

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, April 15, 2026 at 6:00 pm.**

AGENDA

The Commission may discuss and act on the following:

1. **Call to Order.**
2. **Roll Call.**
3. **Discussion and possible action re:** Minutes from February 11, 2026.
4. **Discussion and possible action re:** Variance request by petitioner Vienola Properties, LLC, on behalf of 1310 E Main Street LLC to reduce setbacks to build a house on parcel 002-002804.
5. **Discussion and possible action re:** Springhetti Lake Phase 1 Final Plat by petitioner Scott Anderson, Davel Engineering, on behalf of Dan Springhetti, for property parcel numbers 002-0022, 002-0020, 002-0025, 002-0027, and 002-0027-01.
6. Town Projects at 3695 Leonard Point Road
 - a. **Discussion and possible action re:** Certified Survey Map by petitioner Maggie Mahoney, Town of Algoma, on behalf of Bruce and Joan Donner, to create 2 outlots at 3695 Leonard Point Road (parcel 002-0021).
 - b. **Discussion and possible action re:** Request by petitioner Maggie Mahoney, Town of Algoma, on behalf of Bruce and Joan Donner, to rezone Outlot 1 and Outlot 2 at 3695 Leonard Point Road (parcel 002-0021) from A-2 General Agriculture District to R-1 Rural Residential District.
7. **Discussion only:** Winnebago County Comprehensive Future Land Use Plan 10-year Update
8. **Adjourn.**

It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Posted: April 10, 2026

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

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES**

February 11, 2026

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

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

The following members were present: Dan Martin, Bill Van Aacken, Mike Skoglund, Linda Kollmann, Scott Fischer, Kyle Kehoe, and Sherri Maruska.

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Kehoe and seconded by Commissioner Van Aacken, passed on a unanimous 7-0 voice vote, the minutes from the December 10, 2025 meeting were approved.

Chairman Martin introduced agenda Item 4, a Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels. Mr. Balda was in attendance. Administrator Mahoney gave an overview of the item and the analysis of the CSM as stated in her memo. A motion was made by Commissioner Maruska and seconded by Commissioner Kehoe for the Planning Commission to approve a recommendation to the Town Board to approve the Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels. A voice vote was taken and approved the motion 7-0.

Chairman Martin introduced agenda Item 5, the Oakwood School Expansion Project. Administrator Mahoney introduced the petitioner, Nate Considine, and property owner representative, James Fochs, and gave a brief overview of the project and explained the three actions that would be considered. Mr. Considine gave an overview of the project planset and answered questions from the commissioners. Commissioner Van Aacken stated that the busses obscure the traffic coming from the west and that crossing Omro Rd is not safe. There was discussion of traffic improvement options in the area including rapid flashing beacons. Commissioner Maruska asked if most kids are bussed or dropped off? Mr. Considine stated that most kids are dropped off by their parents. The Chairman allowed comments and questions from the attendees. Ms. Brittany Bongert asked about the traffic impact scores at Omro Road and who is responsible for the reduction in level of service. There was confusion about her question and the commissioners asked her for clarification of the question. Administrator Mahoney explained that traffic improvements in this area would be discussed with the school and law enforcement in the future. The commissioners discussed that the additional driveway turn lane included in the plan would improve the referenced impact score. There was further discussion that in the past the Sheriff's Office has helped and that no one agency is necessarily responsible. There was discussion about why there are multiple parcels for the green space. Attendee Mark Thompson explained those parcels existed because of the Sheldon Nature preserve.

Administrator Mahoney gave an analysis of the Oakwood School Expansion Project CSM as stated in her memo. A motion was made by Commissioner Kollmann and seconded by Commissioner Kehoe for the Planning Commission to approve a recommendation to the Town Board 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.” A voice vote was taken and approved the motion 7-0.

Administrator Mahoney gave an analysis of the Oakwood School Expansion Project rezoning request as stated in her memo. A motion was made by Commissioner Kehoe and seconded by Commissioner Van Aacken for the Planning Commission to approve a recommendation to the Town Board 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. A voice vote was taken and approved the motion 7-0.

Administrator Mahoney gave an analysis of the Oakwood School Expansion Project site plan as stated in her memo. A revised site plan was shown and Mr. Considine explained the changes made from the previous version regarding access to the new building in response to the fire department. The hydrant locations are still pending approval by the fire department and sanitary district and that should be added as a condition of approval. There was further discussion by the commission on law enforcement being consulted on traffic patterns near the school. A motion was made by Commissioner Van Aaken *and seconded by Commissioner Kehoe for the Planning Commission to approve a recommendation to the Town Board to approve 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.

A voice vote was taken and approved the motion 7-0.

Chairman Martin introduced agenda Item 6, Planning Commission Appointments and Structure. Administrator Mahoney provided the details on current terms and the process for reappointment.

On a motion by Commissioner Kehoe and seconded by Commissioner Van Aacken passed on a unanimous voice vote, the Planning Commission adjourned at 6:59 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: April 15, 2026

RE: **Discussion and Possible Action re:** Variance request by petitioner Vienola Properties, LLC, on behalf of 1310 E Main Street LLC to reduce setbacks to build a house on parcel parcel 002-002804.

GENERAL INFORMATION:

Petitioner: Vienola Properties LLC
P.O. Box 8042
Oshkosh, WI 54903

Owner: 1310 E Main Street LLC
P.O. Box 3911
Oshkosh, WI 54903

Past Planning Discussion(s): None

Variance Explanation and Process:

Recognizing that there may be situations where the enforcement of a zoning regulation could cause unnecessary hardship to individual landowners, the state legislature established a mechanism to allow a county to issue a variance in those instances where a minor deviation would be appropriate to alleviate such hardship without circumventing or undermining the intent of the county's zoning regulations.

The Town Planning Commission may render a recommendation to the Town Board and the Town Board may render a recommendation to the County Board of Adjustment based on the decision criteria provided to either 1) approve the variance; 2) approve the variance with conditions, or 3) deny the variance.

The County will hold a public hearing on the variance prior to county consideration. As of the time of this memo the hearing has not yet been scheduled but is anticipated to occur in May.

Variance Request: The prospective buyer wants to build a house on this smaller parcel which would require a variance to reduce the shore yard, rear yard and road right of way setbacks as follows:

Shore yard:

Required: 75' Proposed: 61.38'

Rear yard:

Required: 25' Proposed: 12.67'

Road Right of Way:

Required: 30' Proposed: 21.94'

Property Location and Type:

The property is a .28 acres undeveloped lot to the south of 1900 Leonard Point Road across the street from the northeast corner of the former quarry property. The lot has a an existing drainage easement for the stream and culvert in the southwest corner of the property.

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



ANALYSIS:

The proposed variance allows for a house to be built on this lot. This request is also taking into consideration that a new drainage easement going further into the property will be needed to

extend the culvert and realign the stream as part of the Leonard Point Road reconstruction project. The following is an analysis of each requested setback reduction:

Shore yard: The 75 feet shoreline/Original High Water Mark (OHWM) setback requirement is a standard setback on all navigable streams, which exists in the southwest corner of this lot. In discussion with the county staff of this setback, variances to reduce this setback are fairly common within the town, particularly along the shore.

A common way to determine if a shore yard reduction variance is reasonable is to consider it against the average distance of existing properties along that stream. Staff reviewed the 5 existing properties along this stream and the average distance from the streambed is 33 feet, which is well below the proposed 61 feet (see attached analysis). Additionally, the downstream condition of the properties are conducive with this request. Both reductions would be acceptable with the future drainage easement.

Rear yard: The proposed reduction is consistent with the distance of the existing home on the parcel to the north, and aligns with the backyard/open area (not house) of the parcel directly to the east.

Road right of way: The proposed reduction is consistent with the setback of the existing house on the parcel to the north (1900 Leonard Point Road).

Staff do not make recommendations on variances. The following is the formal criteria used to assess the request at the county level and should be used by the planning commission in their recommendation—the petitioner had to address each in their application to the county (see attached):

1. The requirement in question would unreasonably prevent the property owner from using the property for a permitted purpose or would render conformity with such requirement unnecessarily burdensome and such circumstances were not self-created.
2. The subject property has unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question.
3. The granting of the variance will not be contrary to or harm the public interest given the general purposes of the zoning regulations and the specific purposes of the requirement in question.

The Board of Adjustment shall grant a variance only if the board can make an affirmative finding for all of the criteria and they may apply conditions.

