 17' 44"W	51.71'
C19	32.56'	32.18'	S40° 09' 38"E	31.19'

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Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

NOT TO SCALE

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

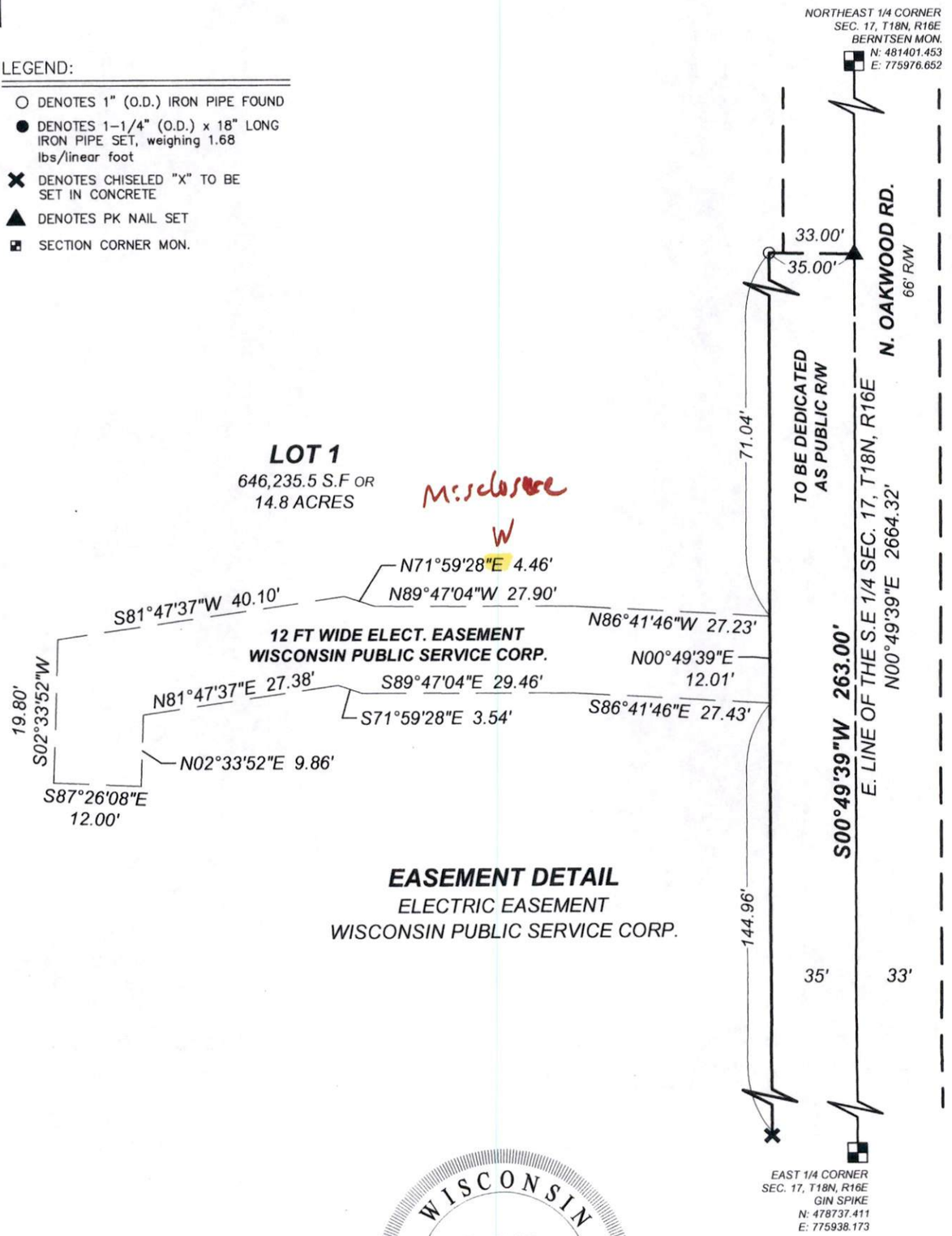
& NE NE

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY

VERTICAL DATUM IS NAVD 88

LEGEND:

- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1-1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ✖ DENOTES CHISELED "X" TO BE SET IN CONCRETE
- ▲ DENOTES PK NAIL SET
- ◪ SECTION CORNER MON.



WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

& NENE

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR S-2239, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: & NEN

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 88°59'32 WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, 410.00 FEET; THENCE NORTH 00°49'39" EAST, 262.99 FEET; THENCE NORTH 89°00'03" WEST, 515.08 FEET; THENCE SOUTH 00°48'45" WEST, 229.88 FEET TO THE NORTH LINE OF OMRO ROAD; THENCE NORTH 88°59'36" WEST ALONG SAID NORTH LINE, 99.77 FEET; THENCE NORTH 00°50'53" EAST, 229.96 FEET; THENCE NORTH 88°59'32" WEST, 117.16 FEET; THENCE NORTH 01°54'06" EAST, 669.24 FEET; THENCE SOUTH 89°10'16" WEST, 111.70 FEET; THENCE NORTH 00°16'34" EAST, 336.71; THENCE SOUTH 89°31'22" EAST ALONG THE SOUTH LINE OF LOT 1 CERTIFIED SURVEY MAP 1903, 382.56 FEET; THENCE NORTH 00°49'59" EAST ALONG THE EAST LINE OF SAID LOT 1, 343.31 FEET TO THE SOUTH LINE OF LOT 2 CERTIFIED SURVEY MAP 922; THENCE NORTH 88°32'46" EAST ALONG THE SOUTH LINE OF LOTS 2 & 3 CERTIFIED SURVEY MAP 922, AND LOTS 1 & 2 CERTIFIED SURVEY MAP 2877, 433.10 FEET; THENCE SOUTH 89°00'54" EAST, 103.80 FEET; THENCE SOUTH 00°49'39" WEST, 205.99 FEET; THENCE SOUTH 88°54'19" EAST, 80.75 FEET; THENCE SOUTH 00°49'39" WEST, ALONG THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 6149 AND THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 1082, 1161.64 FEET; THENCE SOUTH 88°59'32" EAST, 244.25 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 00°49'39" WEST ALONG SAID EAST LINE, 263.00 FEET TO THE POINT OF BEGINNING..

SAID LANDS AS DESCRIBED CONTAINING 1,265,570 SQUARE FEET OR 29.053 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OSHKOSH AREA SCHOOL DISTRICT, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE WINNEBAGO COUNTY LAND DIVISION ORDINANCE.

_____

GARY R. SPLINTER S-2239 DATE

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Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

8 NE NE

CORPORATE OWNER'S CERTIFICATE

OSHKOSH AREA SCHOOL DISTRICT, AS OWNER, DOES HEREBY CERTIFY THAT SAID SCHOOL DISTRICT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF OSHKOSH, AND CHAPTER 236 OF THE WISCONSIN STATE STATUTES. THE OSHKOSH AREA SCHOOL DISTRICT, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.01 or S.236.12 TO BE SUBMITTED TO THE CITY OF OSHKOSH FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, THE OSHKOSH AREA SCHOOL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DREW NIEHANS, EXECUTIVE DIRECTOR OF BUSINESS SERVICES AT _____, WISCONSIN,

THIS _____ DAY OF _____ 2025

OSHKOSH AREA SCHOOL DISTRICT

_____

DREW NIEHANS, EXECUTIVE DIRECTOR OF BUSINESS SERVICES

STATE OF WISCONSIN)

)SS

COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____ , 2025, THE ABOVE NAMED DREW NIEHANS OF THE OSHKOSH AREA SCHOOL DISTRICT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

_____

NOTARY PUBLIC, STATE OF WISCONSIN

TOWN BOARD OF ALGOMA CERTIFICATE

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF ALGOMA ON THIS _____DAY OF_____ , 2025

_____

PRINCIPAL PLANNER, CITY OF OSHKOSH DATED

TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____

TOWN TREASURER DATED

CERTIFICATE OF PLANNING AGENCY

PURSUANT TO THE LAND REGULATIONS OF WINNEBAGO COUNTY, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT.

_____

AUTHORIZED SIGNATURE DATED

_____

PRINTED NAME

CITY OF OSHKOSH EXTRATERRITORIAL APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF OSHKOSH ON THIS _____ DAY OF _____, 20_____.

_____

CITY CLERK

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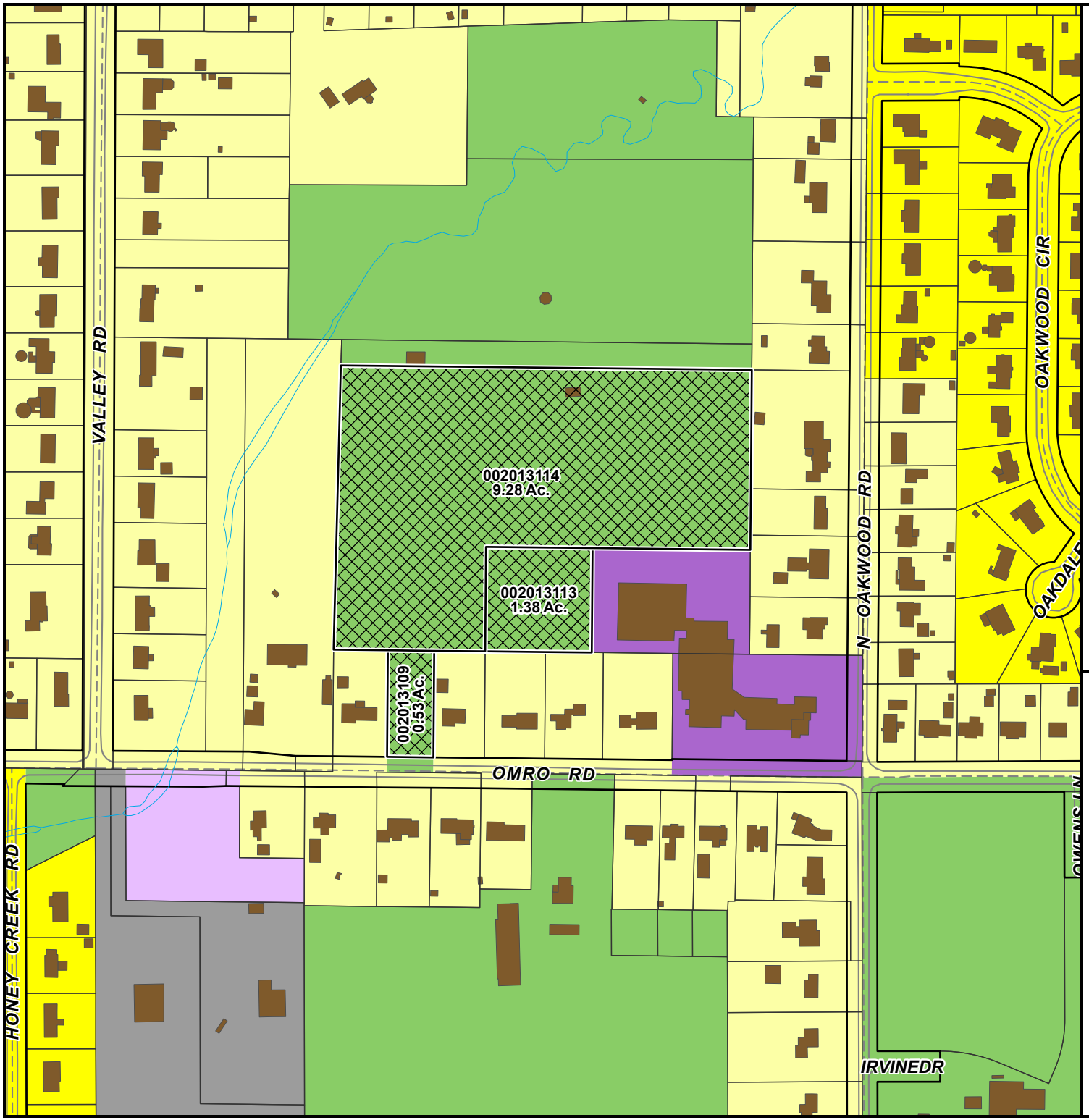
THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID



Application #26-ZC-7290

Date of Hearing:

February 25, 2026

Owner(s):

OSHKOSH AREA SCHOOL DISTRICT

Subject Parcel(s):

002013109
002013113
002013114

N
W E
S

Winnebago County WINGS Project

Scale

1 inch : 300 feet

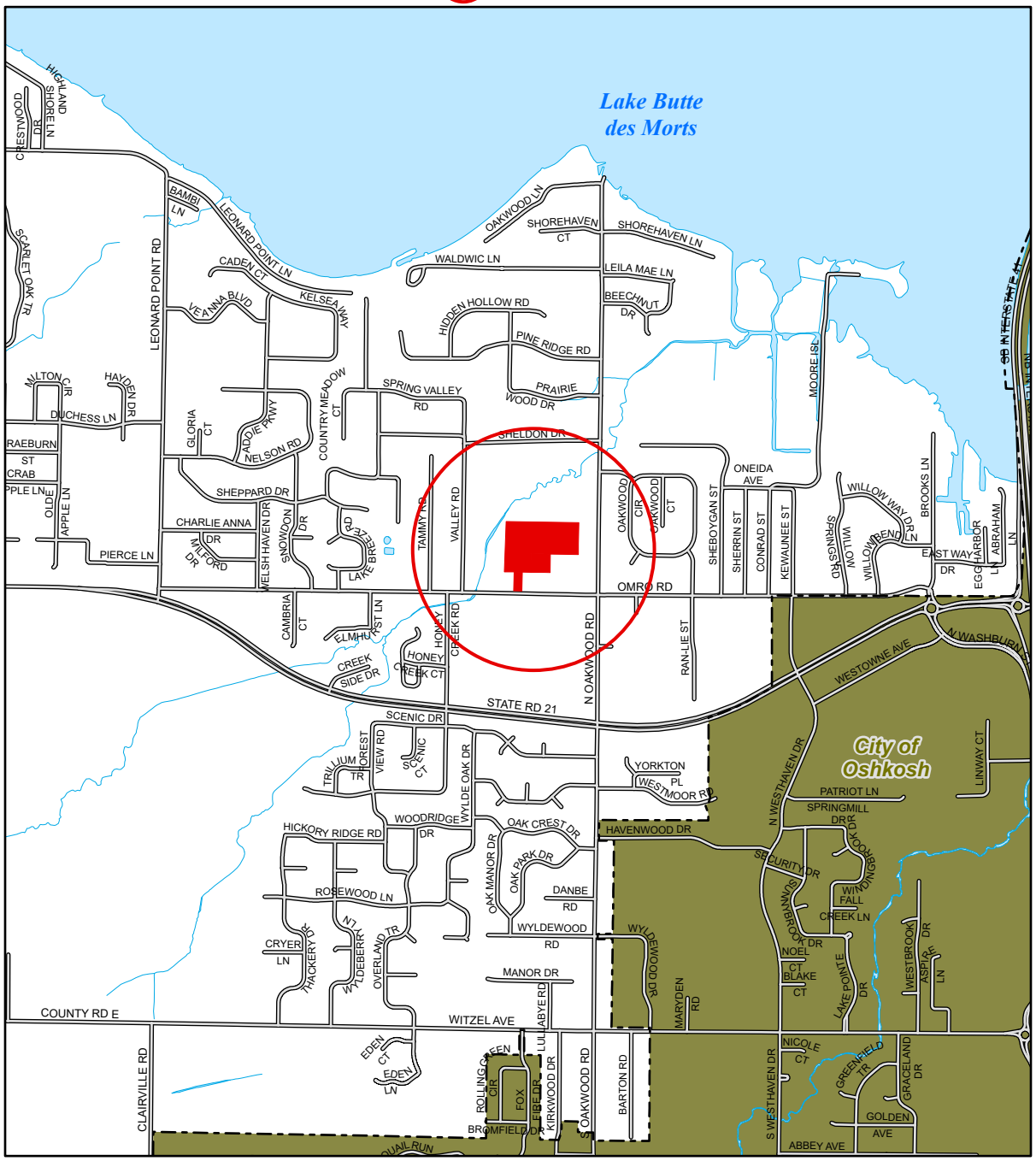
County Zoning Districts

R-1	PDD	B-1
R-2	A-1	B-2
R-3	A-2	B-3
R-4	I-1	M-1
R-8	I-2	Town Zoning

City of Oshkosh Extraterritorial Zoning Jurisdiction

Incorporated Area

= SITE



1 inch : 2,000 feet

Application #26-ZC-7290

Date of Hearing:

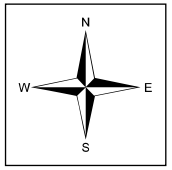
February 25, 2026

Owner(s):

OSHKOSH AREA SCHOOL DISTRICT

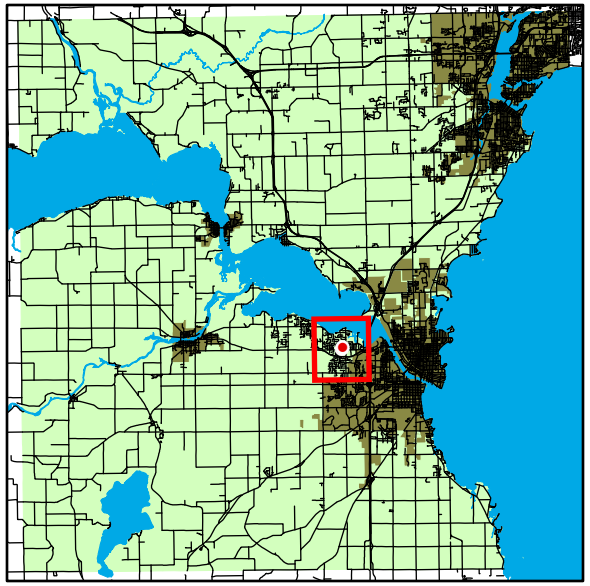
Subject Parcel(s):

002013109
002013113
002013114



Winnebago County WINGS Project

= SITE



WINNEBAGO COUNTY

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: **Discussion and Possible Action re**: Site plan for Oakwood Elementary School expansion, located at 1225 N. Oakwood Rd, as requested by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District.

Action Requested: Petitioner is requesting approval of the site plan for the school expansion project.

ANALYSIS:

Review was conducted by town staff, the town engineer, and town fire chief. Algoma Sanitary District #1 is also working with the project team to review the plans and accommodate service changes.

The site is approximately 29.1 acres but only 4.2 acres are anticipated to be disturbed as part of the project. The site will include a bioretention facility to satisfy stormwater management requirements for the site.

The proposed site plan was reviewed under Town Municipal Code Chapter 225, Land Development, Article VII, Site Plan Review for the following:

225-69 Development Standards

A. Driveways
B. Parking
C. Outside Storage of equipment, products or materials
D. Landscaping: draft plan, additional edits are anticipated
E. Outside storage of waste and trash
F. Drainage
G. Outdoor Lighting
H. Signs

Detailed notes of the code requirement review of the above are attached.

Fire Department Review:
In addition to the fire chief, the town fire inspector/Captain and city fire inspector reviewed the plans. It was confirmed that the new additions/sections and existing building will be equipped with a full remote monitoring fire alarm system and a fully wet sprinklered system.

At the time of this memo the Project Team is working with the Fire Chief and Algoma Sanitary District on hydrant locations. If updates are available a revised plan will be presented at the meeting. Approval of hydrant locations by both entities currently included as a condition of approval .

Stormwater Management Plan:
The County should require that a Stormwater Management Practices Maintenance Agreement be completed, signed and recorded as part of their review process. It is recommended that the Town ensure this agreement is signed and recorded as part of the Town's approval process, as it is a requirement of the Town's MS4 permit. **Staff has included this as a condition of approval.**

Assuming the revisions per the fire department for hydrants and access are met with the revised plan, the proposed site plan meets the Town requirements.

RECOMMENDED ACTION:
Staff recommends approval of the site plan with the condition noted above and contingent on Lot 1 rezoning. Should the Planning Commission agree, the following motion may be made:

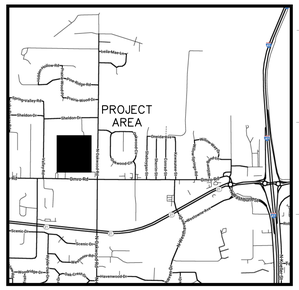
"Motion to recommend approval to the Town Board of the Site plan for Oakwood Elementary School expansion, located at 1225 N. Oakwood Rd, as requested by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District:

- *Contingent on approval of the rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District; and*
- *Conditioned on the Stormwater Management Practices Maintenance Agreement between the developer and Winnebago County is signed and recorded; and*
- *Conditioned on the hydrant locations be approved by the Town of Algoma Fire Department and Algoma Sanitary District."*

ATTACHMENTS:
1. Site Plan
2. Town Staff Review Details
3. Town Application

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY. VERTICAL DATUM IS NAVD 88.

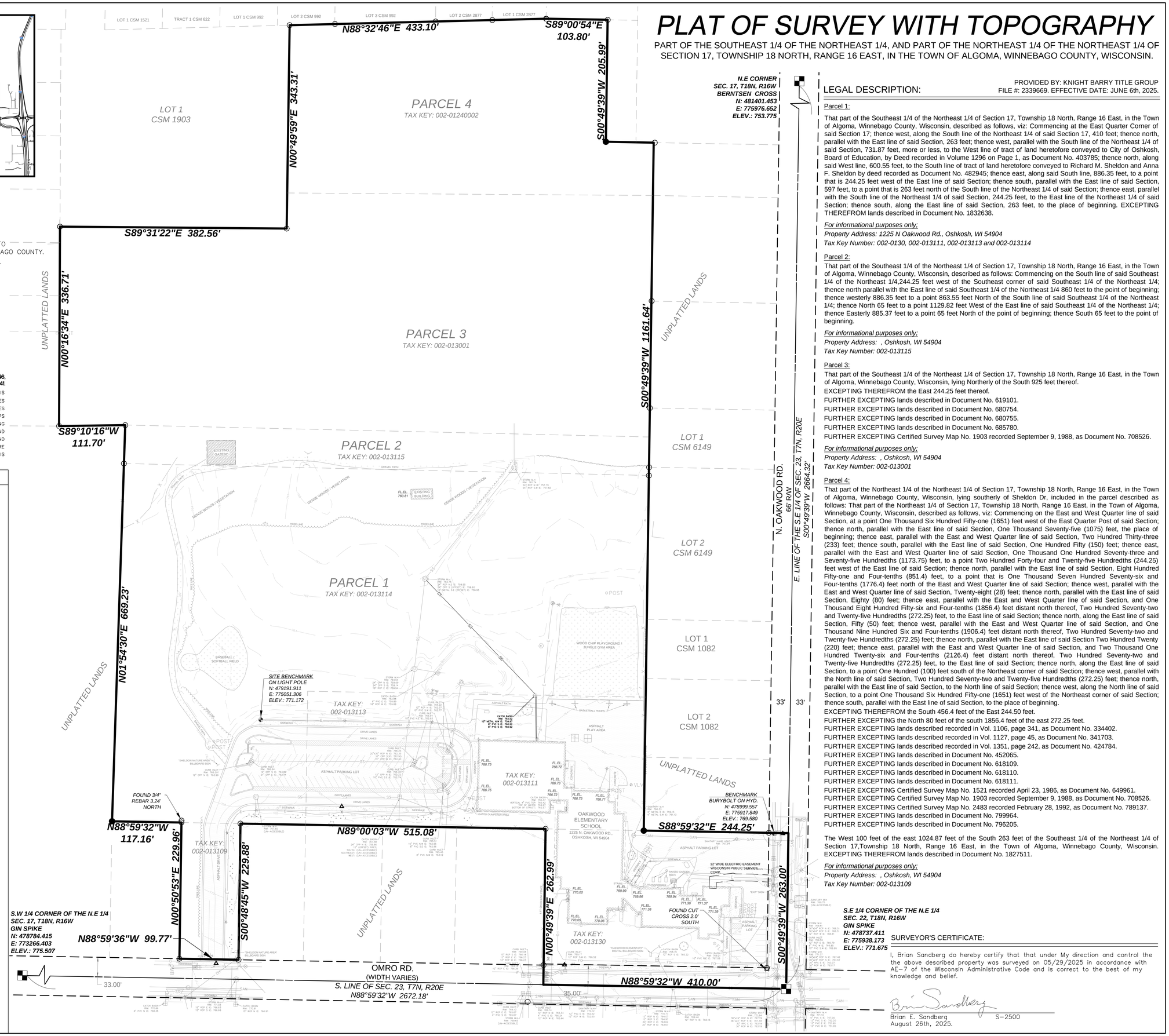
DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20252114621, 20252114625, 20252114642, 20252114646, 20252114667, 20252114670, 20252114734, 20252114741.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- GUY = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- CO = CLEANOUT
- FLAG = FLAG POLE
- CMP = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND/ CRUSHED AGG. INFIELD SURFACE



N.E CORNER
SEC. 17, T18N, R16W
BERNTSEN CROSS
N: 481401.453
E: 775976.652
ELEV.: 753.775

LEGAL DESCRIPTION:

PROVIDED BY: KNIGHT BARRY TITLE GROUP
FILE #: 2339669. EFFECTIVE DATE: JUNE 6th, 2025.

Parcel 1:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows, viz: Commencing at the East Quarter Corner of said Section 17; thence west, along the South line of the Northeast 1/4 of said Section 17, 410 feet; thence north, parallel with the East line of said Section, 263 feet; thence west, parallel with the South line of the Northeast 1/4 of said Section, 731.87 feet, more or less, to the West line of tract of land heretofore conveyed to City of Oshkosh, Board of Education, by Deed recorded in Volume 1296 on Page 1, as Document No. 403785; thence north, along said West line, 600.55 feet, to the South line of tract of land heretofore conveyed to Richard M. Sheldon and Anna F. Sheldon by deed recorded as Document No. 482945; thence east, along said South line, 886.35 feet, to a point that is 244.25 feet west of the East line of said Section; thence south, parallel with the East line of said Section, 597 feet, to a point that is 263 feet north of the South line of the Northeast 1/4 of said Section; thence east, parallel with the South line of the Northeast 1/4 of said Section, 244.25 feet, to the East line of the Northeast 1/4 of said Section; thence south, along the East line of said Section, 263 feet, to the place of beginning. EXCEPTING THEREFROM lands described in Document No. 1832638.

For informational purposes only;
Property Address: 1225 N Oakwood Rd., Oshkosh, WI 54904
Tax Key Number: 002-0130, 002-013111, 002-013113 and 002-013114

Parcel 2:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows: Commencing on the South line of said Southeast 1/4 of the Northeast 1/4,244.25 feet west of the Southeast corner of said Southeast 1/4 of the Northeast 1/4; thence north parallel with the East line of said Southeast 1/4 of the Northeast 1/4 860 feet to the point of beginning; thence westerly 886.35 feet to a point 863.55 feet North of the South line of said Southeast 1/4 of the Northeast 1/4; thence North 65 feet to a point 1129.82 feet West of the East line of said Southeast 1/4 of the Northeast 1/4; thence Easterly 885.37 feet to a point 65 feet North of the point of beginning; thence South 65 feet to the point of beginning.

For informational purposes only;
Property Address: , Oshkosh, WI 54904
Tax Key Number: 002-013115

Parcel 3:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, lying Northerly of the South 925 feet thereof.
EXCEPTING THEREFROM the East 244.25 feet thereof.
FURTHER EXCEPTING lands described in Document No. 619101.
FURTHER EXCEPTING lands described in Document No. 680754.
FURTHER EXCEPTING lands described in Document No. 680755.
FURTHER EXCEPTING lands described in Document No. 685780.
FURTHER EXCEPTING Certified Survey Map No. 1903 recorded September 9, 1988, as Document No. 708526.

For informational purposes only;
Property Address: , Oshkosh, WI 54904
Tax Key Number: 002-013001

Parcel 4:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, lying southerly of Sheldon Dr, included in the parcel described as follows: That part of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows, viz: Commencing on the East and West Quarter line of said Section, at a point One Thousand Six Hundred Fifty-one (1651) feet west of the East Quarter Post of said Section; thence north, parallel with the East line of said Section, One Thousand Seventy-five (1075) feet, the place of beginning; thence east, parallel with the East and West Quarter line of said Section, Two Hundred Thirty-three (233) feet; thence south, parallel with the East line of said Section, One Hundred Fifty (150) feet; thence east, parallel with the East and West Quarter line of said Section, One Thousand One Hundred Seventy-three and Seventy-five Hundredths (1173.75) feet, to a point Two Hundred Forty-four and Twenty-five Hundredths (244.25) feet west of the East line of said Section; thence north, parallel with the East line of said Section, Eight Hundred Fifty-one and Four-tenths (851.4) feet, to a point that is One Thousand Seven Hundred Seventy-six and Four-tenths (1776.4) feet north of the East and West Quarter line of said Section; thence west, parallel with the East and West Quarter line of said Section, Twenty-eight (28) feet; thence north, parallel with the East line of said Section, Eighty (80) feet; thence east, parallel with the East and West Quarter line of said Section, and One Thousand Eight Hundred Fifty-six and Four-tenths (1856.4) feet distant north thereof, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet, to the East line of said Section; thence north, along the East line of said Section, Fifty (50) feet; thence west, parallel with the East and West Quarter line of said Section, and One Thousand Nine Hundred Six and Four-tenths (1906.4) feet distant north thereof, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet; thence north, parallel with the East line of said Section Two Hundred Twenty (220) feet; thence east, parallel with the East and West Quarter line of said Section, and Two Thousand One Hundred Twenty-six and Four-tenths (2126.4) feet distant north thereof, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet, to the East line of said Section; thence north, along the East line of said Section, to a point One Hundred (100) feet south of the Northeast corner of said Section; thence west, parallel with the North line of said Section, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet; thence north, parallel with the East line of said Section, to the North line of said Section; thence west, along the North line of said Section, to a point One Thousand Six Hundred Fifty-one (1651) feet west of the Northeast corner of said Section; thence south, parallel with the East line of said Section, to the place of beginning.
EXCEPTING THEREFROM the South 456.4 feet of the East 244.50 feet.
FURTHER EXCEPTING the North 80 feet of the south 1856.4 feet of the east 272.25 feet.
FURTHER EXCEPTING lands described recorded in Vol. 1106, page 341, as Document No. 334402.
FURTHER EXCEPTING lands described recorded in Vol. 1127, page 45, as Document No. 341703.
FURTHER EXCEPTING lands described recorded in Vol. 1351, page 242, as Document No. 424784.
FURTHER EXCEPTING lands described in Document No. 452065.
FURTHER EXCEPTING lands described in Document No. 618109.
FURTHER EXCEPTING lands described in Document No. 618110.
FURTHER EXCEPTING lands described in Document No. 618111.
FURTHER EXCEPTING Certified Survey Map No. 1521 recorded April 23, 1986, as Document No. 649961.
FURTHER EXCEPTING Certified Survey Map No. 1903 recorded September 9, 1988, as Document No. 708526.
FURTHER EXCEPTING Certified Survey Map No. 2483 recorded February 28, 1992, as Document No. 789137.
FURTHER EXCEPTING lands described in Document No. 799964.
FURTHER EXCEPTING lands described in Document No. 796205.

The West 100 feet of the east 1024.87 feet of the South 263 feet of the Southeast 1/4 of the Northeast 1/4 of Section 17,Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin. EXCEPTING THEREFROM lands described in Document No. 1827511.

For informational purposes only;
Property Address: , Oshkosh, WI 54904
Tax Key Number: 002-013109

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 05/29/2025 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
August 26th, 2025.

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
OAKWOOD ELEMENTARY SCHOOL

LOCATION:
1225 N. OAKWOOD RD., OSHKOSH, WI 54904

CLIENT:
BRAY ARCHITECTS

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 60'
0 30' 60' 120'

SEAL:
WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

all in

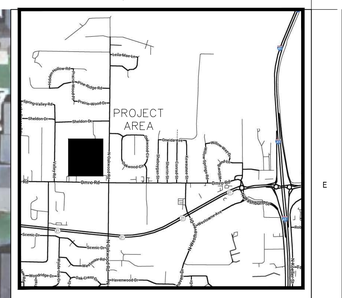
SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	M.F
PROJECT NUMBER:	25.0550
DATE:	08/26/2025

SHEET NUMBER:
SU1.10

FILENAME: S:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_Plat.dwg

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

Scale: 0 20 40 80
Scale: 1" = 40'

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY. VERTICAL DATUM IS NAVD 88.

DIGGERS HOTLINE
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REGISTER'S HOTLINE TICKETS:
20252114621, 20252114625, 20252114642, 20252114646, 20252114667, 20252114670, 20252114734, 20252114741

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- (GW) = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- (CO) = CLEANOUT
- (FLAG) = FLAG POLE
- (UMP) = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- (VLV) = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND/ CRUSHED AGG. INFIELD SURFACE

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Milwaukee, Wisconsin 53204
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Moline • Saint Paul
www.brayarch.com
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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION

WISCONSIN NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI PROFESSIONAL ENGINEER

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
EXISTING CONDITIONS PLAN

Sheet Number:
C1.00

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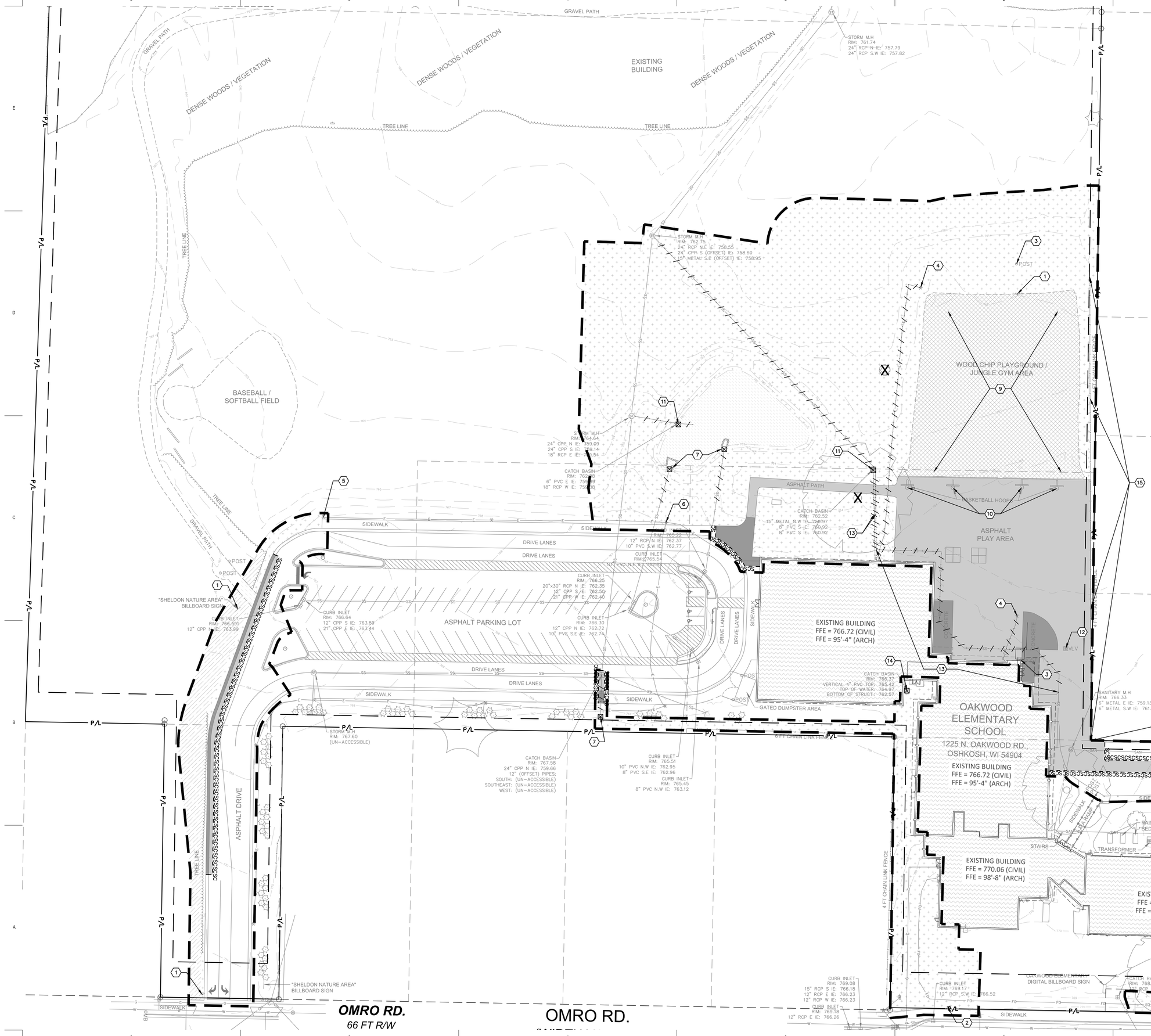

Scale: 0 15 30 60

Scale: 1" = 30'

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DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
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- SAWCUT FULL DEPTH
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- SAN — DENOTES UTILITIES TO BE ABANDONED & REMOVED.
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- (1) REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
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Project Title:
Additions & Renovations
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION
2	02/10/2026	ADDENDUM #2

WISCONSIN — NICHOLAS J TENNESSEN — E-102212 — WAUWATOSA, WI — PROFESSIONAL ENGINEER — Nicholas Tennessen — 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE DEMOLITION PLAN - AREA A

Sheet Number:
C1.11A

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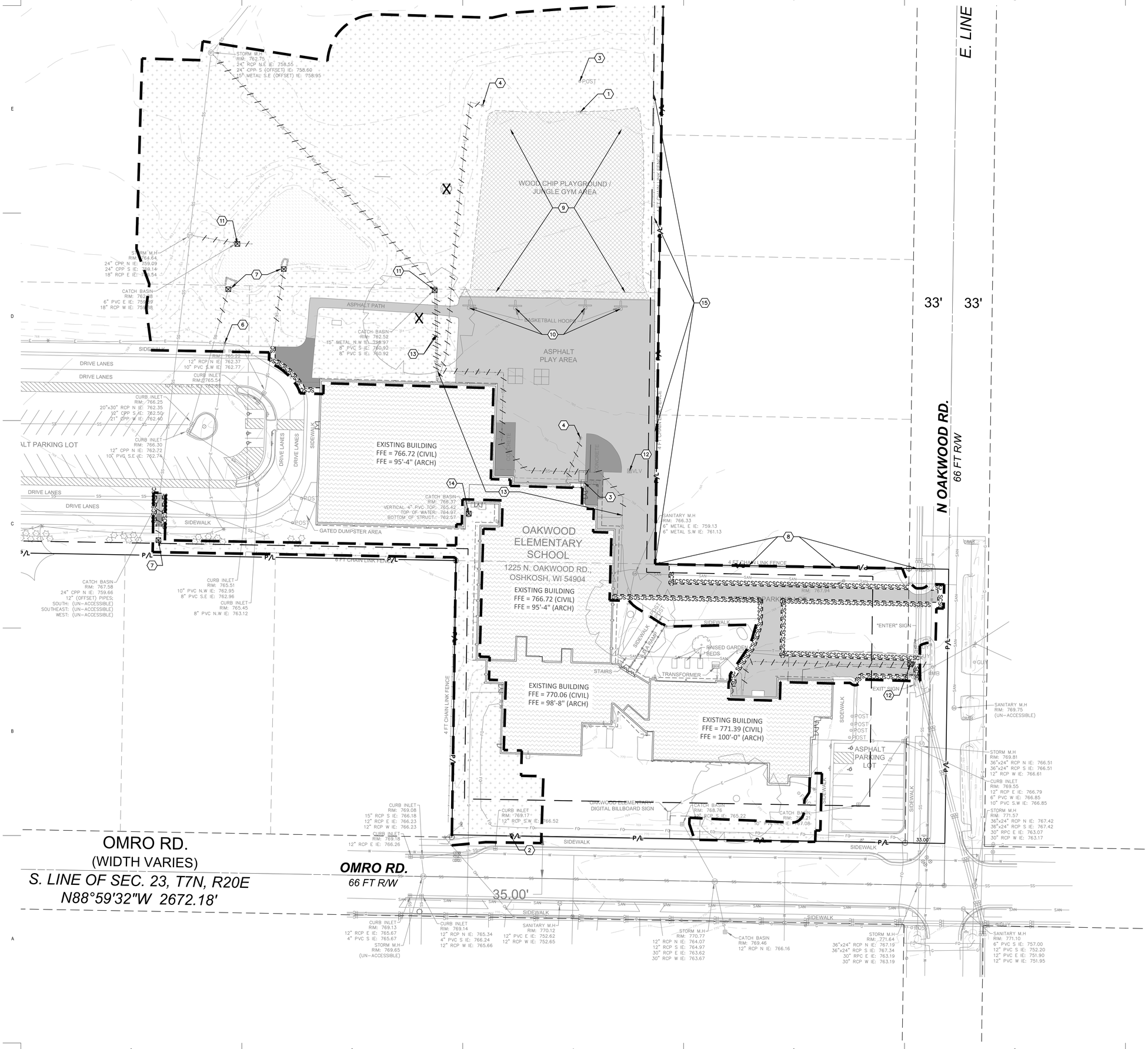

Scale: 0 15 30 60

Scale: 1" = 30'

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

#	DATE	DESCRIPTION
2	02/10/2026	ADDENDUM #2

WISCONSIN — NICHOLAS J. TENNESSEN — E-102212 — WAUWATOSA, WI — PROFESSIONAL ENGINEER — 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE DEMOLITION PLAN - AREA B

Sheet Number:
C1.12B

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SITE STATISTICS
OAKWOOD ELEMENTARY SCHOOL

BUILDING COVERAGE SUMMARY
FLOOR AREA OF COMPLETE BUILDING: 107,748 SQ. FT.

PARKING SUMMARY
MINIMUM REQUIRED PARKING: 0.5 SPACE/CLASSROOM AND 1 SPACE/1 EMPLOYEE PER ARTICLE 11 OF THE COUNTY ZONING ORDINANCE.

ANTICIPATED STAFFING: APPROXIMATELY 74 EMPLOYEES
NUMBER OF CLASSROOMS

MINIMUM REQUIRED PARKING PER ORDINANCE: 93 SPACES

EXISTING SPACES IN WEST PARKING LOT – 60
REQUIRED ADA STALLS: 3
PROVIDED ADA STALLS: 3

EXISTING + PROPOSED SPACES IN EAST PARKING LOT – 43
REQUIRED ADA STALLS: 2
PROVIDED ADA STALLS: 2

TOTAL PARKING ON SITE – 103 SPACES

IMPERVIOUS AREA SUMMARY
PARCEL AREA: 1,265,520 SQ. FT. OR 29.053 AC.

PROPOSED AREA OF LAND DISTURBANCE ON PARCEL: 183,408 SQ. FT OR 4.210 AC.

PARCEL IMPERVIOUS AREA BEFORE IMPROVEMENTS: 248,002 SQ. FT OR 5.693 AC. (19.60% OF SITE AREA)
PARCEL IMPERVIOUS AREA AFTER IMPROVEMENTS: 337,436 SQ. FT OR 7.746 AC. (26.66% OF SITE AREA)

BIO-RETENTION BASIN
TOP OF BERM ELEV. = 764.25
TOP OF SPILLWAY ELEV. = 763.25
TOP OF ENGINEERED SOIL ELEV. = 761.00
BOTTOM OF BASIN ELEV. = 759.00
SEE DETAILS 1/C2.21 THRU 3/C2.21

GRAVEL PATH
DENSE WOODS / VEGETATION
EXISTING BUILDING
TREE LINE
P/L
BASEBALL / SOFTBALL FIELD
SIDEWALK
DRIVE LANES
ASPHALT PARKING LOT
POST
ONLY
GATED DUMPSTER AREA
4 FT CHAIN LINK FENCE
PROPOSED BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)
EXISTING BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)
OAKWOOD ELEMENTARY SCHOOL
1225 N. OAKWOOD RD.,
OSHKOSH, WI 54904
EXISTING BUILDING
FFE = 770.06 (CIVIL)
FFE = 98'-8" (ARCH)
RAISED BEDS
STAIRS
TRANSFORMER
OAKWOOD ELEMENTARY DIGITAL BILLBOARD SIGN
"SHELDON NATURE AREA" BILLBOARD SIGN
OMRO RD.
66 FT R/W
OMRO RD.

