



# PLAN COMMISSION

Wednesday, January 14, 2026 – 6:30 PM

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

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## 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 Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes, requesting approval to re-zone approximately 1.51 acres of proposed Lot 1 (3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.29 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).
- B. Plan Commission Public Hearing on amendments to the Town of Clayton Zoning Code of Ordinances and the Town of Clayton Comprehensive Plan 2040 to expand the Town's zoning authority to include shoreland areas.

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, November 12, 2025, 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 November 2025 Building Inspection Report
- B. Distribution of the December 2025 Building Inspection Report

### DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

### BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-001 Making a Recommendation to the Town Board of Supervisors regarding a Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David

Hughes, requesting approval to re-zone approximately 1.51 acres of proposed Lot 1 (3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.29 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of John Kulogo & David Hughes to reconfigure portions of Tax ID #006-0420-02; Tax ID #006-0420-03; and Tax ID #006-0420-05 (3464 & 3442 County Rd II).
- C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-002 on proposed changes to the Town of Clayton Zoning Code of Ordinances and the Town of Clayton Comprehensive Plan 2040 to expand the Town's authority over shoreland zoning areas.
- D. Review/Recommendation: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 2nd Addition of Scholar Ridge Estates.

### **UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Feb 11; Mar 11; Apr 8
- B. Town Board (6:30 pm start unless otherwise noted) - Jan 21; Feb 4 & 18; Mar 4 & 18

### **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 a Public Hearing at 6:30 PM on Wednesday, January 14, 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): Chris Perreault on behalf of John Kulogo & David Hughes requests approval to re-zone portions of Tax ID #006-0420-02; Tax ID #006-0420-03; and Tax ID #006-0420-05 (3464 & 3442 County Rd II). The application is to re-zone approximately 1.51 acres of proposed Lot 1 from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.29 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Copies of the re-zoning 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 January 14, 2026, after the Public Hearing. The Town Board will consider the application at its regularly scheduled meeting at 6:30 pm on Wednesday, January 21, 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 31<sup>st</sup> day of December, 2025  
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, December 31, 2025  
and  
Wednesday, January 7, 2026

Post on or before December 31, 2025

# 006-0420-02 REZONE

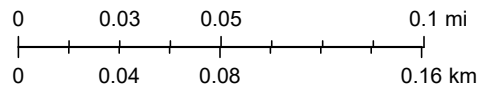
Item A.



11/11/2025, 1:22:14 PM

1:3,000

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary
- 2025 Air Photo
- Red: Band\_1



Winnebago County GIS

**STATE OF WISCONSIN      TOWN OF CLAYTON      WINNEBAGO COUNTY**

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IN RE:

Expanding the Town's general zoning jurisdiction to include shoreland areas

**NOTICE OF PLAN COMMISSION  
PUBLIC HEARING TO DISCUSS  
AMENDMENTS TO THE TOWN  
COMPREHENSIVE PLAN AND  
ZONING CODE**

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Notice is hereby given that the Plan Commission of the Town of Clayton will hold a Public Hearing at 6:30pm on Wednesday, January 14, 2026, in the Town Hall Meeting Room located at 8348 Hickory Ave, Larsen, WI 54947. The purpose of the Public Hearing is to consider and receive public comment regarding the following Amendments to the Town's Comprehensive Plan and Zoning Code of Ordinances pursuant to Wisconsin Statutes §§ 60.61(4) and 66.1001(4):

**Amendment #1:** The Town seeks to amend **Comprehensive Plan 2040** to expand the Town's zoning control to include shoreland zoning areas previously zoned solely by Winnebago County. Such an Amendment would allow the Town to amend the Zoning Code of Ordinances to encompass shoreland areas.

**Amendment #2:** The Town seeks to amend the **Zoning Code of Ordinances** to expand its general zoning jurisdiction to shoreland areas previously under the sole zoning jurisdiction of Winnebago County.

After the Public Hearing, the Plan Commission will consider the Amendments and make a recommendation regarding the Amendments to the Town of Clayton Board of Supervisors. The Town Board of Supervisors will then consider the Amendments, taking into account the Plan Commission's recommendation, at a public meeting to be held on Wednesday, January 21, 2025, at which meeting the Board of Supervisors may take action on the proposed Amendments.

Dated in the Town of Clayton, WI, Winnebago County this 14<sup>th</sup> day of December, 2025

Posted and published on December 15, 2025, second publication on January 7, 2025

TOWN OF CLAYTON  
Kelsey Faust-Kubale, Town Clerk  
8348 Hickory Ave  
Larsen, WI 54947  
(920) 836-2007  
[clerk@CLAYTONWINNEBAGOWI.GOV](mailto:clerk@CLAYTONWINNEBAGOWI.GOV)



# PLAN COMMISSION

Wednesday, November 12, 2025 – 6:30 PM

Item A.

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

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## 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  
Town Board Rep. Christianson

### STAFF

Administrator Wisnefske  
Clerk Faust-Kubale  
Code Administrator Kamke

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, October 8, 2025 Plan Commission Meeting

### MOTION

**Motion made** by Commissioner Nemecek, **Seconded** by Commissioner Haskell to approve the Minutes of the Wednesday, October 8, 2025, Plan Commission Meeting as presented.

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

**Motion carried 6-0.**

**OPEN FORUM – Public comments addressed to the Plan Commission – NONE**

### CORRESPONDENCE

- A. Distribution of the October 2025 Building Inspection Report

### DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

### BUSINESS

- A. Review/Discussion: Plan Commission review & discussion on a Concept Plan Review Application submitted by Vierbicher on behalf of Vander Heiden Family Limited Partnership for a proposed mixed-use development.

**DISCUSSION ITEM ONLY - NO ACTION TAKEN**

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Dec 10; Jan 14; Feb 11
- B. Special Town Electors Meeting - November 19 beginning at 6 pm
- C. Town Board (6:30 pm start unless otherwise noted) - Nov 19 (**immediately following the Special Town Electors Meeting**); Dec 3 & 17; Jan 7 & 21

