



PLAN COMMISSION

Wednesday, July 08, 2026 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

AGENDA

CALL TO ORDER

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Meeting Roll

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.
- B. Plan Commission Public Hearing on a Rezoning Application submitted by Northeast Asphalt, Inc., requesting approval to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, June 10, 2026 Plan Commission Meeting

OPEN FORUM – Public comments addressed to the Plan Commission

Individuals properly signed in may speak directly to the Plan Commission on non-repetitive Planning and Zoning matters whether on or not on the agenda. Commentators must wait to be called, must speak from the podium, directing their comments to the Commission. Comments must be orderly, and will be limited to a maximum of **2 minutes** per person. ***Public comment is not permitted outside of this public comment period. Note:*** The Commission's ability to act on or respond to the public comments is limited by Chapter 19, Wis. Stats. Please complete the "Request to Speak at Meeting" form located on the agenda/sign-in table and submit the form to the Town Clerk for in-person attendance.

CORRESPONDENCE

- A. Distribution of the June 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.
- B. Review/Recommendation: Plan Commission review & consideration of Resolution 2026-007 Making a Recommendation to the Town Board of Supervisors regarding

a Rezoning Application submitted by Northeast Asphalt, Inc., requesting approval to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

- C. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Greenwood Motor Lines, Inc. (dba R&L Carriers) for a proposed heavy industrial freight facility.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Aug 12; Sept 9; Oct 14
- B. Town Board (6:30 pm start unless otherwise noted) - July 15; Aug 5 & 19; Sept 2 & 16
- C. Town of Clayton Open Book - July 30, 10 am to 4 pm via scheduled phone call

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Plan Commission in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to Badke Vs. Village Board of Village of Greendale, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Plan Commission action.

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, please call the Town Office at 920.836.2007.

This agenda has been posted at the following locations in the Town of Clayton:

- 1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
- 2. The Town's Web Page: --

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton will hold Public Hearings beginning at 6:30 pm on Wednesday, July 8, 2026, in the Town Office Meeting Room located at 8348 Hickory Ave, Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Conditional Use Application:

THE PETITIONER(S): Brittany & Chris Voigt have submitted a Conditional Use Application for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID # 006-0042-02.

Copies of the Conditional Use Application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. All interested parties and any objections to this request being granted will be heard at the Public Hearings. If you cannot attend the Public Hearings, you may submit written comments to the Town Clerk before 4:00 pm on the date of the Public Hearings.

Dated this 22nd day of June, 2026
Kelsey Faust-Kubale, Clerk

Publish Wednesday, June 24, 2026
and
Wednesday, July 1, 2026

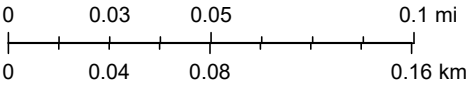
Post on or before June 24, 2026



2/10/2025, 1:28:48 PM

1:3,000

- | | |
|--------------------------------------|------------------------------------|
| Adjacent Counties | Navigable - Intermittent (checked) |
| Lakes, Ponds and Rivers | Navigable - Stream (checked) |
| Navigable Waterways | Tax Parcel Boundary |
| Navigable - Permanent (unchecked) | Road ROW |
| Navigable - Intermittent (unchecked) | Municipal Boundary |
| Navigable - Stream (unchecked) | |
| Navigable - Permanent (checked) | |



Winnebago County GIS, Nearmap, Imagery Date: April 2020



2/10/2025, 12:53:07 PM

Tax Parcel Information

County Boundaries

PLSS Sections

Monuments

Quarter Corner

Plat Boundary Lines

Plat Boundary

Plat Lot Number

Lot Dimension

Acreage

CSM Lot Number

CSM Name

Tax Key

Plat Name

Streets

LOCAL

Highway Labels

1:4,514

Web AppBuilder for ArcGIS
Outagamie GIS |

5

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton will hold a Public Hearing at 6:30 PM on Wednesday, July 8, 2026, in the Town Hall Meeting Room located at 8348 Hickory Ave, Larsen, WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

THE PETITIONER(s): Northeast Asphalt, Inc. request approval to re-zone Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

Copies of the rezoning application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. The Plan Commission will take action and make a recommendation to the Town Board on July 8, 2026, after the Public Hearing. The Town Board will consider the application at its regularly scheduled meeting at 6:30 pm on Wednesday, July 15, 2026. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:00 pm on the date of the Public Hearing.

Dated this 22nd day of June, 2026
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, June 24, 2026
and
Wednesday, July 1, 2026

Post on or before June 24, 2026

Item B.

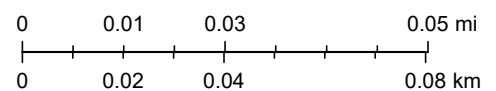


Item B.



Item B.

1:1,500



Winnebago County GIS



PLAN COMMISSION

Wednesday, June 10, 2026 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

MINUTES

CALL TO ORDER – Chair Knapinski called the meeting to order at 6:30 pm

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Meeting Roll

PRESENT

Chair Knapinski
 Commissioner Haskell
 Commissioner Nemecek
 Commissioner Haase
 Commissioner Ketter
 Commissioner Sleik
 Town Board Rep. Christianson

STAFF

Administrator Wisnepske
 Clerk Faust-Kubale
 Code Administrator Kamke

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, May 13, 2026 Plan Commission Meeting

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase to approve the Minutes of the Wednesday, May 13, 2026, Plan Commission Meeting as presented.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson

Abstaining: Commissioner Ketter

Motion carried 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission

CORRESPONDENCE

- A. Distribution of the May 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Michael Roubal on behalf of Penny Brazee to reconfigure portions of Tax ID #006-0796-01 and Tax ID #006-0796-02 (7611 County Rd T).

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Sleik to recommend approval of the CSM submitted by Michael Roubal on behalf of Penny Brazee with the following conditions:

1. Add relevant feature information to Sheet 3, including septic system tank and drainfield and the well location.
2. Add language in surveyor's certificate documenting total area contained by survey.
3. Remove language in surveyor's certificate not relevant to this survey.
4. Verify document number of Brazee Ridge Inc. recording information is accurate on bottom of Sheet 4 as it differs from the document number listed in the surveyor's certificate.
5. Update year field in the Town Board approval endorsement section on Sheet 5.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Commissioner Sleik, Town Board Rep. Christianson

Motion carried 7-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Mach IV Engineering & Surveying LLC on behalf of 924 Holdings LLC for a new office building located on Tax ID #006-0337-02 (2830 W American Dr).

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend approval of the Site Plan Review Application submitted by Mach IV Engineering & Surveying LLC on behalf of 924 Holdings LLC with the following conditions:

1. Applicant to change driveway access location a minimum of 13 feet to the east of the currently proposed location with the updated plan to be submitted to the Town for review and final approval.
2. Administrative review and verification of parking space minimums and landscaping standards will be required if access layout is changed.
3. Applicant to provide copies of issued permits from Winnebago County for Stormwater and Erosion Control.
4. Applicant to provide revised list of and install only Dark Sky compliant fixtures.
5. Provide SRI values for roofing materials showing compliance with minimum values required by building roof pitch (SRI 78 or higher).

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Commissioner Sleik, Town Board Rep. Christianson

Motion carried 7-0.

- C. Review/Recommendation: Plan Commission review & recommendation on revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

DISCUSSION ITEM ONLY - NO ACTION TAKEN

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - July 8; Aug 12; Sept 9
B. Town Board (6:30 pm start unless otherwise noted) - Jun 17; July 1 & 15; Aug 5 & 19

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:33 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Commissioner Sleik, Town Board Rep. Christianson

Motion carried 7-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT JUNE PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDG INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
6/1/2026	177-26-6B	BRICE BEVERS	3383 CTY II	REMOD	SELF	\$ 4,500.00	\$ 200.00	\$160.00
6/2/2026	178-26-6B	BRETT GRIFFIN	9522 CENTER	NSFD	GRFFIN BUILDERS	\$ 875,000.00	\$ 1,941.40	\$1,553.12
6/2/2026	179-26-6E	VANS REALTY	2663 LAWRENCE	NSFD ELECT	QUANTUM ELECT	\$ 11,000.00	\$ 528.00	\$422.40
6/3/2026	180-26-6B	ROCK SOLID	8361 MARLO	NSFD	ROCKSOLD	\$ 400,000.00	\$ 1,100.00	\$880.00
6/3/2026	181-26-6B	CORBETT REALTY	2658 CORNELL	NSFD	CORBETT REALTY	\$ 350,000.00	\$ 1,100.00	\$880.00
6/3/2026	182-26-6E	CORBETT REALTY	2658 CORNELL	NSFD ELECT	DIERSEN ELECT	\$ 9,800.00	\$ 518.44	\$414.75
6/3/2026	183-26-5H	CORBETT REALTY	2658 CORNELL	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 518.44	\$414.75
6/3/2026	184-26-6P	CORBETT REALTY	2658 CORNELL	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 20,000.00	\$ 518.44	\$414.75
6/3/2026	185-26-6E	BRETT GRIFFIN	9522 CENTER	NSFD ELECT	TEAM SERVICE	\$ 11,190.00	\$ 1,038.20	\$830.56
6/3/2026	186-26-6H	BRETT GRIFFIN	9522 CENTER	NSFD HVAC	INTEGRITY HVAC	\$ 9,382.00	\$ 1,038.20	\$830.56
6/4/2026	187-26-6B	JIM SCHERMERHORN	3003 FAIRWINDS	REMOD	JACOBSON HOME REPAIR	\$ 26,427.00	\$ 300.00	\$240.00
6/8/2026	188-26-6E	ROCK SOLID	8361 MARLO	NSFD ELECT	BADER ELECT	\$ 7,000.00	\$ 550.20	\$440.16
6/8/2026	189-26-6P	BRETT GRIFFIN	9522 CENTER	NSFD PLUMB	WATTERS PLUMB	\$ 55,000.00	\$ 1,038.20	\$830.56
6/8/2026	190-26-6B	MIKE SCHMIDT	2694 CASSY	REMOD	OJT QUALITY HOMES	\$ 71,275.00	\$ 257.40	\$205.92
6/8/2026	191-26-6B	ANGELA NICKEL	4072 CTY II	REROOF	SELF	\$ 4,600.00	\$ 100.00	\$80.00
6/8/2026	192-26-6E	JUDY CHRISTIANSON	8493 CTY T	SERVICE	KUEHL ELECT	\$ 2,000.00	\$ 150.00	\$120.00
6/10/2026	193-26-6H	ROCK SOLID	8361 MARLO	NSFD HVAC	MATHEWS HVAC	\$ 12,000.00	\$ 550.20	\$440.16
6/10/2026	194-26-6B	VANS REALTY	8358 MARLO	NSFD	VANS REALTY	\$ 360,000.00	\$ 1,100.00	\$880.00
6/10/2026	195-26-6E	VANS REALTY	8358 MARLO	NSFD ELECT	QUANTUM ELECT	\$ 11,000.00	\$ 500.30	\$400.24
6/10/2026	196-26-6H	VANS REALTY	8358 MARLO	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 500.30	\$400.24
6/10/2026	197-26-6B	VANS REALTY	2652 LAWRENCE	NSFD	VANS REALTY	\$ 380,000.00	\$ 1,100.00	\$880.00
6/10/2026	198-26-6E	VANS REALTY	2652 LAWRENCE	NSFD ELECT	QUANTUM ELECT	\$ 11,000.00	\$ 536.03	\$428.82
6/10/2026	199-26-6H	VANS REALTY	2652 LAWRENCE	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 536.03	\$428.82
6/11/2026	200-26-6B	VANS REALTY	8314 MARLO	NSFD	VANS REALTY	\$ 365,000.00	\$ 1,100.00	\$880.00
6/11/2026	201-26-6E	VANS REALTY	8314 MARLO	NSFD ELECT	QUANTUM ELECT	\$ 10,000.00	\$ 535.80	\$428.64
6/11/2026	202-26-6H	VANS REALTY	8314 MARLO	NSFD HVAC	BLACK-HAAK	\$ 11,000.00	\$ 535.80	\$428.64
6/15/2026	203-26-6B	TROY WORM	2630 CORNELL	NSFD	VIRTUE HOMES	\$ 604,000.00	\$ 1,113.80	\$891.04
6/16/2026	204-26-6B	ANN RISGAARD	2955 LENNON	REROOF	SECURITY LUEBKE	\$ 50,000.00	\$ 100.00	\$80.00
6/16/2026	205-26-6B	CURTIS BARTLETT	8021 NICHOLE HEIGHTS	ADDN	MISCHLER & SONS	\$ 165,000.00	\$ 345.20	\$276.16
6/16/2026	206-26-6P	VANS REALTY	2652 LAWRENCE	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 19,757.00	\$ 536.03	\$428.82
6/16/2026	207-26-6P	VANS REALTY	8358 MARLO	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 17,476.00	\$ 500.30	\$400.24
6/16/2026	208-26-6P	VANS REALTY	2663 LAWRENCE	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 18,171.00	\$ 528.00	\$422.40
6/16/2026	209-26-6P	VANS REALTY	8314 MARLO	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 17,874.00	\$ 535.80	\$428.64
6/17/2026	210-26-6H	CURTIS BARTLETT	8021 NICHOLE HEIGHTS	FURNACE - A/C REPLACEMENT	BLACK-HAAK	\$ 17,000.00	\$ 200.00	\$160.00
6/17/2026	211-26-6H	BRAIN WHITE	7889 CTY T	A/C REPLACEMENT	BLACK-HAAK	\$ 7,000.00	\$ 100.00	\$80.00
6/17/2026	212-26-6E	BRET BLICKHAHN	7385 JENSEN	SERVICE	PJ ELECT	\$ 600.00	\$ 150.00	\$120.00
6/22/2026	213-26-6B	JEFF HOLZ	8425 WHISPERING MEADOWS	GARDEN SHED	SELF	\$ 8,000.00	\$ 210.00	\$168.00
6/23/2026	214-26-6B	DAN HENNESSEY	9381 CENTER	DETACHED GARAGE	SELF	\$ 75,000.00	\$ 1,108.40	\$886.72
6/23/2026	215-26-6B	BRICE BEVERS	3383 CTY II	COVERED PATIO	SELF	\$ 40,000.00	\$ 372.00	\$297.60
6/24/2026	216-26-6B	CORBETT CONST	8317 XAVIER	NSFD	CORBETT CONST	\$ 333,000.00	\$ 1,100.00	\$880.00
6/24/2026	217-26-6E	CORBETT CONST	8317 XAVIER	NSFD ELECT	DIERSEN ELECT	\$ 10,000.00	\$ 488.20	\$390.56
6/24/2026	218-26-6H	CORBETT CONST	8317 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 12,000.00	\$ 488.20	\$390.56
6/24/2026	219-26-6P	CORBETT CONST	8317 XAVIER	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 17,048.00	\$ 488.20	\$390.56
6/24/2026	220-26-6B	924 HOLDINGS	283 AMERICAN	NEW COMMERCIAL	ALC CORP	\$ 5,000,000.00	\$ 3,670.00	\$2,936.00
6/24/2026	221-26-6B	MARCUS MCGUIRE	8394&8396 ST NORBERT	NEW DUPLEX	MARCUS MCGUIRE HOMES	\$ 550,000.00	\$ 1,328.00	\$1,062.40
6/24/2026	222-26-6E	JIM SCHERMERHORN	3003 FAIRWINDS	KIT REMOD ELECT	RHINE ELECT	\$ 10,900.00	\$ 150.00	\$120.00
6/24/2026	223-26-6P	JIM SCHERMERHORN	3003 FAIRWINDS	KIT REMOD PLUMB	WALTER PLUMB	\$ 2,000.00	\$ 150.00	\$120.00
6/24/2026	224-26-6E	ADAM VAN HANDEL	8585 PIONEER	NSFD ELECT	TWINS ELECT	\$ 15,000.00	\$ 617.50	\$494.00
6/25/2026	225-26-6B	MARCUS MCGUIRE	8394&8396 ST NORBERT	NSFD PLUMB	PERFORMANCE PLUMB	\$ 25,000.00	\$ 714.00	\$571.20
6/25/2026	226-26-6E	TROY WORM	2630 CORNELL	NSFD ELECT	QUANTUM ELECT	\$ 18,000.00	\$ 606.90	\$485.52
6/25/2026	227-26-6H	TROY WORM	2630 CORNELL	NSFD HVAC	KRAMER HVAC	\$ 200,000.00	\$ 606.90	\$485.52
6/25/2026	228-26-6E	KIMBERLY CLARK	8556 MARTIN	SERVICE	NORTHLAND ELECT	\$ 12,000.00	\$ 150.00	\$120.00
TOTALS						\$ 10,292,000.00	\$ 34,248.81	\$27,399.05
TOWN OF WINNECONNE PERMITS:								
6/3/2026	58-26-6B	MARK LEMKE	7028 KROHN	NSFD	MARK LEMKE CONSTRUCTION	\$ 300,000.00	\$ 649.61	\$ 519.69
6/3/2026		MARK LEMKE	7028 KROHN	TOWN FEES	MARK LEMKE CONSTRUCTION		\$ 610.00	
6/10/2026	59-26-6E	STEVE BROOKS	6094 LASLEY POINT	SOLAR INSTALL	APPLETON SOLAR	\$ 73,940.00	\$ 60.00	\$ 48.00
6/10/2026	60-26-6E	MITCH KERRY	5870 LAKEWIND	GENERATOR INSTALL	BLACK-HAAK	\$ 17,125.00	\$ 60.00	\$ 48.00
6/10/2026	61-26-6B	DON SLEIK	6991 CROSS	REROOF	GIBSON ROOFING	\$ 15,000.00	\$ 50.00	\$ 40.00
6/15/2026	62-26-6B	RUSS WAGNER	6425 SANDCRANE LN	NSFD	SELF	\$ 325,000.00	\$ 500.00	\$ 400.00
6/15/2026		RUSS WAGNER	6425 SANDCRANE LN	TOWN FEES	SELF		\$ 610.00	
6/24/2026	63-26-6B	STEVE BERGSTROM	7157 WINDMILL	NSFD	PROEDGE HOMES	\$ 800,000.00	\$ 728.50	\$ 582.80
6/24/2026		STEVE BERGSTROM	7157 WINDMILL	TOWN FEES	PROEDGE HOMES		\$ 610.00	
6/25/2026	64-26-6B	CHRIS SUMNIGHT	6886 SUNSET TR	REPLACE GARAGE DOOR	SELF	\$ 500.00	\$ 80.00	\$ 64.00
TOTALS						\$ 1,531,565.00	\$ 3,958.11	\$ 1,702.49

Date	
To	
From	Krista Kamke, Planner
Subject	

Division 3 of Article 8 states the requirements for a commercial stable use across the zoning districts. Within the A-2 General Agriculture district, this use is only allowed by conditional use permit with an approved Site Plan review. The applicant's Site Plan was conditionally approved by the Town on May 20, 2026, with conditions of approval as listed at the end of this memo.

With their conditionally approved Site Plan, the applicant now looks to obtain a Conditional Use Permit for the commercial stable use. Division 4 of Article 7 (9.07-51 through 63) of the Town's Zoning Code documents the process and review criteria for a Conditional Use Permit.

Section 9.07-55 states the standards for imposing conditions of approval. Within that section, subsection (a) contains language that requires the applicant to provide substantial evidence verifying all conditions are, or shall be, met. Subsection (b) prohibits conditions that would otherwise lessen a development standard or other requirement contained in the chapter.

Section 9.07-57 requires the following information to be included in a staff report for a Conditional Use Permit:

1. Summary of comments received from interdepartmental and agency reviews
2. Preliminary findings based on decision criteria
3. Recommendation for action on the application (approve, conditionally approve, deny)
4. Preliminary list of conditions for the application regardless of recommended action
5. Other information as deemed necessary

Comments from other departments and agencies: The following departments and agencies were contacted for input on this Conditional Use Permit application:

- Winnebago County Land Conservation Department
 - Relative to the livestock waste management plans and permit, and stormwater management plan and permit.
- Wisconsin Department of Safety and Professional Services, Division of Industry Services
 - Relative to the status of commercial building approval for the existing building as well as the proposed new building.
- Village of Greenville Public Works Department
 - Relative to their jurisdiction over Winnegamie Drive at this site's access, and the access

being for both residential and commercial uses.

Preliminary Findings of decision criteria:

Size of parcel:

- The parcel is sized sufficiently for the proposed use, based on the site plans and maps submitted by the applicant.

Presence and compatibility of other uses on the property:

- The single-family home on the property is in direct conflict with ordinance standards. However, there is no remedy available that would meet dimensional requirements (i.e., requiring a survey of parcel to separate residential from commercial stable use would not allow sufficient area, setbacks, or road access to meet dimensional standards of the A-2 district). The house being situated on the same property as the existing and proposed stables and arenas may be considered compatible with the nature of keeping animals that need daily care, since the operator of the use occupies the home. A preliminary condition that would uphold the intent of separating these uses has been provided below, proposing to contain the use to the arena(s) and stall barns.

Location of this use relative to adjacent and nearby properties:

- The location of the use on this property does not have an immediate effect on adjacent or nearby land uses. In the longer term, the use may impact projected platting and residential development on parcels immediately adjacent to the site. This property is within the Tier 2 designation on the Town's Future Land Use map contained in the 2040 Comprehensive Plan; the Tier 2 area was envisioned as a rural transition area, and the site and surrounding lands were predicted for continued large-lot subdivision development and were not designated as Working Lands Initiative spaces. Maintenance and upkeep of required landscaping and screening as required within the Site Plan approval should help to offset future conflicts in land uses. Since this is a use that requires larger spaces and buildings, while maintaining sufficient access to main thoroughfares, this site in the Tier 2 area is considered suitable for a commercial stable use.

Construction of the use:

- A preliminary condition of approval provided below is to require construction plans for any and all structures to be used for the commercial stable use to receive commercial building plan approval from the state.

Maintenance of the use:

- As required in the Site Plan conditional approval, the applicant shall provide plans for livestock waste management to the Town. This is separate from any permitting for such through the County Land Conservation department and requires the applicant to provide the Town with written plans for the staging, storage, disposal, transport and/or application, and intervals of such for livestock waste generated on site.
- See attached letter sent by Winnebago County to every community this spring. The facility and use subject to this Conditional Use Permit review appears to meet the County's definition for a livestock facility, but final determination and requirements for permitting belong to Winnebago

County. If a permit is required by the County, the applicant shall provide a copy of their application and copy of the issued permit to the Town.

- Landscaping and architectural design standards were reviewed within the Site Plan application and conditionally approved.

Operation of the use:

- The applicant did not provide information specifying which days of the week they plan to normally operate or routinely be closed.
- The applicant lists that their lesson program typically operates five days a week, but that circumstances determine exact days.
- The lack of plainly stated open/closed days implies this site could operate every day of the year beyond regular care of the animals. If public operations on the site are effectively 7/365, that will impact the area traffic flow and change details of nuisance mitigation plans.
- The application materials state all access to the property for lessons or events requires prior scheduling. There is no required time frame for this prior scheduling, i.e. 24 hours in advance; hypothetically, someone standing in the driveway could schedule from a web-enabled device and be “prior scheduled” if slots are available. This is called out to identify the practical obstacles the Town may face in enforcing the plan as submitted by the applicant. It is up to the Town to determine if a condition to define and regulate the difference in walk-in vs scheduled appointments relates to the purposes and intents of the Town Zoning Code, and if that is something the Town wishes to take responsibility to enforce.
- The map and plans submitted for this application focus on the proposed new building. The Town should verify the extent of the use of the existing building in the operation’s plans. No information was provided in the conditionally approved Site Plan application, nor in this Conditional Use Permit application, directly stating how the existing building factors into the operation.
 - Separately, the Town received materials from the state regarding an approved variance from state fire code standards. This approved variance creates a path for the owners to obtain commercial building plan approval for the existing building. Information within the variance application, submitted by the owners to the state, indicates the existing building will continue utilization as part of the site’s commercial stable use.
 - The Town’s Conditional Use Permit review looks at the whole of the property, since any approval and conditions of approval are binding and run with the land on all future owners. (9.07-59)
 - Preliminary conditions have been included for the owner to provide maximum occupancy numbers for each building associated with the commercial stable use.
- The application called out ownership of the animals kept on site, instructor to participant ratios, and made references to varying group sizes. Beyond holding the applicant to their statements in the submitted Plan of Operation, the Town may choose to not require other conditions for these topics.
 - Applicant provided that they do not exceed a ratio of three participants per instructor.
 - Applicant provided they only stable horses personally owned. This is interpreted to be horses owned by the Voigts as owners of the property.
 - The animal capacity limits and ownership of animals kept on site are not regulated by Town standards. A maximum animal number is not provided in the materials but is

listed as likely to fluctuate based on operations (breeding initiatives and foaling, training, and other activities related to the commercial stable use).

Off-site impacts:

- There are no environmental concerns at this time from this use. Per Site Plan approval conditions, applicant must apply for and receive relevant construction site erosion control permits, and no waterways or other sensitive natural environments are expected to be impacted by this use. Additional details being provided by the applicant regarding livestock waste management will further confirm no environmental concerns exist.
- Traffic flow to and from the site remains a concern, based on conversations with and materials provided by the applicant and owners through this process. As of application, the state's Community Maps database of vehicle collisions has no non-deer accidents documented in the past three years near the property on Winnegamie Drive. With the vegetation management and signage alterations required by the Site Plan conditions, no additional conditions are suggested for this topic under the Conditional Use Permit review. Long-term monitoring and open discussions with the applicant and operators in future years may show the need for revisions to this stance, which will be addressed as necessary.

Recommendation:

It is recommended the Town Plan Commission and Town Board of Supervisors conditionally approve this Conditional Use Permit application for commercial stable use, with the following conditions.

Preliminary conditions of Conditional Use Permit approval:

1. The applicant agrees to provide substantial evidence the application does, or shall, meet all conditions applied by the Town under this conditional use permit approval.
2. Applicant shall obtain Site Plan approval from the Town of Clayton for the commercial stable use. This approval is limited to the proposed new equestrian building and associated site improvements as shown on the approved McMahon Associates site plan. Use of the existing barn for commercial stable purposes shall require prior Plan Commission review and approval of a revised Site Plan pursuant to §9.07-184.
3. The Town Plan Commission shall review and approve all changes to the Conditional Use Permit. (9.07-60)
4. As with the Site Plan approval, unless substantial progress towards the conditionally approved use is made and continues in good faith, this Conditional Use Permit approval expires 12 months from the date of Town action. Conditions applied by the Town must be met within this time frame, unless a condition was given a separate timeline.
5. Applications for extensions and/or amendments to the conditional use permit must be made using the procedures outlined in the Town Zoning Code.
6. As applicable, commercial building plan approval shall be obtained from the state for all structures to be used for the commercial stable use.
7. The commercial stable use shall be limited to non-residential structures on the property.
8. Occupancy limits of structures used for the commercial stable use shall be adhered to and not exceeded. Occupancy includes all people in a building, not just the participants.
9. To document maximum occupancy limits for local fire and emergency response, the occupancy

limit for each and any structure associated with this conditional use shall be provided to the Town for the project file and approval record.

10. The Plan of Operation submitted with this application is incorporated herein by reference and the representations contained therein shall be binding on the applicant and all successors in interest. This incorporation is expressly limited to activities conducted within the proposed new equestrian building and the site improvements shown on the approved site plan, and shall not be construed to authorize commercial stable operations in any existing structure on the property, including the existing barn; use of the existing barn for commercial stable purposes shall require prior Plan Commission review and approval of a revised site plan pursuant to §9.07-184. The Plan of Operation shall be used as the standard for compliance with and enforcement of this Conditional Use Permit. Any material modification to the Plan of Operation shall require prior review and approval by the Plan Commission pursuant to §9.07-60.
11. Without limiting Condition 10, and in furtherance of the Plan of Operation incorporated therein, the applicant shall designate the specific days of the week on which commercial stable operations will be conducted and shall provide written notice of those designated operating days to the Town prior to commencement of operations. Any proposed change to the designated operating days shall require prior written notice to the Town.

Site Plan conditions of approval, from May 20, 2026 Town Board action:

1. Applicant must provide proof of application and copies of approved permits to the Town. This includes but is not limited to state commercial building code, construction site erosion control and stormwater management at county and/or state level, livestock / animal waste management permits, private sanitary system permit, and others as relevant to the site construction and use prior to any construction beginning on the site.
2. Applicant shall provide plans to the Town for the handling and disposal of animal waste generated onsite. This is separate and in addition to the permits for such from the regulating agencies prior to any construction beginning on the site.
3. The final approved site plan as required in 9.07-181 must include the location for stormwater facilities and any required onsite animal waste management facilities or storage areas prior to any construction on the site.
4. Sign(s) on the property must be modified or relocated to be compliant with standards applied to other zoning districts that allow the commercial stable use, including the applicant obtaining any permits as required for such signs and placement within 6 months after the date of approval.
5. Applicant shall provide SRI values for the building materials. Values must meet the Town minimum standards as described in Attachment C prior to any construction on the site.
6. All landscaping required in this approval shall be installed within six months of occupancy of the building. Extensions to this timeline must be done through specific approval by the Town Board.
7. Applicant shall submit updated lighting plans showing compliance with 9.08-210 and install those compliant fixtures as required by the Town standards prior to any construction on the site.
8. No additional buffer yard landscape screening be required along the east, west, or south lot lines—acceptance of the provided building landscaping plan for the east aspect of the building.

If any of the buffer yard landscaping is removed, it must be replaced to maintain the status quo at the time of approval within 6 months of removal.

9. No additional parking lot landscaping is required.
10. Regarding access to the site, maintenance is to be done within six months of the date of the approval to perform maintenance on the vegetation near the driveway, including but not limited to tree trimming, coordinating with both the Town of Clayton & Village of Greenville.

Other information:

See attached letter from Winnebago County.



Winnebago County
Land & Water Conservation Department

RECEIVED
MAY 12 2026

May 1, 2026

To All Town Officials and Employees,

It is the policy of the Winnebago County Land and Water Conservation Department (LWCD) to periodically contact the Towns regarding the Winnebago County Livestock Waste Management Ordinance (LWMO) and **when a LWMO permit is required.**

Chapter 13 of the Winnebago County Administrative Code is the Livestock Waste Management Ordinance. (<https://www.co.winnebago.wi.us/lwcd/lwmo>) The purpose of this Chapter is to ensure the safe handling and spreading of livestock waste as well as to regulate the location, design, construction, alteration, operation, and maintenance of all livestock facilities, livestock lots, livestock waste storage facilities or livestock waste transfer systems. Also, to regulate the abandonment of livestock waste storage facilities in order to prevent water pollution.

A Livestock Waste Management Permit from the Winnebago County LWCD **is required before** any person or their agent may construct, reconstruct, enlarge or substantially alter any livestock waste storage facility, livestock waste transfer system, livestock facility or livestock lot. **This means if anyone is going to do anything regarding the construction or reconstruction of a livestock facility, livestock lot, manure storage facility or manure transfer system, as defined in the ordinance, they need to check with the Land and Water Conservation Department to establish if a permit is needed, before receiving a building permit.**

What is considered livestock? Any animal including, but not limited to bovine animals, equine animals, goats, poultry, sheep, swine, farm-raised deer and elk, farm-raised game birds (chickens, ducks), camelids (llamas) and ratites (emu).

We ask all town officials in the County to be diligent about communicating this information to your constituents whenever possible. Failure to obtain the proper permit can subject an individual to removal of the project, double the permit fee, and a daily citation/fine from the County. Please know we do not want that to happen!

We would like to work with our Town partners to protect the resources of Winnebago County, so please contact us with any questions, concerns or requests.