N

Scale: 0 15 30 60
Scale: 1" = 30'

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KEY INDEX

- PROJECT LIMITS
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- PRINCIPAL STRUCTURE SETBACK
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) — 1/C2.11
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) — 1/C2.11
- RESEAL/RESTRIPE EXISTING ASPHALTIC CONCRETE PAVEMENT
- NEW CONCRETE SLAB (LIGHT DUTY) — 2/C2.11, 3/C2.11
- NEW CONCRETE SLAB (HEAVY DUTY) — 2/C2.11, 3/C2.11
- NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 2" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE. THE BOTTOM 3" OF NO. 1 WASHED STONE TO BE INSTALLED BY GENERAL CONTRACTOR. THE TOP 1" OF NO. 1 WASHED STONE AND THE POURED-IN-PLACE RUBBER SURFACE TO BE OWNER FURNISHED/OWNER INSTALLED. — 3/C2.12
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C2.11
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C2.11
- NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C2.11
- NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C2.11

1. NEW 31" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER — 6/C2.11
2. NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER — 7/C2.11
3. 3' TRANSITION FROM 24" MOUNTABLE LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE DEPRESSED LOW-SIDE CURB & GUTTER — 7/C2.11
4. NEW CONCRETE SIDEWALK WITH INTEGRAL CURB — 8/C2.11
5. 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA — 11/C2.11
6. 12"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA WITH FENCING. EITHER 8" DEEP PVC SLEEVES SHALL BE INSTALLED PRIOR TO THE CONCRETE CURB BEING POURED AT THE FENCE POST LOCATIONS, OR HOLES SHALL BE CORED IN THE CONCRETE CURB 8" DEEP AFTER IT IS POURED TO RECEIVE THE FENCE POSTS. JOINTS IN THE CONCRETE CURB SHALL BE LOCATED AT THE FENCE POST LOCATIONS. — 12/C2.11
7. 36" CONCRETE DRAINAGE GUTTER — 4/C2.12
8. NEW 4-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 6/C2.12
9. NEW 6-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 6/C2.12
10. NEW FOUR SQUARE COURTS — 7/C2.12
11. NEW HOP SCOTCH COURTS — 8/C2.12
12. NEW BASKETBALL COURT WITH 8'-0" RIM HEIGHT — 9/C2.12, 10/C2.12, 11/C2.12
13. NEW ULINE (OR EQUIVALENT) SINGLE-SIDED GRID BIKE RACK – 9 BIKE CAPACITY (BLACK) MODEL NO. H-2891BL
14. RELOCATED LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
15. RELOCATED TRANSFORMER. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
16. NEW 6-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE. FENCE POSTS SHALL BE INSTALLED ALONG THE BACK OF THE EXISTING/NEW SIDEWALK TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE PRIOR TO THE NEW CONCRETE DRAINAGE GUTTER BEING POURED. JOINTS IN THE NEW CONCRETE DRAINAGE GUTTER SHALL BE LOCATED AT THE FENCE POST LOCATIONS. — 6/C2.12
17. NEW 6" DIAMETER STEEL BOLLARD — 5/C2.12

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2	02/10/2026	ADDENDUM #2

WISCONSIN — NICHOLAS J TENNESSEN — E-102212 — WAUWATOSA, WI — PROFESSIONAL ENGINEER — Nicholas Tennessen — 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE LAYOUT PLAN - AREA A

Sheet Number:
C1.21A

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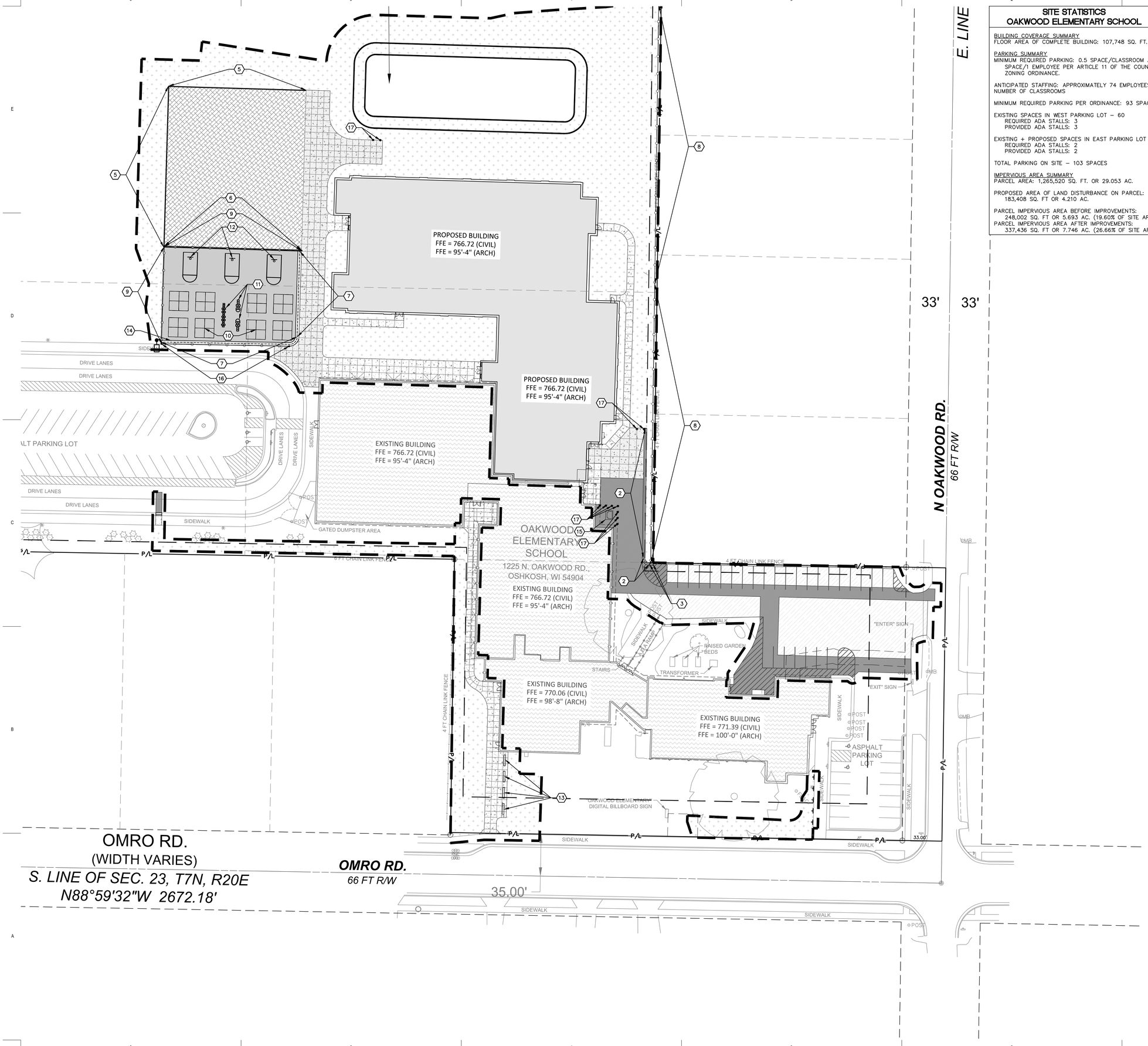

SITE STATISTICS
OAKWOOD ELEMENTARY SCHOOL

BUILDING COVERAGE SUMMARY
FLOOR AREA OF COMPLETE BUILDING: 107,748 SQ. FT.

PARKING SUMMARY
MINIMUM REQUIRED PARKING: 0.5 SPACE/CLASSROOM AND 1 SPACE/1 EMPLOYEE PER ARTICLE 11 OF THE COUNTY ZONING ORDINANCE.

ANTICIPATED STAFFING: APPROXIMATELY 74 EMPLOYEES
NUMBER OF CLASSROOMS

MINIMUM REQUIRED PARKING PER ORDINANCE: 93 SPACES

EXISTING SPACES IN WEST PARKING LOT – 60
REQUIRED ADA STALLS: 3
PROVIDED ADA STALLS: 3

EXISTING + PROPOSED SPACES IN EAST PARKING LOT – 43
REQUIRED ADA STALLS: 2
PROVIDED ADA STALLS: 2

TOTAL PARKING ON SITE – 103 SPACES

IMPERVIOUS AREA SUMMARY
PARCEL AREA: 1,265,520 SQ. FT. OR 29.053 AC.

PROPOSED AREA OF LAND DISTURBANCE ON PARCEL:
183,408 SQ. FT OR 4.210 AC.

PARCEL IMPERVIOUS AREA BEFORE IMPROVEMENTS:
248,002 SQ. FT OR 5.693 AC. (19.60% OF SITE AREA)
PARCEL IMPERVIOUS AREA AFTER IMPROVEMENTS:
337,436 SQ. FT OR 7.746 AC. (26.66% OF SITE AREA)

N

Scale: 0 15 30 60
Scale: 1" = 30'

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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- PRINCIPAL STRUCTURE SETBACK
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) — 1/C2.11
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) — 1/C2.11
- RESEAL/RESTRIPE EXISTING ASPHALTIC CONCRETE PAVEMENT
- NEW CONCRETE SLAB (LIGHT DUTY) — 2/C2.11, 3/C2.11
- NEW CONCRETE SLAB (HEAVY DUTY) — 2/C2.11, 3/C2.11
- NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 2" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE. THE BOTTOM 3" OF NO. 1 WASHED STONE TO BE INSTALLED BY GENERAL CONTRACTOR. THE TOP 1" OF NO. 1 WASHED STONE AND THE POURED-IN-PLACE RUBBER SURFACE TO BE OWNER FURNISHED/OWNER INSTALLED. — 3/C2.12
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C2.11
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C2.11
- NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C2.11
- NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C2.11

1. NEW 31" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER — 6/C2.11
2. NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER — 7/C2.11
3. 3" TRANSITION FROM 24" MOUNTABLE LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE DEPRESSED LOW-SIDE CURB & GUTTER — 7/C2.11
4. NEW CONCRETE SIDEWALK WITH INTEGRAL CURB — 8/C2.11
5. 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA — 11/C2.11
6. 12"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA WITH FENCING. EITHER 8" DEEP PVC SLEEVES SHALL BE INSTALLED PRIOR TO THE CONCRETE CURB BEING POURED AT THE FENCE POST LOCATIONS, OR HOLES SHALL BE CORED IN THE CONCRETE CURB 8" DEEP AFTER IT IS POURED TO RECEIVE THE FENCE POSTS. JOINTS IN THE CONCRETE CURB SHALL BE LOCATED AT THE FENCE POST LOCATIONS. — 12/C2.11
7. 36" CONCRETE DRAINAGE GUTTER — 4/C2.12
8. NEW 4-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 6/C2.12
9. NEW 6-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 6/C2.12
10. NEW FOUR SQUARE COURTS — 7/C2.12
11. NEW HOP SCOTCH COURTS — 8/C2.12
12. NEW BASKETBALL COURT WITH 6'-0" RIM HEIGHT — 9/C2.12, 10/C2.12, 11/C2.12
13. NEW ULINE (OR EQUIVALENT) SINGLE-SIDED GRID BIKE RACK – 9 BIKE CAPACITY (BLACK) MODEL NO. H-2891BL
14. RELOCATED LIGHT POLE. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
15. RELOCATED TRANSFORMER. REFER TO SITE ELECTRICAL PLAN FOR MORE INFORMATION.
16. NEW 6-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE. FENCE POSTS SHALL BE INSTALLED ALONG THE BACK OF THE EXISTING/NEW SIDEWALK TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE PRIOR TO THE NEW CONCRETE DRAINAGE GUTTER BEING POURED. JOINTS IN THE NEW CONCRETE DRAINAGE GUTTER SHALL BE LOCATED AT THE FENCE POST LOCATIONS. — 6/C2.12
17. NEW 6" DIAMETER STEEL BOLLARD — 5/C2.12

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

WISCONSIN
NICHOLAS J TENNESSEN
E-102212
WAUWATOSA, WI
PROFESSIONAL ENGINEER

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

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SITE LAYOUT PLAN - AREA B

Sheet Number:
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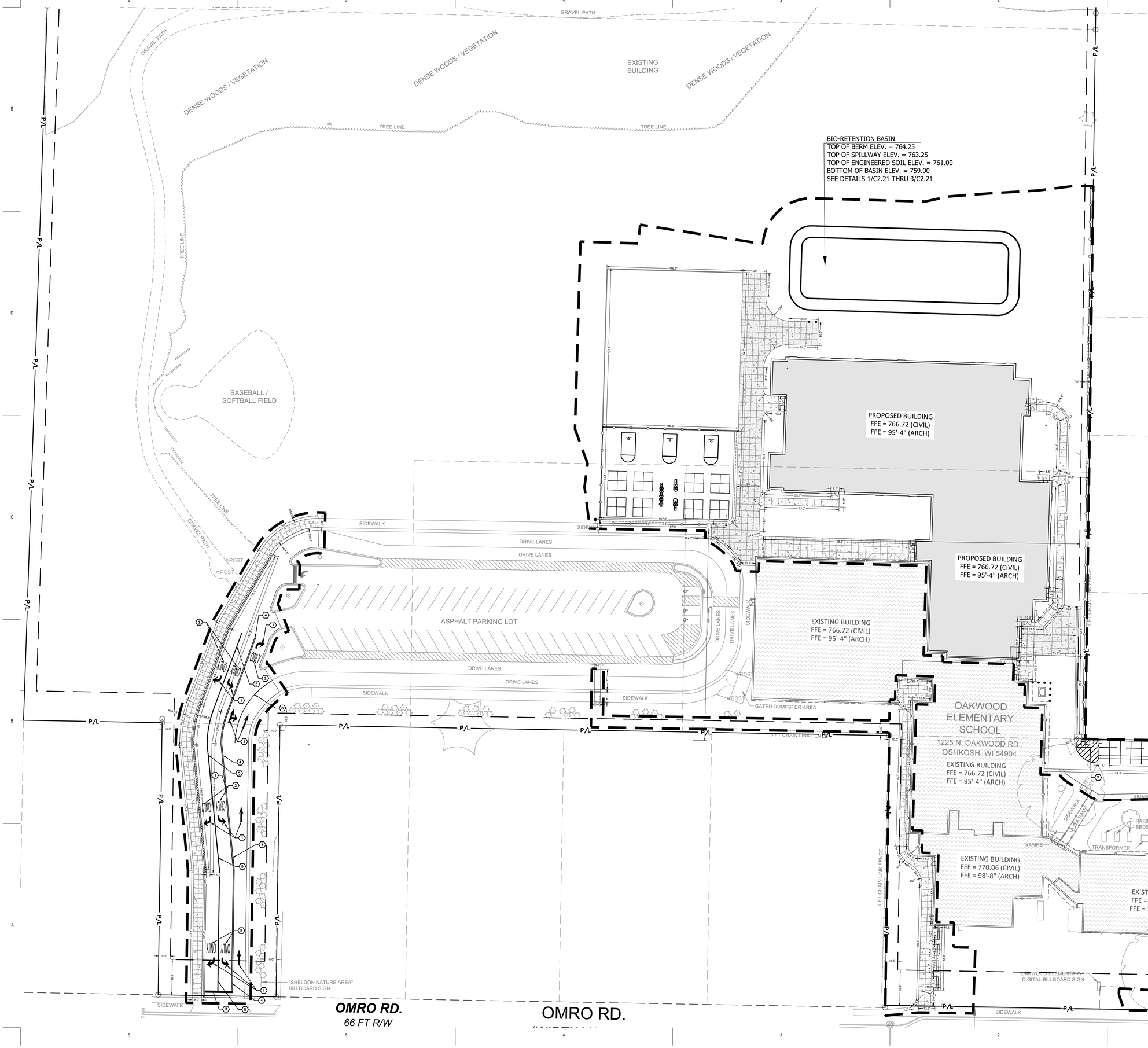

Scale: 0 15 30 60
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SIGN INDEX

A — VISITOR PARKING ONLY — SIGN SHALL HAVE GREEN LETTERING, WITH WHITE BACKGROUND AND GREEN BORDER
12" X 18"
(SEE DETAIL 2/C2.12)

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- PRINCIPAL STRUCTURE SETBACK
- 1 — PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 3 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4 — PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
- 5 — PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 8" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 6 — PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE
- 7 — PAVEMENT MARKING DIAGONALS, LATEX PAVEMENT MARKING PAINT, WHITE, 4" WIDE DIAGONAL STRIPING, 3' O.C. SPACING

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WISCONSIN
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E-102212
WAUWATOSA, WI
PROFESSIONAL ENGINEER
Nicholas J. Tennessen 02/11/2026

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SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

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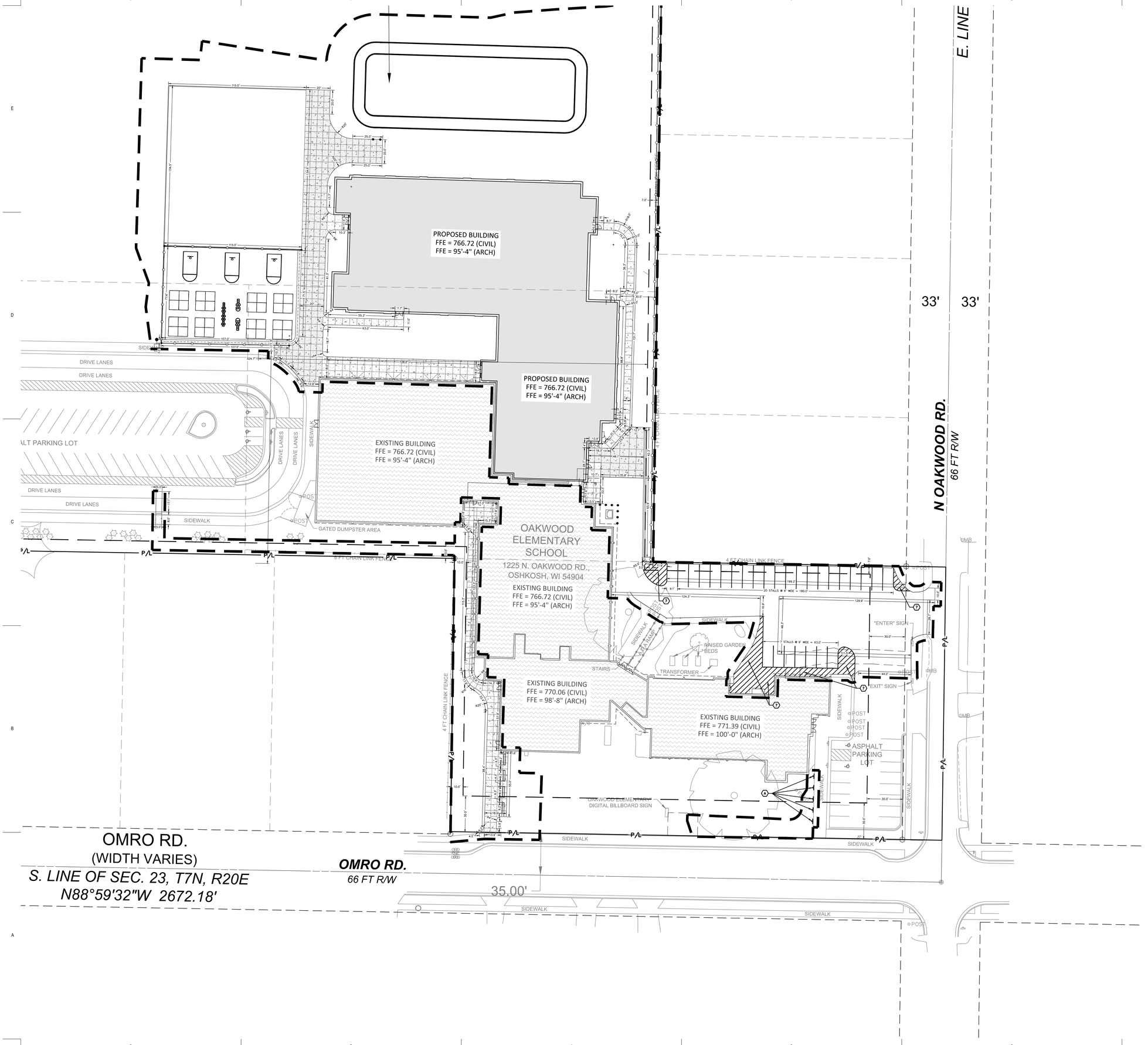

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WISCONSIN NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI PROFESSIONAL ENGINEER
Nicholas J. Tennessen 02/12/2026

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02/10/2026

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SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

Sheet Number:
C1.32B

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BIO-RETENTION BASIN
TOP OF BERM ELEV. = 764.25
TOP OF SPILLWAY ELEV. = 763.25
TOP OF ENGINEERED SOIL ELEV. = 761.00
BOTTOM OF BASIN ELEV. = 759.00
SEE DETAILS 1/C2.21 THRU 3/C2.21

PROPOSED BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

PROPOSED BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

EXISTING BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

OAKWOOD ELEMENTARY SCHOOL
1225 N. OAKWOOD RD.
OSHKOSH, WI 54904

EXISTING BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

EXISTING BUILDING
FFE = 770.06 (CIVIL)
FFE = 98'-8" (ARCH)

BASEBALL / SOFTBALL FIELD

ASPHALT PARKING LOT

GATED DUMPSTER AREA

"SHELDON NATURE AREA" BILLBOARD SIGN

"OAKWOOD ELEMENTARY" DIGITAL BILLBOARD SIGN

OMRO RD.
66 FT R/W

OMRO RD.

Scale: 0 15 30 60
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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 764 — EXISTING CONTOUR MINOR
- 765 — EXISTING CONTOUR MAJOR
- 764 — PROPOSED CONTOUR MINOR
- 765 — PROPOSED CONTOUR MAJOR
- 765.00 — PROPOSED SPOT GRADE
- 765.00± — MATCH EXISTING GRADE
- 765.50 / 765.00 — PROPOSED TOP OF CURB GRADE. PROPOSED GUTTER GRADE.
- 765.50± / 765.00± — MATCH EXISTING TOP OF CURB GRADE. MATCH EXISTING GUTTER GRADE.
- DRAINAGE SWALE

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E-102212
WAUWATOSA, WI
PROFESSIONAL ENGINEER
Nicholas Tennessen 02/12/2026

Issued for:
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Sheet Title:
SITE GRADING PLAN - AREA A

Sheet Number:
C1.41A

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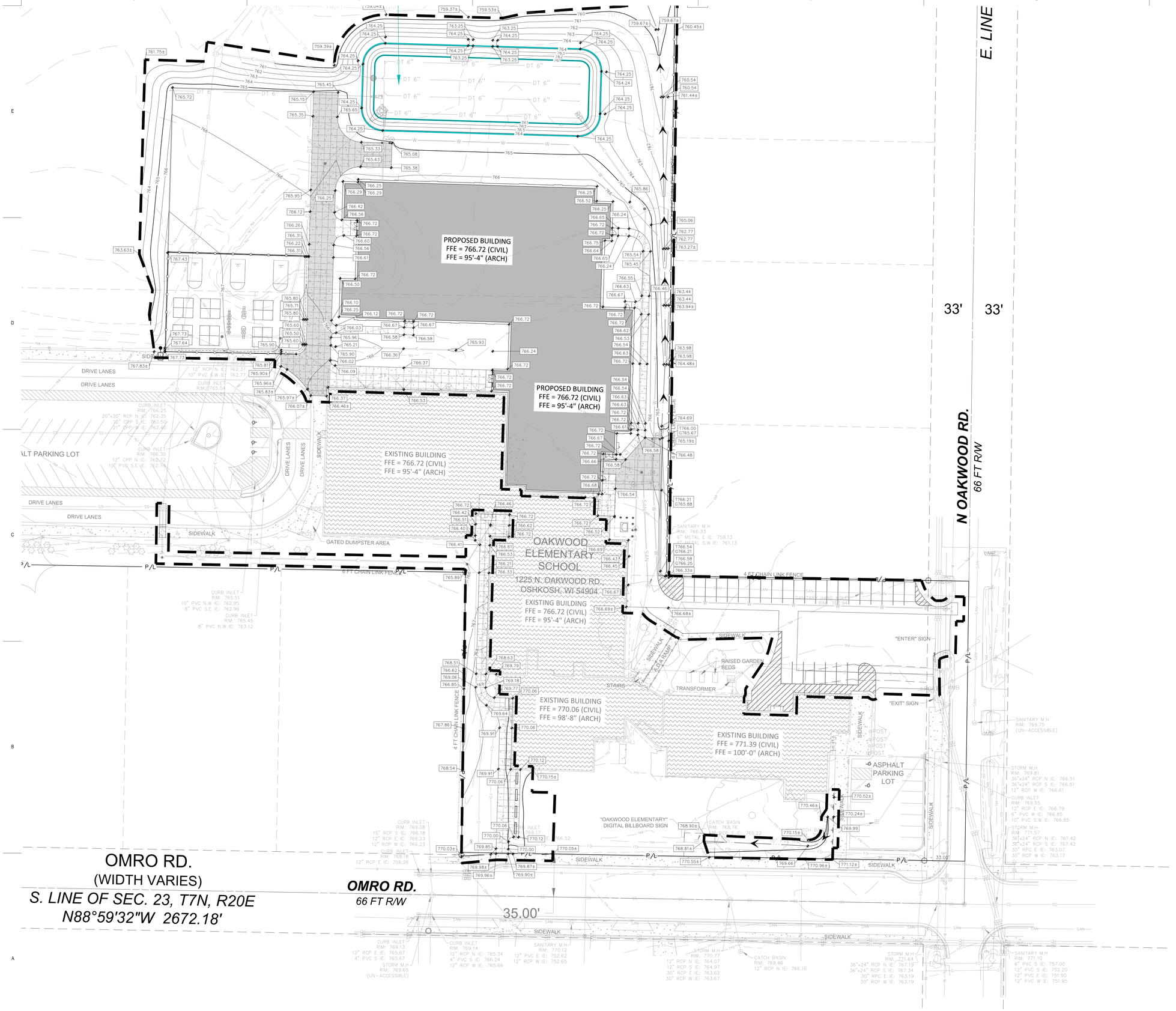

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WISCONSIN PROFESSIONAL ENGINEER
NICHOLAS J TENNESSEN
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WAUWATOSA, WI
Nicholas Tennessen 02/10/2026

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Sheet Title:
SITE GRADING PLAN - AREA B

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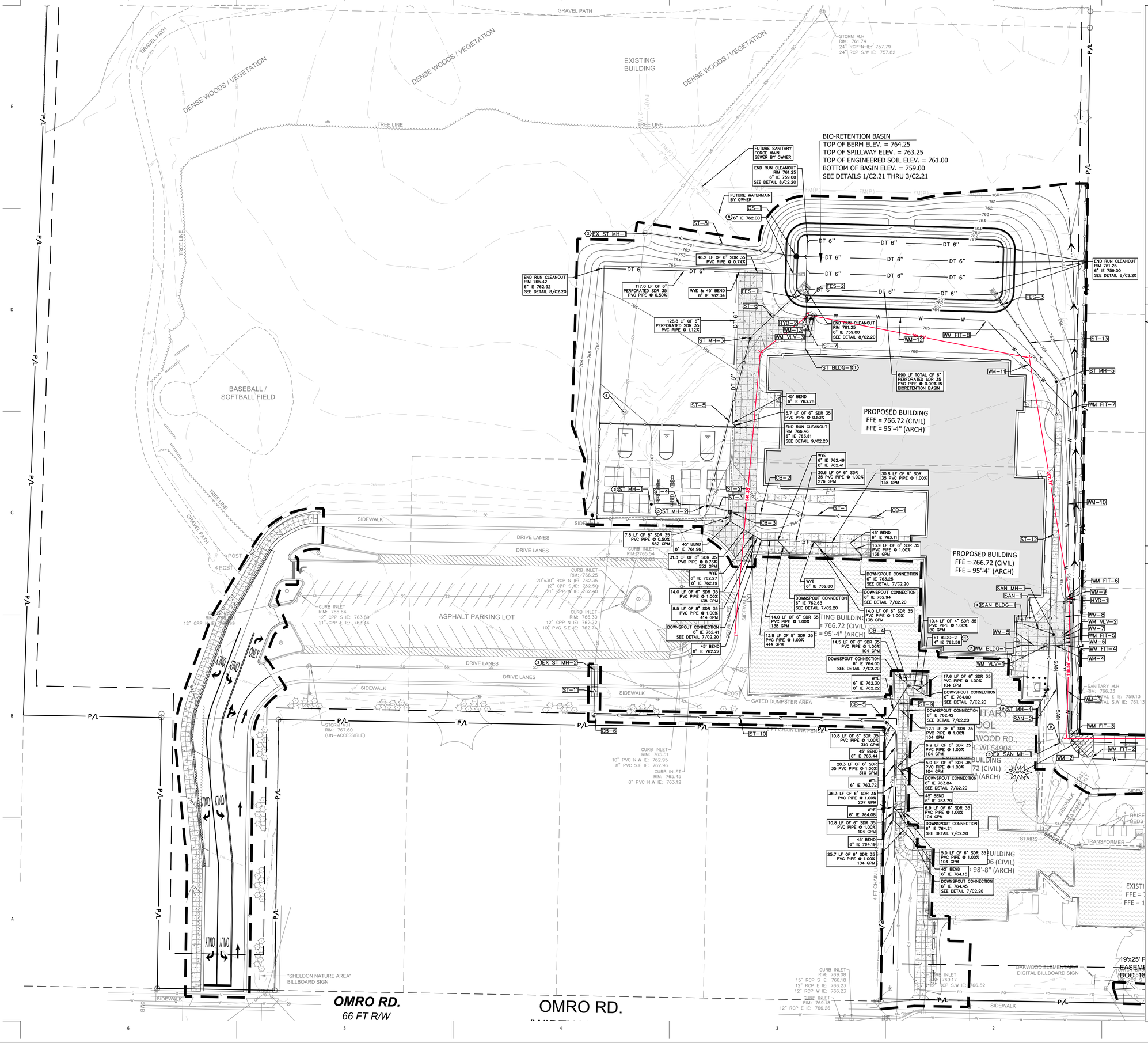

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UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- STORM MANHOLE — 1 C2.20
- ROUND STORM CATCH BASIN WITH ROUND FRAME & GRATE — 5 C2.20
- ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE — 6 C2.20
- NYLOPLAST DRAIN BASIN — 10 C2.20, 11 C2.20
- RCP APRON ENDWALL — 4 C2.20, 5 C2.20
- RIP RAP — 5 C2.20
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN SANITARY SEWER
- W WATER MAIN

1. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF STORM SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
2. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
3. SITE UTILITY CONTRACTOR TO CONNECT EXISTING STORM SEWER TO PROPOSED STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
4. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
5. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
6. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH NEW TEE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND VILLAGE OF ALGOMA SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN SIZE, LOCATION AND INVERT PRIOR TO CONSTRUCTION.
7. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT. ANTICIPATED DOMESTIC WATER FLOW: 175 GPM
8. MITERED PIPE END TO MATCH BASIN SIDE SLOPE. INSTALL WITH "AGRI DRAIN" 6" RAT GUARD OR EQUIVALENT ON PIPE END.
9. SITE UTILITY CONTRACTOR TO ADJUST EXISTING STRUCTURE RIM TO MATCH PROPOSED GRADE.

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WISCONSIN — NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI — PROFESSIONAL ENGINEER — Not Valid Without Original Signature — 02/12/2026

Issued for:
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SITE UTILITY PLAN - AREA A

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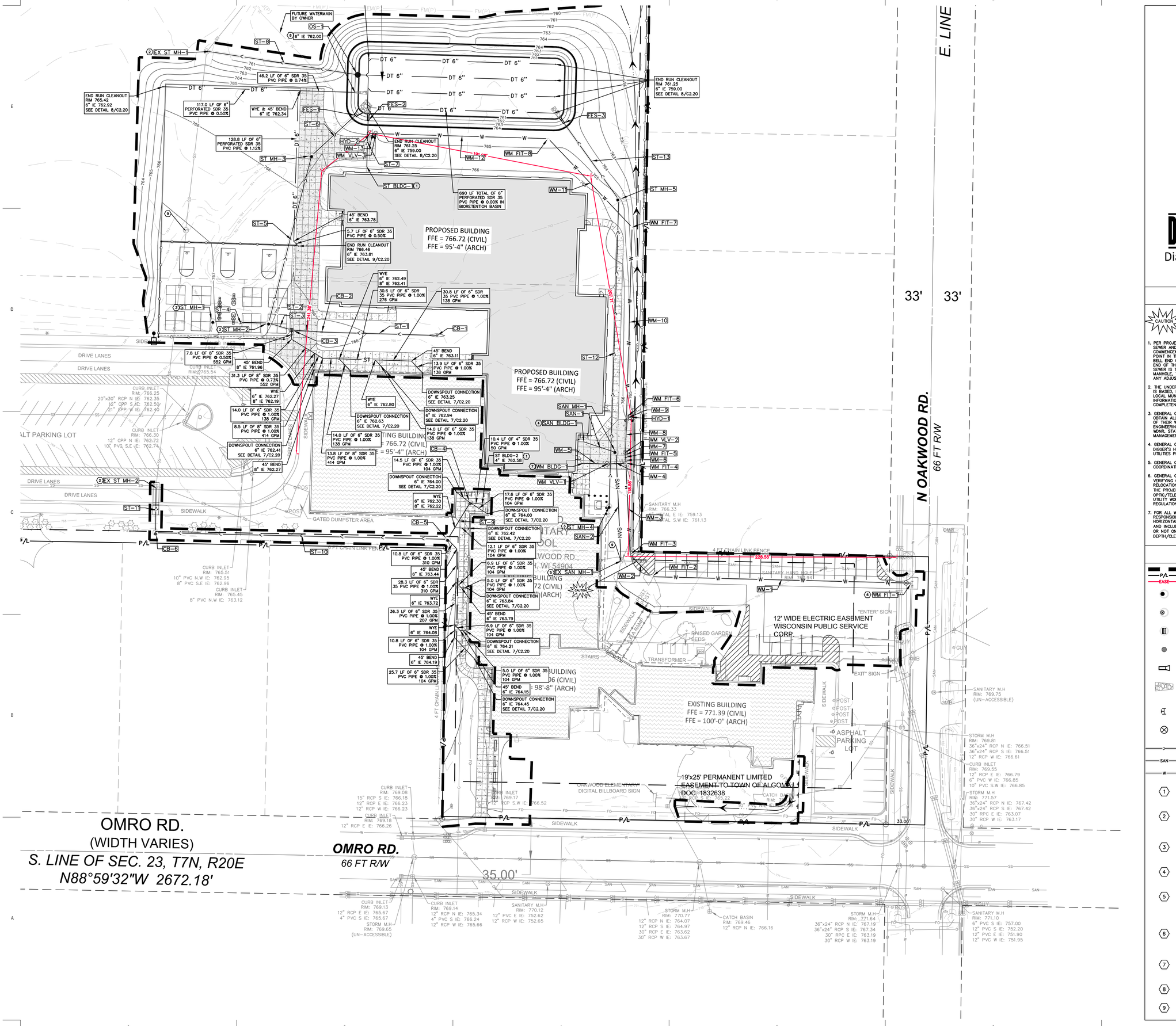

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UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- STORM MANHOLE — 1 C2.20
- ROUND STORM CATCH BASIN WITH ROUND FRAME & GRATE — 5 C2.20
- ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE — 6 C2.20
- NYLOPLAST DRAIN BASIN — 10 C2.20, 11 C2.20
- RCP APRON ENDWALL — 4 C2.20, 5 C2.20
- RIP RAP — 5 C2.20
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

1. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF STORM SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
2. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
3. SITE UTILITY CONTRACTOR TO CONNECT EXISTING STORM SEWER TO PROPOSED STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
4. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
5. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
6. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH NEW TEE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND VILLAGE OF ALGOMA SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN SIZE, LOCATION AND INVERT PRIOR TO CONSTRUCTION.
7. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT. ANTICIPATED DOMESTIC WATER FLOW: 175 GPM
8. MITERED PIPE END TO MATCH BASIN SIDE SLOPE. INSTALL WITH "AGRI DRAIN" 6" RAT GUARD OR EQUIVALENT ON PIPE END.
9. SITE UTILITY CONTRACTOR TO ADJUST EXISTING STRUCTURE RIM TO MATCH PROPOSED GRADE.

Project Title:
Additions & Renovations
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

Δ	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI — WISCONSIN PROFESSIONAL ENGINEER — 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE UTILITY PLAN - AREA B

Sheet Number:
C1.52B

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STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
CB-1	18" NYLOPLAST DRAIN (1899CGS)	765.93		ST-1, 12" W INV = 762.66	762.66	10/C2.20
CB-2	18" NYLOPLAST DRAIN (1899CGS)	765.21	ST-1, 12" E INV = 762.42	ST-2, 12" W INV = 762.42	760.92	11/C2.20
CB-3	2' X 2' RECTANGULAR (R-3205-K)	765.51	ST-2, 12" E INV = 762.36 DS, 8" S INV = 761.92	ST-3, 18" W INV = 761.92	760.42	6&12/C2.20
CB-4	48" DIAMETER (R-2502-D)	766.46	DS, 6" NW INV = 763.85 DS, 6" SE INV = 763.82 ST, 4" E INV = 762.48	ST-9, 8" SW INV = 762.48	762.48	5/C2.20
CB-5	48" DIAMETER (R-2502-D)	766.01	ST-9, 8" NE INV = 762.11 DS, 6" NW INV = 763.33	ST-10, 12" W INV = 761.78	761.78	5/C2.20
CB-6	48" DIAMETER (R-2502-D)	765.35	ST-10, 12" E INV = 760.54	ST-11, 15" N INV = 760.29	760.54	5/C2.20
EX ST MH-1	N/A	762.75	ST-8, 18" E INV = 758.65 EX ST, 24" S INV = 758.60	EX ST, 24" NE INV = 758.55	758.55	
EX ST MH-2	N/A	767.58	EX ST, 12" E INV = 764.06 ST-11, 15" S INV = 759.91 EX ST, 23" W INV = 763.89	EX ST, 24" N INV = 759.66	759.66	
FES-1	30" RCP APRON ENDWALL		ST-6, 30" SW INV = 761.00			4&5/C2.20
FES-2	12" RCP APRON ENDWALL		ST-7, 12" S INV = 761.00			4&5/C2.20
FES-3	12" RCP APRON ENDWALL	762.50	ST-13, 12" SE INV = 761.00			4&5/C2.20
OS-1	48" OUTLET STRUCTURE	762.50	DT, 6" E INV = 759.00	ST-8, 18" W INV = 759.00	757.50	3/C2.21
ST BLDG-1	N/A			ST-7, 12" N INV = 761.25		
ST MH-1	48" DIAMETER (R-1661)	767.05	EX ST, 30"X19" S INV=761.96	ST-4, 24" E INV = 761.96	761.96	1/C2.20
ST MH-2	48" DIAMETER (R-1661)	766.06	ST-3, 18" E INV = 761.82 ST-4, 24" W INV = 761.82 EX ST, 12" S INV = 762.12	ST-5, 24" N INV = 761.82	761.82	1/C2.20
ST MH-3	48" DIAMETER (R-1661)	765.89	ST-5, 24" S INV = 761.13	ST-6, 30" NE INV = 761.13	761.13	1/C2.20
ST MH-4	48" DIAMETER (R-1661)	766.33	DS, 8"S INV = 763.85± DS, 4" W INV = 763.82±	ST-12, 12" N INV = 763.20	763.20	1/C2.20
ST MH-5	48" DIAMETER (R-1661)	765.32	ST-12, 12" S INV = 761.90	ST-13, 12" NW INV = 761.90	761.90	1/C2.20

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
EX SAN MH-1	N/A	EX: 766.33± PR: 766.50	SAN-2, 8" N INV = 759.38			
SAN BLDG-1	N/A			SAN-1, 6" E INV = 760.42		
SAN MH-1	48" DIAMETER (R-1661)	766.20	SAN-1, 6" W INV = 760.09	SAN-2, 8" S INV = 759.84	759.84	2/C2.20

WATER MAIN FITTINGS TABLE

STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
HYD-1	HYDRANT	FLANGE 765.61 6" IE 758.61
HYD-2	HYDRANT	FLANGE 764.87 6" IE 757.87
WM BLDG-1	N/A	757.40
WM FIT-1	8"X12" ANCHOR TEE	8" IE 757.50±
WM FIT-2	8" 45 DEGREE BEND	759.77
WM FIT-3	8" 45 DEGREE BEND	759.35
WM FIT-4	8"X8" TEE	757.32
WM FIT-5	8"X6" REDUCER	757.37
WM FIT-6	6"X6" ANCHOR TEE	758.57
WM FIT-7	6" 45 DEGREE BEND	756.32
WM FIT-8	6" 45 DEGREE BEND	757.58
WM VLV-1	8" GATE VALVE W/VALVE BOX	RIM 766.31 8" IE 757.40
WM VLV-2	6" GATE VALVE W/VALVE BOX	RIM 766.00 6" IE 757.49
WM VLV-3	6" GATE VALVE W/VALVE BOX	RIM 764.82 6" IE 757.82

STORM SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	GPM:
ST-1	CB-1	CB-2	762.66	762.42	98.00'	0.25%	12" DUAL WALL HDPE	121
ST-2	CB-2	CB-3	762.42	762.36	25.52'	0.25%	12" DUAL WALL HDPE	208
ST-3	CB-3	ST MH-2	761.92	761.82	20.54'	0.50%	18" DUAL WALL HDPE	1,628
ST-4	ST MH-1	ST MH-2	761.96	761.82	47.46'	0.30%	24" DUAL WALL HDPE	5,126
ST-5	ST MH-2	ST MH-3	761.82	761.13	146.89'	0.47%	24" DUAL WALL HDPE	6,753
ST-6	ST MH-3	FES-1	761.13	761.00	50.63'	0.25%	30" CLASS IV RCP	6,753
ST-7	ST BLDG-1	FES-2	761.25	761.00	39.17'	0.64%	12" CLASS IV RCP	1,280
ST-8	OS-1	EX ST MH-1	759.00	758.65	127.66'	0.27%	18" DUAL WALL HDPE	2,604
ST-9	CB-4	CB-5	762.48	762.11	36.39'	1.00%	8" SDR 35 PVC	319
ST-10	CB-5	CB-6	761.78	760.54	248.43'	0.50%	12" DUAL WALL HDPE	610
ST-11	CB-6	EX ST MH-2	760.29	759.91	38.03'	1.00%	15" DUAL WALL HDPE	1,287
ST-12	ST MH-4	ST MH-5	763.20	761.90	260.93'	0.50%	12" DUAL WALL HDPE	774
ST-13	ST MH-5	FES-3	761.90	761.00	80.06'	1.12%	12" CLASS IV RCP	774

SANITARY SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN BLDG-1	SAN MH-1	760.42	760.09	28.87'	1.14%	6" SDR 35 PVC	500
SAN-2	SAN MH-1	EX SAN MH-1	759.84	759.38	92.21'	0.50%	8" SDR 35 PVC	700

WATER MAIN PIPE TABLE

PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:
WM-1	WM FIT-1	WM FIT-2	760.90	759.77	221.86'	0.51%	8" C900 PVC PIPE
WM-2	WM FIT-2	WM FIT-3	759.77	759.35	25.98'	1.62%	8" C900 PVC PIPE
WM-3	WM FIT-3	WM FIT-4	759.35	757.32	77.66'	2.61%	8" C900 PVC PIPE
WM-4	WM FIT-4	WM VLV-1	757.32	757.40	15.92'	-0.50%	8" C900 PVC PIPE
WM-5	WM VLV-1	WM BLDG-1	757.50	757.40	20.39'	0.49%	8" C900 PVC PIPE
WM-6	WM FIT-4	WM FIT-5	757.32	757.37	5.00'	-1.00%	8" C900 PVC PIPE
WM-7	WM FIT-5	WM VLV-2	757.45	757.49	4.14'	-1.00%	6" C900 PVC PIPE
WM-8	WM VLV-2	WM FIT-6	757.49	758.57	30.15'	-3.58%	6" C900 PVC PIPE
WM-9	WM FIT-6	HYD-1	758.57	758.61	4.00'	-1.00%	6" C900 PVC PIPE
WM-10	WM FIT-6	WM FIT-7	758.67	756.32	161.24'	1.46%	6" C900 PVC PIPE
WM-11	WM FIT-7	WM FIT-8	756.32	757.58	103.66'	-1.22%	6" C900 PVC PIPE
WM-12	WM FIT-8	WM VLV-3	757.58	757.82	146.70'	-0.16%	6" C900 PVC PIPE
WM-13	WM VLV-3	HYD-2	757.82	757.87	5.00'	-1.00%	6" C900 PVC PIPE