**ADJOURNMENT**

**MOTION**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:25 pm.

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

**Motion carried 6-0.**

Respectfully submitted,

Kelsey Faust-Kubale  
Town Clerk

**INTERMUNICIPAL PERMITTING REPORT NOVEMBER 2025 PERMITTING**

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
<b>TOWN OF CLAYTON PERMITS:</b>								
11/5/2025	366-25-11H	HOLTZ HOMES	2645 CORNELL	NSFD HVAC	INTEGRITY HVAC	\$ 20,000.00	\$ 581.20	464.96
11/5/2025	367-25-11H	VAN SISTINE HOMES	2964 LENNON	NSFD HVAC	CHRISTENSEN HVAC	\$ 24,000.00	\$ 766.20	612.96
11/11/2025	368-25-11B	DAVID MURPHY	1260 STONEY BRIDGE	SERVICE	SCHMIT ELECT	\$ 4,000.00	\$ 150.00	120.00
11/12/2025	369-25-11B	MARCUS MCGUIRE	2624&2626 PRINCETON	NEW DUPLEX	MARCUS MCGUIRE HOMES	\$ 600,000.00	\$ 2,473.00	1,978.40
11/13/2025	370-25-11E	MARCUS MCGUIRE	2624&2626 PRINCETON	NEW DUPLEX ELECT	BLACK-HAAK	\$ 20,000.00	\$ 884.00	707.20
11/13/2025	371-25-11H	MARCUS MCGUIRE	2624&2626 PRINCETON	NEW DUPLEX HVAC	BLACK-HAAK	\$ 20,000.00	\$ 884.00	707.20
11/13/2025	372-25-11E	ANDREW POTOKAR	2755 HOLIDAY	SEAL METER	BLACK-HAAK	\$ 600.00	\$ 100.00	80.00
11/13/2025	373-25-11P	VAN SISTINE HOMES	2964 LENNON	NSFD PLUMB	J COX PLUMB	\$ 30,000.00	\$ 766.20	612.96
11/13/2025	374-25-11E	BRIAN EICHINGER	2720 MURRAY	REPLACE METER SOCKET	HOMETOWN ELECT	\$ 1,000.00	\$ 150.00	120.00
11/13/2025	375-25-11E	CHRIS MEYER	3642 PARK LANE	SERVICE CHANGE	HOCKERS HOME SERVICE	\$ 7,906.00	\$ 150.00	120.00
11/17/2025	376-25-11P	HOLTZ HOMES	2645 CORNELL	NSFD PLUMB	KELDERMAN PLUMB	\$ 22,000.00	\$ 531.20	424.96
11/17/2025	377-25-11P	MARCUS MCGUIRE	2624&2626 PRINCETON	NSFD PLUMB	PERFORMANCE PLUMB	\$ 24,500.00	\$ 884.60	707.68
11/19/2025	378-25-11H	ALEX PRODOEHL	3531 HICKORY HILLS	FINISH BASEMENT HVAC	PALISADES HVAC	\$ 11,200.00	\$ 273.50	218.80
<b>TOTALS</b>						<b>\$ 785,206.00</b>	<b>\$ 8,593.90</b>	<b>\$ 6,875.12</b>
<b>TOWN OF WINNECONNE PERMITS:</b>								
11/11/2025	129-25-11B	TYLER FUERSTENBERG	6780 CTY M	REROOF	AMERICAN QUALITY HOMES	\$ 11,015.00	\$ 50.00	\$ 40.00
11/11/2025	130-25-11B	MICHAEL LAEMMRICK	6902 SUNSET TR	REROOF	RIDGE TOP EXTERIORS	\$ 35,400.00	\$ 50.00	\$ 40.00
11/17/2025	131-25-11B	ERWIN FISCHER	6671 LASLEY SHORE	DECK	E2 INOVATIONS	\$ 10,000.00	\$ 78.60	\$ 62.88
11/17/2025	132-25-11E	MARK THOMAS	5019 RIVERMOOR	ELECT REMOD	LUXURY ELECT	\$ 8,500.00	\$ 141.00	\$ 112.80
11/19/2025	133-25-11B	TJ LAFEVER	5162 ADAMS	REROOF	HOME PRO	\$ 6,750.00	\$ 50.00	\$ 40.00
11/19/2025	134-25-11B	DENNIS SCHAFFER	5025 WASHINGTON	RAZE HOUSE GARAGE	HOFFMANN-STROBEL BLDGS	\$ 2,500.00	\$ 95.00	\$ 76.00
<b>TOTALS</b>						<b>\$ 74,165.00</b>	<b>\$ 464.60</b>	<b>\$ 371.68</b>

**INTERMUNICIPAL REPORT DECEMBER 2025 PERMITTING**

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
<b>TOWN OF CLAYTON PERMITS:</b>								
12/8/25	379-25-12B	DEREK LEIBHAUSER	9111 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT	RODAC	\$ 1,893,617.17	\$ 2,960.55	\$236.84
12/8/25	380-25-12B	DEREK LEIBHAUSER	9113 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT	RODAC	\$ 1,893,617.17	\$ 2,960.55	\$236.84
12/8/25	381-25-12B	DEREK LEIBHAUSER	9121 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT	RODAC	\$ 1,893,617.17	\$ 2,960.55	\$236.84
12/9/25	382-25-12H	SCOTT MILLER	8085 HWY 76	FURNACE A/C REPLACEMENT	BLACK-HAAK	\$ 10,000.00	\$ 200.00	\$16.00
12/9/25	383-25-12H	SARAH REISSMANN	3511 CTY II	FURNACE REPLACEMENT	BLACK-HAAK	\$ 5,000.00	\$ 100.00	\$8.00
12/9/25	384-25-12H	RANDY WALSH	4548 GRANDVIEW	FURNACE REPLACEMENT	BLACK-HAAK	\$ 5,000.00	\$ 100.00	\$8.00
12/9/25	385-25-12E	ROBERT PATSCHKE	7320 MURRAY	SERVICE UPGRADE	CUMINGS ELECT	\$ 3,200.00	\$ 150.00	\$12.00
12/9/25	386-25-12E	JOHN SARNOWSKI	2564 BREEZEWOOD	SERVICE UPGRADE	CUMINGS ELECT	\$ 1,000.00	\$ 150.00	\$12.00
12/9/25	387-25-12E	CHARTER COMMUNICATIONS	2602 BREEZEWOOD	SERVICE	EISCH ELECT	\$ 2,000.00	\$ 150.00	\$12.00
12/9/25	388-25-12E	CHARTER COMMUNICATIONS	3113 CTY II	SERVICE	EISCH ELECT	\$ 2,000.00	\$ 150.00	\$12.00
12/17/25	389-25-12E	SPARK DEVELOPMENT	9121 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT ELECT	HIPKE ELECT	\$ 100,000.00	\$ 1,837.30	\$146.98
<b>TOTALS</b>						<b>\$ 5,809,051.51</b>	<b>\$ 11,718.95</b>	<b>\$ 937.52</b>
<b>TOWN OF WINNECONNE PERMITS:</b>								
12/8/25	135-25-12B	DENNIS SCHAFFER	5025 WASHINGTON	NSFD	HOFFMANN-STROBEL BLDGS	\$ 750,000.00	\$ 813.00	\$ 650.40
12/8/2025		DENNIS SCHAFFER	5025 WASHINGTON	TOWN FEES	HOFFMANN&STROBEL		\$ 610.00	
12/10/2025	136-25-12E	MARK THOMAS	5019 RIVERMOOR	ELECT REMOD	SELF	\$ 1,600.00	\$ 160.00	\$ 128.00
12/10/2025	137-25-12E	KIM BASSETT	6255 W LYNGAAS	ELECT FOR ELEVATOR	SEC INC	\$ 2,890.00	\$ 45.00	
12/10/2025	138-25-12E	ROD BOLDT	7259 CLARKS POINT	ELECT REMOD	HIPKE ELECT	\$ 4,000.00	\$ 110.00	\$ 88.00
12/10/2025	139-25-12B	MIKE BERTRAM	5425 WILDWOOD	BASEMENT REMOD	SELF	\$ 25,000.00	\$ 148.20	\$ 118.56
12/10/2025	140-25-12E	MIKE BERTRAM	5425 WILDWOOD	BASEMENT REMOD ELECT	SE	\$ 5,000.00	\$ 65.46	\$ 52.37
12/15/2025	141-25-12B	KIM BASSETT	6255 W LYNGAAS	ADD ELEVATOR	CONSOLIDATED CONST	\$ 16,000.00	\$ 80.00	\$ 64.00
12/15/2025	142-25-12E	TREEHOUSE PROPERTIES	7258 ROYS	SERVICE- ELECT FOR TREEHOUSE	BRICCO SERVICES	\$ 10,500.00	\$ 123.00	\$ 98.40
12/17/2025	143-25-12B	LEVERHAGEN TRUST	6537 LASLEY SHORE	RAZE HOUSE	ZILLGES	\$ 10,000.00	\$ 55.00	\$ 44.00
12/17/2025	144-25-12B	LEVERHAGEN TRUST	6537 LASLEY SHORE	NSFD	PRAIRIESTONE HOMES	\$ 400,000.00	\$ 500.00	\$ 400.00
12/17/2025		LEVERHAGEN TRUST	6537 LASLEY SHORE	TOWN FEES	PRAIRIESTONE HOMES		\$ 610.00	
12/17/2025	145-25-12E	REBECCA REITZ	5143 N HARBOUR	SERVICE CHANGE	GILLETT ELECT	\$ 2,200.00	\$ 60.00	\$ 48.00
						<b>\$ 1,227,190.00</b>	<b>\$ 3,379.66</b>	<b>\$ 1,691.73</b>