ACTION:

The following are examples of motions the Planning Commission could take:

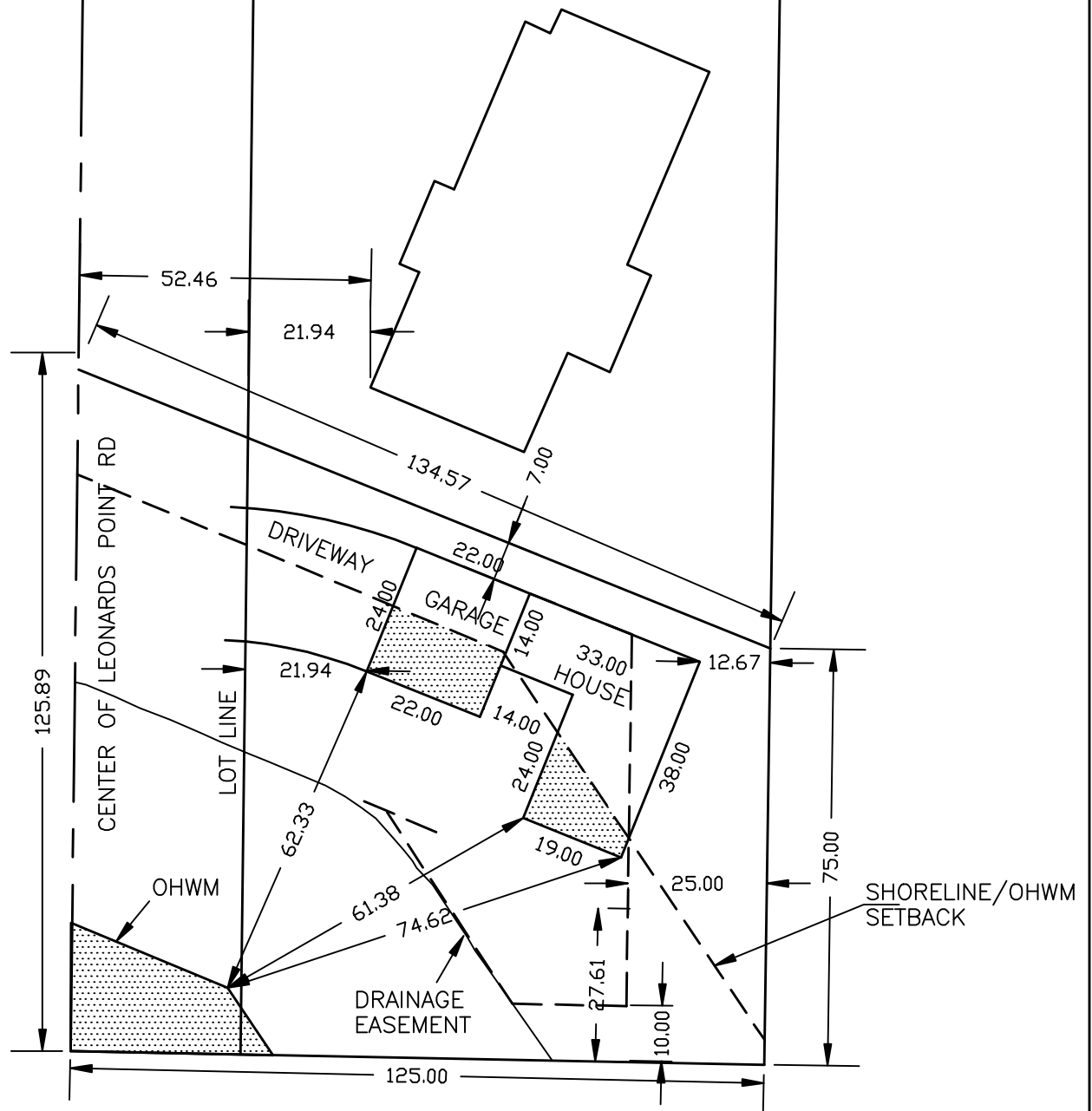
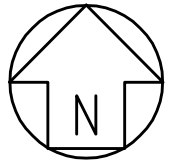
“Motion to recommend approval to the Town Board of the variance request by petitioner Vienola Properties, LLC, on behalf of 1310 E Main Street LLC to reduce setbacks to build a house on parcel parcel 002-002804.”

“Motion to recommend denial to the Town Board of the variance request by petitioner Vienola Properties, LLC, on behalf of 1310 E Main Street LLC to reduce setbacks to build a house on parcel parcel 002-002804.”

“Motion to recommend approval to the Town Board of the variance request by petitioner Vienola Properties, LLC, on behalf of 1310 E Main Street LLC to reduce setbacks to build a house on parcel parcel 002-002804 with the following conditions: (list specific conditions)”

ATTACHMENTS:

1. Proposed site plan
2. Shore yard average distance analysis
3. County application variance criteria responses
4. Town application



IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER EROSION CONTROL BY USE OF SILT FENCING, GRAVEL ACCESS ROADWAY OR OTHER APPROVED METHOD BY LOCAL AUTHORITY. CONSULT I.L.H.R. 21.125, I.L.H.R. 21.13. AND LOCAL BUILDING INSPECTOR FOR ANY QUESTIONS.

STOCKPILED SOIL MUST BE SEEDED WITH RYE GRASS OR COVERED WITH A TARP. EROSION CONTROL SHALL BE PLACED AT DOWN SLOPE OF THE STOCKPILE.

Parcel Address _____ LEONARD POINT RD TAX ID 002002803

Scale: 1"=30'

Contractor DAVID VIENOLA

Date 2-25-26

Here are the distances for the 5 properties within the 75 feet shore yard setback along this section of stream:

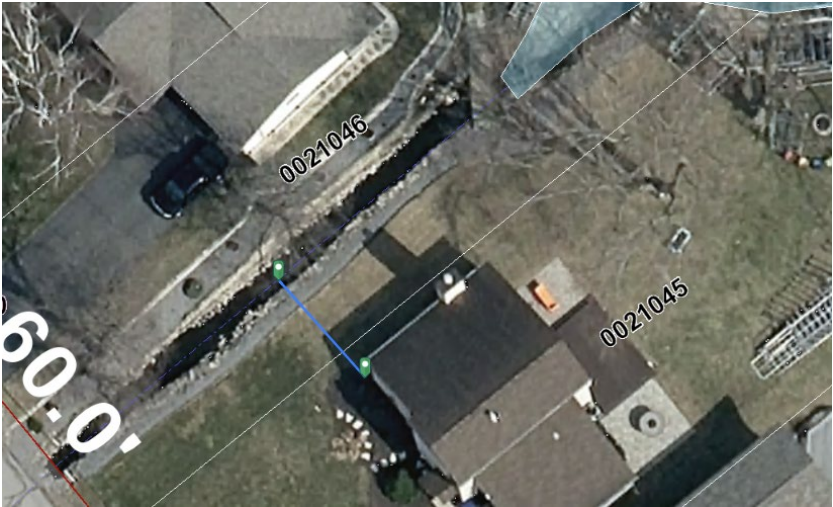
36 feet (1895 LPR)



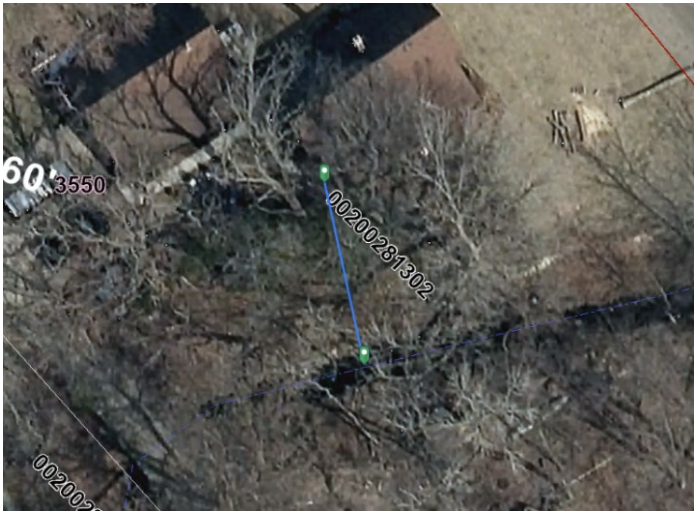
40 feet (1850 LPR)



22 feet on north (3500 LP Ln), 25 feet on south (2490 LP Ln)