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

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NICHOLAS J TENNESSEN
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WAUWATOSA, WI
PROFESSIONAL ENGINEER
Nicholas J. Tennessen
02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE UTILITY TABLES

Sheet Number:
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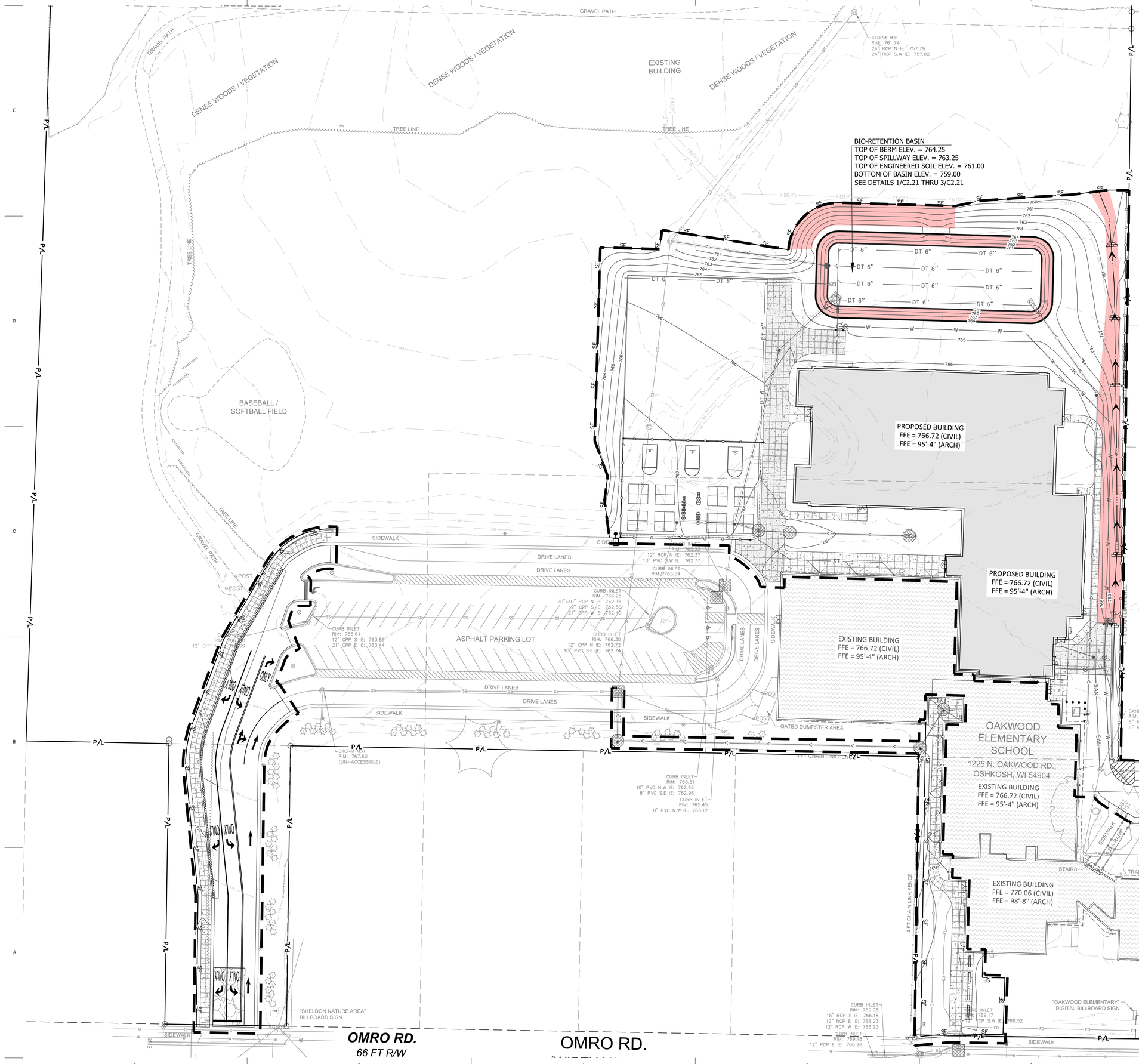

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EROSION NOTES

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AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

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---- CONSTRUCTION
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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WSDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053
- SF — FILTER FABRIC FENCE (1/C2.10)
- STONE TRACKING PAD REQUIRED; LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. (2/C2.10)
- TRIANGULAR SILT DIKES (3/C2.10)
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. (4/C2.10)
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED (4/C2.10)

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NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI PROFESSIONAL ENGINEER WISCONSIN
Nicholas J. Tennessen E-102212 02/12/2026

Issued for:
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SITE EROSION CONTROL PLAN - AREA A

Sheet Number:
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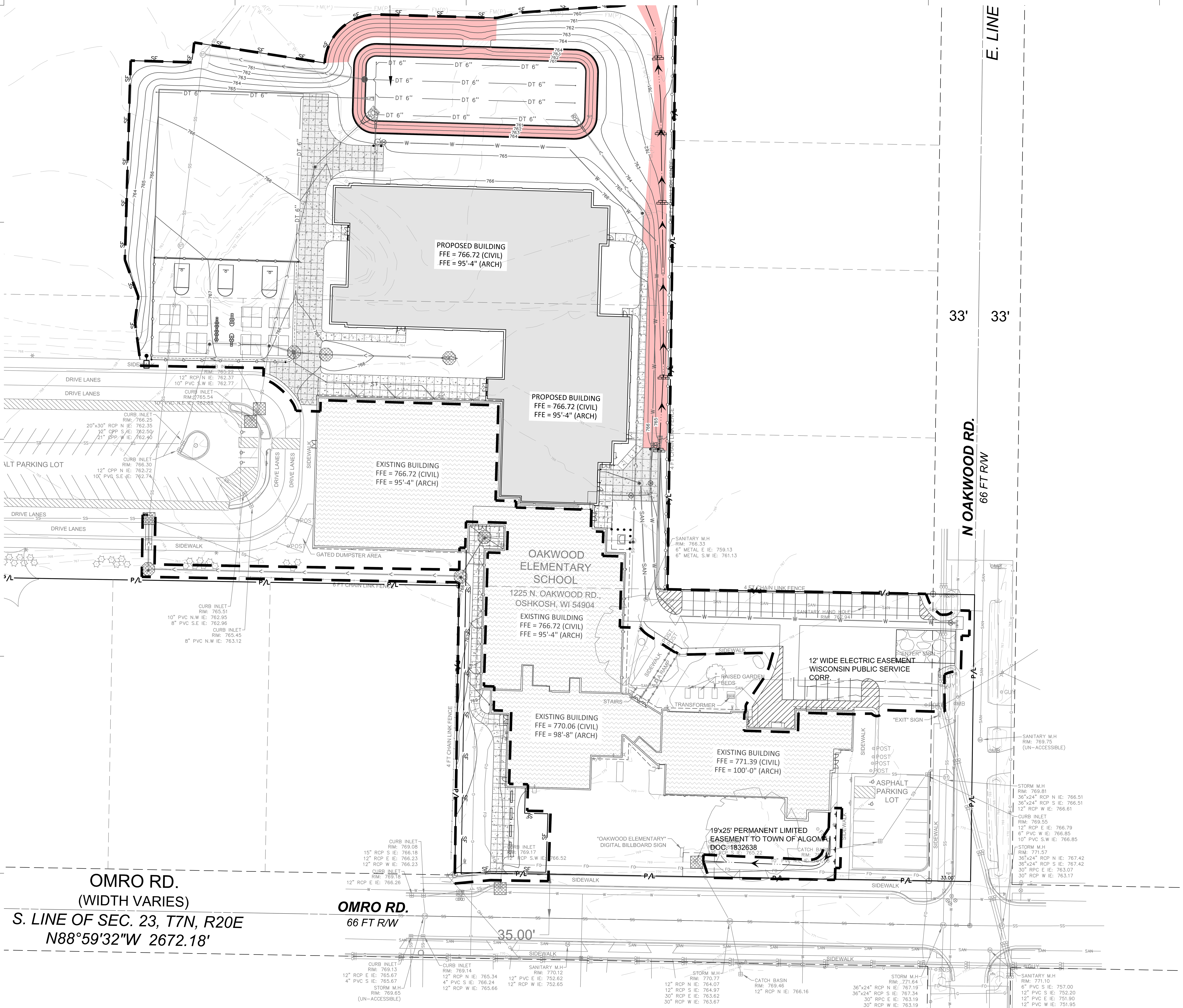

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KEY INDEX

(legend line)	PROJECT LIMITS
P/L	PROPERTY LINE
EASE	EASEMENT LINE
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(hatch)	INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053
SF	FILTER FABRIC FENCE (1/C2.10)
(stone)	STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. (2/C2.10)
(symbol)	TRIANGULAR SILT DIKES (3/C2.10)
(symbol)	DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. (4/C2.10)
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#	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

WISCONSIN PROFESSIONAL ENGINEER
NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI
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TOWN OF ALGOMA RESUBMITTAL
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Project Number:
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Sheet Title:
SITE EROSION CONTROL PLAN - AREA B

Sheet Number:
C1.62B

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EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WIscDOT PRODUCT ACCEPTABILITY LIST. TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 5/64 INCH OR GREATER DURING A 24-HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 5/64 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WIsDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 5/64 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 5/64 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 5/64 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 5/64 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 5/64 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF OSHKOSH, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING 2026, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE BIORETENTION BASINS TO FINISH GRADES WITH LINERS PER PROJECT PLANS AND DETAILS. CONTRACTOR SHALL CONSTRUCT POND INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE.
6. BIORETENTION BASINS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING ADDITION, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
12. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/BIORETENTION BASINS SHALL BE DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST CONSTRUCTION THE BIORETENTION BASINS PER THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
17. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC # 3800–2015–06		

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND TIME APPLIED. WEATHER CONDITIONS DURING APPLICATION. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

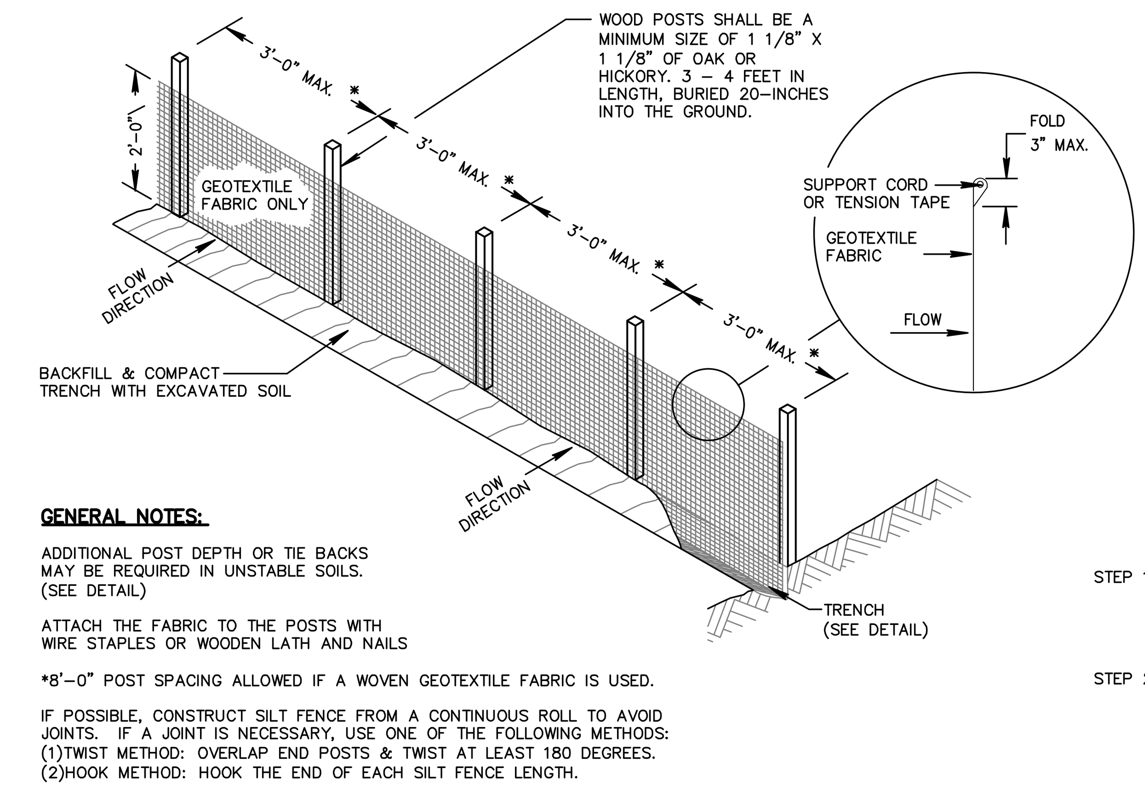
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING – http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER – http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.



GENERAL NOTES:

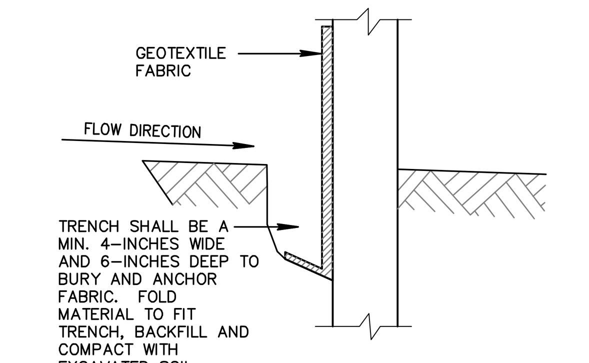
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

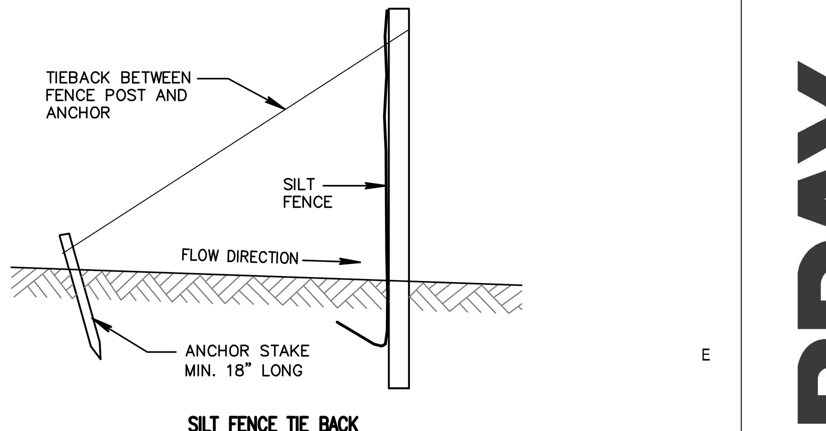
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:
(1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.
(2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

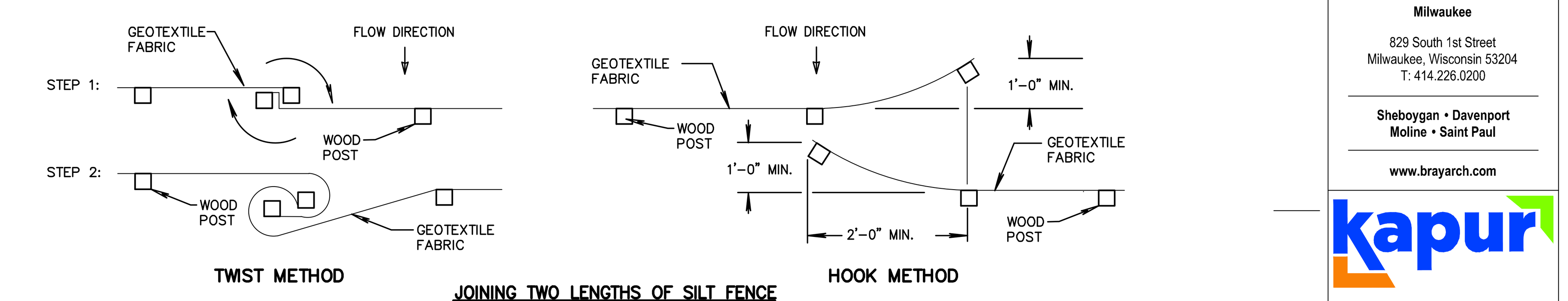
AXONIMETRIC VIEW



TRENCH DETAIL

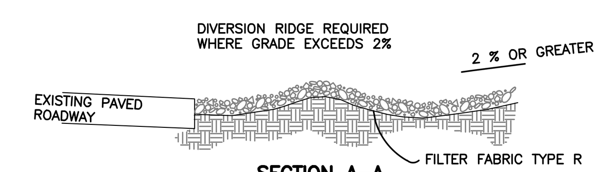


SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

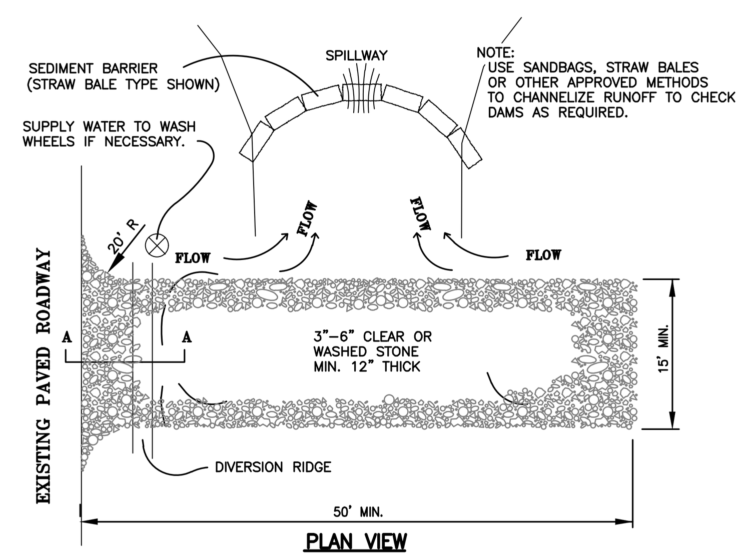


JOINING TWO LENGTHS OF SILT FENCE

1 / C2.10 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



SECTION A–A



PLAN VIEW

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

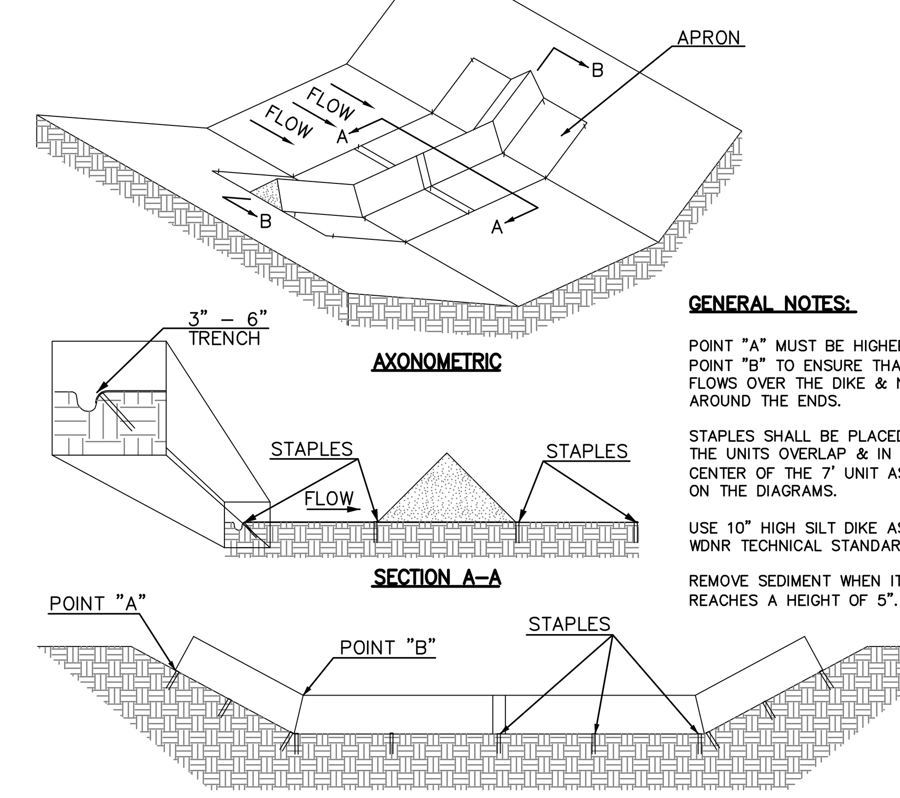
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 / C2.10 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



AXONOMETRIC

SECTION A–A

SECTION B–B

GENERAL NOTES:

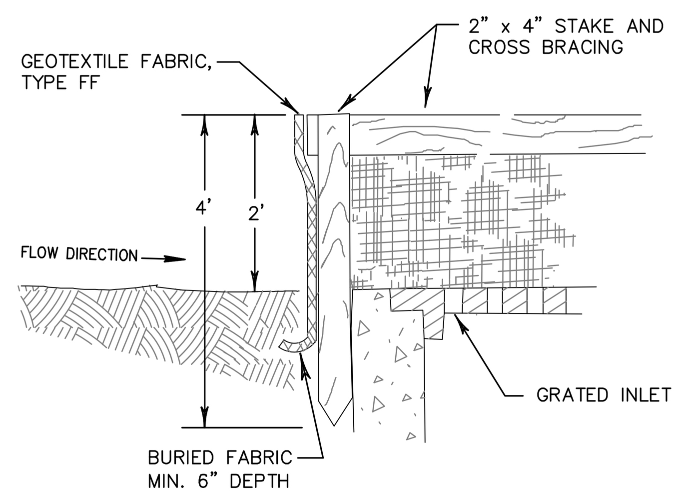
POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.

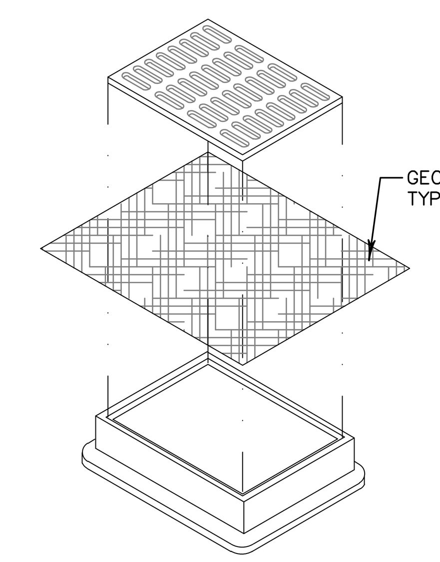
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS.

USE 10" HIGH SILT DIKE AS PER WDNR TECHNICAL STANDARD 1062.

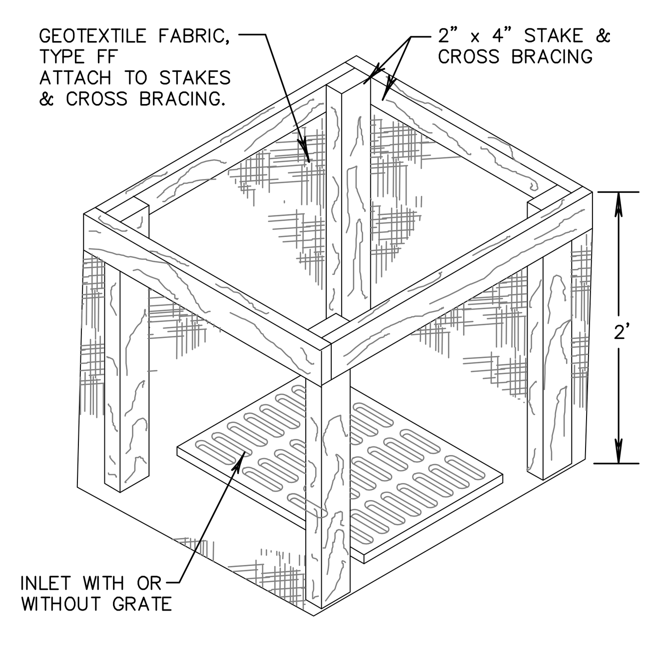
REMOVE SEDIMENT WHEN IT REACHES A HEIGHT OF 5".

3 / C2.10 TRIANGULAR SILT DIKE
N.T.S.

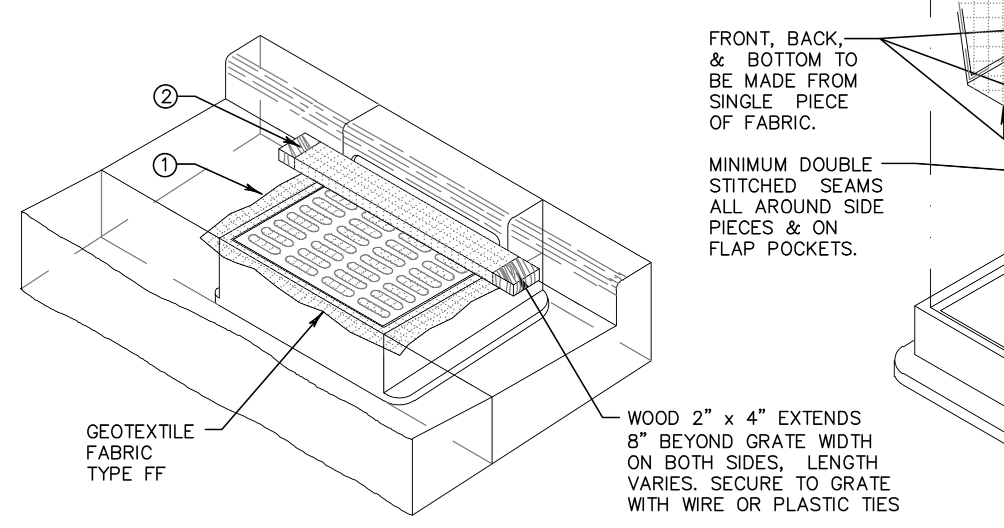




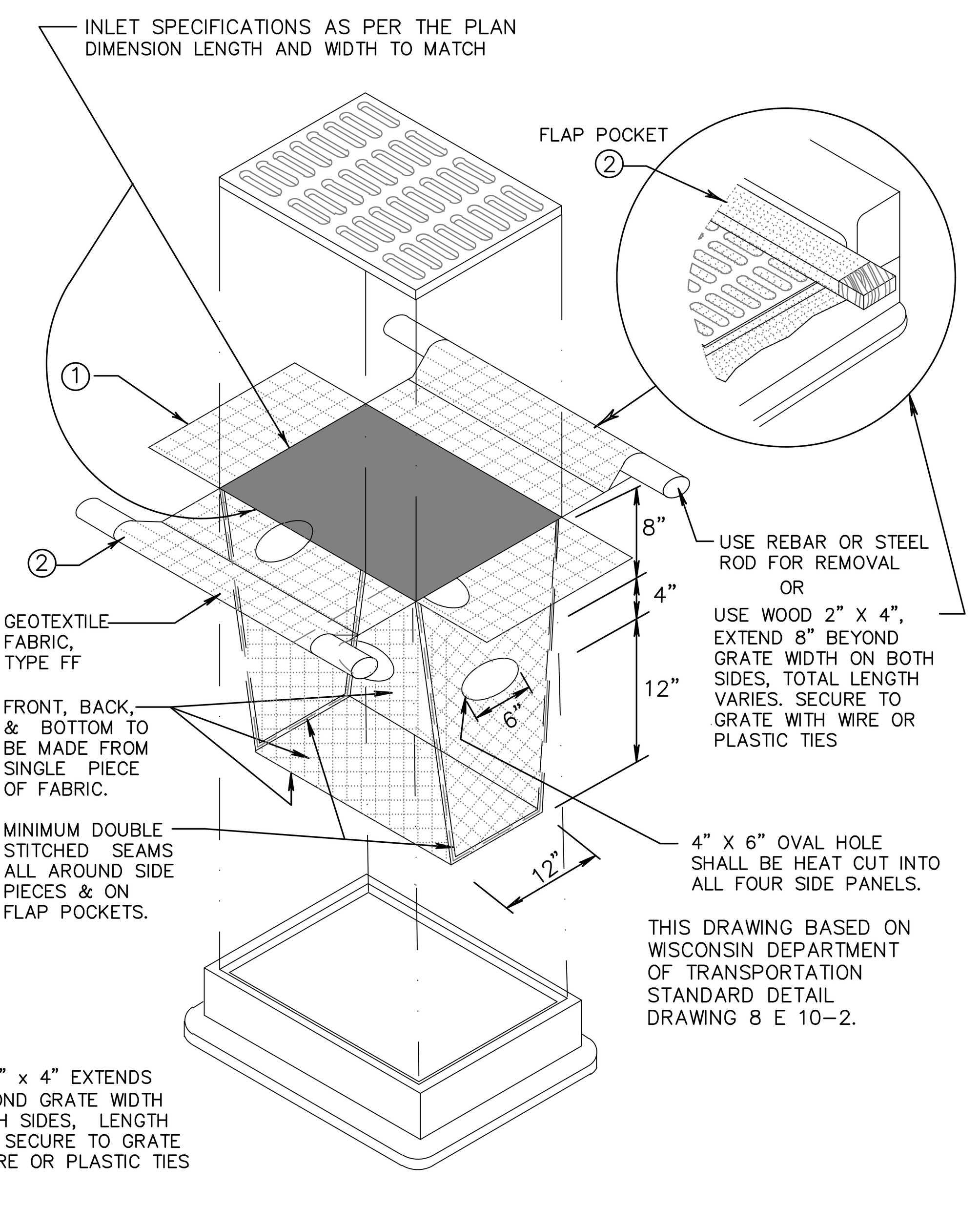
INLET PROTECTION, TYPE B, WITHOUT CURB BOX (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C, WITH CURB BOX



THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10–2.

INLET PROTECTION, TYPE D. (CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 / C2.10 INLET PROTECTION DETAIL
N.T.S.

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

#	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1

WISCONSIN NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI PROFESSIONAL ENGINEER
02/11/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE EROSION CONTROL DETAILS

Sheet Number:
C2.10

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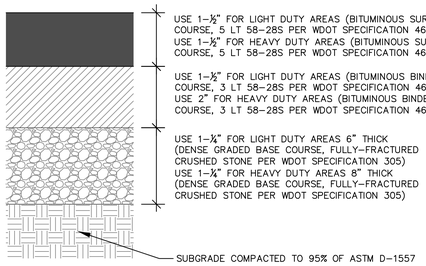
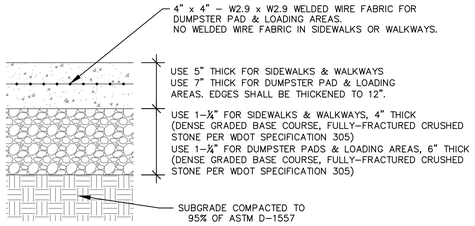


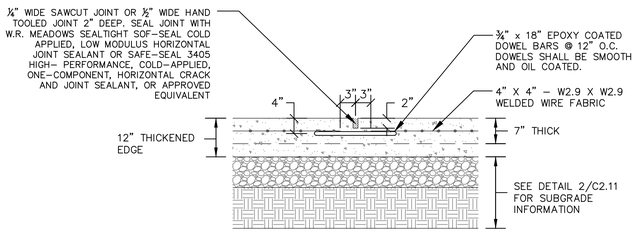
*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

1 / C2.11 ASPHALTIC CONCRETE PAVEMENT
N.T.S.

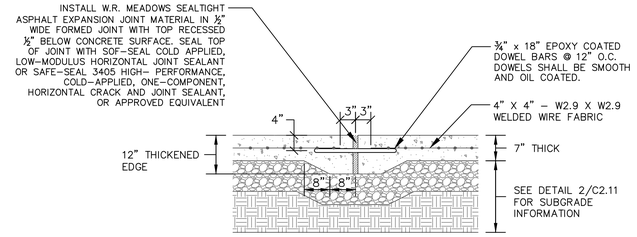


*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

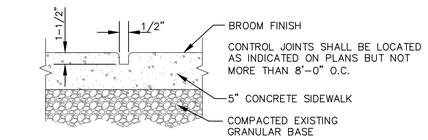
2 / C2.11 CONCRETE SIDEWALK/SLAB
N.T.S.



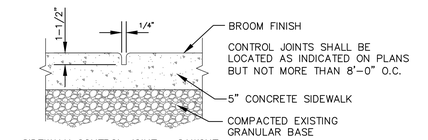
HEAVY–DUTY CONCRETE PAVEMENT CONTROL JOINT



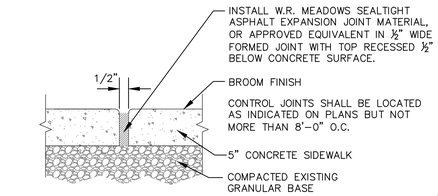
HEAVY–DUTY CONCRETE PAVEMENT EXPANSION/CONSTRUCTION JOINT



SIDEWALK CONTROL JOINT – HAND TOOLED

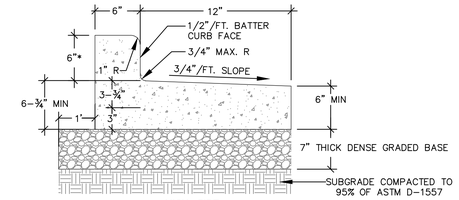


SIDEWALK CONTROL JOINT – SAWCUT

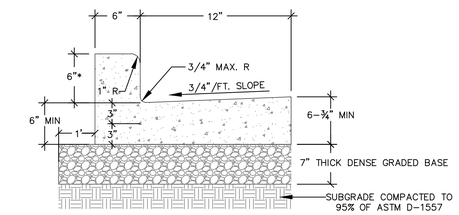


SIDEWALK EXPANSION/CONSTRUCTION JOINT

3 / C2.11 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



HIGH–SIDE

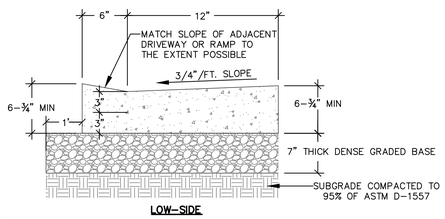


LOW–SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

4 / C2.11 18–INCH BARRIER CONCRETE CURB & GUTTER
N.T.S.

HIGH–SIDE



LOW–SIDE

5 / C2.11 18–INCH DEPRESSED CONCRETE CURB & GUTTER
N.T.S.

HIGH SIDE

LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

6 / C2.11 31–INCH MOUNTABLE CONCRETE CURB & GUTTER
N.T.S.

HIGH–SIDE

LOW–SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

7 / C2.11 24–INCH MOUNTABLE CONCRETE CURB & GUTTER
N.T.S.

DEPRESSED INTEGRAL CURB

BARRIER INTEGRAL CURB

8 / C2.11 CONCRETE SIDEWALK WITH INTEGRAL CURB
N.T.S.

9 / C2.11 CONCRETE CURB & GUTTER TRANSITION TO ZERO–FACE CURB
N.T.S.

10 / C2.11 CONCRETE GUTTER PAN TRANSITION AT STORM SEWER INLETS
N.T.S.

11 / C2.11 NEW 6" WIDE CONCRETE CURB FOR BORDER AROUND SOFT–SURFACE PLAYGROUND AREA
N.T.S.

12 / C2.11 NEW 12" WIDE CONCRETE CURB FOR BORDER AROUND SOFT–SURFACE PLAYGROUND AREA
N.T.S.

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Project Title:
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NICHOLAS J TENNESSEN E–102212 WAUWATOSA, WI PROFESSIONAL ENGINEER WISCONSIN
Nicholas Tennessen 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE DETAILS

Sheet Number:
C2.11

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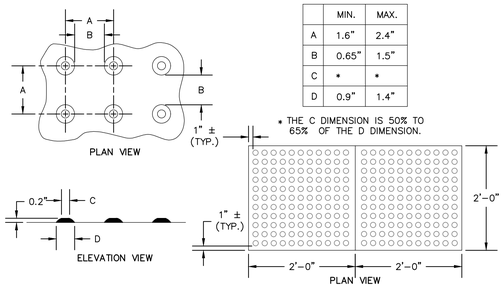


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

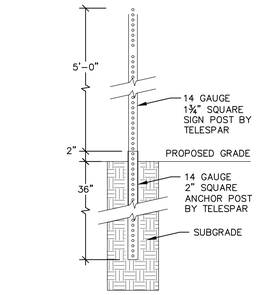
TRUNCATED DOMES
DETECTABLE WARNING PATTERN DETAIL

TRUNCATED DOME PANEL
DETECTABLE WARNING FIELD DETAIL

GENERAL NOTES

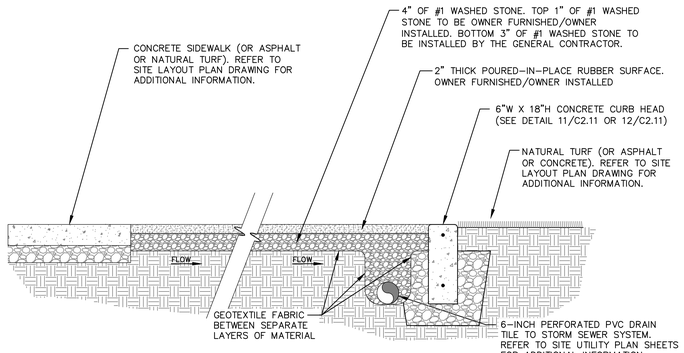
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 3" AND A MAXIMUM OF " AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

1 C2.12 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.

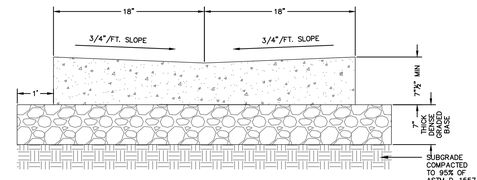


*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

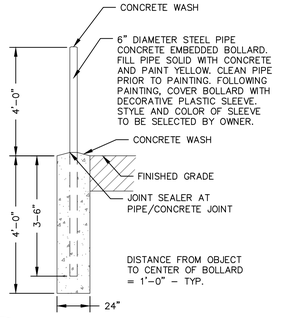
2 C2.12 SIGN POST DETAIL
N.T.S.



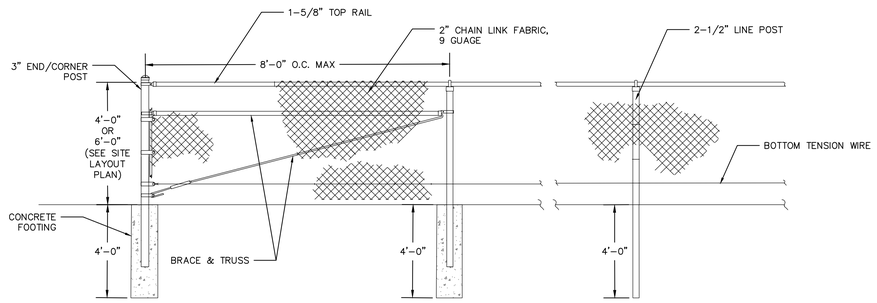
3 C2.12 SOFT SURFACE PLAYGROUND AREA DETAIL
N.T.S.



4 C2.12 36-INCH CONCRETE DRAINAGE GUTTER
N.T.S.

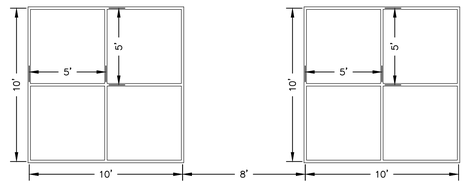


5 C2.12 6" DIAMETER STEEL BOLLARD
N.T.S.



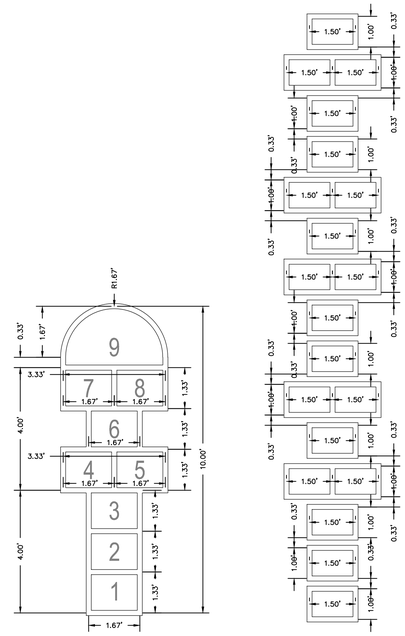
*ALL FENCE MATERIALS SHALL BE BLACK VINYL COATED.

6 C2.12 4'-0"/6-0" HIGH CHAIN-LINK FENCE DETAIL
N.T.S.



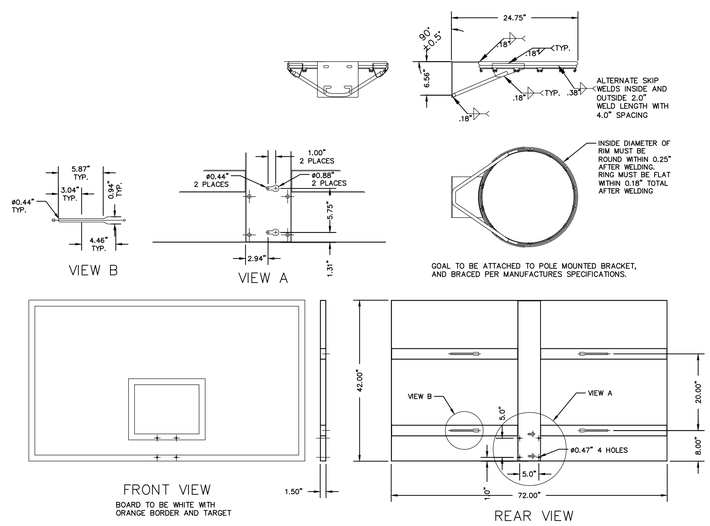
ALL FOUR SQUARE LINES SHALL BE 2 INCHES WIDE WHITE PAINT

7 C2.12 FOUR SQUARE COURT LAYOUT
N.T.S.



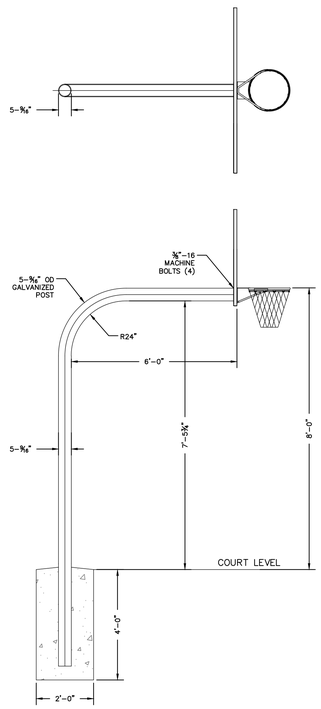
ALL HOP SCOTCH LINES SHALL BE 2 INCHES WIDE WHITE PAINT

8 C2.12 HOP SCOTCH COURT LAYOUT
N.T.S.

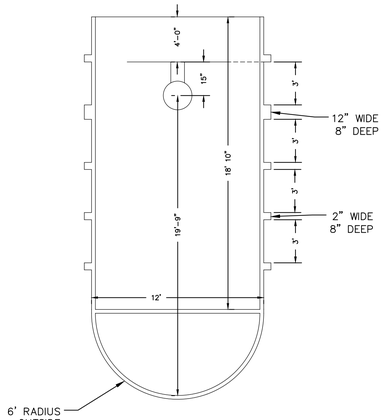


PORTER, 72"X42" STEEL RECTANGULAR BACKBOARD WITH CHAIN NET SHALL BE PROVIDED OR EQUIVALENT.