Sincerely,

Chad Casper, Director
Winnebago County Land and Water Conservation Department

Conditional Use Application

Town of Clayton Town Hall
8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: clerk@claytonwinnebago.gov
Website: https://www.townofclayton.net/



Item A.
RECEIVED
MAY 27 2026

Property Owner(s)

Name Brittany & Chris Voigt
Street Address 3411 Winnegamie Dr.
City Neenah State WI Zip Code 54956
Phone 920 470 4824 (Brittany) & 920 470 4826 (Chris)
E-mail legacyrosefarm@gmail.com

Applicant:

Check: Architect: _____ Engineer: _____ Surveyor: _____ Attorney: _____ Agent: _____ Owner: ☒
Name: Brittany & Chris Voigt
Address: 3411 Winnegamie Dr. Neenah, WI Zip Code: 54956
Phone: 920 470 4824 E-Mail: legacyrosefarm@gmail.com
Describe the reason for the Conditional Use: Operating an equestrian business (lessons, breeding, groups like Girl Scouts, Birthday parties, etc)

Conditional Use Specifies:

Number of Lots: 1 Total Acreage: 17.92 Tax Key #: 006004202
Legal Description: PT NW NE DESC AS LOT 2 OF CSM-6829 17.92 A. Current Zoning: A-2

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature: Brittany Voigt Date: 8/31/25

For Town Use Only

Fee (see Town Fee Schedule)

Fee: \$350- Check #: 2831 Receipt: 6001 Date: 6/11/26

Received By: KRL

Review Meetings - Plan Comm _____ Town Board _____

Newspaper Publication Dates: _____ & _____ Posting Date: _____

300ft Neighborhood Notice Distribution: _____

Conditional Use is: ☐ Approved ☐ Denied

Comments: _____

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Conditional Use approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Conditional Use Application & Fee must be submitted 30 working days prior to meeting.

Town of Clayton Zoning Code of Ordinances

<https://www.townofclayton.net/media/836>

Item A.

Reference pages 69-72 & 224-225

Conditional use order A written decision issued by the Plan Commission authorizing the zoning administrator to issue a conditional use permit provided those conditions imposed by the Plan Commission precedent to the issuance of the permit have been satisfied.

Conditional use permit A permit issued by the zoning administrator authorizing establishment of a conditional use consistent with the provisions of this chapter.

Land use, conditional A land use that would not be appropriate generally or without restriction throughout a specified area, but if controlled as to the number, area, location, or relation to the surrounding properties by the imposition or appropriate conditions, could promote the public health, safety, or general welfare.

Division 4: Conditional Use

9.07-51 Generally

Although each zoning district is primarily intended for a predominant type of land use, there are a number of uses that may be appropriate under certain conditions. These are referred to as "conditional uses" and are listed in division 3 of article 8. This division describes the requirements and procedures for reviewing a conditional use, including an amendment of an approved conditional use.

9.07-52 Initiation

The owner of the subject property may submit an application for the establishment of a conditional use.

**See Sections 9.07-53 through 9.07-62 for application procedure*

Division 7: Termination of Approval

9.07-111 Generally

There are certain situations when the approval for a land use may be terminated. These are the following:

- 1) when the property owner desires to terminate a previously issued conditional use approval for his or her property,
- 2) when the zoning administrator determines that the land use authorized by a conditional use approval has ceased to operate for more than 12 months,
- 3) when the zoning administrator determines the property owner is in violation of one or more conditions of approval for a conditional use, and
- 4) when the zoning administrator determines that a land use must be removed as specified in division 8, 9, or 10 of article 8 because the use has ceased to operate for the time period specified for such use (e.g., the use of structure has become obsolete as in the potential case of a telecommunication tower.)

**See Sections 9.07-112 through 9.07-118 for initiation & application procedure*

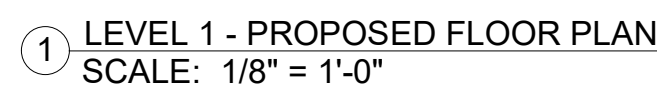
Division 3: Allowable Land Uses

9.08-21 Land uses generally allowed within zoning districts

**See Sections 9.08-21 through 9.08-30 for detailed information & viewing Exhibit 8-1 Land use matrix*

Division 9: Special Standards for Principal Land Uses

**See Series 1 to 16, & 17 in Land use matrix*



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STAMP

PLAN BID SET

PROPOSED RIDING ARENA
Neenah, WI 54956
SALES REP: ANDREW WALLACE 920-598-
04/09/2026

[illegible]

OVERALL BUILDING LAYOUT

A1.1



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TAMP

PLAN BID SET

PROPOSED RIDING ARENA
Neenah, WI 54956

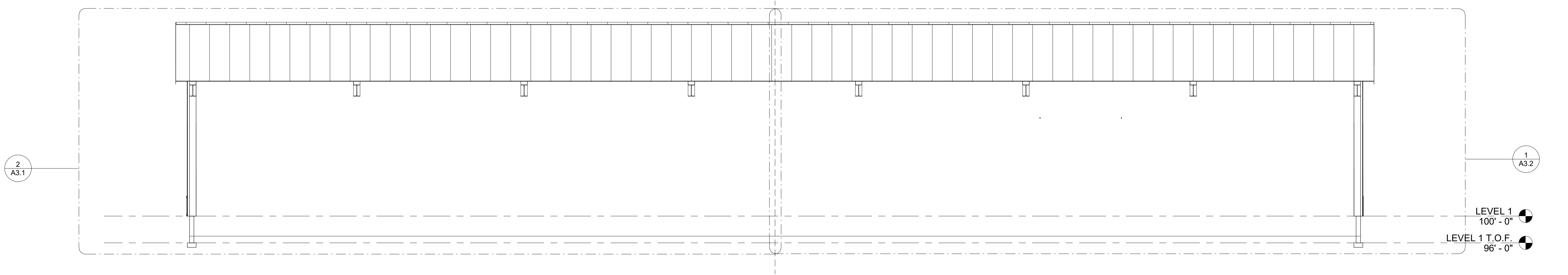
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03/12/2026

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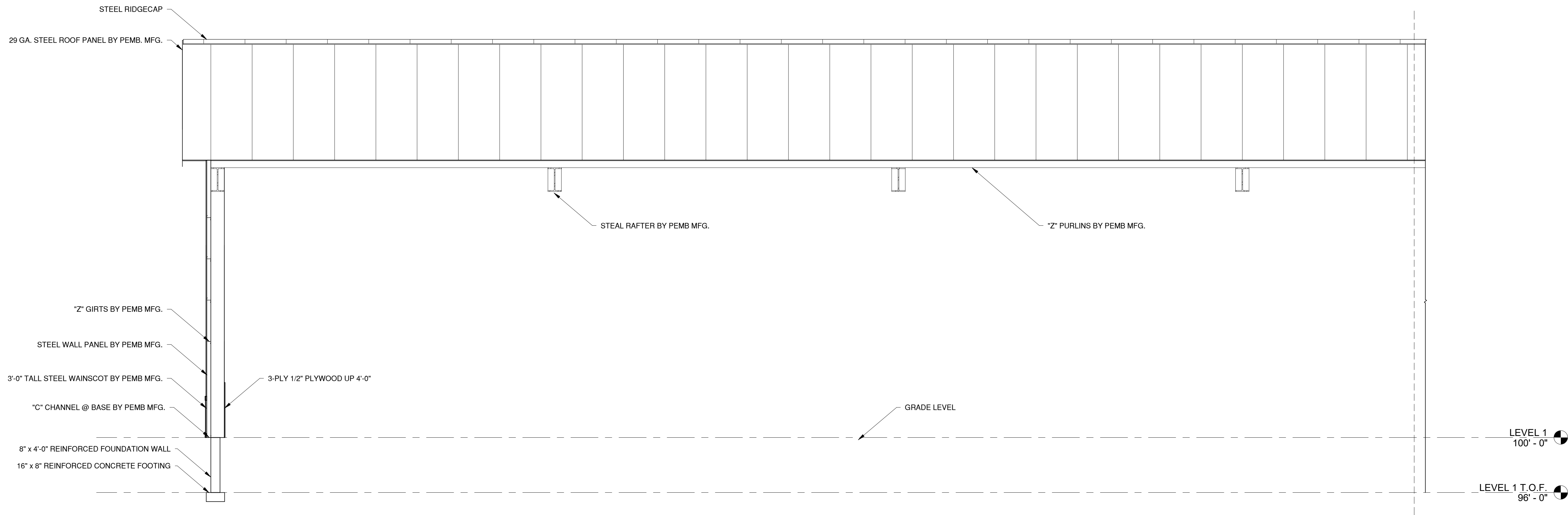
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DRAWN BY: ACE
CHECKED BY: XX

BUILDING SECTIONS

A3.1



1 SECTION 02a
SCALE: 1/8" = 1'-0"



② SECTION 02 - WEST SIDE
SCALE: 1/4" = 1'-0"



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PLAN BID SET

PROPOSED RIDING ARENA
Neenah, WI 54956

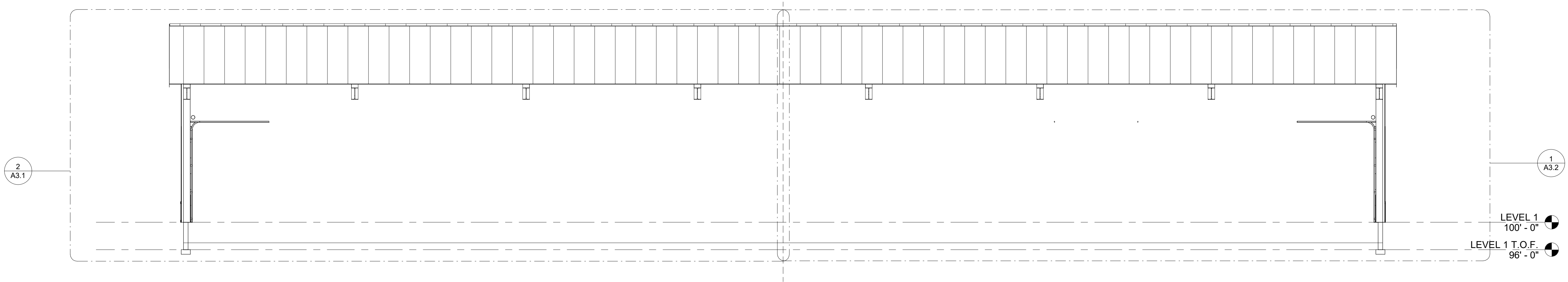
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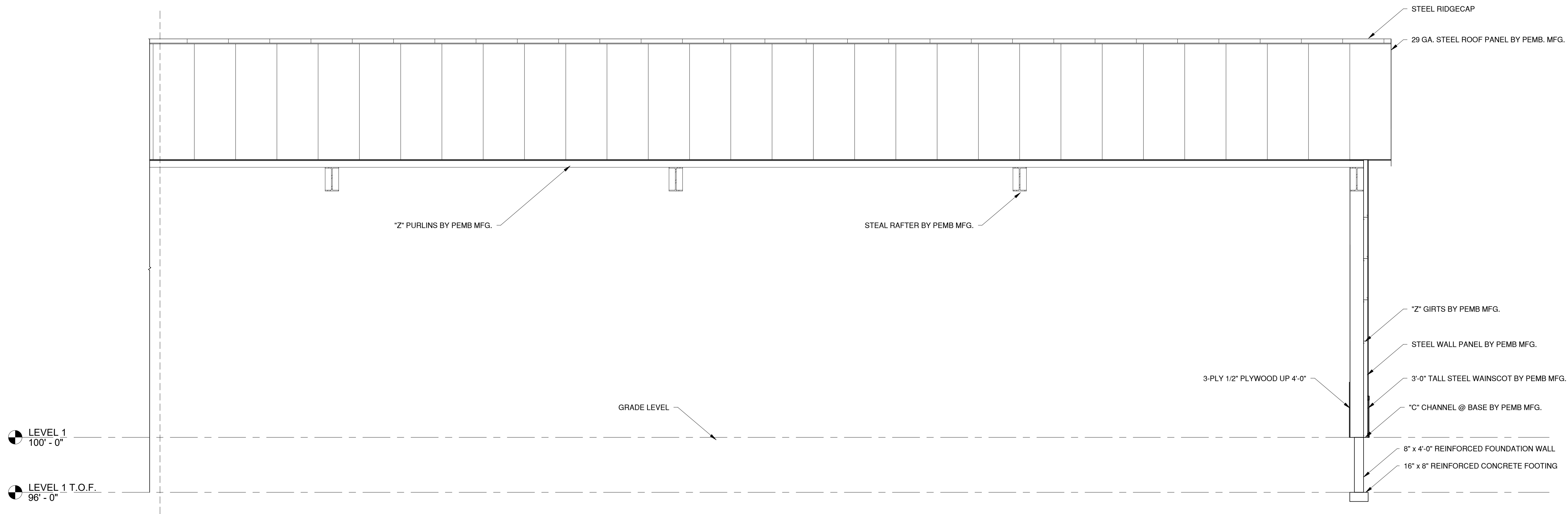
PROJECT #: 25198
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BUILDING SECTIONS

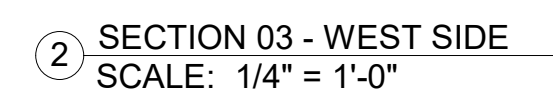
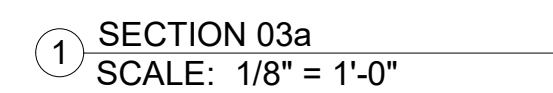
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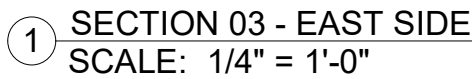
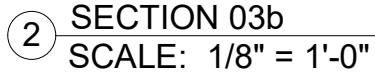


2 SECTION 02b
SCALE: 1/8" = 1'-0"



1 SECTION 02 - EAST SIDE
SCALE: 1/4" = 1'-0"







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PROPOSED RIDING ARENA
Neenah, WI 54956

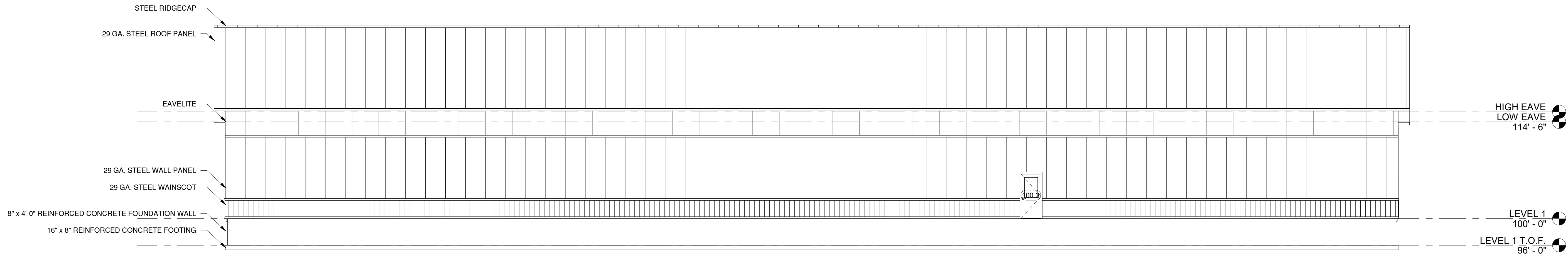
SALES REP: ANDREW WALLACE 920-595-0345
03/12/2026

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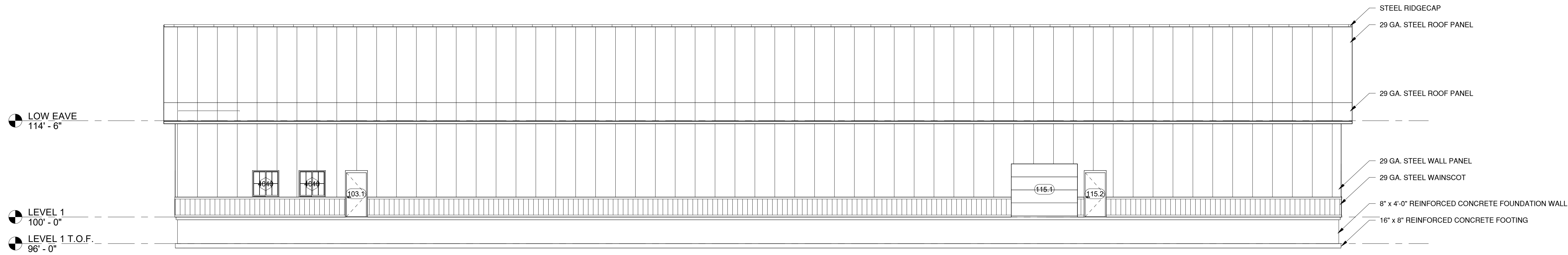
Project Status
PROJECT #: 25198
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EXTERIOR BUILDING ELEVATIONS

A4.0



1 EXT. BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXT. BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

* THE ELEVATIONS DEPICTED ARE FLAT AND LEVEL, AS THE SLOPES OF THE BUILDING HAVE NOT BEEN VERIFIED AGAINST FIELD CONDITIONS. THESE ELEVATIONS ARE INTENDED FOR GENERAL ILLUSTRATIVE PURPOSES ONLY.



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Neenah, WI 54956

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03/12/2026

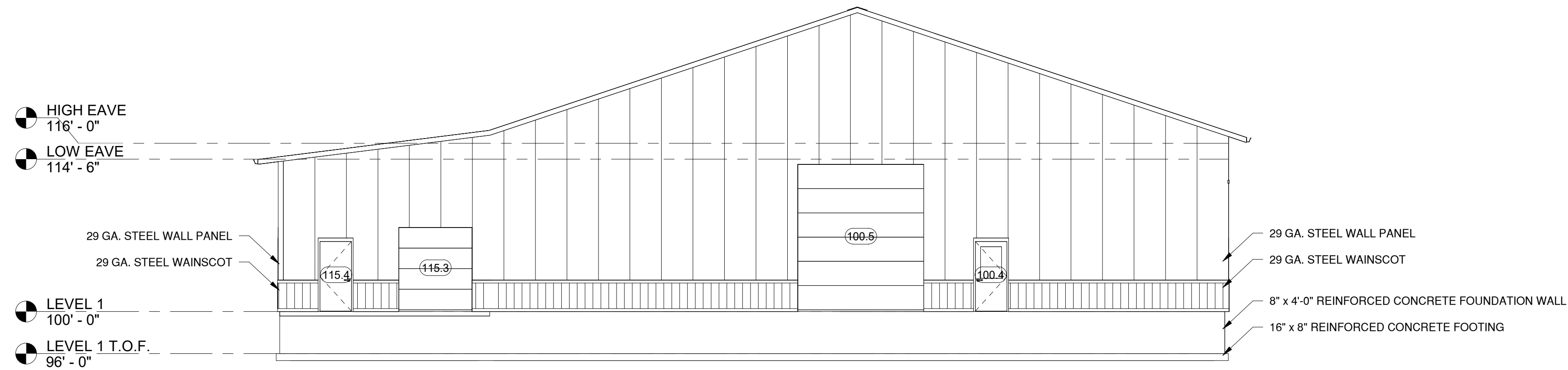
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PROJECT #: 25198
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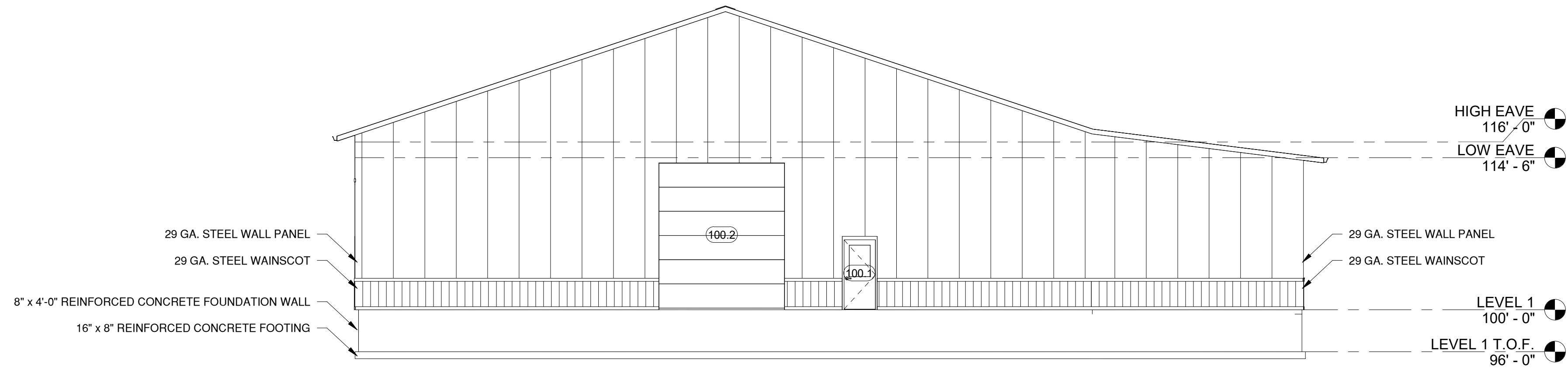
EXTERIOR BUILDING ELEVATIONS

A4.1

32



1 EXT. BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 EXT. BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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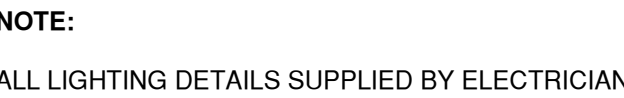
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03/12/2026

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A8.0





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STAMP

PLAN BID SET

PROPOSED RIDING ARENA
Neenah, WI 54956

SALES REP: ANDREW WALLACE 920-595-0345
09/24/2025

[illegible]

Project Status
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3D EXTERIOR VIEWS

A10.0

DRAWING DISCLAIMER:
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Legacy Rose Farm - Plan of Operation

Equestrian Facility Conditional Use Permit Application

Business Overview

Our equestrian facility is dedicated to providing high-quality horseback riding instruction, equine education, and agricultural activities in a safe, professional, and community-focused environment. We are proud to serve individuals of all ages and experience levels while maintaining a property that reflects responsible stewardship of both our animals and the surrounding community.

Our primary business activity will be horseback riding instruction. We will offer lessons to children, teens, and adults, ranging from beginner riders through advanced competitors. In addition to our lesson program, we periodically host educational and recreational activities including:

- Birthday parties
- Girl Scout and Boy Scout troop visits
- School field trips and educational programs
- Summer camps and horse camps
- Community events
- Horsemanship clinics and demonstrations
- Adaptive riding opportunities through Wisconsin's Children's Long-Term Support (CLTS) Program for children with disabilities

These programs provide educational, recreational, and personal development opportunities for participants while promoting agricultural awareness and responsible horsemanship.

Equine Population and Breeding Program

Our facility currently houses approximately 30 horses and 2 donkeys, all of which are personally owned by us. In addition to our lesson operation, we maintain an active horse breeding program that is separate from our instructional business.

We anticipate moderate growth of our breeding program in the future. At all times, we will comply with the animal capacity limits established through county permits. Animal numbers may fluctuate throughout the year due to breeding, foaling, training, sales, and other normal agricultural activities.

All horses receive routine veterinary care, vaccinations, farrier services, and daily monitoring to ensure their health and welfare.

Horse Welfare and Safety Standards

The health, welfare, and safety of our horses are fundamental to our operation.

We carefully select horses for our lesson program based on temperament, training, and suitability for teaching riders of varying skill levels. Our horses are known for being safe, reliable, and well-trained partners.

Our facility will generally operate five days per week, allowing our horses regular rest periods. Approximately 95% of the year, our horses receive two full days off each week, with many of our older horses receiving three or more days off weekly. We believe this schedule promotes long-term soundness, happiness, and success within our program.

Our reputation has been built on providing quality horses, knowledgeable instructors, and a safe learning environment. We are recognized both within Wisconsin and beyond for the quality of our horses, riders, and training programs.

Rider Safety and Instructional Standards

Safety will be the highest priority in every aspect of our operation. We maintain a large first-aid kit on our wall for easy access, and will maintain a strict lesson schedule to make sure numbers are always maintained on the property. We will not allow walk-in lessons, all lessons or events must be prior scheduled.

For camps, youth programs, birthday parties, and scout events, we will maintain close supervision ratios, typically providing one instructor or staff member for every three to four participants.

Our goal is to create an environment where riders can safely build confidence, develop life skills, and achieve personal growth both in and out of the saddle.

Employees and Staffing

We will employ approximately 10 staff members.

We are planning for all staff members to be part-time except for our barn manager, Carley, who oversees the daily operation of the facility, horse care program, lesson scheduling, and staff coordination. All of our instructors will be highly skilled with in-depth horse and rider training and knowledge.

As our operation grows, we anticipate hiring additional staff to support our lesson program, breeding operation, camps, and educational activities.

Hours of Operation

Normal operating hours are generally between 8:00 a.m. and 9:00 p.m.

Our lesson program will typically operate five days per week. However, weather conditions, holidays, horse welfare considerations, special events, and other circumstances may occasionally result in schedule adjustments.

Horse care and agricultural activities occur daily throughout the year.

Agricultural Operations

In addition to our equestrian activities, we actively farm hay on our property.

As part of normal agricultural crop rotation practices, approximately every five to six years portions of the hay field may be planted into alternative crops before being returned to hay production.

These agricultural activities support the sustainability of our operation and contribute to responsible land management practices.

Manure Management

We are committed to responsible manure management and environmental stewardship.

Current manure management practices include:

- Regular removal of manure from paddocks and turnout areas
- Routine cleaning and maintenance of horse housing areas
- Transportation of manure to agricultural fields that we own or rent

- Land application of manure as a nutrient source in accordance with accepted agricultural practices

During crop rotation years, manure may be spread on our own agricultural fields to improve soil fertility and support crop production.

We believe our manure management practices have been effective in maintaining both the appearance of our property and the health of our land resources.

Dust Control

We will actively work to minimize dust generation throughout the facility.

Current dust control measures include:

- Watering the outdoor riding arena as needed during dry conditions
- Utilizing MAG Flakes (magnesium chloride) in the indoor arena footing to reduce airborne dust
- Monitoring footing conditions and adjusting maintenance practices as necessary
- Watering our driveway during dry conditions

These measures help provide a safer and more comfortable environment for riders, horses, staff, and neighboring properties.

Stormwater Management

We are currently working with Winnebago County regarding stormwater permitting requirements for our facility and will fully comply with any requirements resulting from that process.

As part of our due diligence, an Open Records Request was conducted to better understand how the County's stormwater ordinance has historically been applied. Based upon records received, no equestrian boarding or lesson facility in Winnebago County has been required to obtain stormwater permitting under the ordinance since its adoption in 2003.

Given this historical application, we believe the County has an established interpretation of what types of operations require stormwater permitting. Nevertheless, we are cooperating fully with County staff, working through the review process, and will comply with any final determination or requirements that result from that review.

Proposed Barn and Facility Improvements

The proposed barn expansion will significantly improve both operational efficiency and the experience of participants and visitors.

Features of the new facility include:

- A larger indoor riding arena
- Six cross-tie stations
- A dedicated observation room overlooking the arena
- Two public restrooms
- Improved traffic flow and horse handling areas
- A fully engineered steel building constructed in compliance with all applicable state and local building requirements

The additional cross-tie capacity will improve efficiency when preparing horses for shows and events while reducing congestion within the barn.

The larger indoor arena will also provide additional space for lessons and occasional educational or equestrian events.

Events and Horse Shows

Our primary focus will be horseback riding instruction and equine education.

However, the expanded facility will allow us to occasionally host small horse shows and educational events. These events are expected to occur only a handful of times per year and may vary significantly from year to year.

Some years may include only one event, while other years may include several. We do not intend to operate as a regular show facility and should be considered out of the ordinary for our business plans.

We remain committed to supporting existing horse shows and equestrian organizations throughout the region and anticipate hosting events only when opportunities are not otherwise available locally.

Attendance at all events will remain within the occupancy limits approved for the facility by the state.

Community Impact and Public Benefit

We believe our facility provides a unique and valuable service to the community.

Through our lesson programs, camps, adaptive riding opportunities, youth activities, and educational events, we have helped countless children and adults build confidence, responsibility, leadership skills, and personal growth.

Our operation promotes:

- Agricultural education
- Youth development
- Outdoor recreation
- Animal stewardship
- Community engagement
- Opportunities for individuals with disabilities

We are proud to be a positive community partner and are committed to continuing to serve residents of Winnebago County and surrounding communities in a safe, responsible, and professional manner.

Economic Impact and Support of Local Businesses

In addition to the educational, recreational, and agricultural benefits our facility provides, we are proud to support numerous local businesses and agricultural service providers throughout Winnebago County and the surrounding area.

Our operation relies heavily on local vendors and service providers, and we intentionally make purchasing decisions that keep dollars within our local economy whenever possible.

We regularly support:

- Local farriers
- Local veterinarians and equine health providers
- Local feed suppliers
- Local farmers and hay producers
- Agricultural equipment and farm supply businesses
- Local contractors and maintenance providers
- Local retail businesses and service companies

All of our grain and feed products are purchased locally, despite the fact that much less expensive alternatives are available through online suppliers. We strongly believe in supporting local businesses and reinvesting in the community that supports us.

Our facility also purchases hay from local farmers whenever additional hay is needed beyond what we produce on our own property. These purchases help support local agriculture and contribute to the sustainability of neighboring farming operations.

Businesses such as Chief Feed & Supply, Coyote's, and other area businesses play an important role in our operation, and we are proud to contribute to their continued success through our ongoing business relationships.

Beyond direct purchases, our facility generates economic activity through horse ownership, lessons, camps, clinics, events, and breeding activities. These activities bring participants and visitors to the area who, in turn, support local restaurants, gas stations, hotels, retail establishments, and other businesses.

We believe agriculture and small businesses thrive when they support one another. Our commitment to purchasing locally whenever possible reflects our dedication to strengthening the local economy and helping ensure that agricultural businesses remain viable for future generations.

Economic Impact and Support of Local Businesses

In addition to supporting local vendors, our facility operates as a fully compliant and professionally managed business. We maintain all required business records and operate in accordance with applicable federal, state, and local laws and regulations.

Our business practices include:

- Maintaining all required liability insurance coverage
- Maintaining workers' compensation and other required insurance coverages as applicable
- Maintaining unemployment insurance and payroll tax compliance
- Timely payment of federal, state, and local taxes
- Proper payroll administration and employee documentation
- Compliance with employment and labor regulations
- Accurate financial recordkeeping and accounting practices

All business revenue is properly recorded, including any cash payments, accounted for through our bookkeeping and tax reporting systems. We are committed to operating with integrity, transparency, and professionalism in all aspects of our business.

We believe responsible business operations are an important part of being a good community partner. We take pride in maintaining high standards of compliance, accountability, and professionalism.

Commitment to Compliance

We are committed to complying with all applicable federal, state, county, and local regulations governing our operation, including:

- Animal capacity limits established through permitting at the county level
- Building and occupancy requirements
- Environmental regulations
- Stormwater requirements, if determined applicable
- Health and safety standards
- Agricultural best management practices

We appreciate the opportunity to continue investing in our facility and serving the community while maintaining a safe, attractive, and professionally operated equestrian and agricultural business.

Our goal is to operate a first-class equestrian facility that reflects positively on Winnebago County, supports local agriculture and small businesses, provides meaningful opportunities for youth and adults, and demonstrates responsible stewardship of our animals, land, employees, and community. We are committed to being a long-term asset to the area and a business that our neighbors and local officials can be proud to have within the community.

Respectfully Submitted,

Legacy Rose Farm
Chris & Brittany Voigt
3411 Winnegamie Dr, Neenah, WI 54956
06/08/2026

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation of Resolution 2026-007 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Northeast Asphalt, Inc., requesting approval to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

Please see the below comments from Code Administrator Kamke:

This rezone request is to change the zoning of parcel 006-050205 from R-3 Suburban Two-Family Residential District and R-2 Suburban Residential District entirely to R-2 Suburban Residential District. The land petitioned for rezone would resolve the split zoning condition that would prevent the now-revised survey approved by the Town in April 2026 from being recorded.