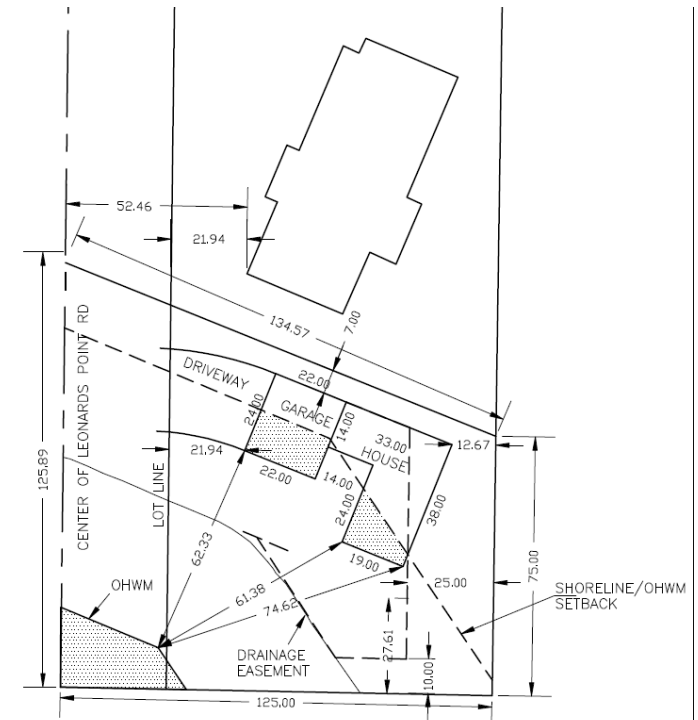
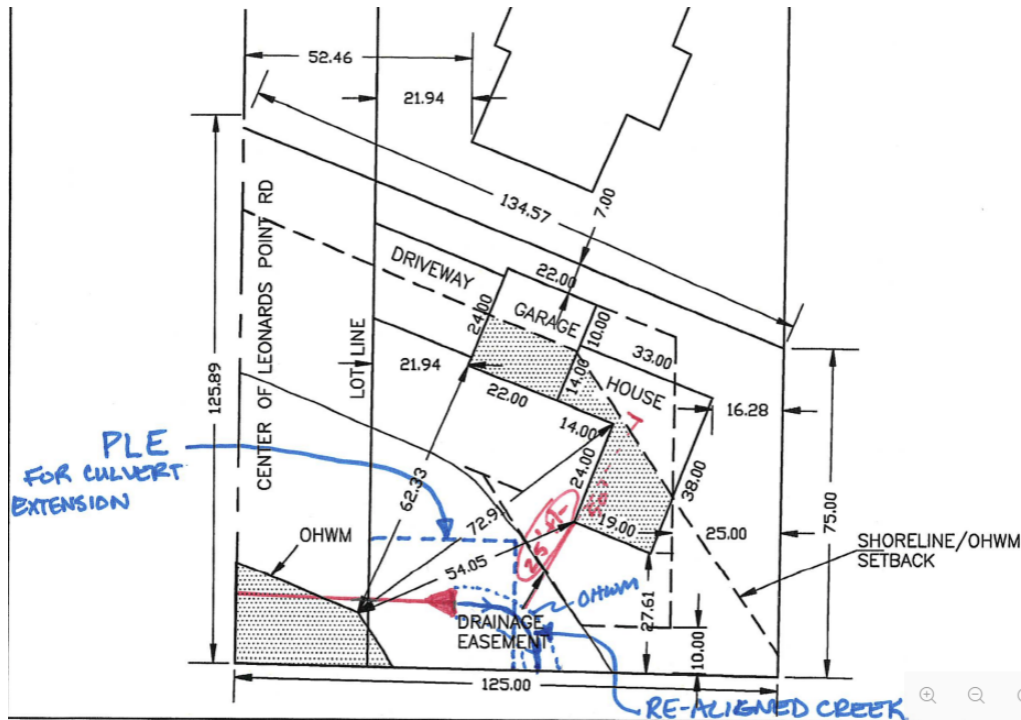
40 feet (3350 Bambi Ln)





Average of all 5 properties = 32.6 feet

Average minus 2 Leonard Point Lane properties = 38.7 feet



See new site plan on the right above where we asked the developer to shift the house to the north 10 feet (inline with the garage).

Looking at general area where the new drainage easement area will be, the new proposed location puts it ~7.33 feet further away, making it ~32.33 feet from the new drainage easement—this approximately the average distance for the 5 properties within the shoreland setback along this stream from above. This property is higher than the property to the south (the Martins).

VARIANCE APPLICATION

Responses may be typed on a separate sheet and attached to this form.

Applicant, please fill out all of the questions in your own words.

C-1 Describe your project, include the dimensions and proposed setbacks:
See attached site plan

C-2 Describe how compliance with the requirement in question unreasonably prevents or restricts development of a permitted use on the property:
If we comply with the 75 Ft setback from the Ordinary high water mark, it renders the lot unbuildable.

C-3 Describe the unique physical characteristics or limitations that prevent the property from being developed in compliance with the requirement in question:
Same as above in C-2 response

C-4 Describe how the granting of the requested variance will not harm public interest or have adverse affects on surrounding properties. :

The adjacent property is an existing non-conforming property, so there should not be an
affect on the neighborhood.



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

Visit us at www.townofalgomawi.gov
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Vienda Properties LLC Date: 2/27/26
Petitioner's Address: P.O. Box 8042 City: Oshkosh State: WI Zip: 54903
Telephone #: [REDACTED] Fax: () Other Contact # or Email: [REDACTED]
Status of Petitioner (owner, representative, tenant, or prospective buyer): [REDACTED]

OWNER INFORMATION

Owner(s): 1310 E Main Street LLC Date: 2/28/2026
Owner(s) Address: PO Box 3911 City: Oshkosh State: WI Zip: 54903
Telephone #: [REDACTED] Other Contact # or Email: [REDACTED]
Ownership Status (Individual, Trust, Partnership, Corporation, or LLC): LLC

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: [REDACTED] Date: 2/28/2026

SITE INFORMATION

Address/Location of Proposed Project: 002002804 Leonard Pt Rd.
Current Use of Property: Vacant lot Zoning: R-1
Land Uses Surrounding Your Site: North: Residential
South: Residential
East: Residential
West: Residential
Projected Timeline: Start June 2026 Completed October 2026
Project Description: Residential - Sgl family home - 2-3 beds
2 bathrooms & 2 car attached garage

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.townofalgomawis.gov
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: 28

Development Area and Percentage: refer to site plan

of Employees/# of Residential Units: 1

of Proposed Parking Space: NA

Traffic Count Projections (attach documentation): NA

Percent Impervious (attach documentation): refer to site plan

Description of Required Landscaping (attach landscape plan): NA

Additional Information: _____

OFFICE USE ONLY JS Raddatz 3-2-2026

Received By:  Date: 2/28/2026 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.



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: April 15, 2026

RE: **Discussion and Possible Action re:** Springhetti Lake Phase 1 Final Plat by petitioner Scott Anderson, Davel Engineering, on behalf of Dan Springhetti, for property parcel numbers 002-0022, 002-0020, 002-0025, 002-0027, and 002-0027-01.

GENERAL INFORMATION:

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

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

Action Requested: Petitioner is requesting approval of the final plat for phase 1 of the development on behalf of the property owner.

Past Planning Discussion(s): In July 2024 the town approved rezoning these parcels from A-2 General Agriculture to R-2 Suburban Residential District. In May 2025 the town approved the preliminary plat with conditions.

Final Plat Process:

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

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

PRELIMINARY PLAT:

In May 2025 the Town Board approved the Preliminary Plat for Springhetti Lake to redevelop the Michels Stone Quarry into a private residential lake development. The development will be managed by an Home Owners Association and include 26 single-family lots and 28 townhomes.

The Board provided the following conditions for the approval of the preliminary plat:

1. *Correct lot number 90 to 20.*
2. *Add cul-de-sac radius measurement.*

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

The majority of these conditions have been met per the revised plat dated 5/14/2025, which was the version considered at the May Board meeting, or with this phase 1 final plat. Because the final plats are being considered in phases, not all of these conditions must be met for phase 1, but ultimately all of the conditions must be met with all of the final phases.

The few of the conditions have not been met for Phase 1. The original conditions, as well as recommendations to address them, are as follows:

10. *Confirmation that utilities can service these parcels, to include approval of annexation of parcels 002-0020, 002-0027, and 002-002701 into Algoma Sanitary District #1. **Provide responses from the utilities other than the Algoma Sanitary District that they can service these properties.***

One option would be confirming that the preliminary plat been submitted them to properly determine easements.

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

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

These conditions must be met to satisfy the Preliminary Plat approval for phase 1, which is a condition for phase 1 final plat approval.

PHASE 1 FINAL PLAT:

The Phase 1 Final Plat dated 4.8.26 is attached.

Town staff have consulted with the town attorney and engineer to confirm that the phase 1 final plat is in substantial conformance with the approved preliminary plat with conditions as noted in the recommended action.

