TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, November 11, 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 August 12, 2026.
4. **Discussion and possible action re**: Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of Eric Hoffman to combine parcels 002-017205 and 002-017206 on Pierce Lane into one parcel.
5. Springhetti Lake Phase 2
   a. **Discussion and possible action re**: Springhetti Lake Phase 2 Final Plat by petitioner Scott Anderson, Davel Engineering, on behalf of Springhetti's Real Estate LLC, for parcel 002-3841.
   b. **Discussion and possible action re**: Petitioner Scott Andersen, Davel Engineering, on behalf of Springhetti's Real Estate LLC is requesting a Planned Development District for the creation of new parcels on a private road on parcel 002-3841 in the Springhetti Lake subdivision.
6. **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: November 6, 2026

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

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
August 12, 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: Bill Van Aacken, Mike Skoglind, Scott Fischer, Kyle Kehoe, Loren Potter and Sherri Maruska.

The following members were excused: none

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 June 10, 2026 meeting were approved.

Chairman Martin introduced agenda Item 4, Certified Survey Map by petitioner Scott Kraus to amend parcels 002-0254 and 002-025402 located at 726/724 N. Oakwood Rd. Mr. Krause and Debbie Kraus, representative for the other parcel, were both in attendance. Administrator Mahoney gave an overview of the item and analysis of the proposed CSM. 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 Certified Survey Map by petitioner Scott Kraus to amend parcels 002-0254 and 002-025402 located at 726/724 N. Oakwood Rd. A voice vote was taken and approved the motion 7-0.

Chairman Martin introduced agenda Item 5, Town Comprehensive Plan Future Land Use Map Amendment request by Garanne Properties, Gary R. Lerch, for 2581 Omro Road, parcel 002-0108. The petitioner, Gary Lerch, was in attendance. Administrator Mahoney gave an overview of the requested amendment as well as Item 6, the request to rezone that parcel from A-2 to B-3, as they are related items and that the rezoning is contingent upon approval of the land use map amendment. She explained the process and gave her analysis of the requests per the memos. The commission discussed the current zoning and use of the property and uses of the proposed B-3 zoning. Mr. Lerch answered their questions and gave some history on the property. He stated that he does not have a specific use/business planned for this parcel but he wants to control any development that may occur on that lot to ensure the right development happens. He knows the wants and needs of the township. He clarified that he has an offer to purchase on the property contingent upon the rezoning being approved. A motion was made by Commissioner Van Aacken and seconded by Commissioner Kehoe to recommend approval to the Town Board to approve the Town Comprehensive Plan Amendment request by Garanne Properties, Gary R. Lerch, for 2581 Omro Road, parcel 002-0108, to be commercial use on the Future Land Use Map. A voice vote was taken and approved the motion 7-0.

A motion was made by Commissioner Van Aacken and seconded by Commissioner Kehoe to Motion to recommend approval to the Town Board to rezone 2581 Omro Road, parcel 002-0108, from A-2 General Agricultural District to B-3 General Business District contingent on an amendment to the

Town's Comprehensive Plan for the future use of this parcel to be commercial use on the Future Land Use Map. A voice vote was taken and approved the motion 7-0.

Chairman Martin introduced Item 7, update on Winnebago County Town/County Zoning Code Chapter 23 Text Amendment and Data Center Moratorium . Administrator Mahoney gave an update of the proposed amendment per the memo. The commission discussed briefly.

On a motion by Commissioner Kehoe and seconded by Commissioner Van Aacken passed on a unanimous voice vote, the Planning Commission adjourned at 6:29 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: November 11, 2026

RE: **ITEM 4: Discussion and Possible Action re**: Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of Eric Hoffman to combine parcels 002-017205 and 002-017206 on Pierce Lane into one parcel.

GENERAL INFORMATION:

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

Property Owner: Eric Hoffman
520 W. Huron St
Omro, WI 54963

Past Planning Discussion(s): None

Action Requested: Petitioner is requesting approval of the Certified Survey Map to combine two parcels into one parcel.

Property Location and Type:
The subject properties are contiguous, owned by the same property owner, and are both zoned R-2 Suburban Residential District. Both lots currently meet the dimensional requirements for this zoning district. Both lots are accessible. The property owner has a buyer that wants to combine the two parcels to construct a new home in their desired location, allowing existing trees to remain.

These parcels are in the protected area of the boundary agreement with the City of Oshkosh.

ANALYSIS:

The proposed change, as stated above, would combine two contiguous parcels into one parcel in the R-2 Suburban Residential District. The dimensional standards for this district

per Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 are 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]

The proposed lot appears to meet the dimensional requirements and does not conflict with any local, county, or regional plans. Additionally, combining these lots allows for placement of a driveway further east from the corner/curve on Pierce Lane.

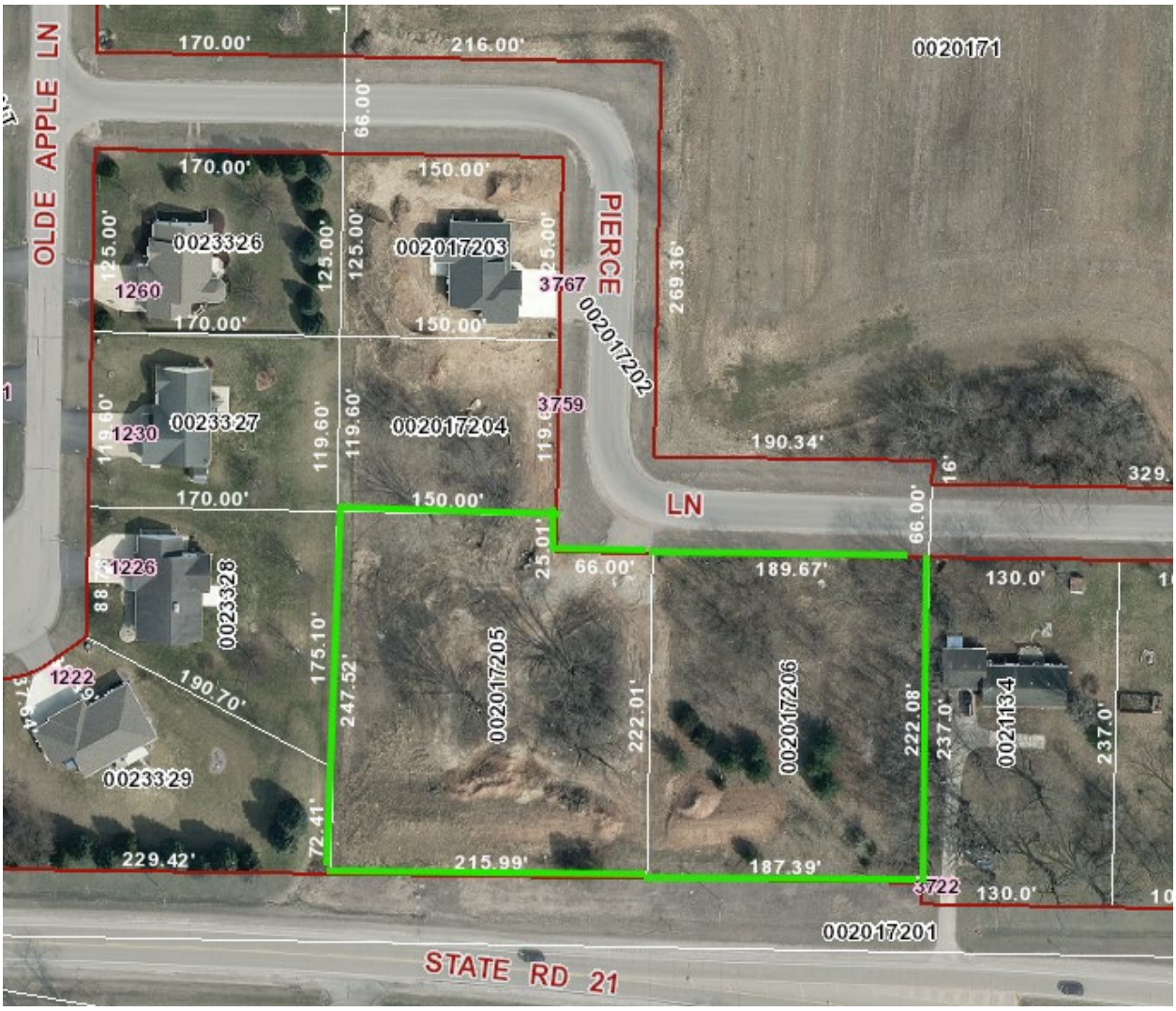
RECOMMENDED ACTION:

Staff recommend approval of the Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of Eric Hoffman to combine parcels 002-017205 and 002-017206 on Pierce Lane into one parcel as presented.

ATTACHMENTS:

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

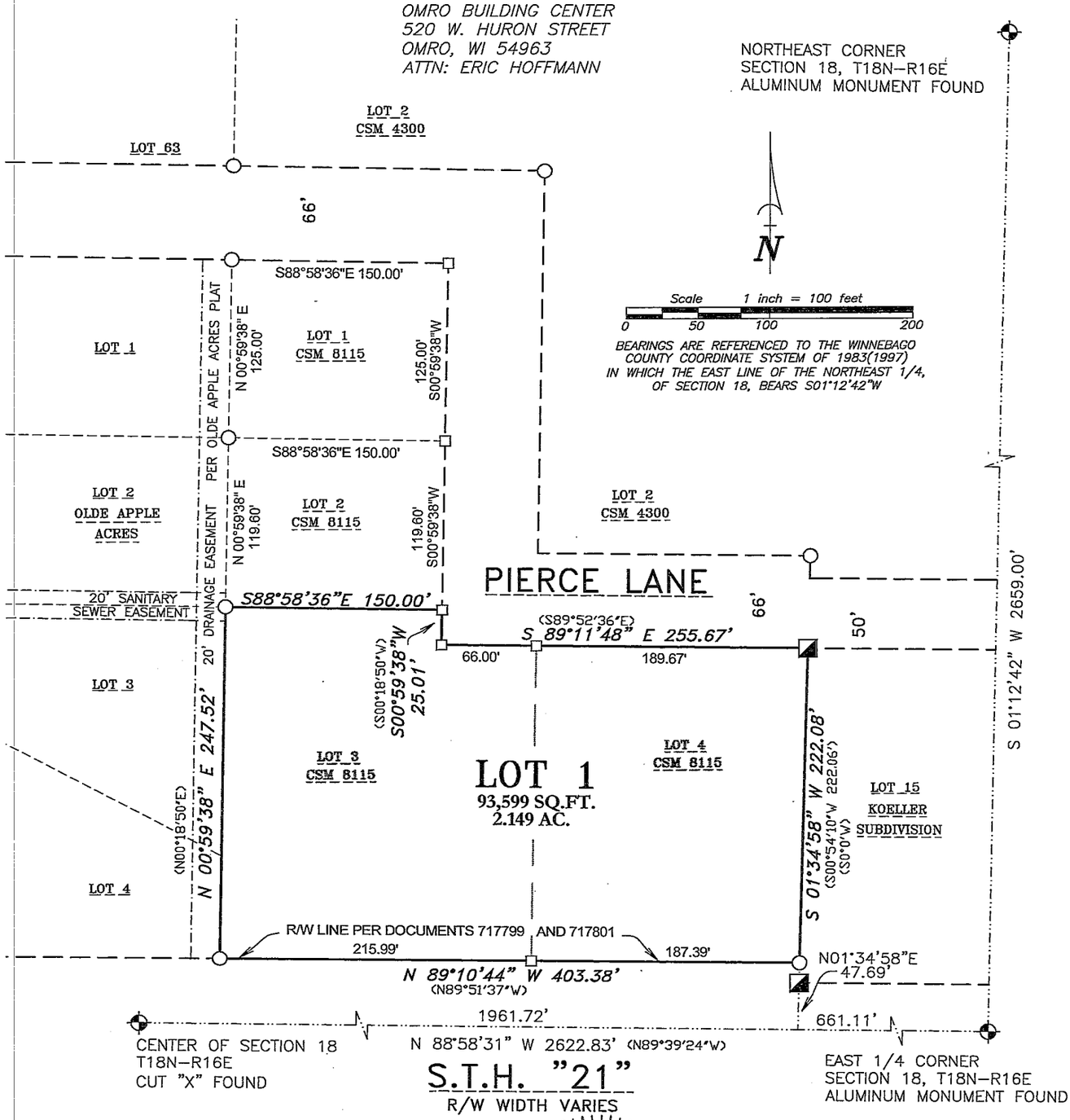
Proposed CSM to combine parcels 002-017205 and 002-017206 on Pierce Lane:



CERTIFIED SURVEY MAP NO. _____

LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP 8115, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
OMRO BUILDING CENTER
520 W. HURON STREET
OMRO, WI 54963
ATTN: ERIC HOFFMANN



LEGEND

- ⊡ *1-1/4" O.D. IRON PIPE FOUND*
- ⊙ *3/4" REBAR FOUND*
- ◪ *2" O.D. IRON PIPE FOUND*
- ⊕ *GOVERNMENT CORNER FOUND*
- ( ) *RECORDED AS*

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

10-22-20

Martenson & Eisele, Inc.