The Future Land Use map within the Town of Clayton Comprehensive Plan categorizes the area under this rezone request as Residential – Single and Duplex, and identifies this area as within the Tier 1a Hamlet. This request is therefore consistent with the Comprehensive Plan Future Land Use map and the desire for prioritizing residential development within the Tier 1 areas of the Town. The zoning of these lands are consistent with the surrounding zoning and uses, and will not create an illegal “spot zone” situation.

It is recommended that the Town Plan Commission recommend approval of this rezone request for Town Board adoption.

SUGGESTED MOTION(S):

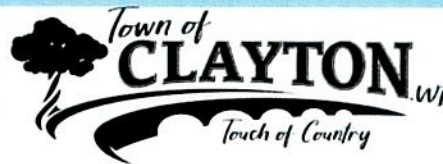
*Motion **AND ROLL CALL** to approve Resolution 2026-007 recommending approval of the rezoning of Tax ID #006-0502-05.*

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

RE-ZONING APPLICATION

Town of Clayton Town Hall
 8348 Hickory Ave
 Larsen, WI 54947
 Phone: 920-836-2007
 Email: administrator@claytonwinnebago.gov
 Website: https://www.townofclayton.net/



PROPERTY OWNER

Name Northeast Asphalt, Inc (C/O: Matt Matuszak)

RECEIVED

Street Address 1524 Atkinson Drive

JUN 22 2026

City Green Bay State WI Zip Code 54303

Phone 920-716-2235

E-mail mmatuszak@walbecgroup.com

APPLICANT

Check: Architect: _____ Engineer: _____ Surveyor: _____ Attorney: _____ Agent: _____ Owner: ☒

Name: SAME AS OWNER

Address: _____ Zip Code: _____

Phone: _____ E-Mail: _____

Describe the reason for the Re-Zoning: _____

Rezone entire lot to R-2. Correction of non-conforming multiple zoning districts to one lot.

RE-ZONING SPECIFICS

Number of Lots: 1 Total Acreage: 18.101 Tax Key Number: 006050205

Legal Description: See attached Re-Zoning Exhibit

Current Zoning: R-2 & R-3

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature: Matt Matuszak Date: 6/18/2026

Town Use Only **Fee (see Town Fee Schedule)**

Fee: \$500 Check #: 3005719 Receipt #: 1023 Date: 6/22/26

Date Received Complete: 6/22/26 By: [Signature] Applic. #: _____

Review Meetings - Plan Comm _____ Town Board _____

Newspaper Publication Dates: _____ & _____ Posting Date: _____

300ft Neighborhood Notice Distribution: _____

Re-Zoning is: ☐ Approved ☐ Denied

Comments: _____

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 30 working days prior to meeting.

June 18, 2026

Kelly Wisnefske
Administrator
Town of Clayton
8348 Hickory Avenue
Larsen, WI 54947

RE: Northeast Asphalt, Inc. Rezoning Application – Correct Non-Conforming Use of Split Zoning

Kelly,

Northeast Asphalt, Inc. is submitting the required Rezoning Application to correct the non-conforming use of split zoning for our retained parcel. Enclosed are the completed Re-Zoning Application, \$500 Application Fee and Re-Zoning Exhibit.

We look forward to meeting with the Planning Commission on July 8th for consideration and the continued working relationship with the Town of Clayton.

Regards,

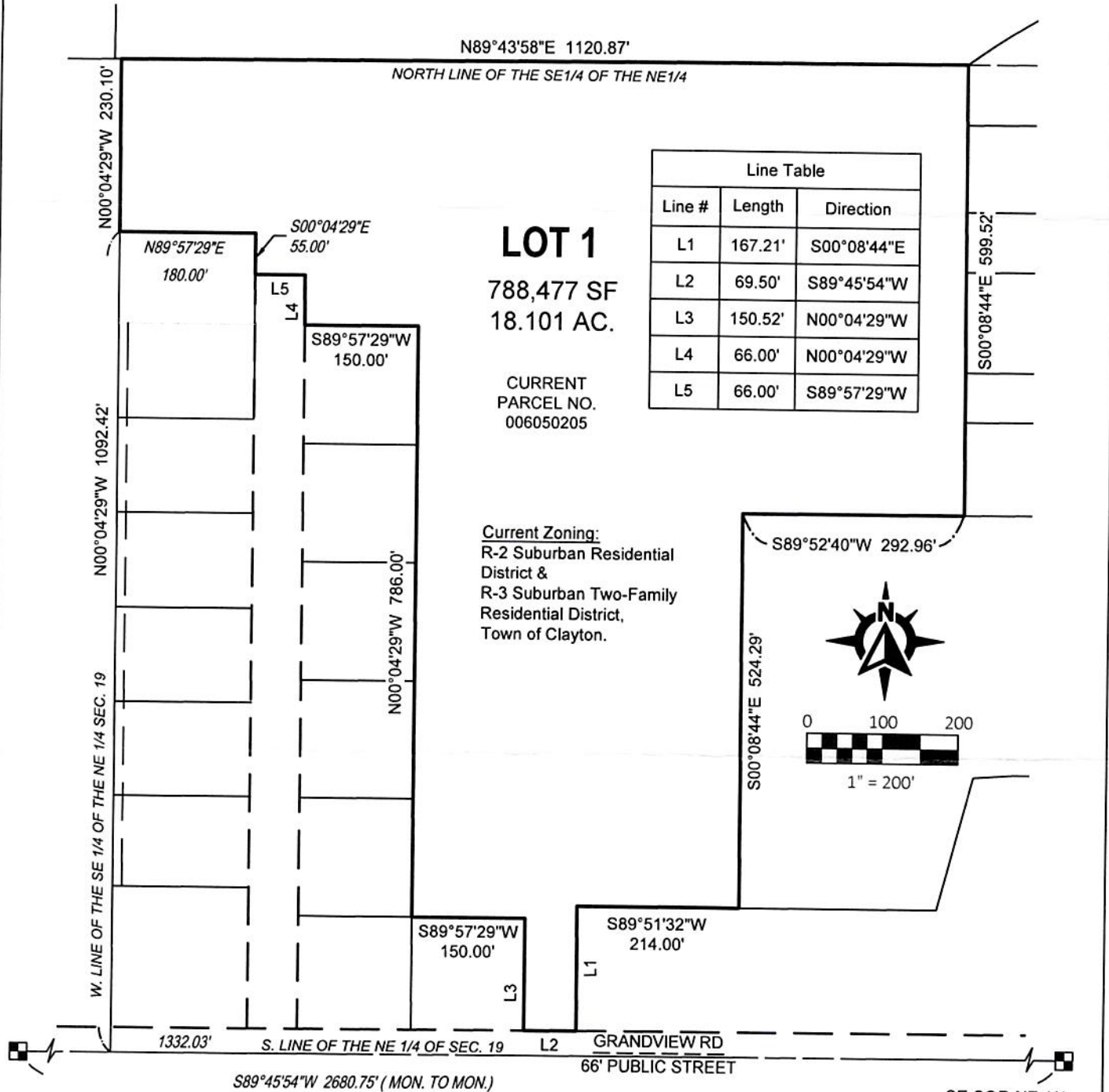


Matthew Matuszak
Land Resources Administrator
Northeast Asphalt, Inc.
1524 Atkinson Drive
Green Bay, WI 54303
(920) 716-2235 | Mobile
(920) 757-7508 | Office
mmatuszak@walbecgroup.com | Email

Enclosure(s)

Re-Zoning Exhibit

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 20 NORTH,
RANGE 16 EAST, TOWN OF CLAY, WINNEBAGO COUNTY, WISCONSIN



SW COR NE 1/4
SEC 19 T20N R16E

SE COR NE 1/4
SEC 19 T20N R16E

Payne+Dolan
A WALBEC COMPANY

www.walbecgroup.com
(920) 757-7559

Re-Zoning Exhibit

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 20 NORTH,
RANGE 16 EAST, TOWN OF CLAY, WINNEBAGO COUNTY, WISCONSIN

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 19; THENCE S 89°45'54" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, 1332.03 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N 00°04'29" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1092.42 FEET TO THE POINT OF BEGINNING;

THENCE N 00°04'29" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 230.10 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 N 89°43'58" E, A DISTANCE OF 1120.87 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 8245, RECORDED AS DOCUMENT NO. 1947727; THENCE S 00°08'44" E, A DISTANCE OF 599.52 FEET TO SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 1312 RECORDED AS DOCUMENT NO. 619020 ALSO BEING A POINT ON THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP 1132, RECORDED AS DOCUMENT NO. 1072043; THENCE ALONG THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP 1132 S 89°52'40" W, A DISTANCE OF 292.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 00°08'44" E, A DISTANCE OF 524.29 FEET ALONG THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 1132 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S 89°51'32" W, A DISTANCE OF 214.00 FEET; THENCE S 00°08'44" E, A DISTANCE OF 167.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GRANDVIEW ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY OF GRANDVIEW ROAD S 89°45'54" W, A DISTANCE OF 69.50 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 1045 RECORDED AS DOCUMENT NO. 1902350; THENCE N 00°04'29" W, A DISTANCE OF 150.52 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER; THENCE S 89°57'29" W, A DISTANCE OF 150.00 FEET ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 1045 TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHEAST CORNER OF LOT 7 OF LARSEN HEIGHTS SUBDIVISION PLAT RECORDED IN FILE 2 OF PLATS ON PAGE 5; THENCE ALONG THE EAST LINE OF THE LARSEN HEIGHTS SUBDIVISION PLAT N 00°04'29" W, A DISTANCE OF 786.00 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID SUBDIVISION PLAT; THENCE S 89°57'29" W, A DISTANCE OF 150.00 FEET ALONG SAID LOT 11 OF LARSEN HEIGHTS SUBDIVISION PLAT TO THE NORTHWEST CORNER AND A POINT ON THE EAST RIGHT-OF-WAY OF MOESER LANE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MOESER LANE N 00°04'29" W, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MOESER LANE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MOESER LANE S 89°57'29" W, A DISTANCE OF 66.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF MOESER LANE; THENCE N 00°04'29" W, A DISTANCE OF 55.00 FEET; THENCE S 89°57'29" W, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

SAID LOT 1 CONTAINS 788,477 SQUARE FEET OR 18.101 ACRES, MORE OR LESS.

TOWN OF CLAYTON
 PLAN COMMISSION RESOLUTION # 2026-007
 RE-ZONING OF TAX ID #006-0502-05

The Plan Commission for the Town of Clayton has recommended [] Approval [] Denial of the following Re-zoning:

Owner: Northeast Asphalt, Inc.

Applicant: Northeast Asphalt, Inc.

Location: SE NE EXC COM SE COR W 716 FT N 200 FT E 575 FT N 180 FT E TO EL S TO POB & EXC N 281 FT OF E 208.56 FT & EXC CSM-939 CSM-1132 CSM-1312 CSM-1045 & PLATTED AREA & EXC D1317405 18.67 A.

Legal Description: Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 19, Township 20 North, Range 16 East, in the Town of Clayton, County of Winnebago, Wisconsin.

Parcel Number: The affected property is known as Tax ID #006-0502-05.

Explanation: Applicant is requesting a zoning change for approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

Town Findings:

1. The Town does have an adopted land use plan.
2. The proposed zoning change does comply with the Town's adopted Land Use Plan.
3. The proposed zoning change is consistent with the Town's Future Land Use Plan.
4. The proposed zoning change is consistent with the existing land use pattern.

Signed: _____
 Dick Knapinski, Plan Commission Chair

Date:

Attest: _____
 Kelsey Faust-Kubale, Town Clerk

Date:

MEMORANDUM

Business Item C

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by Greenwood Motor Lines, Inc. (dba R&L Carriers) for a proposed heavy industrial freight facility.

Please see the below comments from Code Administrator Kamke:

This request is for site plan review of new construction and remodeling of the site at 2843 CTH II, as accessed from Winncrest Road. The existing building will be expanded, with a new maintenance shop, fueling station area, truck wash, and truck scale to be constructed. Two new signs may be added, parking spaces will be redesigned, and supporting site facilities and utilities reconfigured to accommodate the expansion.

The subject site is parcel 006-0621, zoned I-2 Heavy Industrial, and is part of the Comprehensive Plan's Tier 1 Urbanizing designation. This site does not have any other overlay zoning designations from other jurisdictions. This site is within the Town's Sanitary District #1 boundary but is excluded from the Town's Tax Increment District area.

The Town's Zoning Ordinance lists bulk fuel storage and truck terminals as permitted uses in the I-2 district with an approved Site Plan review and any other relevant zoning and building permits. Standards in 9.08-403 require increased setbacks if there is adjacent residential zoning districts, but this property is surrounded by Business zoning districts on all sides. This section of the ordinance further requires the applicant's operation plan to address mitigation measures and plans for fugitive dust.

Site Plan review requires the Town to consider the following factors in making a recommendation and decision:

9.07-175 Basis of Decision

- (a) Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (b) Effects of the project on the natural environment;
- (c) Effects of the project on surrounding properties, including but not limited to operational considerations relating to hours of operation and creation of potential nuisances such as noise, odor, fumes, dust, and light;
- (d) Compliance with the Special Site Design Principles and Architectural Standards described in Division 8 of Article 8;
- (e) Compliance with other applicable requirements contained in this Chapter; and
- (f) Any other factor that relates to the purposes of this Chapter as set forth in section 9.01-05 and other applicable sections.

Regarding access to the site (Horizontal Design Standards, Attachment B): The proposed driveways are wider than driveway standards allow within the Zoning

Ordinance. However, it is acknowledged that the driveway standards listed in Attachment B generally do not address the needs of industrial use properties that by the nature of the use require wider driveways to provide safe and adequate access from the public road right of way to the site. Those standards are noted for changes in the future by the Town, and a condition of approval is to apply for and receive approval on driveway and/or culvert permits from the Town as necessary. There are no concerns about access, conflict, or traffic flow for these existing driveways that are proposed for widening in this site remodel and expansion project.

There are no known concerns with environmental impacts from this site. The existing private septic system is proposed for replacement and relocation and shall be permitted by the state and/or County. Connection to public sewer and/or water infrastructure will be required if those services become available in the future; there is no timeline for this public infrastructure project, but the site is within the Town of Clayton Sanitary District #1 boundary and long-term modeling within the sewer service area planned for eventual service of this property.

Additional Site Specific Design Criteria:

Architectural Design Standards Attachment C: Proposed exterior materials are consistent with allowed and materials previously approved by the Town (steel paneling and decorative concrete block) and these materials are proposed for 100% of the exterior materials excluding doors and windows. This plan meets the 75% minimum requirement.

The reflectivity values of the materials shall be provided to the Town as recommended in a condition below, to ensure compliance with required SRI values. Roof slopes less than 2:12 must be 78 or higher, and slopes at and above 2:12 must be 29 or higher.

This project has slopes falling in both categories.

No mechanical equipment is proposed to be roof-mounted and so does not need screening as required in Attachment C. A. 8.

Loading docks and overhead doors are proposed to face every side yard of the property to infill and redevelop the lot. The 'street yard' is identified as that part of the lot that abuts CTH II, as that is the addressing side of the property. The majority of overhead doors do not face that property, and allowances within Attachment C. A. 14. allow the Town to make exceptions to the provisions as long as the intent is protected. The intent of loading docks being prohibited from facing the roadways is primarily for nuisance light pollution from headlights and building illumination. With the established vegetation, surrounding buildings, and majority of loading areas facing away from CTH II, light interference is not anticipated to be an issue.

Landscape Design Standards Attachment E:

Buffer yard landscaping does not apply to this property as no residential use, zoning, or designation for such on a future land use map exists adjacent to this site.

Parking lot landscaping does apply. A landscaping plan was provided that meets and exceeds the minimum requirements for the employee parking lot area.

The applicant states that meeting the Town's building landscaping standards is not possible due to the proposed use and nature of impervious surfaces for the use. The Town may decide to require additional landscaping of the grounds in lieu of such, or may waive this requirement as allowed under Attachment E. section F. The lot line

plantings exceed the minimum standards considerably, and so may be considered sufficient for the purpose of the ordinance.

The application states that no grounds landscaping is required for signage; without seeing plans for any proposed signs, this determination cannot be made. A condition is provided to require compliance with this standard if new signs are installed.

The applicant provided a lighting plan with four fixture types. The two Linmore brand styles are Dark Sky Certified, but the two Ace LED styles are not. The Town may require the applicant to either provide information showing the styles without certification do meet the requirements of that program, or require installation of styles that are certified.

Staff recommends approval of the Site Plan review with the following conditions:

1. Apply for and receive permits necessary for the driveway access from the Town road.
2. Provide the Town with commercial building code approval from the state for all structures requiring such plan approval, as determined by the state.
3. A copy of the approved septic system permit shall be provided to the Town for filing with the project information.
4. Construction site erosion control plans and any permits as required shall be provided to the Town for review and filing with the project information.
5. Stormwater management plans and any permits as required shall be provided to the Town for filing with the project information.
6. Applicant shall provide SRI values for the exterior materials to show compliance with required standards.
7. If any nuisance arises from the use of overhead and loading docks facing the street yard or other lot line, revisions to the site plan may be required to mitigate such issue. This shall be done through the Site Plan amendment process outlined in 9.07-184.
8. If signage is installed, compliance with the landscaping standards listed in the Town's Zoning Ordinance Attachment E section C. 1. (e) shall be required. An updated landscaping plan showing compliance with such shall be provided by the applicant prior to permit issuance for the new sign(s).
9. Installation of the approved landscaping plans shall be made within six (6) months of occupancy of the site.
10. Applicant to provide revised list of and install only Dark Sky compliant fixtures.
OR
Applicant to provide materials and information showing the proposed fixtures meet the Dark Sky Certification standards.

SUGGESTED MOTION(S):

Motion to recommend approval of the Site Plan Review Application submitted by Greenwood Motor Lines, Inc., with the ten (10) listed conditions.

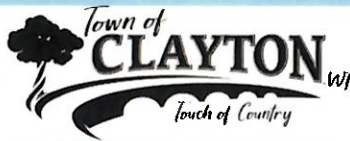
If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

SITE PLAN APPLICATION

Town of Clayton Town Hall

8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: administrator@claytonwinnebago.gov
Website: https://www.townofclayton.net/



Office Use Only

Date: _____ / _____ /20____
Paid: \$ _____
☐ Check ☐ Cash ☐ Credit/Debit Card
By: _____
Please make checks payable to:
TOWN OF CLAYTON
Receipt #: _____

SUBMITTAL FEES & REQUIREMENTS

Site Plans:	- Meets the requirements of the Town's Zoning Code (Pages 94-97 & 224-225) - Meets the requirements of the Town's Subdivision Ordinance (can be found on the Town's website) - Submit 1 Hard Copy with application and email an 11 x 17 copy
Fees:	See Town Fee Schedule
Plan of Operation:	Letter describing the business

PROPERTY INFORMATION

Parcel ID / Tax Key No.: 006-0621 Current Zoning I-2 (Heavy Industrial)

Site Address / Location: 2843 County Road II

Current Land Use: Heavy Industrial (Freight)

Proposed Land Use: Heavy Industrial (Freight)

Lot Size/Total Acreage: 27.94 ACRES

Project Schedule: TBD

APPLICANT

PROPERTY OWNER (IF NOT THE SAME)

Name Stan Richards

Name Greenwood Motor Lines, Inc dba R&L Carriers

Street Address 600 Gillam Road

Street Address 600 Gillam Road

City Wilmington State OH Zip Code 45177

City Wilmington State OH Zip Code 45177

Phone (800) 543-5589

Phone (800) 543-5589

E-mail construction.permits@rlcarriers.com

E-mail construction.permits@rlcarriers.com

BUILDER

ENGINEER

Name

Name Joe Iovinelli

Street Address

Street Address 333 East Butterfield, Rd., Suite 600

City _____ State _____ Zip Code _____

City Lombard State IL Zip Code 60148

Phone

Phone (630)-925-1110

E-mail

E-mail jiovinelli@atwell.com

SURVEYOR

Name James D. Baker

Street Address One Overlook Point Ste 290

City Lincolnshire State IL Zip Code 60069

Phone (847)-325-7282

E-mail JBaker@atwell.com

Newspaper Publication Dates: _____ & _____

Posting Date: _____

300ft Neighborhood Notice Completed On: _____

Re-Zoning is: ☐ Approved ☐ Denied

Comments: _____

APPLICANT ACKNOWLEDGEMENT & SIGNATURE

By the execution of this application, applicant hereby authorizes the Town of Clayton or its agents to enter upon the property during the hours of 7:00 AM to 7:00 PM daily for the purpose of inspection. Applicant grants the Town of Clayton or its agents even if applicant has posted this land against trespassing pursuant to Sec. 943.13 Wis. Stats.

Signature

6/5/2026

Today's Date

Greenwood Motor Lines, Inc

Item C.

600 Gillam Road
Wilmington, Ohio 45177

Telephone: (800) 799-0178

Telecopier: (937) 283-3833

Date: June 5, 2026

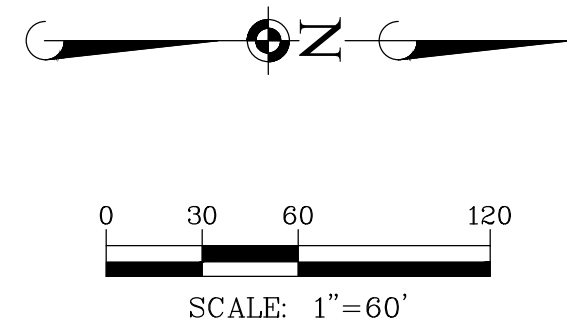
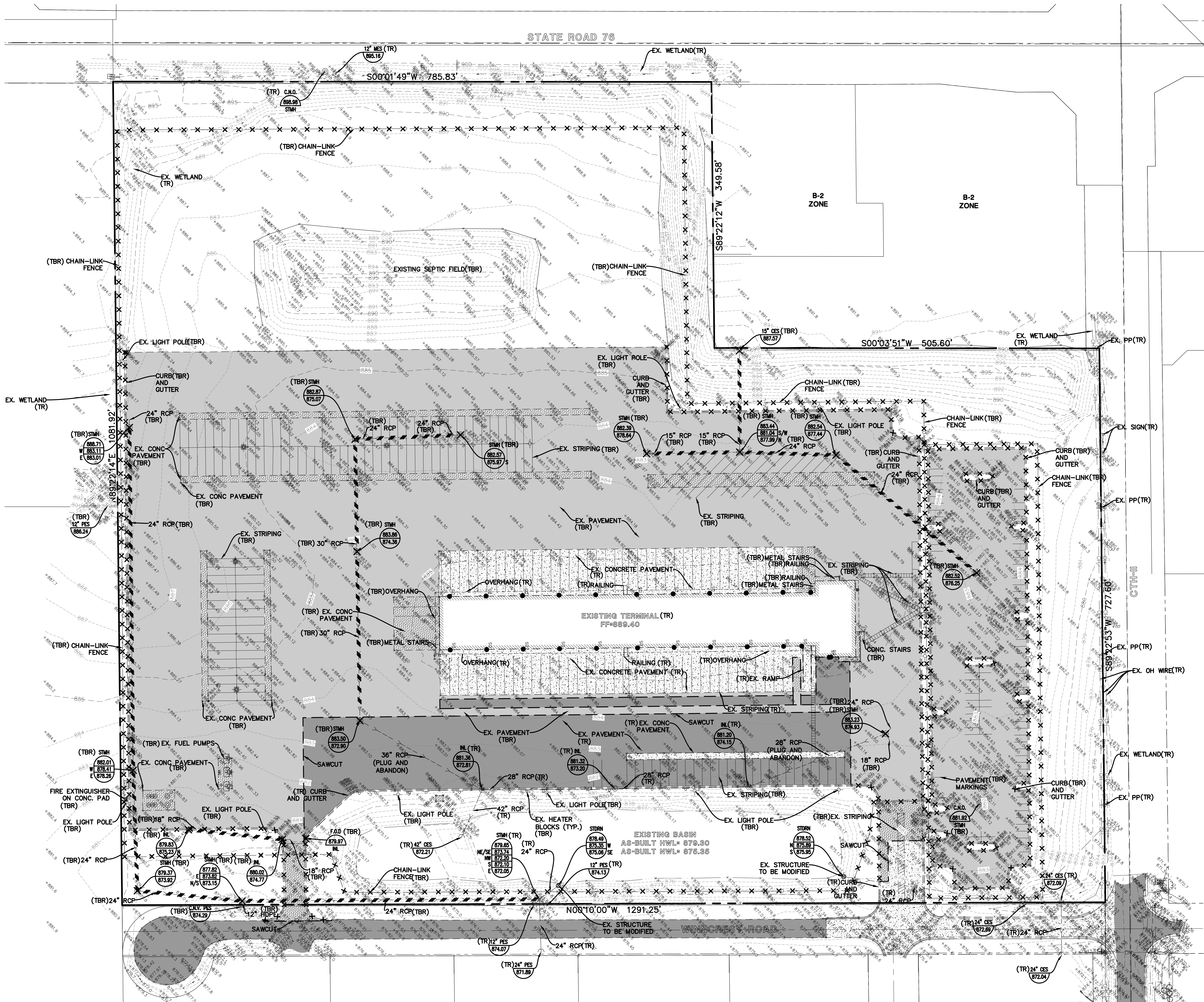
RE:

To Whom It May Concern,

R+L Carriers is a less than loaded (LTL) trucking company. Their operation includes pickup and delivery of local freight, unloading and sorting of the freight, and long-distance shipments. In addition to the LTL operations, there is an onsite truck wash, maintenance garage, and fueling station to support the freight operations. It should be noted that freight will not be stored in the building or on the property.

Sincerely,
Stan Richards

June 4, 2026 - 16:13 Day Name: P:\Work\01\Land\Eng\Main\Main Set\2 - EXISTING AND DEMO.dwg, Updated By: ZWieber



DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- BITUMINOUS PAVEMENT AND BASE TO REMAIN
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO REMAIN
- SAWCUT LINE
- FENCE, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF JULY 22, 2025. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

Item C.

REVISIONS

DATE

Manhard CONSULTING

355 East Main Street, Suite 200, Clayton, WI 53115
Tel: 414.763.1100 Fax: 414.763.1101
www.manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers • Environmental Scientists • Landscape Architects • Planners