9 C2.12 BASKETBALL BACKBOARD AND GOAL
N.T.S.



10 C2.12 BASKETBALL POLE
N.T.S.



ALL BASKETBALL COURT LINES SHALL BE 2 INCHES WIDE WHITE PAINT

11 C2.12 BASKETBALL COURT LAYOUT
N.T.S.

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
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1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION
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2	02/10/2026	ADDENDUM #2

STATE OF WISCONSIN
NICHOLAS J TENNESSEN
E-102212
WAUWATOSA, WI
PROFESSIONAL ENGINEER
Nicholas Tennessen 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE DETAILS

Sheet Number:
C2.12

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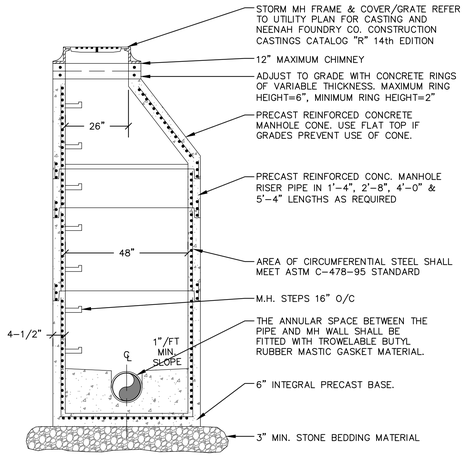


STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

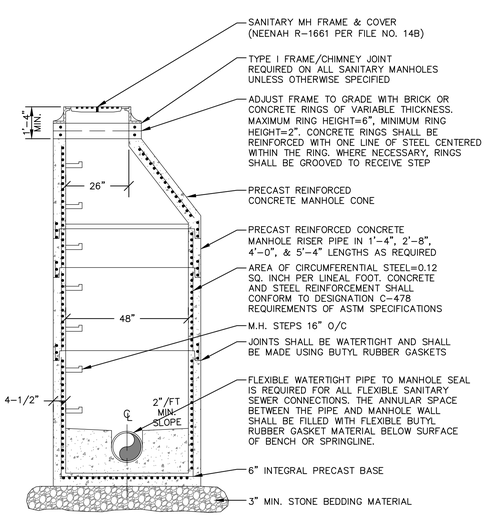
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

1 / C2.20 STORM MANHOLE DETAIL
N.T.S.

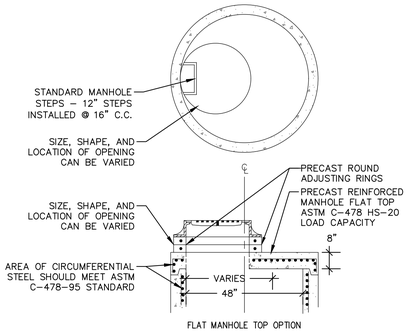


SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.

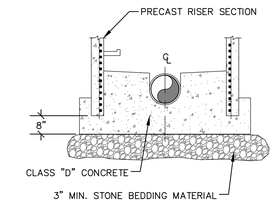
2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

2 / C2.20 SANITARY MANHOLE DETAIL
N.T.S.

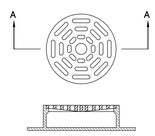


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

3 / C2.20 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.

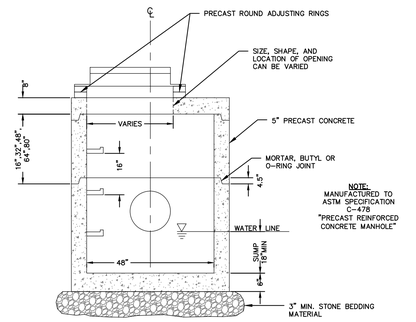


4 / C2.20 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



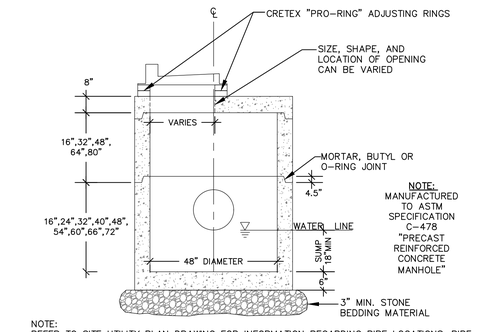
NOTE: REFER TO UTILITY PLAN FOR GRATE CASTING AND NEENAH FOUNDRY CO. CONSTRUCTION CASTINGS CATALOG "R" 14th EDITION

SECTION A-A



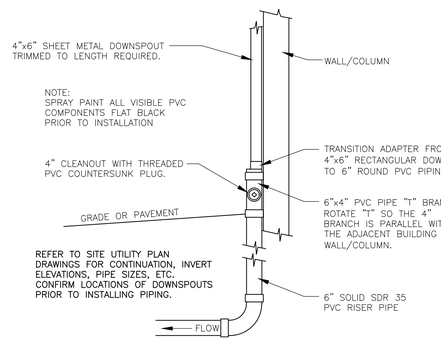
NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

5 / C2.20 48-INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE
N.T.S.

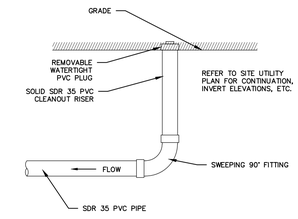


NOTE:
REFER TO SITE UTILITY PLAN DRAWING FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

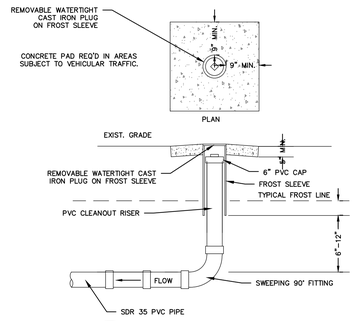
6 / C2.20 ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.



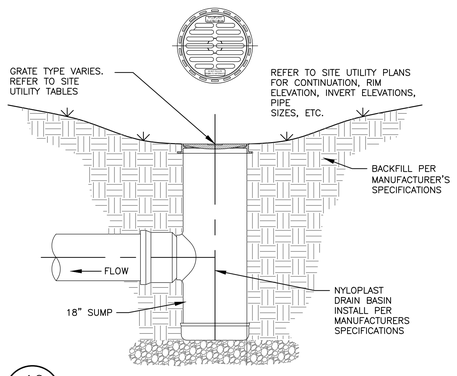
7 / C2.20 DOWNSPOUT CONNECTION
N.T.S.



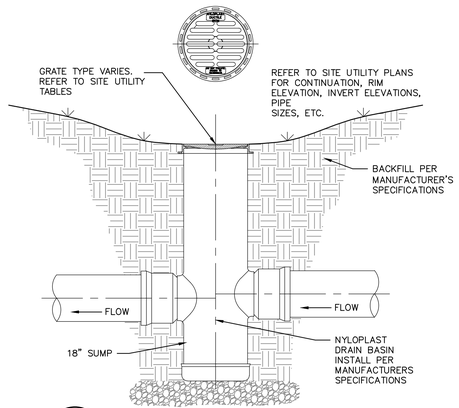
8 / C2.20 STORM SEWER END RUN CLEANOUT
N.T.S.



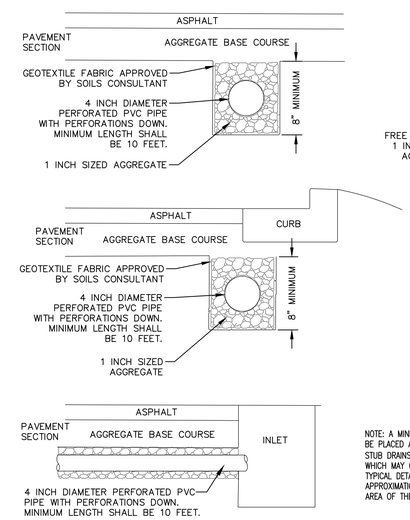
9 / C2.20 6" END RUN CLEANOUT
N.T.S.



10 / C2.20 NYLOPLAST DRAIN BASIN WITH OUTLET
N.T.S.



11 / C2.20 NYLOPLAST DRAIN BASIN WITH INLET AND OUTLET
N.T.S.



NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN, AND THE INVERTS OF THE STUB DRAINS SHALL BE PLACED AT OR ABOVE THE CROWN OF THE DOWNSTREAM STORM SEWER PIPE OR BE PROTECTED WITH A BACKWATER VALVE. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

12 / C2.20 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1

NICHOLAS J TENNESSEN E-102212 WAUWATOSA, WI PROFESSIONAL ENGINEER WISCONSIN
Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE UTILITY DETAILS

Sheet Number:
C2.20

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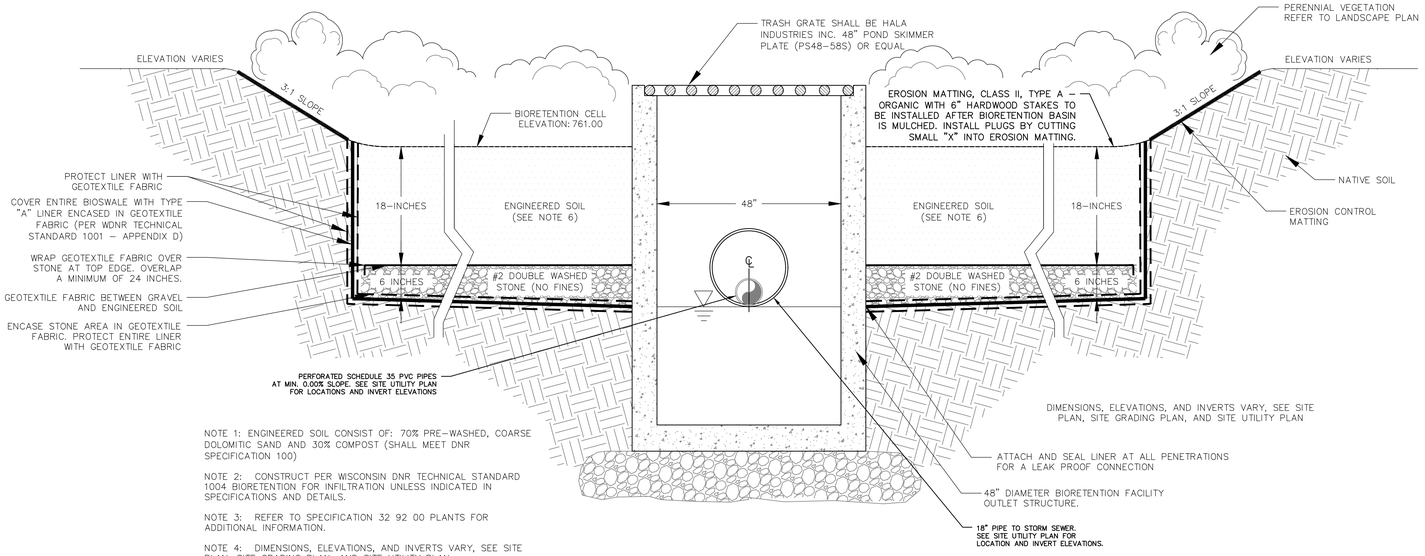


NOTE 1: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100)

NOTE 2: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 3: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 4: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

CARE SHALL BE TAKEN TO AVOID COMPACTION OF THE ENGINEERED SOIL WITHIN THE LIMITS OF THE BIORETENTION FACILITY DURING AND AFTER CONSTRUCTION.

NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF FUTURE BIO-RETENTION BASIN AND EXCAVATED TO THE APPROXIMATE DIMENSIONS OF THE FUTURE BIO-RETENTION BASIN. SEDIMENT BASINS SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN, INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE STONE AND ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

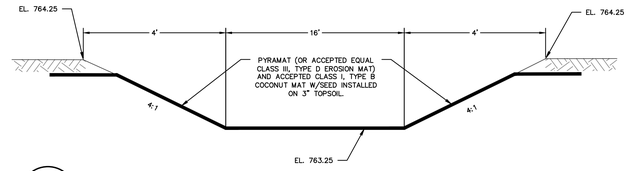
NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

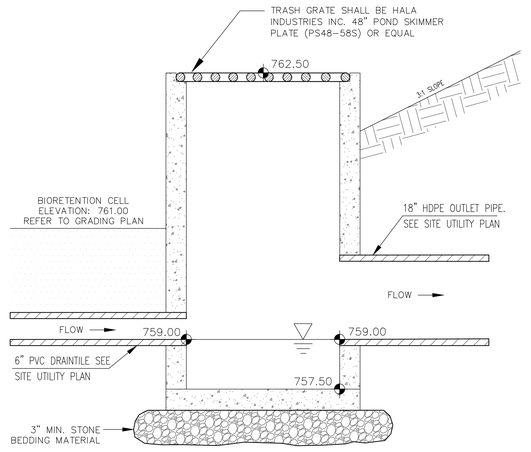
NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

1 / C2.21 BIORETENTION BASIN DETAIL
N.T.S.



2 / C2.21 STORM WATER POND EMERGENCY SPILLWAY CROSS SECTION FOR BIORETENTION BASIN
N.T.S.



OUTLET STRUCTURE NOTES:

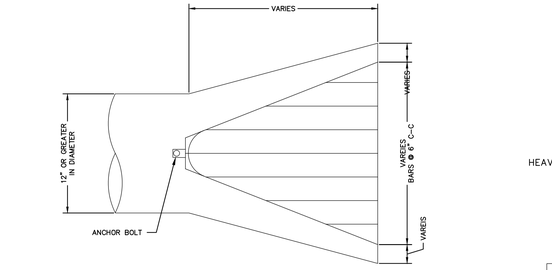
1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

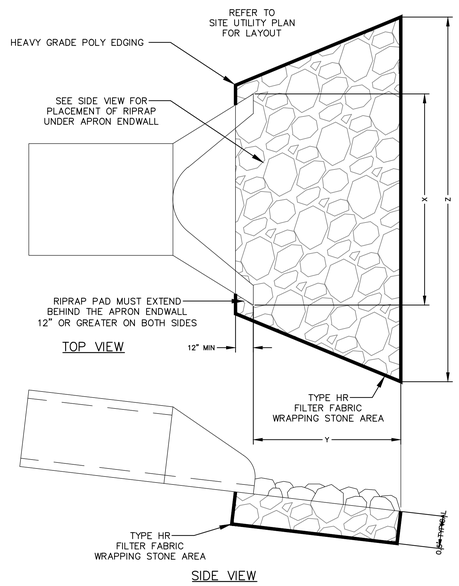
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE. BACKFILL STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

3 / C2.21 48-INCH STORM OUTFALL STRUCTURE FOR BIO-RETENTION BASIN
N.T.S.



4 / C2.21 TRASH GUARD AT RCP APRON ENDWALLS
N.T.S.



DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

NOTES:
1.) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.

2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.

3.) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.

4.) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

5 / C2.21 TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS
N.T.S.

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Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

#	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

NICHOLAS J TENNESSEN
E-102212
WAUWATOSA, WI
PROFESSIONAL ENGINEER
WISCONSIN
Nicholas Tennessen 02/12/2026

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
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Sheet Title:
SITE UTILITY DETAILS

Sheet Number:
C2.21

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NO MOW FESCUE SEEDING ON BIO-RETENTION BASIN SIDE SLOPES

BIO-RETENTION BASIN-1
AREA = 8841 SF

(1)ACFAF

(4)PIAB

(1)ACFAF

PROPOSED BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

(3)CAAC
(3)SPFRA
(3)CAAC
(3)SPFRA
(3)CAAC
(3)SPFRA
(5)CAAC
(5)SPDP
(5)HEHR
(1)GYDIE
(1)GYDIE
(3)SPFRA
(1)PHOPD
(5)CAAC
(1)PHOPD
(3)SPFRA

PROPOSED BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

(1)GIBPS

(3)SYMEP

(18)JUCHI

EXISTING BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

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EXISTING BUILDING
FFE = 766.72 (CIVIL)
FFE = 95'-4" (ARCH)

(3)RIALG

EXISTING BUILDING
FFE = 770.06 (CIVIL)
FFE = 98'-8" (ARCH)

(1)GLTIS

(8)THOBJ
(8)CAAC

OAKWOOD ELEMENTARY DIGITAL BILLBOARD SIGN

"SHELDON NATURE AREA" BILLBOARD SIGN

BASEBALL / SOFTBALL FIELD

ASPHALT PARKING LOT

GATED DUMPSTER AREA

6 FT CHAIN LINK FENCE

4 FT CHAIN LINK FENCE

RAISED BEDS

STAIRS

TRANSFORMER

GRAVEL PATH

DENSE WOODS / VEGETATION

EXISTING BUILDING

TREE LINE

DRIVE LANES

SIDEWALK

POST

ONLY

OMRO RD.
66 FT R/W

OMRO RD.

Scale: 0 15 30 60
Scale: 1" = 30'

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HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- ALUMINUM EDGING (9 L2.10)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES O.C. (11 L2.10)
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (7 L2.10)
2. ALUMINUM EDGING AT PLANTING BED (9 L2.10)
3. EXISTING EMERGENCY SIREN POLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)

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1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

Issued for:
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02/10/2026

Project Number:
3580

Sheet Title:
SITE LANDSCAPE PLAN - AREA A

Sheet Number:
L1.11A

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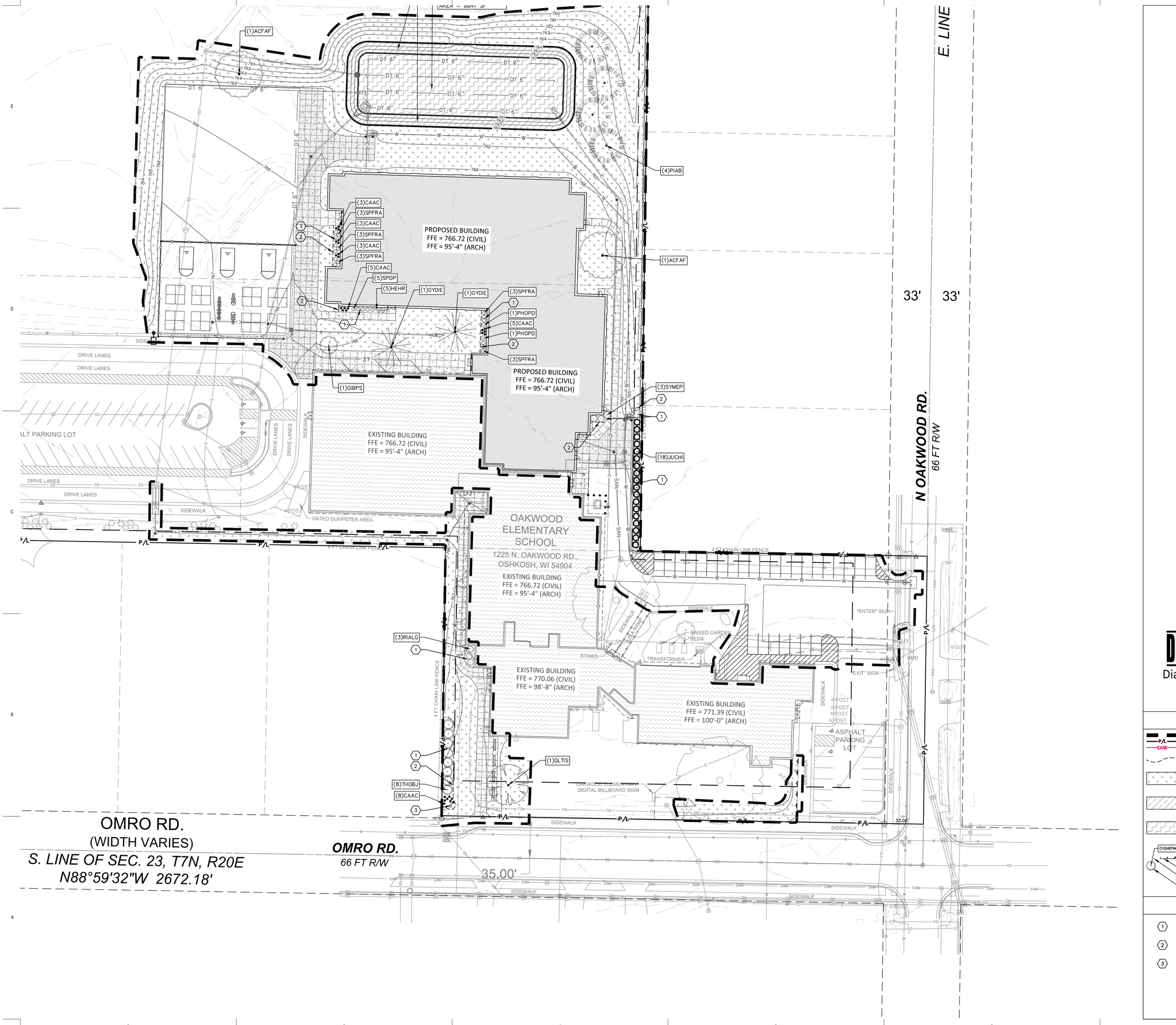

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2	02/10/2026	ADDENDUM #2

N

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Scale: 1" = 30'

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HATCH LEGEND

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- ALUMINUM EDGING — 9 / L2.10
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12–INCHES O.C. — 11 / L2.10
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH — 7 / L2.10
2. ALUMINUM EDGING AT PLANTING BED — 9 / L2.10
3. EXISTING EMERGENCY SIREN POLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE LANDSCAPE PLAN - AREA B

Sheet Number:
L1.12B

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Plant Schedule

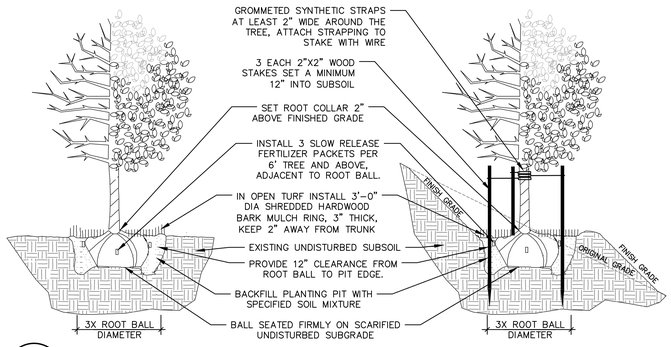
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 3/L2.10)						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2	Per Plan	2.5" caliper B&B	50'/40'
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	1	Per Plan	2.5" caliper B&B	40'/15'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	1	Per Plan	2.5" caliper B&B	60'/35'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	2.5" caliper B&B	50'/35'
Evergreen Trees: (Install in accordance with detail 4/L2.10)						
PIAB	Picea aibes	Norway Spruce	4	Per Plan	6' tall B&B	50'-70'/25'-30'
Deciduous Shrubs: (Install in accordance with detail 5/L2.10)						
PHOPD	Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	2	Per Plan	24" tall pot	3'-4'/3'-4'
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3	Per Plan	18" tall pot	3'-5'/3'-5'
SPDP	Spiraea x 'NCSX2' PP30,953	Double Play Doozie Spirea	5	Per Plan	18" tall pot	2'-3"/2'-3'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	15	Per Plan	18" tall pot	2'-3/2'-3'
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	3	Per Plan	24" tall pot	4'-5'/5'-7'
Evergreen Shrubs: (Install in accordance with detail 5/L2.10)						
JUCHI	Juniperus chinensis 'Iowa'	Iowa Juniper	18	Per Plan	4' tall B&B	10'-15'/5'-6'
THOBJ	Thuja occidentalis 'Bail John' PP15,850	Technito Arborvitae	8	Per Plan	4' tall B&B	15'-20'/7'-9'
Perennials: (Install in accordance with detail 6/L2.10)						
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	27	Per Plan	#1 cont.	4'-5'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	5	Per Plan	#1 cont.	12"-18"/16"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

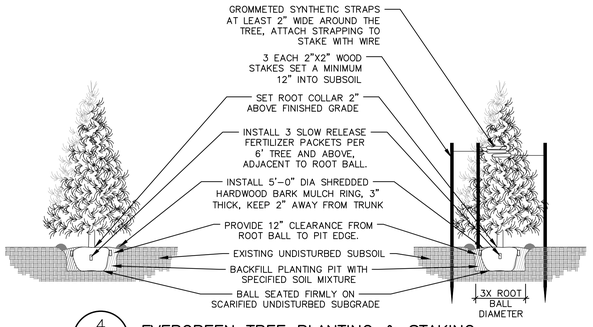
1 / L2.10 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. WOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF SHREDDED HARDWOOD BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1–800–476–9453 FAX: 608–296–2741. INSTALL 4' TALL TEMPORARY WOOD STAKES 6' ON CENTER WITH SIGNAGE READING "NO MOW SEEDING – PLEASE DO NOT ENTER OR MOW" AROUND THE PERIMETER OF THE NO MOW FESCUE SEEDING AREA ALONG WITH PLASTIC YELLOW TAPE BETWEEN THE TOP OF THE STAKES TO DELINEATE IT FROM THE LAWN AREA SO THAT IT IS NOT ACCIDENTALLY MOWED ALONG WITH THE LAWN DURING THE ESTABLISHMENT PERIOD.
20. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

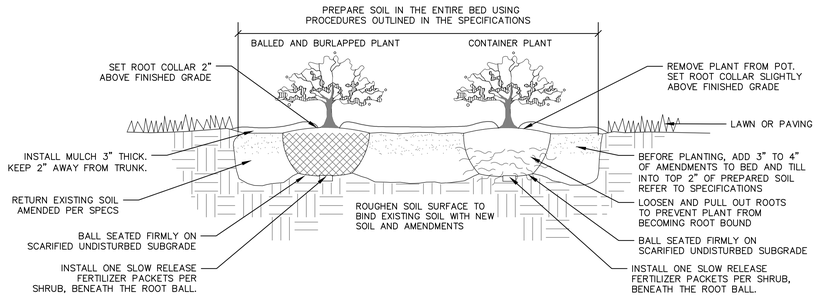
2 / L2.10 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



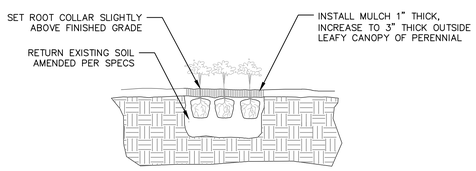
3 / L2.10 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



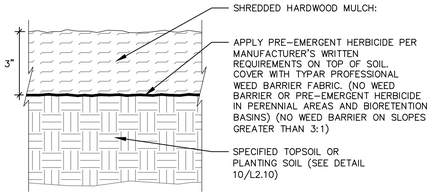
4 / L2.10 EVERGREEN TREE PLANTING & STAKING
N.T.S.



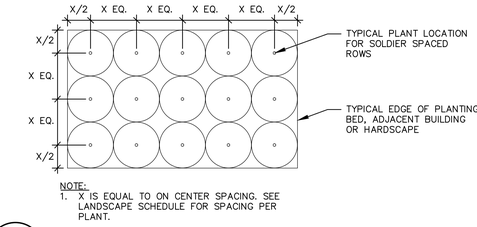
5 / L2.10 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 / L2.10 PERENNIAL PLANTING
N.T.S.

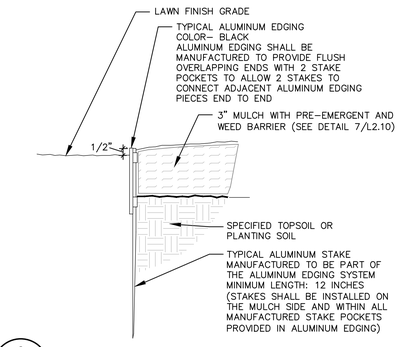


7 / L2.10 SHREDDED HARDWOOD MULCH SECTION
N.T.S.

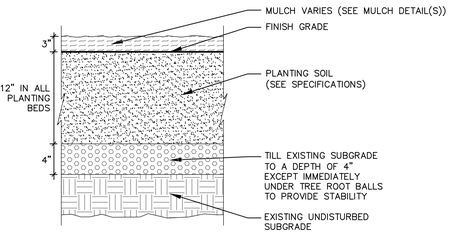


NOTE:
1. X IS EQUAL TO ON CENTER SPACING. SEE LANDSCAPE SCHEDULE FOR SPACING PER PLANT.

8 / L2.10 PERENNIALS AND GROUNDCOVERS SPACING: SOLDIER
N.T.S.



9 / L2.10 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



NOTE:
1. PLACE ROOT BALL OF TREES ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

10 / L2.10 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.

Bio-Retention Basin Plant Plug Schedule

Code	Scientific Name	Common Name	Bio Basin #1 Quantity	Soldier Spacing	Install Size	Mature Size (Height/Spread)
Bio-mix: (Space according to detail 8/L2.10)						
BIOMIX 1	Aster ericoides	Heath Aster	600	12" o.c.	3" plug	18"-24"/12"-18"
BIOMIX 1	Physostegia virginiana	Obedient Plant	600	12" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Verbena hastata	Blue Vervain	600	12" o.c.	3" plug	36"-48"/18"-24"
BIOMIX 1	Liatris spicata	Marsh Blazing Star	600	12" o.c.	3" plug	36"-48"/12"-24"
BIOMIX 1	Monarda fistulosa	Wild Bergamot	600	12" o.c.	3" plug	36"-48"/24"-36"
BIOMIX 1	Rudbeckia hirta	Black-eyed Susan	600	12" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	600	12" o.c.	3" plug	42"-48"/18"-24"
BIOMIX 1	Tradescanta ohiensis	Spiderwort	600	12" o.c.	3" plug	24"-36"/12"-18"
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	600	12" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Carex bebbi	Bebb's Sedge	820	12" o.c.	3" plug	12"-24"/8"-12"
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	600	12" o.c.	3" plug	20"-40"/12"-18"
BIOMIX 1	Elymus canadensis	Canada Wild Rye	600	12" o.c.	3" plug	24"-48"/10"-12"
BIOMIX 1	Elymus virginius	Virginia Wild Rye	600	12" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Carex vulpinoidea	Fox Sedge	820	12" o.c.	3" plug	12"-36"/24"-36"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity. Native plugs of same species shall be planted in groupings of a minimum 40 plugs.

11 / L2.10 BIO–RETENTION BASIN PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

BRAY ARCHITECTS
Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200
Sheboygan • Davenport
Moline • Saint Paul
www.brayarch.com
kapur

Project Title:
Additions & Renovation
OAKWOOD ELEMENTARY SCHOOL
Oshkosh Area School District
1225 N. Oakwood Rd., Oshkosh, WI 54904

ISSUANCES + REVISIONS:

	DATE	DESCRIPTION
1	02/03/2026	ADDENDUM #1
2	02/10/2026	ADDENDUM #2

Issued for:
TOWN OF ALGOMA RESUBMITTAL
02/10/2026

Project Number:
3580

Sheet Title:
SITE LANDSCAPE DETAILS

Sheet Number:
L2.10

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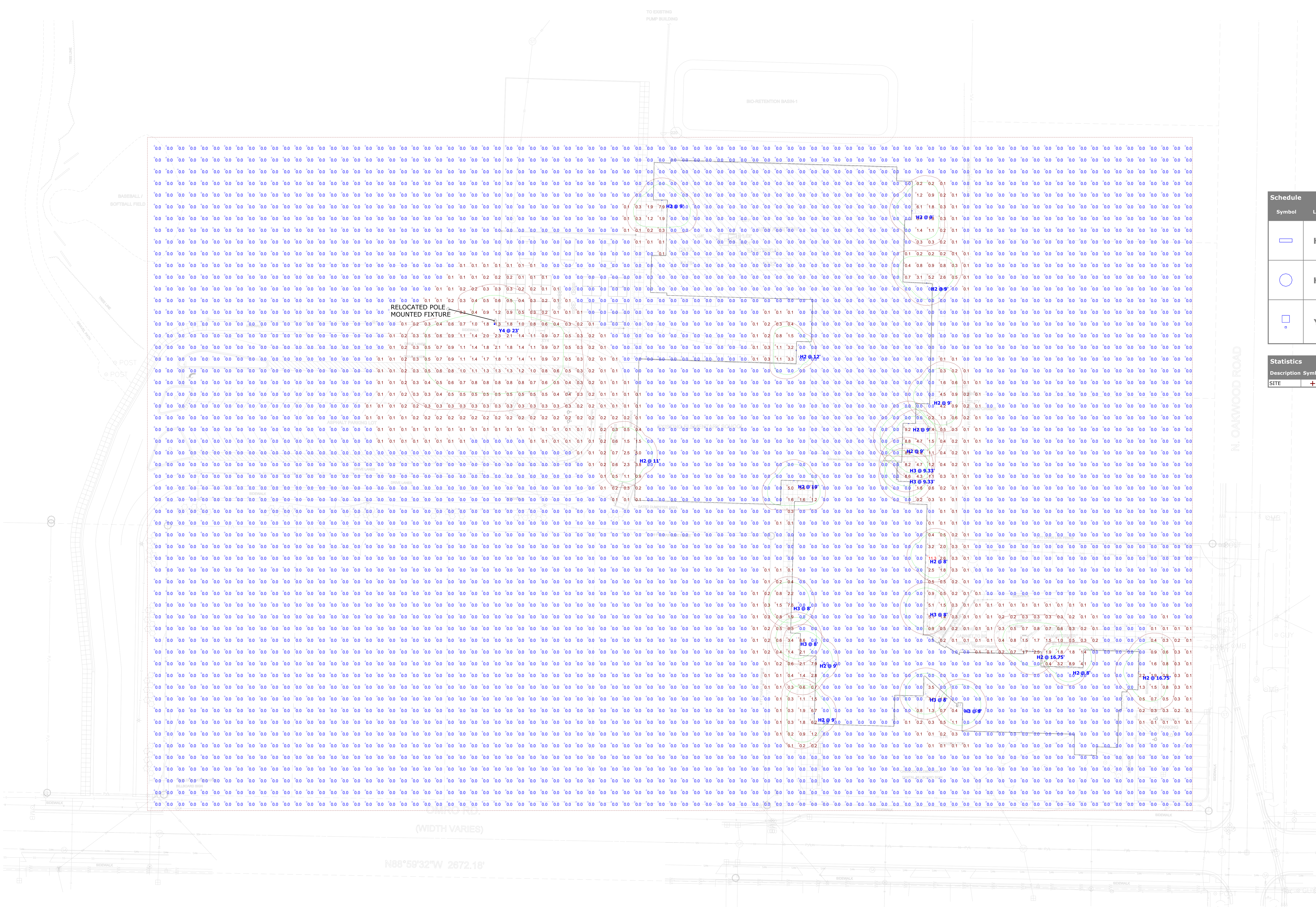

Plan View
Scale - 1" = 40ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Distribution	Polar Plot
	H2		15	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	WPX1_LED_P2 _40K_Mvolt.ies	2913	1	2912.845	TYPE III, SHORT, BUG RATING: B1 - U0 - G1	Max: 1302cd
	H3		7	BARRON LIGHTING GROUP	ECX-40-CP-WH (20W, 4000K)		ECX-40-CP-WH (20W, 4000K).IES	2750	1	2750		Max: 580cd
	Y4		1	Lithonia Lighting	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium	DSX1_LED_P3 _40K_70CRI_T 4M.ies	13968	1	13968.34	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G4	Max: 11175cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.1 fc	11.3 fc	0.0 fc	N/A	N/A

MSA

OAKWOOD ELEMENTARY SCHOOL
OSHKOSH AREA SCHOOL DISTRICT
1225 N. OAKWOOD RD, OSHKOSH, WI 54904

Designer
SGR
Date
12/29/2025
Scale
Not to Scale
Drawing No.

Summary

Oakwood Elementary School Expansion Site Plan, February 2026

Review was provided by Maggie Mahoney, Jason Loduha, Phil Kleman, and Chief Kevin Sawicki. Plans were provided to Kevin Mraz at the Algoma Sanitary District #1.

The project team will work with ASD on pipe size/system changes.

225-69 Development Standards. Refer to Chapter 23 of the Winnebago County General Code for standards for each category with exceptions for additional Town requirements as noted below:

Ingress/Egress:
225-69 A. Driveways.

(3) Exceptions; additional Town requirements. **MET/NA,** *there are no changes to the existing 3 driveways*

a. Configuration. Driveways shall ordinarily intersect with public streets as nearly as possible at right angles; provided, however, that for high-intensity uses and/or parcels with access to streets with posted speeds of 45 miles per hour or greater, a channelized "T" intersection may be required. For high-intensity uses, acceleration and deceleration lanes may also be required.

b. Multiple frontage. Where a parcel abuts two streets, access may be limited to the street with the lowest functional classification (i.e., arterial, collector) as defined in the Algoma Comprehensive Plan: Transportation Element.

c. Number and spacing. No parcel fronting on a public street for less than 100 feet shall ordinarily have more than one driveway access to that street. No parcel fronting on a public street for between 100 feet and 250 feet shall ordinarily have more than two driveway accesses to that street; provided, however, that the center line of the two driveways should not be closer than 50 feet for local or collector streets or closer than 75 feet for arterial streets. One additional access may be approved for each additional 250 feet subject to the center line separation of 50 feet for local or collector streets and 75 feet for arterial streets.

d. Corner and lot line clearance. No driveway shall be constructed with its center line closer than 75 feet to a local street intersection; closer than 100 feet to a collector street intersection; or closer than 150 feet to an arterial street intersection (as measured from the right-of-way line). No driveway shall be constructed with its center line closer than 25 feet to a property line except when the driveway is jointly used by the adjoining property.

e. Width. Minimum driveway widths of 12 feet are required for one-way driveways and minimum driveway widths of 24 feet are required for two-way driveways. Driveways shall not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the property boundary line.

f. Coordination with opposite side driveways and buildings. Driveways shall be located to minimize potential interference and conflicts with the use of buildings and driveways located on the opposite side of the street.

Parking and on-site circulation:
225-69 B. Parking.

(4) Exceptions; additional Town requirements.

a. Marking. Any off-street parking in excess of 5,000 square feet of 10 or more parking spaces shall have individual spaces marked (lined). **MET**

Outdoor Storage: NA
225-69 C. Outside storage of equipment, products or materials.

(4) Exceptions; additional Town requirements. **MET/NA,** *no change to existing outdoor storage (which is none)*

a. Separation. Outside storage shall be clearly separated from any off-street parking areas, driveways, buildings and structures by a distance of not less than 10 feet. No outside storage shall be in the front or side yard of a parcel.

b. Visibility. No outside storage shall be permitted unless such storage is visually screened from view of any private property owner or roadway, with a suitable solid masonry or wood fence at least six feet in height. Screening shall be well maintained.

c. Safety. Such storage area shall be located and arranged so as to not impair the convenience and safety of vehicular or pedestrian travel. No equipment, products or materials shall be piled or stacked to a height exceeding the principal building.

d. Surface. In commercial, industrial or multifamily zoned land all outside storage areas shall be surfaced with a hard surface and in industrial areas (as an option) gravel material would be allowed. The surface of outdoor storage areas should be maintained in a smooth, well-graded condition.

225-69 E. Outside storage of waste and trash. **MET/NA,** *no change to existing dumpster enclosure*

a. General requirement. Storage of waste or trash shall be kept in an enclosure as described in this section.

b. Construction standards. An enclosure shall consist of a masonry or solid wooden fence at least six feet in height, with a door having a one-foot vertical clearance at the bottom and a feature that allows doors to be latched in the open position. The floor of a screened enclosure should be at the same level as the lot and be hard surfaced.

c. Location. An enclosure should be located at the rear of the building and easily accessible for refuse pickup.

Landscaping:
225-69 D. Landscaping.(3) Exceptions; additional Town requirements.

a. Not less than 15% of the total parcel or lot area shall be devoted to landscaped areas.

b. Additional landscaping requirements as determined necessary by the Town Administrator and approved by the Planning Commission and Town Board, including but not limited to the following:

1. Perimeter landscaping.
2. Screening and buffering.
3. Sides of buildings.
4. Parking lots.
5. Heavy equipment and machinery areas.
6. Plant type and size.
7. Materials.

MET, *plan includes 6 canopy trees, 4 evergreen (Norway spruce) trees, 22 evergreen (Juniper/Arborvitae) shrubs, 29 deciduous shrubs and 32 perennials throughout the project area. The evergreen trees and shrubs appear to be located along property lines to provide screening and buffering from neighboring properties.*

Surface and subsurface drainage (consistent with Ch 23, Art. 15 of Winnebago County General Code):
225-69 F. Drainage.

1. Drainage requirements. Any parcel developed or redeveloped shall require submittal of drainage impact calculations and appropriate drainage improvements according to the requirements set forth in this Code and Chapter 23, Article 15, of the Winnebago County General Code.

2. Existing drainage. Existing watercourses and drainage patterns shall be maintained. No obstructions, such as plantings, structures, fences, riprap and the like shall be allowed within any existing watercourses or developed drainageways.

Met, *The proposed grading and utility plans were reviewed for overall drainage. The site includes curb and gutter, storm sewer, pavement and stormwater facilities to convey, detain and treat stormwater runoff from the site. The proposed grading plan and utility plan appear to be in accordance with Town & County standards.*

Erosion Control Plan:
The erosion control plan consists of using a tracking pad, silt fence, ditch checks, inlet protection, seeding, and erosion mat to reduce the amount of sediment leaving the property. The site is required to satisfy the 5 tons/acre/year sediment discharge requirement, but the SWMP did not include any sediment discharge calculations. It is recommended that sediment discharge calculations and corresponding mapping be provided to ensure the 5 tons/acre/year discharge requirement is satisfied. **This recommendation will be passed along to the County for consideration in their review.**

Stormwater Management Plan (on file with the town):
The site is proposing a new bioretention facility to provide TSS and peak discharge reductions for the proposed site improvements, including those made with the 2022 site improvements. The proposed bioretention facility is intended to reduce peak discharges down to the meadow pre-development condition and achieve the required

TSS reduction for the site. The site is exempt from infiltration performance standards and there does not appear to be any regulated wetlands near or within the limits of land disturbance. We did not complete a detailed review of the SWMP, but do offer the following general comments:

- The Stormwater Management Plans (SWMP) mentions the site is considered a re-development site (40% TSS req't). We would argue the site is considered a mix of new (80% TSS req't) and re-development. As such, we would anticipate the required TSS reduction required for the site is likely closer to 60% TSS. **This comment will be passed along to the County for consideration in their review.**
- WDNR Technical Standard 1004 (Bioretention for Infiltration) states the maximum drainage area to a bioretention facility shall not exceed 2 acres. It appears the proposed bioretention facility will receive runoff from approximately 4 acres. Consider sizing 2 separate bioretention facilities. **This comment will be passed along to the County for consideration in their review.**
- A quick review of the peak discharge analysis seems to indicate the pre-settlement (meadow) condition includes impervious areas within the curve number calculations. Typically, the pre-settlement condition assumes there are no impervious areas. **This comment will be passed along to the County for consideration in their review.**
- The County should require that a Stormwater Management Practices Maintenance Agreement be completed, signed and recorded as part of their review process. It's recommended the Town ensure this agreement is signed and recorded as part of the Town's approval process, as it is a requirement of the Town's MS4 permit.

Architectural features and the specific location and orientation of buildings and structures:
225-69 G. Outdoor lighting.

No exterior lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. All exterior lighting fixtures, either wall mounted or freestanding, shall be identified on the face of the site plan and shall state the dispersion pattern, intensity of light, and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties. There will be zero light dispersion at the lot line. **Met,** *the photometric plan was reviewed to ensure to exterior lighting will be reflected or produce unreasonable glare beyond the parcel boundaries. The plan is on file with the town.*

Signage:
225-69 H. Signs. **Met/NA,** *there are no additional signs or sign changes proposed*

(3) Exceptions; additional Town requirements.

a. Setbacks. No sign shall be located within 10 feet of any side or rear lot line. All signs shall comply with zero light dispersion at the lot line as documented by a photometric plan.

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

Visit us at https://townofalgoma.org/

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

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Nate Considine - Bray Architects Date: 12-29-2025

Petitioner's Address: 829 South 1st Street City: Milwaukee State: WI Zip: 53204

Telephone #: (414) 615-1716 Fax: ( ) Other Contact # or Email: nconsidine@brayarch.com

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

Petitioner's Signature (required): NC - AIA Date: 12-29-2025

OWNER INFORMATION

Owner(s): James Fochs - Oshkosh Area School District Date: 12-29-2025

Owner(s) Information: 1404 South Main Street City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-0135 Fax: ( ) Other Contact # or Email: james.fochs@oshkosh.k12.wi.us

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: Date: 12-29-2025

SITE INFORMATION

Address/Location of Proposed Project: 1225 N. Oakwood Rd., Oshkosh WI 54904

Current Use of Property: Oakwood Elementary School Zoning: B-3, A-2

Land Uses Surrounding Your Site:

North: R-1

South: R-1

East: R-1

West: R-1

Projected Timeline: Start construction spring 2026 with completion by fall 2026

Project Description: The Oakwood Elementary School addition and renovations involve the addition of a new gym and support building, a new 2 story core academic and library building, and 3 new playgrounds. The project also includes the renovation of the play field and parking lot to the west of the existing building. The school will have a maximum student enrollment of 600 students with an expected opening enrollment of between 475-550 students

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.

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

Visit us at https://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: Total site area: 29.053/1,265,570 square feet

Development Area and Percentage: Development area: 4.210 acres/183,408 square feet (14.49% of total site area)

# of Employees/#of Residential Units: 74 total existing + proposed

# of Proposed Parking Space: 95 existing stalls to remain + 8 proposed stalls = 103 total stalls

Traffic Count Projections (attach documentation): 415 week day trips, 135 AM peak hour and 85 PM peak hour trips.