## MEMORANDUM

### **Business Item A & B**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & consideration of Resolution 2026-001 Making a Recommendation to the Town Board of Supervisors regarding a Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes, requesting approval to re-zone approximately 1.51 acres of proposed Lot 1 (3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.29 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

AND

Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of John Kulogo & David Hughes to reconfigure portions of Tax ID #006-0420-02; Tax ID #006-0420-03; and Tax ID #006-0420-05 (3464 & 3442 County Rd II).

Please see the comments below from Code Administrator Kamke:

This Certified Survey Map is requested to prepare for an ownership transfer of an outbuilding between lots, with the addition of acreage to the Proposed Lot 1 to meet district acreage requirements and sufficient area to Proposed Lot 2 to meet lot width requirements. When done in combination with the rezoning on this agenda, the proposed lots will meet all dimensional standards for their districts, being minimum road frontage, lot area, minimum average lot width, and setbacks from lot lines to buildings.

Three parcels, created by the same historic CSM #8112, will be reconfigured into three new parcels. Current parcels are: 006-042002, being Lot 1 of CSM #8112 owned by David Hughes; 006-042003, being Lot 2 of CSM #8112 owned by John H. Kulogo; and 006-042005, being Lot 4 of CSM #8112 owned by Kulogo Farmland LLC.

Proposed Lot 1 of this CSM will take approximately  $\pm 4.1514$  acres from the Kulogo Farmland LLC agricultural field and  $\pm 0.2588$  acres from the David Hughes R-1 lot and add those to the existing lot with frontage along a public road owned by John Kulogo at 3442 CTH II, for a proposed new lot of  $\pm 5.6621$  acres. The whole parcel is requested to be zoned A-2 General Agriculture district, which requires a minimum of five acres, and 200ft for both average lot width and minimum road frontage. At a proposed 5.6621 acres, 423.88 feet average width, and 216.83 feet of road frontage, Proposed Lot 1 meets all the required dimensional standards for the A-2 General Agriculture district.

Proposed Lot 2 will combine approximately  $\pm 0.294$  acres from the agricultural field (A-2 General Agriculture district) to the existing R-1 Rural Residential district lands owned by David Hughes at 3464 CTH II. After accounting for the lot line adjustments in the new northeast corner of this configuration, the new proposed lot will be  $\pm 1.2190$  acres. The applicant is requesting the whole parcel be standardized to the R-1 district, which requires a minimum area of 43,000 square feet, 33 feet of road frontage, and 200 feet of average lot width. At 53,098 square feet (1.2190 ac), 193.85 feet of frontage, and an average lot

width of 214.13 feet, the Proposed Lot 2 meets dimensional standards of the R-1 Rural Residential district.

Per Wis Stats 236.02(12)(am), land divisions creating lots of 1.5 acres or less may be limited to no more than four divisions in five years when using the Certified Survey Map method. Property owners wishing to divide more times or lots than that must do so by the plat process. The Town of Clayton reviewed and approved a CSM request for this land in September 2023. That CSM was recorded in March 2024, creating three lots fitting the statutory “subdivision” definition (CSM #8812, Document #1918904 in the Winnebago County Register of Deeds). A request heard in August 2025 by this Commission was approved by the Town, but never recorded. The lot proposed under that CSM was over 1.5 acres in size but also never officially created, so that proposed division does not count towards the statutory limit. Approval and recording of the survey map proposed here will create a fourth lot of less than 1.5 acres within a five-year period. This is allowable but may mean that no other subdivision of land can occur on this land until at least 2029. *Operative words of “may” due to interpretation and enforcement of that statute residing under the jurisdiction of the Winnebago County Zoning Department.*

Each lot of this proposal has an individual well, separate septic system, and existing driveway access. They are not within an area of expected sanitary district service expansion. Detailed information about the easement noted on the survey from CSM #8112 was not available, but being a private easement, it was not dedicated for public access or use.

Section 7.10.11(6)(a) of the Town Subdivision Ordinance requires all pertinent features of the property to be documented on the map. If there is information about the septic system location (drain fields, vents, tank covers, etc.) those must be included. Adjacent property owners must be listed over their respective parcels on the survey as required in the subdivision ordinance. It is also recommended that the ownership of the Proposed Lot 1 be clarified if it will be only in Mr. Kulogo’s ownership, solely by the LLC, or by both together.

It is staff opinion that both agenda items should receive the same recommendation from the Plan Commission to the Town Board. Doing one without the other will result in split-zoned lots, creating difficulty in administering and enforcing Town ordinances. With the proposals meeting all Town standards, staff recommend approval action for both items.