R + L CARRIERS - NEEHAH

TOWN OF CLAYTON, WISCONSIN

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: JMI

PROJ. ASSOC.: AJH

DRAWN BY: CJM

DATE: 06/08/26

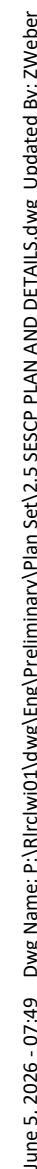
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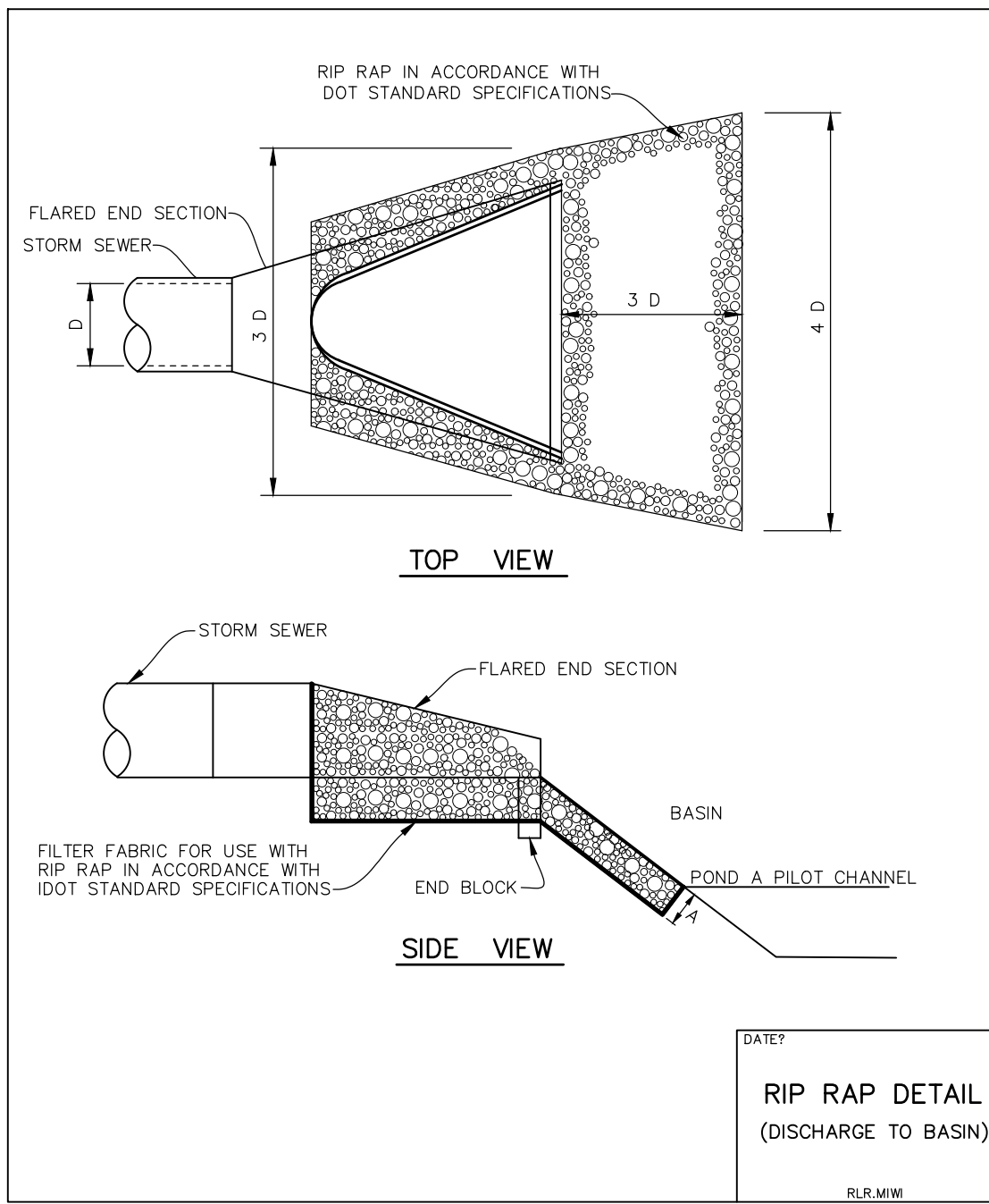
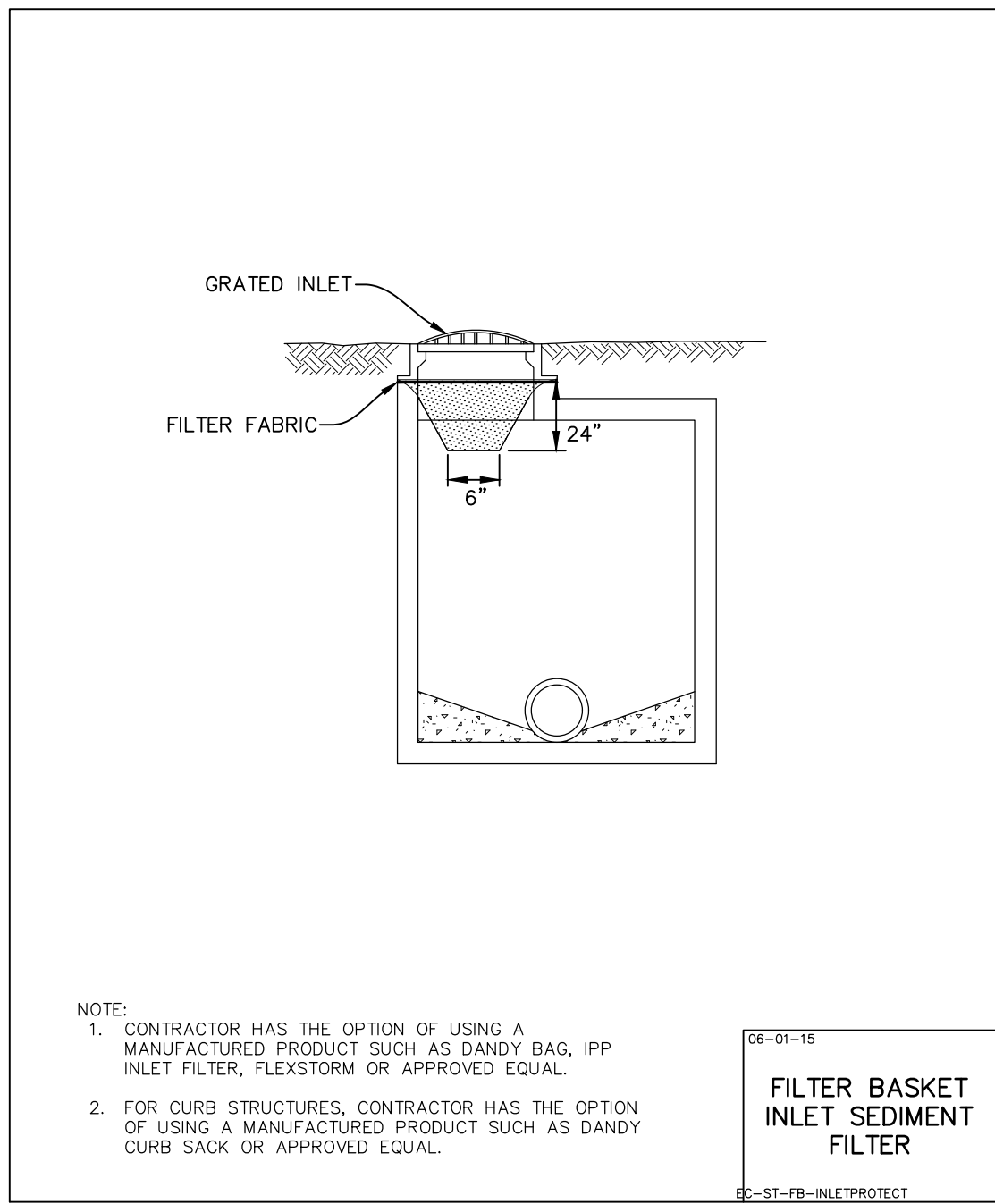
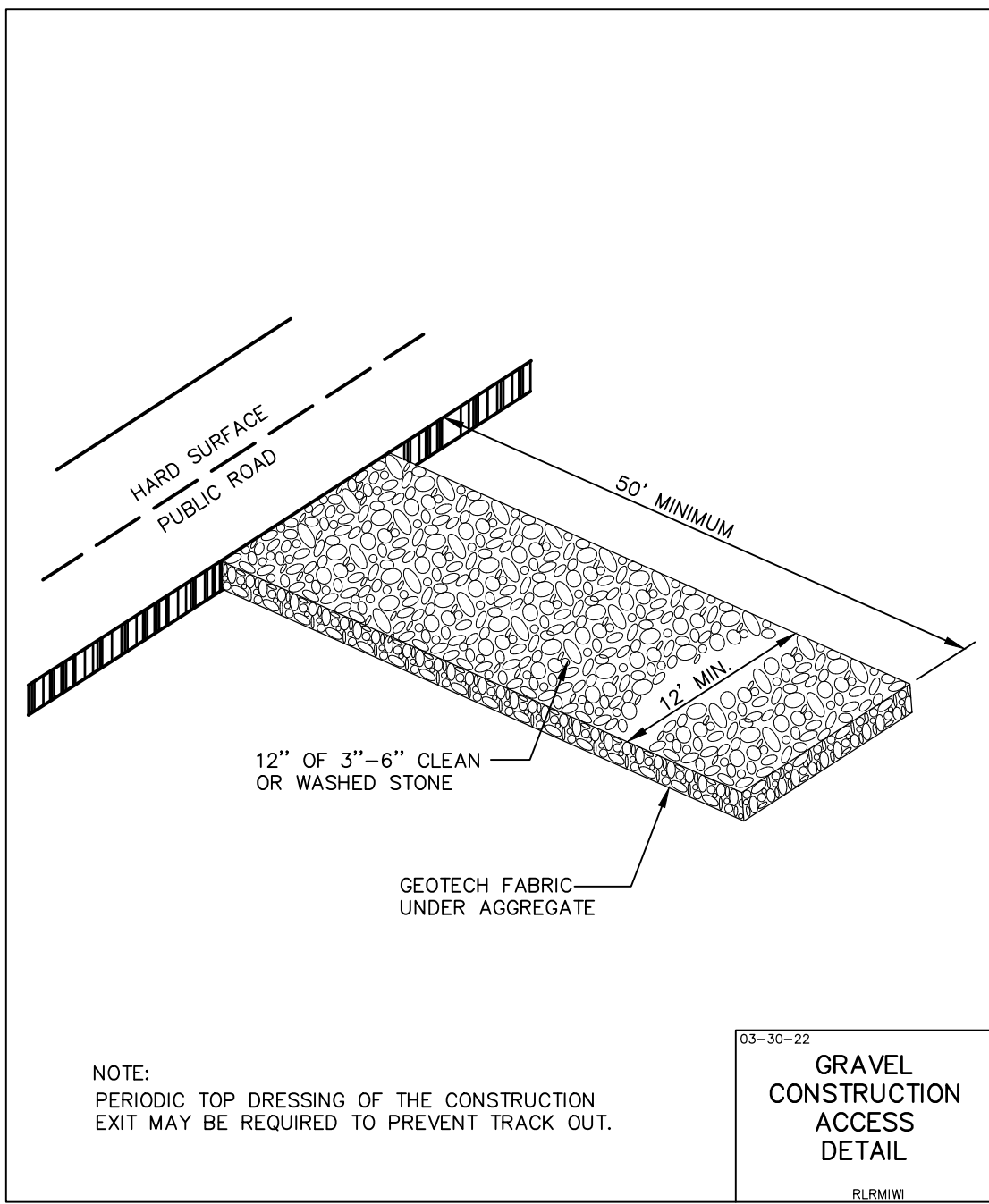
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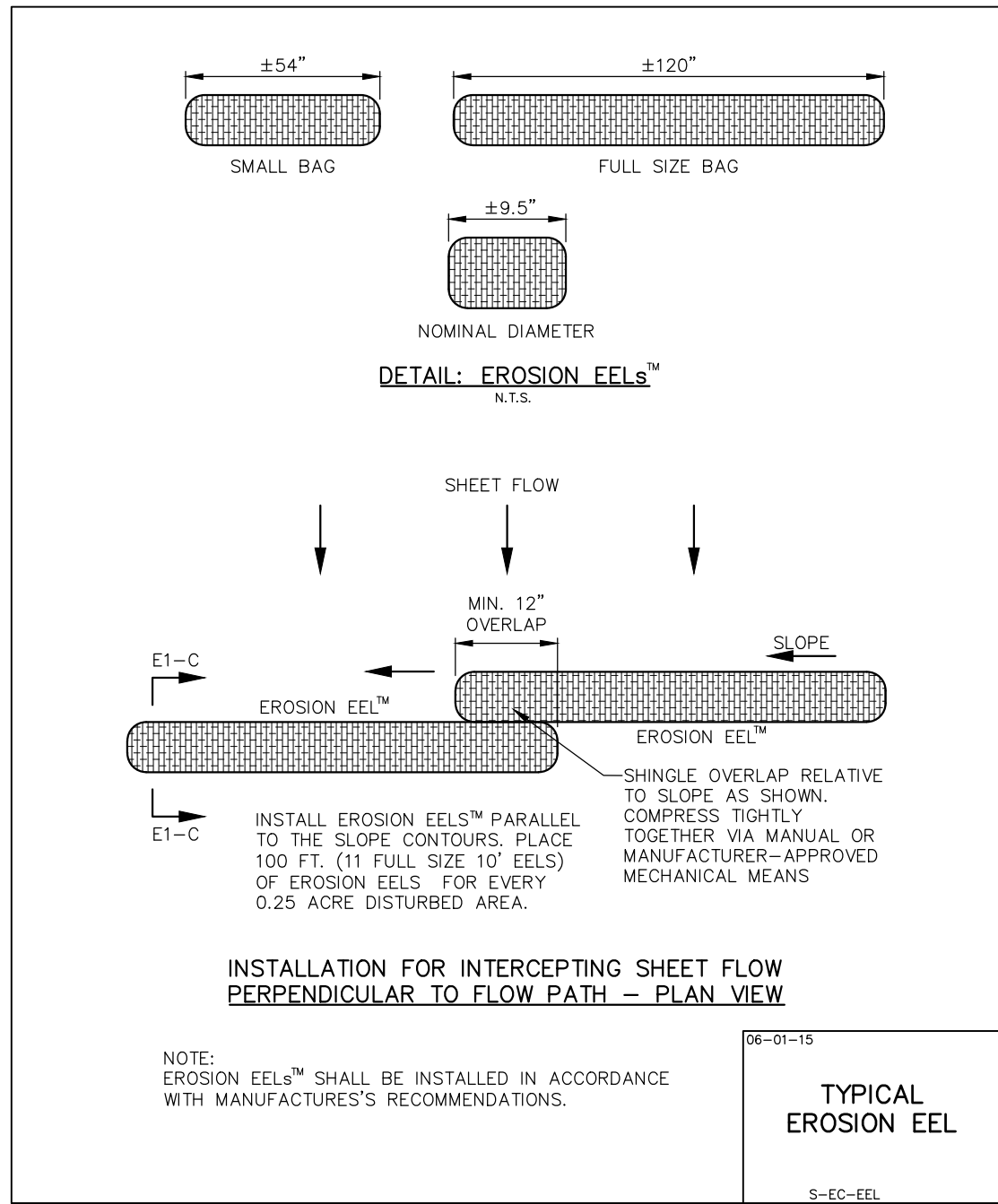
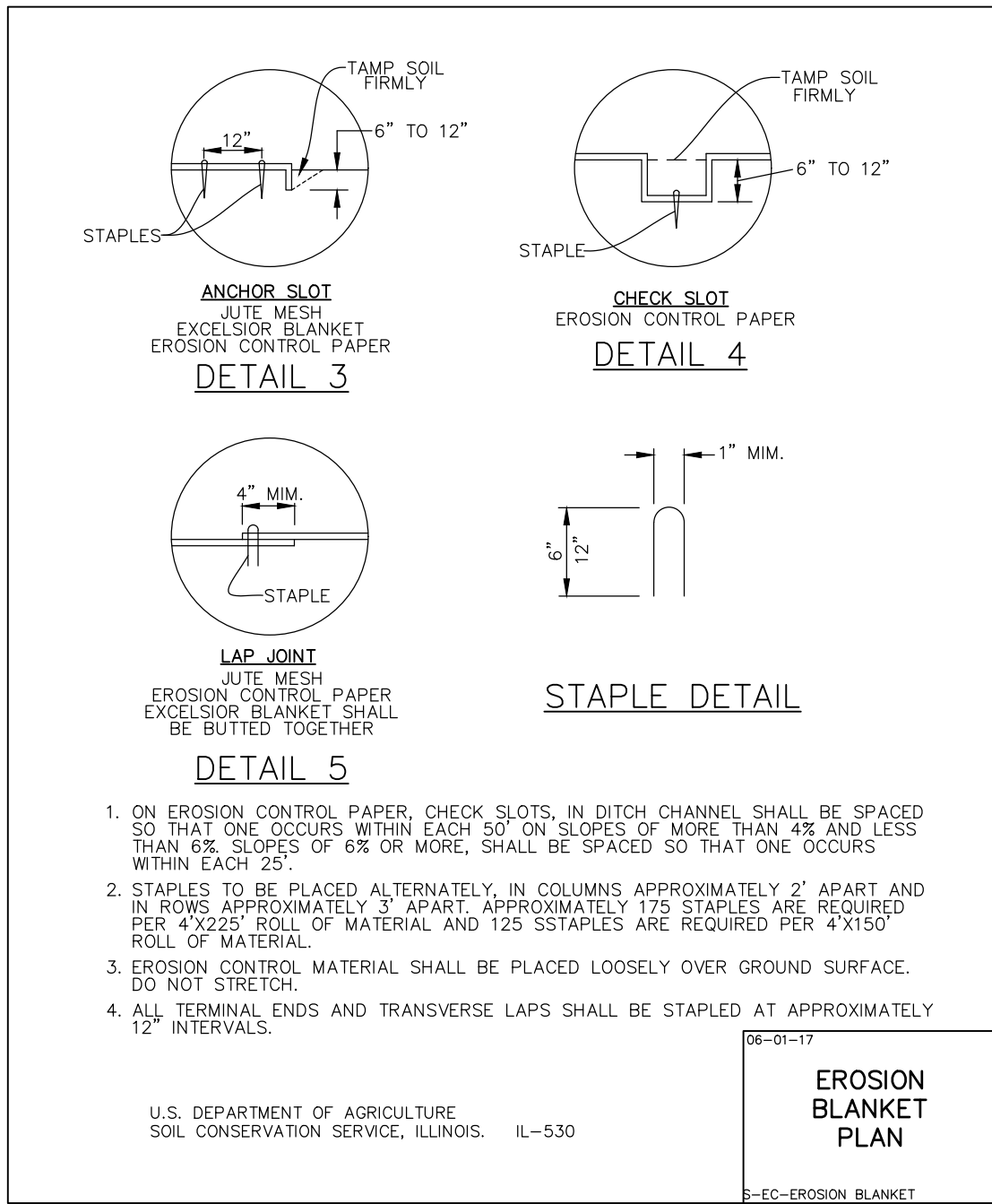
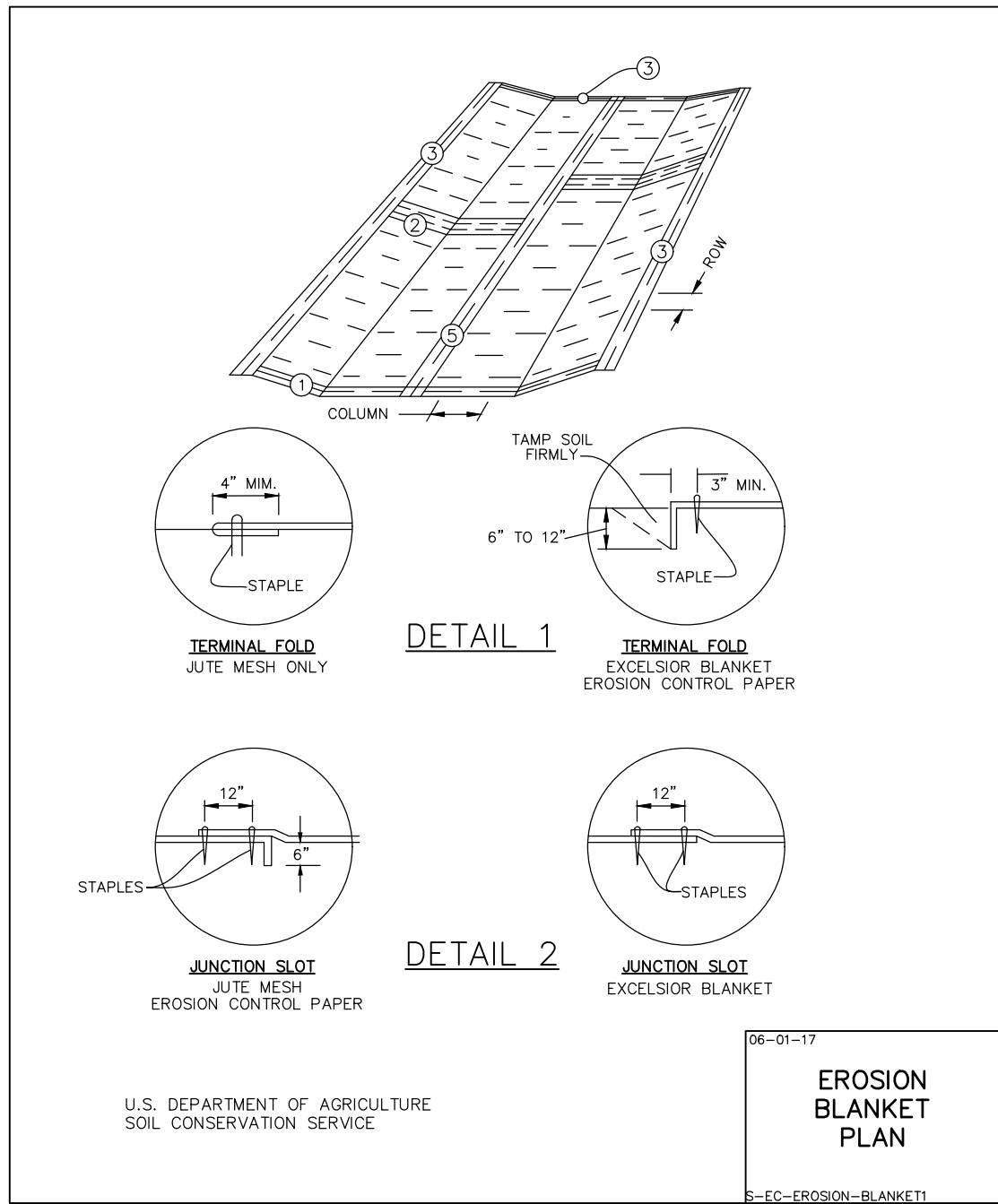
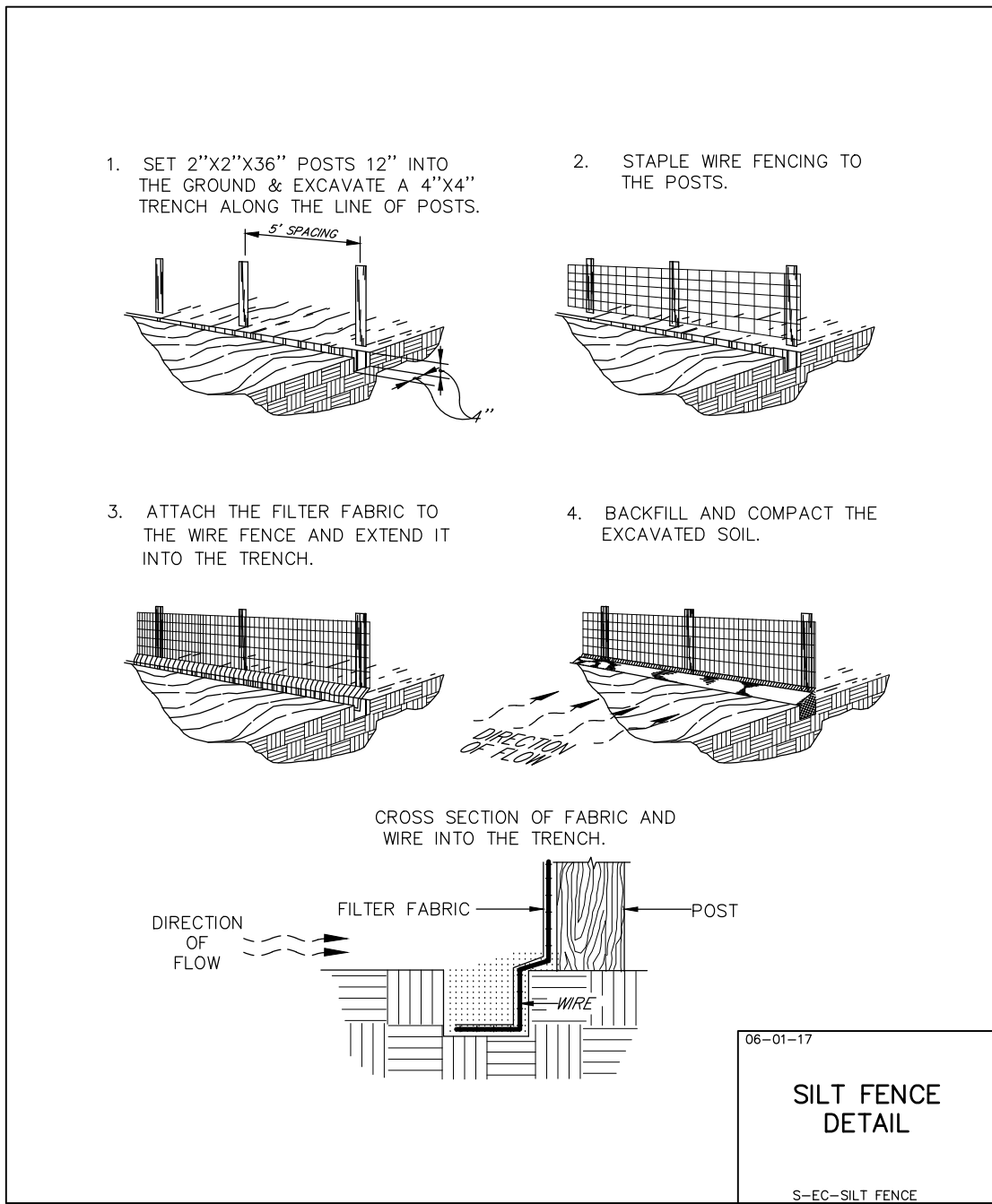
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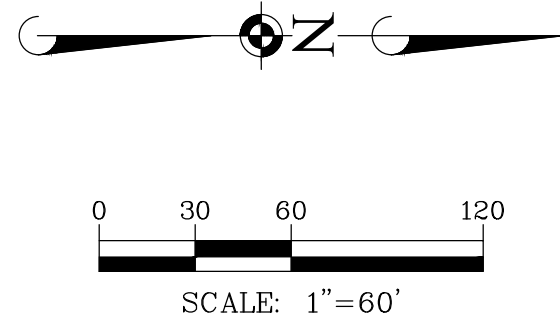
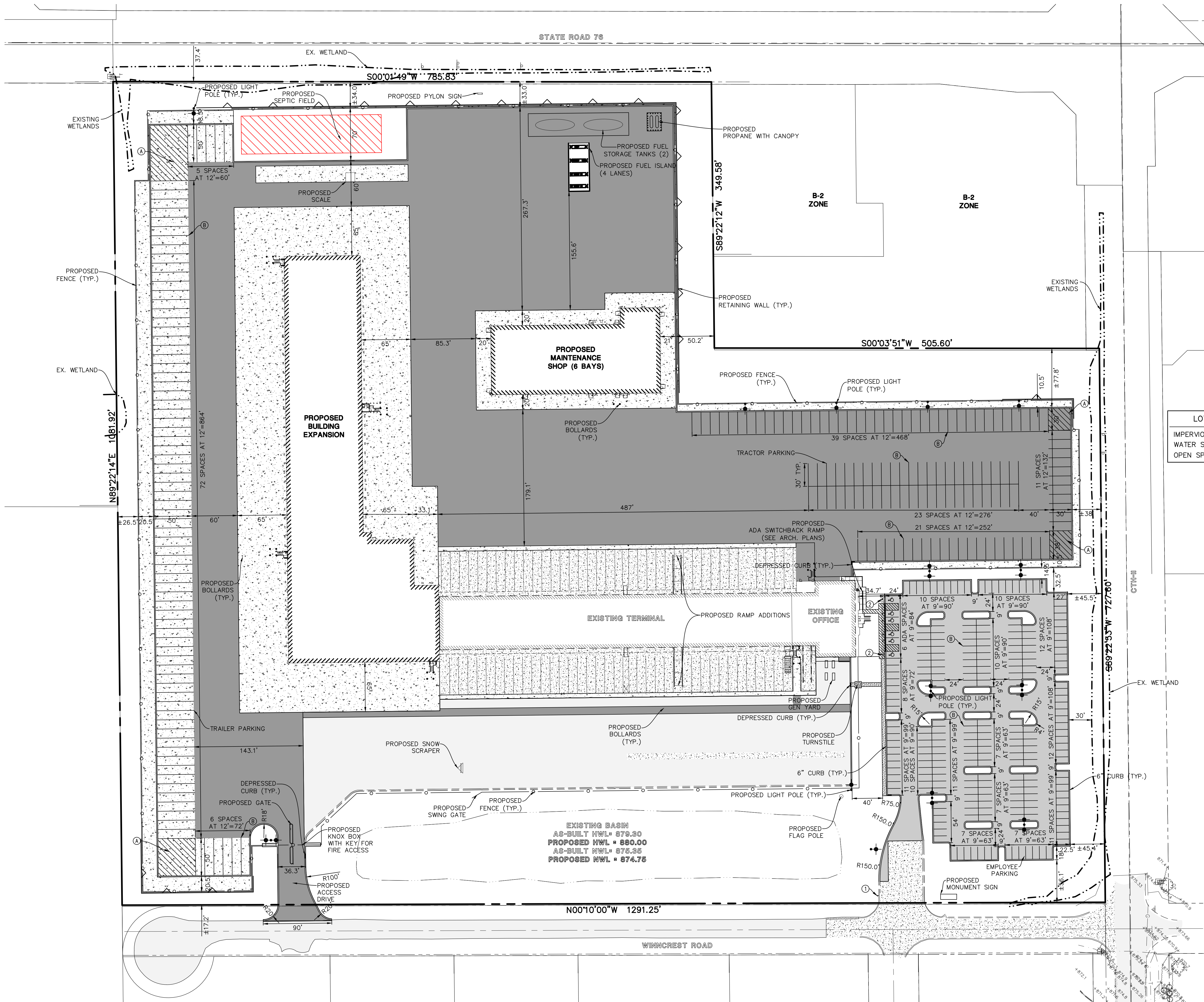
RIP-RAP							
PIPE DIAMETER (IN.) D	STONE RIP-RAP						BEDDING
	QUALITY DESIGNATION	GRADATION NUMBER RR	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) 4D	WEIGHT RANGE (LB) 4D	WEIGHT AVERAGE (LB) 4D	SIZE AVERAGE (IN.)
12"	B	3	8"	4'	1-50	10	4.5"
15"	B	3	8"	5	1-50	10	4.5"
18"	B	4	16"	6'	1-150	40	7"
21"	B	4	16"	7'	1-150	40	7"
24"	B	4	16"	8'	1-150	40	7"
27"	B	4	16"	9'	1-150	40	7"
30"	B	4	16"	10'	1-150	40	7"
36"	B	5	22"	12'	3-400	90	10"
42"	B	5	22"	14'	3-400	90	10"
48"	B	6	26"	16'	6-600	170	12"
54"	B	6	26"	18'	6-600	170	12"
60"	B	6	26"	20'	6-600	170	12"
72"	B	6	26"	24'	6-600	170	12"



03-07-24
SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
- MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MelTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
- INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
- STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION. THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
- IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
- STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
- TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
- INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.

- STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
- DEWATERING DISCHARGES SHALL BE ROUTED THROUGH A SEDIMENT CONTROL (e.g. SEDIMENT TRAP OR BASIN, PUMPED WATER FILTER BAG) DESIGNED TO MINIMIZE DISCHARGES WITH VISUAL TURBIDITY. THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM. THE DISCHARGE MUST NOT CAUSE THE FORMATION OF A VISIBLE SHEEN ON THE WATER SURFACE, OR VISIBLE ONLY DEPOSITS ON THE BOTTOM OR SHORELINE OF THE RECEIVING WATER. AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING WATER IS FOUND TO OR EXPECTED TO CONTAIN THESE MATERIALS. TO THE EXTENT FEASIBLE, USE WELL VEGETATED (e.g. GRASSY OR WOODED), UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. USING RECEIVING WATERS AS PART OF THE TREATMENT AREA IS PROHIBITED. TO MINIMIZE DEWATERING RELATED EROSION AND RELATED SEDIMENT DISCHARGES, USE STABLE, EROSION RESISTANT SURFACES (e.g. WELL-VEGETATED GRASSY AREAS, CLEAN FILTER STONE, GEOTEXTILE UNDERLAYMENT) TO DISCHARGE FROM DEWATERING CONTROLS. DO NOT PLACE DEWATERING CONTROLS, SUCH AS PUMPED WATER FILTER BAGS ON STEEP SLOPES (15% OR GREATER IN GRADE. BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL. DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
- DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
- ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
- OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.



SITE DATA	
SITE AREA	±27.9 ACRES
ADA PARKING PROVIDED	6 SPACES
EMPLOYEE PARKING PROVIDED	226 SPACES
TRACTOR PARKING PROVIDED	117 SPACES
TRAILER PARKING PROVIDED	83 SPACES

EMPLOYEE DATA	
OFFICE BUILDING	14 EMPLOYEES
TERMINAL BUILDING	108 EMPLOYEES
MAINTENANCE GARAGE	8 EMPLOYEES
TOTAL EMPLOYEE COUNT	130 EMPLOYEES
EMPLOYEES PER SHIFT:	
1ST SHIFT	60 EMPLOYEES
2ND SHIFT	43 EMPLOYEES
3RD SHIFT	27 EMPLOYEES

SETBACK REQUIREMENTS	
STREET YARD	30' MIN
SIDE YARD	7' MIN ON ONE SIDE 10' MIN ON OTHER
REAR YARD	25' MIN

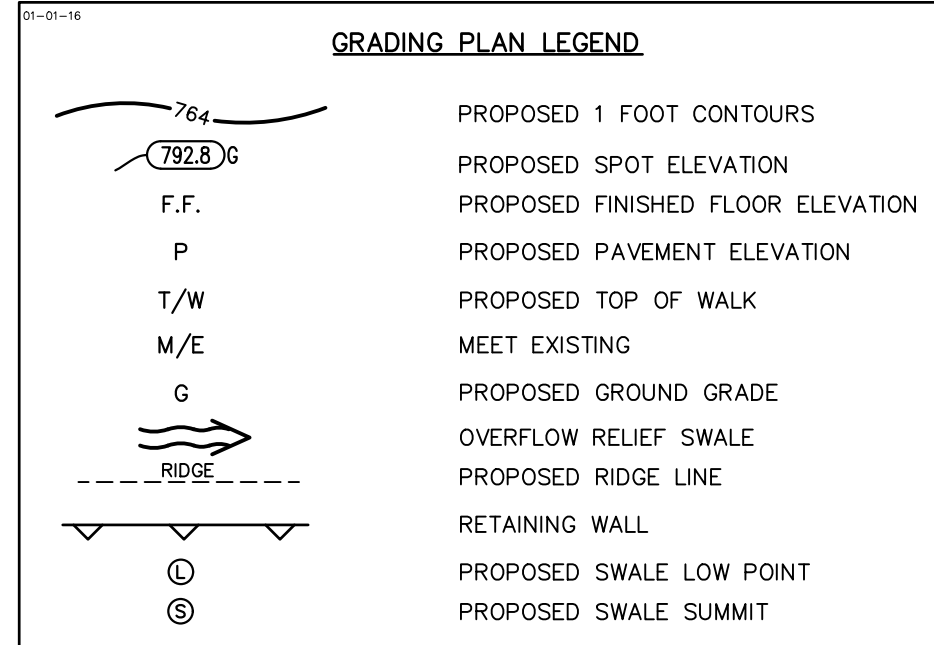
PAVEMENT MARKING LEGEND	
A	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
B	4" YELLOW LINE

LOT COVERAGE DATA	
IMPERVIOUS AREA	20.28 AC.
WATER SURFACE AREA	1.16 AC.
OPEN SPACE AREA	1.16 AC.