Percent Impervious (attach documentation): Existing: 19.60% Proposed 26.66%

Description of Required Landscaping (attach landscape plan):

Street frontage landscaping shall be required along any road, road right of way, or ingress/egress easement frontage and must be a minimum of 3 trees every 100 linear feet of frontage. Required trees must be at least 4 ft in height at the time of planting and capable of attaining a mature height of at least 15 ft.

Additional Information:

OFFICE USE ONLY

Received By: Katie Date: 1/27/26 Fee: $2000.00 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.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: WDNR Urban Non-Point Source Planning Grant Update and TMDL Stormwater Analysis

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SUMMARY:

Town Engineer Phil Kleman, McMahon Engineering Inc, will present the attached presentation to update the Board on the deliverables for the planning grant.

He is asking the Board to consider a TMCL alternative as the official TMDL Plan of Action which will then be incorporated in the final report. He will explain each alternative at the meeting.

Staff have reviewed the report and recommend Alternative 1 because it has the most impact for the cost (it is the lowest cost option).

RECOMMENDED ACTION: Staff recommend Alternative 1. Should the Town Board agree the following motion may be made:

"Motion to approve Alternative 1 for the TMDL Plan of Action."

ATTACHMENTS:

1. Planning Grant and TMDL Analysis Presentation

WDNR Planning Grant & TMDL Stormwater Analysis

PHIL KLEMAN
Municipal & Water Resource Engineer
February 18, 2026

Overview

- Regulatory Background
- Town's Municipal Stormwater Permit
- Upper Fox & Wolf River Basins TMDL
- WDNR Planning Grant
- TMDL Stormwater Quality Analysis
- Action Items & Recommendations
- Funding Options

Regulatory Background

- Federal
  - 1987 - Clean Water Act Amendment
  - 1990 - EPA Phase I Regulation
  - 1999 - EPA Phase II Regulation
- Wisconsin – Phase II
  - 2002 - NR 151 Performance Standards
  - 2004 - NR 216 Municipal Permit
  - 2006 - Municipal Permit Application & Permit Issuance
  - 2014 - Municipal Permit Renewals & New Permits
  - 2019 - Municipal Permit Renewals & New Permits

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

Town's Municipal Stormwater Permit

- Public Education & Outreach
- Public Involvement & Participation
- Illicit Discharge Detection & Elimination
- Construction Site Pollution Control
- Post-Construction Site Storm Water Management
- Municipal Pollution Prevention
- Storm Sewer System Mapping
- Stormwater Quality Management

Town's Municipal Stormwater Permit

- Town received its original Municipal Stormwater Permit from Wisconsin DNR in Dec, 2006
  - Developed urban areas
  - Achieve 20% sediment reduction by 2008
  - Achieve 40% sediment reduction by 2013
- 2011 - Wisconsin Act 32
  - Removed 40% sediment reduction requirement
  - 20% sediment reduction remained
  - Existing best management practices (BMPs) to be maintained.

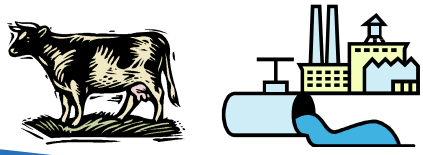
TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

Town's Municipal Stormwater Permit

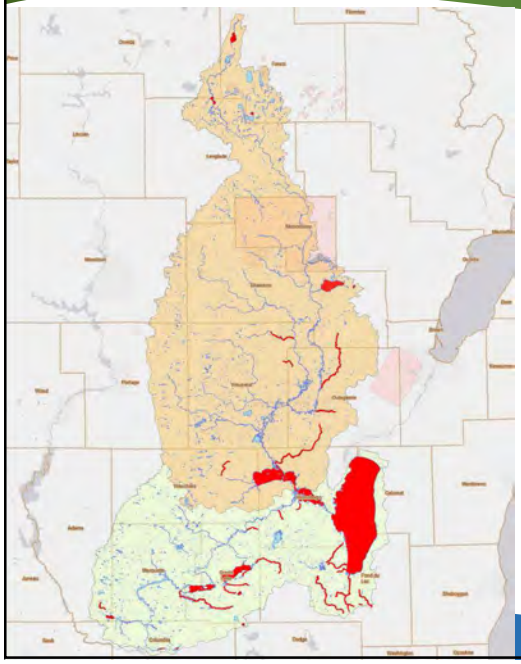
- Wisconsin DNR issued updated permits in May 2014 & May 2019. A new permit was due in May, 2024, but WDNR has yet to re-issue
- TMDL phosphorus and sediment reductions now implemented thru Municipal Stormwater Permit
- Within 36 months of TMDL approval, Town must submit a Stormwater Quality Management Plan and Plan of Action, including proposed schedule for compliance

Total Maximum Daily Load (TMDL)

- EPA requires that waterbodies not meeting water quality standards be listed as impaired on Wisconsin's 303-d list & have TMDL's developed
- TMDL's determine the amount of a pollutant that a waterbody can receive and still meet water quality standards
- TMDL = Nonpoint Allocation + Point Allocation + Margin of Safety



TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

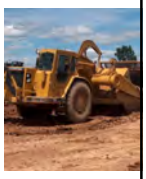


Total Maximum Daily Load (TMDL)

- Upper Fox & Wolf (UFW) River Basins TMDL for phosphorus and sediment pollutants was approved by US Environmental Protection Agency on Feb 27, 2020

TMDL Implementation

- Municipal & Industrial Wastewater Permits
- Municipal, Industrial, and Construction Site Stormwater Permits
- CAFO Permits and Other Agriculture



TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

WDNR Planning Grant

- Post-Construction Program
  - County Inter-Governmental Agreement
- Dedicated Revenue
  - User Charges for Regional Ponds
- Update Pollution Prevention Program
  - Private BMP Inspection & Maintenance
  - Street Sweeping Program/Routine
- Update MS4 Mapping
- Update Stormwater Quality Management Plan
  - TMDL Analysis
  - TMDL Plan of Action

Post-Construction Program

- Post-Construction Stormwater Management Program
  - Developed draft Inter-Governmental Agreement with Winnebago County
  - Addressed responsibilities and review, permitting, inspection, enforcement and record retention policies / procedures

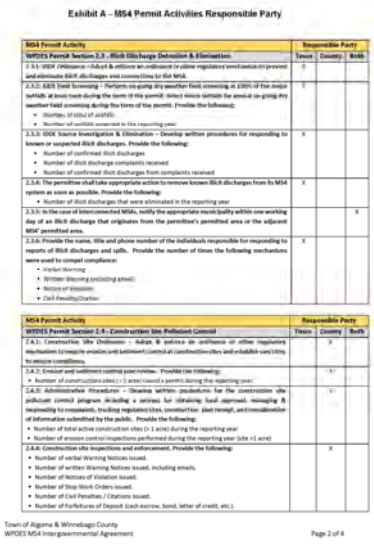


Exhibit A – MS4 Permit Activities Responsible Party

MS4 Permit Activity	Responsible Party		
WPDES Permit Section 2.3 - Illicit Discharge Detection & Elimination	Town	County	Both
2.3.1: IDDE Ordinance – Adopt & enforce an ordinance or other regulatory mechanism to prevent and eliminate illicit discharges and connections to the MS4.	X		
2.3.2: IDDE Field Screening – Perform on-going dry weather field screening at 100% of the major outfalls at least once during the term of the permit. Select micro outfalls for annual on-going dry weather field screening during the term of the permit. Provide the following: • Number of total of outfalls • Number of outfalls screened in the reporting year	X		
2.3.3: IDDE Source Investigation & Elimination – Develop written procedures for responding to known or suspected illicit discharges. Provide the following: • Number of confirmed illicit discharges • Number of illicit discharge complaints received • Number of confirmed illicit discharges from complaints received	X		
2.3.4: The permittee shall take appropriate action to remove known illicit discharges from its MS4 system as soon as possible. Provide the following: • Number of illicit discharges that were eliminated in the reporting year	X		
2.3.5: In the case of interconnected MS4s, notify the appropriate municipality within one working day of an illicit discharge that originates from the permittee's permitted area or the adjacent MS4' permitted area.			X
2.3.6: Provide the name, title and phone number of the individuals responsible for responding to reports of illicit discharges and spills. Provide the number of times the following mechanisms were used to compel compliance: • Verbal Warning • Written Warning (including email) • Notice of Violation • Civil Penalty/Duration	X		

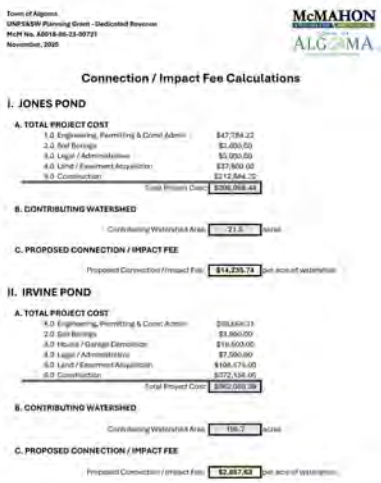
MS4 Permit Activity	Responsible Party		
WPDES Permit Section 2.4 - Construction Site Pollutant Control	Town	County	Both
2.4.1: Construction Site Ordinance – Adopt & enforce an ordinance or other regulatory mechanism to require erosion and sediment control at construction sites and establish sanctions to ensure compliance.		X	
2.4.2: Erosion and sediment control plan review. Provide the following: • Number of construction sites (> 1 acre) issued a permit during the reporting year		X	
2.4.3: Administrative Procedures – Develop written procedures for the construction site pollutant control program including a process for obtaining local approval, managing & responding to complaints, tracking regulated sites, construction plan receipt, and consideration of information submitted by the public. Provide the following: • Number of total active construction sites (> 1 acre) during the reporting year • Number of erosion control inspections performed during the reporting year (site >1 acre)		X	
2.4.4: Construction site inspections and enforcement. Provide the following: • Number of verbal Warning Notices issued. • Number of written Warning Notices issued, including emails. • Number of Notices of Violation issued. • Number of Stop Work Orders issued. • Number of Civil Penalties / Citations issued. • Number of Forfeitures of Deposit (cash escrow, bond, letter of credit, etc.)		X	

Town of Algoma & Winnebago County
WPDES MS4 Intergovernmental Agreement
Page 2 of 4

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

Dedicated Revenue

- Regional Pond User Charges
  - Developed "User Charges" for the Jones Pond and Irvine Pond
  - Establishes a cost per acre of watershed that could be charged to future new development or re-development sites to recoup some of the Town's capital expenditure



Town of Algoma
UNPS&SW Planning Grant - Dedicated Revenue
McM No. A0018-06-23-00721
November, 2025

McMAHON ENGINEERS ARCHITECTS
ALGOMA

Connection / Impact Fee Calculations

I. JONES POND

A. TOTAL PROJECT COST

1.0 Engineering, Permitting & Const Admin	$47,784.22
2.0 Soil Borings	$2,000.00
3.0 Legal / Administrative	$5,000.00
4.0 Land / Easement Acquisition	$37,800.00
5.0 Construction	$212,884.22
Total Project Cost	$306,068.44

B. CONTRIBUTING WATERSHED

Contributing Watershed Area: 21.5 acres

C. PROPOSED CONNECTION / IMPACT FEE

Proposed Connection / Impact Fee: $14,235.74 per acre of watershed

II. IRVINE POND

A. TOTAL PROJECT COST

1.0 Engineering, Permitting & Const Admin	$[illegible]
2.0 Soil Borings	$3,900.00
3.0 House / Garage Demolition	$19,600.00
4.0 Legal / Administrative	$7,500.00
5.0 Land / Easement Acquisition	$108,475.00
6.0 Construction	$372,158.05
Total Project Cost	$[illegible]

B. CONTRIBUTING WATERSHED

Contributing Watershed Area: 196.7 acres

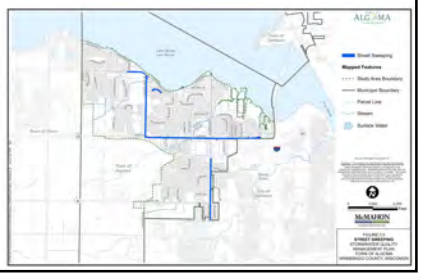
C. PROPOSED CONNECTION / IMPACT FEE

Proposed Connection / Impact Fee: $2,857.63 per acre of watershed

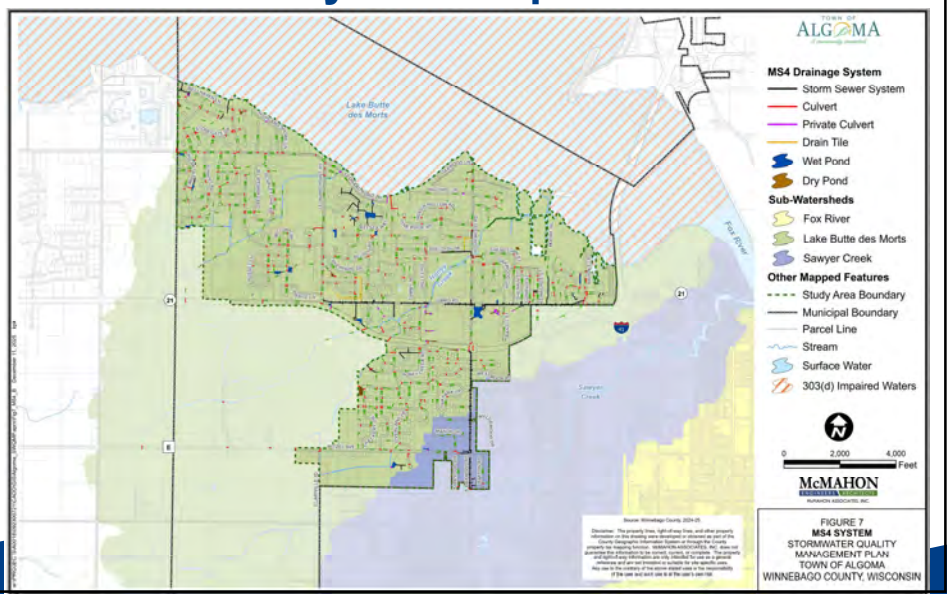
Pollution Prevention Program

- Private BMP Inspection & Maintenance Procedures
  - Updated inventory of private BMPs
  - Inventory maintenance authority for private BMPs via agreements, notes on plats, etc.
  - Updated letter to send to private BMP owners

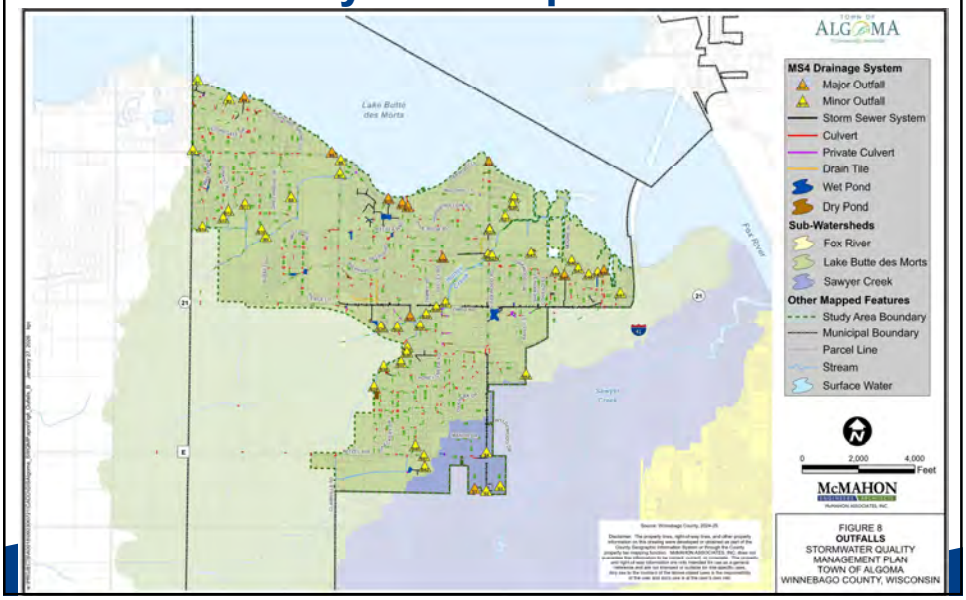
- Street Sweeping Program
  - Update street sweeping routine
  - N. Oakwood Road, Omro Road, Caden Ct & Leonard Point Road



Storm Sewer System Map



Storm Sewer System Map - Outfalls



TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

Stormwater Quality Management Plan

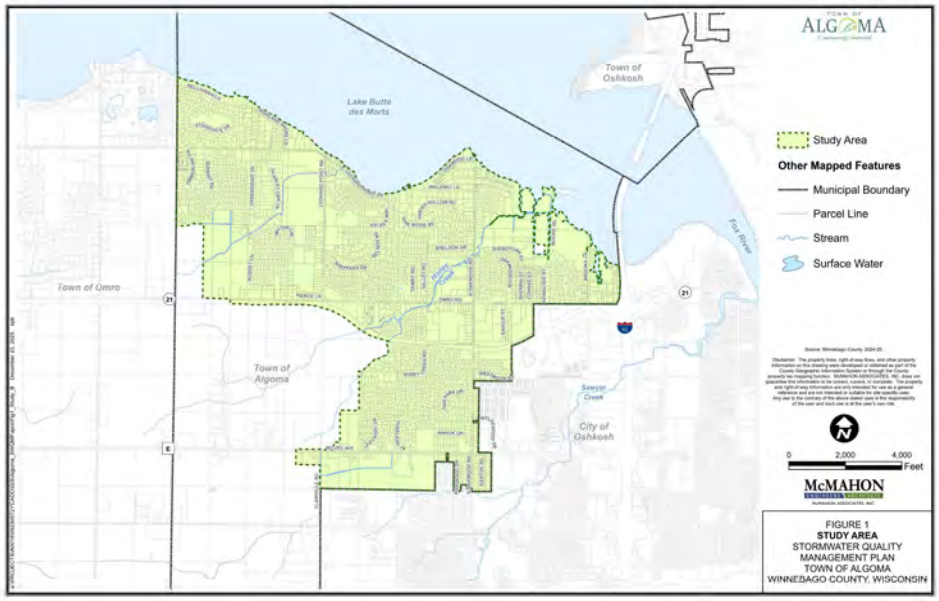
- TMDL Analysis
  - UFW River Basins TMDL identifies Phosphorus & Sediment pollutant reductions required for the Town's developed urban area.
  - Town's developed urban area falls within two TMDL Sub-Watersheds – Lake Butte des Morts & Sawyer Creek

Sub-Watershed	TMDL Phosphorus Reduction Required	TMDL Sediment Reduction Required
Lake Butte des Morts	**83.0%**	**-**
Sawyer Creek	**83.0%**	**48.0%**

  - Typical Urban Stormwater relationship between sediment & phosphorus removals: 80% Sediment = 60% Phosphorus
  - Wet Detention Ponds: "Max Out" at 60-65% Phosphorus Reduction

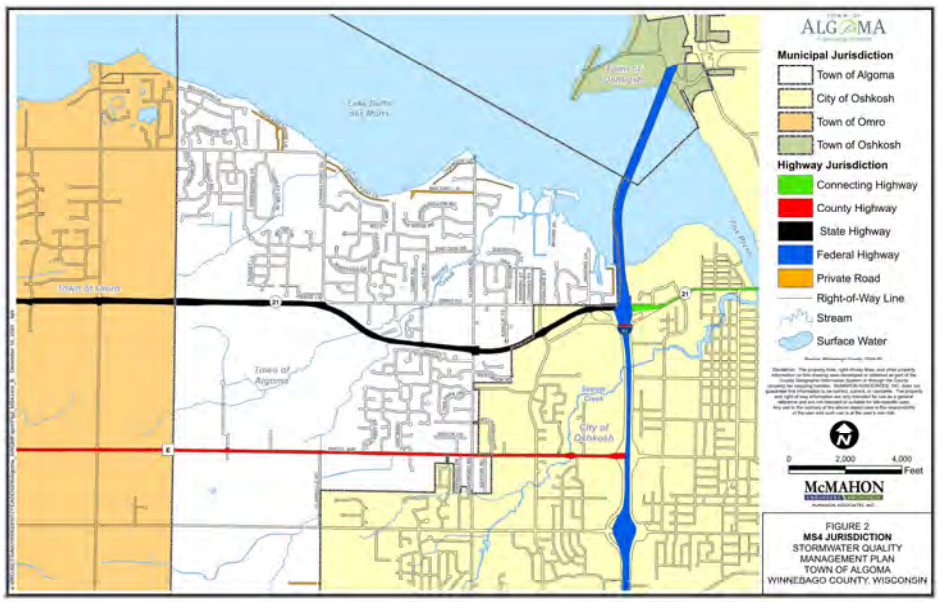
Study Area

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



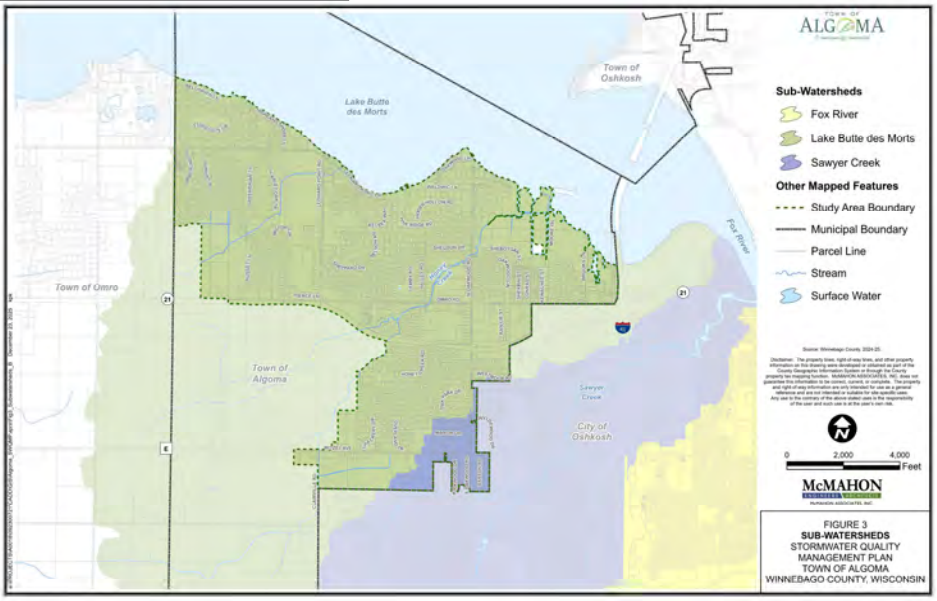
MS4 Jurisdiction

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



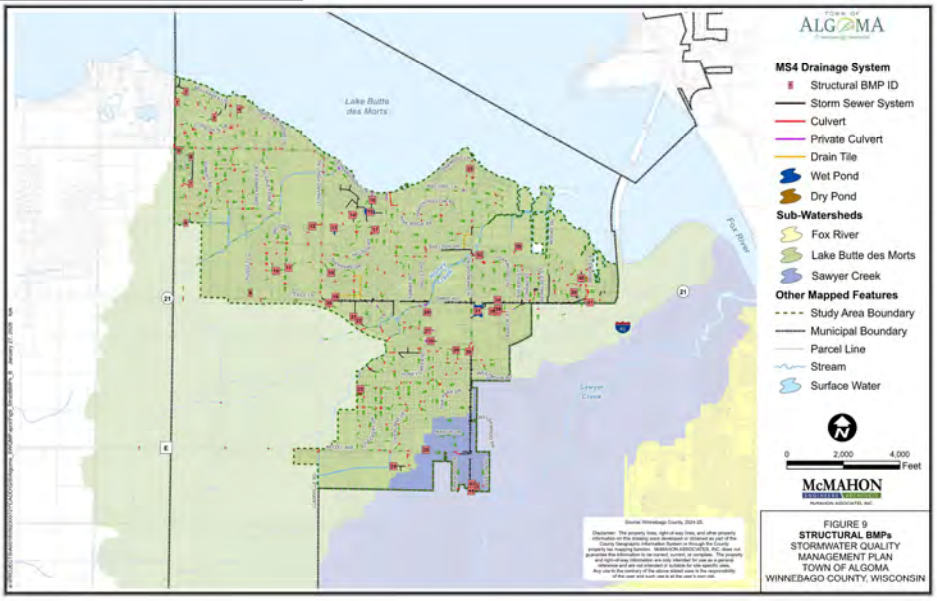
Sub-Watersheds

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

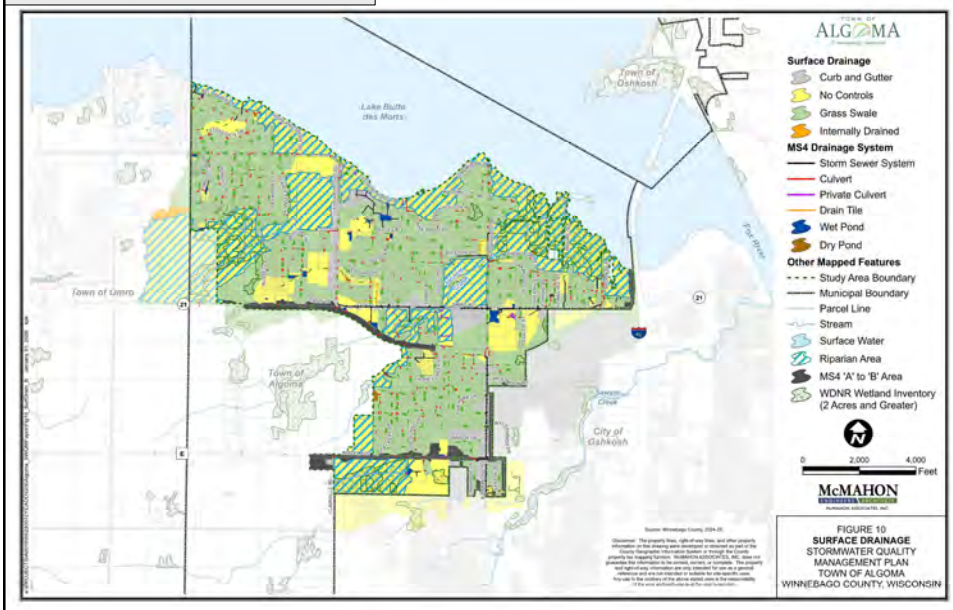


Structural BMPs

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



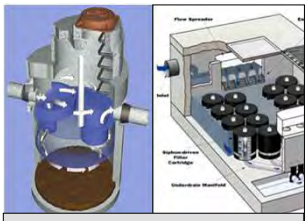
Surface Drainage



TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

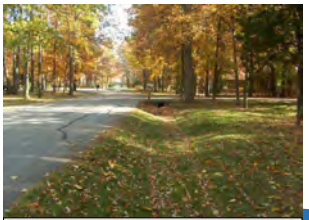
Stormwater Quality BMP's

Street Sweeping



Proprietary Devices

Stream Stabilization



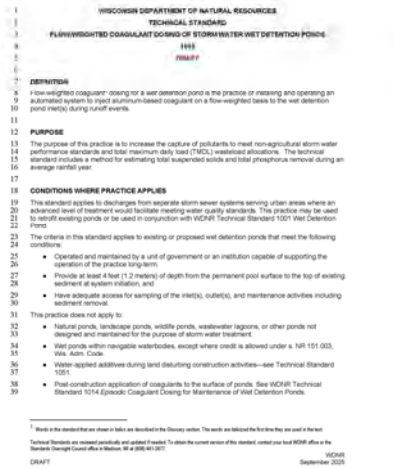
Grass Swales / Filters

Biofilters / Sand Filters

Wetlands / Wet Ponds

Stormwater Quality BMP's

Enhanced Settling Systems



WISCONSIN DEPARTMENT OF NATURAL RESOURCES
TECHNICAL STANDARD
FLOW-WEIGHTED COAGULANT DOSING OF STORMWATER WET DETENTION PONDS
1111
DRAFT

DEFINITION

"Flow-weighted coagulant" dosing for a wet detention pond is the practice of measuring and operating an automated system to inject aluminum-based coagulant on a flow-weighted basis to the wet detention pond inlet(s) during runoff events.

PURPOSE

The purpose of this practice is to increase the capture of pollutants to meet non-agricultural storm water performance standards and total maximum daily load (TMDL) wasteload allocations. The technical standard includes a method for estimating total suspended solids and total phosphorus removal during an average rainfall year.

CONDITIONS WHERE PRACTICE APPLIES

This standard applies to discharges from separate storm sewer systems serving urban areas where an advanced level of treatment would facilitate meeting water quality standards. This practice may be used to retrofit existing ponds or be used in conjunction with WDNR Technical Standard 1001 Wet Detention Pond.

The criteria in this standard applies to existing or proposed wet detention ponds that meet the following conditions:

- Operated and maintained by a unit of government or an institution capable of supporting the operation of the practice long-term.
- Provide at least 4 feet (1.2 meters) of depth from the permanent pool surface to the top of existing sediment at system initiation, and
- Have adequate access for sampling of the inlet(s), outlet(s), and maintenance activities including sediment removal.

This practice does not apply to:

- Natural ponds, landscape ponds, wildlife ponds, wastewater lagoons, or other ponds not designed and maintained for the purpose of storm water treatment.
- Wet ponds within navigable waterbodies, except where credit is allowed under s. NR 151.003, Wis. Adm. Code.
- Water-applied additives during land disturbing construction activities—see Technical Standard 1051.
- Post-construction application of coagulants to the surface of ponds. See WDNR Technical Standard 1014 *Episodic* Coagulant Dosing for Maintenance of Wet Detention Ponds.

† Words in the standard that are shown in italics are described in the Glossary section. The words are italicized the first time they are used in the text.

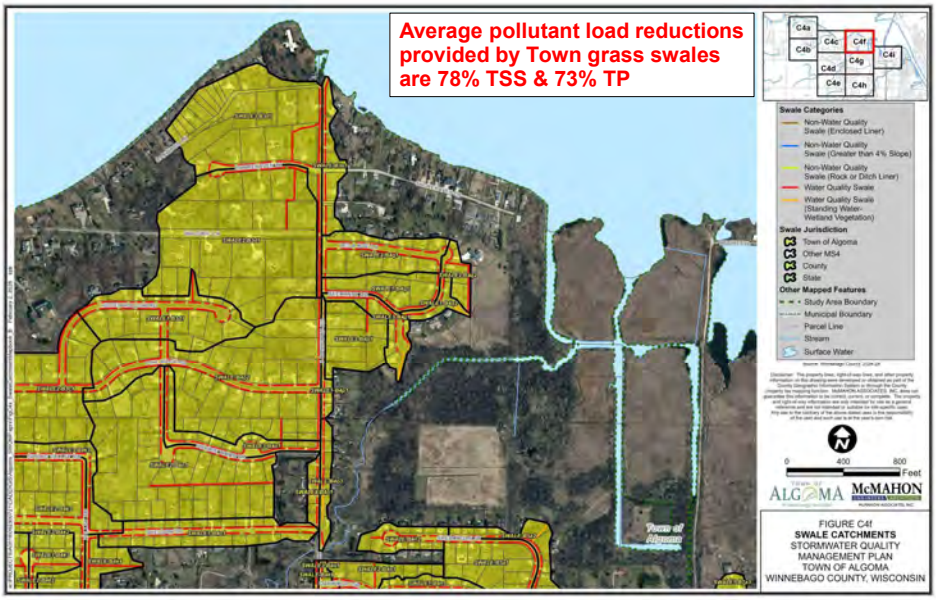
Technical Standards are reviewed periodically and updated if needed. To obtain the current version of this standard, contact your local WDNR office or the Standards Oversight Council office in Madison, WI at (608) 441-2677.

DRAFT WDNR September 2025

Preliminary modeling & calculations indicate Enhanced Settling Systems may achieve 90%-95% TP removal

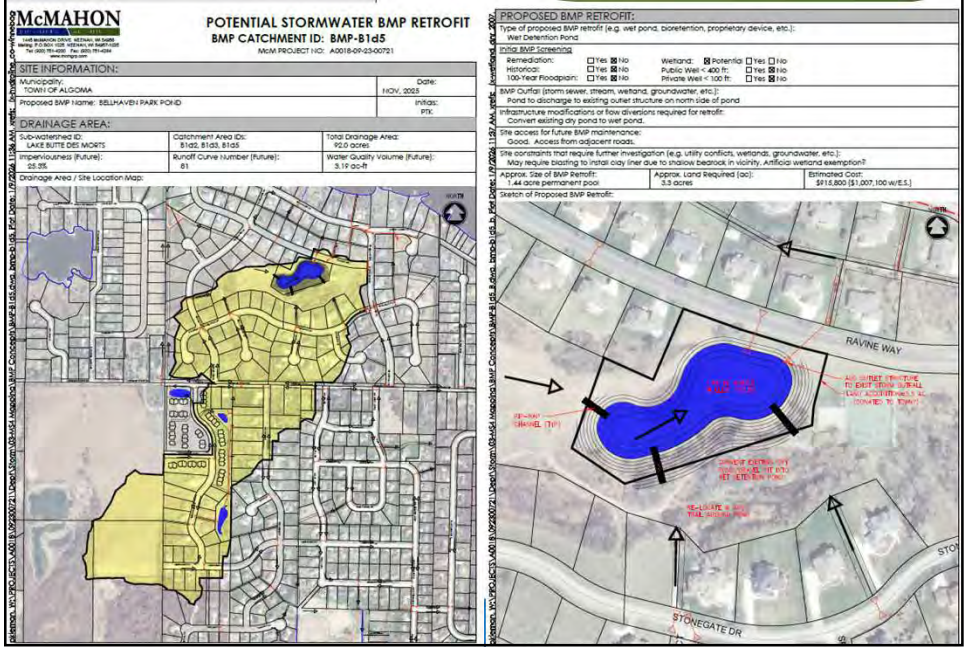
Grass Swales

Average pollutant load reductions provided by Town grass swales are 78% TSS & 73% TP



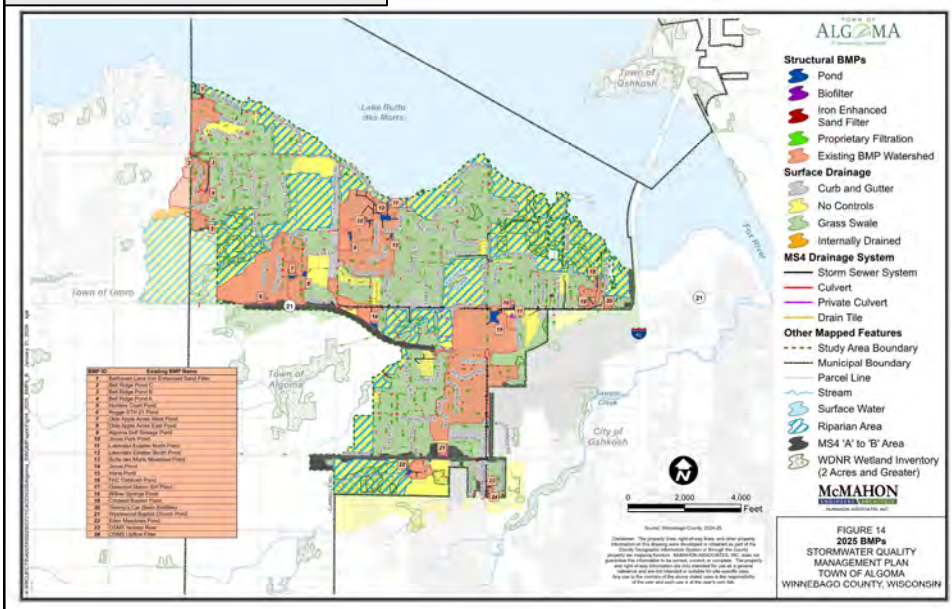
Pond Concepts

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



TMDL Analysis 2025 Condition

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



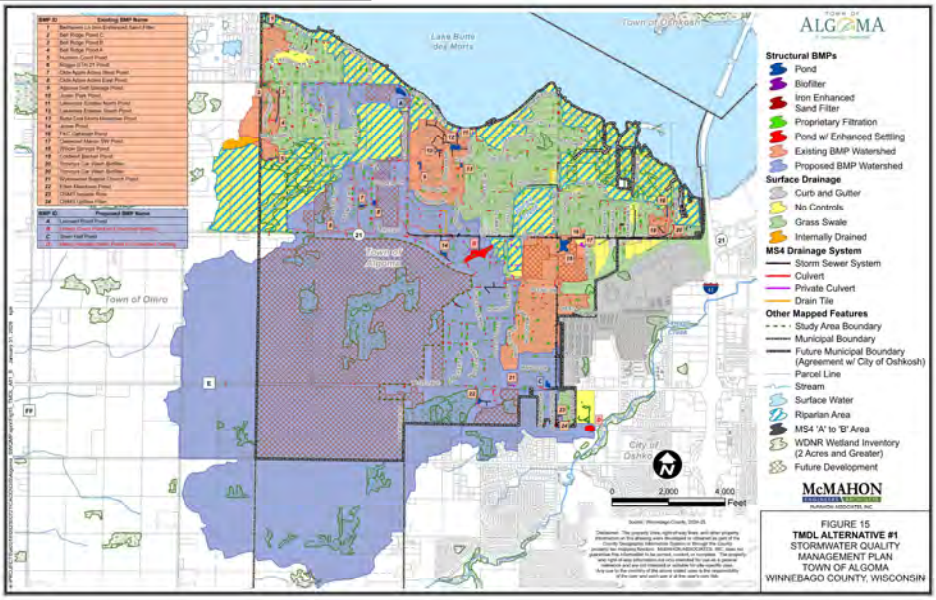
TMDL Analysis - 2025 Condition

Sub-Watershed	TMDL Phosphorus reduction required	TMDL Sediment reduction required
Lake Butte des Morts	83%	-
Sawyer Creek	83%	48%

Sub-Watershed	2025 Phosphorus reduction provided	2025 Sediment reduction provided
Lake Butte des Morts	69%	77%
Sawyer Creek	47%	54%

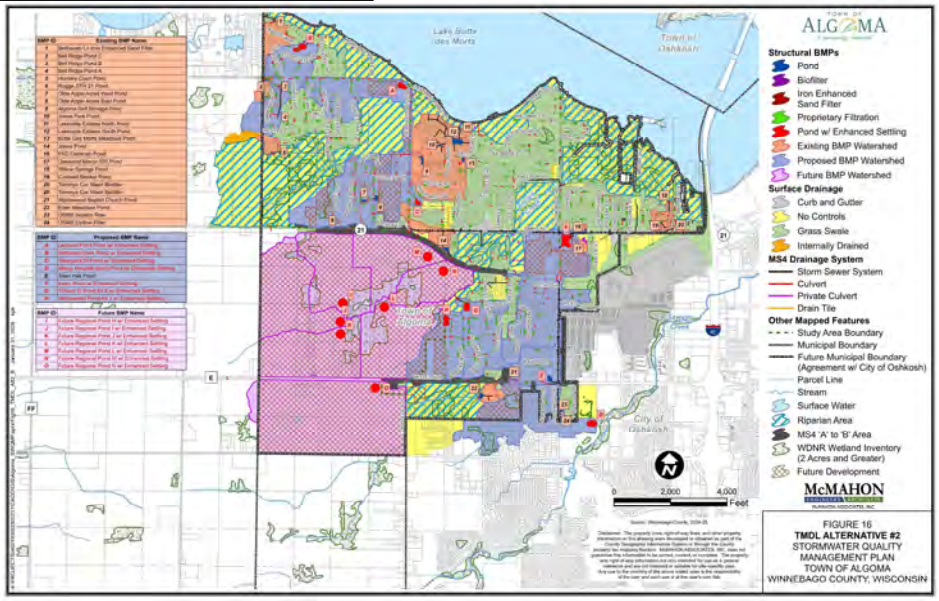
Alternative 1
$3.1 Million

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



Alternative 2
$5.5 Million

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS



Alternative 3
$7.0 Million

TOWN OF ALGOMA
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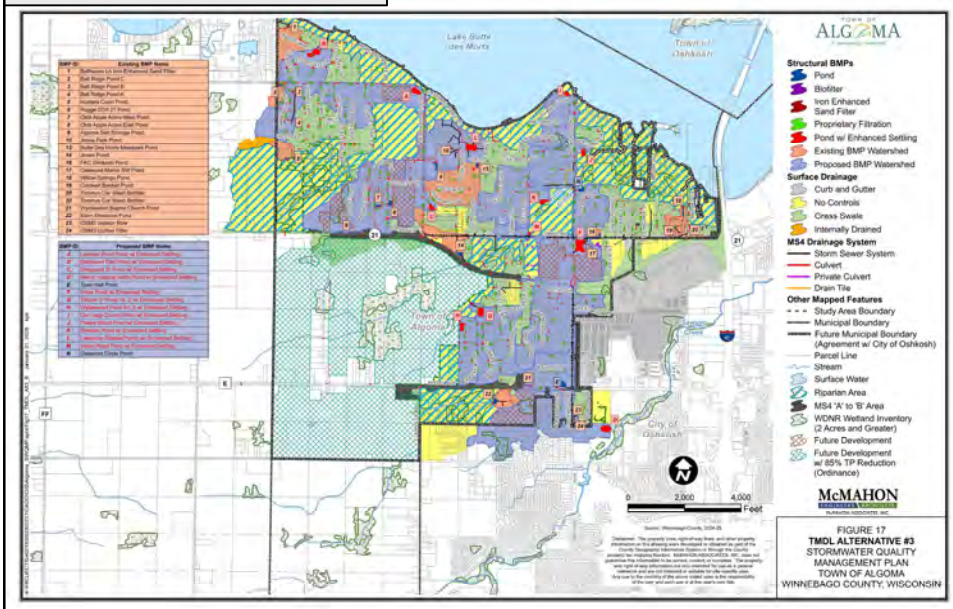
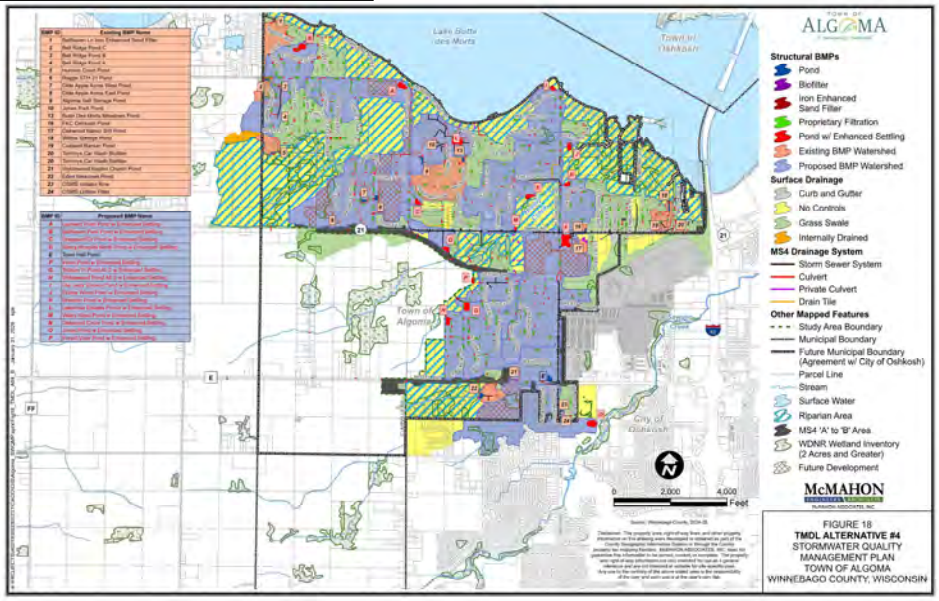


Alternative 4
$7.8 Million



TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

TMDL Analysis – Alternatives Summary

ALTERNATIVE	COST	KEY ACTIONS	NOTES
Alternative 1	$3.1M	• Construct/modify 4 ponds • Confirm maintenance authority for Honey Creek Pond	• Relies on future development loads & reductions to satisfy TMDL
Alternative 2	$5.5M	• Construct/modify 8 ponds • Developers construct 7 regional ponds south of STH 21 to treat existing & new development • Town adds enhanced settling systems to the 7 regional ponds south of STH 21	• Relies on future development loads & reductions to satisfy TMDL
Alternative 3	$7.0M	• Construct/modify 14 ponds • Adopt 85% TP ordinance for new & re-development sites • Developers treat new development (no existing) south of STH 21 to satisfy 85% TP reduction	• Relies on future development loads & reductions to satisfy TMDL
Alternative 4	$7.8M	Construct/modify 16 ponds	• Does not rely on future development loads & reductions to satisfy TMDL

TMDL Analysis – Action Items

- Review & discuss future development and how to address the 83% TP reduction requirement.
  - Could consider more restrictive ordinance requirements (ie: 85% TP)
    - Unsure if Winnebago County will review more restrictive ordinance
    - May discourage developers (more cost to achieve 85% TP)
  - Consider maintaining current ordinance requirements and assisting developers with the extra cost to achieve TMDL compliance (ie: install regional ponds and/or enhanced settling systems)
- Select a TMDL alternative as official TMDL Plan of Action
  - Upon selection, need to develop a long-term Capital Improvement Plan, including proposed compliance schedule (can be 50-100 yrs)

TOWN OF ALGOMA
WDNR PLANNING GRANT &
TMDL STORMWATER ANALYSIS

TMDL Implementation Recommendations

- The Town's SWQMP is a dynamic planning document and the TMDL Plan of Action may need revisions as the Town works through implementation.
- Look for opportunities within the Town to construct regional stormwater ponds identified in the final TMDL Plan of Action
  - Consider new and re-development sites
- Look for opportunities to work with other MS4's (County, State, C. Oshkosh) – Typically are more cost-effective.
- There are various funding options to assist the Town with implementation, including WDNR Construction Grants.