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

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 0–0711–092

FILE 0711092CSM SHEET 1 OF 3

This instrument was drafted by: DSL

Certified Survey Map _____

LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP 8115, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, 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 Eric Hoffmann, Lot 3 and Lot 4 of Certified Survey Map 4300, being part of the Southeast 1/4 of the Northeast 1/4, in Section 18, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

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

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

Given under my hand this 22nd day of October, 2026.

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

Darryl S. Lehman, PLS-3255

Winnebago County Planning and Zoning Committee Certificate:

Pursuant to the Land Subdivision Regulations of the County of Winnebago, Wisconsin, all the requirements for approval have been fulfilled. This Minor Subdivision was approved by the Winnebago County Planning and Zoning Committee on _____ day of _____, 2026.

_____
Chairman, Planning and Zoning Committee

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

Owner(s) of record	Document(s)	Parcel Number(s)
Eric W. Hoffmann	1913573	002017205
	1919309	002017206

Certified Survey Map

LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP 8115, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 18, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

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

Eric W. Hoffmann — Date: Oct. 22 2026

State of Wisconsin)
)SS
Winnebago County)

Personally came before me on the 22nd day of October, 2026, the above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires 10-22-26

DARRYL S. LEHMAN NOTARY PUBLIC STATE OF WISCONSIN

Treasurer's Certificate:

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

Town Treasurer — Date

County Treasurer — Date

Print Name

Print Name

Town Board Approval:

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

Town Chairman — Date

Town Clerk — Date

Print Name

Print Name

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

10-22-26

PROJECT NO. 0-0711-092 SHEET 3 of 3

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: DARRYL LEHMAN - MARTENSON & EISELE Date: 10-22-26

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

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

Status of Petitioner (owner, representative, tenant, or prospective buyer): SURVEYOR

OWNER INFORMATION

Owner(s): Eric Hoffmann Date: 10-22-26

Owner(s) Address: 520 W. Huron City: Omro State: WI Zip: 54963

Telephone #: ( ) Other Contact # or Email:

Ownership Status (Individual, Trust, Partnership, Corporation, or 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: Oct. 20 2026

SITE INFORMATION

Address/Location of Proposed Project: Pierce Lane Tax Parcels 0020172054 0020172056

Current Use of Property: Undeveloped Residential Lots Zoning: R-2

Land Uses Surrounding Your Site:

North: Single Family Residen

South: S.T.H. 21

East: Single Family Residen

West: Single Family Residen

Projected Timeline:

Project Description: Buyers of Land want to combine the parcels to place their home in desired location. CSM will allow existing trees to remain

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.

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15 N. Oakwood Road
Oshkosh, WI 54904
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Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: 93,599 SQ.FT. 2.149 AC.

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: [redacted] Date: 10/22/26 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.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: November 11, 2026

RE: Springhetti Lake Phase 2 Overview

And application for review to proceed with two actions for this the development project has been submitted: a Planned Development District (PDD) and Phase 2 Final Plat. This memo serves as an overview to explain the project and each action at once. Each item has a separate analysis memo and will be considered individually.

GENERAL INFORMATION:

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

Property Owner: Springhetti's Real Estate LLC
2987 Buttercup Road
Neenah, WI 54956

Past Planning Discussion(s): In May 2025, the planning commission considered the preliminary plat for the Springhetti Lake subdivision with conditions and the town board approved it the same month. One condition was approval of a Planned Development District, if required by Winnebago County Planning & Zoning.

The approved preliminary plat included 3 phases. The Final Phase 1 Plat was considered by the planning commission in April 2026 and approved by the town board in May 2026.

Property Location and Type:

The subject property is zoned R-2 Suburban Residential and are shown as lots 13-26 and Outlot 4 on the Phase 2 Final Plat. This accounts for ~15.7 acres within the subdivision.

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

PROJECT OVERVIEW:

The developer is presenting the Phase 2 Final Plat, for lots 13-26, for approval. Because access to these lots is from a private road, a PDD is required.

Please note that the materials provided include an amended PDD as the original application included Lot 27, which will be constructed in Phase 3. When the town team met with the development team on October 28, 2028 to review the request , it was decided to remove Lot 27 from this PDD request, and submit that request in the future with the Phase 3 Final Plat to allow for further design and engineering for that lot to ensure that phase could be constructed within the design and time constraints of an approved PDD.

The Winnebago County Planning and Zoning public hearing for the PDD is on November 18, 2026.

Actions Requested:

a. **Plat:** approval of Phase 2 Final Plat.
b. **PDD overlay:** to create new parcels on a private road to access lots 13-26 for phase 2 of the development.

Attachments:

1. Town Application
2. Oct 28, 2028 review meeting notes

Davel Engineering & Environmental, Inc.
1164 Province Terrace | Menasha, WI 54952
920-560-6569 | scott@davel.pro

November 4, 2026

Town of Algoma
Attn: Plan Commission and Town Board
15 N. Oakwood Road
Oshkosh, WI 54904

Re: Springhetti Lake PDD - Supplemental Amendment
Davel Project No. 8350 | Lots 13-26 and Outlot 4, Town of Algoma

Dear Plan Commission and Town Board Members:

Please accept the enclosed amended narrative as a supplemental amendment to the pending Springhetti Lake PDD filing. The original Town application and Check No. 17476 for $3,000 remain with the filing. No new application or duplicate fee payment is enclosed.

The original application and supporting package included Lots 13-27 and the 28-unit Lot 27 condominium concept. This amendment limits the current PDD boundary to proposed Lots 13-26 and Outlot 4. It supersedes the original materials only where they include Lot 27 in the current PDD or describe the earlier condominium concept. All other original filing materials remain part of the record.

Lot 27 will remain outside the current PDD and will be identified on the final plat as a nonfrontage, nonbuildable parcel, subject to final wording accepted by the Town and County. Any future condominium development on Lot 27 will require a separate PDD and complete project review.

Outlot 4 will be owned and maintained by the overall Springhetti Lake homeowners association. If the Lot 27 condominium is later approved and created, its condominium association will join that association under recorded supplemental access, voting, assessment, maintenance and cost-sharing terms. Please continue Town review under the original application and fee, with this letter and the amended narrative controlling where they revise the original scope.

Please direct review comments or requests for additional information to me at 920-560-6569 or scott@davel.pro.

Sincerely,

11/04/2026 7:57:23 AM
scott@davel.pro

Scott R. Andersen, PLS S-3169
Lead Professional Land Surveyor and Project Manager

Enclosures: Supplemental amended PDD narrative

Electronic Copies Sent: November 4, 2026
Cc: Springhetti's Real Estate LLC

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: Scott R. Andersen, PLS S-3169 Date: _____

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

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

Status of Petitioner (owner, representative, tenant, or prospective buyer): Representative / PLS - Davel Engineering

OWNER INFORMATION

Owner(s): Springhetti's Real Estate LLC Date: _____

Owner(s) Address: 2987 Buttercup Road City: Neenah State: WI Zip: 54956

Telephone #: [redacted] Other Contact # or Email: [redacted]

Ownership Status (Individual, Trust, Partnership, Corporation, or LLC): Limited Liability Company (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: 9-30-26

SITE INFORMATION

Address/Location of Proposed Project: Recorded Outlot 3, Springhetti Lake; PIN 0023841

Current Use of Property: Undeveloped/planned residential; proposed Lots 13-27 Zoning: R-2

Land Uses Surrounding Your Site:

North: Residential

South: Residential

East: Residential

West: Residential

Projected Timeline: PDD and final-plat approvals; later Lot 27 implementation approvals

Project Description: New PDD master plan for Lots 13-27 from recorded Outlot 3.

Lots 13-26: 14 single-family lots served by private Prosperity Way.

Lot 27: 7.6128-acre, 28-unit detached residential condominium concept.

R-2 base retained; PDD expressly authorizes Lot 27 use and density.

Detailed Lot 27 site plan/major condominium plat will be filed later.

No City of Oshkosh routing under the Town/City boundary agreement.

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.

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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: 23.351 acres (recorded Outlot 3)

Development Area and Percentage: 19.951 acres in Lots 13-27; balance road/easements

# of Employees/#of Residential Units: 42 at buildout: 14 single-family + 28 detached condo

# of Proposed Parking Space: Lots 13-26 per code; Lot 27 per later site plan

Traffic Count Projections (attach documentation): Residential use; trip memo if requested

Percent Impervious (attach documentation): See signed plans; update with Lot 27 site plan

Description of Required Landscaping (attach landscape plan):
Restore disturbed areas and individual residential yards per approved plans.
Lot 27 landscaping, lighting and signage details accompany later site-plan filing.
PDD narrative establishes interim residential design standards.

Additional Information: Current Town filing: PDD ($1,000 min.) + final plat ($2,000 min.) = $3,000 min.
Later Lot 27 filing: site plan ($2,000 min.) + condominium review ($350) = $2,350.
Total Town minimum across stages: $5,350, plus actual-cost charges if assessed.
County PDD fee: $800. City of Oshkosh: no application, review or fee.
Wisconsin DOA final-plat submittal/payment is online; no paper application attached.
Attach PDD narrative, plat, Lot 27 concept, plans and draft covenant outline.

OFFICE USE ONLY

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

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

October 28, 2026 meeting with Dan Springhetti, Barry Gill, Scott Andersen, Maggie Mahoney, Phil Kleman, Lynn Lorenson, Jason Loduha

1. Phase 1 status:
   - Temp pond construction: Per page 6 of the developer agreement - developer will construct the temporary drainage basin at the time of grading of the Phase 1 lots and in any case, before the start of construction of any buildings or structures upon any lot within Phase 1.
     - Tim Wittmann with Davel is checking with the county on threshold for when the temp pond would be required. Or possibly move temp pond to another lot. The town is willing to amend the Phase 1 developer agreement if the county allows.

   - What is the status of laterals and other utility work for Phase 1? Lots can't be permitted for building without services.
     - Did ASD require driveway locations? Yes If they are being identified we want them for LPR plans. 12/31/27 is the deadline to pull the laterals—ASD is aware of this. Extent of driveway aprons versus curb and gutter to be cut later TBD, project teams check back in February on status driveways

   - 12/31/27 deadline to complete substantial construction of Phase 1. This is consistent with deadline for the Idle Sites Grant work.

2. Scope of PDD:
   - It is the town's understanding that the required covenants listed in the PDD narrative (pages 4 & 6) would be met with a separate Condo Plat and creation of a Condo Association for Lot 27. Yes, a separate condo association that is a member of the larger HOA.

   - Developer would need to ensure the Lot 27 concept plan is close enough to the maximum unit count and general arrangement, or else has to go through a process for material changes. The concept plan shows 27 units but other references say 28 units.

   - Three-year control (pg 9 of PDD narrative): Reference to County 23.7-77 Expiration of approval: "If any area of a planned development district that can be developed remains substantially undeveloped 3 years after the creation of the district, the Planning and Zoning Committee shall have the authority to unilaterally rezone such area to a suitable classification. Upon written petition and with good cause, the committee may grant a one-time extension not to exceed 3 years."

It was discussed and decided by the Springhetti team to delay the PDD request for Lot 27 from the current PDD. The Lot 27 PDD and Phase 3 Final Plat will be done later. The PDD to be considered now will need to be amended to pertain only to Phase 2.

3. Phase 2 Plat:
   - The following are town code references to address the "Private Road Access Note" on page 2 that may satisfy DOA preliminary plat approval.
     - 225-59 (A)(1) General design standards. General: "The subdivision shall be designed so as to provide each lot with satisfactory access to a public street or approved way."

- 260.13 Road Construction
- 288 Snow Removal on Private Roads
- 328.24(B)(6) & (C)(6) Garbage and recycling collection on private roads

These town codes are being provided to possibly help meet the following DOA requirement, but town defers to Davel's experience for what they are looking for. Town is happy to discuss further if needed.

s. 236.20 (4) (d) This section provides that lots shall have direct access to a public street unless otherwise permitted by local ordinance. Access to several lots is via private road. Prior to our certification of the final plat, you must provide us with verification that Town of Algoma ordinance allows such lot access.

- It is unclear from the Phase 2 submission if a Condo Plat/Association will be created with Lot 27, but we believe it one will be required. We need to know so we can correctly determine the intent of the language on page 3.
    - What is the intention for maintenance of private lots versus the condo lots?

- Will USPS require a bump out for a cluster mailbox for Lots 13-26? If so, identify that common area and bump out on the plat. Also a question for Lot 27 that is not addressed by concept.