SIGN LEGEND	
①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN

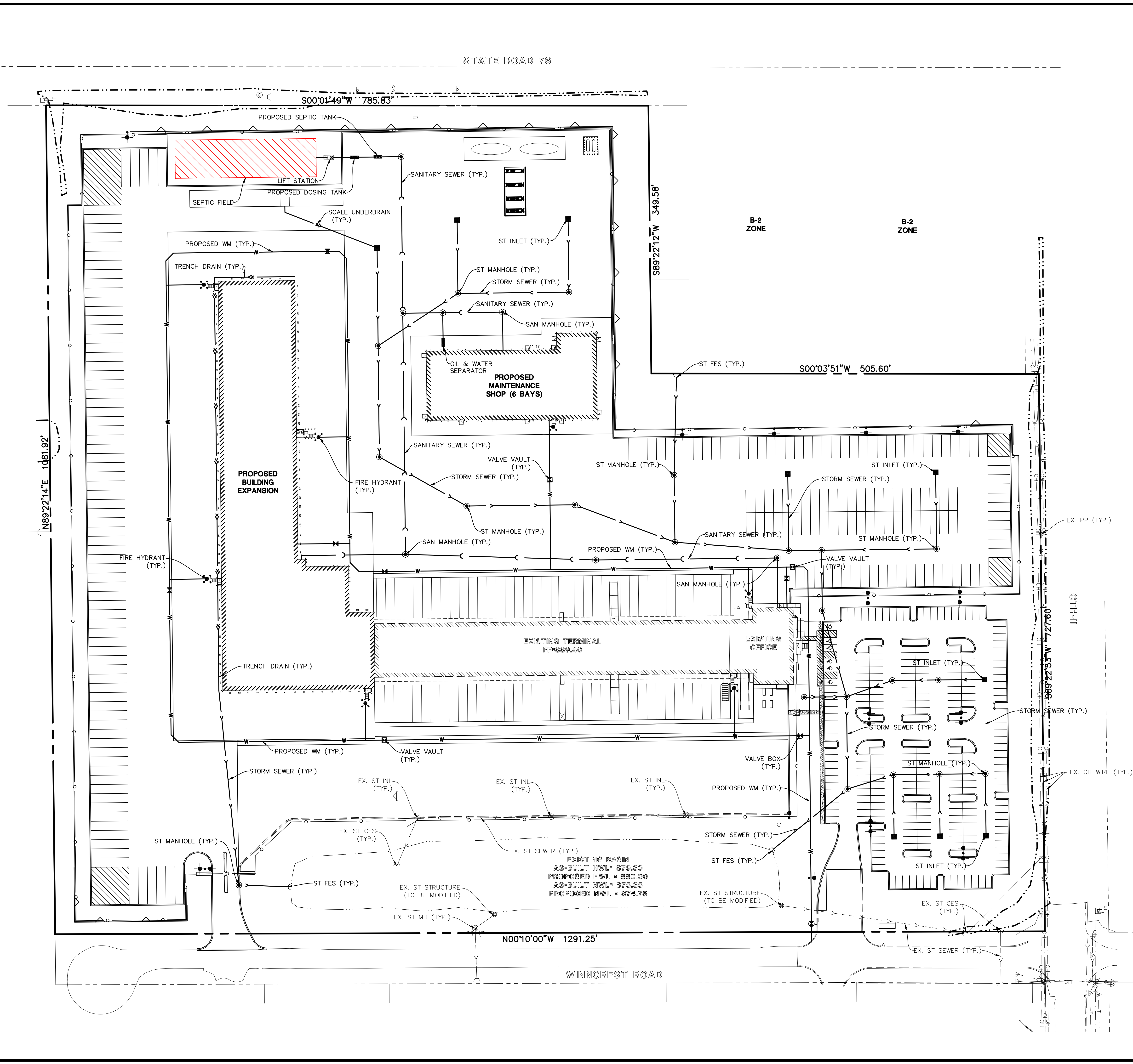
PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	EXISTING HEAVY DUTY PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE (SIDEWALKS)
	EXISTING CONCRETE PAVEMENT

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE 10" UNLESS OTHERWISE NOTED.
 - ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.



- GRADING NOTES:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE IMPLEMENTED PRIOR TO BEGINNING GRADING OPERATIONS.
 6. THE CONTRACTOR SHALL CONTACT J.W.L.L.E.
(1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOING GRADING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON JULY 22, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWNERS, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
 12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.



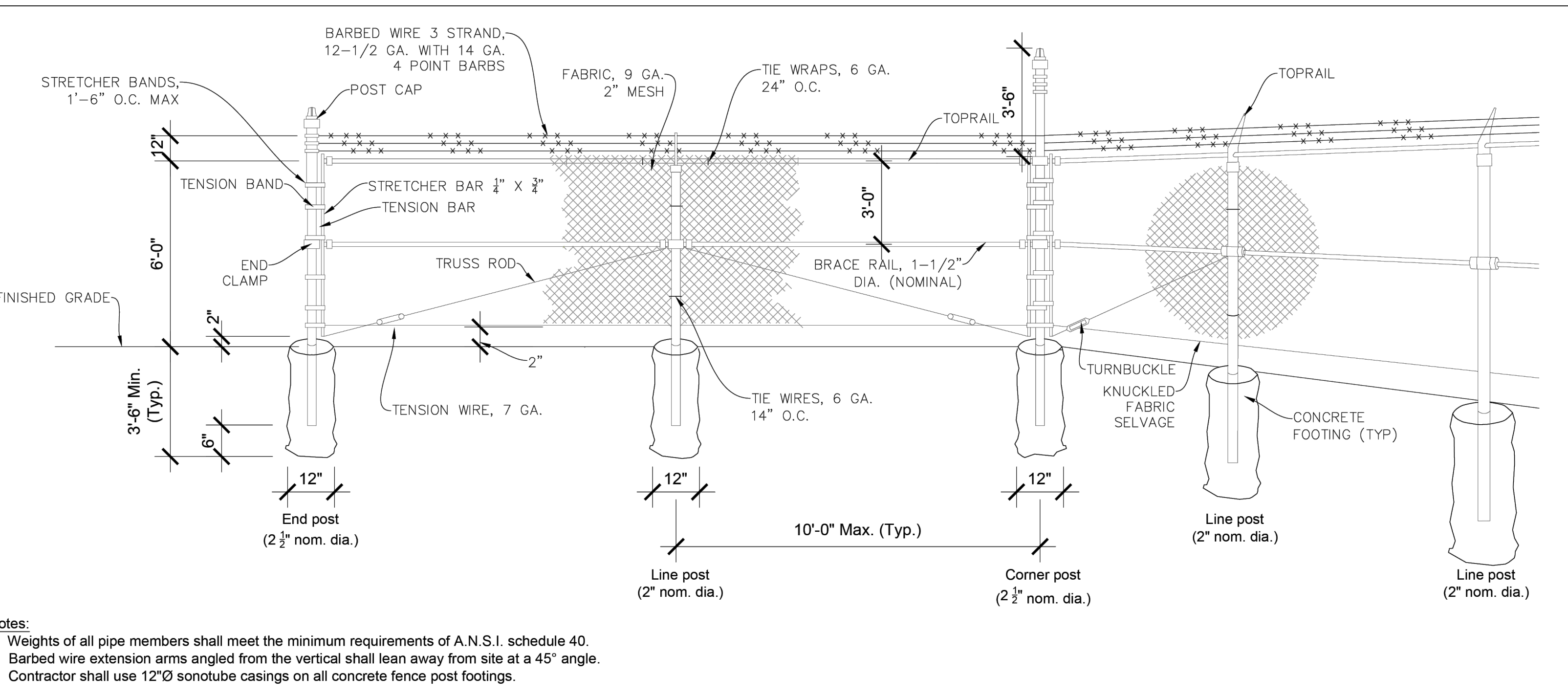
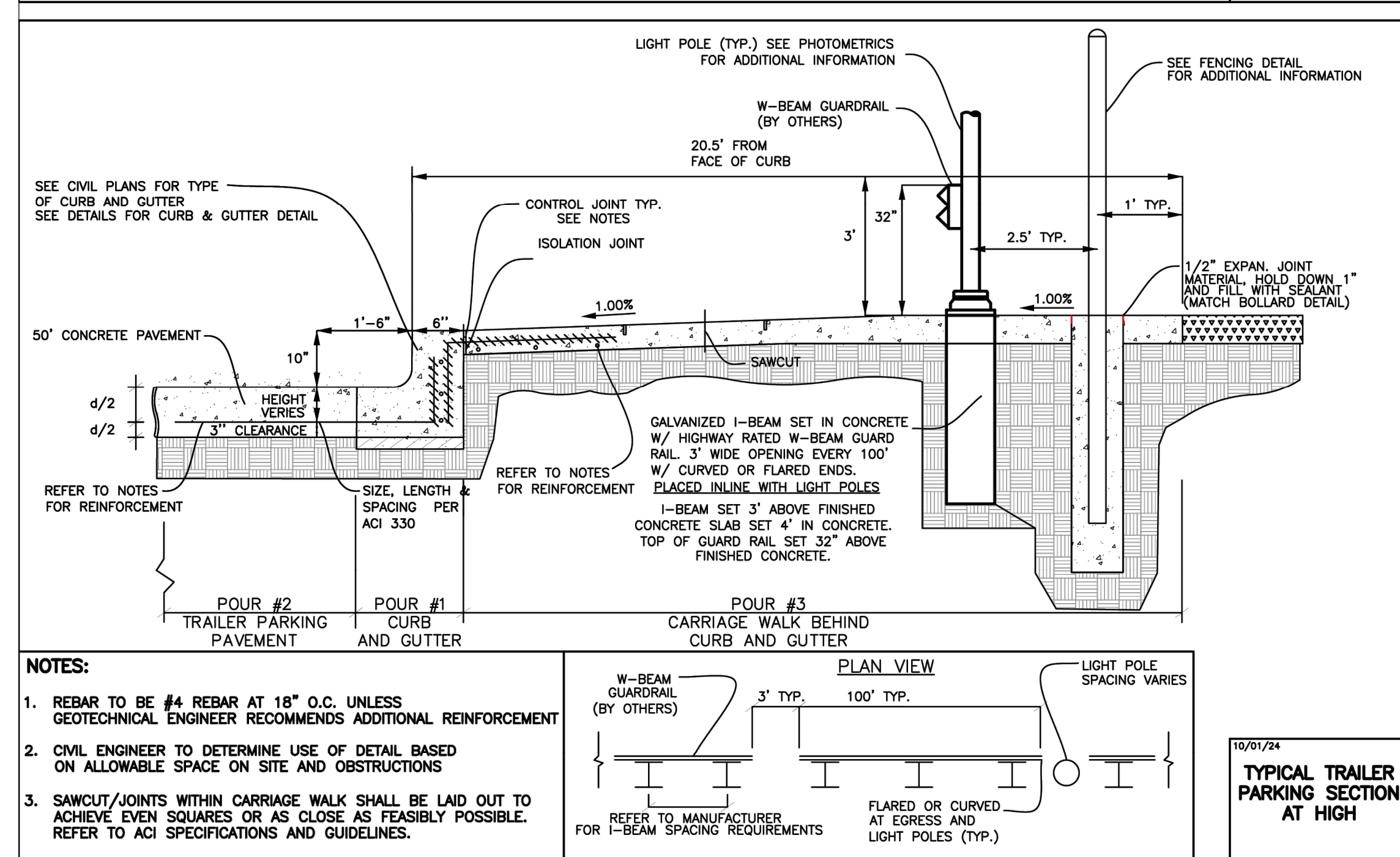
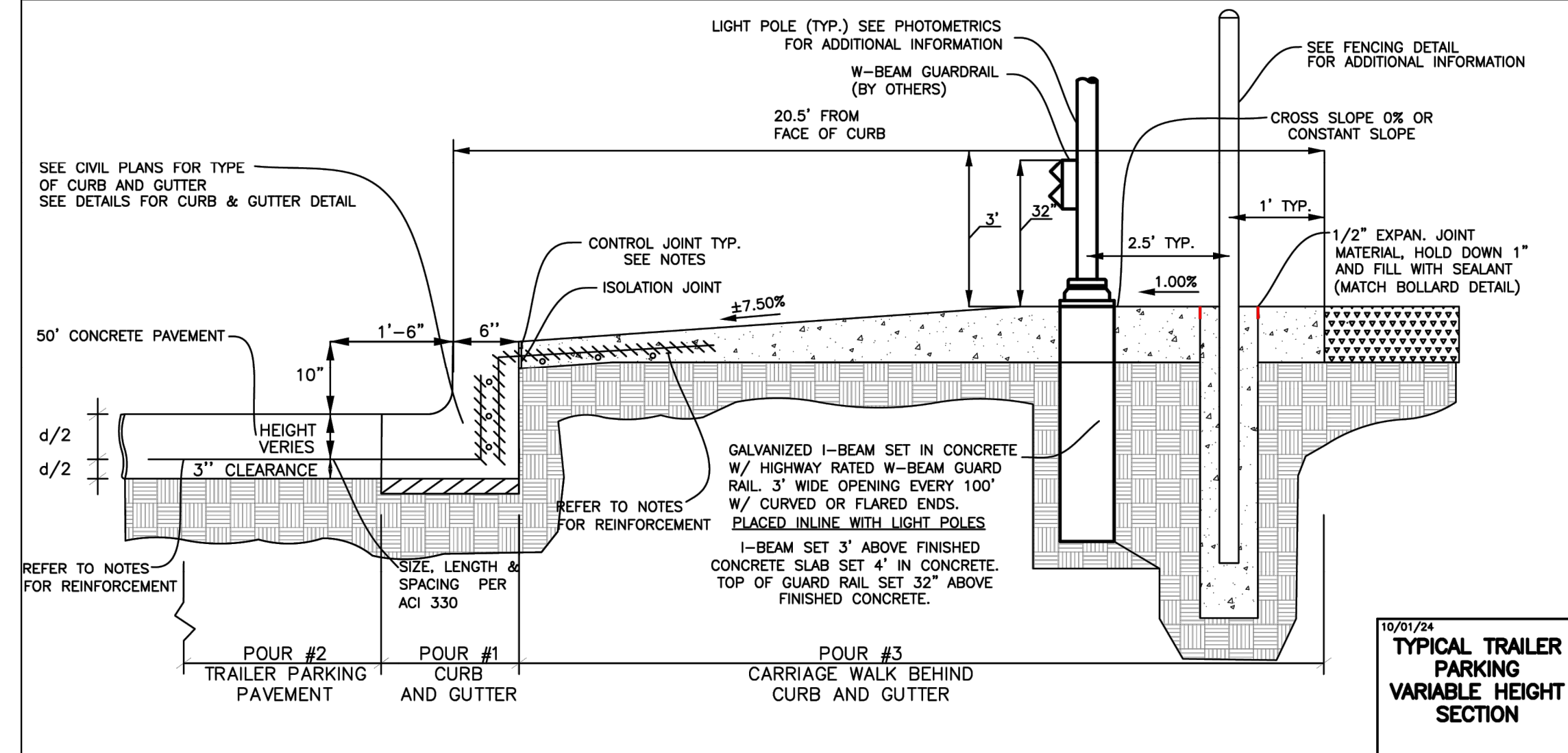
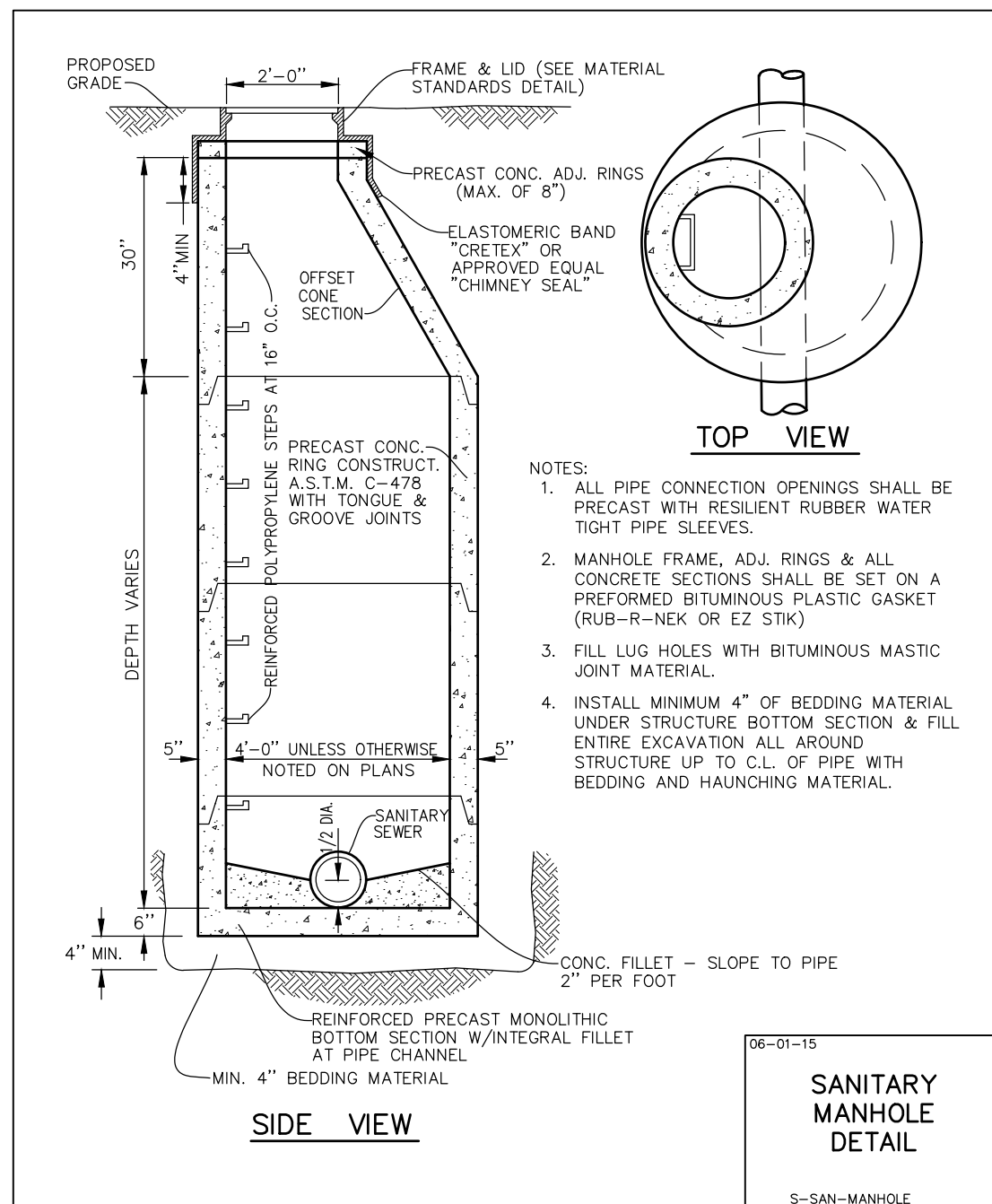
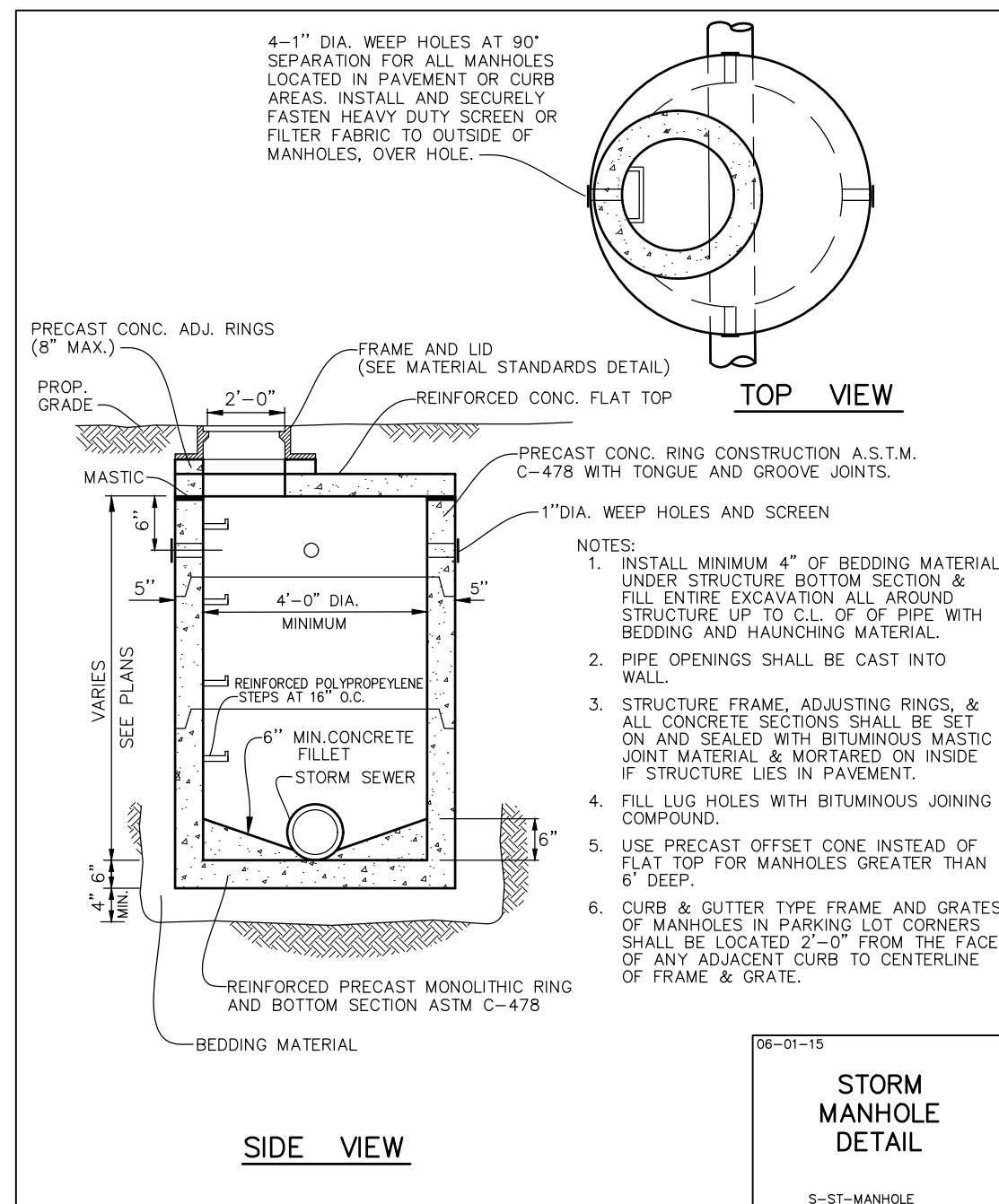
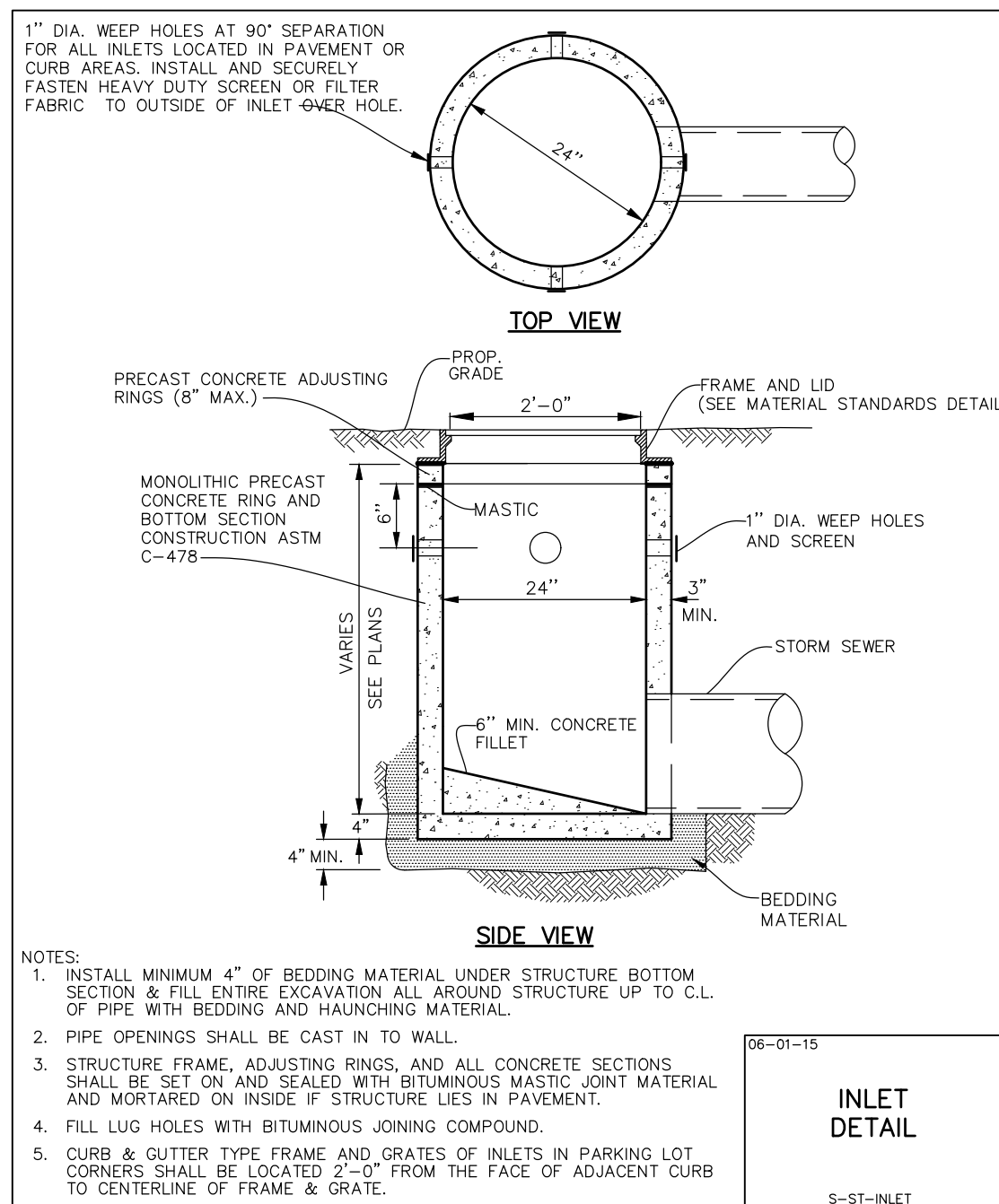
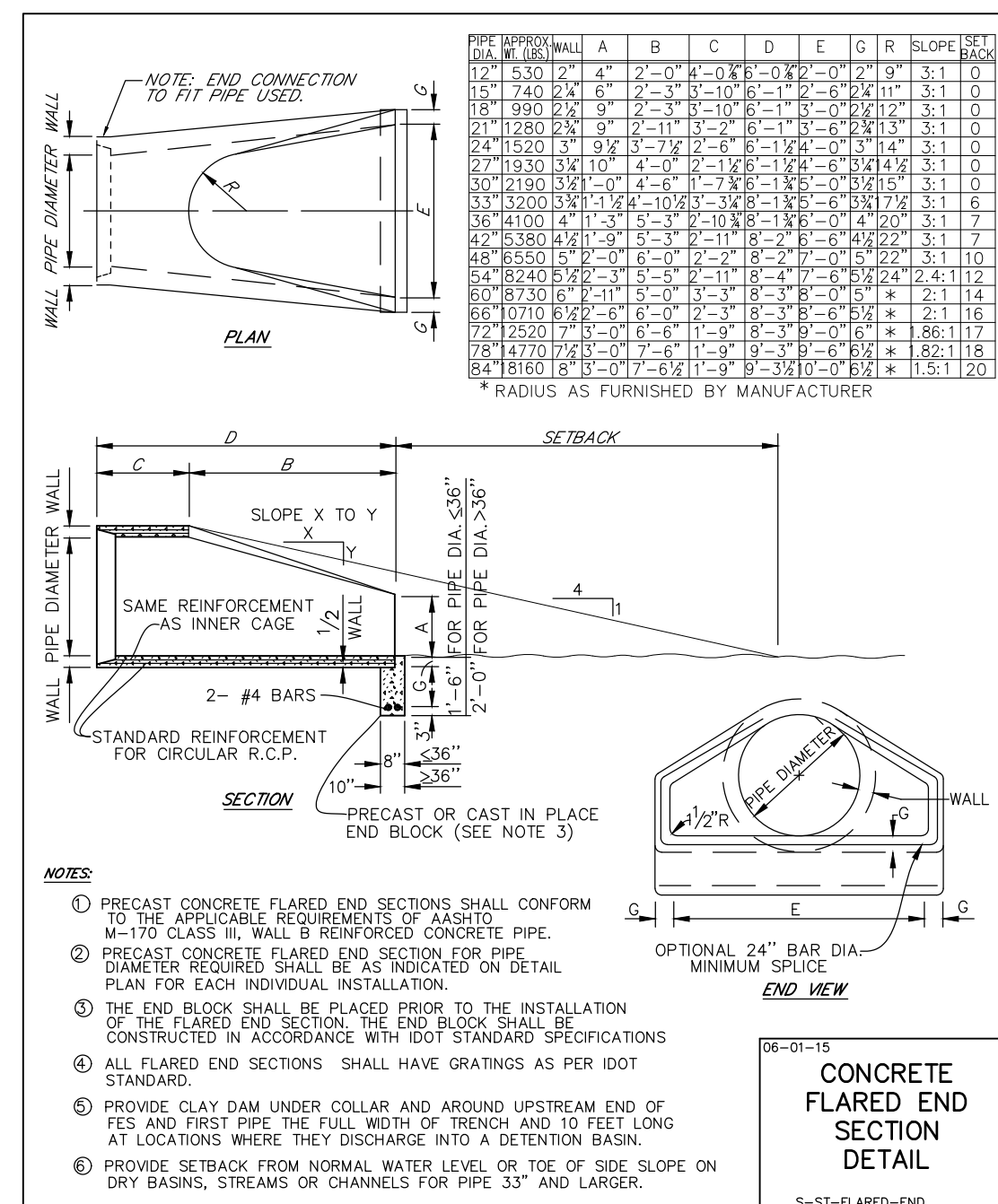
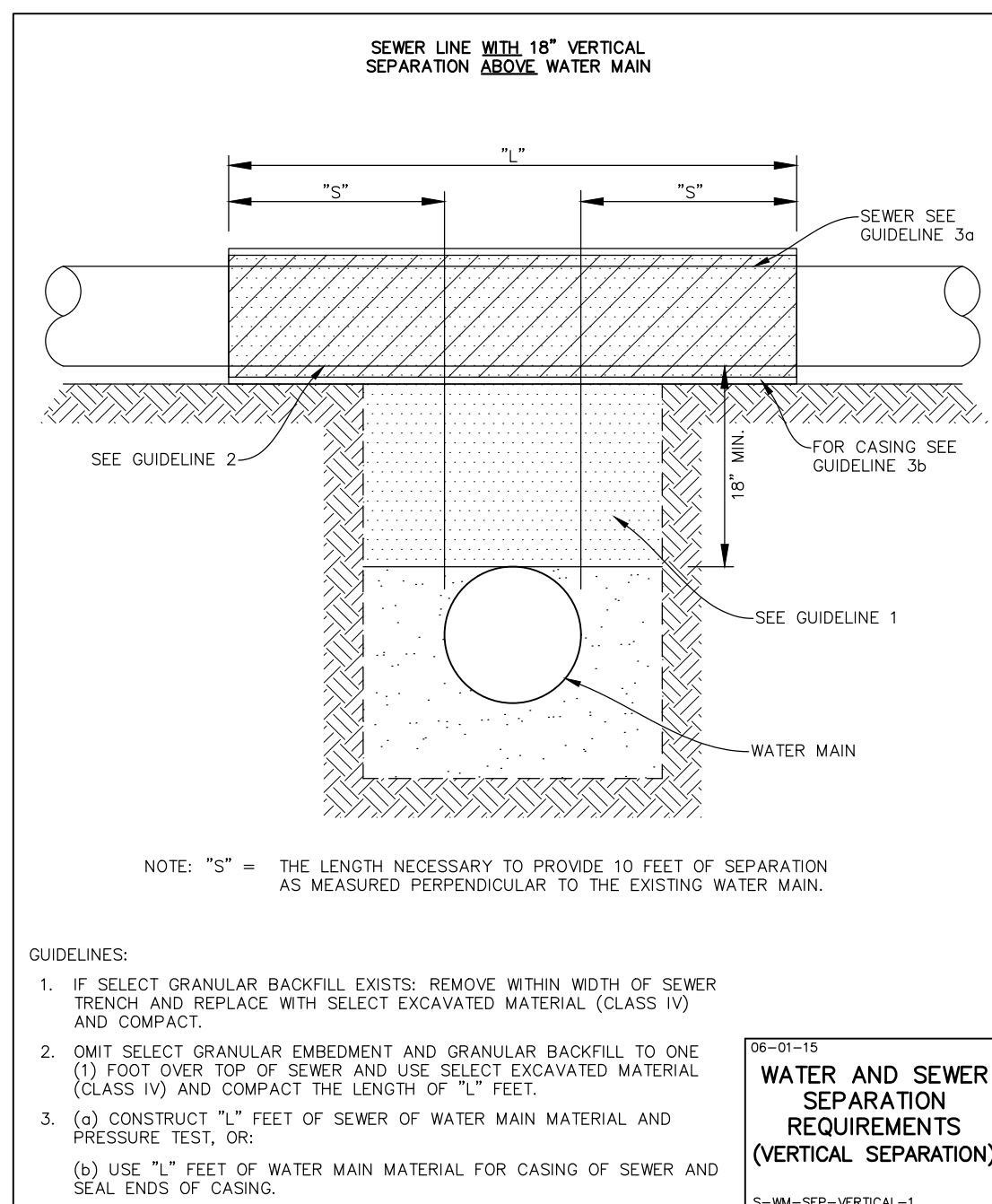
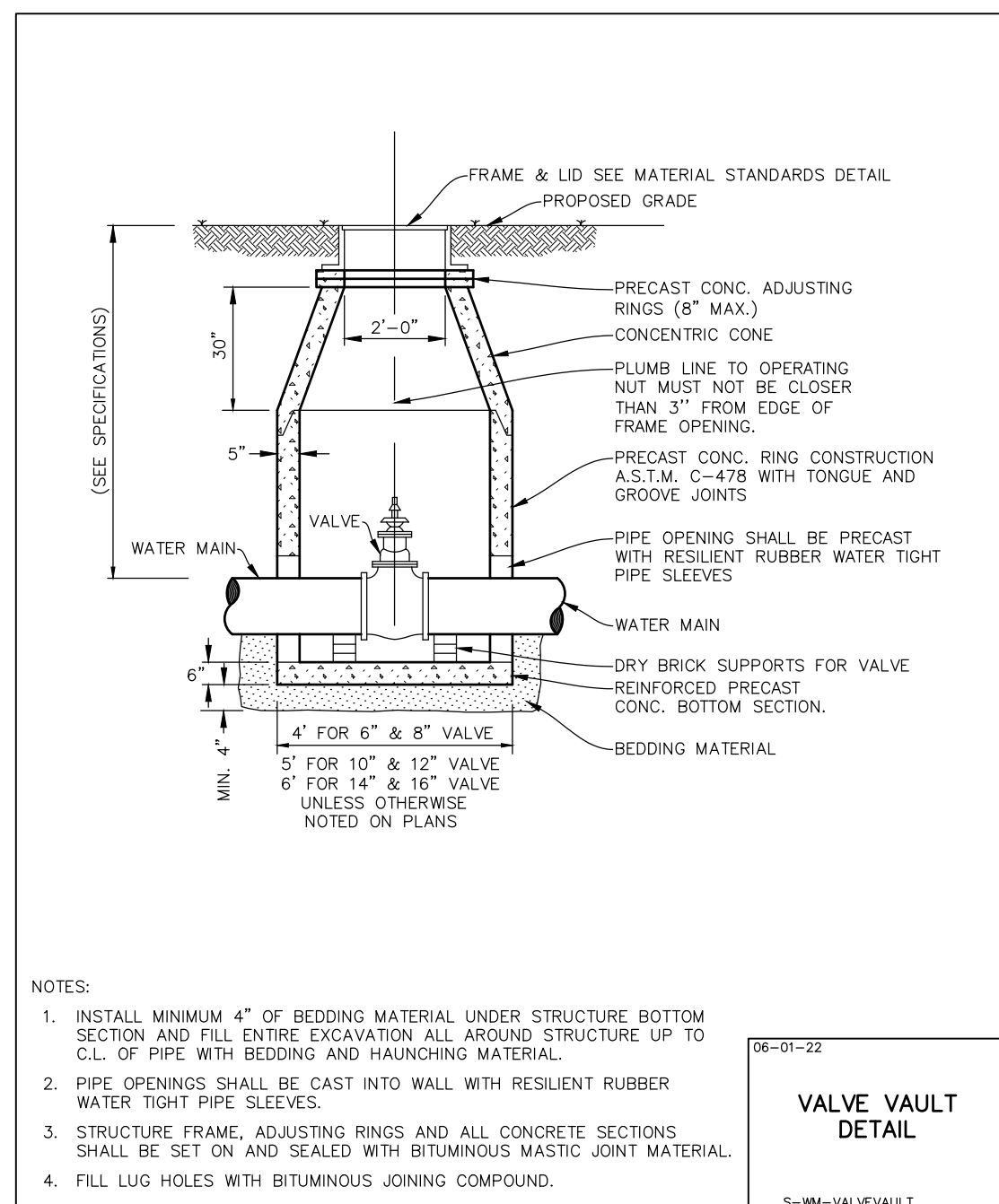
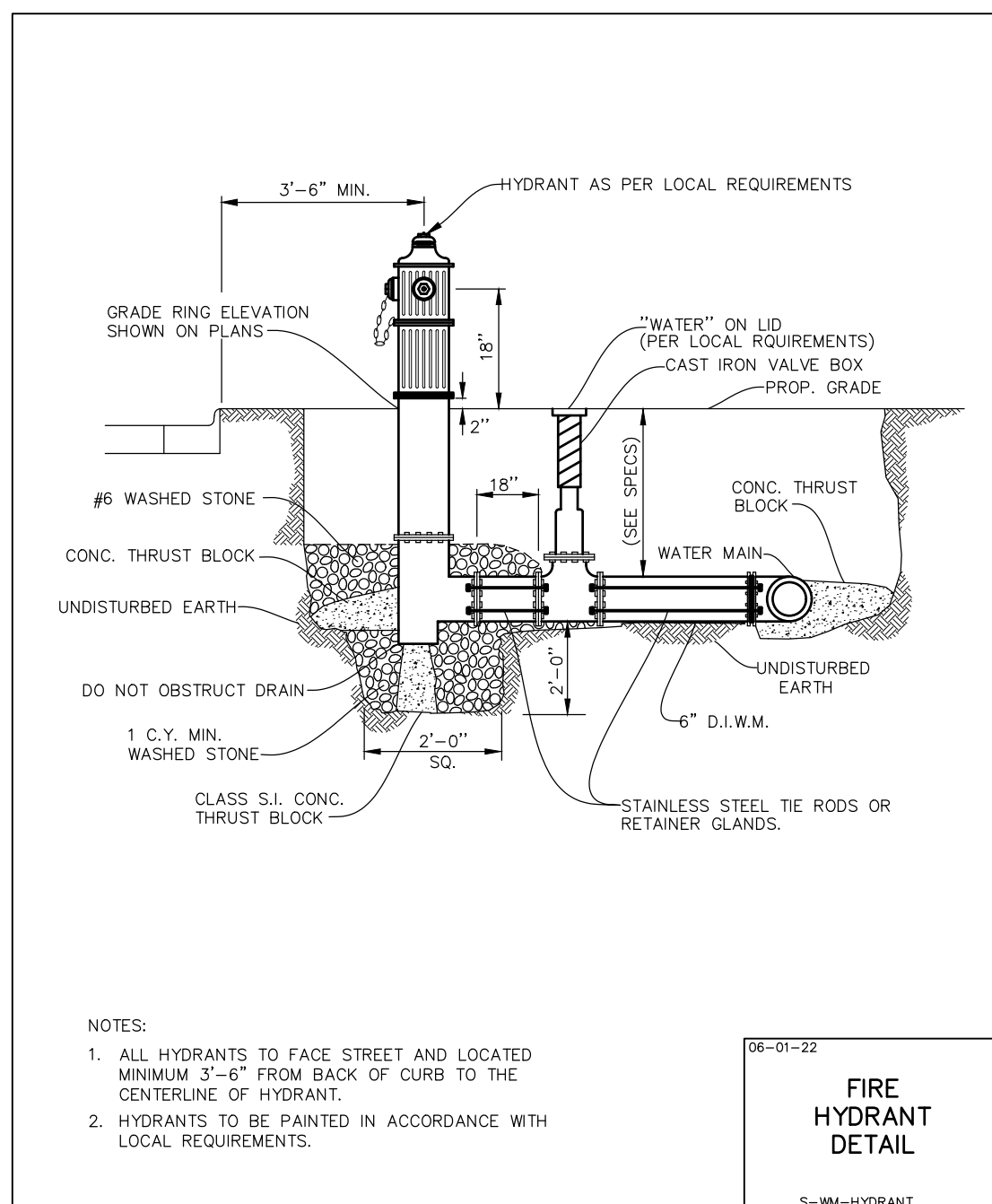