RECOMMENDED ACTION:

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

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

Staff recommends conditional approval of Phase 1 Final Plat subject to all of the conditions identified being met. If the Planning Commission agrees, the following motion may be made:

"Motion to recommend approval of the proposed Phase 1 Final Plat for Springhetti Lake to the Town Board subject to the following conditions being met:

- 1. Preliminary Plat Approval for Phase 1 – see remaining conditions to be met listed above.*
- 2. Confirmation of easements and any additional provisions for Algoma Sanitary District #1.*
- 3. Updates to the erosion control plan to reflect the grading and channel improvements required to realign the existing channel within the proposed 45' Drainage Easement along the west property line on the plat.*
- 4. Financial guarantee for the cost for the sediment basin on Lot 1.*
- 5. All agreements are covenants running with the land.*
- 6. The developer agreement cannot be assigned to another person/entity without the Town's permission.*
- 7. Review and approval by Winnebago County Planning and Zoning.*
- 8. Review and approval by the State of Wisconsin Department of Administration, or its successor department.*
- 9. Review and approval by any other objecting agency.*

ATTACHMENTS:

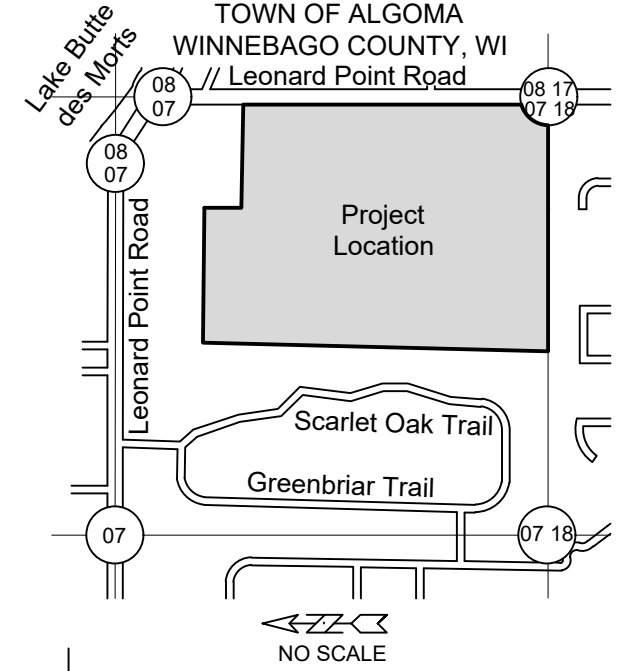
1. Phase 1 Final Plat dated 4.8.26
2. Town application

Springhetti Lake

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

LOCATION MAP

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

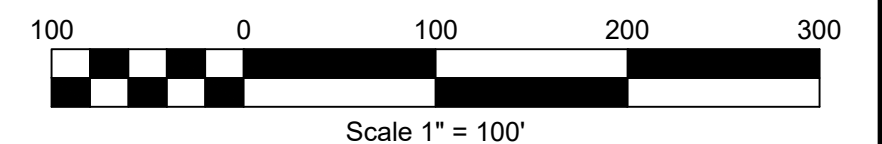


NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

- 1 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- All Other Corners
- 1/4" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner Found
- Recorded As
- SF Lot Areas in Square Feet
- ac Lot Areas in Acres
- ML Meander Line
- Delineated Wetlands
- Davel Engineering 2024
- 30' Building Setback (Unless Noted)
- 12' Utility Easement (Unless Noted)
- Right-of-way Line (Leonard Point)



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

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

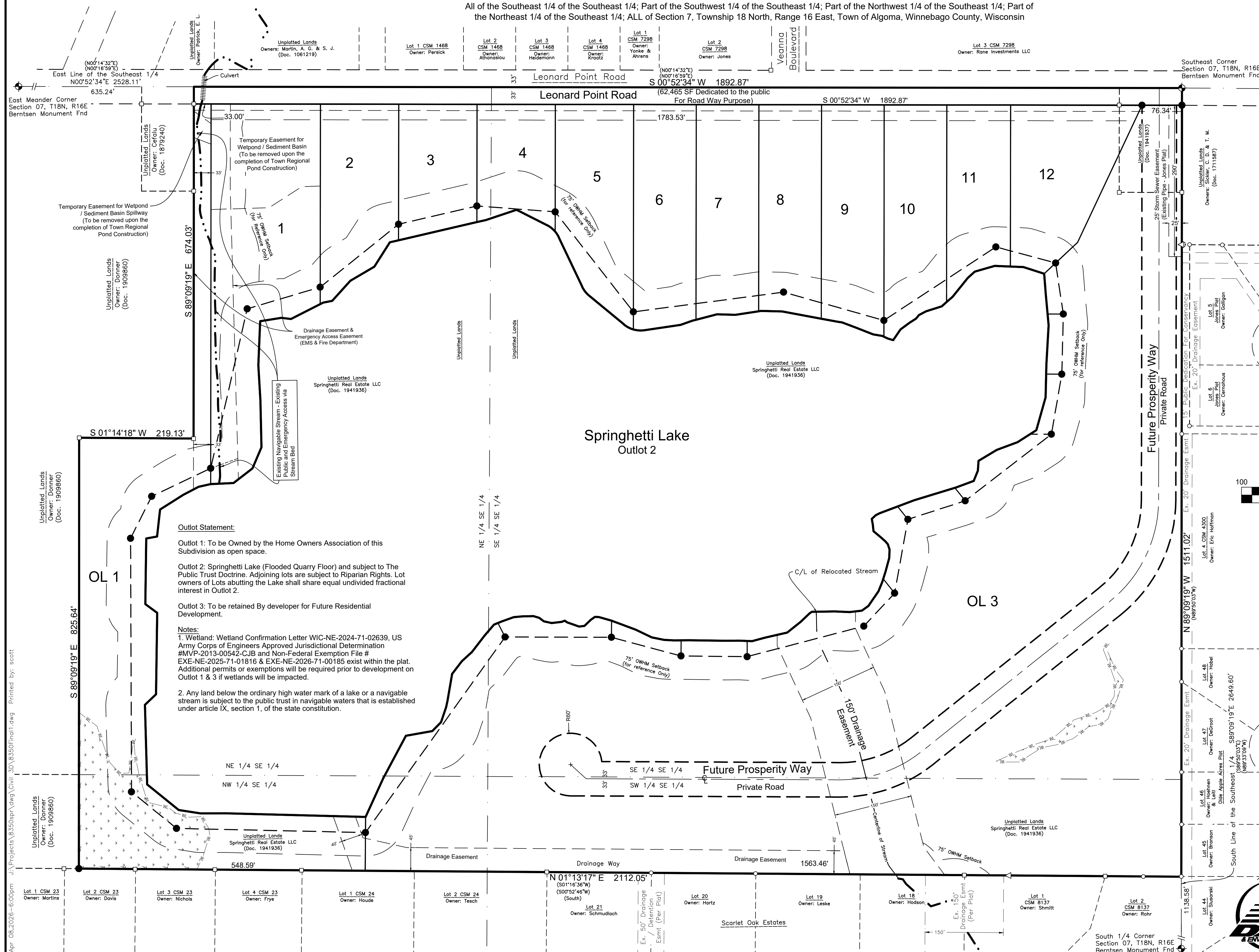
Department of Administration

Revision Date: Apr 08, 2026
Revision Date: Mar 10, 2026
Original Submittal: Mar 02, 2026

File: 8350Final1.dwg
Date: 04/08/2026
Drafted By: scott
Sheet: 1 of 4



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



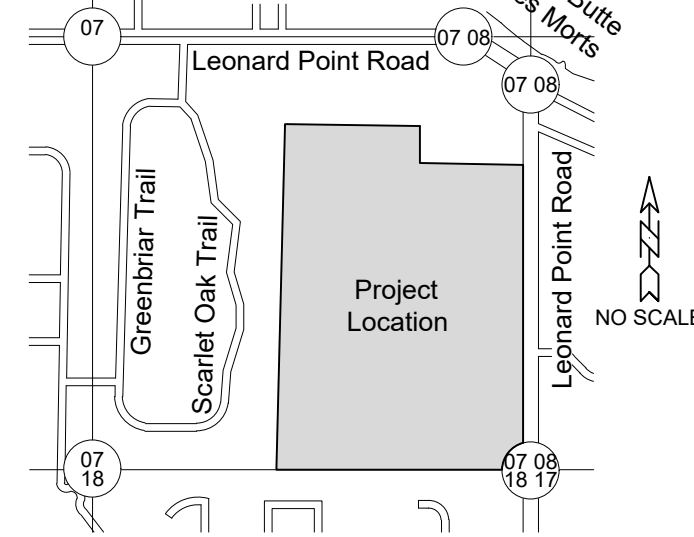
Apr 08, 2026--6:00pm J:\Projects\8350spr\dwg\Civil\30\8350Final1.dwg Printed by: scott

Springhetti Lake

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

LOCATION MAP

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



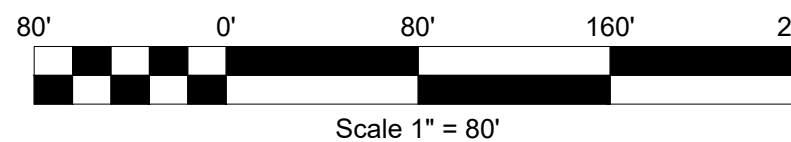
NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

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- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
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- 3/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner Found
- Recorded As
- SF Lot Areas in Square Feet
- ac Lot Areas in Acres
- Meander Line
- Delineated Wetlands
- Davel Engineering 2024
- 30' Building Setback (Unless Noted)
- 12' Utility Easement (Unless Noted)
- Right-of-Way Line (Leonard Point)

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169



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

Revision Date: Apr 08, 2026
Revision Date: Mar 10, 2026
Original Submittal: Mar 02, 2026