Funding Options

- Grant Funding
  - WDNR UNPS&SW Construction (up to $200,000)
- Stormwater Utility
  - Feasibility Study to be completed in 2026
- Connection/User Charge Fees
- Special Assessments
- Tax Incremental Financing (TIF) Districts
- Low-Interest Rate Loans

Questions

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
Resolution No. 2026-6

RESOLUTION APPROVING RELOCATON ORDER AND RIGHT-OF-WAY PLAT FOR THE LEONARD POINT ROAD RECONSTRUCTION PROJECT

WHEREAS, the Town of Algoma deems it necessary to construct the public road known as Leonard Point Road, from to Highland Shore Lane to State Highway 21; and

WHEREAS, a Right-of-Way Plat for Project ID 6436-01-72/73, dated DATE, has been prepared by SURVEYOR under the direction of the Town, illustrating the lands necessary for said project; and

WHEREAS, a Relocation Order is required pursuant to Section 32.05(1) and 84.09 Wis. Stats. to authorize the acquisition of the necessary lands.

THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Algoma does hereby approve the Relocation Order and the Right-of-Way Plat for Leonard Point Road, Highland Shore Lane to State Highway 21.

BE IT FUTHER RESOLVED, that the Town hereby finds that the lands and interests in lands shown on said plat are necessary for the public improvement.

BE IF FURTHER RESOLVED, that the Town Board authorizes the Town Administrator to sign the Relocation Order and approve the Right-of-Way Plat, which shall be recorded in the Office of the Register of Deeds for Winnebago County.

Enacted this 18th day of February, 2026.

_____
Joel Rasmussen, Chair
Town of Algoma Board

ATTEST:

_____
Katherine Reinbold, Clerk/Treasurer
Town of Algoma

RELOCATION ORDER

LPA1708 08/2011 (Replaces LPA3006)

Project	Road name	Highway	County
6436-01-72	Leonard Point Road	Local Road	Winnebago
Right of way plat date	Plat sheet number(s) 4.01-4.20	Previously approved Relocation Order date N/A	

Description of termini of project: Beginning at a point 2.11 feet East and 99.98 feet North of the West 1/4 corner of Section 17, Township 18 North, Range 16 East, (Station 11+00.00); Thence Northerly & Westerly 6700.00 feet (1.269 miles) along the centerline of Leonard Point Road to the termination point of this relocation order (Station 78+00.00), said point being 916.10 feet East and 22.08 feet South of the Center of Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Section 32.05 Wisconsin Statutes, the Town of Algoma orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: Town of Algoma
3. This order supersedes and amends any previous order issued by the: Town of Algoma

Margaret Mahoney Date
Town Administrator
Town of Algoma,
Winnebago County, WI

CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W LINE
PROPERTY LINE
LOT, TIE, AND OTHER MINOR LINES
SLOPE INTERCEPT
CORPORATE LIMITS
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)
FEE ACQUISITION AREA (HATCHING VARIES BY OWNER)
TEMP. LIMITED EASEMENT AREA
EASEMENT AREA (HIGHWAY, PERMANENT LIMITED, OR RESTRICTED DEVELOPMENT)
TRANSMISSION STRUCTURES
BUILDING
BUILDING (TO BE REMOVED)
BRIDGE

PARCEL NUMBER 25
SECTION CORNER
NOTATION FOR COMBUSTABLE FLUIDS
NOTATION FOR HIGH VOLTAGE TRANSMISSION LINES
UTILITY NUMBER 300
R/W MONUMENT
3/4" ROUND STEEL REBAR FOUND
1 1/4" ROUND STEEL REBAR FOUND
1" IRON PIN FOUND
2" IRON PIN FOUND
VALVE (GAS, WATER, ETC.)
SIGN
OFF-PREMISE SIGN

ACCESS CONTROLLED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)
NATIONAL GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT
PARALLEL OFFSETS

CONVENTIONAL UTILITY SYMBOLS

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD TRANSMISSION LINES	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS
ELECTRIC TOWER	

	NON-COMPENSABLE	COMPENSABLE
POWER POLE		
TELEPHONE POLE		
TELEPHONE PEDESTAL		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ /DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	OUTLOT	OL
ACRES	AC	PAGE	P
AHEAD	AH	POINT OF TANGENCY	PT
ALUMINUM	ALUM	PROPERTY LINE	P/L
AND OTHERS	ET AL	RECORDED AS	(100')
BACK	BK	REEL / IMAGE	R/I
BLOCK	BLK	REFERENCE LINE	R/L
CENTERLINE	C/L	PERMANENT LIMITED EASEMENT	PLE
CERTIFIED SURVEY MAP	CSM	POINT OF BEGINNING	POB
CONCRETE	CONC	POINT OF CURVATURE	PC
COUNTY	CO	POINT OF COMPOUND CURVE	PCC
COUNTY TRUNK HIGHWAY	CTH	POINT OF INTERSECTION	PI
DISTANCE	DIST	REMAINING	REM
CORNER	COR	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
DOCUMENT NUMBER	DOC	RIGHT	RT
EASEMENT	EASE	RIGHT OF WAY	R/W
EXISTING	EX	SECTION	SEC
GAS VALVE	GV	SEPTIC VENT	SEPV
GRID NORTH	GN	SQUARE FEET	SF
HIGHWAY EASEMENT	HE	STATE TRUNK HIGHWAY	STH
IDENTIFICATION	ID	STATION	STA
LAND CONTRACT	LC	TELEPHONE PEDESTAL	TP
LEFT	LT	TEMPORARY LIMITED EASEMENT	TLE
MONUMENT	MON	TRANSPORTATION PROJECT PLAT	TPP
NATIONAL GEODETIC SURVEY	NGS	UNITED STATES HIGHWAY	USH
NUMBER	NO	VOLUME	V

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WINNEBAGO COUNTY, NAD83 1991 IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

RIGHT-OF-WAY MONUMENTS ARE TYPE 2 MONUMENTS (TYPICALLY 3/4" X 18" REBAR) AND ARE PLACED PRIOR TO OR AT THE TIME OF LAND TITLE TRANSFER.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

BASIS FOR EXISTING RIGHT OF WAY

GOVERNMENT CORNERS PER WINNEBAGO COUNTY COORDINATE SYSTEM

SUBDIVISION PLATS
- TRANSPORTATION PROJECT PLAT 6180-20-4.02 MARCH 14, 2024
- KOELLER SUBDIVISION DECEMBER 31, 1956
- CRESTWOOD OCTOBER 14, 1964
- MIL ROCK HILL PLAT JUNE 18, 1965
- FIRST ADDITION TO BRECONSHIRE APRIL 02, 1993
- 1ST ADDITION TO BUTTE DES MORTS MEADOWS OCTOBER 6, 1995
- LEONARD POINT AUGUST 29, 1929

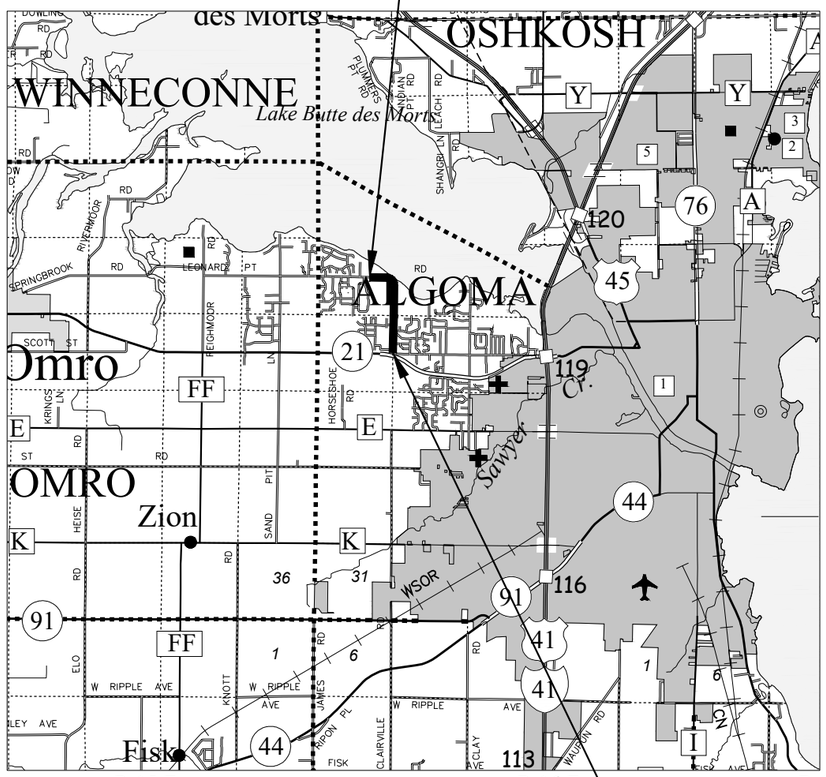
FOUND MONUMENTS AS SHOWN ON THIS PLAT OF RIGHT-OF-WAY

DEEDS OF RECORD

PLATS OF SURVEY

CERTIFIED SURVEY MAPS
- VOLUME 1, PAGE 11 MAY 16, 1967
- VOLUME 1, PAGE 697 NOVEMBER 28, 1979
- VOLUME 1, PAGE 1304 SEPTEMBER 11, 1984
- VOLUME 1, PAGE 1468 NOVEMBER 4, 1985
- VOLUME 1, PAGE 2826 DECEMBER 1, 1993
- VOLUME 1, PAGE 4965 MARCH 22, 2002
- VOLUME 1, PAGE 5344 OCTOBER 10, 2003
- VOLUME 1, PAGE 6343 FEBRUARY 5, 2009
- VOLUME 1, PAGE 6499 OCTOBER 22. 2010
- C.S.M. NO. 7110 DOC. #1717131 JULY 6, 2016
- C.S.M. NO. 7260 DOC. #1750025 SEPTEMBER 25, 2017
- C.S.M. NO. 7298 DOC. #1755639 DECEMBER 5, 2017
- C.S.M. NO. 7334 DOC. #1761006 FEBRUARY 28, 2018

END RELOCATION ORDER STA 78+00
Y-484159.973 X-768975.454
916.10' EAST AND 22.08' SOUTH OF THE CENTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST



BEGIN RELOCATION ORDER STA 11+00.00
Y=478915.198 X=770596.844
2.11' EAST AND 99.98 NORTH OF THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST

TOTAL NET LENGTH OF CENTERLINE = 1.269 MILES

CAUTION:
THIS PLAT IS FOR ILLUSTRATIVE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES.

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
6436-01-72		
R/W PROJECT NUMBER 6436-01-72	4.01	20

PLAT OF RIGHT OF WAY REQUIRED FOR

TOWN OF ALGOMA - LEONARD POINT ROAD HIGHLAND SHORE LANE TO S.T.H. 21

LEONARD POINT ROAD	WINNEBAGO COUNTY

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PU8LIC, PURPOSE, Including THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN. TLE AREAS ARE TO THE FACE OF THE BUILDING FOR SLOPING, NOT WITHIN THE BUILDING.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

ORIGINAL PLANS PREPARED BY MCMAHON

WISCONSIN DOUGLAS E. WOELZ S-2327 KAUKAUNA WI LAND SURVEYOR

2-11-2026 DATE

SIGNATURE

REVISION DATE	TOWN OF ALGOMA
	DATE: _____ (Signature) (Print Name)

SCHEDULE OF LAND & INTEREST REQUIRED

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	TAX KEY NUMBER	INTEREST REQUIRED	TOTAL ACRES	R/W ACRES REQUIRED NEW	EXISTING	TOTAL	TOTAL ACRES REMAINING	TLE ACRES	PLE ACRES
1	4.05	Irvin K. Korth and Deanna D. Korth, as Trustees of the Trust Agreement of Irvin and Deanna Korth	002-1130		1.07				1.070	0.043	
2	4.05, 4.06	St. Paul's United Church of Christ, a Wisconsin corporation	002-0136-01		5.04				5.040	0.156	
3	4.06	Desire A. Christensen	002-2883		0.30				0.300	0.058	
4	4.06	Austin & Sara Enders	002-2882		0.34				0.340	0.066	
6	4.05, 4.06	Roberto Mercado	002-1129		0.68	0.002		0.002	0.678	0.087	
7	4.06	Jonathan E. Salzsieder	002-1128		0.68	0.003		0.003	0.677	0.088	
8	4.06	Daniel E. Patterson and Kimberle E. Patterson, husband and wife as survivorship marital property	002-1127		0.68	0.004		0.004	0.676	0.089	
9	4.06	Gregory J. Lisbeth and Pamela J. Lisbeth, husband and wife as survivorship marital property	002-1126		0.68	0.005		0.005	0.675	0.078	
11	4.06	Gallmar Investments, LLC, a Wisconsin Limited Liability Company	002-1125		0.68	0.006		0.006	0.674	0.079	
12	4.06, 4.07	Sherwyn F. Danke and Jeanette Danke, husband and wife as joint tenants	002-1124		0.68	0.007		0.007	0.673	0.080	
14	4.07	Sylvia L. Wepner	002-1123		0.68	0.008		0.008	0.672	0.070	
14	4.07	Sylvia L. Wepner	002-1122		0.68	0.009		0.009	0.671	0.071	
16	4.07	John B. Jungwirth and Jane A. Jungwirth, husband and wife as survivorship marital property	002-1120-01		1.72	0.021		0.021	1.699	0.315	0.014
17	4.06, 4.07	Ronald L. Manney, Jr. and Kristin K. DeBoer, as joint tenants with right of survivorship	002-2870		0.35				0.350	0.087	
18	4.07	Brandy & Robert J. Stark	002-0137-01		0.60		0.080	0.080	0.520	0.065	
19	4.07	David R. Zeinert & Janet M. Zeinert	002-0137-02		0.71		0.095	0.095	0.615	0.106	
21	4.07	Joel Gregory & Erin Marie Madel	002-3041		0.50				0.500	0.161	
22	4.07	Town of Algoma, a Wisconsin Municipality	002-3059		1.02				1.020		
23	4.07, 4.08	Gary L. Carley and Vicky J. Carley, his wife, as survivorship marital property	002-3043		0.53				0.530	0.104	
24	4.08	James A. Schuelke and Tina M. Schuelke, as husband and wife	002-3044		0.47				0.470	0.139	
26	4.08	Ralph D. Harrison Sr. and Vicki L. Rabe, husband and wife as survivorship marital property	002-3045		0.36				0.360	0.092	
27	4.08, 4.09	Pat Sheppard	002-0134-01		1.76				1.760	0.125	
29	4.08	Tami M. Dodge	002-0160-02		0.34		0.037	0.037	0.303	0.042	
29	4.08	Tami M. Dodge	002-0160-07		0.69		0.076	0.076	0.614	0.085	
31	4.08	Rodney L. Langhoff and Kim M. Langhoff, husband and wife as survivorship marital property	002-0160-06		0.69		0.076	0.076	0.614	0.096	
32	4.08	Joshua P. Reichenberger and Jayme L. Reichenberger, husband and wife	002-0160-05		0.83		0.091	0.091	0.739	0.102	
33	4.08	Gregory R. Boldt and Connie S. Boldt, husband and wife, as survivorship marital property	002-0160-08		0.69		0.076	0.076	0.614	0.062	
34	4.09	Andrew C. Last and Rachael R. Last, husband and wife as survivorship marital property	002-0160		0.93		0.109	0.109	0.821	0.106	
36	4.09	Allen R. Lautenschlager	002-0160-01		0.69		0.076	0.076	0.614	0.096	
37	4.09	Anthony J. Bratsch and Mellanie A. Marhefke, husband and wife	002-0160-10		0.69		0.076	0.076	0.614	0.096	
38	4.09, 4.10	Todd J. Braun and Virginia R. Braun, husband and wife as survivorship marital property	002-0160-03		1.38		0.151	0.151	1.229	0.193	
39	4.10	Craig D. Sickler and Tara M. Sickler, husband and wife as survivorship marital property	002-0160-04		1.37		0.151	0.151	1.219	0.158	
41	4.10	Springhetti's Real Estate LLC, a Wisconsin Limited Liability Company	002-0027-01		0.55		0.091	0.091	0.459	0.045	
42	4.10	Firethorn, LLC, a Wisconsin Limited Liability Company	002-0135-01		8.06				8.060	0.412	
43	4.10, 4.11, 4.12	RANE Investments, LLC, a Wisconsin limited liability company	002-0028-19-04		5.85				5.850	0.449	
44	4.10, 4.11, 4.12, 4.13	Springhetti's Real Estate LLC, a Wisconsin Limited Liability Company	002-0027		39.45		0.911	0.911	38.539	0.431	
44	4.13, 4.14	Springhetti's Real Estate LLC, a Wisconsin Limited Liability Company	002-0020		20.63		0.432	0.432	20.198	0.301	0.017

OWNER'S NAME ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE TOWN.

4

4

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4.02

PS&E SHEET

E

SCHEDULE OF LAND & INTEREST REQUIRED

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	TAX KEY NUMBER	INTEREST REQUIRED	TOTAL ACRES	R/W ACRES REQUIRED NEW	EXISTING	TOTAL	TOTAL ACRES REMAINING	TLE ACRES	PLE ACRES
46	4.12	Jay R. Jones and Dina M. Jones, husband and wife as survivorship marital property	002-0028-19-03		1.68				1.680	0.134	
47	4.12	Brian P. Yonke and Sony X. Ahrens, each an undivided 1/2 interest as joint tenants	002-0028-19-02		1.19				1.190	0.046	
48	4.13	Margaret Brunover	002-0028-18		0.32	0.007	0.069	0.076	0.244	0.069	
49	4.13	William C. Heidemann and Kim M. Heidemann, husband and wife	002-0028-17		0.32	0.007	0.069	0.076	0.244	0.069	
51	4.13	Michael S. Athanasiou and Mary L. Athanasiou, husband and wife as survivorship marital property	002-0028-16		0.32	0.007	0.069	0.076	0.244	0.080	
52	4.13	Pamela A. Persick and Jay S. Persick, joint tenants	002-0028-15		1.69	0.010	0.103	0.113	1.577	0.103	
53	4.13	Alan G. Martin and Susan J. Martin, husband and wife, as survivorship marital property	002-0028-05		2.14	0.019	0.191	0.210	1.930	0.296	
54	4.13	Ronald L. Jones and Judith Ann Jones, his wife (purported fee simple owner of record)	None Assigned			0.003	0.034	0.037		0.034	
56	4.14	Edward L. Patrick	002-0028-04		0.28	0.008	0.082	0.090	0.190	0.099	0.021
56	4.14, 4.15	Edward L. Patrick	002-0028-03		0.38	0.008	0.084	0.092	0.288	0.084	
57	4.14	Joseph R. Cefalu	002-0021-04		0.46		0.076	0.076	0.384	0.055	
59	4.15	Jeffrey A. Schmitz and Rebecca J. Schmitz, husband and wife, as survivorship marital property	002-0028-07		0.77	0.005		0.005	0.765	0.141	
61	4.14, 4.15, 4.16, 4.17, 4.18	Joan E. Donner and Bruce W. Donner, husband and wife, as survivorship marital property	002-0021		17.17	0.365	0.314	0.679	16.491	1.051	
61	4.18	Joan E. Donner and Bruce W. Donner, husband and wife, as survivorship marital property	002-0023		2.02				2.020	0.056	
62	4.15	Ruth Jean Dutcher	002-1058		0.23				0.230	0.009	
62	4.15	Ruth Jean Dutcher	002-1059		0.22				0.220	0.010	
63	4.15	Charles E. Sheveland and Ruth A. Sheveland husband and wife as survivorship marital property	002-0021-01		0.35		0.066	0.066	0.284		
64	4.15, 4.16	Matthew Everett	002-0021-02		0.49				0.490	0.043	
66	4.16	Susan E. Clark and Walter Smark & Cathleen B. Smark Revocable Living Trust dated 11/21/06	002-0005		2.15	0.017	0.193	0.210	1.940	0.262	
67	4.16, 4.17	Kelly J. Schwab Revocable Living Trust	002-0006		1.75		0.133	0.133	1.617	0.109	
68	4.17	Dean R. Duehring and Carrie A. Duehring, husband and wife, as survivorship marital property	002-0007-03		1.96		0.137	0.137	1.823	0.112	
69	4.17, 4.18	Loren M. Potter and Stacy A. Potter, husband and wife as survivorship marital property	002-0007-04-01		2.56				2.560	0.109	
71	4.18	Alfred E. Smith and Janice L. Smith, husband and wife as survivorship marital property	002-0007-01		2.17				2.170	0.152	
72	4.18	Matthew Wiedenhoeft and Jane E. Purse-Wiedenhoeft	002-0007-01-05		0.58		0.102	0.102	0.478	0.084	
73	4.18, 4.19	Jeremy M. Bell and Willa C. Fornetti, husband and wife as survivorship marital property	002-0007-02-02		0.38				0.380	0.020	
74	4.19	Richard H. Fink Revocable Trust Dated September 7, 2011	002-1232		0.53				0.530	0.027	
76	4.19	Barbara A. Litjens as Trustee of the Barbara A. Litjens Revocable Trust dated September 2, 2015	002-1275		0.83				0.830	0.050	
77	4.19	Matthew S. Bray and Theresa A. Bray, husband and wife as survivorship marital property	002-1274		0.82				0.820	0.014	
200		Town of Algoma		EXISTING EASEMENT RIGHTS			4.2				
300		Wisconsin Public Service		RELEASE OF RIGHTS							
301		Charter Communications		RELEASE OF RIGHTS							
302		AT&T Wisconsin		RELEASE OF RIGHTS							

OWNER'S NAME ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE TOWN.

4

4

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4.03

PS&E SHEET

E

FILE NAME : LEONARD POINT RD RW PLAT SOI.DWG
LAYOUT NAME - Sheet - (2)

PLOT DATE : 2/11/2026 11:31 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

TOWN

OF

ALGOMA

GN

NW1/4 SE1/4
SEC. 7

SE1/4 NE1/4
SEC. 18

NE1/4 NE1/4
SEC. 18

SE1/4 SE1/4
SEC. 7

NE1/4 SE1/4
SEC. 7

SW1/4 NW1/4
SEC. 17

NW1/4 NW1/4
SEC. 17

GOV'T LOT 4
SEC. 8

GOV'T LOT 1
SEC. 7

4

4

LEONARD POINT RD

PIERCE LN

CHARLIE ANNA DR

NELSON RD

DUCHESS LN

VEANNA BLVD

BAMBI LN

LEONARD POINT LN

LEONARD POINT RD

CRESTWOOD DR

HIGHLAND

SHORE LN

S.T.H. 21

OMRO ROAD

1 2 3 4 6 7 8 9 11 12 14 14 16 17 18 19 21 22 23 24 26 27 29 29 31 32 33 34 36 37 38 39 41 42 43 44 44 46 47 48 49 51 52 53 54 56 56 57 59 61 61 62 62 63 64 66 67 68 69 71 72 73 74 76 77 77

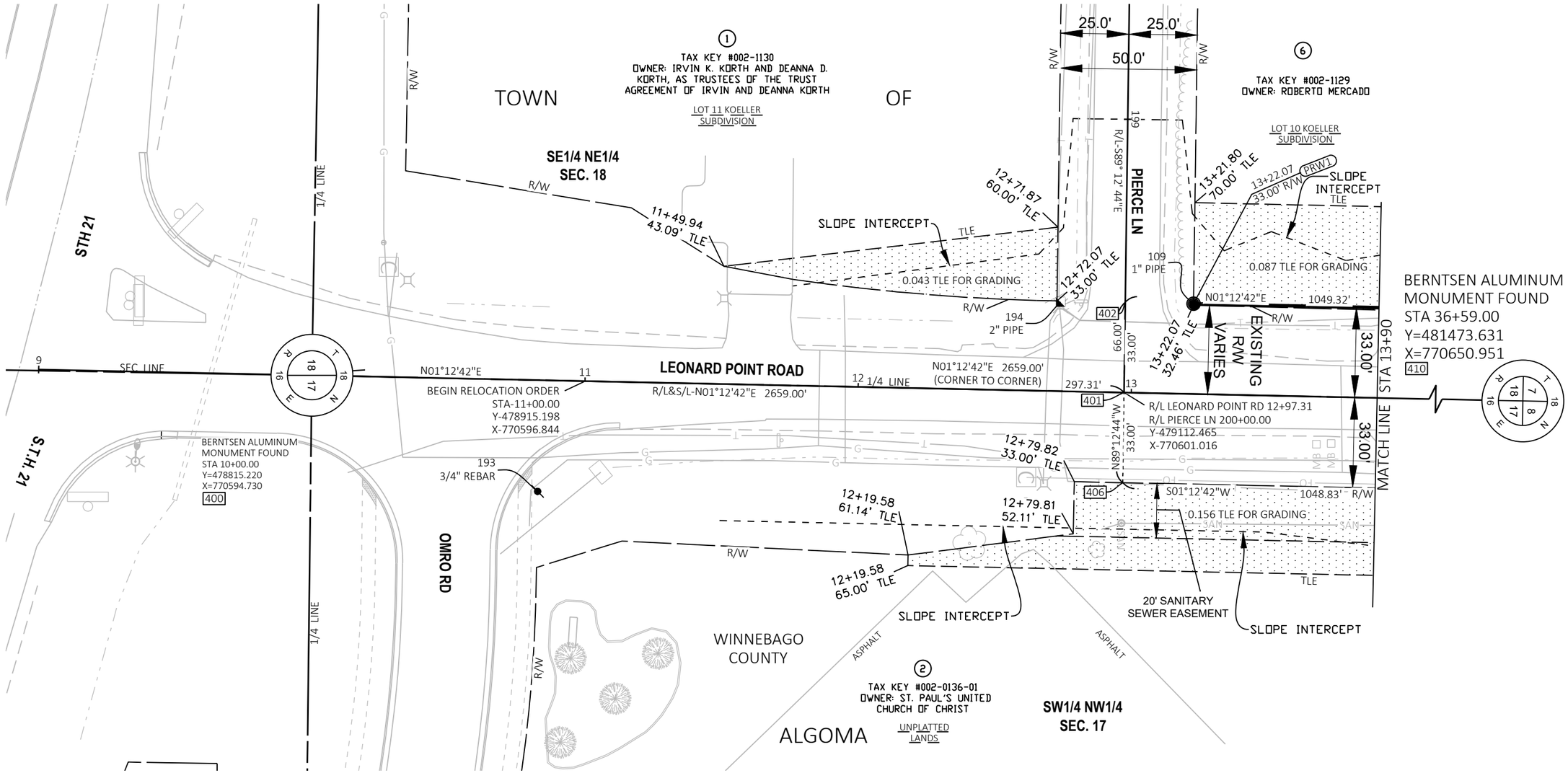
REVISION DATE	DATE	SCALE, FEET 0 200 400	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 04	
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET	E

FILE NAME : LEONARD POINT ROAD LAYOUT.DWG
LAYOUT NAME - RW 1 IN 400 FT

PLOT DATE : 2/11/2026 11:31 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : 1:400

WISDOT/CADDS SHEET 75

POINT	ALIGNMENT	STATION	OFFSET	YCOORDS	XCOORDS
PRW1	LEONARD POINT ROAD	13+22.07	33.00' LT	479137.914	770568.547



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
109	479138.161	770569.073	1" PIPE
193	478897.846	770637.211	3/4" REBAR
194	479089.292	770567.856	2" PIPE

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 05

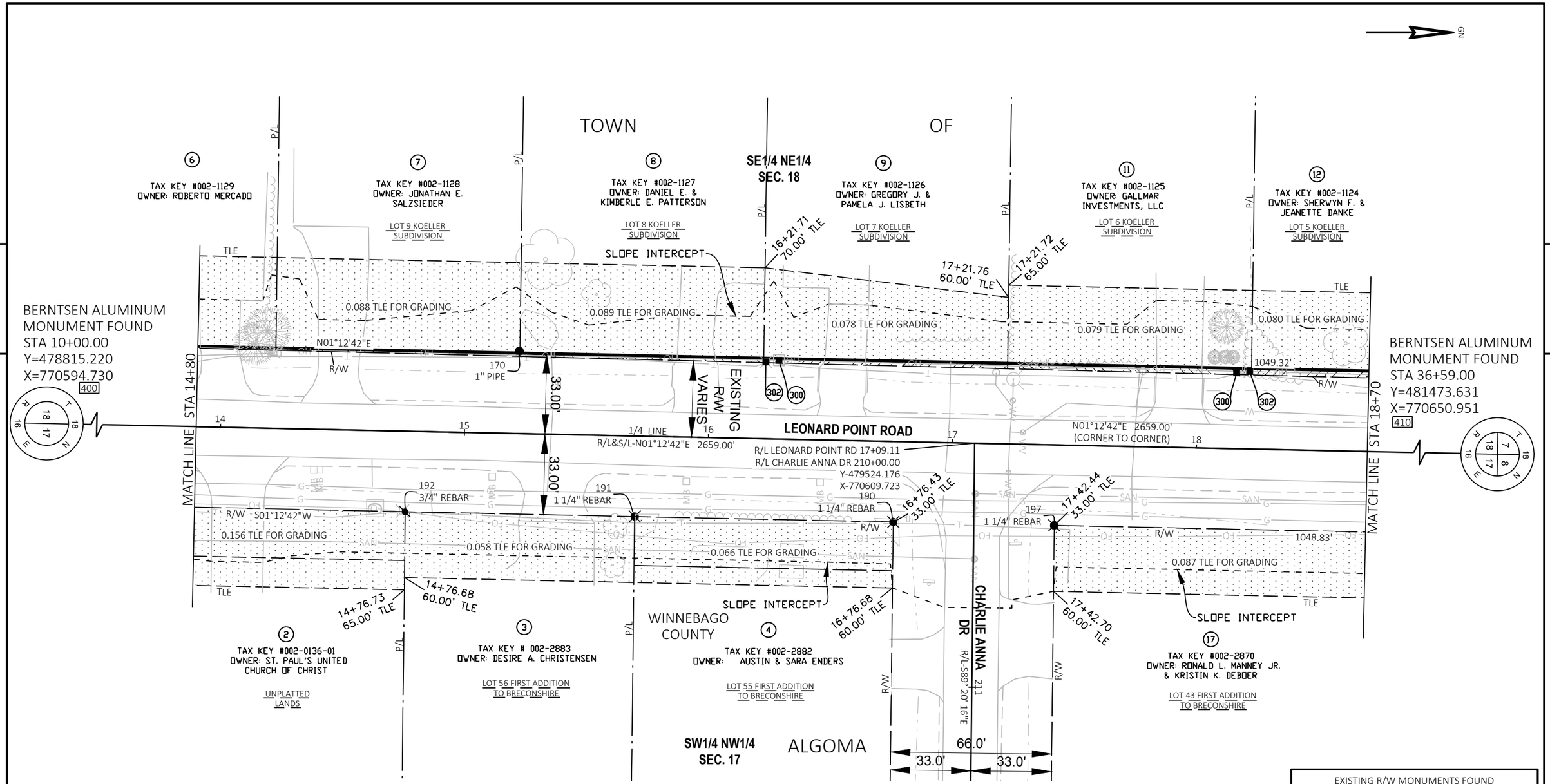
PS&E SHEET

E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.05

PLOT DATE : 2/11/2026 11:32 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

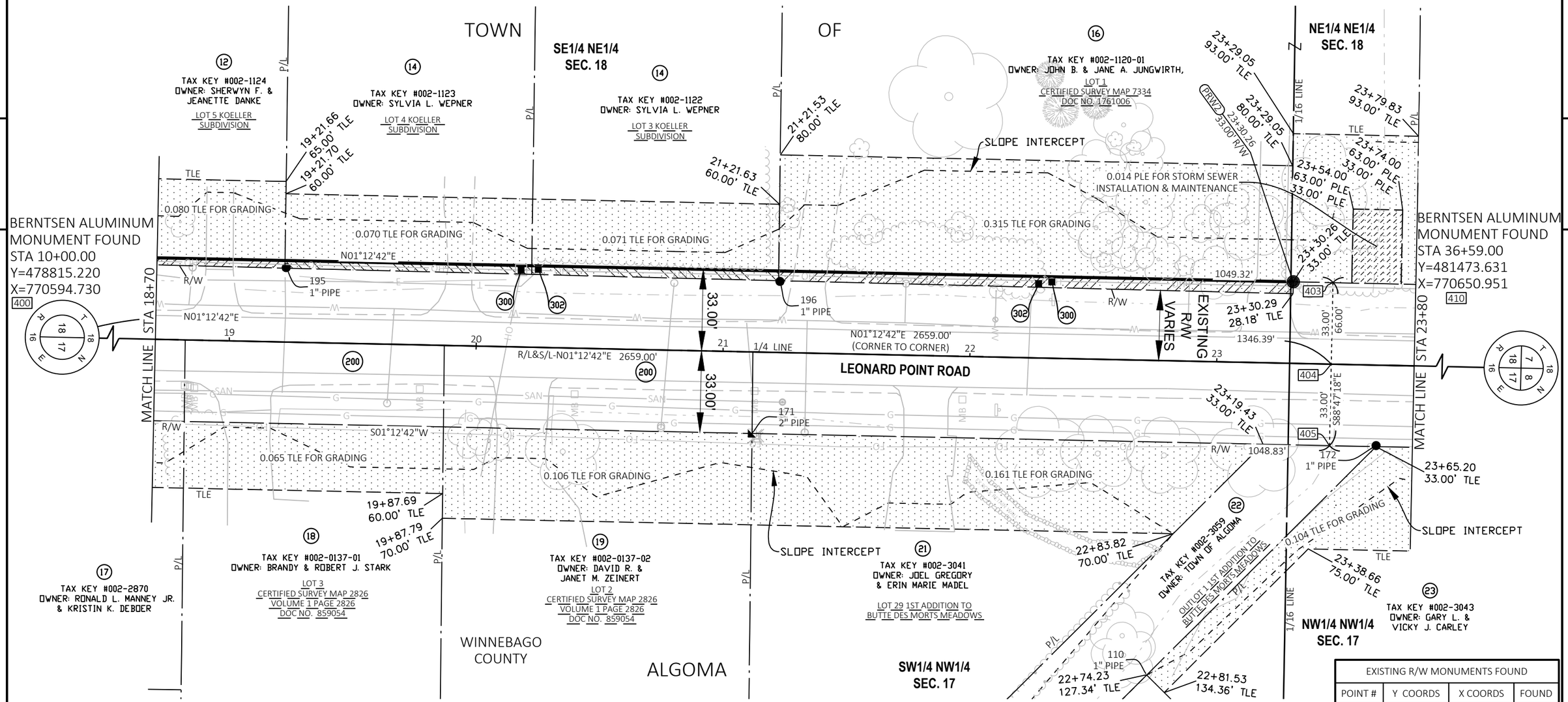


EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
170	479337.538	770572.089	1" PIPE
190	479490.825	770641.988	1 1/4" REBAR
191	479384.905	770639.751	1 1/4" REBAR
192	479290.742	770637.815	3/4" REBAR
197	479556.722	770643.366	1 1/4" REBAR

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 06
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.06
PLOT DATE : 2/11/2026 11:32 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########
WISDOT/CADDS SHEET 75

POINT	ALIGNMENT	STATION	OFFSET	YCOORDS	XCOORDS
PRW2	LEONARD POINT ROAD	23+30.26	33.00' LT	480145.880	770589.863



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
110	480086.260	770748.614	1" PIPE
171	479926.745	770651.132	2" PIPE
172	480179.422	770656.192	1" PIPE
195	479738.027	770584.159	1" PIPE
196	479938.030	770589.735	1" PIPE

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 07

PS&E SHEET _____ E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.07

PLOT DATE : 2/11/2026 11:32 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

4

BERNTSEN ALUMINUM
MONUMENT FOUND
STA 10+00.00
Y=478815.220
X=770594.730
400

BERNTSEN ALUMINUM
MONUMENT FOUND
STA 36+59.00
Y=481473.631
X=770650.951
410

MATCH LINE STA 23+80

MATCH LINE STA 28+48

TOWN OF ALGOMA

WINNEBAGO COUNTY

NE1/4 NE1/4 SEC. 18

NW1/4 NW1/4 SEC. 17

LEONARD POINT ROAD

NELSON RD

29 TAX KEY #002-0160-02
OWNER: TAMI M. DODGE
UNPLATTED LANDS

29 TAX KEY #002-0160-07
OWNER: TAMI M. DODGE
LOT B
CERTIFIED SURVEY MAP 11
VOLUME 1 PAGE 11
DOC NO. 358364

31 TAX KEY #002-0160-06
OWNER: RODNEY L. & KIM M. LANGHOFF
LOT A
CERTIFIED SURVEY MAP 11
VOLUME 1 PAGE 11
DOC NO. 358364

32 TAX KEY #002-0160-05
OWNER: JOSHUA P. & JAYME L. REICHENBERGER
LOT E
CERTIFIED SURVEY MAP 11
VOLUME 1 PAGE 11
DOC NO. 358364

33 TAX KEY #002-0160-08
OWNER: GREGORY R. & CONNIE S. BOLDT
UNPLATTED LANDS

23 TAX KEY #002-3043
OWNER: GARY L. & VICKY J. CARLEY
LOT 31 1ST ADDITION TO BUTTE DES MORTS MEADOWS

24 TAX KEY #002-3044
OWNER: JAMES A. & TINA M. SCHUELKE
LOT 32 1ST ADDITION TO BUTTE DES MORTS MEADOWS

26 TAX KEY #002-3045
OWNER: RALPH D. SR & VICKI L. RABE
LOT 33 1ST ADDITION TO BUTTE DES MORTS MEADOWS

27 TAX KEY #002-0134-01
OWNER: PAT SHEPPARD
LOT 1
CERTIFIED SURVEY MAP 5344
DOC NO. 1282264

23+80.00 70.00' TLE
25+29.17 70.00' TLE
26+29.12 80.00' TLE
27+49.22 60.00' TLE
28+49.22 60.00' TLE
25+77.93 33.00' TLE
26+43.94 33.00' TLE
25+78.33 75.00' TLE
26+44.19 60.00' TLE

0.042 TLE FOR GRADING
0.085 TLE FOR GRADING
0.096 TLE FOR GRADING
0.102 TLE FOR GRADING
0.062 TLE FOR GRADING
0.104 TLE FOR GRADING
0.139 TLE FOR GRADING
0.092 TLE FOR GRADING
0.125 TLE FOR GRADING

SLOPE INTERCEPT

N01°12'42"E R/W
S01°12'42"W R/W
N01°12'42"E 2659.00' (CORNER TO CORNER)
R/L&S/L-N01°12'42"E 2659.00'
R/L-S89° 20' 16"E
R/L LEONARD POINT RD 26+10.62
R/L NELSON RD 220+00.00
Y-480425.477
X-770628.784

R/W 680.24'
R/W 681.54'
33.00'
66.0'
33.0'
33.0'

173 1" PIPE
167 2" PIPE
166 2" PIPE
186 1" PIPE
174 3/4" REBAR

1/4 LINE

EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
166	480458.078	770662.560	2" PIPE
167	480393.388	770660.608	2" PIPE
173	480242.243	770657.694	1" PIPE
174	480608.045	770664.684	3/4" REBAR
186	480568.631	770600.847	1" PIPE

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 08

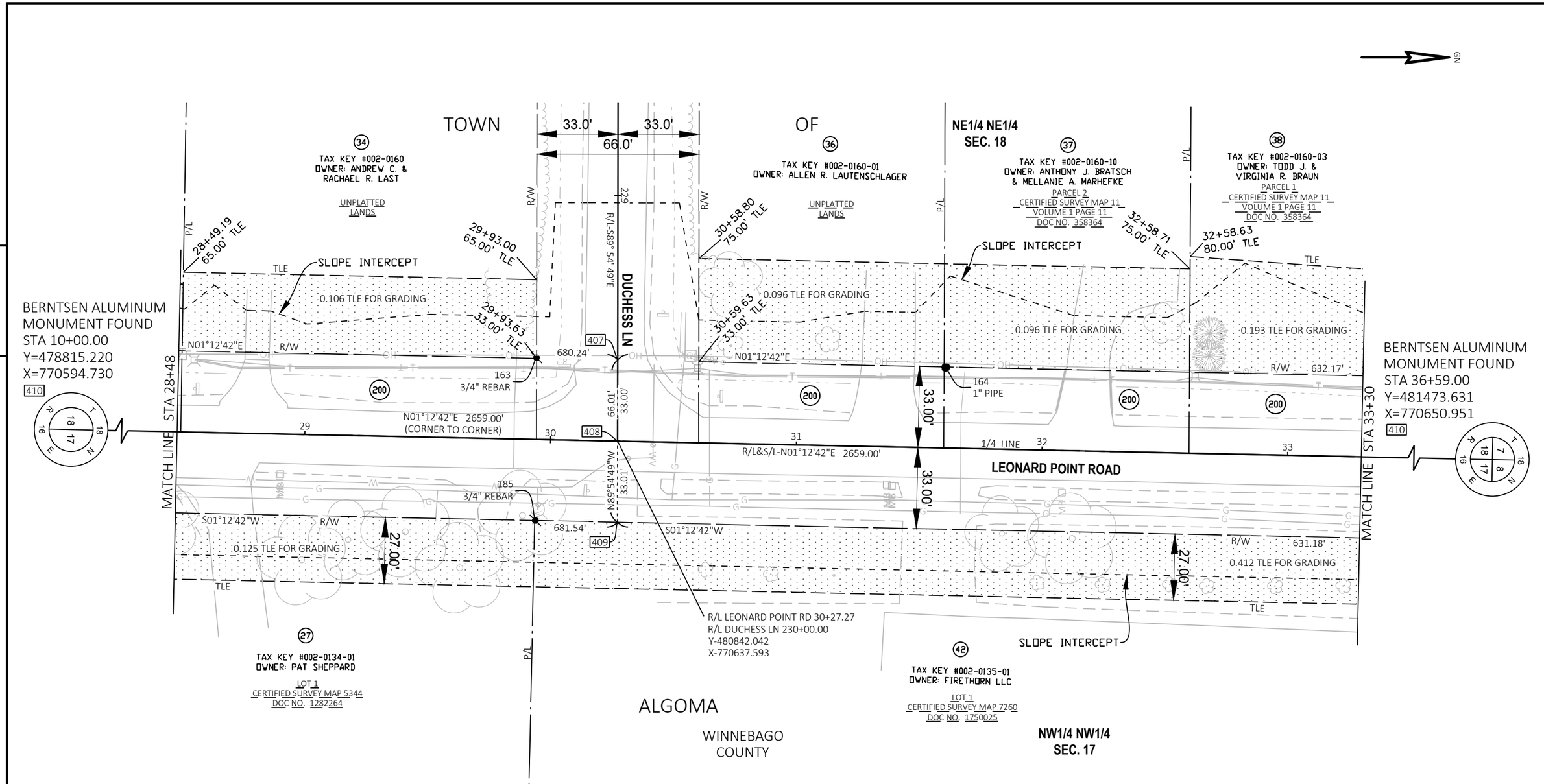
PS&E SHEET

E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.08

PLOT DATE : 2/11/2026 11:32 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