- Do you want a sign for the development along LPR? That needs to go through county zoning, but common area for it should be included on the plat.

- Maggie sent Algoma Sanitary District (ASD) the Phase 2 plat on Oct 20. Scott will follow-up with Kevin Mraz at ASD to get their input/approval. The town can list ASD's approval of the plat as a condition of approval if needed.

4. Lot 27:
    - Is lot 27 covered with the current/approved stormwater management plan? Per page 4 of the PDD narrative under Grading/Stormwater *"The signed May 19, 2026 plan set and approved revisions control. Later Lot 27 final design must update calculations/permits when required and maintain recorded drainage easements."*
        - The wetland in the southwest corner has to be permitted. What is the status of a permit?

    - Lot 27 concept dated Feb 2026 shows 27 units, not 28 as described in the other development documents (HOA covenants & dev agreement) and PDD narrative.

    - Cluster mailbox/bump out?

    - Will the access road for the southwest corner units meet requirements for fire department access? Will the access road for these units be maintained by the HOA or the Condo Association?

    - Overall lack of details for Lot 27 could be problematic for the town, as well as necessary Condo Association details and zoning considerations noted above. It may be best to consider a future PDD for Lot 27 in Phase 3.

5. Road Construction Agreement:
    - Per Article IV(B) of the Phase 1 developer agreement (page 7), an agreement for Phase 2 is required for construction of a private road build to town standards. It should include language regarding inspection requirements and deliverables. Inspection requirements were discussed with the Board earlier this year and they were in agreement with Davel conducting the checks/providing record drawings and Jason providing oversight (i.e. proof rolls). McMahon would serve as a third-party oversight in some capacity to cover things that Jason may not be able to do. Town needs to specify what deliverables would be required. This helps to reduce costs for the developer.

    - Staff can discuss with the Board if a financial guarantee for the road will be required. This can be brought to the board when we present the developer agreement draft to them.

6. Determine who is drafting the Phase 2 developer agreement and road construction agreement. Lynn and Barry will draft agreement together, using Phase 1 as a template. Lynn will see what she has for a road construction agreement template.

Timeline:

Dates for the upcoming town meetings (Nov 11 Planning Commission and Nov 18 Town Board) were discussed. The county timeline will take longer as a public hearing is required for the PDD then it has to go through their deliberative process.

The Phase 2 Plat would be considered by the town with conditions of approval to allow for pending agreements, etc to be worked on. The Phase 2 plat will not be signed until all conditions are met.

All agreed this could likely all be completed in Q1 of 2027.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: November 11, 2026

RE: **Item 5a: Discussion and Possible Action re**: Springhetti Lake Phase 2 Final Plat by petitioner Scott Anderson, Davel Engineering, on behalf of Springhetti's Real Estate LLC, for parcel 002-3841.

Action Requested: Petitioner is requesting approval of the final plat for phase 2 of the development.

Final Plat Process:

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

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

Phase 2 Final Plat:

The Phase 2 Final Plat dated 10.5.26 is attached.

Staff have requested some minor updated to the language on Page 3 to make references to the Home Owners Association consistent. Those changes should be made prior to this meeting and a revised plat will be presented.

The review and approval of the language pertaining to the water and sewer by Algoma Sanitary District #1 is pending as of the time of this memo.

Town staff have consulted with the town attorney and engineer to confirm that the Phase 2 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 2 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 2 Final Plat for Springhetti Lake to the Town Board subject to the following conditions being met:

1. *An executed Phase 2 developer agreement between the Developer and Town.*
2. *An executed Road Construction and Maintenance Agreement between the Developer and the Town for the private roadway identified as Future Prosperity Way.*
3. *All agreements and covenants run with the land.*
4. *The developer agreement cannot be assigned to another person/entity without the Town's permission.*
5. *Confirmation of easements and any additional provisions for Algoma Sanitary District #1.*
6. *Approval of a Planned Development District by Winnebago County & Zoning.*
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:

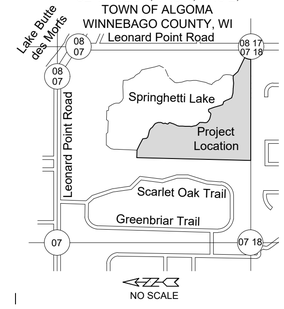
1. Phase 2 Final Plat dated 10.5.26

Springhetti Lake 2

All of Outlot 3, Springhetti Lake (Doc. 1969703), being Part of the Southeast 1/4 of the Southeast 1/4; Part of the Southwest 1/4 of the Southeast 1/4; Part of the Northwest 1/4 of the Southeast 1/4; Part of the Northeast 1/4 of the Southeast 1/4, all in 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



NO SCALE

East Line of the Southeast 1/4
(N00°14'32"E)
(N00°16'59"E)
N00°52'34"E 2528.11'

East Meander Corner
Section 07, T18N, R16E
Berntsen Monument Fnd

Southeast Corner
Section 07, T18N, R16E
Berntsen Monument Fnd

N89°09'19"W 33.00'

S 00°52'34" W 76.34'

N 89°09'19" W 1478.02'
(N89°50'03"W)

S89°09'19"E 2649.60'
(S89°50'03"E)
(N89°27'09"W)

South Line of the Southeast 1/4

South 1/4 Corner
Section 07, T18N, R16E
Berntsen Monument Fnd

Unplatted Lands
Owner: Patrick, E. L.

Unplatted Lands
Owners: Martin, A. G. & S. J.
(Doc. 1061219)

Culvert

Lot 1 CSM 1468
Owner: Persick

Lot 2 CSM 1468
Owner: Athanasiou

Lot 3 CSM 1468
Owner: Heidemann

Lot 4 CSM 1468
Owner: Kraatz

Lot 1 CSM 7298
Owner: Yonke & Ahrens

Lot 2 CSM 7298
Owner: Jones

Veanna Boulevard

Lot 3 CSM 7298
Owner: Rane Investments LLC

Leonard Point Road

33'

Ex. 12' Utility Easement (per Plat)

Ex. 30' Sanitary Sewer and Watermain Easement (per Plat)

Ex. 25' Storm Sewer Easement (per Plat)

Unplatted Lands
Owners: Scott C. & T. M.
(Doc. 1711587)

Unplatted Lands
Owner: Cirigiu
(Doc. 1879240)

Unplatted Lands
Owner: Donner
(Doc. 1909860)

Normal Water Elevation 767.33'
High Water Elevation 771.00'
NAVD 88 Datum

Ex. Temporary Easement for Wetpond / Sediment Basin (To be removed upon the completion of Town Regional Pond Construction)

Ex. Temporary Easement for Wetpond / Sediment Basin Spillway (To be removed upon the completion of Town Regional Pond Construction)

Ex. Drainage Easement & Temporary Access Easement (EMS & Fire Department)

Lot 1 Springhetti Lake
Lot 2 Springhetti Lake
Lot 3 Springhetti Lake
Lot 4 Springhetti Lake
Lot 5 Springhetti Lake
Lot 6 Springhetti Lake
Lot 7 Springhetti Lake
Lot 8 Springhetti Lake
Lot 9 Springhetti Lake
Lot 10 Springhetti Lake
Lot 11 Springhetti Lake
Lot 12 Springhetti Lake

75' OWHM Setback (for reference Only)

Existing Navigable Stream – Existing Public and Emergency Access via Stream Bed

Outlot 1
Springhetti Lake

Normal Water Elevation 769.00'
High Water Elevation 772.67'
NAVD 88 Datum

Springhetti Lake
Outlot 2

Lake Elevation 769.5' NAVD 88
August 2024

S 42°22'38" E 87.68'

S 64°01'11" E 290.43'

13
39,693 SF ±
37,301 SF to ML

N82°14'58"E 96.89'

14
20,792 SF ±
17,446 SF to ML

S87°47'29"E 115.17'

15
21,882 SF ±
18,735 SF to ML

S79°21'27"E 116.82'

16
38,042 SF ±
34,975 SF to ML

S36°53'20"E 107.25'

S36°53'20"E 101.43'

17
45,389 SF ±
42,330 SF to ML

S17°07'48"E 115.41'

18
37,071 SF ±
33,568 SF to ML

S79°01'11"E 143.65'

19
36,232 SF ±
30,650 SF to ML

S46°09'11"E 88.50'

20
54,775 SF ±
49,315 SF to ML of Lake

Normal Water Elevation 801.09'
High Water Elevation 803.43'
NAVD 88 Datum

21
45,688 SF ±
41,288 SF to ML of Lake

22
29,455 SF ±
25,633 SF to ML

23
32,877 SF ±
29,430 SF to ML

24
37,329 SF ±
30,486 SF to ML

25
43,029 SF ±
33,772 SF to ML

26
54,907 SF ±
50,896 SF to ML

27
331,612 SF

OL 4
148,392 SF
3.4066 ac

Prosperity Way
Private Road

R60'

S00°59'00"W 203.75'

S15°49'02"W 138.01'

126.55'
N01°24'06"E

S13°50'56"E 231.05'

S53°40'50"E 460.35'

20' Drainage & Storm Sewer Easement

20' Drainage & Storm Sewer Easement

Ex. 150' Drainage Easement (per Plat)

Drainage Swale (Waterfall)
Normal Water Elevation 786.9'
(Waterfall Rim)
High Water Elevation 787.0'
(Waterfall Rim)
Normal Water Elevation 769.0' (Lake)
High Water Elevation 772.67' (Lake)
NAVD 88 Datum

Lake Elevation 769.5' NAVD 88
August 2024

C/L of Relocated Stream

Ownership Line

Normal Water Elevation 769.00'
High Water Elevation 772.67'
NAVD 88 Datum

Normal Water Elevation 801.60'
High Water Elevation 805.09'
NAVD 88 Datum

Normal Water Elevation 805.19'
High Water Elevation 806.89'
NAVD 88 Datum

Ex. 150' Drainage Easement

Ex. 25' Drainage Easemt

Ex. 20' Drainage Easemt

Ex. 50' Drainage Easemt

Ex. 15' Public Dedication For Conservancy
Ex. 20' Drainage Easement

Proposed Lot 13
1st Addition to
Jones Plat

Proposed Lot 14
1st Addition to
Jones Plat

Proposed Lot 15
1st Addition to
Jones Plat

Lot 5
Jones Plat
Owner: Galligan

Lot 6
Jones Plat
Owner: Carmahous

Lot 1 CSM 4300
Owner: Eric Hoffman

Lot 48
Owner: Habel

Lot 47
Owner: DeGroot

Lot 46
Owner: Nielsen & Lehl
Olde Apple Acres Plat

Lot 45
Owner: Bronson

Lot 44
Owner: Slusarski

Lot 2 CSM 8137
Owner: Rohr

Lot 1
CSM 8137
Owner: Shmitt

Lot 18
Owner: Hodson

Lot 19
Owner: Leske

Lot 20
Owner: Hartz

Lot 21
Owner: Schmudlach

Scarlet Oak Estates

Lot 2 CSM 24
Owner: Tesch

Lot 1 CSM 24
Owner: Houde

Lot 4 CSM 23
Owner: Frye

Lot 3 CSM 23
Owner: Nichols

Lot 2 CSM 23
Owner: Davis

NE 1/4 SE 1/4
NW 1/4 SE 1/4
SE 1/4 SE 1/4
SW 1/4 SE 1/4

S 88°46'43" E 103'±

73.21'

Ex. Drainage Easement (per Plat)

Ex. Drainage Centerline

Proposed Drainage CL

Ex. Drainage Easement (per Plat)

N 01°13'17" E 1563.46'
(S01°16'36"W)
(S00°52'46"W)
(South)

150'

Centerline of System

45'

45'

11'58.58'

NOTES

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

LEGEND

- ● 1¼" x 18" Steel Rebar @ 4.30lbs/LF SET
- ¾" x 18" Steel Rebar @ 1.50lbs/LF SET
- All Other Corners
- △ 1¼" Rebar Found
- ○ ¾" 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

100 0 100 200 300

Scale 1" = 100'

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

Notes:
1. Wetland boundaries shown hereon are based on Davel Engineering & Environmental, Inc.'s 2024 delineation and Wisconsin DNR Wetland Confirmation No. WIC-NE-2024-71-02639 dated November 20, 2024.
2. U.S. Army Corps of Engineers Approved Jurisdictional Determination No. MVP-2013-00542-CJB dated June 5, 2025 identifies Wetlands 2 through 9 within its review area as non-jurisdictional. Wisconsin DNR Nonfederal Wetland Exemption Nos. EXE-NE-2025-71-01816 and EXE-NE-2026-71-00185 apply only to the activities and impact limits approved in those determinations. This plat does not authorize wetland impacts. Additional permits or exemptions will be required prior to development on Lot 27 if wetlands will be impacted.
3. Work in or adjacent to the navigable waterway is subject to Wisconsin DNR Individual Permit Nos. IP-NE-2025-71-01858, IP-NE-2025-71-01859, IP-NE-2025-71-01860, and IP-NE-2025-71-01861, dated October 2, 2025, and the related Section 401 Water Quality Certification. Changes to the approved work or work outside the approved limits require any additional federal, state, and local authorization.
4. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters established under Article IX, Section 1 of the Wisconsin Constitution.
5. The ordinary high water marks shown hereon are approximate and are shown for reference only.