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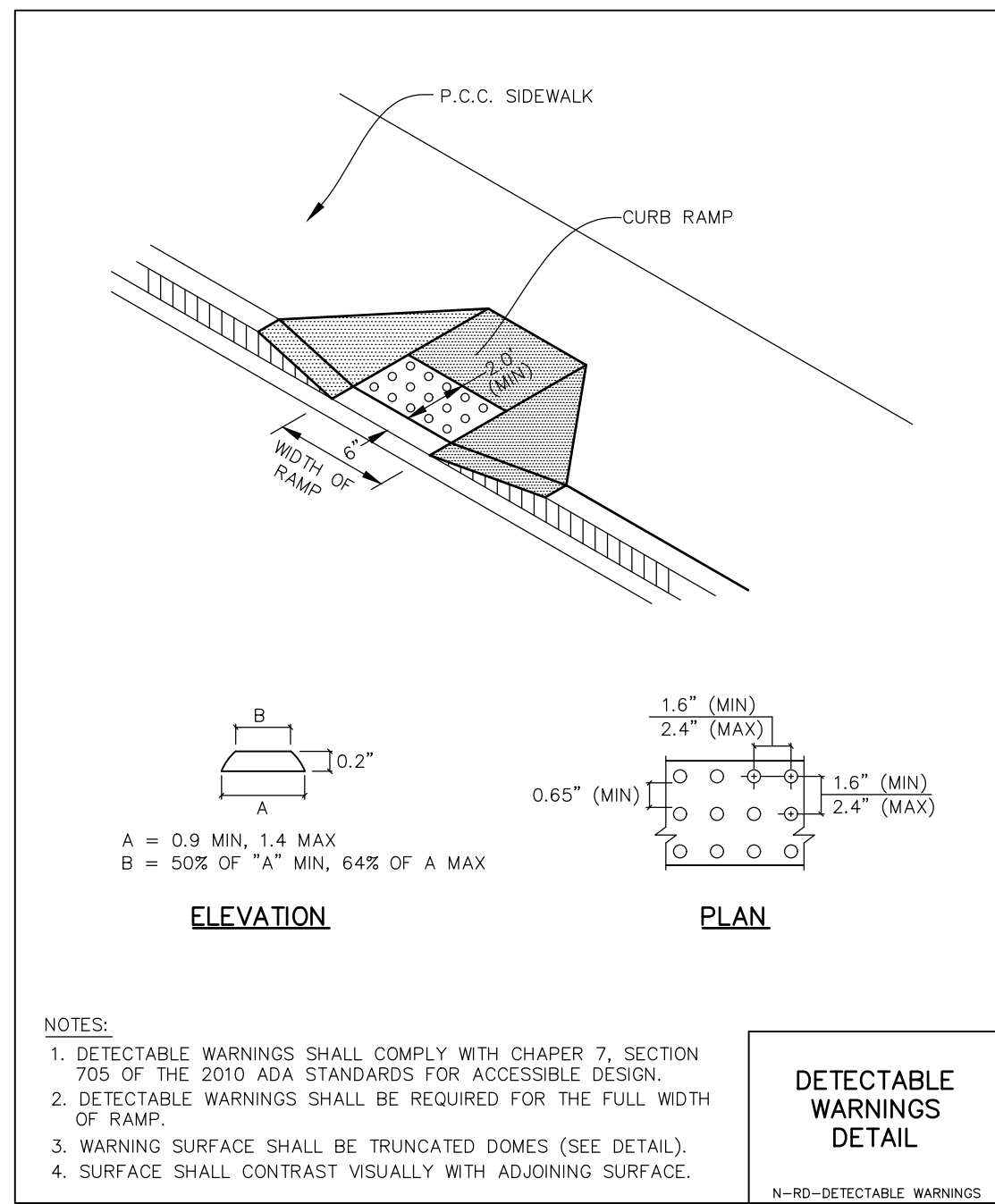
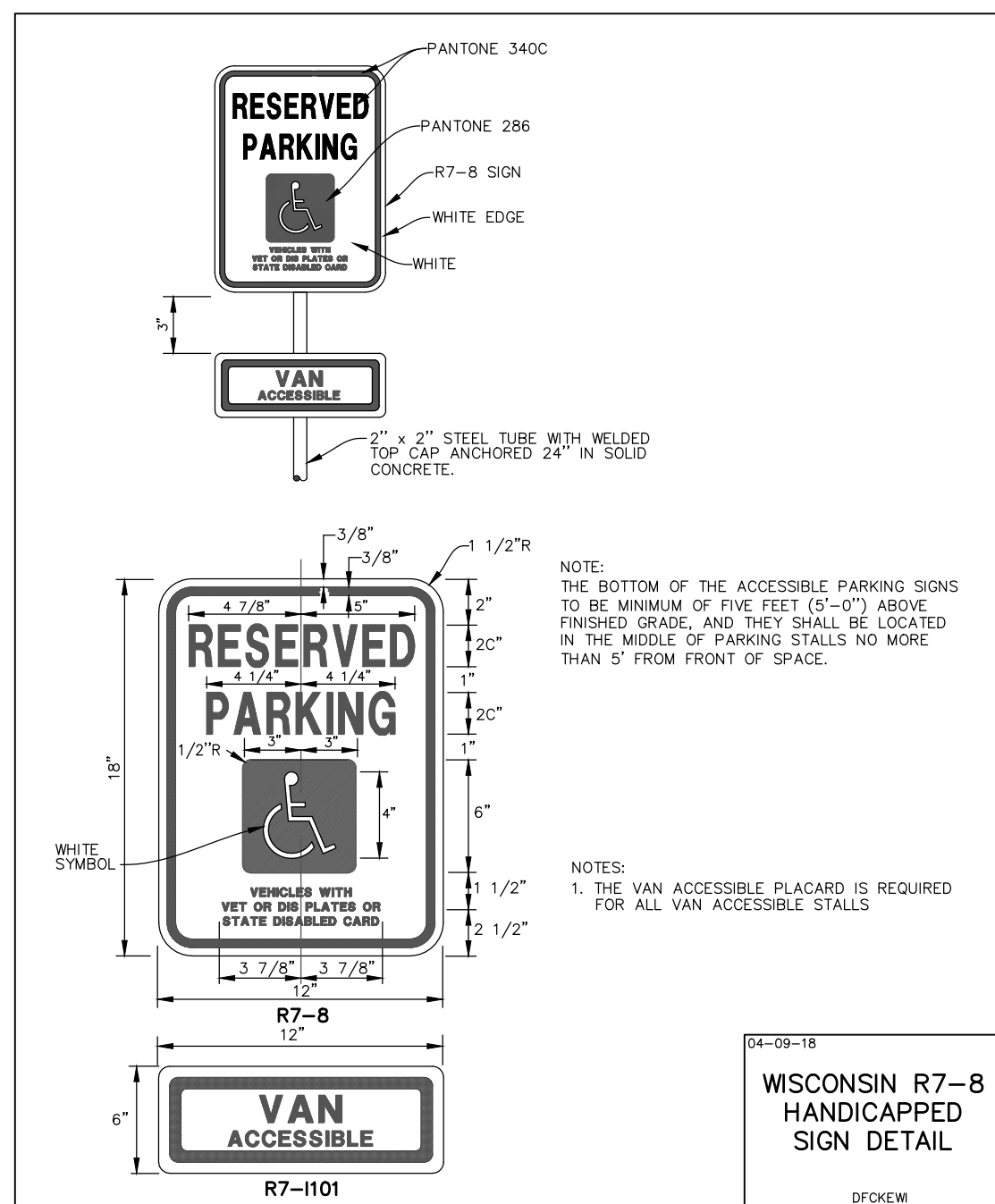
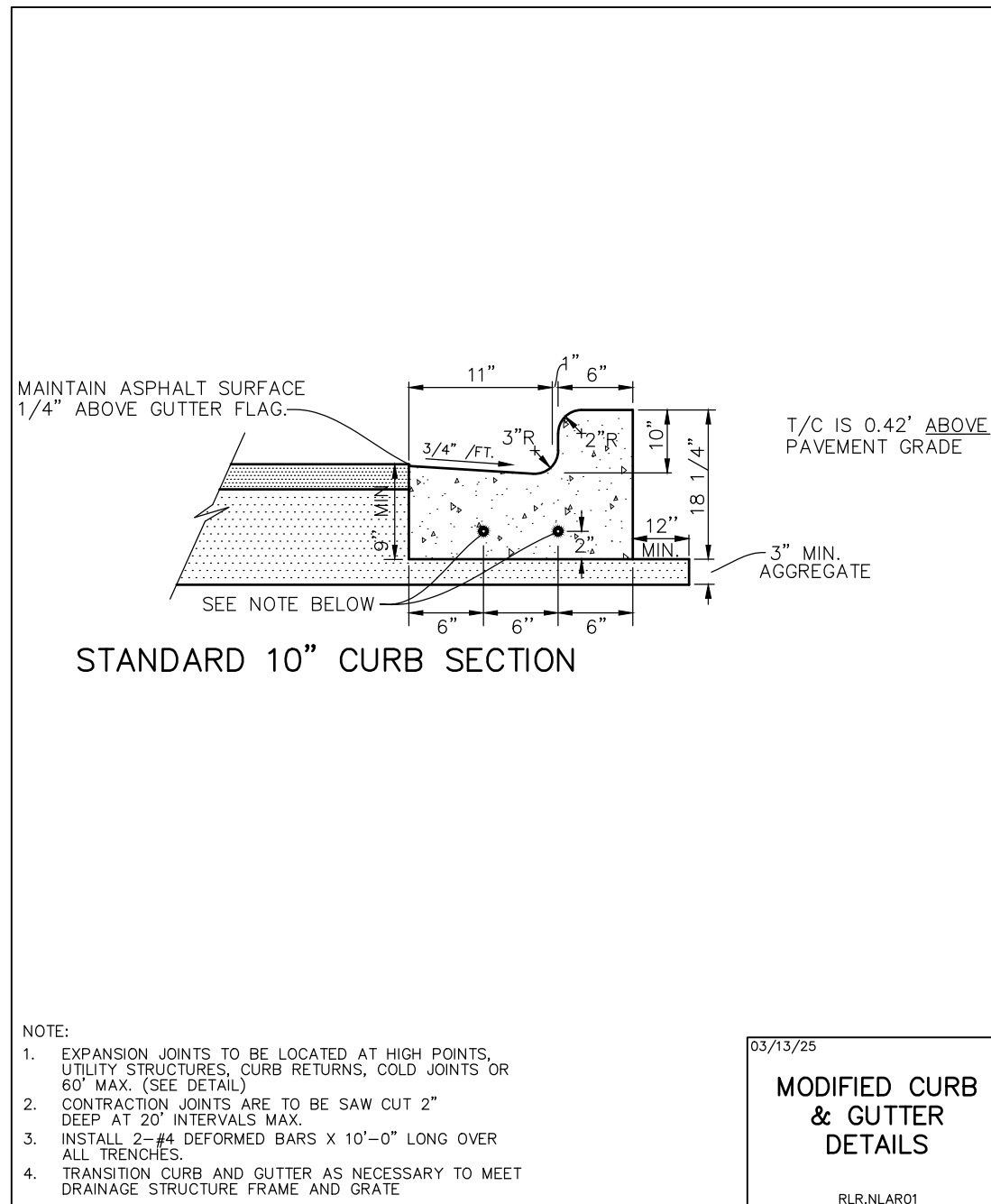
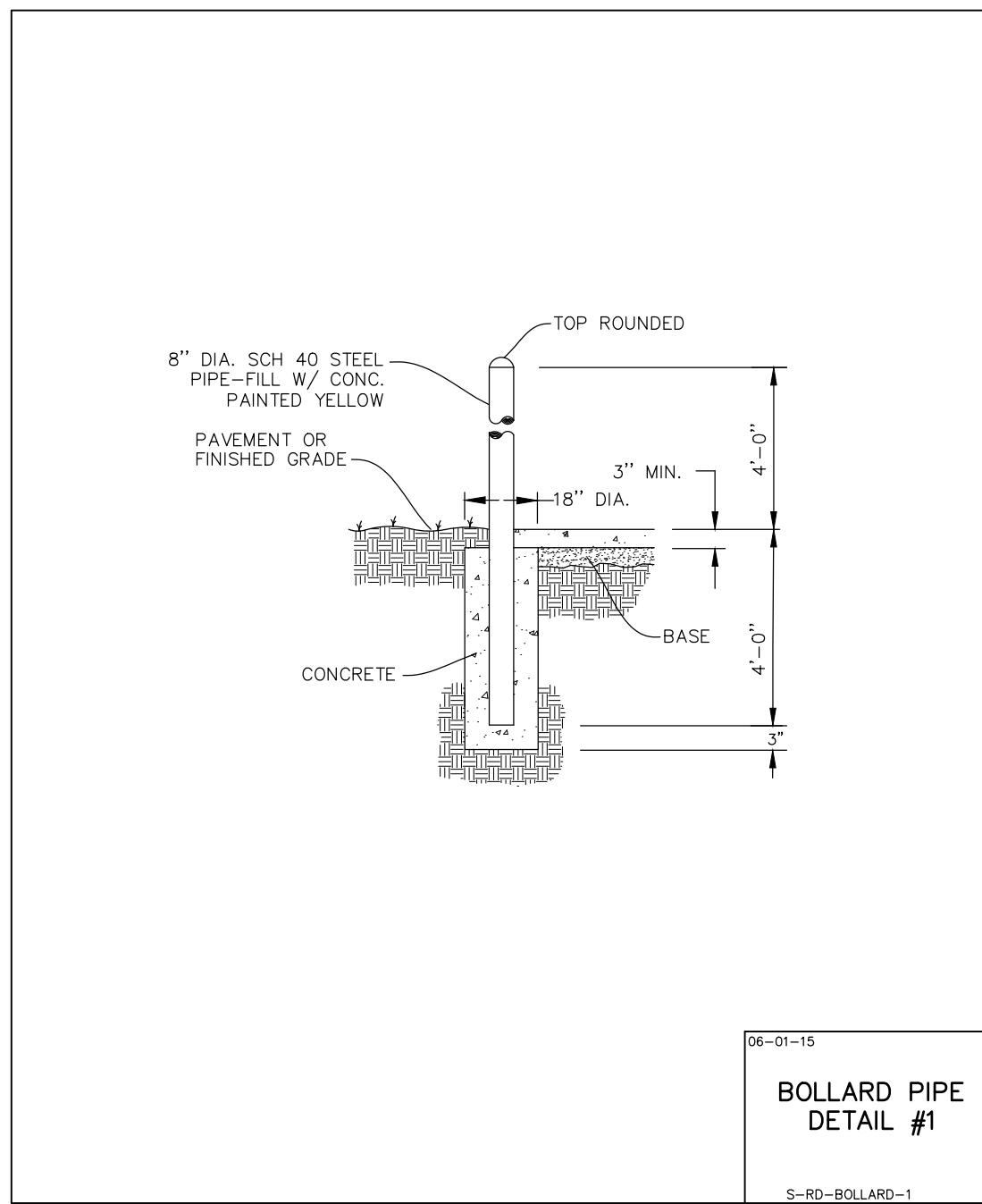
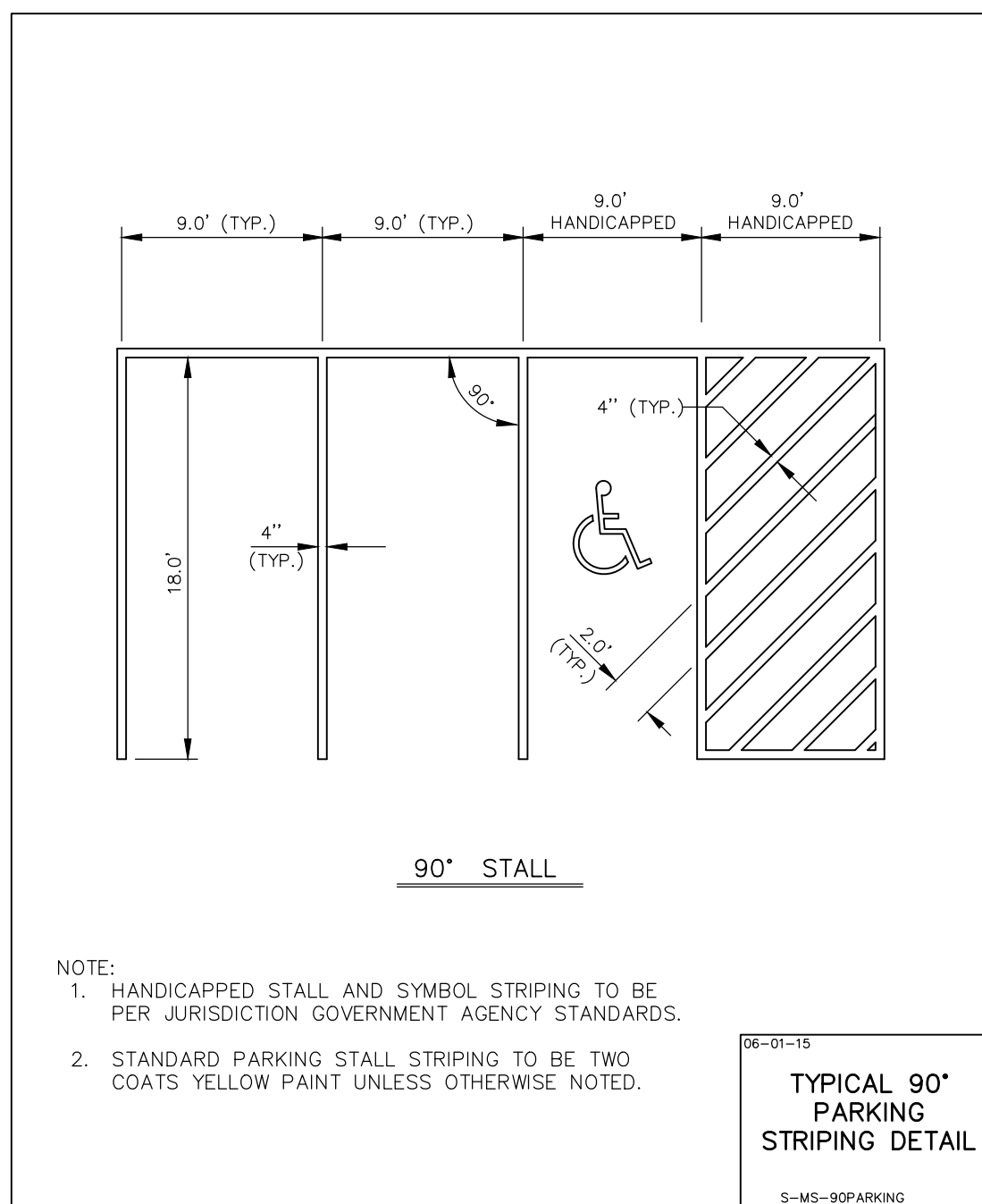
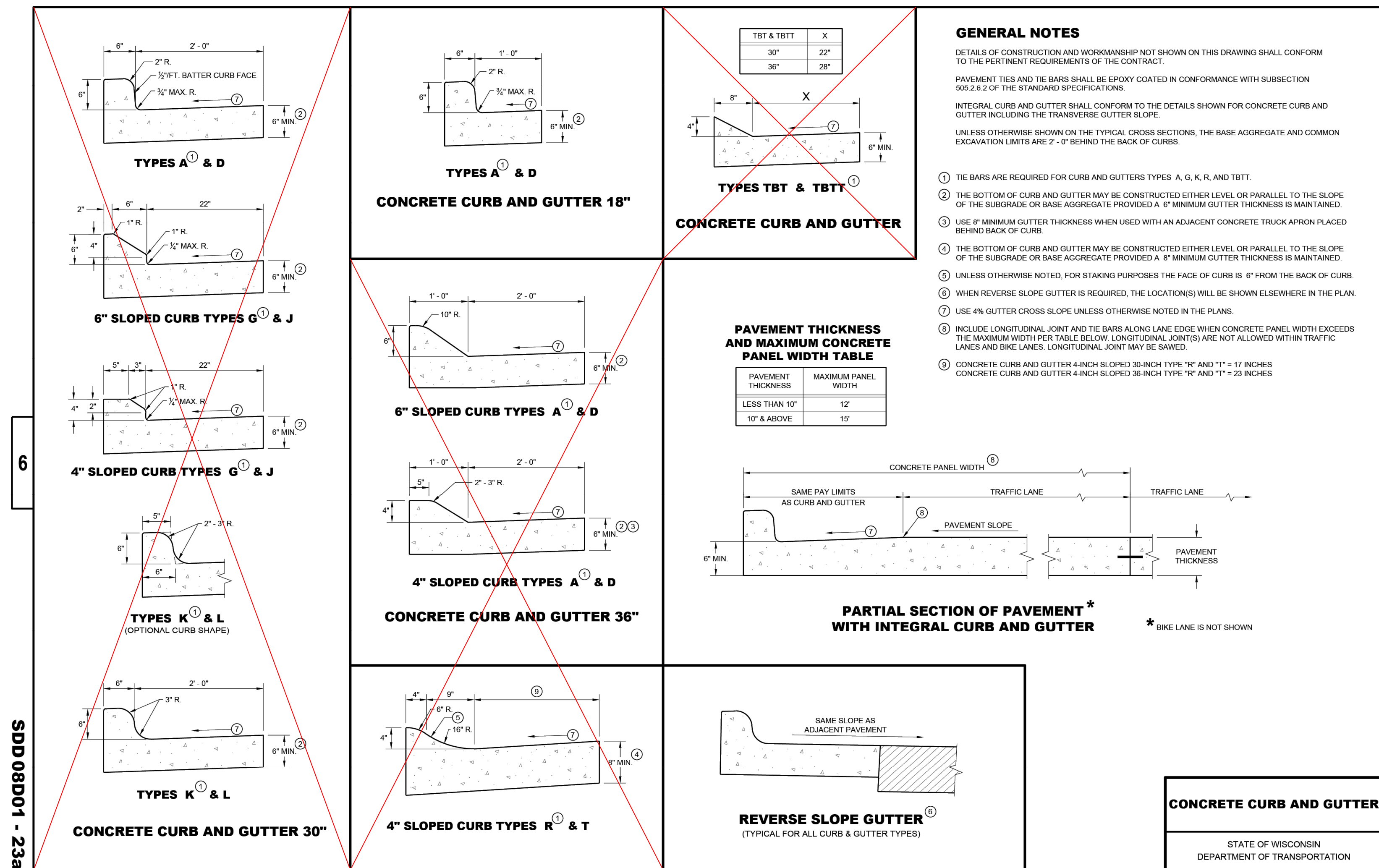
SCALE: 1" = 60'

UTILITY NOTES:

 1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 5. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 6. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
 7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
 9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
 10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 11. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 12. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 13. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.