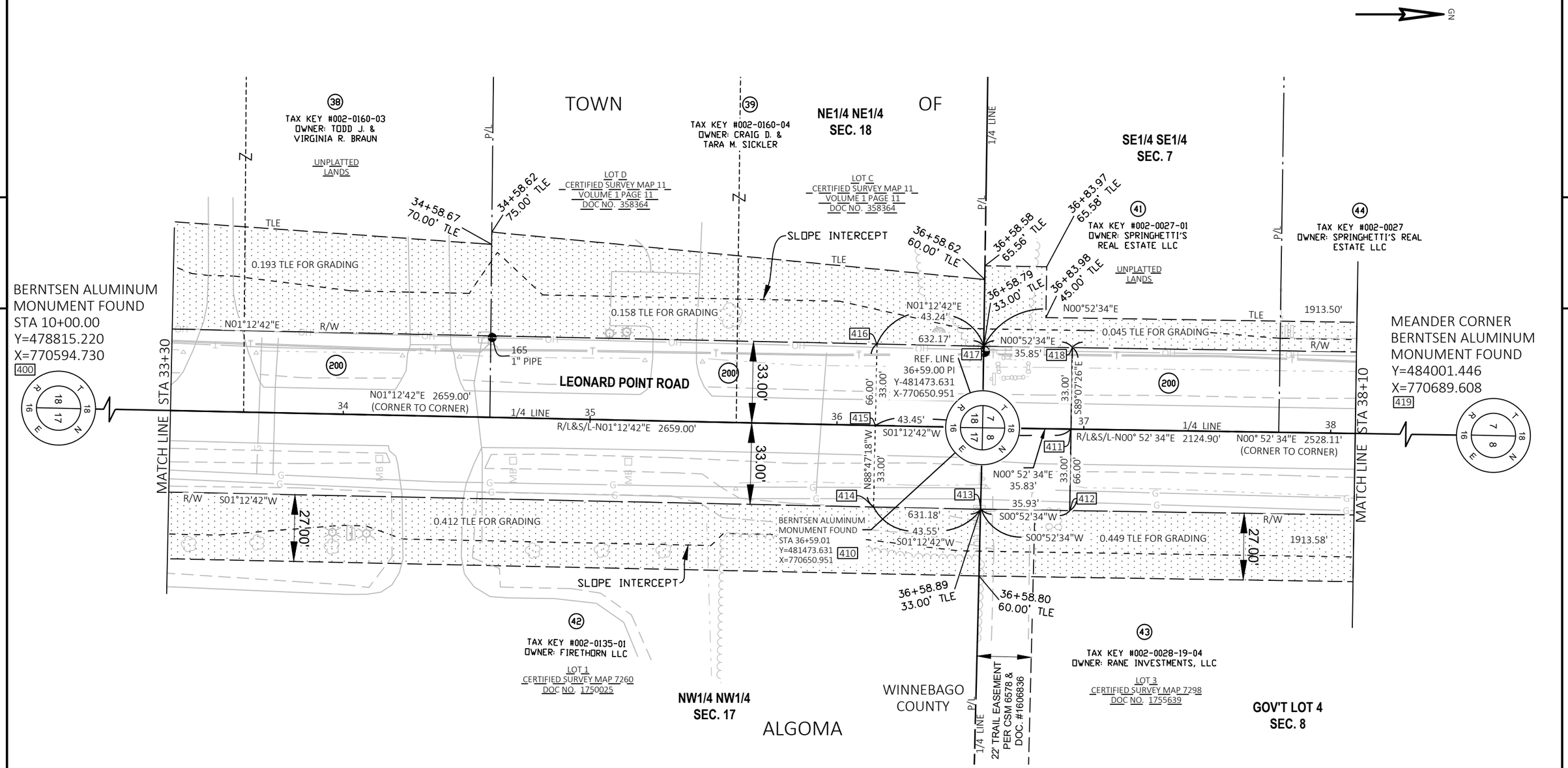
WISDOT/CADDS SHEET 75



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
163	480809.059	770603.648	3/4" REBAR
164	480975.557	770607.586	1" PIPE
185	480808.579	770669.872	3/4" REBAR

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 09
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.09
PLOT DATE : 2/11/2026 11:32 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########
WISDOT/CADDS SHEET 75



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
165	481275.027	770614.414	1" PIPE

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 10
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.10
PLOT DATE : 2/11/2026 2:06 PM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########
WISDOT/CADDS SHEET 75

4

4

GN

SE1/4 SE1/4
SEC. 7

TOWN

OF

(44)

TAX KEY #002-0027
OWNER: SPRINGHETTI'S REAL ESTATE LLC

UNPLATTED LANDS

BERNTSEN ALUMINUM MONUMENT FOUND
STA 36+59.00
Y=481473.631
X=770650.951
410

12.00'

TLE

R/W N00°52'34"E

0.431 TLE FOR GRADING

SLOPE INTERCEPT

12.00'

TLE

R/W 1913.50'

MEANDER CORNER
BERNTSEN ALUMINUM MONUMENT FOUND
Y=484001.446
X=770689.608
419

MATCH LINE STA 38+10

(200)

33.00'

LEONARD POINT ROAD

39

Y = 481714.597
X = 770654.635

40

R/L&S/L-N00° 52' 34"E 2124.90'

41

1/4 LINE

42

N00° 52' 34"E 2528.11'
(CORNER TO CORNER)

MATCH LINE STA 42+90

33.00'

R/W S00°52'34"W

27.00'

TLE

0.449 TLE FOR GRADING

R/W 1913.58'

27.00'

TLE

SLOPE INTERCEPT

(43)

TAX KEY #002-0028-19-04
OWNER: RANE INVESTMENTS, LLC

LOT 3
CERTIFIED SURVEY MAP 7298
DOC NO. 1755639

GOV'T LOT 4
SEC. 8

WINNEBAGO COUNTY

ALGOMA

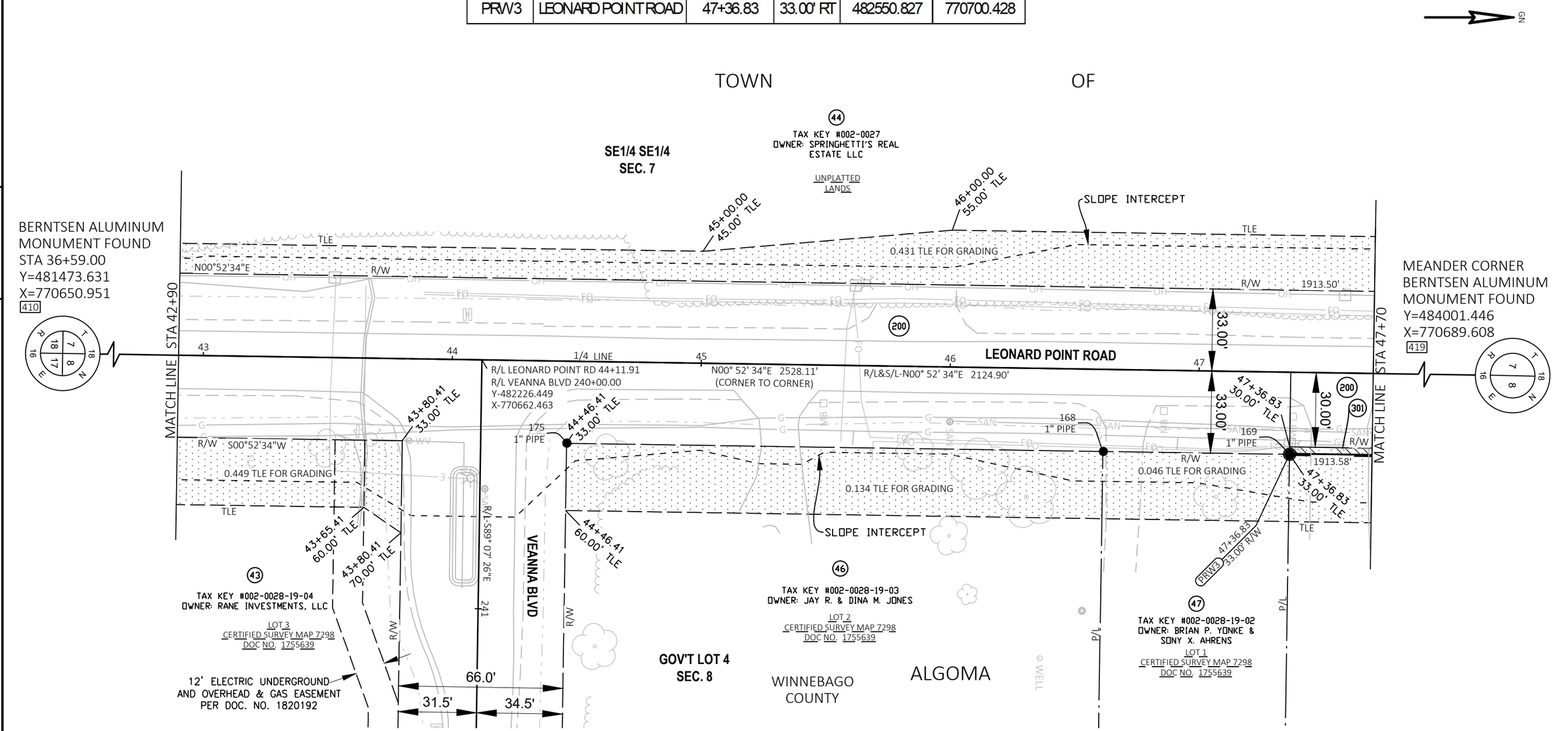
REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 11
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET ____ E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.11

PLOT DATE : 2/11/2026 11:33 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

POINT	ALIGNMENT	STATION	OFFSET	Y COORDS	X COORDS
PRW3	LEONARD POINT ROAD	47+36.83	33.00' RT	482550.827	770700.428



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
168	482476.002	770699.309	1" PIPE
169	482550.987	770700.447	1" PIPE
175	482260.487	770695.872	1" PIPE

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 12

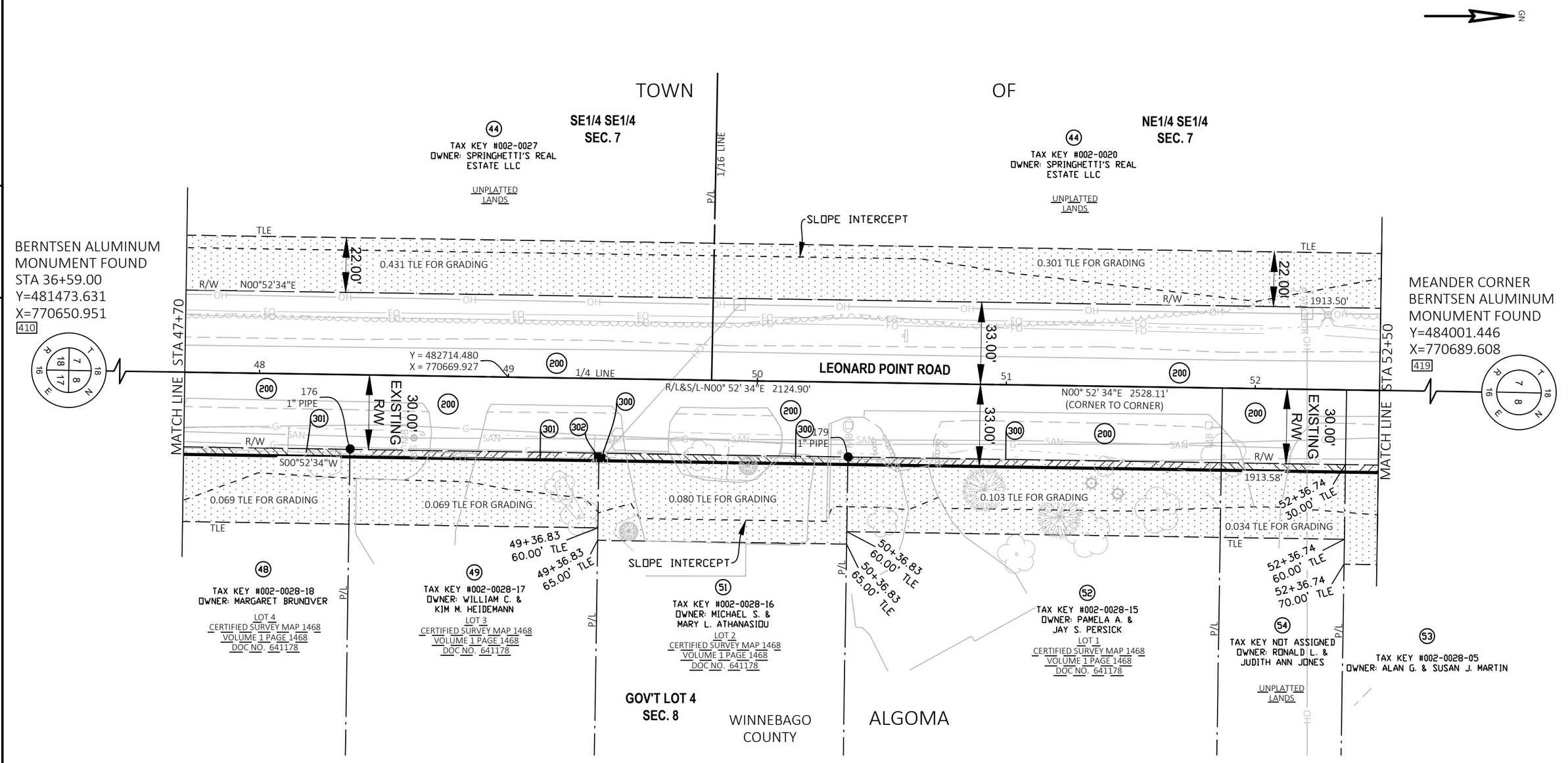
PS&E SHEET

E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.12

PLOT DATE : 2/11/2026 11:33 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75



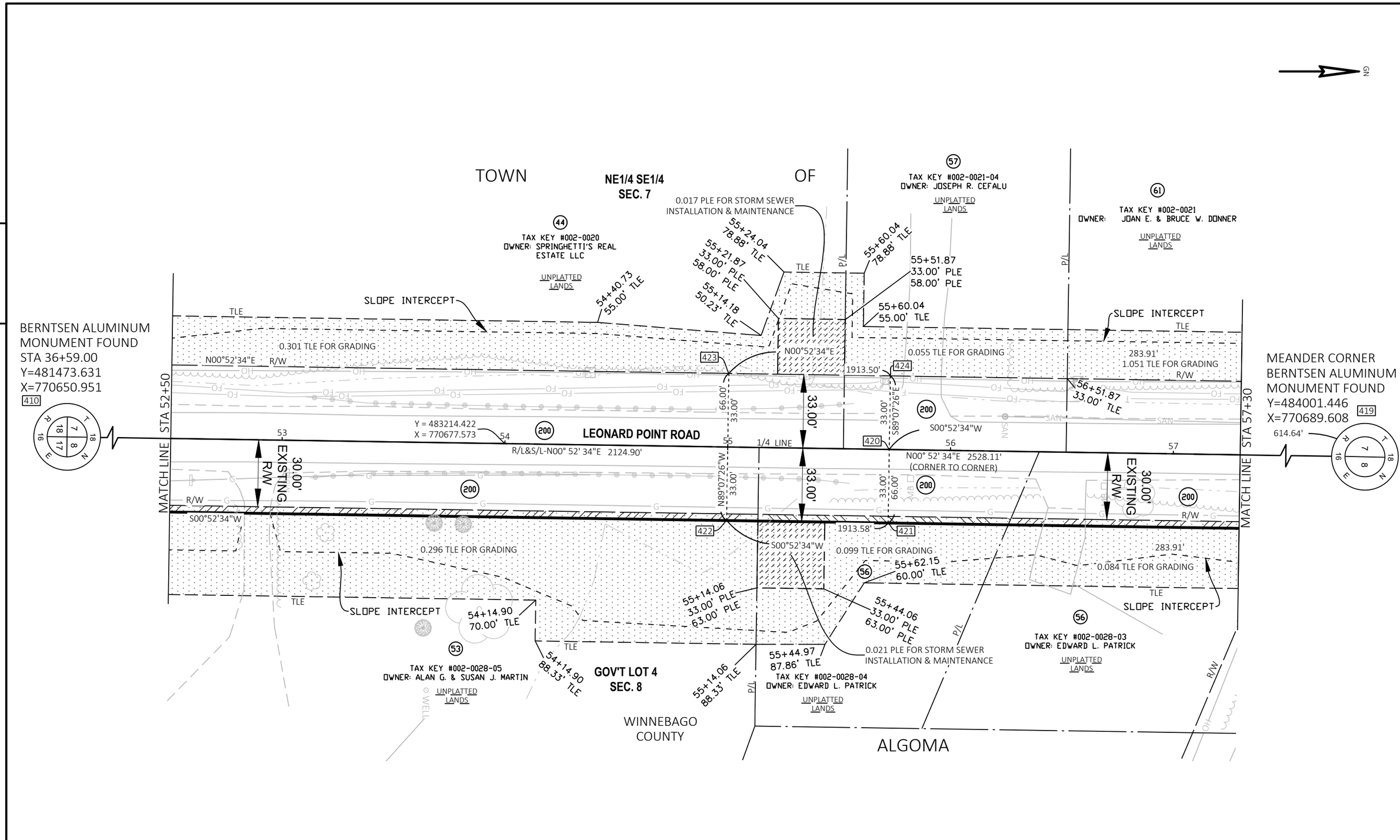
EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
176	482650.902	770698.807	1" PIPE
179	482850.908	770701.996	1" PIPE

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 13	
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET	E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.13

PLOT DATE : 2/11/2026 11:33 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

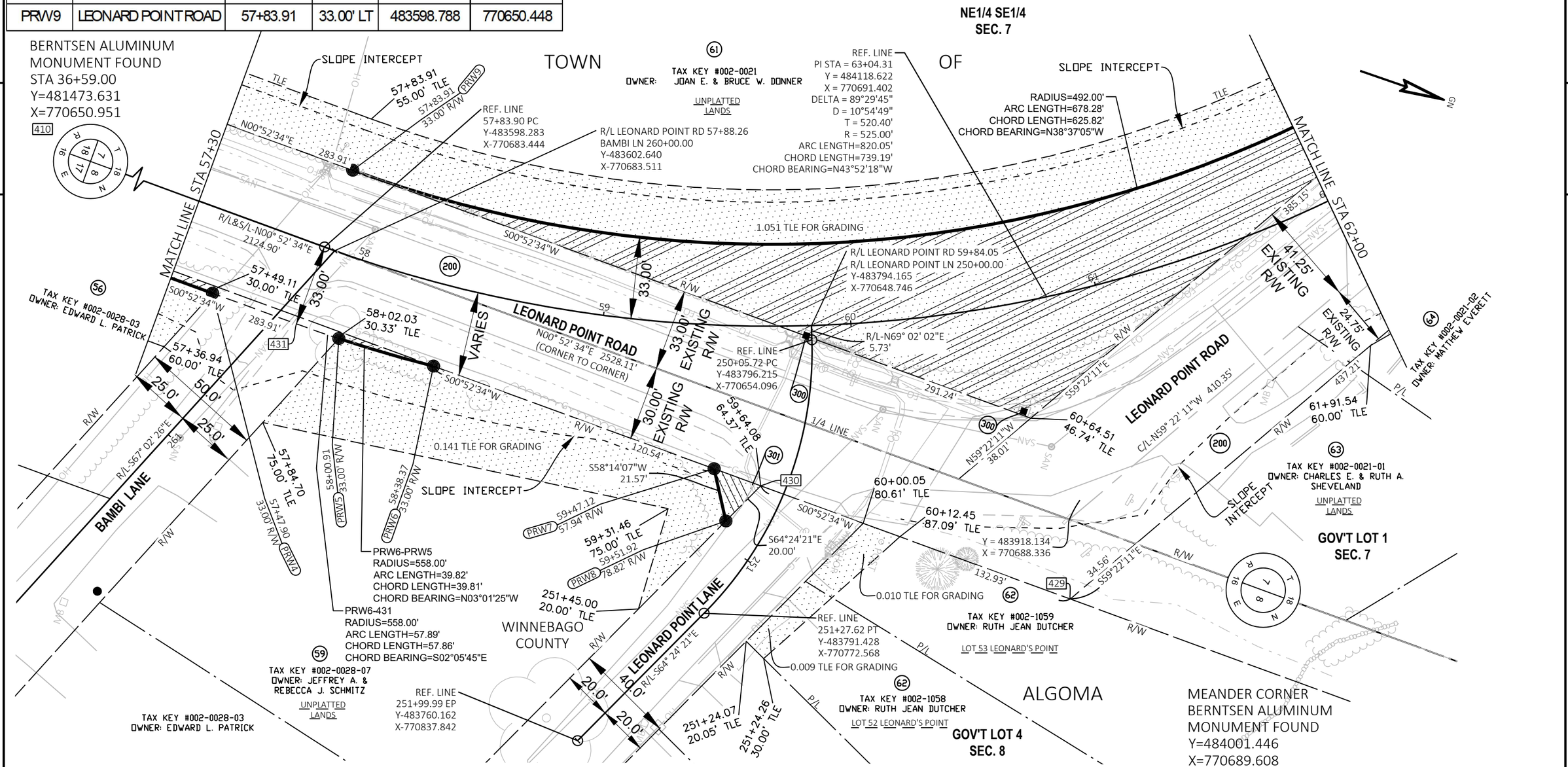
WISDOT/CADDS SHEET 75



REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 14
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.14
PLOT DATE : 2/11/2026 11:33 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########
WISDOT/CADDS SHEET 75

POINT	ALIGNMENT	STATION	OFFSET	YCOORDS	XCOORDS
PRW4	LEONARD POINT ROAD	57+47.90	33.00' RT	483561.773	770715.890
PRW5	LEONARD POINT ROAD	58+00.91	33.00' RT	483615.848	770716.424
PRW6	LEONARD POINT ROAD	58+38.37	33.00' RT	483655.602	770714.324
PRW7	LEONARD POINT ROAD	59+47.12	57.94' RT	483776.123	770716.167
PRW8	LEONARD POINT ROAD	59+51.92	78.83' RT	483787.481	770734.511
PRW9	LEONARD POINT ROAD	57+83.91	33.00' LT	483598.788	770650.448



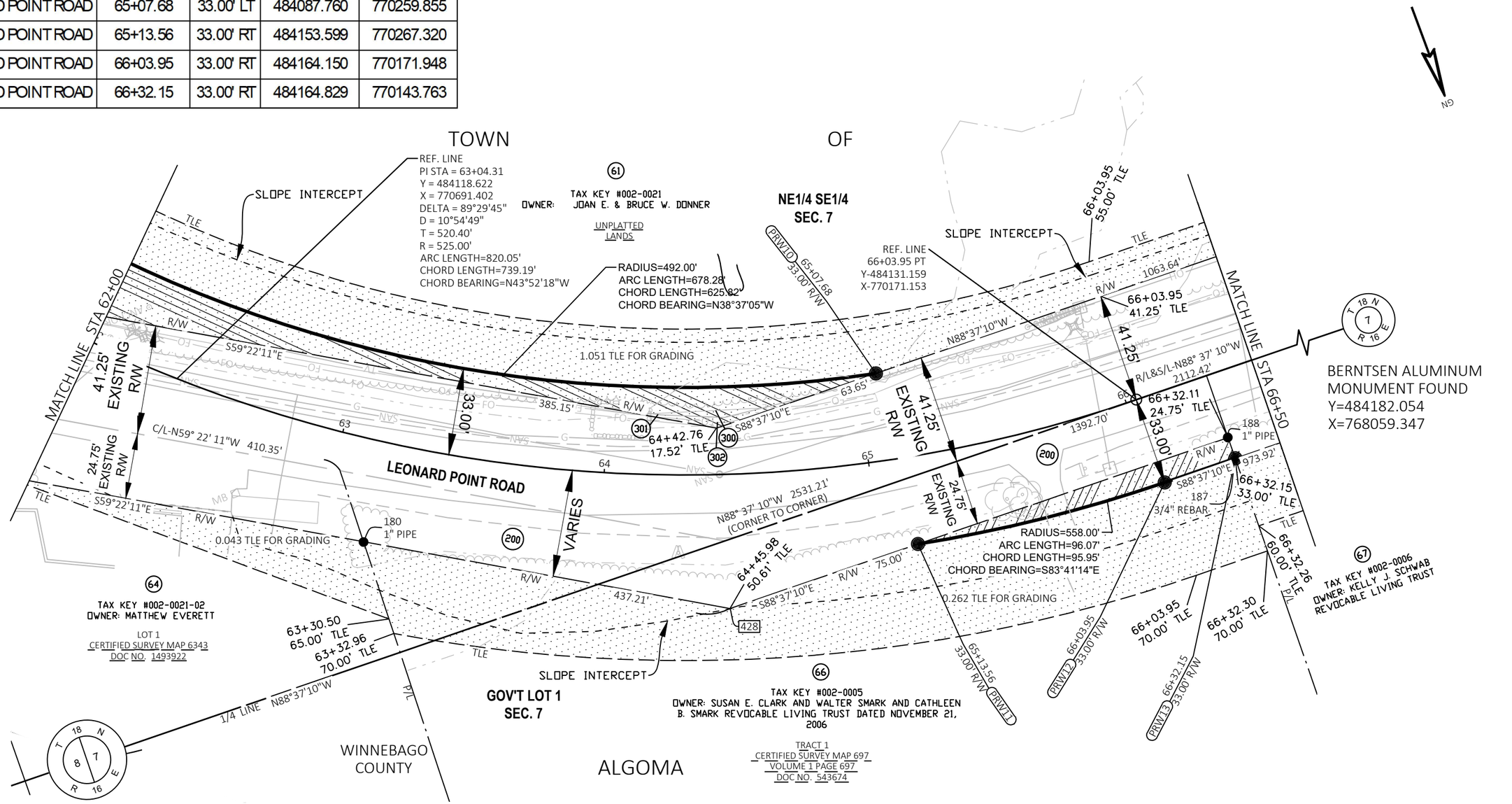
REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72 / PLAT SHEET 4. 15
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73 / PS&E SHEET ____ E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.15

PLOT DATE : 2/11/2026 2:11 PM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

POINT	ALIGNMENT	STATION	OFFSET	YCOORDS	XCOORDS
PRW10	LEONARD POINT ROAD	65+07.68	33.00' LT	484087.760	770259.855
PRW11	LEONARD POINT ROAD	65+13.56	33.00' RT	484153.599	770267.320
PRW12	LEONARD POINT ROAD	66+03.95	33.00' RT	484164.150	770171.948
PRW13	LEONARD POINT ROAD	66+32.15	33.00' RT	484164.829	770143.763



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
180	484080.277	770463.359	1" PIPE
187	484165.042	770143.676	3/4" REBAR
188	484156.490	770143.715	1" PIPE

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 16

PS&E SHEET

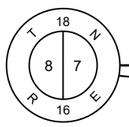
E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.16

PLOT DATE : 2/11/2026 11:54 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

MEANDER CORNER
BERNTSEN ALUMINUM
MONUMENT FOUND
Y=484121.073
X=770589.823
425



TOWN OF ALGOMA

WINNEBAGO COUNTY

61
TAX KEY #002-0021
OWNER: JOAN E. & BRUCE W. DONNER
UNPLATTED LANDS

NE1/4 SE1/4
SEC. 7

GOV'T LOT 1
SEC. 7

67
TAX KEY #002-0006
OWNER: KELLY J. SCHWAB REVOCABLE LIVING TRUST
UNPLATTED LANDS

68
TAX KEY #002-0007-03
OWNER: DEAN R. & CARRIE A. DUEHRING
UNPLATTED LANDS

69
TAX KEY #002-0007-04-01
OWNER: LOREN M. & STACY A. POTTER
LOT 1
CERTIFIED SURVEY MAP 7110
DOC NO. 1717131

MATCH LINE STA 66+50

MATCH LINE STA 71+00

13.75'

13.75'

TLE

TLE

SLOPE INTERCEPT

N88°37'10"W

R/W

1.051 TLE FOR GRADING

R/W

1063.64'

Y = 484133.473
X = 770075.135

LEONARD POINT ROAD

N88° 37' 10"W 2531.21'
(CORNER TO CORNER)

N88°37'10"W

1/4 LINE

R/L&S/L-N88° 37' 10"W 2112.42'

1392.70'

200

200

33.00'

162
1" PIPE

189
1" PIPE

S88°37'10"E

R/W

973.92'

R/W

0.109 TLE FOR GRADING

0.112 TLE FOR GRADING

0.109 TLE FOR GRADING

27.00'

27.00'

TLE

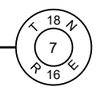
TLE

SLOPE INTERCEPT

P/L

P/L

BERNTSEN ALUMINUM
MONUMENT FOUND
Y=484182.054
X=768059.347



4

EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
162	484169.158	769967.957	1" PIPE
189	484173.632	769786.454	1" PIPE

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET
0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 17

PS&E SHEET

E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.17

PLOT DATE : 2/11/2026 11:34 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

TOWN OF

NE1/4 SE1/4
SEC. 7

61

TAX KEY #002-0021
OWNER: JOAN E. & BRUCE W. DONNER

UNPLATTED LANDS

NW1/4 SE1/4
SEC. 7

61

TAX KEY #002-0023
OWNER: JOAN E. & BRUCE W. DONNER

UNPLATTED LANDS

DOC. NO. 1909860

N

4

MEANDER CORNER
BERNTSEN ALUMINUM
MONUMENT FOUND
Y=484121.073
X=770589.823
425

BERNTSEN ALUMINUM
MONUMENT FOUND
Y=484182.054
X=768059.347

4

T 18 N
8 7
R 16 E

T 18 N
7
R 16 E

13.75'

TLE

SLOPE INTERCEPT

1/16 LINE P/L

13.75'

TLE

R/W N88°37'10"W 1.051 TLE FOR GRADING

0.056 TLE FOR GRADING 1063.64' R/W

41.25'

MATCH LINE STA 71+00

1 72 73 74 75

STA 75+50 MATCH LINE

N88°37'10"W

Y = 484145.519
X = 769575.281

1/4 LINE

R/L&S/L-N88° 37' 10"W 2112.42'

S88° 37' 10"E 2531.21'
(CORNER TO CORNER)

LEONARD POINT ROAD

200

1392.70'

33.00'

R/W S88°37'10"E

973.92' R/W

27.00'

0.152 TLE FOR GRADING

0.084 TLE FOR GRADING

27.00'

TLE

SLOPE INTERCEPT

TLE

69

TAX KEY #002-0007-04-01
OWNER: LOREN M. &
STACY A. POTTER
LOT 1
CERTIFIED SURVEY MAP 7110
DOC NO. 1717131

P/L

71

TAX KEY #002-0007-01
OWNER: ALFRED E. & JANICE L. SMITH
LOT 1
CERTIFIED SURVEY MAP 4965
VOLUME 1 PAGE 4965
DOC NO. 1174865

GOV'T LOT 1
SEC. 7

WINNEBAGO
COUNTY

ALGOMA

P/L

72

TAX KEY #002-0007-01-05
OWNER: MATTHEW WIEDENHOEFT AND
JANE E. PURSE-WIEDENHOEFT
LOT 1
CERTIFIED SURVEY MAP 1304
VOLUME 1 PAGE 1304
DOC NO. 618342

P/L

73

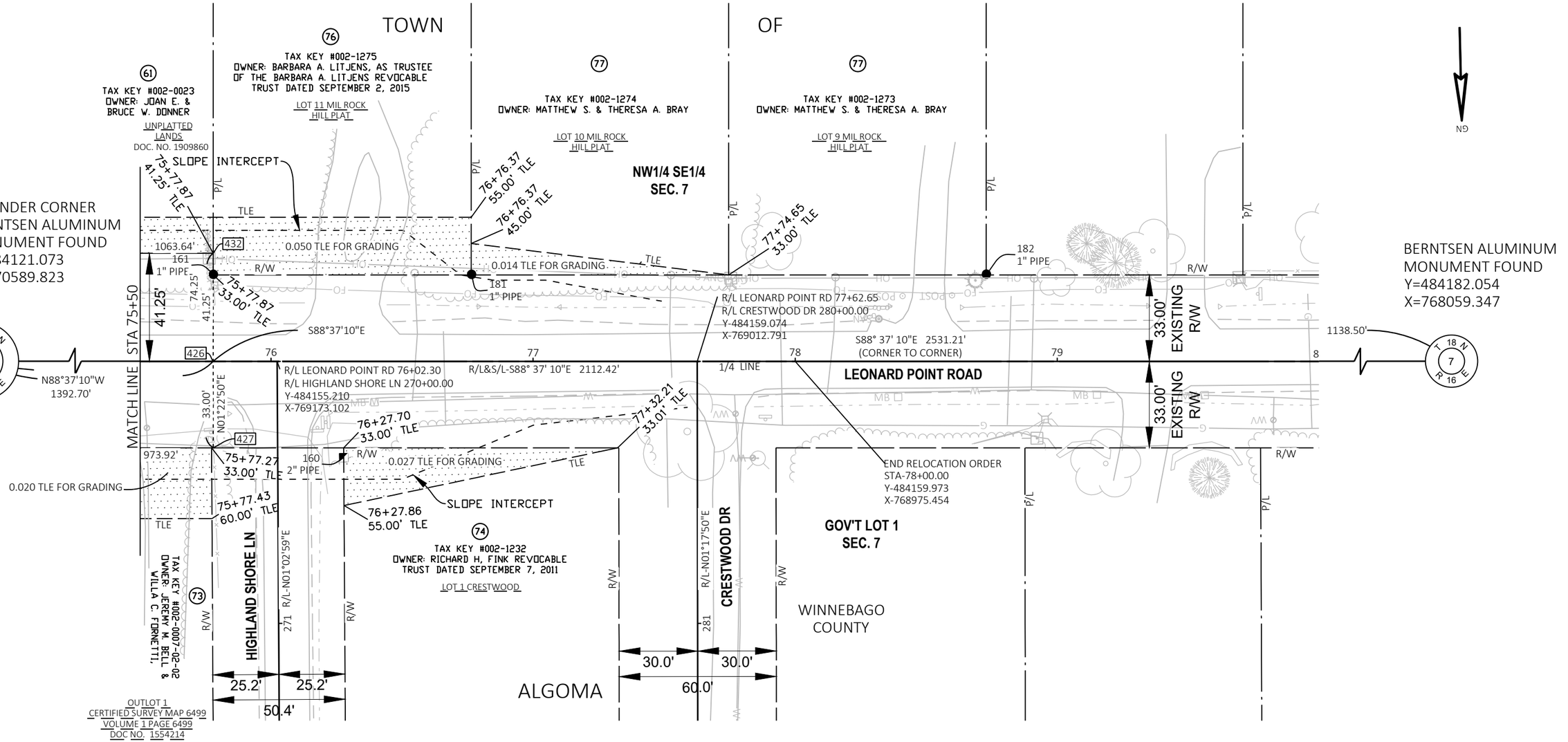
TAX KEY #002-0007-02-02
OWNER: JEREMY M. BELL &
WILLA C. FORNETTI,

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 18
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET _____ E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.18

PLOT DATE : 2/11/2026 11:34 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75



EXISTING R/W MONUMENTS FOUND			
POINT #	Y COORDS	X COORDS	FOUND
160	484192.566	769148.571	2" PIPE
161	484121.423	769196.619	1" PIPE
181	484123.793	769098.138	1" PIPE
182	484128.487	768901.680	1" PIPE

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: LEONARD POINT ROAD	STATE R/W PROJECT NUMBER 6436-01-72	PLAT SHEET 4. 19	
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 6436-01-73	PS&E SHEET	E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.19

PLOT DATE : 2/11/2026 11:34 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

RW Acquisition Area No. 1 (Sheets 4.05 thru 4.07)			
BEGIN PT #	END PT #	BEARING	DISTANCE
400	401	N01°12'42"E	297.31'
401	402	N89°12'44"W	33.00'
402	403	N01°12'42"E	1049.32'
403	405	S88°47'18"E	66.00'
405	406	S01°12'42"W	1048.83'
406	401	S89°12'44"E	33.00'

RW Acquisition Area No. 2 (Sheets 4.07 thru 4.09)			
BEGIN PT #	END PT #	BEARING	DISTANCE
400	404	N01°12'42"E	1346.39'
404	403	N88°47'18"W	33.00'
403	407	N01°12'42"E	680.24'
407	409	S89°54'49"E	66.01'
409	405	S01°12'42"W	681.54'
405	404	N88°47'18"W	33.00'

RW Acquisition Area No. 3 (Sheets 4.09 thru 4.10)			
BEGIN PT #	END PT #	BEARING	DISTANCE
410	411	N00°52'34"E	35.83'
411	412	S89°07'26"E	33.00'
412	413	S00°52'34"W	35.93'
413	409	S01°12'42"W	631.18'
409	407	N89°54'49"W	66.01'
407	417	N01°12'42"E	632.17'
417	418	N00°52'34"E	35.85'
418	411	S89°07'26"E	33.00'

RW Acquisition Area No. 4 (Sheets 4.10 thru 4.14)			
BEGIN PT #	END PT #	BEARING	DISTANCE
419	420	S00°52'34"W	614.64'
420	421	S89°07'26"E	33.00'
421	413	S00°52'34"W	1913.58'
413	414	S01°12'42"W	43.55'
414	416	N88°47'18"W	66.00'
416	417	N01°12'42"E	43.24'
417	424	N00°52'34"E	1913.50'
424	420	S89°07'26"E	33.00'

RW Acquisition Area No. 5 (Sheets 4.14 thru 4.19)			
BEGIN PT #	END PT #	BEARING	DISTANCE
425	426	N88°37'10"W	1392.70'
426	427	N01°22'50"E	33.00'
427	PRW12	S88°37'10"E	973.92'
PRW12	PRW11	SEE SHEET 4.16 FOR CURVE DATA	
PRW11	428	S88°37'10"E	75.00'
428	429	S59°22'11"E	437.21'
429	430	S00°52'34"W	132.93'
430	PRW8	S64°24'21"E	20.00'
PRW8	PRW7	S58°14-07"W	21.57'
PRW7	PRW6	S00°52'34"W	120.54'
PRW6	431	SEE SHEET 4.15 FOR CURVE DATA	
431	422	S00°52'34"W	283.91'
422	423	N89°07'26"W	66.00'
423	PRW9	N00°52'34"E	283.91'
PRW9	PRW10	SEE SHEET 4.16 FOR CURVE DATA	
PRW10	432	N88°37'10"W	1063.64'
432	426	N01°22'50"E	41.25'

4

4

REVISION DATE

DATE

GRID FACTOR

SCALE, FEET 0 20 40

HWY: LEONARD POINT ROAD

COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 6436-01-72

CONSTRUCTION PROJECT NUMBER 6436-01-73

PLAT SHEET 4. 20

PS&E SHEET

E

FILE NAME : LEONARD POINT ROAD RW PLAT.DWG
LAYOUT NAME - 4.20

PLOT DATE : 2/11/2026 11:34 AM PLOT BY : MARTY ABING PLOT NAME : PLOT SCALE : ##########

WISDOT/CADDS SHEET 75

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
Resolution No. 2026-4

SUPPORTS SUBMISSION OF AN URBAN NON-POINT SOURCE & STORM WATER (UNPS&SW) CONSTRUCTION GRANT APPLICATION TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES FOR THE LEONARD POINT POND PROJECT

WHEREAS, the Town of Algoma recognizes that excessive sediment and phosphorus impact surface water quality and designated uses for Lake Butte des Morts and Sawyer Creek; and

WHEREAS, Lake Butte des Morts and Sawyer Creek is 303(d) listed water bodies for sediment and phosphorus pollutants; and

WHEREAS, a Total Maximum Daily Load (TMDL) for sediment and phosphorus pollutants was developed for the Upper Fox & Wolf (UFW) River Basin, including the Lake Butte des Morts and Sawyer Creek sub-watersheds; and

WHEREAS, the Town of Algoma desires to construct the Leonard Point Pond for the purpose of reducing sediment and phosphorus pollutants discharged into Lake Butte des Morts; and

WHEREAS, the Leonard Point Pond will assist the Town with WPDES MS4 Permit and TMDL pollutant load reduction compliance; and

WHEREAS, the local-share funds for the Lenoard Point Road Pond will be specifically included in the Town's adopted budget for 2027-2028; and

NOW THEREFORE BE IT RESOLVED, that the Town of Algoma hereby supports submittal of an Urban Non-Point Source & Storm Water (UNPS&SW) Construction Grant Application to the Wisconsin Department of Natural Resources (DNR) for the Leonard Point Pond project.

This resolution shall be posted as required under Wis. Statute 60.80.

Enacted this 18th day of February, 2026.

_____
Joel Rasmussen, Chair
Town of Algoma Board

ATTEST:

_____
Katherine Reinbold, Clerk/Treasurer
Town of Algoma

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
Resolution No. 2026-5

ENSURE LOCAL MATCH AND PROGRAM AND PROJECT COMPLIANCE FOR THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES GRANT FOR THE LEONARD POINT POND PROJECT

WHEREAS, the Town of Algoma is interested in acquiring a Grant from the Wisconsin Department of Natural Resources for the purpose of implementing measures to control agricultural or urban stormwater runoff pollution sources (as described in the application and pursuant to ss. 281.65 or 281.66, Wis. Stats., and chs. NR 151, 153 and 155); and

WHEREAS, a cost-sharing grant is required to carry out the project:

THEREFORE, BE IT RESOLVED, that the Town of Algoma

HEREBY AUTHORIZES, the Town Administrator to act on behalf of the Town of Algoma to:

- Sign and submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Sign a grant agreement between the Town of Algoma and the Department of Natural Resources;
- Sign and submit reimbursement claims along with necessary supporting documentation;
- Sign and submit interim and final reports and other documentation as required by the grant agreement;
- Sign and submit an Environmental Hazards Assessment Form, if required; and
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the Town of Algoma shall comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of the grant document provisions.

This resolution shall be posted as required under Wis. Statute 60.80.

Enacted this 18th day of February, 2026.

_____
Joel Rasmussen, Chair
Town of Algoma Board

ATTEST:

_____
Katherine Reinbold, Clerk/Treasurer
Town of Algoma

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: Award bid to purchase a 3,000 Gallon Tender to Midwest Fire in the amount of $404,898.00.

SUMMARY:
The town went through the sealed bid process and received the following 4 bids:

Midwest Fire (Freightliner)	$404,898.00
Pierce	$439,113.00
Fire Services Inc (Kenworth)	$449,999.00
Fire Services Inc (Freightliner)	$449,999.00

The lowest qualified bid is $404,898 with Midwest Fire.

The 2026 approved budget includes $450,000 for this purchase. There will be additional costs to the apparatus for radios, graphics, etc. for an estimated additional $20,000, but this is still well under budget.

Attached is the contract document for Midwest Fire and Request for Proposals. Due to their large size, the proposals are not included but are on file with the town and are available upon request.

RECOMMENDED ACTION: Staff recommend awarding the bid to Midwest Fire. Should the Town Board agree the following motion may be made:

"Motion to award the bid to purchase a 3,000 Gallon Tender to Midwest Fire in the amount of $404,898.00."

ATTACHMENTS:

1. Midwest Fire Contract
2. 3,000 Tender RFP

901 Commerce Road • P.O. Box 524 www.MidwestFire.com Luverne, MN 56156 • 1.800.344.2059

PURCHASE CONTRACT

January 28th, 2026

Town of Algoma
15 N Oakwood Rd
Oshkosh, WI 54904-7826

Midwest Fire Sourcewell Contract: 082025-RCK
Town of Algoma Sourcewell Membership: 199161

Dear Customer:

We hereby propose and agree to furnish, after your acceptance of this proposal and the proper execution by: Town of Algoma ("Customer") and an officer of Midwest Fire Equipment & Repair Co. ("Midwest Fire") the following apparatus and equipment:

One (1) New All-Poly® Series Stock 3000 Gallon Tanker-Pumper & One (1) New Freightliner M2-106 Tandem Axle, Regular Cab Chassis

All of which are to be built in accordance with the specifications, clarifications and exceptions attached, and which are made part of this agreement and contract, to be completed same in: 300 business days after receipt of truck chassis by Midwest Fire, subject to all causes beyond our control.

Apparatus		
Apparatus Proposal Price	$	305,926
Chassis Proposal Price	$	114,268
Sourcewell Pricing	$	(15,296)
Apparatus & Chassis Proposal Price	**$**	**404,898**

Total Proposal Price:	**$**	**404,898.00**

Customer is responsible for taking possession of the apparatus and/or equipment at the Midwest Fire location in Luverne, Minnesota, unless otherwise agreed to in a writing signed by Midwest Fire and Customer.