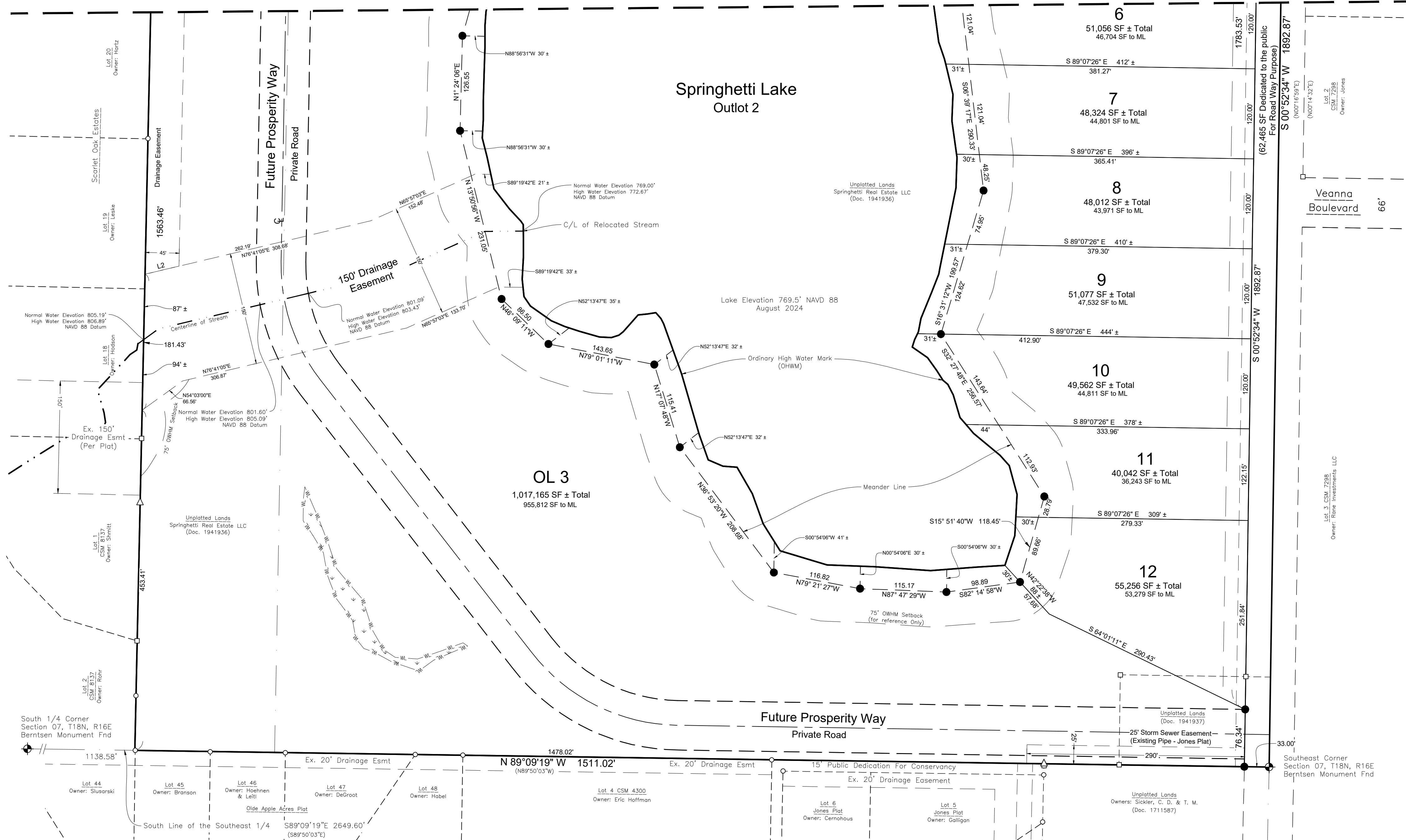


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Match Line

Springhetti Lake Outlot 2



Outlot Statement:

Outlot 1: To be Owned by the Home Owners Association of this Subdivision as open space.

Outlot 2: Springhetti Lake (Flooded Quarry Floor) and subject to The Public Trust Doctrine. Adjoining lots are subject to Riparian Rights. Lot owners of Lots abutting the Lake shall share equal undivided fractional interest in Outlot 2.

Outlot 3: To be retained By developer for Future Residential Development.

Notes:

- Wetland: US Army Corps of Engineers Approved Jurisdictional Determination #MVP-2013-00542-CJB and Non-Federal Exemption File # EXE-NE-2025-71-01816 & EXE-NE-2026-71-00185 exist within the plat. Additional permits or exemptions will be required prior to development on Outlot 1 & 3 if wetlands will be impacted.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Ordinary High Water Mark (OHWM) of Stream and Lake are Approximate and for Reference Only. Verify with the Town and/or County if an OHWM Determination will be required Prior to Construction to establish a true OHWM Setback Line.

LINE TABLE		
Line	Bearing	Length
L1	S 01°13'17" W	953.39'
L2	N 76°41'05" E	46.49'
L3	N 01°13'17" E	837.73'
L4	N 13°20'15" E	86.03'
L5	N 71°29'06" E	43.03'
L6	N 02°15'02" E	42.78'
L7	N 71°29'06" E	110.84'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



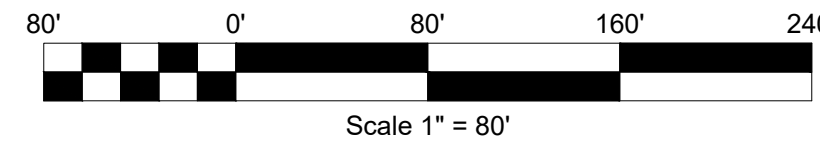
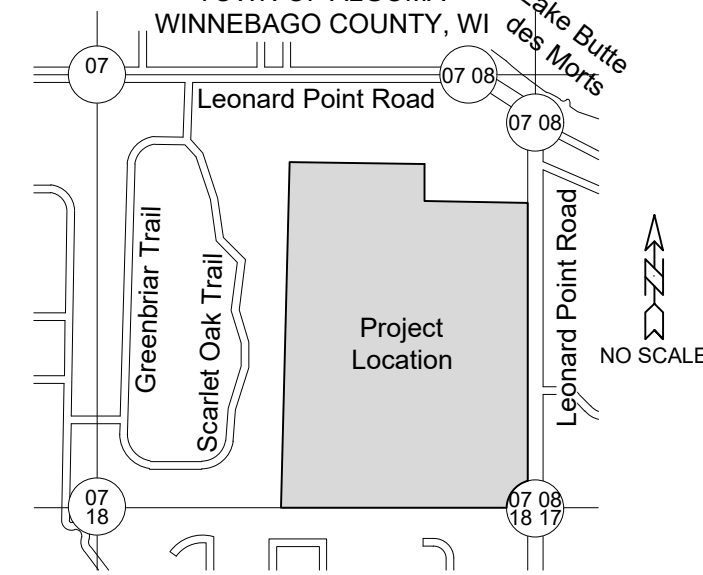
File: 8350Final1.dwg
Date: 04/08/2026
Drafted By: scott
Sheet: 2 of 4

Springhetti Lake

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

LOCATION MAP

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



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

NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

LEGEND

- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- All Other Corners
- 1/4" Rebar Found
- 3/4" Rebar Found
- 1" Iron Pipe Found
- Government Corner Found
- Recorded As
- Lot Areas in Square Feet
- ac Lot Areas in Acres
- ML Meander Line
- Delineated Wetlands
- Davel Engineering 2024
- 30' Building Setback (Unless Noted)
- 12' Utility Easement (Unless Noted)
- Right-of-way Line (Leonard Point)

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169

Revision Date: Apr 08, 2026
Revision Date: Mar 10, 2026
Original Submittal: Mar 02, 2026



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
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Springhetti Lake

Outlet 2
1,128,398 SF ±
Flooded Quarry Floor
Below the OHWM

LINE TABLE		
Line	Bearing	Length
L1	S 01°13'17" W	953.39'
L2	N 76°41'05" E	46.49'
L3	N 01°13'17" E	837.73'
L4	N 13°20'15" E	86.03'
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



File: 8350Final1.dwg
Date: 04/08/2026
Drafted By: scott
Sheet: 3 of 4

Match Line

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Notes:

1. Wetland: US Army Corps of Engineers Approved Jurisdictional Determination #MVP-2013-00542-CJB and Non-Federal Exemption File # EXE-NE-2025-71-01816 & EXE-NE-2026-71-00185 exist within the plat. Additional permits or exemptions will be required prior to development on Outlot 1 & 3 if wetlands will be impacted.

2. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

3. Ordinary High Water Mark (OHWM) of Stream and Lake are Approximate and for Reference Only. Verify with the Town and/or County if an OHWM Determination will be required Prior to Construction to establish a true OHWM Setback Line.

Springhetti Lake

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

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Algoma and Winnebago County, and under the direction of Springhetti's Real Estate LLC, owners of said land, I have surveyed, divided and mapped Springhetti Lake that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in All of the Southeast 1/4 of the Southeast 1/4; part of the Southwest 1/4 of the Southeast 1/4; part of the Northwest 1/4 of the Southeast 1/4; Part of the Northeast 1/4 of the Southeast 1/4; ALL of Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin, containing 3,030,275 Sq Ft (69.5655 Ac) of land described as follows:

Beginning at the Southeast Corner of Section 07, Township 18 North, Range 16 East; thence, N89°09'19"W along the south line of the Southeast 1/4 of said Section 07, 1511.02 feet; thence, N01°13'17"E, 2112.05 feet; thence, S89°09'19"E, 825.64 feet; thence, S01°14'18"W, 219.13 feet; thence, S89°09'19"E, 674.03 feet to the east line of the Southeast 1/4 of said Section 07; thence, S00°52'34"W along said east line, 1892.87 feet; which is the point of beginning. Subject to easement and restriction of record.