Suggested Conditions:

1. Information about the septic system location (drain fields, vents, tank covers, etc.) must be included on the CSM.
2. Adjacent property owners must be listed over their respective parcels on the survey as required in the subdivision ordinance.
3. Ownership of the Proposed Lot 1 be clarified if it will be only in Mr. Kulogo’s ownership, solely by the LLC, or by both together.

**SUGGESTED MOTION(S):**

*Motion to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2026-001.*

*Motion to recommend denial of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2026-001.*

*Motion to recommend approval of the CSM application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with the three (3) listed conditions.*

*Motion to recommend denial of the CSM application submitted by Chris Perreault on behalf of John Kulogo & David Hughes.*

Respectfully Submitted,  
Kelsey

# RE-ZONING APPLICATION

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



### PROPERTY OWNER

Name John Kulago & David Hughes  
 Street Address 2539 Oakridge Rd  
 City Deerwah State WI Zip Code 54956  
 Phone 920-385-3777  
 E-mail john.kulago@parkshop@gmail.com

### APPLICANT

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor:  Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Name: Chris Perreault  
 Address: 615 N. Lyndale Dr., Appleton, WI Zip Code: 54914  
 Phone: 920-731-4168 E-Mail: chris@clse.pro  
 Describe the reason for the Re-Zoning: Rezoning so lot is in one zoning district

### RE-ZONING SPECIFICS

Number of Lots: 2 Total Acreage: 6.88 Tax Key Number: 006042003  
006042002 006042005  
 Legal Description: Lots 1 & 2 and part of Lot 4 of CSM No. 8112  
Town of Clayton, Winnebago County, WI  
 Current Zoning: A-2 & R-1

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: [Signature] Date: 12/15/25

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

Fee: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Date Received Complete: \_\_\_\_\_ By: \_\_\_\_\_ 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.

TOWN OF CLAYTON  
PLAN COMMISSION RESOLUTION # 2026-001  
RE-ZONING OF TAX ID #006-0420-02; TAX ID #006-0420-03; AND TAX ID  
#006-0420-05

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

**Owner:** John Kulogo & David Hughes

**Applicant:** Chris Perreault

**Location:** 3464 & 3442 County Rd II

**Legal Description:** All being a part of the Southwest ¼ of the Southeast ¼, Section 15,  
Township 20 North, Range 16 East, Township 20 North, Range 16 East,  
all in the Town of Clayton, County of Winnebago, Wisconsin.

**Parcel Number:** The affected properties are known as Tax ID #006-0420-02; Tax ID  
#006-0420-03; and Tax ID #006-0420-05

**Explanation:** Applicant is requesting a Zoning Change for approximately 1.51 acres  
from R-1 (Rural Residential District) to A-2 (General Agriculture District);  
and approximately 0.29 acres of proposed Lot 2 from A-2 (General  
Agriculture District) to R-1 (Rural 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:

# RE-ZONING APPLICATION

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



### PROPERTY OWNER

Name John Kulago & David Hughes  
 Street Address 2539 Oakridge Rd  
 City Deerwah State WI Zip Code 54956  
 Phone 920-385-3777  
 E-mail john.kulago@parkshop@gmail.com

### APPLICANT

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor:  Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Name: Chris Perreault  
 Address: 615 N. Lyndale Dr., Appleton, WI Zip Code: 54914  
 Phone: 920-731-4168 E-Mail: chris@clse.pro  
 Describe the reason for the Re-Zoning: Rezoning so lot is in one zoning district

### RE-ZONING SPECIFICS

Number of Lots: 2 Total Acreage: 6.88 Tax Key Number: 006042003  
006042002 006042005  
 Legal Description: Lots 1 & 2 and part of Lot 4 of CSM No. 8112  
Town of Clayton, Winnebago County, WI  
 Current Zoning: A-2 & R-1

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: [Signature] Date: 12/15/25

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

Fee: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Date Received Complete: \_\_\_\_\_ By: \_\_\_\_\_ 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.

# Certified Survey Map (CSM) Review Application

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



### Property Owner(s)

Name: John Kulogo & David Hughes  
 Street Address: 2539 Oakridge Rd., Neenah, WI 54956  
 City: Neenah State: WI Zip Code: 54956  
 Phone: 920-385-3777  
 E-mail: john.kulogo@workshop@gmail.com

### Applicant:

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor: \* Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Name: Chris Perreault  
 Address: 615 N. Lyndale Dr., Appleton, WI Zip Code: 54914  
 Phone: 920-731-4168 E-Mail: chris@clse.pro  
 Describe the reason for the CSM Review: Adding land to existing lot

### Survey Specifics:

Number of Lots: 2 Total Acreage: 6.88 Tax Key Number: 006042003 006042002 006042005  
 Legal Description: Lots 1 & 2 part of Lot 4 of CSM No 8112  
Town of Clayton, Winnebago County, WI  
 Surveyor: Chris Perreault  
 Zoning: A-2 & R-1 Registration Number: 2249  
 Address: Same as applicant  
 Phone: 920-731-4168 Email: chris@clse.pro

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

[Signature] 12/1/23  
 Signature Today's Date

For Town Use Only

Fee (see Town Fee Schedule)			
Fee: _____	Map Deposit Fee: _____	Check #: _____	Date: _____
*Map Deposit fee is fully refundable if a recorded copy of the approved document is submitted to the Town within 90 days of the Town Board approval.			
Date Received Complete: _____	By: _____		
Review Meetings - Plan Comm _____	Town Board _____		
CSM is:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Condition	<input type="checkbox"/> Denied
Recorded Document Submittal Deadline (90 days from TB Approval): _____			

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

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOTS 1 & 2, AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