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

File: 8350Final2.dwg
Date: 10/05/2026
Drafted By: scott
Sheet: 1 of 3

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

Oct 05,2026 - 7:34pm J:\Projects\8350spr\dwg\Civil 3D\8350Final2.dwg Printed by: scott

Springhetti Lake 2

All of Outlot 3, Springhetti Lake (Doc. 1969703), being Part of the Southeast 1/4 of the Southeast 1/4; Part of the Southwest 1/4 of the Southeast 1/4; Part of the Northwest 1/4 of the Southeast 1/4; Part of the Northeast 1/4 of the Southeast 1/4, all in Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin

NOTES

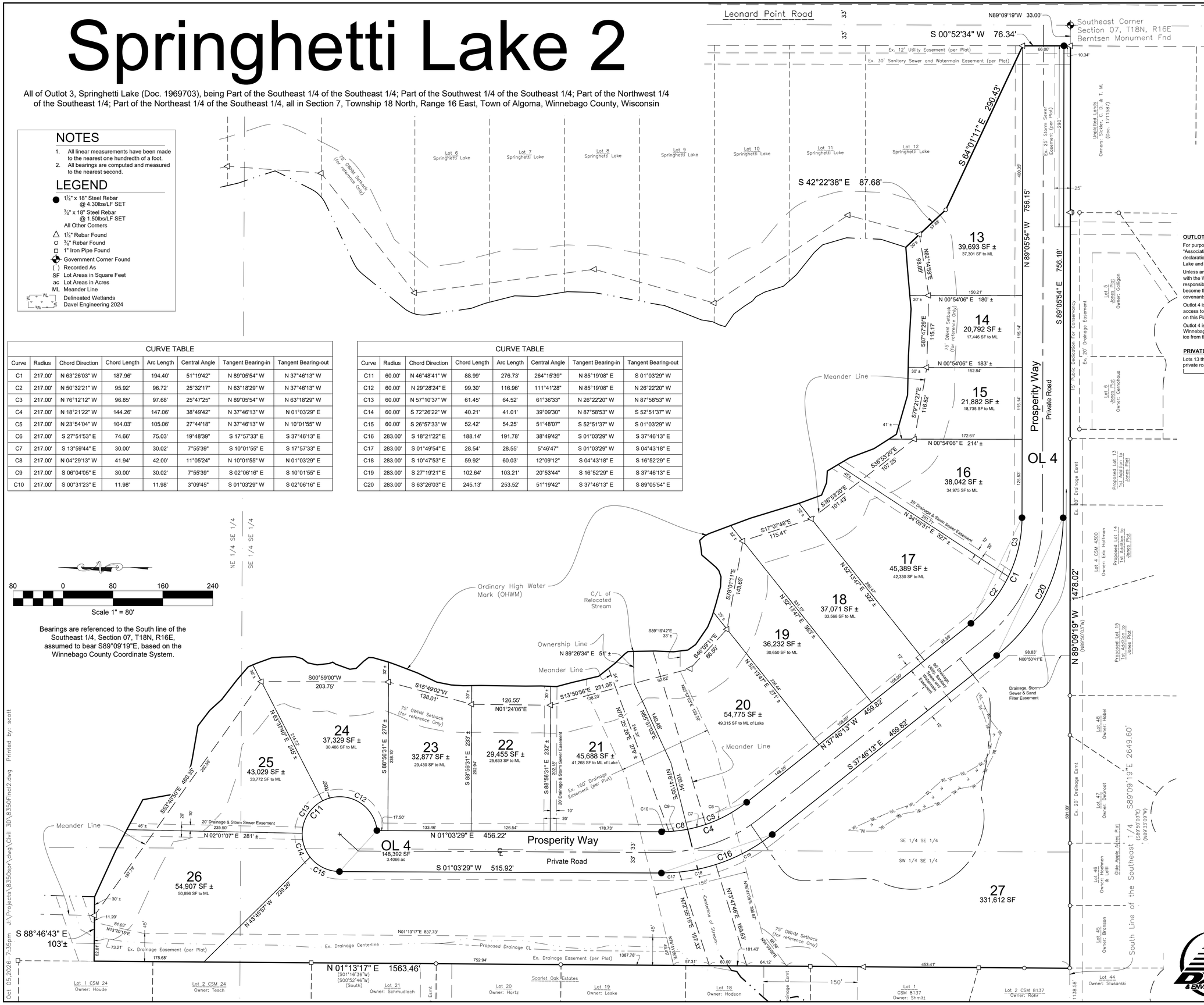
1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.

LEGEND

- ● 1¼" x 18" Steel Rebar @ 4.30lbs/LF SET; ¾" x 18" Steel Rebar @ 1.50lbs/LF SET All Other Corners
- △ 1¼" Rebar Found
- ○ ¾" 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

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	217.00'	N 63°26'03" W	187.96'	194.40'	51°19'42"	N 89°05'54" W	N 37°46'13" W
C2	217.00'	N 50°32'21" W	95.92'	96.72'	25°32'17"	N 63°18'29" W	N 37°46'13" W
C3	217.00'	N 76°12'12" W	96.85'	97.68'	25°47'25"	N 89°05'54" W	N 63°18'29" W
C4	217.00'	N 18°21'22" W	144.26'	147.06'	38°49'42"	N 37°46'13" W	N 01°03'29" E
C5	217.00'	N 23°54'04" W	104.03'	105.06'	27°44'18"	N 37°46'13" W	N 10°01'55" W
C6	217.00'	S 27°51'53" E	74.66'	75.03'	19°48'39"	S 17°57'33" E	S 37°46'13" E
C7	217.00'	S 13°59'44" E	30.00'	30.02'	7°55'39"	S 10°01'55" E	S 17°57'33" E
C8	217.00'	N 04°29'13" W	41.94'	42.00'	11°05'24"	N 10°01'55" W	N 01°03'29" E
C9	217.00'	S 06°04'05" E	30.00'	30.02'	7°55'39"	S 02°06'16" E	S 10°01'55" E
C10	217.00'	S 00°31'23" E	11.98'	11.98'	3°09'45"	S 01°03'29" W	S 02°06'16" E

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C11	60.00'	N 46°48'41" W	88.99'	276.73'	264°15'39"	N 85°19'08" E	S 01°03'29" W
C12	60.00'	N 29°28'24" E	99.30'	116.96'	111°41'28"	N 85°19'08" E	N 26°22'20" W
C13	60.00'	N 57°10'37" W	61.45'	64.52'	61°36'33"	N 26°22'20" W	N 87°58'53" W
C14	60.00'	S 72°26'22" W	40.21'	41.01'	39°09'30"	N 87°58'53" W	S 52°51'37" W
C15	60.00'	S 26°57'33" W	52.42'	54.25'	51°48'07"	S 52°51'37" W	S 01°03'29" W
C16	283.00'	S 18°21'22" E	188.14'	191.78'	38°49'42"	S 01°03'29" W	S 37°46'13" E
C17	283.00'	S 01°49'54" E	28.54'	28.55'	5°46'47"	S 01°03'29" W	S 04°43'18" E
C18	283.00'	S 10°47'53" E	59.92'	60.03'	12°09'12"	S 04°43'18" E	S 16°52'29" E
C19	283.00'	S 27°19'21" E	102.64'	103.21'	20°53'44"	S 16°52'29" E	S 37°46'13" E
C20	283.00'	S 63°26'03" E	245.13'	253.52'	51°19'42"	S 37°46'13" E	S 89°05'54" E



80 0 80 160 240

Scale 1" = 80'

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

LOCATION MAP

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



NO SCALE

OUTLOT STATEMENT

For purposes of this statement, "Developer" means Springhetti's Real Estate LLC. "Association" means the homeowners association established under a recorded declaration governing the private road and common drainage obligations for Springhetti Lake and Springhetti Lake 2.

Unless and until title to Outlot 4 is conveyed to the Association by an instrument recorded with the Winnebago County Register of Deeds, the Developer shall remain the owner and responsible party for Outlot 4. Upon recording of the conveyance, the Association shall become the owner and responsible party for Outlot 4, subject to all easements, restrictions, covenants, and agreements affecting it.

Outlot 4 is established as Prosperity Way, a private road providing Lots 13 through 27 with access to Leonard Point Road, a public street. Outlot 4 is subject to the easements shown on this Plat and the provisions stated on Sheet 3.

Outlot 4 is not dedicated or accepted as a public street. Neither the Town of Algoma nor Winnebago County is obligated to construct, repair, maintain, replace, or remove snow or ice from the private roadway.

PRIVATE ROAD ACCESS NOTE

Lots 13 through 27 are provided access to Leonard Point Road by way of Outlot 4, a private road and approved way, pursuant to [_____] and [_____].

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

File: 8350Final2.dwg
Date: 10/05/2026
Drafted By: scott
Sheet: 2 of 3

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

Oct 05,2026 - 7:35pm J:\Projects\8350spr\dwg\Civil 3D\8350Final2.dwg Printed by: scott

Springhetti Lake 2

All of Outlot 3, Springhetti Lake (Doc. 1969703), being Part of the Southeast 1/4 of the Southeast 1/4; Part of the Southwest 1/4 of the Southeast 1/4; Part of the Northwest 1/4 of the Southeast 1/4; Part of the Northeast 1/4 of the Southeast 1/4, all in 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, owner of said land, I have surveyed, divided, and mapped Springhetti Lake 2; that this plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that the land shown on this plat is all of Outlot 3, Springhetti Lake, recorded as Document No. 1969703, being part of the Southeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, and part of the Northeast 1/4 of the Southeast 1/4, all in Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin, containing 1,017,165 square feet (23.3509 acres). The land is subject to easements and restrictions of record.

Given under my hand this _____ day of _____, 20___.

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

Owner Certificate

Springhetti's Real Estate LLC, a limited liability company organized and existing under the laws of the State of Wisconsin, as owner, certifies that it caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. The owner further creates and grants the easements and adopts the statements, covenants, restrictions, rights, and obligations shown or stated on this plat.

Springhetti's Real Estate LLC further certifies that this plat is required by s. 236.10 or s. 236.12, Wis. Stats., 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 _____, 20____, Dan Springhetti, Managing Member of Springhetti's Real Estate LLC, known to me to be the person who executed the foregoing instrument on behalf of the limited liability company and acknowledged the same.

_____ My Commission Expires _____
Notary Public, Wisconsin

Mortgagee's Certificate

Nicolet National Bank, mortgagee of the land described on this plat, consents to the surveying, dividing, mapping, easements, covenants, restrictions, and dedications shown or stated on this plat and consents to the Owner's Certificate of Springhetti's Real Estate LLC.

NICOLET NATIONAL BANK

By: _____

Print name: _____

Title: _____

Date: _____

State of Wisconsin)
_____ _____County) ss

Personally came before me this ____ day of _____, 20____, the above-named authorized representative of Nicolet National Bank, known to me to be the person who executed the foregoing instrument on behalf of the bank and acknowledged the same.

_____ _____ My Commission Expires _____
Notary Public, Wisconsin

Sanitary Sewer and Watermain Easement Provisions

Springhetti's Real Estate LLC, as Grantor, grants to the Town of Algoma Sanitary District No. 1, its successors and assigns, a permanent, nonexclusive easement in, under, over, upon, and across Outlot 4 and all areas shown and designated on this Plat as 'Sanitary Sewer Easement' or 'Watermain Easement.'

The Sanitary District may enter and use the easement areas to access, construct, install, operate, inspect, maintain, repair, replace, relocate, alter, and remove sanitary sewer, watermain, and associated facilities and appurtenances, together with all activities reasonably necessary or incidental thereto. No building, structure, well, tree, permanent improvement, grading, or obstruction may be placed or maintained within an easement area if it would interfere with a municipal facility or access. The private roadway within Outlot 4 and other utilities shown on this Plat are permitted provided they do not unreasonably interfere with the municipal facilities or easement rights. Except for initial subdivision construction or work performed under a developer's agreement, the Sanitary District shall restore areas disturbed by its work as nearly as reasonably practicable to their prior condition; it is not required to restore an improvement placed in violation of these provisions.