Given under my hand this _____ day of _____, 2026.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate of Dedication

Springhetti's Real Estate LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Springhetti's Real Estate LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Algoma
Winnebago County
Department of Administration

Dated this _____ day of _____, 2026.

In the presence of: Springhetti's Real Estate LLC

Dan Springhetti, Managing Member

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 2026, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____, My Commission Expires _____
Notary Public, Wisconsin

Mortgagee's Certificate

Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Springhetti's Real Estate LLC, owner.

IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary or Cashier, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

In the presence of:

_____, (Corporate Seal)

Corporate Name

By _____ By _____
President Secretary or Cashier

print name _____ print name _____

State of Wisconsin)

_____ County) ss

Personally came before me this _____ day of _____, 20_____, _____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____, My Commission Expires _____
Notary Public, Wisconsin

Emergency Access Easement Provisions

An easement for Access Easement Provisions is hereby granted by:

Springhetti's Real Estate LLC, Grantor, to:

EMS and Fire and Rescue (any), Grantee,

Any EMS or Fire and Rescue personnel acting in the line of duty, shall have the right to travel within the outlined Emergency Access easement to access Springhetti Lake in the event of an emergency. Grantor shall not construct or install buildings or any other permanent structures or improvements within the easement premises.

Maintenance of said easements is the sole responsibility of the established Home Owners Association for the purpose of managing and maintaining safe and easy access for the Grantee throughout the easement.

This Emergency Access Easement shall be permanent and constitute a covenant running with the land, for the benefit of Any EMS or Fire and Rescue personnel acting in the line of duty. This Easement may only be modified or terminated by a written document signed on behalf of Grantor as long as a new easement of equal or improved width and access is recorded prior to the modification or termination of the one outlined in this subdivision and recorded with the Register of Deeds for Outagamie County.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Dan Springhetti, Managing Member

Date

Temporary Easement for a Wetpond / Sediment Basin and Spillway Provisions

A Temporary Easement for a Wetpond / Sediment Basin and Spillway Provisions is hereby granted by:

Springhetti's Real Estate LLC, Grantor, to:

THE Town of Algoma and Winnebago County, Grantee,

Grantor hereby grants to Grantee a temporary, non-exclusive easement on, over, and through the area designated as the Temporary Easement Area on Lot 1 of Springhetti Lake Plat. The Easement is granted solely for the purpose of constructing, operating, maintaining, and using a temporary wetpond / sediment basin and spillway, including necessary excavation, inflow/outflow structures, and related grading and dredging.

The Easement shall Automatically terminate upon the completion of the Town Regional Pond. Upon termination, all rights granted herein shall revert to the Grantor or owner of Lot 1 of Springhetti Lake Plat, if different.

Grantee shall have the right of ingress and egress over the Property for personnel and equipment. Grantee shall comply with all local, state, and federal laws regarding stormwater management and construction activities. Grantee shall not alter the grades of the Grantor's surrounding property beyond the easement area.

Grantor retains the right to use the Property for any purpose that does not unreasonably interfere with the use of the Easement by the Grantee. No permanent structures or trees shall be placed within the Easement Area by Grantor during the term of this Easement.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Springhetti's Real Estate LLC

Dan Springhetti, Managing Member

Date

Town Board Approval Certificate

Resolved, that the plat of Springhetti Lake in the Town of Algoma, Winnebago County, Springhetti's Real Estate LLC, owners, is hereby approved by the Town Board of the Town of Algoma

Chairman _____ Print Name _____ Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Algoma.

Clerk _____ Print Name _____ Date _____

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the Town of Algoma and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Town Treasurer _____ Print Name _____ Date _____

County Treasurer _____ Print Name _____ Date _____

Winnebago County Planning & Zoning Department Approval Certificate

Winnebago County Notes:

- Maintenance of all drainage ways, stormwater facilities, and associated structures within the subdivision are the sole responsibility of the property owners of the subdivision, unless otherwise noted on the drainage plan which has been prepared for this subdivision, and which has been approved by and is on file with the Winnebago County Planning & Zoning Department, or as required by the Town of Algoma.
- Upon failure of the property owners to perform maintenance of the drainage ways, stormwater facilities, and associated structures, the County and/or Town retains the right to perform maintenance and/or repairs. The County and/or Town shall have a right to enter any drainage easement or outlot for inspection and, if necessary, maintenance and repair of the drainage ways, stormwater facilities, and associated structures.
- The cost and payment of said maintenance and/or repairs performed by the County and/or Town shall be assessed to the Home Owners Association of this subdivision or where the cause can be specifically identified, then the payment shall be assessed to the specific property owner(s). The purchase of any lot constitutes a waiver of objection and agreement to pay any such assessment which shall be placed on the tax bill as a special assessment.

Resolved, that the plat of Springhetti Lake in the Town of Algoma, Winnebago County, Springhetti's Real Estate LLC, owners, is hereby approved by Winnebago County.

County Zoning Administrator _____ Print Name _____ Date _____

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

the property owner of record: Recording Information: Parcel Number(s):
Springhetti's Real Estate LLC Doc No. 1941936 0020020, 0020022, 0020025, 0020027
Doc No. 1941937 002002701

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Springhetti's Real Estate LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, and Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Springhetti's Real Estate LLC

Dan Springhetti, Managing Member

Date

Drainage and Storm Sewer Easement Provisions

An easement for Drainage and Storm Sewer Easement Provisions is hereby granted by:

Springhetti's Real Estate LLC, Grantor, to:

THE Town of Algoma and Winnebago County, Grantee,

- Purpose: The purpose of this easement is for the Grantee to access, install, re-grade, replace, relocate, operate, maintain, resize and repair Drainage, and Storm Sewer Easement and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of Drainage and Storm Sewer and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- Buildings or Other Structures: Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Drainage and/or Storm Sewer Easement".
- Elevation: The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered without the written consent of grantee.
- Restoration: Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
- Notification: Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.
- Drainage easements are conveyance paths for storm water. The placement of fill, buildings, berms, retaining walls, fences, trees, landscaping or any other features that impedes drainage or interferes with the flow of water or changes the shape or a drainage easement is strictly prohibited.
- Maintenance of all drainage easements within the land division or serving this subdivision are the sole responsibility of the lot owners for the purpose of conveying and managing storm water through the plat.
- Upon failure of the property owners to perform maintenance of the drainage ways, the Town of Algoma and Winnebago County retains the right to perform maintenance and/or repairs. The payment of the maintenance and/or repairs shall be assessed to the Home Owners Association of this subdivision or where the cause can be specifically identified, then the payment shall be assessed to the specific property owner(s).

This Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said storm sewer, drainage and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said storm sewer, drainage and associated appurtenances Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said storm sewer, drainage and associated appurtenances, that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "storm sewer easement and drainage easement" Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Springhetti's Real Estate LLC

Dan Springhetti, Managing Member

Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866

www.davel.pro

Revision Date: Apr 08, 2026
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File: 8350Final1.dwg
Date: 04/08/2026
Drafted By: scott
Sheet: 4 of 4



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

Visit us at www.townofalgoma.org

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

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Davel Engineering - Scott Andersen Date: 2026.02.27

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

Telephone #: [REDACTED] Fax: () [REDACTED] Other Contact # or Email: [REDACTED]

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

Petitioner's Signature (required): [REDACTED] Date: 2/27/2026

OWNER INFORMATION

Owner(s): Dan Springhetti Date: 2026.02.27

Owner(s) Information: 975 West American Drive City: Neenah State: WI Zip: 54956

Telephone #: [REDACTED] Fax: () [REDACTED] Other Contact # or Email: [REDACTED]

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: [REDACTED] Date: 3/2/2026

SITE INFORMATION

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

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

Land Uses Surrounding Your Site: North: Residential

South: Residential

East: Residential

West: Residential

Projected Timeline: ASAP

Project Description: 12 Residential Lots and 3 Outlots Subdivision

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: 3,030,276 SF (69.5656 Acres)

Development Area and Percentage: _____

of Employees/#of Residential Units: _____

of Proposed Parking Space: _____

Traffic Count Projections (attach documentation): _____

Percent Impervious (attach documentation): _____

Description of Required Landscaping (attach landscape plan): _____

Additional Information: _____

OFFICE USE ONLY

Received By: K. Reinbold Date: 3/4/2026 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.



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members
From: Maggie Mahoney, Administrator
Date: April 15, 2026
RE: Town Projects at 3695 Leonard Point Road

The town has submitted an application for review of a certified survey map (CSM) and zoning map amendment (rezoning) in order to proceed in the property acquisition at 3695 Leonard Point Road for the Leonard Point Pond Project. This memo serves as an overview to explain the project and reason for each action. Each request has a separate analysis memo and will be considered individually.