## OWNER(S) OF RECORD:

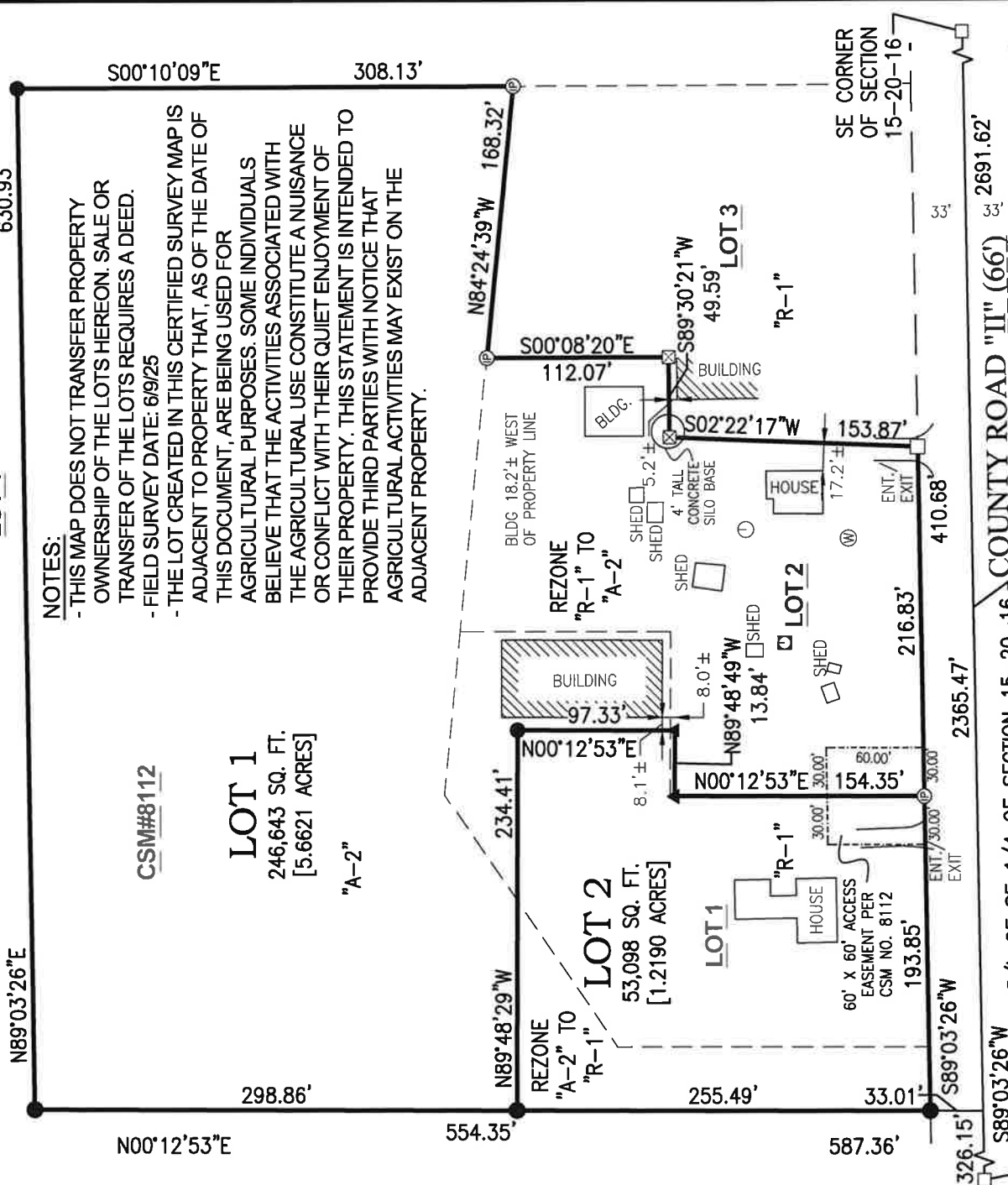
JOHN H. KULOGO  
KULOGO FARMLAND, LLC.  
DAVID HUGHES  
PARCEL NO. (S):  
006042002  
006042003  
006042005 (PART)

## LEGEND:

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- = MAG SPIKE FOUND
- ▲ = RAILROAD SPIKE SET
- ⊠ = CUT CROSS IN CONCRETE FOUND
- ⊙ = SEPTIC COVER
- ⊗ = WELL

"A-2" = ZONING DISTRICT

"A-2" LOT 4



## NOTES:

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS HEREON. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 6/9/25
- THE LOT CREATED IN THIS CERTIFIED SURVEY MAP IS ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

CSM#8112

## LOT 1

246,643 SQ. FT.  
[5.6621 ACRES]

"A-2"

## LOT 2

53,098 SQ. FT.  
[1.2190 ACRES]

LOT 1

"R-1"

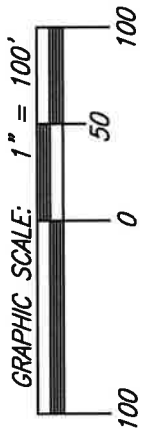
LOT 2

"R-1"

LOT 3

SOUTH 1/4 CORNER OF SECTION 15-20-16

S/L OF SE 1/4 OF SECTION 15-20-16 COUNTY ROAD "II" (66')



NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°03'26"W PER THE WISCONSIN COUNTY COORDINATE SYS (WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNDALE DR., APPLETON, WI 54914  
N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2307.5-25-3 DATED: 11/05/2025 DRAFTED BY: fnz/bwm-NJO  
REVISED: 12/10/2025 - NJO

SHEET 1 OF 4 SHEETS

Item B.



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING ALL OF LOTS 1 & 2 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

**COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:**

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

**TOWN BOARD CERTIFICATE:**

WE HEREBY CERTIFY THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN CHAIRPERSON

\_\_\_\_\_  
TOWN CLERK

**OWNER'S CERTIFICATE:**

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF CLAYTON AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JOHN H. KULOGO

STATE OF WISCONSIN )  
  )SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914  
N5841 S.T.H. "47-55", SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2307.5-25-3 (RFR) 12-10-2025



2TOWN OF CLAYTON PLAN COMMISSION  
RESOLUTION 2026-002

A RESOLUTION RECOMMENDING THE ADOPTION OF THE AMENDMENTS TO TOWN  
OF CLAYTON COMPREHENSIVE PLAN 2040 AND ZONING CODE OF ORDINANCES

WHEREAS, the Comprehensive Plan 2040 (the “**Comprehensive Plan**”) for the Town of Clayton, County of Winnebago, State of Wisconsin’s (the “**Town**”) explicitly places zoning control over shoreland areas with Winnebago County; and

WHEREAS, the Town Zoning Code of Ordinances, Chapter 9 (the “**Zoning Code**”) explicitly excludes from its jurisdiction shoreland areas governed by ch. 27 of the general code of Winnebago County; and

WHEREAS, the Winnebago County Board of Supervisors (the “**County**”) has amended Chapter 27 of the County Code, effective November 21, 2025, whereby the County relinquishes general zoning authority over shoreland areas within Winnebago County, but will continue to administer shoreland overlay zoning (the “**County Amendment**”); and

WHEREAS, under the current Comprehensive Plan and Zoning Code, the County Amendment would result in shoreland areas having no applicable general zoning; and

WHEREAS, amendments to both the Comprehensive Plan and Zoning Code are needed to expand the Town’s zoning control and jurisdiction to include those previously excluded shoreland areas; and

WHEREAS, a public hearing was held on January 14, 2026 (the “**Public Hearing**”) wherein the Town Plan Commission discussed the amendments attached hereto and made a part hereof as **Exhibit A** (Comprehensive Plan) and **Exhibit B** (Zoning Code) (collectively, the “**Amendments**”); and

WHEREAS, by adopting this resolution, the Plan Commission recommends that the Town Board of Supervisors (the “**Board**”) adopt the Amendments, thereby amending the Comprehensive Plan and Zoning Code accordingly; and

NOW THEREFORE BE IT RESOLVED by the Town of Clayton Plan Commission hereby recommends that the Board adopt the Amendments.