This easement does not constitute acceptance of Outlot 4 as a public street or impose upon the Sanitary District, Town, or County any obligation to construct, repair, maintain, or replace the private roadway. This easement runs with the land and binds and benefits the Grantor, the Sanitary District, and their successors and assigns.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications services is granted by Springhetti's Real Estate LLC, Grantor, to all public and private utility companies, corporations, municipalities, and other entities providing utility services to the lands shown on this Plat, together with their successors and assigns, collectively the 'Grantees.'

The Grantees may construct, install, operate, inspect, repair, maintain, replace, relocate, and remove facilities used for the overhead and underground transmission and distribution of electricity, natural gas, and communications services, including telephone, cable television, and data facilities, in, over, under, across, along, and upon the areas designated on this Plat as 'Utility Easement' and property designated for streets or alleys, whether public or private. The Grantees may install service connections upon, across, within, and beneath each lot to serve improvements on that lot or adjacent lots and may trim or remove trees, brush, branches, and roots as reasonably necessary. The Grantees have a nonexclusive right of ingress and egress over Outlot 4 and the Utility Easement Areas as reasonably necessary to exercise these rights.

The Grantees shall restore disturbed property as nearly as reasonably practicable to its prior condition, except that this obligation does not apply to initial utility installation or to vegetation properly removed under these rights. No building or other structure may be placed over a Grantee's facility or within a Utility Easement Area without the affected Grantee's prior written consent. After utility installation, grade within a Utility Easement Area may not be altered by more than four inches without the affected Grantee's prior written consent.

These easements run with the land and bind and benefit the Grantor, the Grantees, and their successors and assigns.

Emergency Access and Municipal Solid-Waste Collection

Springhetti's Real Estate LLC, as Grantor, grants to the Town of Algoma and all authorized emergency medical, fire, rescue, law-enforcement, mutual-aid, and municipal solid-waste collection personnel, agencies, contractors, and service providers having jurisdiction a permanent, nonexclusive easement over and across Outlot 4 for access to Lots 13 through 27 and for performance of their respective duties.

The owner or responsible party for Outlot 4 shall keep the private roadway reasonably suitable for safe and unobstructed access. No building, permanent structure, obstruction, or other improvement may be placed or maintained within Outlot 4 if it would unreasonably interfere with the access rights granted herein. This easement does not constitute acceptance of Outlot 4 as a public street or impose upon the Town, County, or any authorized user an obligation to construct, repair, maintain, or replace the private roadway. This easement may not be modified, relocated, or terminated without prior written approval of the Town of Algoma and recording of an appropriate instrument with the Winnebago County Register of Deeds.

This easement runs with the land and binds the Grantor, the owner or responsible party for Outlot 4, and their successors and assigns for the benefit of the Town and authorized users.

Private-road Maintenance

The Developer, and after conveyance the Association, shall at its sole cost operate, inspect, maintain, repair, replace, reconstruct, and remove snow and ice from the private roadway and its base, surface, shoulders, drainage features, signs, lighting, and other appurtenances within Outlot 4, except for facilities maintained by a utility or governmental entity under a separate easement or agreement. Outlot 4 shall be kept reasonably suitable for safe access by the benefited lots and authorized emergency and service vehicles. Neither the Town of Algoma nor Winnebago County accepts Outlot 4 as a public street or assumes a duty to construct, inspect, repair, maintain, replace, reconstruct, or remove snow or ice from it. Maintenance costs shall be allocated and collected under the recorded declaration and Private Road, Drainage, and Stormwater Maintenance Agreement. The rights and obligations in this provision run with the land and bind the Developer, Association, owners of benefited lots, and their successors and assigns.

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,

1. 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.
2. 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.
3. 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 ".
4. 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.
5. 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. Topsoiling and seeding are permitted in lieu of sod. 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.
6. 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.
7. 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.
8. Maintenance of all drainage easements within the land division or serving this subdivision are the responsibility of the Home Owners Association for the purpose of conveying and managing storm water through the plat.
9. 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.

Town Board Approval Certificate

Resolved, that the plat of Springhetti Lake 2 in the Town of Algoma, Winnebago County, Springhetti's Real Estate LLC, owner, 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

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers of the Town of Algoma and Winnebago County, certify that in accordance with the records in our office, there are no unredeemed tax sales, unpaid taxes, or special assessments on any 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:

1. 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.
2. 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.
3. 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 2 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	
	Doc No. 1941937	
	Doc No. 1969703 (Plat)	0023841 (Outlot 3)

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: 8350Final2.dwg
Date: 10/05/2026
Drafted By: scott
Sheet: 3 of 3

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

Oct 05,2026 - 7:36pm J:\Projects\8350spr\dwg\Civil 3D\8350Final2.dwg Printed by: scott

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: November 11, 2026

RE: **Item 5b: Discussion and Possible Action re**: Petitioner Scott Andersen, Davel Engineering, on behalf of Springhetti's Real Estate LLC is requesting a Planned Development District for the creation of new parcels on a private road on parcel 002-3841 in the Springhetti Lake subdivision.

Action Requested: Petitioner is requesting a Planned Development District for the creation of new parcels on a private road to access lots 13-26 for phase 2 of the development.

Planned Development District (PDD) Explanation and Process:

A planned development overlay district is a special zoning district that allows for more flexibility in the development of land while ensuring substantial compliance with the basic intent of Chapter 23 of the Winnebago County Town/County Zoning code and county comprehensive plan.

The Town Planning Commission may render a recommendation to the Town Board and the Town Board may render a recommendation to the County Planning and Zoning Committee based on the decision criteria provided to either

1. Approve the conditional use;
2. Approve the conditional use with conditions; or
3. Deny the conditional use. Such decision shall be supported by written findings.

PDD Request:

The proposed PDD retains the R-2 Suburban zoning with a PDD overlay. Lots 13-26 provide 14 single family residential lots served by a private Prosperity Way (Outlot 4). A PDD is required because the private street requires relief from public-road frontage/access and public dedication standards. A reminder that the scope of this PDD has been amended to exclude Lot 27. This is a change from what is included in the attached public hearing materials, as noted in the overview memo.

ANALYSIS:

The criteria the county will consider for the basis of their decision is outlined in 23.7-68 of the county's code:

23.7-68 Basis of decision

The Planning and Zoning Committee in making its decision shall consider the following factors:

(1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;

(2) whether development in the proposed district is consistent with the county's comprehensive plan;

(3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;

(4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;

(5) the effects of development within the proposed district on the natural environment;

(6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;

(7) the effects of development in the proposed district on public services and facilities;

(8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;

(9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;

(10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and

(11) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

Page 6 of the attached PDD Narrative addresses each of the factors listed above.

Regarding #7 above, for effects on public services and facilities, the narrative mentions coordinated utility, emergency access, and maintenance. It should be noted that access for garbage and recycling service and snow removal is also maintained per the language on the plat by town codes 288, 328.24(B)(6), and 328.24(C)(6). The town has many private roads and has provisions to allow for them.

Town staff have reviewed the request and determined that the proposed PDD maintains the intent of the intent of the zoning regulations and comprehensive plans.

No conditions are recommended.

RECOMMENDED ACTION:

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

"Motion to approve a recommendation by the Planning Commission to the Town Board to approve the request by Petitioner Scott Andersen, Davel Engineering, on behalf of Springhetti's Real Estate LLC for a Planned Development District for the creation of new parcels on a private road on parcel 002-3841 in the Springhetti Lake subdivision."

ATTACHMENTS:

1. Amended PDD narrative
2. Winnebago County Public Hearing packet

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMITTEE
November 18, 2026

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Planned Development District 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 November 18, 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 PLANNED DEVELOPMENT DISTRICT REQUEST

Application No.: 2026-PDD-7580

Applicant : SPRINGHETTI'S REAL ESTATE

Agent : ANDERSEN, SCOTT - DAVEL ENGINEERING & ENVIRONMENTAL INC

Location of Premises : NORTH OF 1575 LEONARD POINT RD, OSHKOSH

Tax Parcel No. : 002-3841

Legal Description : Being Outlot 3 Springhetti Lake located in part of the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of the SE1/4, and SW1/4 of the SE1/4 of Section 07, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

Explanation : Applicant is requesting a PDD (Planned Development District) to allow for a condominium of multiple single family residential structures in an R-2 (Suburban Residential District) (Proposed lot 27). Applicant is also requesting a PDD for the creation of new parcels on a private road (Proposed lots 13-27).

INITIAL STAFF REPORT

Existing Use of Property: RECORDED OUTLOT 3 VANCANT/PLANNED RESIDENTIAL LAND

Proposed Use of Property: LOTS 13-26: 14 SINGLE-FAMILY LOTS; LOT 27: UP TO 28 DETACHED CONDOMINIUM DWELLINGS; PRIVATE PROSPERITY WAY.

Sanitation: Required; Municipal

Overlays: Shoreland, SWDD

Current Zoning: R-2 Suburban Low Density Residential

Proposed Zoning: PDD Planned Development District; R-2 Suburban Low Density Residential

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

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT

Section Reference: Chapter 23, Article 7, Division 4 of the Town/County Zoning Code.

Describe existing site conditions: SEE ATTACHED.

Describe proposed project: SEE ATTACHED.

Describe why the current zoning classification is not appropriate for the proposed project and/or existing site conditions: SEE ATTACHED.

Other information: SEE ATTACHED.

SECTION REFERENCE AND BASIS OF DECISION

23.7-68 The Planning and Zoning Committee in making its decision shall consider the following factors:

(1) whether development in the proposed district is in keeping with the spirit and intent of this chapter;

(2) whether development in the proposed district is consistent with the county's comprehensive plan;

(3) the effects of development in the proposed district on traffic safety and efficiency and pedestrian circulation, both within and outside of the district;

(4) whether the proposed plan for development in the district is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area;

(5) the effects of development within the proposed district on the natural environment;

(6) whether development in the proposed district complies with provisions of this chapter and other chapters of the general code of Winnebago County that may apply;

(7) the effects of development in the proposed district on public services and facilities;

(8) whether adequate water and sanitary sewer facilities can be provided to development in the proposed district;

(9) the proposed means of maintaining the undeveloped area of the district for the purpose for which it was set aside;

(10) whether the plan for development in the proposed district is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district; and

(11) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

Applicant, please fill out all of the questions in your own words. Responses may be typed on a separate sheet and attached to this form.

C-1 **Type of application:**

X New Planned Development District

_____ Amendment to a previously approved Planned Development District

C-2 **Existing Site Conditions:**

The subject is recorded Outlot 3 of Springhetti Lake, PIN 0023841, approximately 23.351 acres. It is undeveloped/planned residential land adjoining Springhetti Lake and existing drainage, utility and wetland features. Municipal sewer and utilities are planned in the signed engineering set. Land use north, south, east and west is Residential. The existing base zoning is R-2.

C-3 **General Description of the Project:**

Establish one PDD over Lots 13-27 and the private Prosperity Way access/utility area. Lots 13-26 are 14 single-family lots. Lot 27 is a 7.6128-acre, up-to-28-unit detached residential condominium phase. R-2 alone does not authorize multiple detached dwellings on one parent parcel; the PDD therefore expressly enumerates the Lot 27 use, permits multiple principal residential buildings, establishes plan-specific standards and authorizes private-road frontage/access. Detailed Lot 27 plans, elevations, declaration and major condominium plat follow later.

C-4 **Justification for requesting approval as a Planned Development District.** (Describe why you believe the current zoning classification is not appropriate given existing site conditions and/or the nature of the project):

A unified PDD is needed because the residential concept uses private Prosperity Way, the lots do not front a public road as ordinarily required, and Lot 27 places up to 28 detached condominium dwellings on one parent parcel. The plan responds to the lake, former quarry terrain, drainage and utility geometry; avoids unnecessary public road dedication and maintenance; and preserves a coordinated single-family and condominium neighborhood. The PDD expressly modifies the one-principal-building limitation for Lot 27. Private-road ownership, emergency/utility access, maintenance, reserves and assessments will be secured by recorded instruments. The plan is superior to piecemeal development because all 42 homes, access, utilities and phasing are reviewed together.

C-5 Other Information:

The PDD master plan includes Lot 27 now as an up-to-28-unit detached residential condominium phase. If the later site/condominium package remains substantially consistent with the approved concept, process it under PDD implementation review rather than a new PDD. No City of Oshkosh routing is included because the Town and City boundary agreement removes City review (per applicant). See the attached narrative, development standards, phasing schedule, covenant outline and project exhibits.

C-6 Attachments:

X Proposed zoning regulations that address those matters usually addressed in a zoning code including permitted uses, dimensional standards, general development standards, paring requirements, and other related matters.