GENERAL INFORMATION:

Petitioner: Maggie Mahoney, Town Administrator
Town of Algoma
15 N. Oakwood Rd
Oshkosh, WI 54904

Owner: Bruce and Joan Donner
3695 Leonard Point Road
Oshkosh, WI 54904

Past Planning Discussion(s): none

PROJECT OVERVIEW:

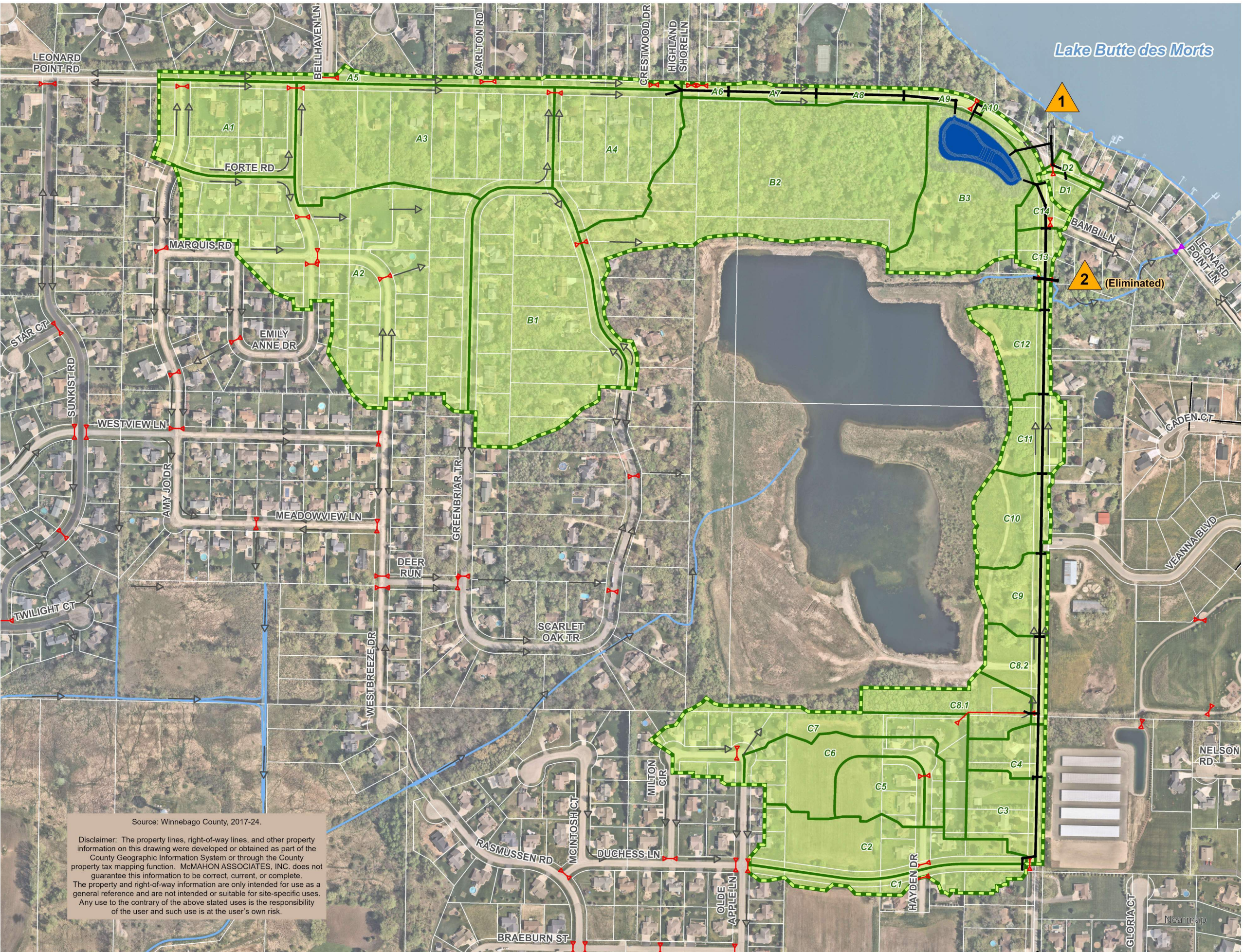
The town has signed offer to purchase Outlot 1, ~2.6 acres, from the Donners to construct a regional stormwater detention pond (Leonard Point Pond). Outlot 2, ~.37 acres, is being created to simplify the legal description of the lands that will be purchased in the near future by the town for street right-of-way that are not a part of the storm water needs. This way the Donners will end up with a clean legal description of their remaining lands after all lands are purchased. The outlots must also be rezoned to conform to zoning standards for parcel size, lot width and road frontages. Both outlots will be purchased later this year.

Construction of the stormwater detention pond is planned for 2027.
Reconstruction of Leonard Point Road is scheduled for 2028.

ATTACHMENTS:

1. Leonard Point Pond Drainage Map
2. Application

w:\PROJECTS\A0018\092400270\CADD\GIS\LeonardPointRoad.aprx\Fig3_PostDevDAs_B March 4, 2026 kpk



Study Area

Proposed Drainage System Improvements

Storm Sewer System

Proposed Contours

Leonard Point Pond

Existing MS4 Drainage System

Storm Sewer System

Culvert

Private Culvert

Overland Flow Direction

Other Mapped Features

Municipal Boundary

Parcel Line

Stream

Surface Water

Outfall and ID



0 400 800 Feet

McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.

FIGURE 3
**POST-DEVELOPMENT
DRAINAGE AREAS**
LEONARD POINT POND
STORMWATER
MANAGEMENT PLAN
TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN

Source: Winnebago County, 2017-24.

Disclaimer: The property lines, right-of-way lines, and other property information on this drawing were developed or obtained as part of the County Geographic Information System or through the County property tax mapping function. McMAHON ASSOCIATES, INC. does not guarantee this information to be correct, current, or complete. The property and right-of-way information are only intended for use as a general reference and are not intended or suitable for site-specific uses. Any use to the contrary of the above stated uses is the responsibility of the user and such use is at the user's own risk.

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Margaret Mahoney, Town Administrator Date: 3-23-26
Petitioner's Address: 15 N. Oakwood Rd City: Oshkosh State: WI Zip: 54904
Telephone #: (920) 235-3789 Fax: () _____ Other Contact # or Email: townadmin@townofalgoma.org
Status of Petitioner (owner, representative, tenant, or prospective buyer): prospective buyer

OWNER INFORMATION

Owner(s): Joan Donner and Bruce Donner Date: 3-23-26
Owner(s) Address: 3695 Leonard Point Road City: Oshkosh State: WI Zip: 54904
Telephone #: () _____ Other Contact # or Email: _____
Ownership Status (Individual, Trust, Partnership, Corporation, or LLC): individual

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: 3-25-2026

SITE INFORMATION

Address/Location of Proposed Project: 3695 Leonard Point Road
Current Use of Property: residential and undeveloped agricultural Zoning: A-2
Land Uses Surrounding Your Site:
North: R-1
South: A-2
East: R-1, R-2
West: A-2, R-1

Projected Timeline: Storm pond construction in 2027, road right-of-way for 2028 project

Project Description: Creating outlet 1 for a storm pond and outlet 2 for road right of way for LPR reconstruction. Town is purchasing all land from the Donners. Both outlets need to be rezoned from A-2 to R-1 to conform with zoning standards. This is a town application and these are town projects.

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.townofalgomawi.gov
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: _____

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): _____

NA

Additional Information: _____

OFFICE USE ONLY

Received By: M. Maly Date: 3-23-26 Fee: waived 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.



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: April 15, 2026

RE: **Discussion and Possible Action re:** Certified Survey Map by petitioner Maggie Mahoney, Town of Algoma, on behalf of Bruce and Joan Donner, to create 2 outlots at 3695 Leonard Point Road (parcel 002-0021).

Action Requested: The town is requesting approval of the proposed Certified Survey Map on behalf of the property owner to create Outlot 1 and Outlot 2 on parcel 002-021.

Property Location and Type:

The property is just over 17 acres and zoned A-2 General Agriculture. The proposed outlots amount to ~3 acres of this property.

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

ANALYSIS:

The proposed CSM would create two outlots as described above that need to meet the dimensional standards of the proposed R-1 Rural Residential zoning district in Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 as follows:

R-1 Rural residential district (nonsubdivided)		
	Single-family	Nonresidential
Lot size, minimum [3]:	43,000 sq. ft. for an unsewered lot; 12,000 sq. ft. for a sewerred lot	43,000 sq. ft.
Lot size, maximum:	no limitation	no limitation
Lot width, minimum:	200 ft. for an unsewered lot; 85 ft. for a sewerred lot	200 ft.
Road frontage, minimum:	33 ft.	200 ft. for an unsewered lot; 33 ft. for a sewerred 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 or 5 ft. to an alley
Building height:		
Principal building, maximum:	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.
Floor area ratio, maximum:	no limitation	no limitation
Floor area:		
Principal building, minimum:	1,000 sq. ft. of living space	no limitation
Accessory area, maximum:	1,800 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]

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

RECOMMENDED ACTION:

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

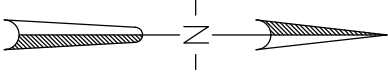
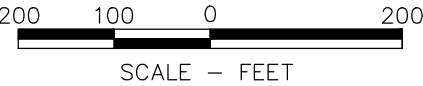
“Motion to recommend approval to the Town Board of the Certified Survey Map by petitioner Maggie Mahoney, Town of Algoma, on behalf of Bruce and Joan Donner, to create 2 outlots at 3695 Leonard Point Road (parcel 002-0021).”