Vote: Yes \_\_\_\_\_ No: \_\_\_\_\_ Absent: \_\_\_\_\_ Abstain: \_\_\_\_\_

Signed: \_\_\_\_\_  
Dick Knapinski, Plan Commission Chair

Date:

Attest: \_\_\_\_\_  
Keley Faust-Kubale, Town Clerk

Date:

**EXHIBIT A  
Comprehensive Plan 2040 Amendment**

**AN ORDINANCE AMENDING THE TOWN OF CLAYTON COMPREHENSIVE PLAN  
2040 TO EXPAND TOWN ZONING CONTROL TO SHORELAND AREAS**

WHEREAS, the Comprehensive Plan 2040 (the “**Comprehensive Plan**”) for the Town of Clayton, County of Winnebago, State of Wisconsin’s (the “**Town**”) explicitly places zoning control over shoreland areas with Winnebago County; and

WHEREAS, the Winnebago County Board of Supervisors (the “**County**”) has amended Chapter 27 of the County Code, effective November 21, 2025, whereby the County relinquishes general zoning authority over shoreland areas within Winnebago County, but will continue to administer shoreland overlay zoning (the “**County Amendment**”); and

WHEREAS, under the current Comprehensive Plan, the County Amendment would result in shoreland areas having no applicable general zoning; and

WHEREAS, this amendment to the Comprehensive Plan (this “**Amendment**”) would expand the Town’s zoning control to include those previously excluded shoreland areas; and

WHEREAS, concurrently with this Amendment, the Town Zoning Code of Ordinances shall also be amended to encompass shoreland areas within its jurisdiction; and

WHEREAS, following a public hearing on January 14, 2026, the Town Plan Commission passed a resolution whereby it recommended the adoption of this Amendment by the Town Board, as demonstrated by the Plan Commission Resolution attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, all public notice and hearing requirements set forth in Wis. Stat. § 66.1001(4) have been satisfied with respect to this Amendment, including publication, posting, and the conduct of a public hearing before the Plan Commission; and

NOW THEREFORE BE IT ORDAINED that the Town Board of the Town of Clayton, Winnebago County, does hereby approve and adopt the Amendment to the Comprehensive Plan as described herein.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Russ D. Geise, Town Chair

Attest: \_\_\_\_\_  
Kelsey Faust-Kubale, Clerk

1. **Authority.** This Amendment constitutes an exercise of the Town’s authority granted by Wis. Stat. 66.1001, and the passing thereof complies with the procedures provided in Wis. Stat. 66.1001(4).
2. **Effect of the Amendment.** The Town shall exercise general zoning authority over all shoreland areas, as that term is defined by the Town Zoning Code of Ordinances, within its jurisdiction. Shoreland overlay zoning regulations, as administered by Winnebago County pursuant to Chapter 27 of the Winnebago County Code and NR 115, Wis. Admin. Code, shall continue to apply concurrently. All development and land use within shoreland areas shall comply with both the Town’s general zoning regulations and the County’s shoreland overlay requirements. All references in the Comprehensive Plan to zoning authority over shoreland areas are hereby updated to reflect the Town’s expanded jurisdiction, subject to concurrent shoreland overlay zoning administered by Winnebago County.

Except as expressly provided in this Amendment, all of the terms and provisions of the Comprehensive Plan are and will remain in full force and effect and are hereby ratified and confirmed by the parties hereto.

3. **Amendment.** The Comprehensive Plan is hereby amended as follows (for clarity, all text appearing in bold reflects changes made by this Amendment, while unbolded text is reproduced verbatim from the original Comprehensive Plan):

**Section 1.** That Chapter 1, page 7 is hereby amended and restated in its entirety as follows:

**Town Zoning Installation.** Zoning has long been recognized as a fundamental tool in implementing a comprehensive plan, specifically the intentions of the Future Land Use Plan Map. The Town of Clayton took a significant step toward providing more local control over land use decisions by removing town wide zoning control through Winnebago County. On December 17, 2013, the Town developed and adopted The Town of Clayton Zoning Code of Ordinances. This ordinance also received certification through the Department of Agricultural Trade and Consumer Protection (DATCP), to allow farm tax credit opportunities. **It should be noted that, while the Town holds general zoning control over shoreland areas (300’ of a navigable stream and 1000’ from a lake or impoundment), Winnebago County maintains shoreland overlay zoning control over such areas.**

**Section 2.** That Chapter 8, page 7, Section “Wetlands,” paragraph 4 is hereby amended and restated in its entirety as follows:

A complex set of regulations by various local, state, and federal agencies places numerous limitations on the development and use of wetlands and shoreland. **The Town’s Zoning Code** and Chapter 27 of the Winnebago County Zoning Code describes permitted uses of wetlands provided there is no filling, flooding, tiling, draining, ditching, dredging, or excavating, some of which include development of silviculture, hiking, fishing, trapping, harvesting of wild crops, and the cultivation of agricultural crops. The Wisconsin Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams, lakes, and wetlands.

The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands associated with waters of the United States. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program. Prior to placing fill or altering wetland resources, the appropriate agencies should be contacted to receive authorization.

**Section 3.** That Chapter 11, page 27 is hereby amended and restated in its entirety as follows (amended text highlighted below for emphasis):

**Land Use Plan and Zoning Consistency.** Of particular importance is consistency between the Future Land Use Plan and the Zoning Map. Because zoning reflects the current situation and the Future Land Use Plan map reflects the preferred land use, the two maps initially may not be consistent. The objective is that these two maps would become consistent over a period of time. On December 17, 2013, the Town developed and adopted The Town of Clayton Zoning Code of Ordinances. **It should be noted that, while the Town holds general zoning control over shoreland areas (300' of a navigable stream and 1000' from a lake or impoundment), Winnebago County maintains shoreland overlay zoning control over such areas.**

**Section 4.** That Chapter 11, page 30 is hereby amended and restated in its entirety as follows:

**Zoning Ordinance.** Zoning has long been recognized as a fundamental tool in implementing a comprehensive plan, specifically the intentions of the Future Land Use Plan. The Town of Clayton took a significant step toward providing more local control over land use decisions by removing town wide zoning control through Winnebago County. On December 17, 2013, the Town developed and adopted The Town of Clayton Zoning Code of Ordinances. **It should be noted that Winnebago County still maintains zoning control with shoreland areas (300' of a navigable stream and 1000' from a lake or impoundment).**

**Section 5.** That Chapter 11, page 30 hereby amended and restated in its entirety as follows:

**Shoreland-Wetland Zoning Ordinance.** As noted earlier, the regulation of land use in shoreland and wetland areas is covered by the Shoreland District Overlay of the Winnebago County Zoning Ordinance, **with the Town providing general zoning regulation through the Town's Zoning Code.** The Ordinance is administered and enforced by the Winnebago County Planning and Zoning Department. The regulations apply to areas within 1,000 feet of the ordinary high water mark of a lake, pond, or flowage, and 300 feet from the ordinary high water mark of a river or stream, or the landward side of the floodplain, whichever is greater.