X Proposed land use plan

_____ Proposed landscape plan

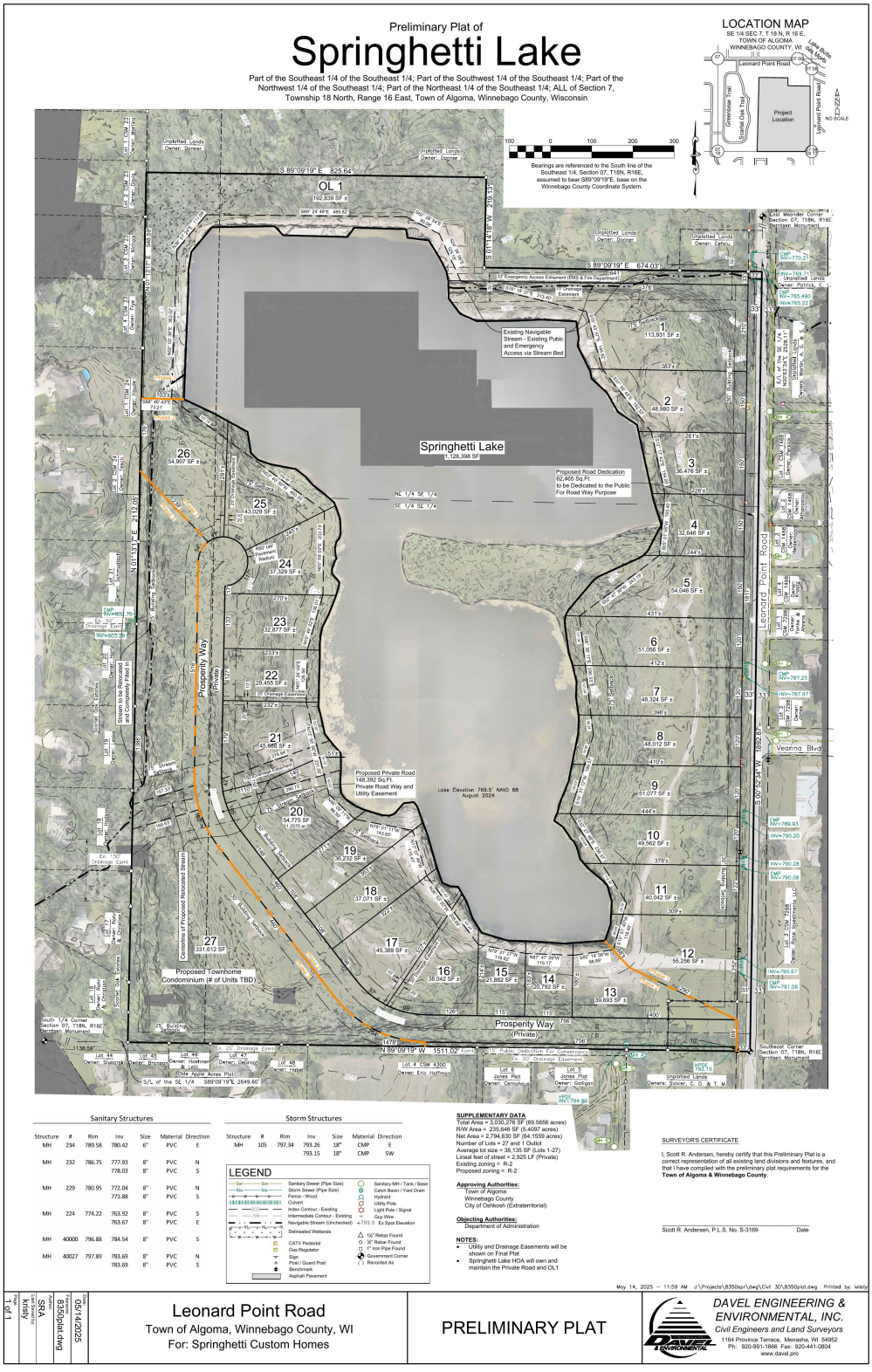
_____ Proposed signage plan

_____ Proposed outdoor lighting plan

X Proposed grading plan

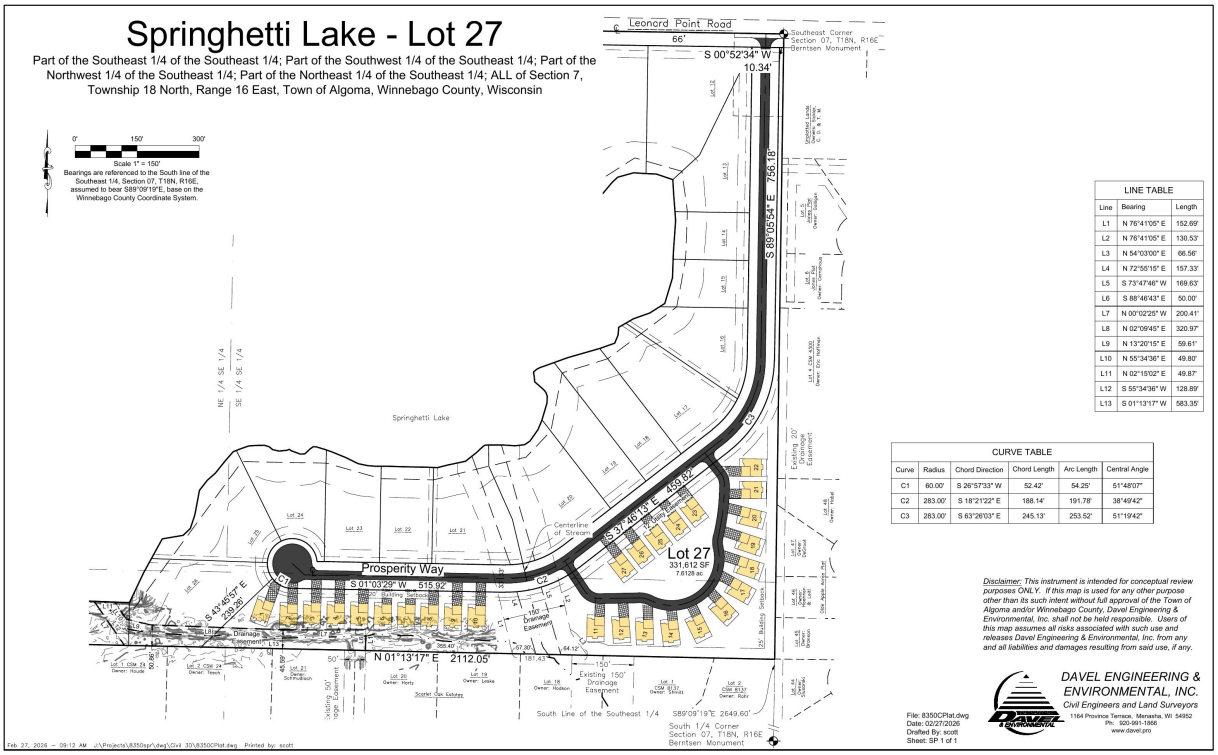
_____ Character sketches of proposed buildings or building types

Exhibit A | Preliminary/final-plat master-plan source



Source drawing: Springhetti Lake preliminary plat, PN 8350. Lots 13-27 and private Prosperity Way are shown.

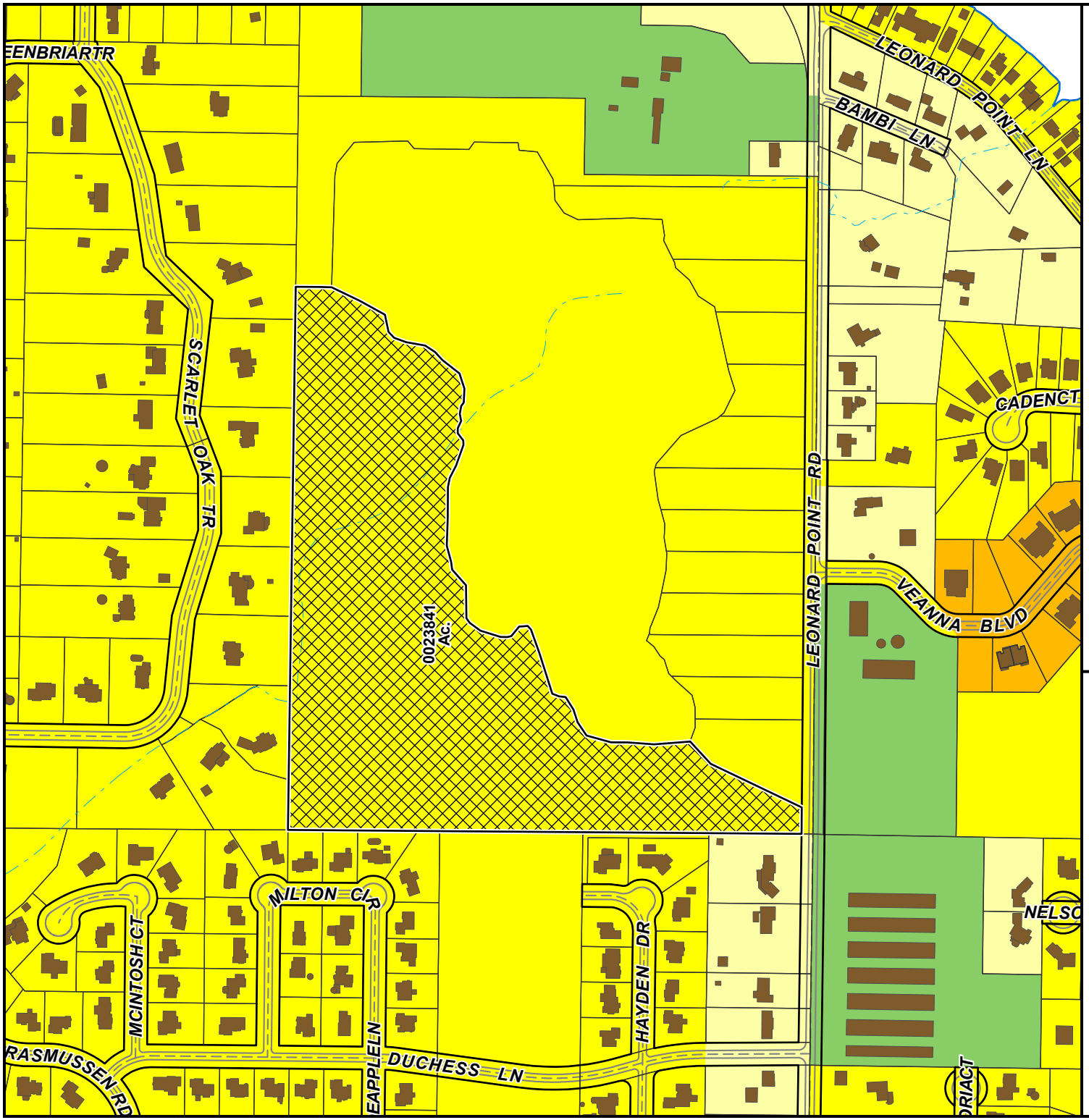
Exhibit B | Lot 27 condominium concept



Source drawing dated February 27, 2026. Lot 27 is 331,612 sq. ft. / 7.6128 acres; concept numbers 28 dwelling units.

PDD LIMIT

Approval requested is for up to 28 detached residential condominium dwellings and the depicted general arrangement. Final architecture, landscaping, lighting, parking verification, condominium plat and declaration remain later-stage submissions.