ORIGINAL

Terms:
A deposit in the amount of $10,000 shall be paid within 10 business days upon acceptance of this Proposal by the Customer.

The balance of the value of the chassis less the deposit shall be paid by April 15th, 2026.

Customer is responsible to pay the remaining balance in full upon acceptance of apparatus.

Midwest Fire will honor the price & terms quoted in this purchase contract for a period of *30 days* from the date noted above, or until this unit is sold, whichever comes first. Beyond the contract deadline date, all pricing and terms are subject to change.

Pre-Construction Meeting:
Within twenty-one calendar days after contract signing, Customer is responsible to join Midwest Fire for an in person, conference call or video based, Pre-Construction Meeting to review project specifications in depth. Midwest Fire will support the Pre-Construction meeting with the Lead Salesperson for the project, Project Manager, and Subject Matter Experts as required. Any changes made to the project during the Pre-Construction meeting will be calculated at standard pricing. No change order fee is charged.

Change Orders:
Any change to the apparatus and/or equipment after the contract is signed will require a change order. After the Pre-Construction meeting is held, any future change will be subject to a minimum change order fee of $500 (processing, engineering changes, documentation), plus the change order cost. Any returned parts may be subject to a restocking fee and depending on the lead time of items included on the change order, the completion date of the apparatus may change.

Force Majeure:
Neither party shall be liable or responsible to the other party, or be deemed to have defaulted under or breached this contract, for any failure or delay in fulfilling or performing any term of the contract (except for any obligation to make payments to the other party hereunder), when and to the extent such party's failure or delay is caused by or results from the following events: (1) acts of God; (2) flood, fire, earthquake, tornado, or explosion; (3) war, invasion, hostilities, terrorist threats, or acts, riot, or other civil unrest; (4) government order, law, or action; (5) embargoes or blockades in effect on or after the date of this contract; (6) national or regional emergency; (7) strikes, labor stoppages or slowdowns, supply chain shortages or disruptions, unforeseen price changes and cancellations by OEMs, or other industrial or manufacturing disturbances; or (8) power outages or shortages, inadequate transportation services, or inability or delay in obtaining supplies of adequate or suitable materials.

The party impacted by any of the above force majeure conditions shall give notice to the other party within five calendar days of learning of such condition(s), stating the period of time the occurrence is expected to continue. The party impacted by any of the above force majeure conditions shall resume the performance of its obligations as soon as reasonably practicable after the removal of the condition.

Taxes Responsibility of Customer:
Any and all sales, use, environmental, ad valorem, or excise tax or any other similar taxes, fees, duties, or charges of any kind imposed by any governmental authority on any amounts payable by Customer under this contract shall be the sole responsibility of Customer.

No Liability for Consequential or Indirect Damages:

ORIGINAL

Neither Midwest Fire nor its representatives is liable for consequential, indirect, incidental, special, exemplary, punitive or enhanced damages, lost profits or revenues, or diminution in value, arising out of or relating to any breach of this contract, regardless of whether such damages were foreseeable or whether or not Midwest Fire was advised of the possibility of such damages.

Binding Effect: This contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, heirs, and beneficiaries. No amendment or modification of this contract is effective unless in writing and signed by each party.

Governing Law: This contract shall be governed by the laws of the State of Minnesota.

Entire Agreement: This contract, and any change orders, constitutes the sole and entire agreement of the parties with respect to the subject matter contained herein and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter.

Severability: If any term of this contract is invalid, illegal, or unenforceable in any jurisdiction, such invalidity or unenforceability shall not affect any other term or provision of this contract or invalidate or render unenforceable such term or provision in any other jurisdiction.

Jurisdiction and Venue: Any claims, causes of action, disputes, legal proceedings, or litigation arising between the parties arising under or in connection with this contract or the formation thereof shall be brought solely in Rock County, Minnesota. Customer, by entering into this contract, hereby submits and consents to jurisdiction in the State of Minnesota.

Exclusion of Warranties: EXCEPT AS OTHERWISE PROVIDED TO CUSTOMER IN WRITING, THERE ARE NO OTHER WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS CONTRACT, AND CUSTOMER ACCEPTS APPARATUS AND/OR EQUIPMENT “AS IS.”

ORIGINAL

Respectfully submitted,

Sarah J. Atchison
President & CEO
Midwest Fire Equipment & Repair Company

We, the Customer, agree to accept the above proposal and hereby enter into the purchase contract with signature below:

_____
Customer/Business Name (please print)

_____
Business Address

_____
Printed Name

_____
Signature Date

_____
Title

ORIGINAL

NOTICE

FINAL SPECIFICATIONS: Attached you will find the final & comprehensive specifications for your truck. Read them carefully. This document serves as formal notice that the attached specifications provide the entire scope of work & design for the truck that Midwest Fire Equipment & Repair Company (Midwest Fire) is manufacturing for you. Any & all equipment, features, accessories, mounts, graphics, etc. to be included with your truck is/are detailed in this final specification document.

CHANGE ORDERS: The attached specifications are final & comprehensive. The project design for this truck is officially frozen (Design Freeze) as of this date. **Any future changes must be mutually agreed upon through an official written Midwest Fire Change Order, executed (signed) by both Midwest Fire & the purchaser. Further, the purchaser understands that any future design changes may impact both project cost and timeline.** Purchaser will hold Midwest Fire harmless from any potential liability incurred as a result of project delays resulting from any Change Orders.

IF THE EQUIPMENT/ITEM/FEATURE IS NOT DETAILED IN THE SPECIFICATIONS FOR YOUR TRUCK AND YOU DO NOT HAVE A CHANGE ORDER, SIGNED BY BOTH YOU & MIDWEST FIRE, DETAILING THE CHANGE/ADD OF THE EQUIPMENT/ITEM/FEATURE FOR YOUR TRUCK, IT WILL NOT BE INCLUDED ON YOUR TRUCK.

FINAL PAYMENT, TRANSFER OF OWNERSHIP & TRAINING: The Purchase Contract states clearly that:

1) ***at the conclusion of your project & prior to taking possession, you will pay the balance remaining on the purchase price of your truck, in full.***
2) ***you will take physical possession of the truck & receive any & all training on the operation of your truck at the Midwest Fire facility in Luverne, Minnesota.***

I hereby acknowledge that I have received & fully understand the above information.

_____ _____

Purchaser Date

ORIGINAL

Town of Algoma Fire Department

Winnebago County, Wisconsin

3,000 Gallon Tender Bid

AGENCY: Town of Algoma Fire Department

BID TITLE: 3,000 Gallon Tender

PURPOSE: The purpose of this document is to provide interested parties with information to enable them to prepare and submit a bid for one (1) 3,000-gallon dry side tanker.

BUDGET: $450,000

PUBLICATION: January 22, 2026 and January 28, 2026

BID CLOSING DATE/TIME: February 4, 2026, 12:00 P.M**.** Central Time

SUBMITTAL INSTRUCTIONS:

Each bid shall be submitted in the same exact sequence as the attached specifications for ease of checking compliance of bids with submitters specifications. A compete proposal shall include a technical proposal, cost proposal, and be signed by an authorized representative of the manufacturing company being submitted.

All proposals are due and must be delivered to the Town of Algoma Town Hall on, or before, Wednesday, February 4, 2026 at 12:00pm CST.

Email submittals should be sent with the subject "Town of Algoma–Tender Bid" to ksawicki@townofalgoma.org.

Physical copies may be delivered by mail or in person by the deadline listed above to:

Town of Algoma
Attn: Tender Bid
15 N Oakwood Road
Oshkosh, WI 54904

If further information is required, contact Fire Chief Kevin Sawicki at 920-235-3789 or ksawicki@townofalgoma.org.

SUBMISSION OF PROPOSALS:

LATE OR UNSIGNED PROPOSALS WILL BE REJECTED

The Department will not be liable to any vendor/contractor for any unforeseen circumstances, delivery, or postal delays. Postmarking on the due date will not substitute for receipt of the proposal. Vendors are responsible for submission of their bid. Additional time will not be granted to a single vendor; however, additional time may be granted to all vendors at the discretion of the Town.

Date Issued: 1/22/26

FIRE APPARATUS SPECIFICATIONS

Sealed proposals are desired from reputable makers of automobile fire apparatus in accordance with these specifications and with the advertisement, a copy of which is attached, for the piece of apparatus listed as follows:

Fire Truck, fire pump, apparatus body, tank, and all other equipment in accordance with the following general requirements.

GENERAL REQUIREMENTS

The terms "contractor", "vendor", "submitter", "consultant" and "manufacturer" are used interchangeably in this document, and all refer to the company submitting the bid.

Each bid must be accompanied by the submitter's accurate written specifications covering the apparatus and equipment, which it is proposing to furnish and to which the apparatus furnished under the Contract must conform.

It is the intent of these specifications to cover the furnishing and delivery to the Town of Algoma Fire Department, complete apparatus equipped as specified. All specifications herein contained are considered as minimum threshold specifications. Some items have been specified by brand name or model number. These have been carefully selected because of their reliability, compatibility with present equipment, and local availability of parts.

To receive a complete and thoughtful proposal, vendors are encouraged to contact Chief Kevin Sawicki with questions. It is acknowledged that not every detail related to all aspects of the fire truck is addressed in this bid. Submitters are urged to present a proposal that addresses all aspects required to construct and deliver a high quality and masterfully designed ground tanker. All references to specific parts using a brand name include equivalent parts by other brands so long as said equivalent parts are truly equivalent. All parts of the fire truck shall be new.

Exceptions taken in areas other than listed above must be listed on a separate page and marked "Exceptions to Specifications". Every exception taken shall be listed as to page number and paragraph. Failure to provide the required exception list with the bid will be cause for rejection of that proposal.

Such details and other construction features not specifically covered herein shall conform with all State and Federal requirements, and the NFPA 1901 "Standard for Automotive Fire Apparatus" in effect at the time the contract is signed.

Any test equipment required, or expense incurred for the UL pump test shall be borne by the contractor supplying this equipment.

All questions regarding this request for bids shall be submitted via email to Chief Kevin Sawicki at ksawicki@townofalgoma.org.

All questions shall be submitted on or before January 26 at 4:00 p.m.

Should any prospective consultant be in doubt as to the true meaning of any portion of this request for bids, or should the consultant find any ambiguity, inconsistency, or omission therein, the consultant shall make a written request for an official interpretation or correction by the due date above to the email address provided.

Corrections, or additions to this request for bids will be made only as an official addendum. Any addendum issued by the Town of Algoma Fire Department shall become part of the request for bids and must be incorporated in the proposal where applicable.

RELIABILITY OF CONTRACTOR/VENDOR

Contractors shall furnish satisfactory evidence that they have the ability to construct the apparatus specified and shall state in the bid the location of the factory where the apparatus is to be built, and also where future service work will be performed.

COST LIABILITY

The Department assumes no responsibility or liability for costs incurred by the vendor/contractor prior to the award of a contract for the provision of the Tender. By submitting a bid, the contractor agrees to bear all costs incurred or related to the preparation, submission, and selection process for the bid.

INSURANCE REQUIREMENTS

Each submitter must include a Certificate of Insurance listing the proposed manufacturer's product liability insurance coverage in the bid. Submitted Certificate shall name the apparatus manufacturer, insurance company, policy number, and effective dates of the insurance policy.

The manufacturer shall maintain full insurance coverage on the purchaser's cab and chassis from time of first possession by the manufacturer until the apparatus is delivered and accepted by the purchaser. The Town of Algoma Fire Department reserves the right to require proof of insurance from the manufacturer's insurance carrier prior to entering into a contract for the apparatus.

The contractor shall procure and maintain at all times such insurance policies, as will protect itself and the Department from all claims for bodily injuries, death or property damage which may arise under this contract; whether the act(s) or omission(s) giving rise to the claim were made by the contractor, any subcontractor or anyone employed by them directly or indirectly.

To the fullest extent permitted by law, contractor shall indemnify, defend and hold the Department, its officers, employees and agents harmless from all suits, claims, judgments and expenses, including attorney's fees, resulting or alleged to result, from any acts or omissions by contractor or its employees and agents occurring in the performance of or breach in this Agreement, except to the extent that any suit, claim, judgment or expense are finally judicially determined to have resulted from the Department's negligence or willful misconduct or its failure to comply with any of its material obligations set forth in this Agreement.

DRAWINGS

A CAD produced line drawing of the exact apparatus being proposed must be furnished with the bid. Since the blueprint drawing is required of all submitters, any bid submitted without a drawing as specified will be considered non-responsive. Drawing must include the left side with chassis cab, right, and rear views of the vehicle. Drawing must be a large size "D", (24" x 36") and shall be a drawing of the exact apparatus as proposed, not a drawing of another similar unit. All submitted drawings will become a part of the bid.

COMPLETION DATE

Submitters shall indicate in their proposals; the number of working days for delivery of the completed apparatus, from the date of proposal acceptance by the Manufacturer.

CARRYING CAPACITY

The GAWR and GCWR or GVWR of the chassis shall be adequate to carry the fully equipped apparatus including full water and other tanks, the specified hose load, unequipped personnel weight, ground ladders, and miscellaneous equipment.

The height of the fully loaded vehicle's center of gravity shall not exceed the chassis manufacturer's maximum limit.

WARRANTY

All warranties shall be disclosed and provided to the fire department.

BID AWARD

The bid will be awarded to the most "responsible manufacturer", if bid is in the best interest of the Town of Algoma Fire Department.

When analyzing the bids and recommending a successful manufacturer, superior design, completion time, workmanship, materials, operating costs, location of factory, past experience, length of incorporation and compliance with specifications will be taken into consideration.

The Town of Algoma Fire Department reserves the right to waive any formality in the bids received if such waiver is in the best interest of the Town of Algoma Fire Department and, also, to accept any item in the bid found to be of superior quality or otherwise preferred by the Town of Algoma Fire Department.

REJECTION OF PROPOSALS

The right is reserved to reject any or all proposals or to accept such proposal as is in the best interest of the Department. All bid requirements and specifications as written are considered minimum, threshold specifications. Bids will be rejected which substitute less-substantial materials and/or methods of body construction than those specified.

The Department is not, in any way, obligated to accept the lowest bid.

RESERVATION OF RIGHTS

1. The Department reserves the right in its sole and absolute discretion to accept or reject any or all bids, or alternative bids, in whole or in part, with or without cause.
2. The Department reserves the right to waive, or not waive, informalities or irregularities in terms or conditions of any proposal if determined by the Department to be in its best interest.
3. The Department reserves the right to request additional information from any or all vendors.
4. The Department reserves the right to reject any proposal that it determines to be unresponsive and deficient in any of the information requested within the bid request.
5. The Department reserves the right to determine whether the scope of the project will be entirely as described in the bid request, a portion of the scope, or a revised scope be implemented.
6. The Department reserves the right to select one or more contractors to perform services.
7. The Department reserves the right to retain all proposals submitted and to use any ideas in a bid regardless of whether that bid is selected. Submission of a bid indicates acceptance by the contractor of the conditions contained in this bid request, unless clearly and specifically noted in the bid submitted.
8. The Department reserves the right to disqualify bids that fail to respond to any requirements outlined in the bid request, or failure to enclose copies of the required documents outlined within bid request.

DESIGN REQUIREMENTS

Specified design features of the apparatus have been carefully selected because of their safety, integrity and consistency with existing apparatus. It is expected that all submitters will adhere to the compartmentation layout, etc., since these features can be produced by all fire apparatus manufacturers.

All aspects of the vehicle shall be properly engineered with priority given to firefighter safety, ease of operation, and maintenance of the apparatus. The vehicle shall be free from hazardous protrusions, angles, or sharp corners that might injure a firefighter or equipment.
All water, air, fuel, hydraulic, and/or oil lines on the chassis and apparatus shall be properly located and securely tie wrapped to prevent scuffing or abrasion. Durable type grommets or loom material shall be used to protect the lines wherever a line passes through the apparatus body or frame rail sections.

All grease fittings, bleeders, filler plugs, drains, and check points shall be located to be easily accessible. No special tools shall be required to access these components for normal service or maintenance of the vehicle.

All parts and components on the vehicle shall be positioned for ease of inspection, and recognition of wear or failure. Easily removable access or cover plates shall be provided for all items requiring periodic service or adjustment. Access panels shall be of the hinged or quick disconnect design, allowing ease of access.

Design of the apparatus should be such that no disassembly of the body or any of its parts is required for normal maintenance.

All components of the chassis and apparatus shall be protected against rain, snow or other adverse weather conditions.

ACCEPTANCE TESTS AND REQUIREMENTS

Manufacturer's pump test and Certification tests shall be conducted by the manufacturer in accordance with requirements of NFPA 1901. Certificate of testing shall be furnished to the purchaser.

NOTE

Responsibility for the apparatus and all equipment shall remain with the contractor until the apparatus and equipment is delivered to the Town of Algoma Fire Department.

APPARATUS DESIGN

ENGINEERING BLUEPRINTS

The manufacturer shall provide construction drawings for approval prior to actual construction of the vehicle.

INSPECTION TRIPS

Inspection trips for The Town of Algoma Fire Department personnel (up to 4 personnel) shall be made to the facility during construction of the apparatus. Typical inspections are mid-point and final. Successful bidder shall consult with the Town of Algoma Fire Department truck build committee chairperson or Fire Chief as to the proper timing of the inspection trips.

DEMONSTRATION

The Town of Algoma Fire Department personnel shall be properly instructed as to the proper use of the entire apparatus including, but not limited to, chassis, fire pump system, the apparatus and all equipment.
The initial demonstration will take place in conjunction with the final inspection of the completed vehicle.

COMPLETE PRINTED MANUAL

The manufacturer shall provide with the vehicle upon delivery, one (1) complete owner's manual. This manual shall be in a notebook type binder, with reference tabs for each section of the vehicle. A USB drive with all the printed material in an electronic format (PDF required; other file types may be included) shall also be provided.

Within each section shall be:

- Individual component manufacturer instruction and parts manuals
- Warranty forms for the body
- Warranty forms for all major components
- Warranty instructions and format to be used in compliance with warranty obligations
- Wiring diagrams
- Installation instruction and drawings for major parts
- Visual graphics and electronic photos for the installation of major parts
- Necessary normal routine service forms, publications, and components of the body portion of the apparatus
- Technical publications for training and instruction on major body components
- Warning and safety related notices for personnel protection
- Cab and chassis manuals on parts, service and maintenance shall be provided

DELIVERY DATE:

Provide a delivery date of the apparatus for the department. Preference points will be given to the manufacturer with the timeliest completion.

ANGLE OF APPROACH/DEPARTURE

The angle of approach/departure shall be at least the minimum as recommended by NFPA.

VEHICLE STABILITY
The apparatus shall meet one of the requirements, as stated by NFPA for vehicle stability.

WEIGHT AND BALANCE REVIEW
Included with the proposal and delivery of the apparatus will be a complete weight analysis of the apparatus. The apparatus shall meet DOT and NFPA weight guidelines.

ELECTROLYSIS CORROSION CONTROL
All dissimilar metals, fasteners, bracket will include appropriate barrier protection.

LOW VOLTAGE ELECTRICAL SPECIFICATIONS
The electrical system specified for this apparatus will be designed with all panels, electrical connections, and electrical components to be of the latest Federal DOT standards and NFPA recommendations.

ELECTRICAL DRAWINGS
Each separate electrical function will include a complete set of drawings specific to that apparatus and that electrical function.

LOW VOLTAGE ELECTRICAL SPECIFICATIONS
The electrical system specified for this apparatus will be designed with all panels, electrical connections, wiring harnesses, and electrical components to be the latest Federal DOT standards and NFPA recommendations.

OVERALL LENGTH
The maximum overall length is 33 feet. Priorities are to keep the apparatus height and length as small as possible.

OVERALL HEIGHT
The height of the body shall be equal to or less than the height of the emergency light bar on the cab. Priorities are to keep the apparatus height and length as small as possible.

CHASSIS
The proposed chassis must be properly rated for the weight of the apparatus. To include two (2) personnel, loose equipment, permanently installed equipment, and 3,000 gallons of water. The preferred chassis are:

- Freightliner M2; or
- Kenworth

CAB
The cab shall be a two-door commercial chassis.

ENGINE
The chassis engine shall be a 360 HP or greater depending on availability. If another engine is quoted, explain the reason why.

TOP SPEED
Top speed shall be set to 72 mph. All components from the engine to rear axle shall be appropriately designed for that speed.

TRANSMISSION
The transmission shall be an Allison 3000 EVS with PTO provision.

BRAKES
Brakes shall be drum and be appropriately sized for the apparatus.

AUXILIARY ENGINE BRAKE
One (1) auxiliary engine compression brake with VG turbo shall be installed to assist in slowing and controlling the vehicle as required by NFPA 1901. An on-off control switch and a high-medium-low selector switch shall be mounted in the cab accessible to the driver.

When the on-off switch is in the "on" position, the engine brake shall be automatically applied whenever the accelerator is in the idle position and the automatic transmission is in the lock-up mode. If the accelerator is depressed or if the on-off switch is placed in the "off" position, the engine brake shall immediately release and allow the engine to return to its normal function.

FAST-IDLE SYSTEM
A fast-idle system shall be provided and controlled by a switch accessible by the driver. The system shall increase engine idle speed to a preset RPM for increased alternator output.

MULTIPLEX WIRING
The truck shall be equipped with a multiplex wiring system.

REAR AXLE DIFFERENTIAL CONTROL
The rear axle shall include a driver controlled differential lock. This shall allow the main differential to be locked and unlocked. There shall be a rocker switch to control the differential lock in the cab.

TIRES
Michelin X Works Z 20 ply radial front tires.
Michelin X Works Z 16 ply radial rear tires

FRONT WHEELS
The front wheels shall be 22.50-inch aluminum Alcoa wheels.

REAR WHEELS
The rear wheels shall be 22.50-inch aluminum Alcoa wheels.

HUB AND LUG NUT COVERS
The apparatus shall have chrome or stainless-steel hub and lug nut covers on the front and tandem rear axles – supplied separately.

CLIMATE CONTROL
The cab shall contain heater and air conditioning units to provide climate control to the cab.

CAB INSULATION
The cab shall be lined with insulation to act as a noise barrier and assist in temperature control.

REARVIEW MIRRORS
Mirrors shall be black in color. The mirrors shall be mounted on the driver and officer doors of the cab.

The mirrors shall be heated and power adjustable. The mirror control switches shall be located within easy reach of the driver.

SEATS
The driver seat shall have air suspension with multiple-way adjustment.

The officer seat shall be equipped with multiple-way adjustment

CAB DOOR WINDOWS
Full power windows shall be provided for the cab doors. Driver shall have easy access the controls for both the driver and passenger windows.

HEADLIGHTS
If it is an option the cab shall be equipped with LED high and low beam head lamps.

CAB USB CHARGING PORT
A dual USB charging port for cell phones, portable chargers, and similar devices shall be installed in the cab.

MASTER BATTERY SYSTEM SWITCH
The battery system shall be supplied with the chassis. One (1) battery disconnect switch shall be in a conveniently accessible location to the driver of the apparatus. The switch shall disconnect the 12-volt power supply from the battery system.

BATTERY CHARGER WITH DISPLAY
One (1) Kussmaul battery conditioner with auto eject shall be installed. The charger unit shall be mounted in a clean dry area and will be accessible for service and/or maintenance. It shall be of adequate size and capacity to handle all probable uses.

One (1) Kussmaul voltage display shall be supplied with the charger.

SHORELINE POWER
The shore power plug shall be auto-ejecting and conveniently located near the drivers' door on the exterior of the apparatus. The cover shall be red.

120-VOLT POWER RECEPTICALS
There shall be 120-volt power receptacles furnished in the cab. The power receptacle shall be connected to the shoreline power for charging of future equipment.

AIR SHORELINE
One (1) Kussmaul automatic air eject shall be provided for connection to an external air source to maintain the pressure in the chassis air brake system. Inlet shall be located near the shore power plug and be auto-ejecting. The cover shall be black

AIR HORNS
Two (2) stutter tone chrome-plated air horns shall be mounted above the front fenders. An air protection valve shall be provided in the air horn piping that will not allow the chassis air brake system to drop below 90 PSI.

One (1) roof mounted pull cord shall be installed to activate the air horn system. The pull cord shall be installed within easy reach of the officer.

One (1) rocker switch shall be installed on the driver's switch panel to allow control of either the electric horn or the air horn from the steering wheel horn button.

DATA & WARNING LABELS
A highly visible label indicating the overall height, length, and weight of the vehicle shall be installed in the cab area.

12 VOLT POWER SOURCE
One (1) 12-volt power and ground connection shall be provided on the apparatus for the installation of one, mobile two-way radio. This source shall be wired with constant power. The location shall be determined by the customer.

One (1) 12-volt power source shall be run through the chassis master battery switch and shall be deactivated when the master switch is in the "OFF" position. The location shall be determined by the customer.

RADIO ANTENNA BASE
One (1) radio antenna base shall be supplied and installed on the apparatus, the antenna coax terminating in the cab. The location shall be determined by the customer.

MOBILE RADIOS
One (1) mobile radio will be provided by the customer to the manufacturer for installation. The radio head shall be installed and operational. The location shall be determined by the customer.

BACK-UP ALARM
One (1) automatic electric back-up alarm shall be wired to the back-up light circuit and mounted under the rear of the apparatus body.

REAR FACING CAMERA & DIGITAL MONITOR
One (1) camera with one (1) digital monitor shall be installed to provide rear facing view from the apparatus. The camera and monitor should activate automatically when vehicle is placed into reverse driving mode. The camera and monitor shall be able to be manually activated by the driver. The monitor shall be installed in the cab in such a location as to be easily viewable by the driver.

HAND LIGHTS
Portable hand lights will be supplied and installed by the customer prior to the vehicle being placed into service.

MARKER LIGHTS
LED marker lights shall be installed on the vehicle in conformance to the Department of Transportation requirements.

TAIL LIGHTS
One (1) pair of Whelen M6 tail/brake lights shall be provided.

TURN SIGNALS
One (1) pair of Whelen M6 LED turn signals with populated sequential chevron arrow shall be provided.

BACKUP LIGHTS
One (1) pair of Whelen M6 LED Backup lights shall be installed on the rear of the apparatus body.

GROUND LIGHTS
There shall be ground lighting in compliance with NFPA. Ground lights shall be H20 high output LED light strips. All lights shall use the same model – (under cab, doors, chassis, body, tailboard, etc.) Lighting shall be wired into the parking brake.

DECK LIGHTS
The deck lights shall be LED and installed in the hose bed. Lighting shall be wired into the parking brake.

SCENE LIGHT
Six (6) Whelen M9 V Series warning and scene super LED (M9V2R) lights shall be surface mounted with black flanges.
One (1) FRC CLA100-A49 brow mounted light bar with marker lights and black housing.

SCENE LIGHT LOCATION
- Front – (CLA100-A49) Mount in between cab roof and lightbar
- Drivers Side – (M9V2R) Front and Back of the body near the top
- Officer Side - (M9V2R) Front and Back of the body near the top
- Rear – (M9V2R) Left and Right side near the top

SCENE LIGHT SWITCHING
Scene Lights shall be controlled with Four (4) separate switches labeled as follows:
- "FRONT SCENE" – operates the front brow light
- "DRIVERS SCENE" – operates the two (2) driver side scene lights
- "OFFICER SCENE" – Operates the two (2) officer side scene lights
- "REAR SCENE" – Operates the two (2) rear lights. Rear scene lights shall activate while apparatus is in reverse.

DOOR OPEN LIGHT
One (1) red flashing, warning light shall be provided and installed in the driver's compartment to indicate an open passenger or apparatus compartment door. The warning light shall also activate when folding equipment racks are not in a stowed position.

SIREN CONTROL
One (1) Whelen siren controller must be installed. The rear arrow will be controlled by this siren control as well. Mounting location to be determined by customer.

ELECTRIC SIREN SPEAKER
One (1) recessed 100 – watt speaker shall be installed which performs at least to the minimum specifications for electronic sirens on fire trucks in the NFPA. One (1) stainless steel grille shall be provided and installed over the speaker. The speaker shall be installed flush mount in the front bumper.

EMERGENCY LIGHTS
Emergency lighting must meet NFPA standards. Preferred lighting is:

- Whelen combination warning and scene lights:
  - Drivers Side – Front and Back of the body near the top
  - Officer Side - Front and Back of the body near the top
  - Rear – Left and Right side near the top
- Whelen Ultra Freedom IV 60" light bar
  - (2) red Linear Super LED corner modules
  - (2) red Linear Super LED endcap lights
  - (4) red Linear Super LED lights
  - (2) white Linear Super LED lights w/clear lenses

- Lower emergency lights shall be Whelen M6 – RED w/ black flanges
- Body mounted emergency lights shall be red in color and placed in accordance with NFPA requirements.

EMERGENCY LIGHT ACTIVATION
A rocker style internally lighted switch shall be provided and wired through a heavy-duty relay to activate power to the emergency lights. The emergency lights shall be activated by a single "MASTER SWITCH" on the electrical console. Emergency lights shall also be controlled by individual switches.

TOW HOOKS
Two (2) tow eyes shall be installed below the front bumper and be bolted directly to the frame.

Two (2) tow eyes shall be installed to the rear of the apparatus, properly attached the frame.

SINGLE STAGE WATER PUMP
One (1) 1000 GPM PTO single stage fire pump shall be provided and installed. The pump shall meet NFPA 1901 requirements.

PUMP DRIVE
Fire pump shall be powered by an engine-driven PTO.

PUMP SEAL
The pump shall have a high quality, self-adjusting, maintenance free mechanical seal.

PTO PUMP SHIFT SPECIFICATIONS
An rocker switch for PTO pump engagement shall be installed in the cab driver's area. The pump shift system shall permit "pump and roll" operations, as well as stationary pumping operations.

The following indicator lights shall be included with pump shift:

1. A light shall indicate pump PTO has successfully been engaged.
2. A light shall indicate the PTO is engaged and parking brake is activated. Pump control is through the pressure governor.
3. A light shall indicate the PTO is engaged and parking brake is released. Pump control is through the driver's throttle pedal.
4. Pump shift and interlocks shall comply with applicable sections of the NFPA standards.
5. An instruction label and nameplate shall be provided to indicate proper pump engagement instructions.

IN-CAB PUMP AND ROLL DISCHARGE PRESSURE GAUGE
One (1) 2-1/2" diameter discharge pressure gauges (0-400 PSI) shall be provided. The gauge shall be in the cab for use during pump and roll operations.

TRIDENT AIR PRIMER
A Trident air-operated priming system shall be installed.

The primer control shall have a manually operated, panel mounted “push to prime” air valve; which will direct air pressure from the air brake storage tank to the primer body.

PRESSURE GOVERNOR AND ENGINE-PUMP MONITORING
One (1) PumpBoss series pressure governor and monitoring display kit shall be installed.

PUMP ANODES
Fire pump alloy anodes shall be installed to reduce corrosion. The anode shall be a bolt-in or screw-in type and easily replaceable.

FIRE PUMP MASTER DRAIN
The fire pump system shall be piped to a single master pump drain assembly.

ADDITIONAL LOW POINT DRAINS
The plumbing system shall be equipped with additional low point manually operated drain valves to allow total draining of the fire pump plumbing system. These valves shall be accessible from the side of the vehicle and labeled.

TANK TO PUMP LINE

One (1) 4" water tank to fire pump line shall be provided with a full flow 4” valve and 4" piping. The tank to pump line shall be equipped with a check valve to prevent pressurization of the water tank.

The line shall be flow tested during the fire pump testing and shall meet applicable requirements of NFPA standards.

The tank to pump valve shall be controlled at the pump operator's panel with a 4” handwheel gear operated valve.

TANK FILL LINE

One (1) 3” fire pump to water tank refill shall be provided. The valve shall be a full flow 3” quarter turn ball valve and 3” piping.
The tank fill valve shall be controlled at the pump operator's panel with a manual push/pull type valve.

INTAKE RELIEF/DUMP VALVE

One (1) 2-1/2" intake relief/dump valve preset at 150 psi shall be permanently installed on the suction side of the fire pump. The valve shall have an adjustment range of 75 psi to 250 psi, and shall be designed to automatically self-restore to a non-relieving position when excessive pressure is no longer present.

CHASSIS ENGINE HEAT EXCHANGER COOLING SYSTEM

The apparatus shall be equipped with a heat exchanger for supplementary chassis engine cooling during fire pump operations.

2-1/2" DISCHARGE - OFFICER SIDE PUMP PANEL

One (1) 2-1/2" discharge shall be installed on the officer side pump panel area and shall be controlled by a quarter turn ball valve.

The 2 ½” valve shall be controlled at the pump operator's panel with a manual push/pull type valve.

4" DISCHARGE- DRIVER SIDE CABINET

One (1) 4" discharge shall be installed inside the driver side forward most cabinet and shall be controlled by a valve.

The 4” valve shall be controlled at the pump operator's panel with a manual gear-operated handwheel valve.

SIDE MOUNT PUMP ENCLOSURE

The following controls and equipment, as specified in the specifications, shall be provided on the pump panel or within the pump enclosure:

- Primer control.
- Pump and plumbing area service lights.
- Pressure control device and throttle control.
- Fire pump and engine instruments.
- Pump intakes and discharge controls.
- Master intake and discharge gauges.
- Tank fill control.
- Tank suction control.
- Water tank level gauge.
- Pump panel lights.

REMOVABLE ACCESS PANELS

The pump panel shall have removable access panels to allow for maintenance and servicing of the pump.

MASTER GAUGE ASSEMBLY

One (1) master pressure gauge, liquid filled, 0- 400 PSI and one (1) master vacuum gauge liquid filled -30 – 400 PSI shall be installed.

TEST TAPS

Test taps for pump intake and pump pressure shall be provided on the pump panel and be properly labeled.

WATER LEVEL DISPLAY

One (1) Water tank level display shall be installed on the operator's pump panel

One (1) Water tank level display shall be installed in the cab that is easily distinguishable at a glance.

EXTERIOR WATER LEVEL LIGHTS

Three (3) Whelen Strip-Lite Plus XL (PSTAK2) series "tank light model" (or equivalent) shall be installed. Two shall be surface mounted on the driver's and officer's side of the body near the front-top corner and one on the rear to indicate the water level in the tank.

WATER TANK - 3000 GALLON
The apparatus shall be equipped with a 3000-gallon (2498 Imperial Gallons, 11356 Liters) T-shaped poly water tank with an appropriately sized fill tower.

The intention is to make the water tank low and wide to achieve a lower center-of-gravity.

DIRECT TANK FILL
There shall be two direct tank fills on the rear of the body. One large diameter:

One (1) 4.0" diameter direct tank fill inlet shall be provided on the rear of the body (officer side). The inlet shall have a 4.0" diameter, manual, slow-close gear operated valve. The fill line shall have an in-tank slow fill safety protection system to protect the tank during filling in high flow conditions.

- One (1) 25° or 30° elbow shall be included on this inlet.
- One (1) 4” to 5” Storz adapter with Siamese clapper valve to (2) 2.5” inlet fills.

QUICK DUMP - REAR
One (1) 10" square quick dump shall be provided and externally mounted. The location shall be at the center-rear of the apparatus.

One (1) manual operated lever control shall be used to open and close the rear dump valve.

One (1) swivel dump chute shall have the ability to dump water from the driver’s side, the officer’s side, the rear, and any point in between or (3) separate manually-operated dumps.

When the extension is in the down and extended position, it should be at least 67” long. There shall be no less than 33” of clearance from level ground to the bottom of the dump to ensure that there is enough clearance for the swivel dump to offload into all portable drop tanks.

The dump shall meet NFPA requirements for water delivery on three sides of the vehicle.

HOSE BED
The hose bed shall cover the top of the entire tank. The hose bed shall be properly reinforced to allow for equipment mounts and foot traffic.

The floor shall be constructed of aluminum nonslip planking/grating.

Two (2) full-length adjustable hose bed dividers shall be installed for future equipment and hose storage.

FRAME/SUBFRAME
The apparatus frame/subframe shall be constructed of metals that will not allow future rust, corrosion, or failure. Manufacturers will provide explanation of their process and how these issues are prevented.

TANDEM AXLE WHEEL AREA
The wheel well area shall fully protect the body from road debris and salt. To aid in cleaning, a wheel well liner shall be provided with a finished, smooth surface to prevent corrosion.

FENDERETTES
A polished aluminum or stainless-steel fenderette shall be furnished at each rear wheel well opening.

COMPARTMENTS
There shall be compartment(s) located on the driver's side forward of the rear wheels and the officer side forward of the rear wheels. There will be one (1) large or two (2) smaller compartments (depending on final length of the body).

Compartments shall be aluminum with lightly oscillated finish.

COMPARTMENT LIGHTING
Compartment shall be furnished with LED strip lights to provide sufficient lighting inside each cabinet.

ROLL UP DOOR CONSTRUCTION
The compartment doors shall be of roll-up style.

REAR STEP PLATFORM
The rear step platform shall protrude approximately 24" from the rear of the truck. The outer corners shall be mitered at a 45° angle approximately 12" from the corners. The rear step shall be heavy-duty and be roughly 4" - 5" from bottom to top surface.

REAR HOSE TRAY
Mounted to the top of the rear step platform, shall be a hose tray designed to store 50 feet of 3" hose with a preconnected gated hydrant adapter. The hose will be preconnected to the (2) 2.5" Storz Siamese Clapper direct tank fill.

GROUND LADDER STORAGE IN HOSE BED
One (1) ground ladder, that will be supplied by the customer, will be stored on the driver side body panel area.

One (1) quick access securing device shall be installed on the ladder to secure it from falling off the truck.

REAR FOLDING STEPS
Six (6) folding steps shall be installed on the rear of the apparatus. There shall be three folding steps on each the right and left sides. Steps allow personnel to access to the hose bed. Steps shall meet NFPA requirements and have appropriate LED step lighting.

REAR STEP HANDLRAILS
Handrails shall be located appropriately by each set of steps.

The handrails shall be mounted above the rear tail lights and extend to the top of the body.

APPARATUS RUB RAILS
Full body length polished aluminum or stainless-steel rub rails shall be installed on the lower portion of the body sides.

PAINT
The preferred primary/lower paint color shall match the same red as the chassis.

TOUCH UP PAINT
Touch-up paint shall be furnished with the completed truck at final delivery.

INTERIOR COMPARTMENT FINISH
Interior compartment finish shall be unpainted aluminum with a lightly oscillated finish.

UNDERCOATING
The entire underside of the apparatus body and chassis shall have undercoating applied to it. Surfaces shall be cleaned and properly prepared for application of a sprayed on automotive type undercoating.

REAR CHEVRON
There shall be chevron installed on the rear of the apparatus. The chevron must be highly reflective "Diamond Grade" and the colors must alternate between fluorescent black and red.

FRONT BUMPER CHEVRON
There shall be chevron installed on the face of the front bumper. The chevron must be high quality reflective and the colors must alternate between black and red.

LOOSE EQUIPMENT
Two (2) standard non-collapsible wheel chocks shall be furnished and placed in a cabinet.

Two (2) 6" x 10' hard suction hoses

NFPA STORAGE
The SCBAs, and helmets will be stored in body compartments.

ALTERNATES:
We ask that you submit proposals for the main RFP, but we are also interested in alternatives. The committee will complete a cost-benefit analysis of the following alternates, and they will be considered.

We understand that this change may also result in some minor plumbing alterations. Explain what those changes are.

Please note any other changes that must be made to the specifications in this document for the alteration.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: Petition for proposed zoning map amendment affecting the Winnebago County Zoning Ordinance and Office Map of the Town of Winneconne.

SUMMARY:
The Town of Winneconne is requesting to re-establish existing zoning districts of Chapter 23 within the shoreland area. This is a request to amend to the county general zoning map.

Towns are notified when there are general amendments to the county code or map, and those that are under county zoning are asked to consider the request as part of the approval process. The Town of Algoma is under county zoning so this is brought forth for consideration. The county will hold a public hearing on this matter on February 25 (see attached notice).

The requested changes do not affect the town—this is purely procedural, and staff do not see any reason to object to this map amendment.

RECOMMENDED ACTION: Staff recommend approval of the map amendment request as presented. Should the Town Board agree the following motion may be made:

"Motion to approve the petition for proposed zoning map amendment affecting the Winnebago County Zoning Ordinance and Office Map of the Town of Winneconne."

ATTACHMENTS:

1. Notice of Public Hearing

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
February 25, 2026

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on February 25, 2026 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Microsoft Teams Meeting Information Link: https://winnebagocowi.portal.civicclerk.com/
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2026-ZC-7320

Applicant: WINN CTY PLANNING & ZONING

Agent: ROWE, CARY WINNEBAGO COUNTY PLANNING & ZONING DEPT

Location of Premises: TOWN WIDE, TOWN OF WINNECONNE

Tax Parcel No.: 030-

Legal Description:

Explanation: Applicant is requesting to re-establish existing zoning districts of Chapter 23 within the shoreland area.

INITIAL STAFF REPORT

Sanitation: n/a

Overlays: Shoreland, floodplain, wetlands

Current Zoning: Various Zoning Districts

Proposed Zoning: Various Zoning Districts

Surrounding Zoning: North**:** Town of Winchester; **South:** Town of Omro; **East:** Town of Vinland/Oshkosh; **West:** Town of Poygan;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): The town is currently in Winnebago County General Zoning jurisdiction

Describe proposed use(s): To remain in Winnebago County General Zoning jurisdiction

Describe the essential services for present and future use(s): N/A

Describe why the proposed use would be the highest and best use for the property: N/A

Describe the proposed use(s) compatibility with surrounding land use(s): N/A

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

(1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
(3) any other factor not specifically or generally listed but deemed appropriate by the committee or board given the particular circumstances.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Honorable Town Chairperson and Town Supervisors

From: Maggie Mahoney, Administrator

Date: February 18, 2026

RE: Petition for proposed zoning map amendment affecting the Winnebago County Zoning Ordinance and Office Map of the Town of Utica.

SUMMARY:
The Town of Utica is requesting to re-establish existing zoning districts of Chapter 23 within the shoreland area. This is a request to amend to the county general zoning map.

Towns are notified when there are general amendments to the county code or map, and those that are under county zoning are asked to consider the request as part of the approval process. The Town of Algoma is under county zoning so this is brought forth for consideration. The county will hold a public hearing on this matter on February 25 (see attached notice).

The requested changes do not affect the town—this is purely procedural, and staff do not see any reason to object to this map amendment.

RECOMMENDED ACTION: Staff recommend approval of the map amendment request as presented. Should the Town Board agree the following motion may be made:

"Motion to approve the petition for proposed zoning map amendment affecting the Winnebago County Zoning Ordinance and Office Map of the Town of Utica."

ATTACHMENTS:

1. Notice of Public Hearing

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
February 25, 2026

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on February 25, 2026 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

Microsoft Teams Meeting Information Link: https://winnebagocowi.portal.civicclerk.com/
Select the Agenda PDF on the meeting date and Click "Join Meeting Now"

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

INFORMATION ON ZONING MAP AMENDMENT REQUEST

Application No.: 2026-ZC-7330

Applicant: WINN CTY PLANNING & ZONING

Agent: CARY ROWE, WINNEBAGO COUNTY PLANNING & ZONING DEPT

Location of Premises: TOWN WIDE, TOWN OF UTICA

Tax Parcel No.: 024--

Legal Description:

Explanation: Applicant is requesting to re-establish existing zoning districts of Chapter 23 within the shoreland area.

INITIAL STAFF REPORT

Sanitation: n/a

Overlays: Shoreland, floodplain, wetlands

Current Zoning: Various Zoning Districts

Proposed Zoning: Various Zoning Districts

Surrounding Zoning: North: Town of Omro; **South:** Fond du lac County; **East:** Town of Nekimi; **West:** Town of Nepeuskun;

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Describe present use(s): Existing in Winnebago County General Zoning

Describe proposed use(s): To continue in Winnebago County General Zoning

Describe the essential services for present and future use(s): NA

Describe why the proposed use would be the highest and best use for the property: NA

Describe the proposed use(s) compatibility with surrounding land use(s): NA

SECTION REFERENCE AND BASIS OF DECISION

23.7-5 Basis of Decision

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

(1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
(2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
(3) any other factor not specifically or generally listed, but deemed appropriate by the committee or board given the particular circumstances.