**Section 6.** that Comprehensive Plan 2040 Amendments table in Appendix F shall be amended by inserting in the second row of the table the following:

Version 1.0	[DATE]	Expansion of plan zoning control to encompass shoreland areas. Ordinance 2026-[###]
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**EXHIBIT B**  
**Zoning Code of Ordinances Amendment**

**AN ORDINANCE AMENDING THE TOWN OF CLAYTON ZONING CODE OF ORDINANCES TO INCLUDE SHORELAND AREAS**

WHEREAS, the Zoning Code of Ordinances (the “**Zoning Code**”) for the Town of Clayton, County of Winnebago, State of Wisconsin’s (the “**Town**”) explicitly excludes from the Zoning Code’s jurisdiction those shoreland areas governed by Chapter 27 of the general code of Winnebago County; and

WHEREAS, the Winnebago County Board of Supervisors (the “**County**”) has amended Chapter 27 of the County Code, effective November 21, 2025, whereby the County relinquishes general zoning authority over shoreland areas within Winnebago County, but will continue to administer shoreland overlay zoning (the “**County Amendment**”); and

WHEREAS, under the current Zoning Code, the County Amendment would result in shoreland areas having no applicable general zoning; and

WHEREAS, this amendment to the Zoning Code (this “**Amendment**”) would expand the jurisdiction of the Zoning Code to include those previously excluded shoreland areas; and

WHEREAS, concurrently with this Amendment, the Town’s Comprehensive Plan 2040 shall also be amended to include shoreland areas within its jurisdiction, thereby allowing this amendment to be made without violating said Comprehensive Plan 2040; and

WHEREAS, following a public hearing on January 14, 2026, the Town Plan Commission passed a resolution whereby it recommended the adoption of this Amendment by the Town Board, as demonstrated by the Plan Commission Resolution attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, all public notice and hearing requirements set forth in Wis. Stat. §§ 60.61 and 66.1001, and the Town’s Zoning Code, have been satisfied with respect to this Amendment, including publication, posting, and the conduct of a public hearing before the Plan Commission; and

NOW THEREFORE BE IT ORDAINED that the Town Board of the Town of Clayton, Winnebago County, does hereby approve and adopt the Amendment to the Zoning Code as described herein.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Russ D. Geise, Town Chair

Attest: \_\_\_\_\_  
Kelsey Faust-Kubale, Clerk

1. **Authority.** This Amendment constitutes an exercise of the authority granted by Wis. Stat. 60.61(4) and Art. 7, Div. 1 of the Zoning Code.
2. **Effect of the Amendment.** The Town shall exercise general zoning authority over all shoreland areas, as that term is defined by the Zoning Code, within its jurisdiction. Shoreland overlay zoning regulations, as administered by Winnebago County pursuant to Chapter 27 of the Winnebago County Code and NR 115, Wis. Admin. Code, shall continue to apply concurrently. All development and land use within shoreland areas shall comply with both the Town’s general zoning regulations and the County’s shoreland overlay requirements. All references in the Zoning Code to zoning authority over shoreland areas are hereby updated to reflect the Town’s expanded jurisdiction, subject to concurrent shoreland overlay zoning administered by Winnebago County.

Except as expressly provided in this Amendment, all of the terms and provisions of the Zoning Code are and will remain in full force and effect and are hereby ratified and confirmed by the parties hereto.

3. **Amendment.** This Amendment hereby amends the Zoning Code as follows:

**Section 1.** That Chapter 9, Zoning, §9.01-03 Jurisdiction, is hereby amended to read as follows:

Jurisdiction of these regulations shall include all lands, shorelands, and waters within the Town of Clayton.

**Section 2.** That Chapter 9, Zoning, §9.03-01 General definitions, is hereby amended by inserting the following new definition in the appropriate alphabetical order:

**Shoreland** Lands within the following distances from the ordinary highwater mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

**Shoreland Overlay District:** The zoning district comprising all lands within the shoreland area as defined by this Code, subject to additional regulations intended to protect water quality, habitat, and public interests in navigable waterways.

## MEMORANDUM

### **Business Item D**

From: Administrator/Staff  
To: Plan Commission  
Re: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 2nd Addition of Scholar Ridge Estates.

Please see the comments below from Code Administrator Kamke:

#### Property information specific to tax IDs 006-061801 and 006-0632:

The site subject to this request is approximately 13.6 acres. All lands under this request are zoned R-2 Suburban Residential. Lands adjacent to the site are zoned R-2 Suburban Residential to the north and south, B-1 Local Service Business to the west, and A-2 General Agriculture to the east and further south.

The County Shoreland Ordinance applies to some of the lots, including the proposed lots 93, 98-102, and 107-117, as those are riparian (front on the navigable waterway) or exist entirely within 300ft of the identified Ordinary High Water Mark of the waterway.

No part of this phase of the development contains delineated wetlands, nor exists within mapped floodplain extents. There is no Airport Overlay jurisdiction from Outagamie County. The site is within the Fox West Sewer Service Area, and after the July 2025 amendment to the Clayton Sanitary District #1 boundary, the whole of this phase is within the Town's Sanitary District. The site is within the extraterritorial plat review jurisdiction of the Village of Fox Crossing.

The Future Land Use map identifies this area as Residential – Single and Duplex, and this plat development proposes to meet that use. It is within the Tier 1 area of the Future Land Use map, which within the 2040 Town of Clayton Comprehensive Plan, Tier 1 is the area where most (85%) residential use would be encouraged and permitted.

#### Application Details:

McMahon Associates, on behalf of Clayton Development Group LLC, requests approval of the Final Plat for the Second Addition to Scholar Ridge Estates. This proposal is to divide all of 006-061801 and part of 006-0632 into 35 buildable parcels and approximately 2.55 acres of roadway to be dedicated to the Town of Clayton. No new outlots are proposed within this final plat. The Preliminary Plat for Phases 2-4 was approved by the Town July 17, 2024. Phase 2 Final Plat was approved by the Town on November 20, 2024, and recorded in August 2025.

The proposed lots generally comply with the dimensional requirements for the R-2 Suburban Residential zoning district, with the exception of Lot 100. The Town Zoning Ordinance requires a minimum of 65ft of frontage on waterways, and Lot 100 has approximately 16ft, based on scaling. However, this was not referenced by any jurisdiction in previous approvals and therefore cannot be the sole reason a Final Plat could be denied. Since the Second Addition does appear to conform substantially to the approved Preliminary Plat, state statutes require the approval, or approval with conditions, of this Final Plat.

Town Subdivision Ordinance, Final Plat Review:

State agency review comments, or certification there are no objections to the final plat, must be provided to the Town for inclusion in the review. No comments or certifications from the state were provided by the applicant. If comments from the state require any changes to the plat before recording, additional reviews by the Town may be necessary. The Town reserves the right to require this additional review prior to recording the final plat if any changes are required by the state agencies.