Application #26-PDD-7580

Date of Hearing:

November 18, 2026

Owner(s):

SPRINGHETTIS REAL ESTATE LLC

Subject Parcel(s):

0023841

N
W E
S

Winnebago County
WINGS Project

Scale

1 inch : 400 feet

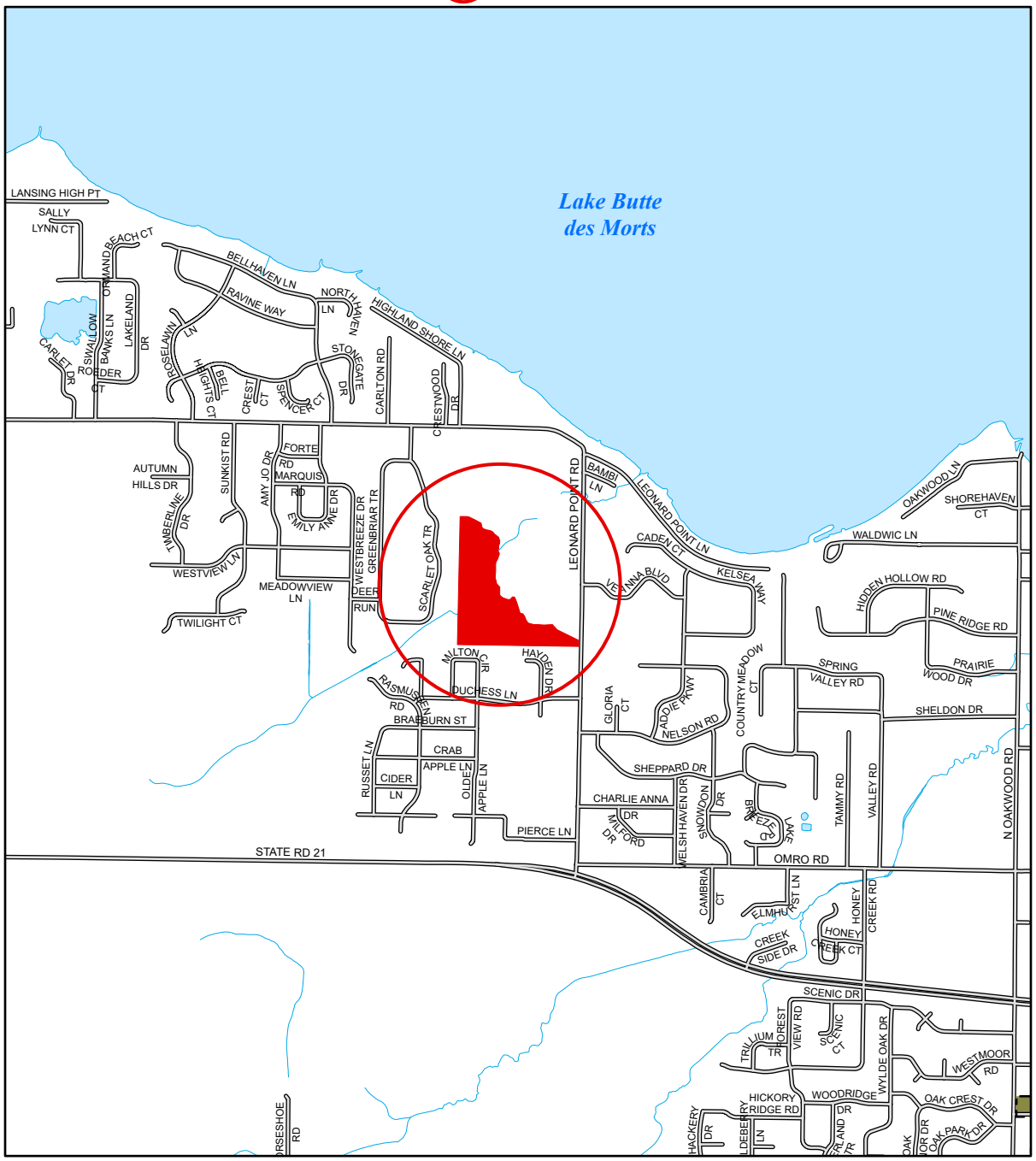
County Zoning Districts

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-PDD-7580

Date of Hearing:

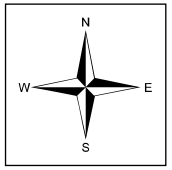
November 18, 2026

Owner(s):

SPRINGHETTIS REAL ESTATE LLC

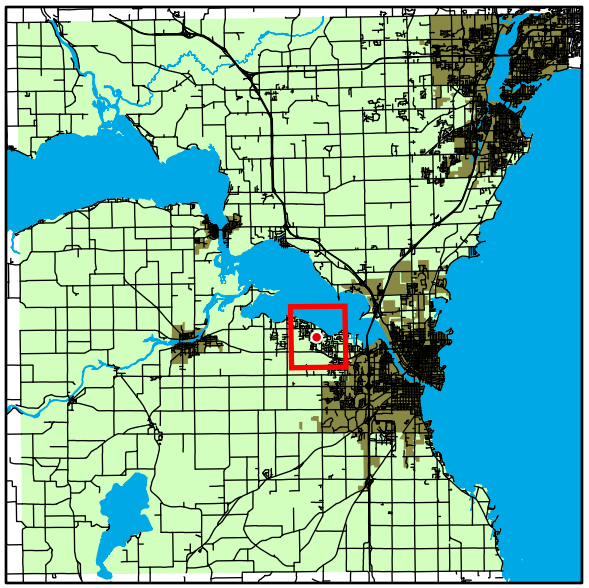
Subject Parcel(s):

0023841



Winnebago County
WINGS Project

= SITE



WINNEBAGO COUNTY

DAVEL ENGINEERING & ENVIRONMENTAL, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

PN8350

AMENDED PLANNED DEVELOPMENT DISTRICT NARRATIVE

Lots 13-26 | Private Prosperity Way | Proposed Outlot 4

Lot 27 excluded | Supplemental amendment to existing filings

PROJECT	Springhetti Lake
PDD SCOPE	Proposed Lots 13-26 and Outlot 4
PARCEL	PIN 0023841 | Recorded Outlot 3
PREPARED FOR	Springhetti's Real Estate LLC

Packet assembled November 3, 2026 | Narrative revised November 3, 2026

CONTENTS

Amended PDD narrative, project regulations and supporting exhibits.

Amended PDD Narrative 3
1 | Requested action and filing facts 4
2 | Existing site conditions and land-use plan 5
3 | Proposed PDD development regulations 6
4 | Code provisions and requested modifications 7
5 | PDD decision criteria 8
6 | Private-road and covenant outline 9
7 | Development schedule and amendment materials 10
8 | Lot 27 status and separate future PDD 11
Exhibit A | Final plat - PDD scope 12
Exhibit B | Parcel and ownership reference 13

PACKET SCOPE	Lots 13-26 and Outlot 4; Lot 27 excluded
REVIEW ROUTE	Town of Algoma and Winnebago County; no City routing
FILING STATUS	Supplemental amendment; original applications and fees retained

PLANNING + ENGINEERING

Amended Planned Development District Narrative

Lots 13-26 | private Prosperity Way | supplemental amendment

PROJECT	Springhetti Lake | PN 8350
PDD SCOPE	Proposed Lots 13-26 and Outlot 4
CURRENT PROPERTY	Recorded Outlot 3, Springhetti Lake | PIN 0023841
PDD AREA	15.7381 acres | 685,553 square feet
OWNER	Springhetti's Real Estate LLC
AGENT	Scott R. Andersen, PLS S-3169 | Davel Engineering & Environmental, Inc.

SUBMISSION SCOPE

This narrative supplements the original Lots 13-27 filing and narrows the current PDD to proposed Lots 13-26 and Outlot 4. It establishes 14 single-family lots, private-road frontage and access, and the related utility, drainage, ownership and maintenance framework. Lot 27 is excluded from this PDD and will remain a separate nonfrontage, nonbuildable parcel at recording, subject to approved plat restrictions. Condominium development of Lot 27 is reserved for a separate future PDD.

AMENDMENT STATUS

This narrative supplements the existing Town and County PDD applications. The original applications and fee payments remain in the record; no new application or duplicate fee payment accompanies this amendment. Town and County review continue under the original filings. No City review is required under the Town/City boundary agreement.

1 | Requested action and filing facts

Springhetti's Real Estate LLC submits this supplemental amendment to the existing Town and County PDD applications. The original applications and fee payments remain in place. This narrative supersedes the original filing only where it included Lot 27 in the current PDD or described the 28-unit condominium concept. The amended PDD covers proposed Lots 13-26 and Outlot 4.

Filing fact	Applicant information
Owner	Springhetti's Real Estate LLC
Owner contact	Dan Springhetti | 920-378-2966 | dan@springhettigroup.com
Applicant	Scott R. Andersen, PLS S-3169 | Davel Engineering & Environmental, Inc.
Agent contact	1164 Province Terrace, Menasha, WI 54952 | 920-560-6569 | scott@davel.pro
Parcel	PIN 0023841 | recorded Outlot 3, Springhetti Lake
Current parcel	Approximately 23.3509 acres
PDD area	15.7381 acres | 685,553 square feet
Zoning	Existing R-2 Suburban Residential | proposed R-2 with PDD overlay
Program	14 single-family residential lots and private Prosperity Way
Surrounding use	Residential to the north, south, east and west
Filing status	Supplemental amendment under the original Town and County applications and fee payments; no City review under the boundary agreement.

REQUESTED ACTION

Continue review under the original applications and fee payments; approve the PDD boundary and regulations for proposed Lots 13-26 and Outlot 4; authorize private-road frontage/access for the 14 lots; and condition approval on the recorded access, utility, drainage and maintenance instruments. No PDD or condominium approval is requested for Lot 27.

Why R-2 plus PDD

R-2 remains the appropriate underlying district for the single-family lots. The PDD is requested because the proposed private street requires relief from public-road frontage/access and public-dedication standards, and because the lake, former quarry terrain, wetlands, drainage and utility geometry warrant one coordinated plan.

2 | Existing site conditions and land-use plan

The PDD area is within recorded Outlot 3 of Springhetti Lake. The plan responds to the lake edge, former quarry terrain, mapped wetlands and drainage corridors while extending municipal utilities and private street access to 14 single-family lots.

Component	Purpose	Area	Acres
Lots 13-26	14 single-family residential lots	537,161 SF	12.3315 ac
Outlot 4	Private road, utility and drainage area	148,392 SF	3.4066 ac
PDD total	Lots 13-26 plus Outlot 4	685,553 SF	15.7381 ac

Existing conditions and planned response

Topic	Existing condition / response
Lake / terrain	Irregular shoreline and former quarry grades shape the lot layout; no expansion beyond the mapped PDD boundary is requested.
Wetlands / drainage	Mapped wetland and drainage features are preserved or addressed by the signed engineering plans and recorded easements.
Utilities	Municipal sanitary sewer and supporting utilities are extended in the common private-road corridor as shown on the signed plans.
Access	Private Prosperity Way connects Lots 13-26 to the public road system. Lot 27 is outside this PDD and receives no buildability or frontage approval through this access corridor.
Stormwater	Drainage and stormwater facilities follow the approved engineering plans and remain subject to applicable permits.
Adjacent land use	Residential land use occurs north, south, east and west of the PDD area.

LAND-USE COMPATIBILITY

The requested private-road plan retains the surrounding residential character. Each lot remains a single-family R-2 lot; the PDD changes the frontage/access framework, not the planned residential use.

3 | Proposed PDD development regulations

Topic	Proposed regulation
PDD boundary	15.7381 acres comprising proposed Lots 13-26 and Outlot 4 as shown on the final plat.
Permitted principal use	One single-family detached dwelling per residential lot, together with customary residential accessory uses allowed in R-2.
Base district	R-2 Suburban Residential remains in effect except where the approved PDD expressly modifies a standard.
Lots 13-26	Fourteen lots; lot area, width, yards, height, coverage and other standards remain subject to R-2 and the approved plat.
Private-road access	Each lot may satisfy required frontage/access through private Prosperity Way as depicted on the final plat and secured by recorded instruments.
Road ownership	Outlot 4 will be conveyed to, owned and maintained by the overall Springhetti Lake homeowners association (Master HOA); neither the Town nor County assumes maintenance.
Parking	At least two off-street spaces per dwelling, together with applicable driveway and garage standards.
Building character	Conventional single-family residential construction consistent with the R-2 district and surrounding neighborhood.
Landscaping	Disturbed areas and individual yards will be restored; common road/drainage areas remain maintained under recorded covenants.
Lighting	Residential-scale exterior lighting; private-road lighting, if installed, shall be shielded and directed away from adjoining lots.
Signage	Residential identification and traffic-control signage only, subject to applicable code.
Grading / stormwater	Signed engineering plans and applicable erosion-control, drainage and stormwater permits govern construction.
Lot 27 (excluded)	No buildability, condominium, density or private-road frontage approval is granted for Lot 27. See Section 8 for the required plat restrictions and future review.

STANDARDS RETAINED All standards not expressly modified by the approved PDD remain governed by the underlying R-2 district, the land-division ordinance, the final plat and other applicable approvals.

4 | Code provisions and requested modifications

The request uses the PDD procedure to approve a coordinated private-road plan. The following provisions identify the approval basis and the standards requiring limited modification.

Code provision	Relevance
County § 23.7-61	PDD flexibility for a unified project plan and plan-specific regulations.
County § 23.7-63	Allows a PDD overlay to be established over the R-2 base district.
County § 23.7-68	Sets the decision factors addressed on the following page.
County § 23.7-70	Requires the application, master plan, preliminary covenants and a schedule when phased.
County § 23.7-73	Applies Chapter 18 land-division standards and permits waiver as provided by that chapter.
County § 23.8-67(a)	Ordinarily requires a lot to front on and have access to a public road.
County § 18.50(2)	Ordinarily requires each lot in a land division to have satisfactory access to a public street.
County § 18.50(3)(j)	Ordinarily requires right-of-way fronting a newly created lot to be dedicated to the public.
County Sec. 18.56(3)(a)-(b)	Requires public-street frontage for new lots and prescribes the plat restriction when a parcel is created without that frontage.

Requested modifications

Request	Proposed treatment
Private frontage/access	Authorize Lots 13-26 to obtain required frontage and access from private Prosperity Way.
Private road ownership	Outlot 4 will remain private and will be owned and governed by the Master HOA through recorded access, maintenance, utility and drainage instruments.
Public dedication	Modify the public-dedication requirement only to the extent necessary for the approved private road.
Lot 27 / other standards	Lot 27 receives no buildability, condominium, density or private-road frontage approval through this PDD. Other R-2 standards remain unless expressly modified.