ATTACHMENTS:

1. Proposed CSM to create Outlots 1 and 2

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST,
TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN



LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 3/4" STEEL REBAR FOUND
- - 1.315" O.D. IRON PIPE FOUND
- ⊕ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- ▭ - EXISTING BUILDING
- x- - EXISTING FENCE

BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SOUTHEAST 1/4, SECTION 7,
WHICH BEARS N00°52'34"E PER THE
WISCONSIN COUNTY COORDINATE SYSTEM
FOR WINNEBAGO COUNTY

CENTER OF SEC. 7,
T.18N., R.16E.
BERNTSEN MONUMENT
FOUND

UNPLATTED LANDS
OWNER: SPRINGHETTI'S
REAL ESTATE LLC
DOCUMENT NO. 1941936

UNPLATTED LANDS
OWNER: BRUCE & JOAN DONNER
DOCUMENT NO. 1909860

WEST LINE OF THE NE 1/4 - SE 1/4 SEC. 7

FOR:
TOWN OF ALGOMA
ATTN: RICH HEATH
15 N. OAKWOOD ROAD
OSHKOSH, WI 54904

CURVE TABLE
C1
RADIUS = 492.00'
DELTA = 078°59'18"
ARC LENGTH = 678.28'
CHORD = S38°37'05"E
625.82'
TANGENT IN = S78°06'44"E
TANGENT OUT = S00°52'34"W

C2
RADIUS = 492.00'
DELTA = 068°13'00"
ARC LENGTH = 585.78'
CHORD = S44°00'14"E
551.79'

C3
RADIUS = 492.00'
DELTA = 010°46'18"
ARC LENGTH = 92.50'
CHORD = S04°30'35"E
92.36'

SOUTHEAST CORNER
SEC. 7, T.18N., R.16E.
BERNTSEN MONUMENT
FOUND

UNPLATTED LANDS
OWNER: SPRINGHETTI'S
REAL ESTATE LLC
DOCUMENT NO. 1941936

UNPLATTED LANDS
OWNER: JOSEPH CEFALU
DOCUMENT NO. 1879240

LANDS DEEDED TO THE
TOWN OF ALGOMA PER
VOL. 984 PG. 185

- NOTE:
- OUTLOT 1 IS TO BE DEEDED TO THE TOWN OF ALGOMA FOR STORM WATER DETENTION POND PURPOSES.
 - OUTLOT 2 IS TO BE RESERVED FOR FUTURE ROAD RIGHT-OF-WAY PURPOSES.

LEONARD POINT ROAD
DEDICATED TO THE PUBLIC
13,657 S.F./0.314 ACRES

DRAFTED BY: AMY M. SEDLAR

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

asdlar, W:\PROJECTS\A0018\092400270\CADD\Civil3D\Survey Documents\CSM\Leonard Pt Road_Donner CSM.dwg Plot Date: 3/23/2026 11:40 AM

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 7, TOWNSHIP 18 NORTH,
RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of the Northeast 1/4 of the Southeast 1/4 of Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin containing 745,870 square feet (17.123 acres) of land and more fully described as follows:

Commencing at the Southeast corner of said Section 7; Thence N00°52’34”E, 1992.88 feet along the East line of the Southeast 1/4 of said Section 7 to the Northeast corner of Document No. 1879240 and the Point of Beginning; Thence N89°09’19”W, 200.00 feet along the North line of Document No. 1879240 to the Northwest corner thereof; Thence S00°52’34”W, 100.00 feet along the West line of Document No. 1879240 to the Southwest corner thereof and the North line of Document No. 1941936; Thence N89°09’19”W, 474.16 feet along the North line of Document No. 1941936; Thence N01°14’18”E, 219.13 feet along the North line of Document No. 1941936; Thence N89°09’19”W, 645.32 feet along the North line of Document No. 1941936 to the West line of said Northeast 1/4 of the Southeast 1/4; Thence N01°03’30”E, 504.36 feet along said West line to the South line of Volume 984 Page 185; Thence S88°37’10”E, 949.15 feet along said South line; Thence S59°22’11”E, 423.16 feet along said South line to the East line of the Southeast 1/4 of said Section 7; Thence S00°52’34”W, 404.39 feet along said East line to the Point of Beginning.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and the subdivision regulations of Winnebago County and the Town of Algoma in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20_____.

Douglas E. Woelz, WI Professional Land Surveyor S–2327

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un–paid taxes or un–paid special assessments on any of the lands included in this Certified Survey Map.

Katherine Reinbold, Town Treasurer Date

Amber L. Hoppa, County Treasurer Date

NOTES

THIS CSM IS ALL OF PARCEL NO. 002–0021
THE PROPERTY OWNER OF RECORD IS BRUCE W. DONNER & JOAN E. DONNER
THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NO. 1909860

SHEET 3 OF 3

OWNER'S CERTIFICATE

Printed Name _____



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: April 15, 2026

RE: **Discussion and Possible Action re:** Request by petitioner Maggie Mahoney, Town of Algoma, on behalf of Bruce and Joan Donner, to rezone Outlot 1 and Outlot 2 at 3695 Leonard Point Road (parcel 002-0021) from A-2 General Agriculture District to R-1 Rural Residential District.

Action Requested: The town is requesting approval of a zoning map amendment in order for the two outlots to conform to zoning standards for parcel size, lot width and road frontages.

Subject Site:

Existing Land Use	Zoning
Residential	A-2 General Agriculture District

Adjacent Land Use and Zoning:

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

Comprehensive Plan:

Land Use Recommendation	Use Category
Current Land Use	Single Family Residential
Future Land Use	Low Density Residential

Zoning Definitions:

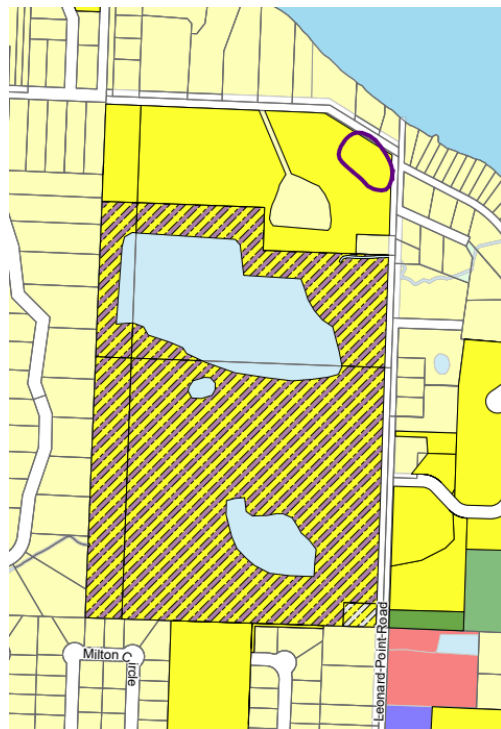
A-2 General Agriculture District – This district is intended to accommodate both large and small-scale farms and hobby farms. Although scattered residential lots are allowed, agriculture is the predominant land use. This district should be located in those areas suitable for agriculture, but not for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

R-1 Rural Residential District – This district is intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area. Lots are generally served by on-site wastewater treatment systems.

ANALYSIS:

The use of a municipal storm water detention pond is a permitted use in both the existing and proposed zoning districts. The proposed zoning change, as state above, is required to make the two outlots conform to the zoning standards for parcel size, lot width and road frontages.

The Town Comprehensive Plan future land use identifies this parcel as low density residential, which is consistent with proposed R-1 district.



The
Town

Map 8-3 Town of Algoma Future Land Use

City of Oshkosh Growth Areas

3/1/2023 3/1/2043

Future Land Use



Existing Land Use



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

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

The county will hold a public hearing on this zoning map amendment. As of the time of this memo the notice has not been received, but it will likely be on April 29, 2026.

RECOMMENDED ACTION:

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

“Motion to recommend approval to the Town Board the request by petitioner Maggie Mahoney, Town of Algoma, on behalf of Bruce and Joan Donner, to rezone Outlot 1 and Outlot 2 at 3695 Leonard Point Road (parcel 002-0021) from A-2 General Agriculture District to R-1 Rural Residential District.”



AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: April 15, 2026

RE: Winnebago County Comprehensive Future Land Use Plan 10-year Plan Update

SUMMARY:

The county is updating their comp plan. The new version will be proposed and considered at the county later in 2026.

The county has created a survey to gather input for the plan update that will be up for at least the next 2 months. Here is a link to the survey—all are encouraged to take it:

<https://www.surveymonkey.com/r/YG8QT8S>

RECOMMENDED ACTION: This item is for discussion only.