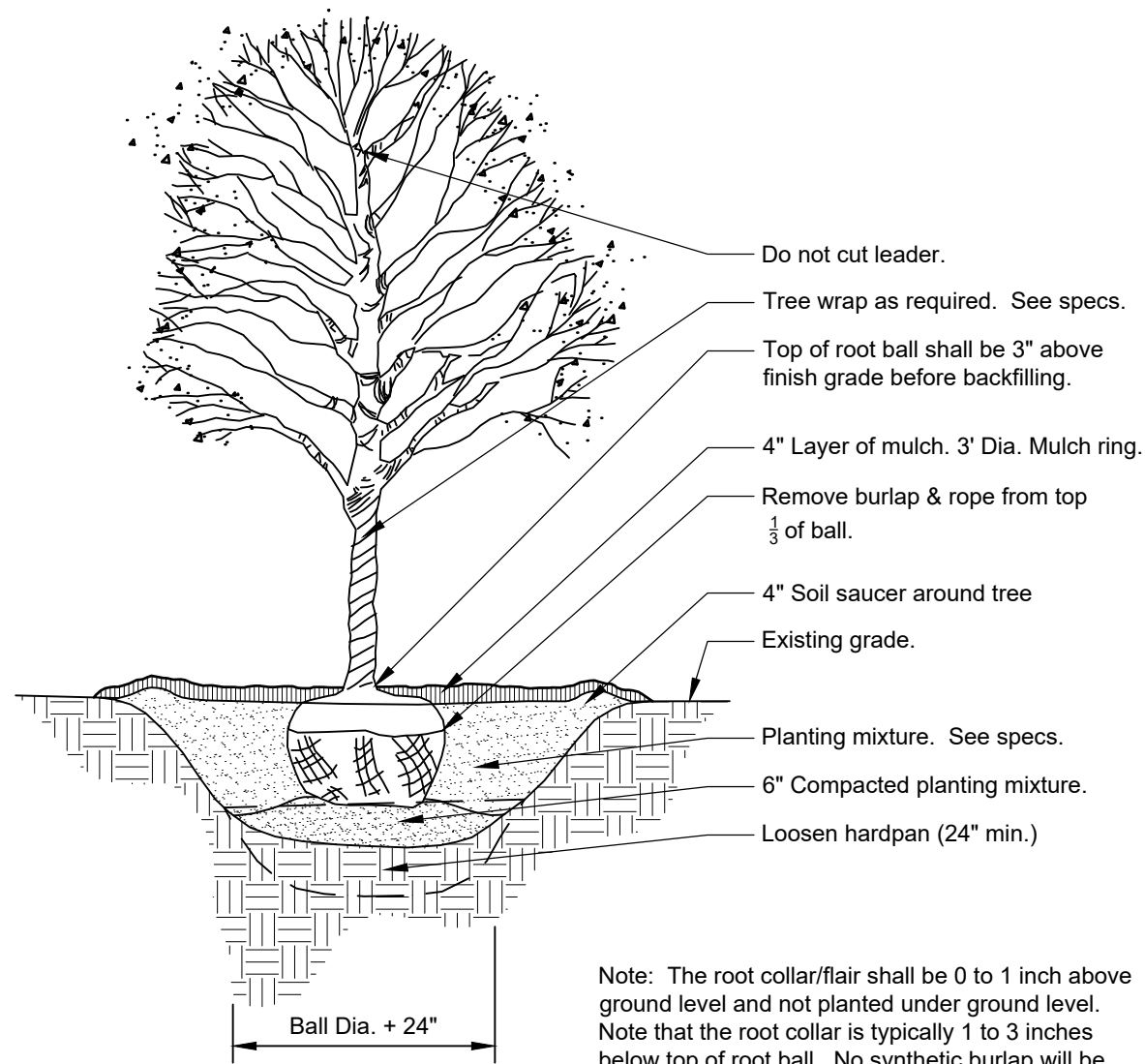
SHOULD A CONFLICT ARISE BETWEEN MANHARD
DETAILS AND THE TOWN DETAILS, THE TOWN
DETAILS SHALL TAKE PRECEDENCE.



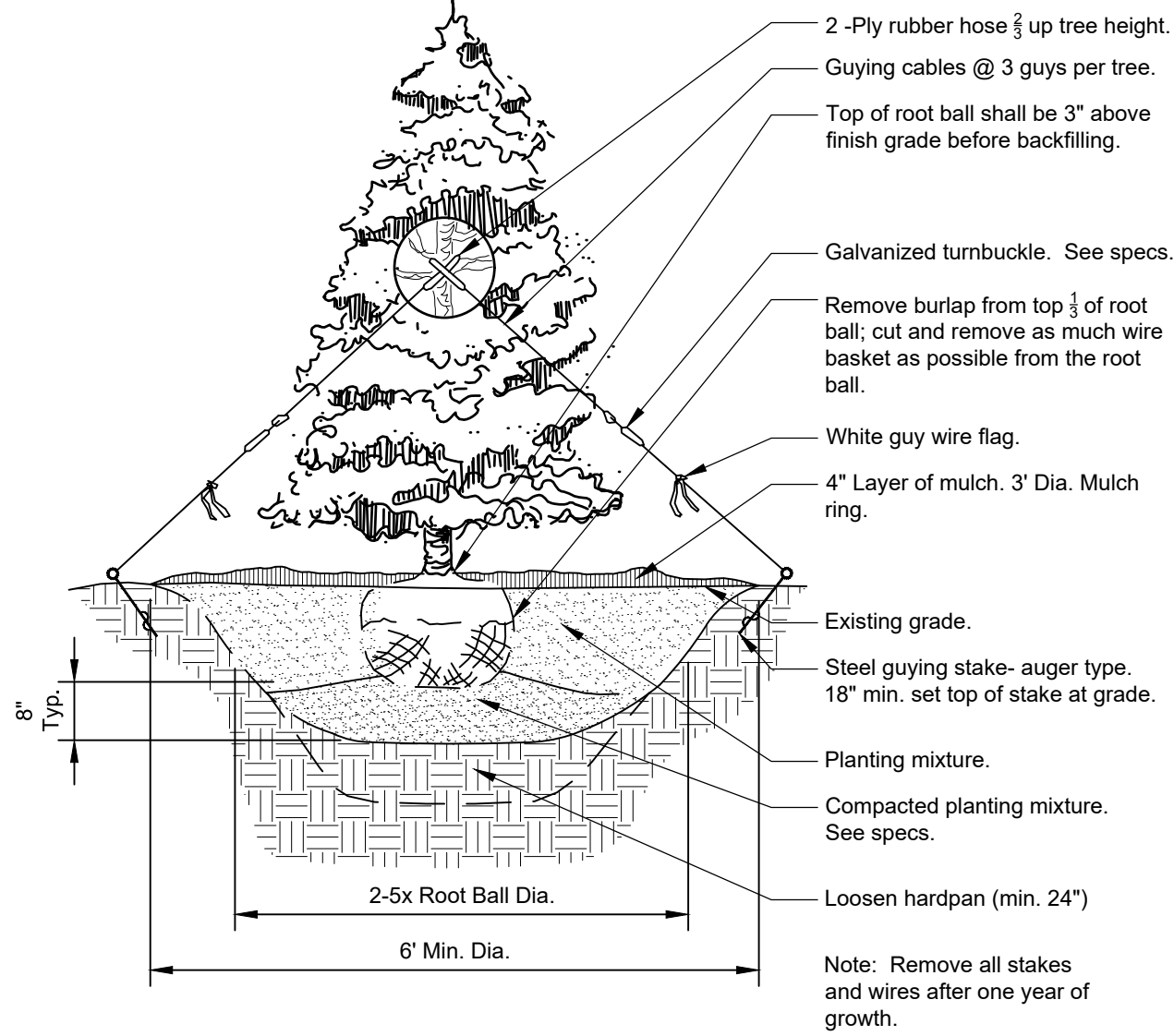
SHOULD A CONFLICT ARISE BETWEEN MANHARD
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Landscape Notes:

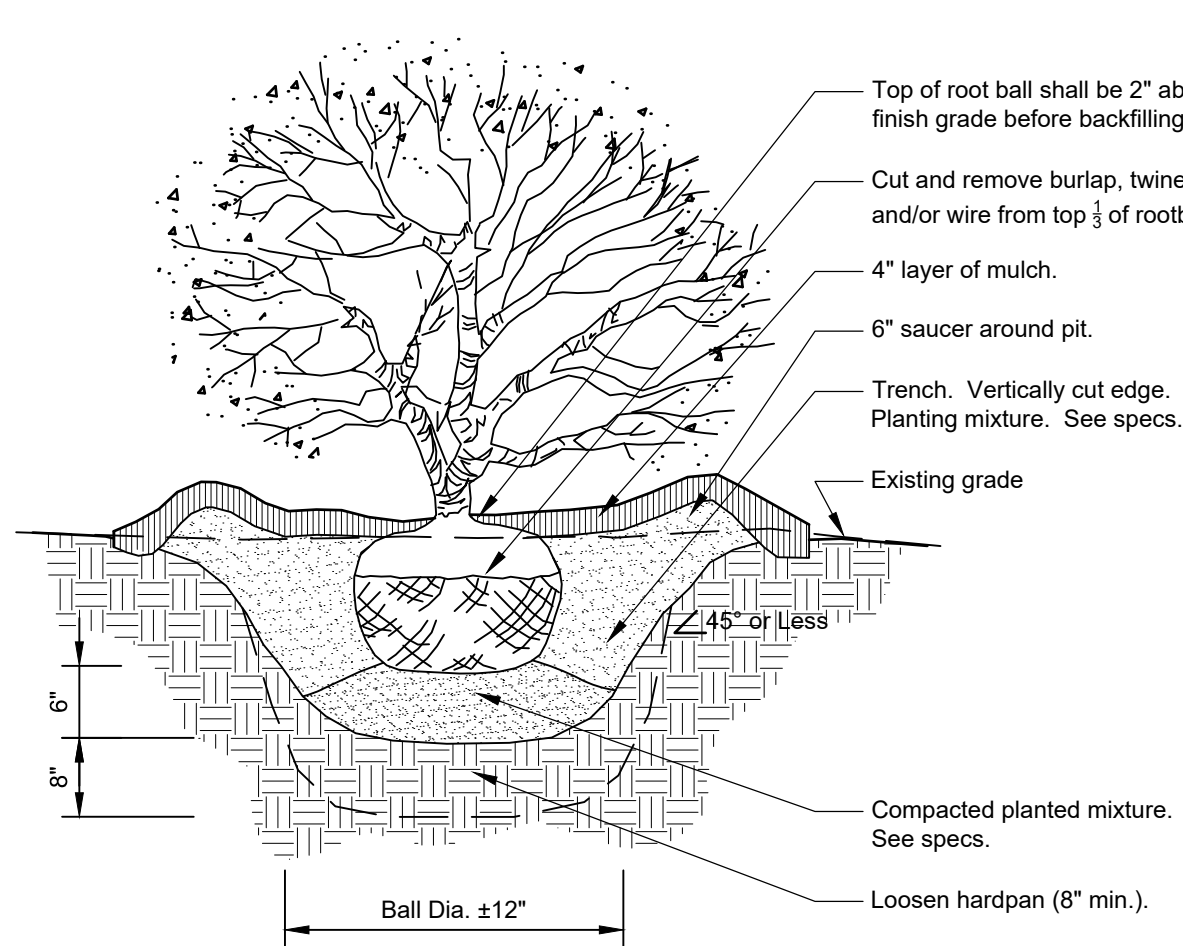
- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
- Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
 - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.



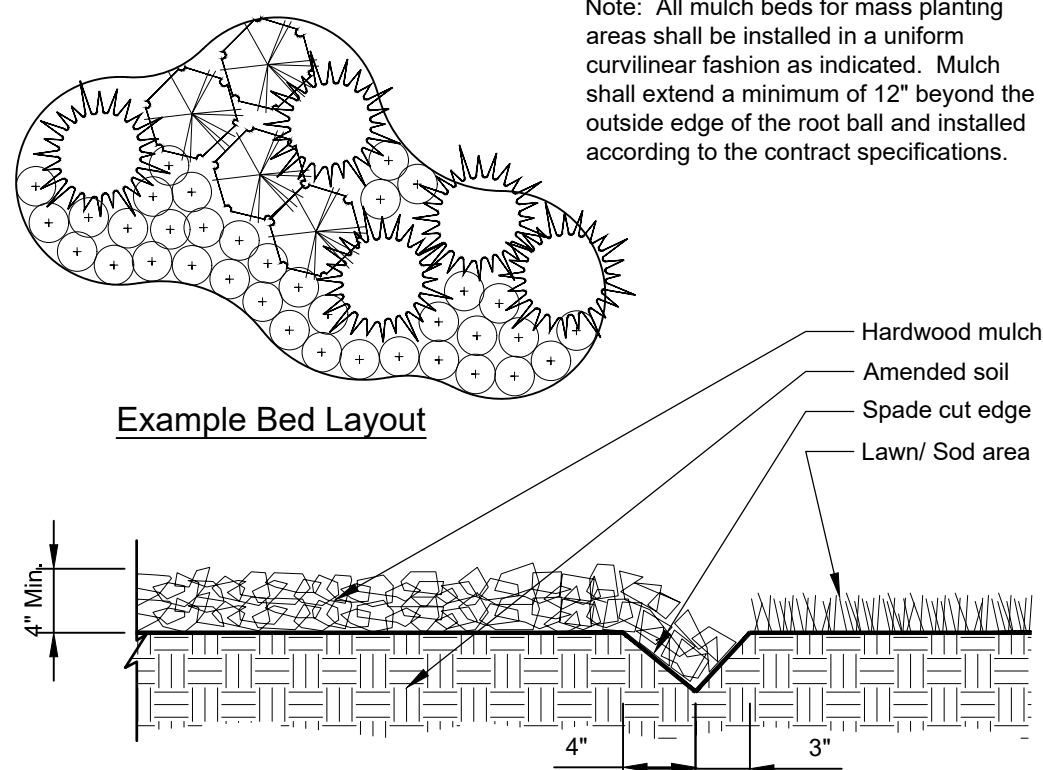
1 DECIDUOUS TREE PLANTING 1/4" = 1'-0" 32 9343.33-20



2 CONIFER TREE PLANTING 1/4" = 1'-0" 32 9343.46-01



3 SHRUB PLANTING DETAIL 3/4" = 1'-0" 32 9333.16-05



4 CONTINUOUS MULCH EDGING 1" = 1'-0" 32 9113.26-01

R + L CARRIERS - NEENAH

2843 COUNTY ROAD II

TOWN OF CLAYTON, WISCONSIN

Town of Clayton Landscape Requirements

Winnebago County. Zoned I-2, (Architectural Zone A) Heavy Industrial adjacent to B-3 General Business to the north, B-2 Community Business and PDD Planned Development to the West, B-2 and B-3 to the South, and I-2 to the East.
Attachment E - Landscape Design Standards of the Town of Clayton Zoning Ordinance.

Minimum Plant Material Sizes

Shade Trees 2.5" caliper
Evergreen Tree 6' height
Shrub 18-24" height or spread
Ornamental Tree 1.5" caliper
Upright evergreen shrub 4' height

Landscaping within 15' of the street ROW or private driveway must not exceed 3' in height. Trees on adjacent property shall be protected during construction with a barrier beyond the dripline. Where utilities are to be installed within an existing root zone area, auguring under the roots rather than trenching shall be used. Auger depth of 4' is recommended.

BUFFER YARD LANDSCAPING

Requirements apply where there is a shared lot line to residential zoning (not use, but zoning). Not Applicable.

PARKING LOT LANDSCAPING

Any off-street parking in excess of 5,000 sf shall have not less than 15% of parking area as intermittently placed landscaped areas. Landscape islands 1 per 12 parking spaces for single-row or 1 for 24 parking spaces for double-row configurations. Islands shall be min. 270 sf (single-row) or min. 540 sf (double-row). ***Landscape islands with trees and turf provided in employee parking area.**

Parking Lot Screening: All parking lots shall be screened from view (100% opacity year-round at 4' height and 60% opaque in growing season from 4-12' height) from off the site to block the view of vehicles and contain the light from headlights. Can be berms, walls, fences (show detail/elevation), or plantings. Plantings used for screening must achieve this opacity within 3 years. If berms are used, trees required at min 1 shade tree per 30 lf parking perimeter. ***Fencing details are provided on the Civil plans.**

SCREENING REQUIREMENTS

Service structures (storage, loading docks, trash containers, transformers, propane tanks, etc) shall be screened based on the tallest point of the structure. A continuous staggered planting of evergreens, OR an alternating board-on-board fence OR a chain link fence with tubular privacy slats shall enclose structure on all sides. If plants are used for this requirement, 70% of the view shall be screened at planting with 100 % screened within 3 years of planting. ***Fencing details are provided on the Civil plans. Berms provided.**

BUILDING LANDSCAPING

Plant material shall be placed intermittently against long expanses of building walls, fences, and other barriers for a softening effect. Grounds shall be landscaped to enhance on-site stormwater management, provide wildlife habitat, and create visual interest, shading the building and blocking winter winds. Berms shall be incorporated (max. 4:1 slope). ***Foundation planting not possible as the building is a continuous loading dock and is existing. Stormwater management plantings provided.**

BUILDING AND GROUNDS LANDSCAPING

The following requirements are in addition to those already stated.
Grounds Landscaping: For industrial building construction, 1 shade tree, conifer, or ornamental tree per 4,500 sf of developed area and 1 shrub for every 1,000 sf. Ornamental trees shall not make up more than 25% of the total number of trees, but conifers must be min 15% of total trees. **New developed area 990,526 sf / 4,500 = 220 shade trees, conifers, or ornamental trees and 991 shrubs required. Provided: 234 trees and 1,004 shrubs. Requirement is met.**

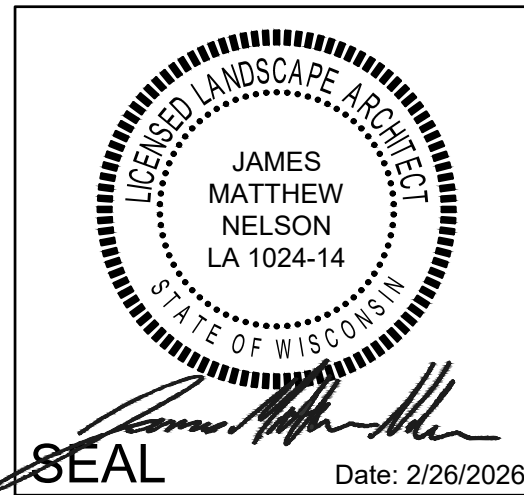
Building Landscaping: Zone A requirements for plant material: 75% of all building sides must be landscaped with a variety of appropriate materials in a mulched bed min. 6' wide. ***Foundation planting not possible as the building is a continuous loading dock and is existing.**

GROUNDS SIGN LANDSCAPING

Plantings around the base of ground signs is required. A minimum area equal to the total sign face area of one side of a sign is required. Not applicable.

CONCEPT PLANT SCHEDULE

	SHADE TREE 2.5" CALIPER AT INSTALLATION	78
	EVERGREEN TREE 6' HEIGHT AT INSTALLATION	128
	ORNAMENTAL TREE 1.5" CALIPER AT INSTALLATION	28
	12' SHRUB	33
	8' SHRUB	66
	5' SHRUB 18-24" HEIGHT OR SPREAD AT INSTALLATION	509
	3' SHRUB 18-24" HEIGHT OR SPREAD AT INSTALLATION	396
	TURF	192,499 sf



James Matthew Nelson, ASLA, PLA
Wisconsin Registered Landscape Architect # 1024-14
Expires: 07/31/2026

Item C.

REVISIONS

DATE

Manhard CONSULTING

325 East Randolph Street, Suite 200, Neenah, WI 54956
920.735.1100
www.manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

R + L CARRIERS - NEENAH

TOWN OF CLAYTON, WISCONSIN

LANDSCAPE COVER SHEET

PROJ. MGR.: JMI

PROJ. ASSOC.: ---

DRAWN BY: JSH

DATE: 2/26/2026

SCALE: #####

SHEET

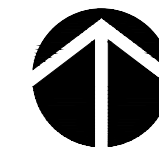
L1 OF L4

RLR.CLW01

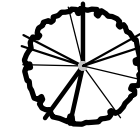
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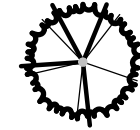
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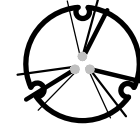
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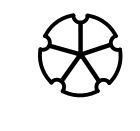
SHADE TREE
2.5" CALIPER AT INSTALLATION



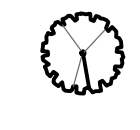
EVERGREEN TREE
6' HEIGHT AT INSTALLATION



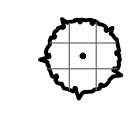
ORNAMENTAL TREE
1.5" CALIPER AT INSTALLATION



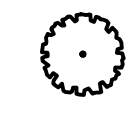
12` SHRUB



8' SHRUB



5' SHRUB
18-24" HEIGHT OR SPREAD AT
INSTALLATION



3' SHRUB
18-24" HEIGHT OR SPREAD AT
INSTALLATION

TURF



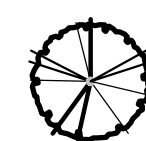
MATCHLINE SEE SHEET L3

EXISTING TERMINAL
FE-000 40

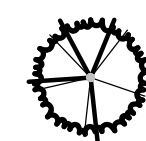
EXISTING BASIN
AS-BUILT HWL:
879.30
AS-BUILT NWL:
875.35

-RIP-RAP
(TYP.)

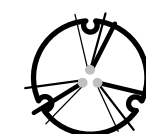
CONCEPT PLANT SCHEDULE



SHADE TREE
2.5" CALIPER AT INSTALLATION



EVERGREEN TREE
6' HEIGHT AT INSTALLATION



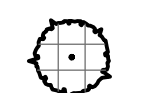
ORNAMENTAL TREE
1.5" CALIPER AT INSTALLATION



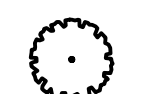
12` SHRUB



8` SHRUB



5' SHRUB
18-24" HEIGHT OR SPREAD AT
INSTALLATION



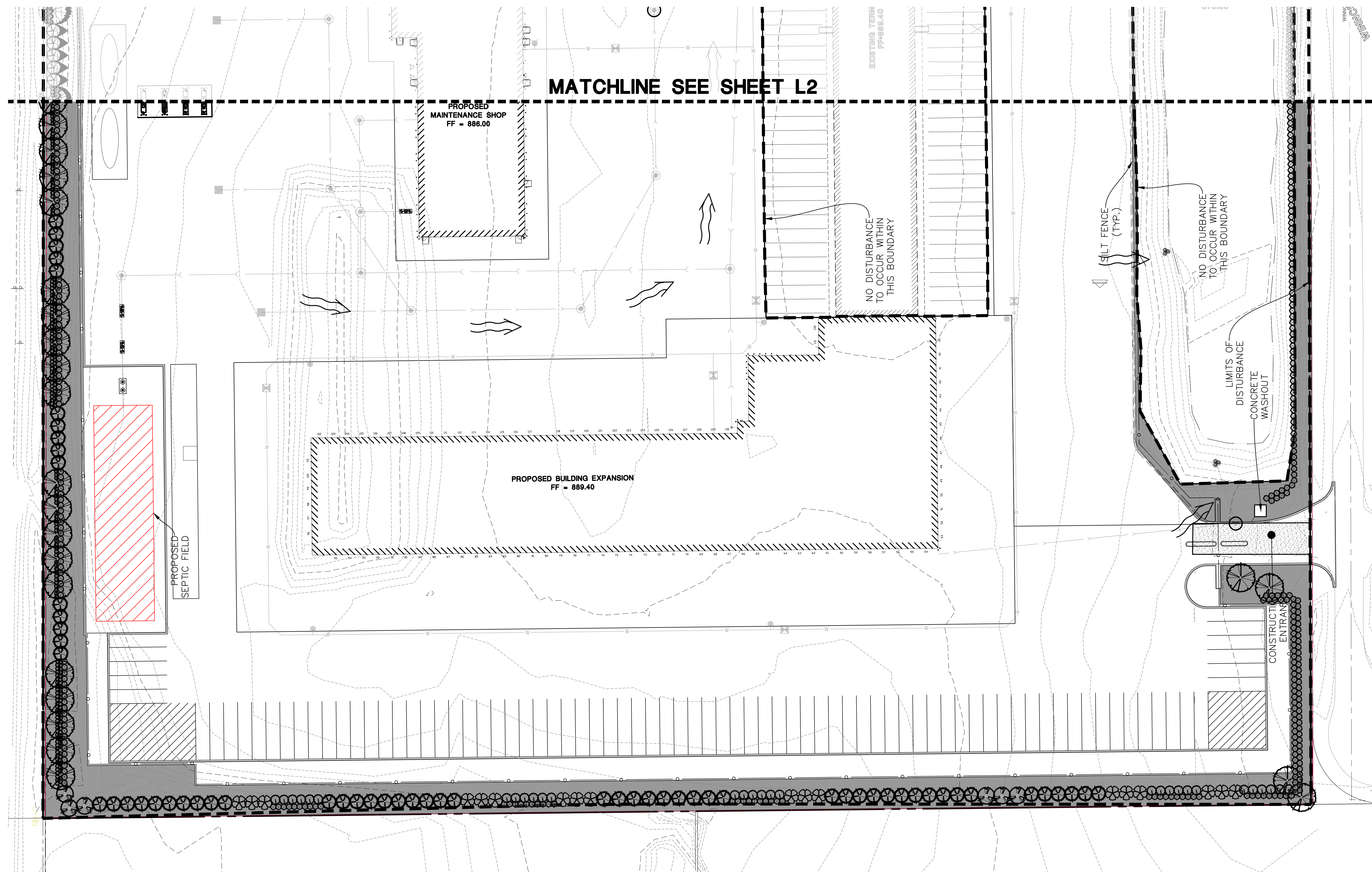
3' SHRUB
18-24" HEIGHT OR SPREAD AT
INSTALLATION

TURF



0 20 40 80

Scale: 1"= 40'-0"



GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
1. Spreading of topsoil or soil preparation
 2. Trees, shrubs, perennials and groundcovers
 3. Planting mixes
 4. Mulch and planting accessories
 5. Fertilizer and herbicide
 6. Maintenance
 7. Warranty of plant material
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements and local ordinances.
- B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons. Seeds shall be sourced within 150 miles.
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.
- F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.
- H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.
- I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities.
- C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.
- D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranted against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
 2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
 3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
 4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
 5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
 6. All seed shall must be labeled. The origin of seed is required to be listed on the seed tag for all species in a mix, to the smallest known geographic area. Seed purity and percent germination shall be clearly visible on seed tags.

2-02 ACCESSORIES:

- A. Topsoil:
1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.
- B. Topsoil for seed areas shall be a minimum of 6".
- C. Soil amendments shall be as follows:
1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
 2. For perennials and ornamental grasses the soil mixture will be as follows: General Purpose Peat Based Mix. Top beds with 8" of CM-63 and till into existing beds to a depth of 8".
- D. Fertilizer:
1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent. Follow manufacturer's recommendation for application.
 2. For turf areas use 6-24-16 with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn
- E. Herbicide:
1. Round-Up or approved equal
- F. Mulch:
1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. .
 2. Mushroom compost
- G. Water:
1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.
- H. Guying:
1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
 2. Cable:
 - 2.a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
 - 2.b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
 3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
 4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.
- I. Tree wrap: Burlap tree wrap 4" wide.
- J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

- A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor. Contractors should have at least 5 years experience installing native seed.
- C. All underground utilities must be located and marked clearly.
- D. All grading, tilling, and planting equipment will be inspected prior to arrival at the project and washed to remove any plants, seeds, mud, dirt clods, and animals to prevent the import of invasive species.
- E. During grading and construction, ensure compliance with General National Pollution Discharge Elimination System (NPDES) Permit for Construction Site Activities, the Project SWPPP, and the Project AIMA. Perform regular inspections of erosion control BMPs such as silt fence, biologs, and drainage swales. Promptly repair non-functional BMPs.
- F. Strive to avoid soil compaction in areas where it is not required by design. Soil that has been compacted due to construction activities, outside the ideal range of 0-250 PSI as determined by a soil compaction tester, should be decompacted prior to seeding to ensure successful establishment of the seed mix.
- G. Following decompaction measures, the soil surface should be harrowed or raked to break up clods, repair rutting, and remove track imprints from equipment. Loose soils should be rolled to provide a

smooth, firm texture.

- H. Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18". Areas of turf shall have minimum 6" topsoil depth.
- I. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- J. Temporary cover crops shall be used for soil stabilization as needed during vegetation establishment and site construction. Oats or rye cover crop should be planted in spring or summer and winter wheat planted in fall. In addition to the cover crop, the seeding contractor should apply certified weed-free straw mulch (type 3) over the seeded areas and disc anchor where possible except where erosion control blanket or other erosion control devices are used.
- K. Planting holes for live plant material shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.
- L. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.
- M. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- N. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material root flare 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids. All ropes/cords shall be removed from base of trunk.
- B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.
- D. Mulching:
1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.
- E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.
- F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4" height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding operations.
- G. Seeding of specified lawn/turf areas on plans will be treated as follows:
1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.
 2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
 3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
 4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
 5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
 6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.
- J. Seeding of native areas:
1. Drill seeding is recommended. A Truax or Trillion type drill seeder should be used for grasses. A broadcast seeder should be used for forbs, and for seeding grasses underneath panels or in other areas inaccessible with the seed drill. After broadcast seeding the contractor should follow with raking, rolling, or other methods to ensure there is sufficient seed-to-soil contact.
 2. If broadcast seeding is used for grasses, the soil should be raked or harrowed several times before seeding to ensure a loose, even seedbed. Post-seeding rolling or raking is also recommended.
- K. Timing of plant material installation and seeding operations:
1. Seeding of turf areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur per manufacturer's recommendation. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
 - 2.a. Optimal seeding windows for native species are spring and early summer (April through July) and fall (September through November); however, seed may be sown any time of the year when soils are not frozen.
 3. Herbaceous ornamental plants shall be planted in winter when dormant, in spring or after last frost, or in fall; no plantings shall be installed in summer.
 4. Spring planting of woody ornamental plants shall be performed between fall and spring, and plants shall not be planted in June, July or August.

3-04 MAINTENANCE:

- A. Following substantial completion, 10-30% of the Project Area may require touch-up seeding based on disturbance during mechanical installation.
- B. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

- A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect .

Item C.