5 | PDD decision criteria

Applicant responses to the eleven factors in County Code § 23.7-68 are summarized below.

County § 23.7-68 factor	Applicant response
1 | Spirit and intent	The plan advances orderly residential development, safe access, infrastructure coordination and enforceable long-term maintenance.
2 | Comprehensive plan	The existing and proposed use remains residential and continues the planned residential pattern in this area.
3 | Traffic / pedestrians	Fourteen dwellings create local residential traffic. A private dead-end street limits through traffic; traffic and pedestrian details remain subject to approved plans.
4 | Surrounding uses	Residential use on all four sides is compatible with the same single-family use proposed within the PDD.
5 | Natural environment	The layout responds to the lake, former quarry terrain, wetlands, drainage corridors and existing site constraints.
6 | Code compliance	All standards remain applicable except the specific private-road frontage/access and dedication modifications approved through the PDD.
7 | Public services	The coordinated utility, emergency-access and private-maintenance framework supports efficient service delivery.
8 | Water / sewer	Municipal sanitary sewer and utilities are shown in the signed engineering plans and remain subject to applicable approvals.
9 | Undeveloped areas	Outlot 4 will be owned and maintained by the Master HOA. Common drainage facilities will be maintained under the recorded declaration and covenants.
10 | Superior plan	One coordinated road, utility, drainage and covenant plan is superior to piecemeal development without common maintenance controls.
11 | Other factors	The plan avoids unnecessary public-road dedication while providing permanent access rights, funding, enforcement and emergency/utility access.

REQUESTED APPROVAL LANGUAGE

Approve the PDD for proposed Lots 13-26 and Outlot 4 subject to the final plat, signed engineering plans and recorded instruments. Lot 27 is expressly excluded and remains subject to the restrictions in Section 8.

6 | Private-road and covenant outline

Outlot 4 will remain a private road and common utility/drainage corridor. It will be conveyed to, owned and maintained by the overall Springhetti Lake homeowners association (Master HOA) for Lots 13-26. Recorded instruments will reserve future Lot 27 access and utilities without creating zoning frontage, buildability or condominium approval.

- Conveyance of Outlot 4 to, and permanent ownership and control by, the Master HOA.
- Perpetual nonexclusive access for owners, residents, guests, deliveries, emergency services and utilities.
- Routine and capital maintenance standards for pavement, shoulders, snow and ice, drainage, signs and lighting.
- Funding and reserves allocated among Lots 13-26, with collection, lien and enforcement remedies.
- Future Lot 27 condominium-association membership in the Master HOA under recorded supplemental terms.
- Emergency and utility entry, inspection, repair and restoration rights within recorded easements.
- Insurance, indemnification and risk allocation appropriate for a privately maintained residential road.
- Drainage and stormwater obligations consistent with approved engineering plans and recorded easements.
- No Town or County ownership or maintenance duty; amendment and enforcement terms preserve the framework.

Covenant element	Required treatment
Benefitted property	Lots 13-26; the future Lot 27 condominium association only after separate PDD approval and recorded Master HOA membership terms.
Common property	Outlot 4 / private Prosperity Way, owned by the Master HOA, and related common facilities.
Costs covered	Operations, snow/ice, pavement, drainage, signs, utilities, insurance, capital repair and replacement
Funding	Master HOA assessments, reserves and special assessments; the future Lot 27 share will be established by recorded supplemental agreement.
Public responsibility	No Town or County ownership or maintenance obligation

RECORDING CONDITION	Record the master declaration, Outlot 4 ownership instruments, private-road plat note and Lot 27 restrictions with or before the final plat. Before any Lot 27 development, its condominium association must join the Master HOA and execute supplemental access, voting, assessment and road cost-sharing terms.

7 | Development schedule and amendment materials

The schedule continues the existing PDD review under the original applications and fee payments. Lot 27 is reserved for a separate future PDD.

Step	Anticipated timing	Work / approval milestone
PDD review	Q4 2026	Town recommendation and County PDD hearing/decision; conditions incorporated into the final documents.
Final plat / recording	Q4 2026-Q1 2027	Complete final-plat review, obtain signatures and record the plat and related instruments.
Infrastructure	2027	Construct private road, municipal utilities, drainage and related improvements under approved plans.
Lot development	After recording and infrastructure	Individual single-family homes proceed under applicable permits and the approved PDD.

Amendment materials

Material	Role in the supplemental amendment
Original Town application	Original signed Town application and Town fee payment remain in the record; no replacement form or duplicate fee is submitted.
Original County application	Original signed four-page County PDD application and $800 fee payment remain in the record; no replacement form or duplicate fee is submitted.
Original submittal	Original Lots 13-27 submittal package is retained intact and incorporated by reference.
Amendment cover letters	Town and County letters identify the amended boundary and explain the changes from the original filing.
Amended narrative	This narrative limits the current PDD to Lots 13-26 and Outlot 4 and reserves Lot 27 for separate future PDD review.
Plat / supporting record	Final plat notes and supporting documents will be conformed to the amended boundary and Lot 27 restrictions.
Recorded instruments	Master HOA, Outlot 4 ownership, access, utility, maintenance and future Lot 27 supplemental terms.

THREE-YEAR CONTROL County Code § 23.7-77 provides a three-year development-control period for substantially undeveloped PDD land, subject to the ordinance's one-time extension procedure. The applicant intends to record the plat and begin infrastructure within that period.

8 | Lot 27 status and separate future condominium PDD

Lot 27 is shown on the final plat but is expressly excluded from the present PDD. It is proposed as a separately recorded nonfrontage parcel, subject to County acceptance of the final-plat notes and restrictions, and will remain nonbuildable at recording. No condominium use, unit count, site plan, density, setback or private-road frontage approval is requested or granted through this filing.

Current plat status

Topic	Status
Current PDD boundary	Proposed Lots 13-26 and Outlot 4 only.
Lot 27	Separate parcel outside the current PDD boundary.
Access	Future access and utility rights will be reserved over Outlot 4, but those easements do not establish public-road frontage or buildability.
Development status	No building, zoning or condominium development approval is granted by the current filing.
Anticipated use / governance	Future condominium development under a separate PDD; when created, its condominium association will become a member of the overall Springhetti Lake homeowners association (Master HOA).

Final plat notes and recorded instruments

The final plat will include notes substantially as follows, with exact wording subject to Town and County approval:

1. Lot 27 is excluded from the PDD approval for Lots 13-26 and Outlot 4.
2. Lot 27 does not have the required frontage on a public street and is not approved as a buildable lot at recording.
3. Zoning permits for residential principal or accessory structures will not be considered until a separate PDD addressing Lot 27 frontage, access and condominium development is approved.
4. Any ingress, egress or utility rights over Outlot 4 are private easement rights only and do not establish zoning frontage, buildability or condominium approval.
5. Lot 27 may not be further divided or developed as a condominium until the separate PDD, condominium plat and declaration, site plan, engineering plans and other required approvals are obtained.
6. Outlot 4 is a private road, utility and drainage outlot to be owned and maintained by the Master HOA; the Town and County have no ownership or maintenance obligation.

The recorded master declaration and related easements will reserve future ingress, egress and utility rights for Lot 27 without creating present development rights. If the condominium is later approved and created, its condominium association will become a member of the Master HOA and accept an allocated share of Outlot 4 road and shared-facility costs. Voting, assessment, enforcement and access terms will be established by recorded supplemental instruments before development.

Separate future PDD submittal

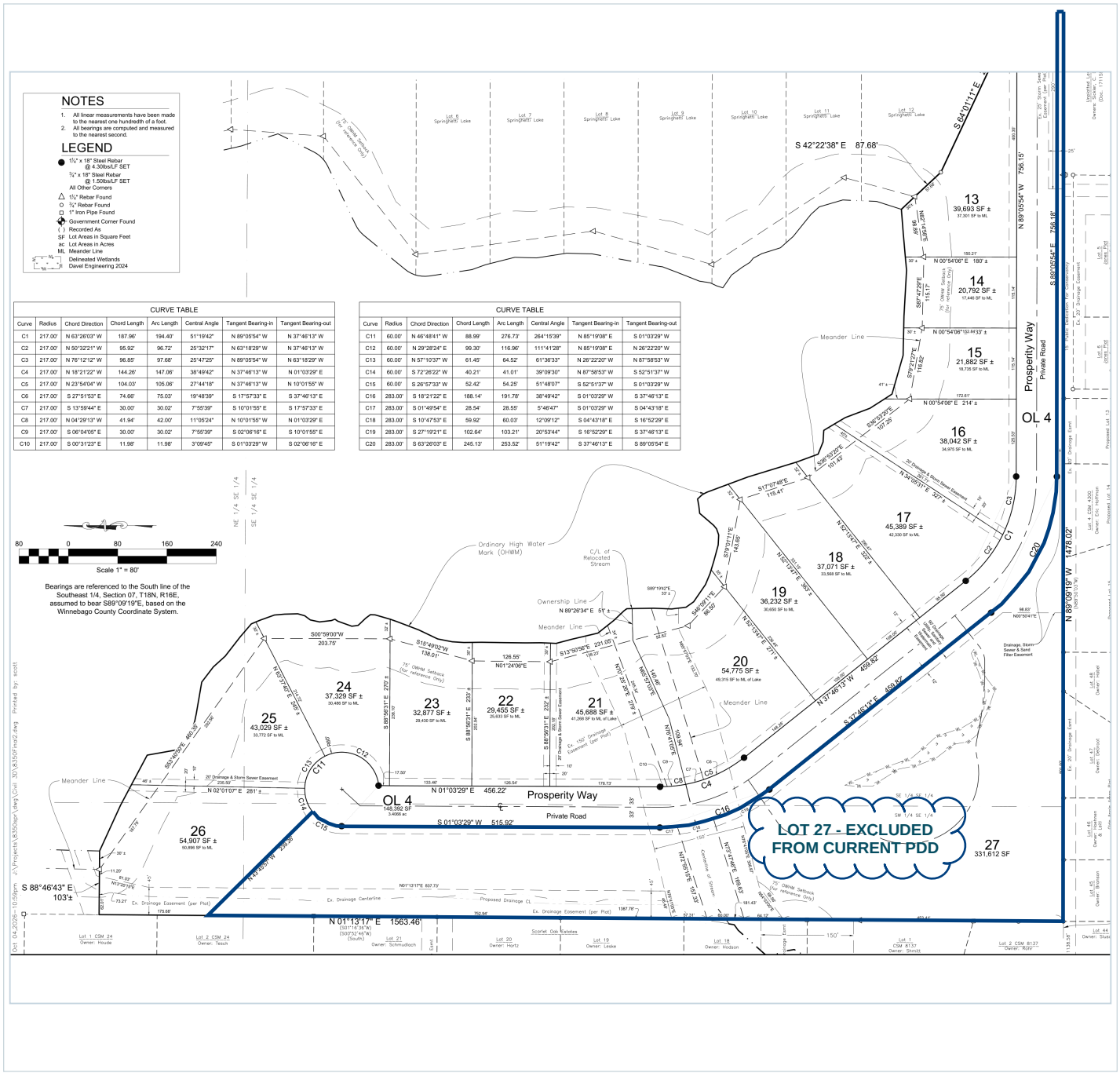
After the condominium concept is established, the owner will submit a separate PDD covering Lot 27. That filing will address the unit count and density, building and unit layout, setbacks, parking, private-road geometry, fire and emergency access, utilities, grading and stormwater, landscaping, common ownership, condominium plat and declaration, condominium-association governance, required Master HOA membership, and Lot 27's allocated share of private-road maintenance and replacement costs. The present PDD does not prejudge or approve those details.

CURRENT ACTION Approve Lots 13-26 and Outlot 4 only. Accept the Lot 27 plat restrictions and Master HOA framework; review the condominium through a separate future PDD.

Exhibit A | Final plat - PDD scope

EXHIBIT SCOPE

The PDD boundary is limited to proposed Lots 13-26 and Outlot 4. Lot 27 is outside the application boundary and is not approved for development through this request.



Source: Springhetti Lake 2 final plat, Sheet 2. PDD scope annotation added by applicant.

Exhibit B | Parcel and ownership reference

Reference	County GIS / application information
Parcel number	0023841
Ownership	Springhetti's Real Estate LLC
Mailing address	2987 Buttercup Road, Neenah, WI 54956
Recorded property	Outlot 3, Springhetti Lake
PDD area	Proposed Lots 13-26 and Outlot 4 within the recorded parcel; Lot 27 remains outside the current PDD.



Source: Winnebago County GIS parcel reference supplied by applicant; parcel boundary shown in cyan.