DATE

REVISIONS

DRAWN BY

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Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

R + L CARRIERS - NEENAH

TOWN OF CLAYTON, WISCONSIN

LANDSCAPE SPECIFICATIONS

PROJ. MGR.: JMI

PROJ. ASSOC.: ---

DRAWN BY: JSH

DATE: 2/26/2026

SCALE: #####

SHEET

L4 OF L4

RLR.CLW01

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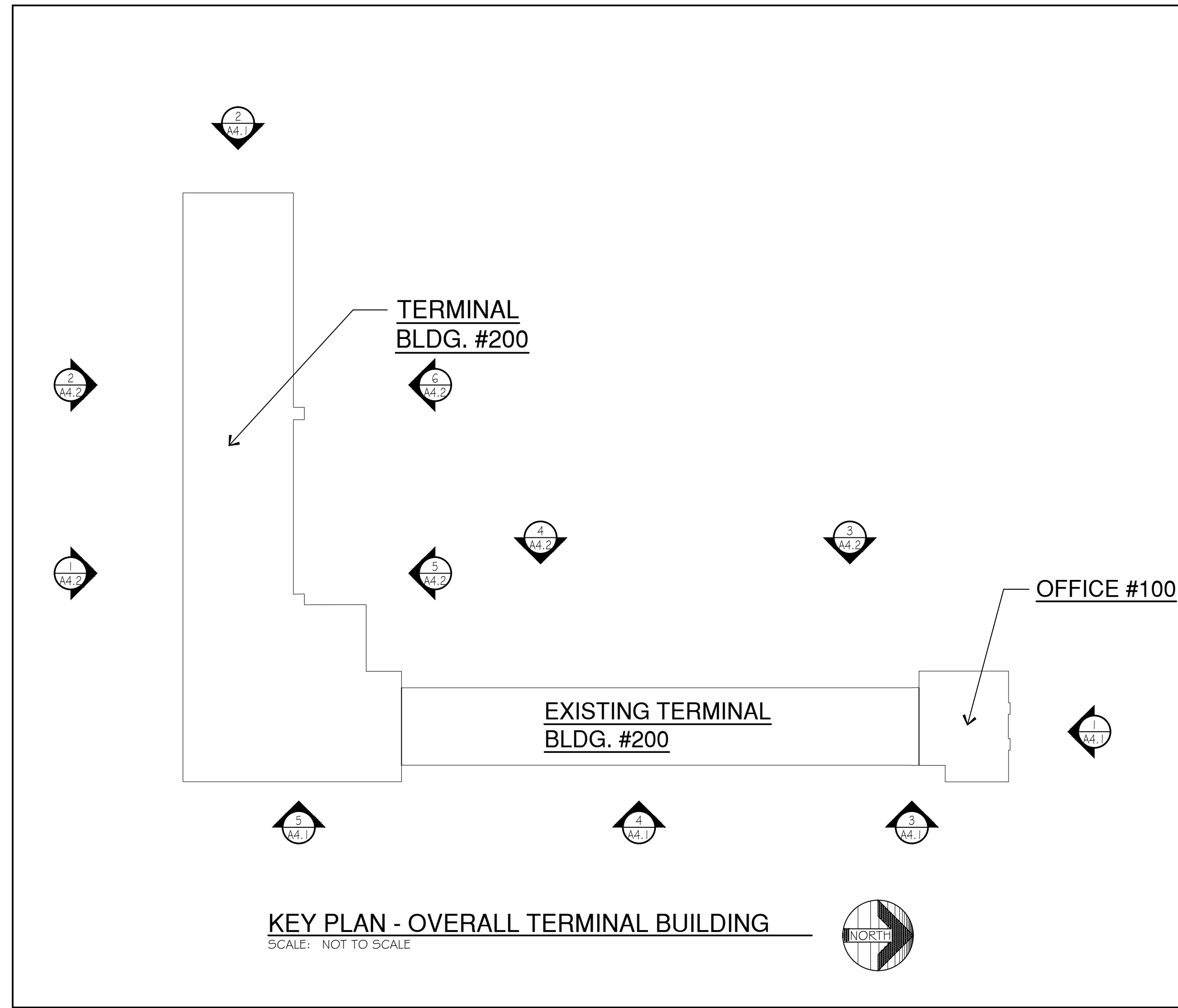
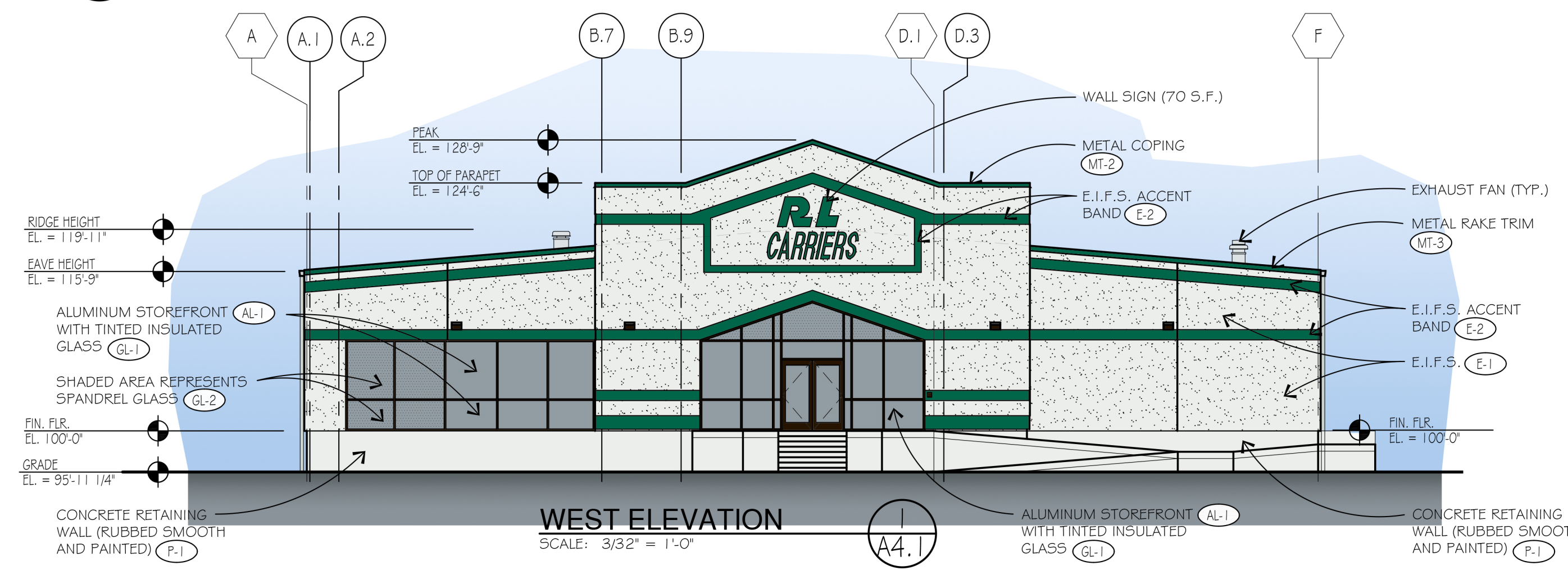
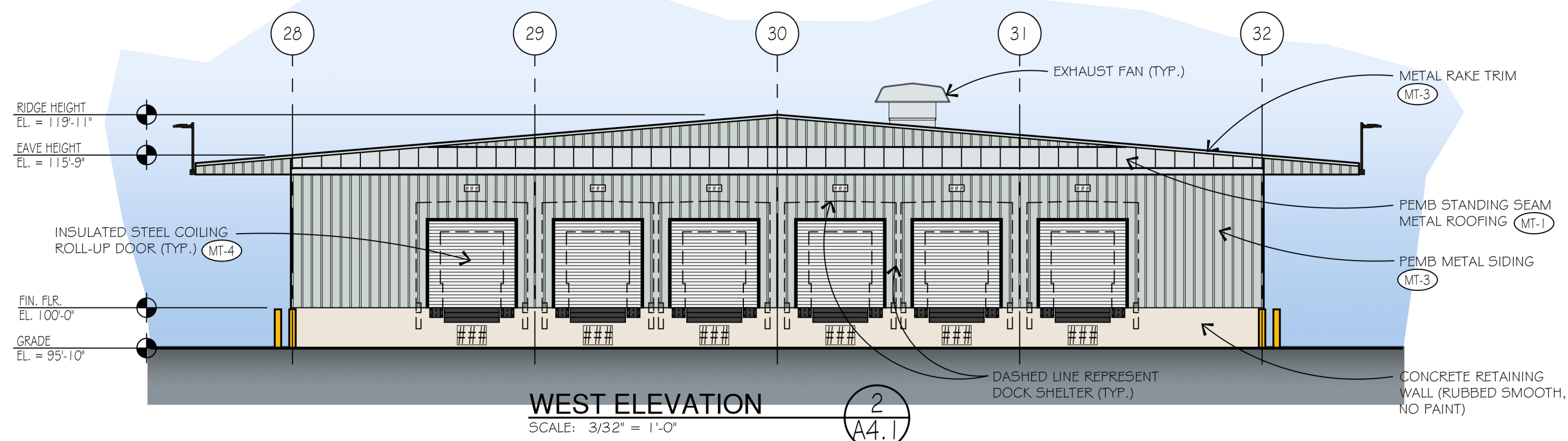
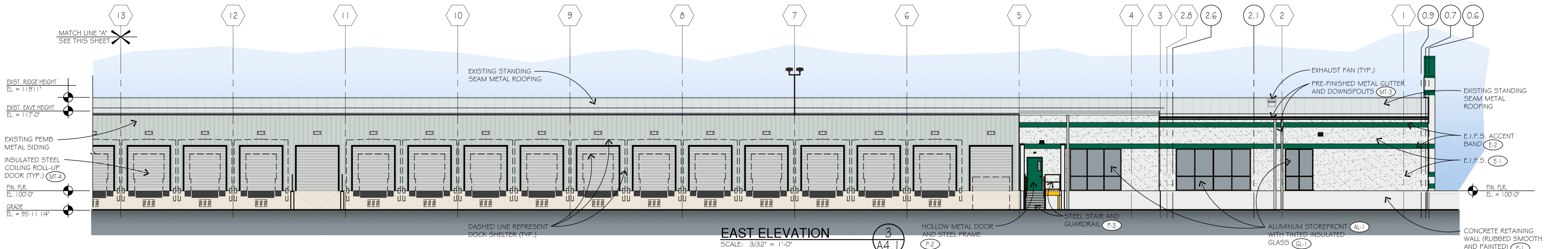
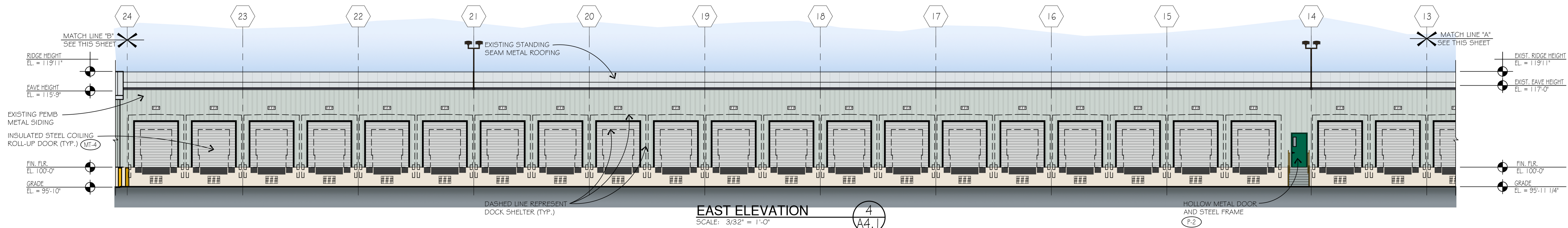
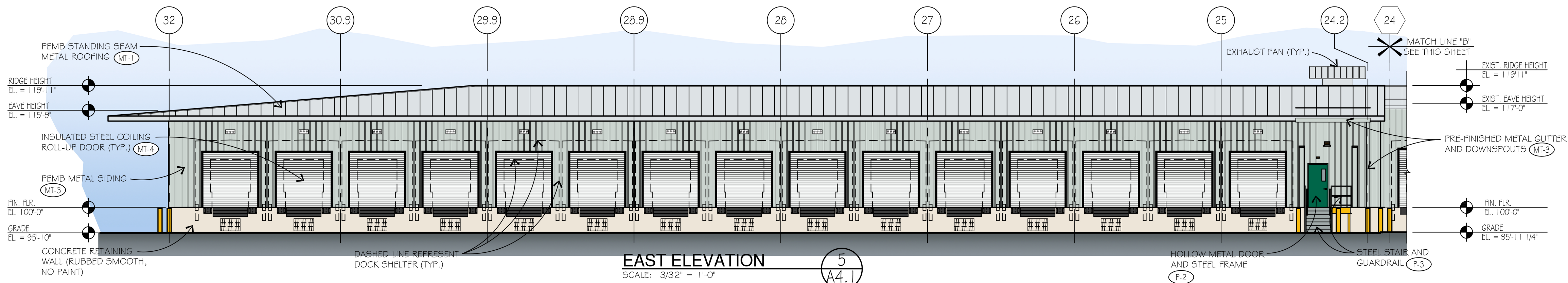
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R&L CARRIERS NEENAH, WI ---		SHEET NO. E101											
DRAWING	DATE	DRAWN BY											
PRELIM	5-6-26	CS											
REV 1	6-4-26	CS											

LUMINAIRE SCHEDULE							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	3	AC1	Single	80	10800	0.910	AG105-A2-AD-JJ-G-ADJ-80-CL-LV
	1	AW2	Single	80.5023	11379	0.910	AW20S-A2-80W-MD-50-80-PL
	10	SL1-1	Single	255	40788	0.910	SL2-A1-38K-L-G-50-70-TFTM-LV
	23	SL2-1	2 @ 90 degrees	255	40788	0.910	SL2-A1-38K-L-G-50-70-TFTM-LV
	3	SL2-1	Single	143	24124	0.910	SL2-A1-21K-MD-50-70-T5-LV
	4	SL2-2	Back-Back	143	24124	0.910	SL2-A1-21K-MD-50-70-T5-LV
	2	SL7-1	Single	255	42013	0.910	SL2-A1-38K-L-G-50-70-T2-LV
	6	WP2	Single	80.5023	11379	0.900	AW20S-A2-80W-MD-50-80-PL

CALCULATION SCHEDULE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	1.72	22.4	0.0	N.A.	N.A.
CAR PARKING	Illuminance	Fc	2.12	5.3	0.6	3.53	8.83
TRUCK	Illuminance	Fc	2.14	22.4	0.0	N.A.	N.A.

OFFICE/TERMINAL BUILDING EXTERIOR FINISH SCHEDULE

(MT-1) PREFINISHED METAL PANELS: ROOF: COLOR "SOLAR WHITE", SCHULTE BUILDING SYSTEMS - NOTE: STANDING SEAM ROOF PANELS, 24 GA.	BUILDING MOUNTED EXTERIOR FLOOD LIGHTS: PAINT: STEEL BRACKET AND PULL TO MATCH LIGHT FIXTURE FINISH.	(F-1) OFFICE EXPOSED CONCRETE FOUNDATION / RETAINING WALL: RUBBED FINISH WITH NO PITTING, PAINT SHERWIN WILLIAMS SW7007, CEILING BRIGHT WHITE.
(MT-3) WALLS: COLOR "POLAR WHITE", SCHULTE BUILDING SYSTEMS - NOTE: METAL SIDING WALL PANELS SHALL BE 24 GA. WITH EXPOSED FASTENERS.	EXTERIOR OVERHANG STRUCTURAL STEEL BEAM: SHOP PRIME, PAINT SW7661 - REFLECTION.	(F-1) EXPOSED BLOCK MASONRY BELOW EIFS: PAINT SHERWIN WILLIAMS SW7007, CEILING BRIGHT WHITE.
(P-2) DOORS/WINDOWS: HOLLOW METAL DOORS AND WELDED FRAMES: PAINT, SHERWIN WILLIAMS "R+L GREEN". SEE GENERAL NOTE #3.	EXTERIOR STEEL STAIRS AND RAILINGS: GUARD RAILS, HANDRAILS, STEEL CHANNEL FRAMES AND STRINGERS PRIME AND PAINT. SHERWIN WILLIAMS SW4084, "SAFETY YELLOW". GALVANIZED RISERS, GALVANIZED GRATING, STAIR PLATFORM AND TREADS ARE NOT TO BE PAINTED.	(F-1) CONTINUOUS 10" TERMINAL / DOCK EDGE CHANNEL: PAINT TO MATCH DOCK LEVELER - GRAY.
(MT-4) OVERHEAD ROLL-UP/COILING DOORS: PRE-FINISHED STANDARD WHITE.	EXTERIOR UTILITY CONDUITS AND PIPING: PRIME AND PAINTED TO MATCH ADJACENT MATERIAL COLOR.	(F-1) DOCK LEVELER, BUMPERS AND PLATES: PAINT TO MATCH DOCK LEVELER - GRAY.
(AL-1) ALUMINUM STOREFRONT: DARK BRONZE ANODIZED ALUMINUM FRAME.	(E-1) EIFS: MAIN WALL COLOR: COLOR TO MATCH SHERWIN WILLIAMS SW7007 CEILING BRIGHT WHITE.	(F-1) OFFICE CONCRETE STAIRS AND RAMPS: VERTICAL SURFACE TO BE RUBBED FINISH AND PAINTED SHERWIN WILLIAMS SW7007, CEILING BRIGHT WHITE.
(GL-1) 1" TEMPERED INSULATED TINTED GLAZING (VITRO SOLAR BAN - SOLARGRAY)	(E-2) EIFS RECESS ACCENT BAND COLOR TO MATCH SHERWIN WILLIAMS "R+L GREEN".	(F-2) STEEL GUARDRAILS + HANDRAILS, PAINT SHERWIN WILLIAMS R+L GREEN.
(GL-2) SPANDREL GLASS - CERAMIC FRIT ON #3 SURFACE (SOLAR GRAY).	(MT-2) METAL COPING: PREFINISHED 26 GA. METAL - COLOR TO MATCH SHERWIN WILLIAMS "R+L GREEN".	
(MT-3) GUTTER/DOWNSPOUTS: PREFINISHED METAL GUTTER AND DOWNSPOUTS: POLAR WHITE, SCHULTE BUILDING SYSTEMS INC.	TERMINAL / DOCK EXPOSED CONCRETE FOUNDATION / RETAINING WALL: RUBBED FINISH WITH NO PITTING, NO PAINT.	
BOLLARDS: YELLOW DOME TOP PLASTIC BOLLARD COVER, NO REFLECTIVE TAPE, MANUFACTURER ENCORE COMMERCIAL PRODUCTS INC.	(MT-3) PEMB TRIM - RAKE TRIM, GUTTERS, DOWNSPOUTS, EAVE: 26 GA. PRE-FINISHED METAL, POLAR WHITE, SCHULTE BUILDING SYSTEMS INC.	



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PHONE 248.489.7160



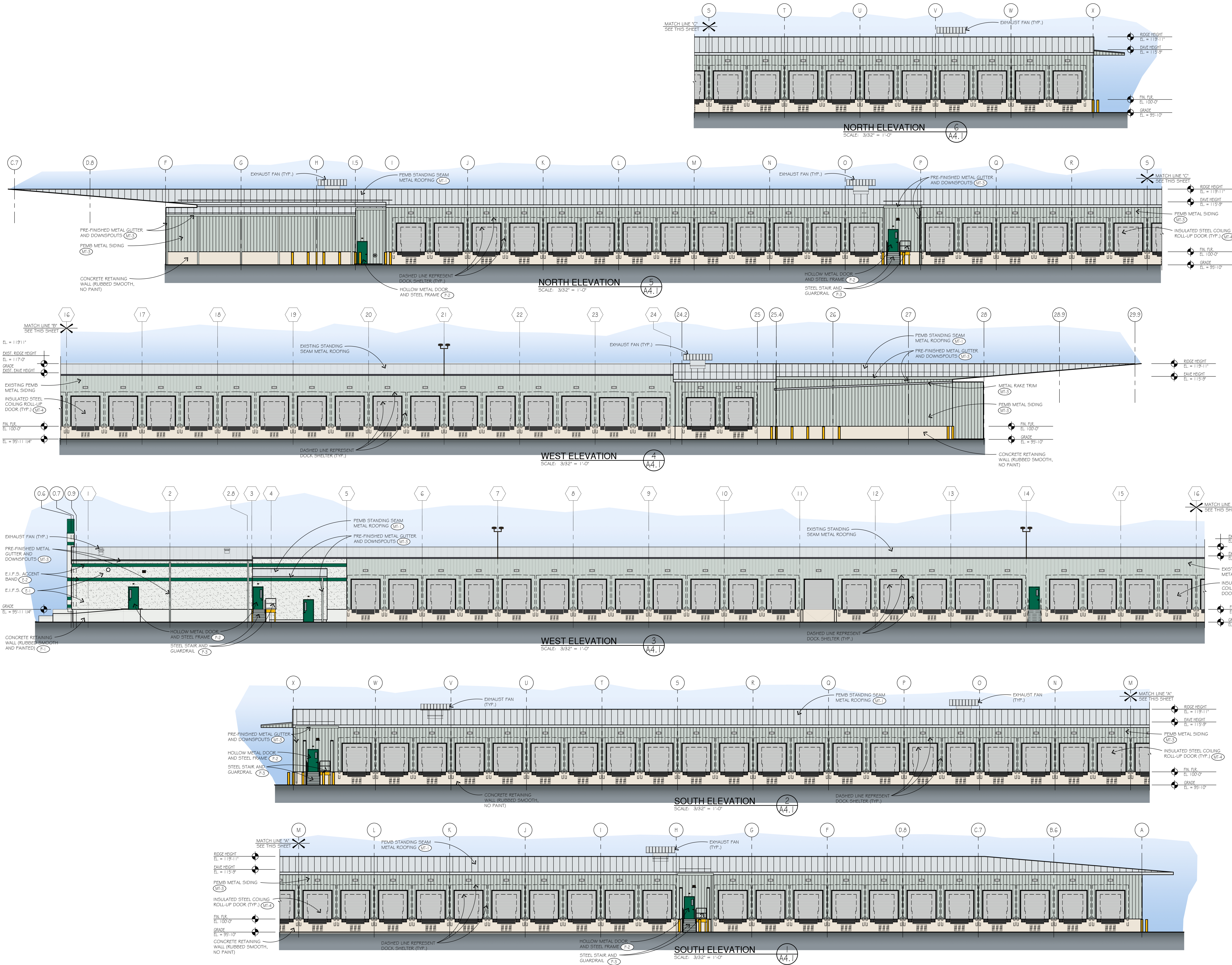
PROJECT
R + L CARRIERS
NEENAH, WISCONSIN

Date Issued
April 21, 2026

Job Number
5349

SHEET TITLE
TERMINAL
EXTERIOR
ELEVATIONS
AND FINISH
SCHEDULE

Sheet Number
A4.1

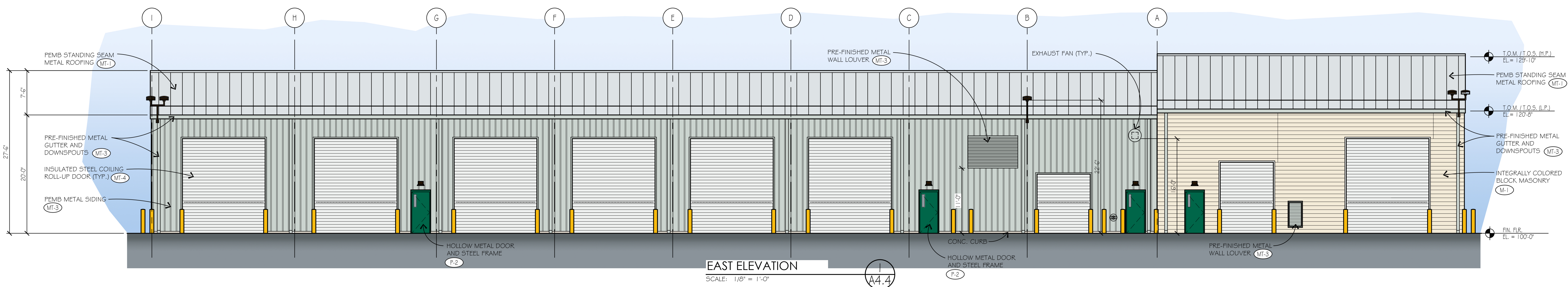
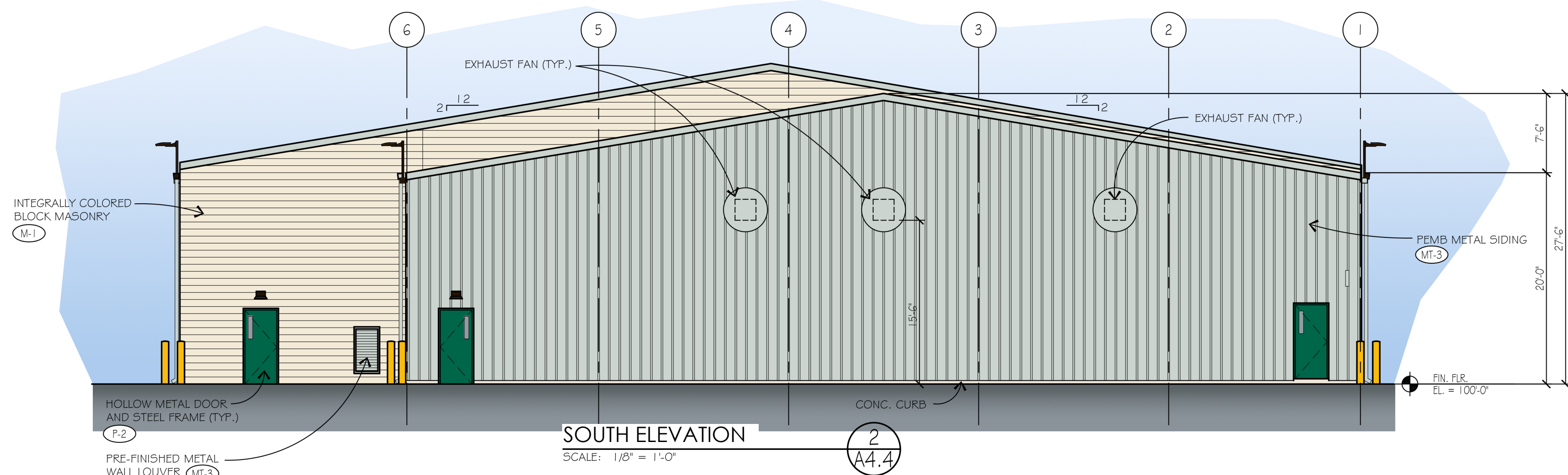
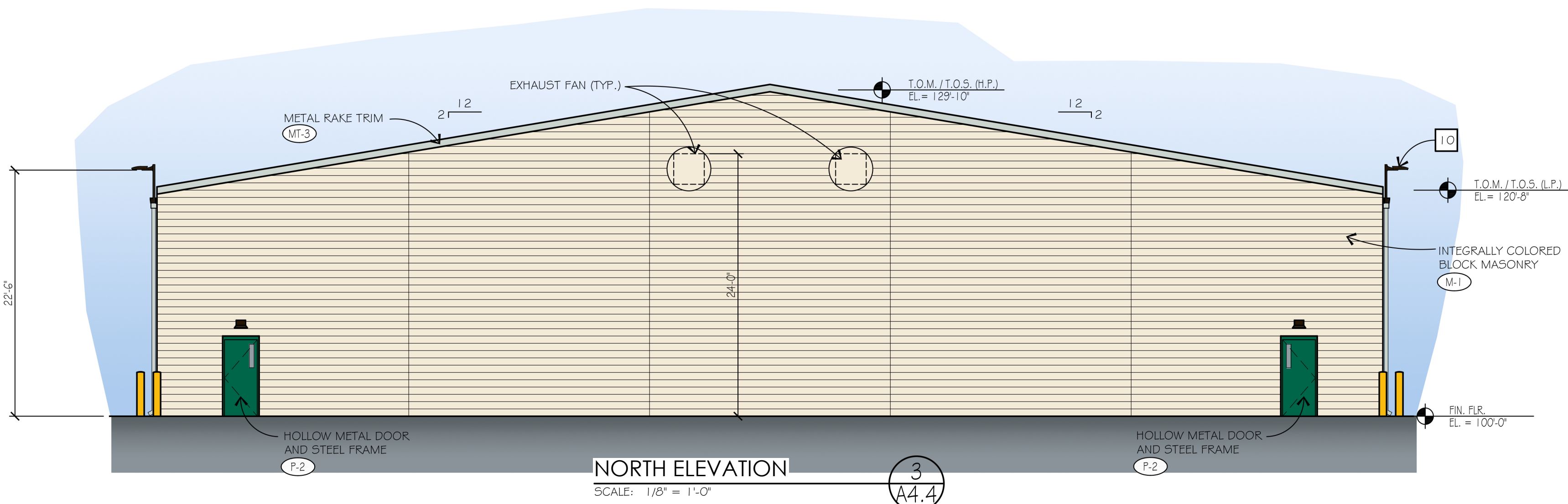
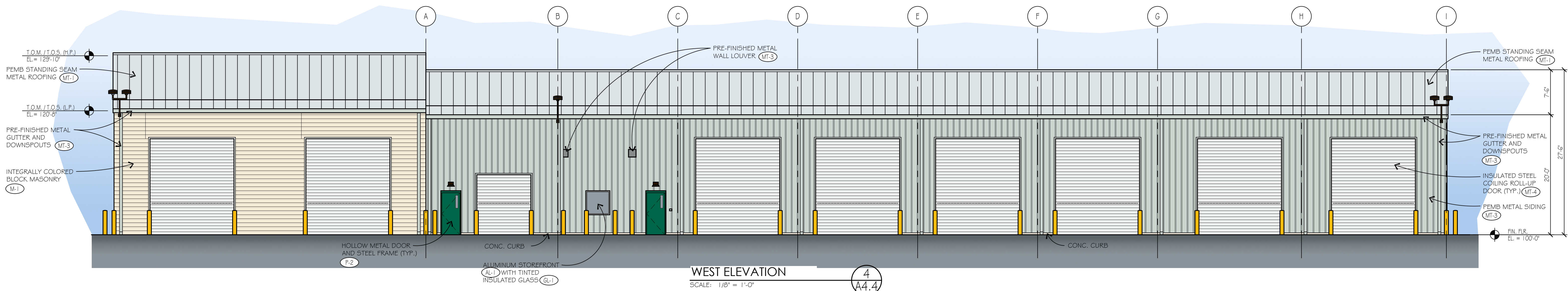


MAINTENANCE BUILDING - EXTERIOR FINISH SCHEDULE

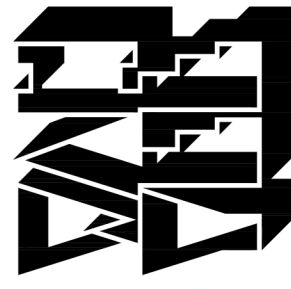
- PREFINISHED METAL PANELS:**
- (MT-1) ROOF: COLOR 'SOLAR WHITE', SCHULTE BUILDING SYSTEMS INC. - NOTE: STANDING SEAM ROOF PANELS, 24 GA.
 - (MT-3) WALLS: COLOR 'POLAR WHITE', SCHULTE BUILDING SYSTEMS INC. - NOTE: METAL SIDING WALL PANELS SHALL BE 24 GA. WITH EXPOSED FASTENERS.
- BLOCK MASONRY:**
- (M-1) INTEGRALLY COLORED BLOCK MASONRY: ECHELON MASONRY, SMOOTH FACE, WHITE, INDIANAPOLIS PLANT.
- DOORS:**
- (MT-4) METAL ROLLING OVERHEAD DOORS: PRE-FINISHED STANDARD WHITE.
 - (P-2) HOLLOW METAL DOORS AND FRAMES: PAINT SHERWIN WILLIAMS 'R+L GREEN'. SEE GENERAL NOTE #3.
- WINDOWS:**
- (AL-1) ALUMINUM STOREFRONT: DARK BRONZE ANODIZED ALUMINUM FRAME.
 - (GL-1) 1' TEMPERED INSULATED TINTED GLAZING (VITRO SOLAR BAN - SOLARGRAY)
- GUTTERS AND DOWNSPOUTS:**
- (MT-3) PREFINISHED METAL GUTTER AND DOWNSPOUTS: 'POLAR WHITE', SCHULTE BUILDING SYSTEMS INC.
- BOLLARDS:**
- YELLOW DOME TOP PLASTIC BOLLARD COVER, NO REFLECTIVE TAPE, MANUFACTURER ENCORE COMMERCIAL PRODUCTS, INC.
- UTILITY CONDUITS AND PIPING:**
- PAINT TO MATCH ADJACENT MATERIAL COLOR.
- POLE MOUNTED EXTERIOR FLOOD LIGHTS:**
- PAINT STEEL BRACKET AND POLE TO MATCH LIGHT FIXTURE FINISH.
- FEMB TRIM - RAKE TRIM, GUTTERS, DOWNSPOUTS, EAVE:**
- (MT-3) 26 GA. PRE-FINISHED METAL, POLAR WHITE, SCHULTE BUILDING SYSTEMS INC.

MAINTENANCE
BLDG. #300

KEY PLAN - MAINTENANCE BUILDING
SCALE: NOT TO SCALE



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PROJECT
R + L CARRIERS
NEENAH, WISCONSIN

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SHEET TITLE
**MAINTENANCE
BUILDING 300
EXTERIOR
ELEVATIONS**

Sheet Number
A4.4