Covenants are to be submitted with the final plat for review, per Section 7.10.13 (1) (d) of the Town Subdivision Ordinance. None were filed with this final plat. The applicant is encouraged to confirm if restrictive covenants are intended to be required for these lots, and if so, to provide a copy of those documents and speak to the intent of the covenants for inclusion in the Town's review and public record.

Road access and naming was approved under the Preliminary Plat for Phases 2-4, and the submitted Final Plat for Phase 3 matches the preliminary approval layout. Drainage and Stormwater management is addressed under the Town Engineer Review. A Public Improvement Agreement shall be entered into between the Town and the subdivider prior to recording, as a condition of the final plat approval.

Mailbox access: The USPS required cluster mailbox units for prior phases of this subdivision. If mailboxes serving these new lots are to be placed with the other clustered mailboxes in earlier phases, that should be confirmed prior to final approval.

Dedications and Reservations. The approved preliminary plat did not contain any pedestrian/recreation trails in this phase of the development. The Town Subdivision Ordinance requires either a land dedication or *fee in lieu* of land dedication for park, playground, and recreational open space areas. During preliminary plat approval, the Town Board allowed for the *fee in lieu* dedication option of \$500 for each new dwelling unit, to be paid prior to building permit issuance. The applicant agrees with the fee in lieu of land dedication option.

Town Engineer Review Comments:

Provide copies of all submitted applications and their approvals once received. These include the WDNR Watermain Permit, the Village of Fox Crossing for watermain access, WDNR Sewerage System Permits, 208 Approval Letter from ECWRPC, signed copy of the Fox-West Regional Sewer Service approval letter, WPDES General Permit for construction site stormwater runoff from the WDNR for the erosion control and grading including the USLE soil loss spreadsheet, the Winnebago County Erosion Control Permit, and any approvals from the Town of Clayton Sanitary District, if necessary.

Town of Clayton Minimum Road Design Standards require the finished ditch grades to be no less than 1%. A summary of any proposed variations to this must be provided to the Town Board for approval. The applicant cites limiting factors of the site as reason the plans contain a minimum 0.50% slope. Per applicant responses, the 0.5% slope when combined with the proposed drain tiles within the ditches should provide adequate drainage to meet the intent of the ordinance. The proposed 0.5% slope meets the state DOT development manual, but not the Town's steeper slope (1%) standard. Attached exhibit map shows the areas within this phase of the development that will not meet the minimum 1%, but meet or exceed the state standard 0.5% slope.

All other engineering review notes were adequately responded to by the applicant with supporting documentation that meets or exceeds the Town standards. Some of the above approvals have been submitted, and the remaining items will be provided to the Town once issued by the respective entities. Stormwater from this development will route to existing, previously approved facilities.

Plan Commission / Town Board Direction by Ordinance:

The final plat and covenants shall be reviewed by the Plan Commission for conformance with this ordinance and all other ordinances, rules, regulations, and the Town's Comprehensive Plan. The final plat shall then be forwarded to the Town Board with a Plan Commission recommendation for approval or rejection. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to local plans and ordinances adopted as authorized by law, then it is entitled to approval.

The Town Board shall, within sixty days of the date of filing of the original final plat with the Town Clerk, approve or reject such plat, unless the time is extended by written agreement with the subdivider. If the plat is rejected, the reasons shall be stated in the minutes of the meeting and forwarded to the subdivider with a copy to the Town Plan Commission. If the Board fails to act within sixty days and the time has not been extended by agreement and if no unsatisfied objections have been filed within that period, the plat shall be deemed approved, and, upon demand, a certificate to that effect shall be made on the face of the plat by the Town Clerk. **The Town Board shall act on the final plat on or before February 13, 2026, unless the time is extended by written agreement with the subdivider.**

Actions:

1. Table final plat review for review at a future meeting after outstanding documents and approvals from other jurisdictions are received and provided to the Town.
2. Reject the final plat due to the outstanding issues.
3. Approve the final with conditions.

Suggested conditions of approval:

1. The subdivider shall provide copies of all submitted applications and their approvals once received. This includes but is not limited to all DOA approvals and comments, WDNR permits, County permits, and letters of approval from local and regional jurisdictions as applicable.
2. If state agencies require changes to the final plat, the Town Board may require new review of the final plat. Determination of necessity of this additional review to be made by the Town, their Counsel, or other assignee.
3. A copy of restrictive covenants shall be provided to the Town for their review prior to the Town signing the final plat for recording.
4. The subdivider is required to install and construct all public improvements.
5. The subdivider shall execute a Public Improvement Agreement with the Town prior to Town signatures on the final plat. The agreement shall address items such as construction timelines, financial security, and other requirements as deemed necessary.

Respectfully Submitted,  
Kelsey



Final Plat Review Application

8348 Hickory Ave – Larsen, WI 54947
Phone – 920-836-2007
Email – administrator@claytonwinnebago.wi.gov
Web Page – www.townofclayton.net

Property Owner (s): Clayton Development Group, LLC
2065 American Drive, Suite A, Neenah, Wisconsin 54956
Phone: 920-428-9451 Fax: N/A E-Mail: derek@sparkdevco.com
Applicant: McMahon Associates
Check: Architect \_\_\_ Engineer \_\_\_ Surveyor X Attorney \_\_\_ Agent \_\_\_
Address/City/Zip: 1445 McMahon Drive Neenah, Wisconsin, Wisconsin 54956
Phone: 920-751-4200 Fax: N/A E-Mail: Dwoelz@mcmgrp.com
Plat Title: Second Addition to Scholar Ridge Estates
No. of Lots: 35 Total Acreage: 13.6 Tax Key No.: All of 006061801 & Part of 0060632
Legal Description: Part of the SW 1/4 of the NE 1/4 and part of the NW 1/4 of the SE 1/4 of Section 24, T20N, R16E, Town of Clayton, Winnebago County, Wisconsin
Zoning: Suburban Res R-2 Surveyor: Douglas Woelz Registration No.: PLS-2327
Address/City/Zip: 1445 McMahon Drive Neenah, Wisconsin 54956
Phone: 920-751-4200 Fax: N/A E-Mail: Dwoelz@mcmgrp.com

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: [Signature] Date: 12-15-2025

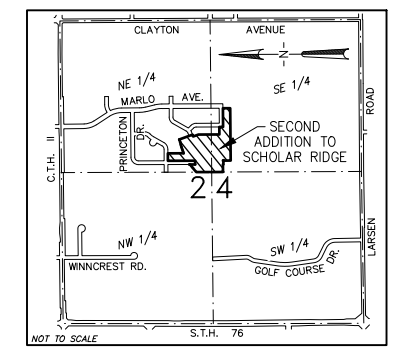
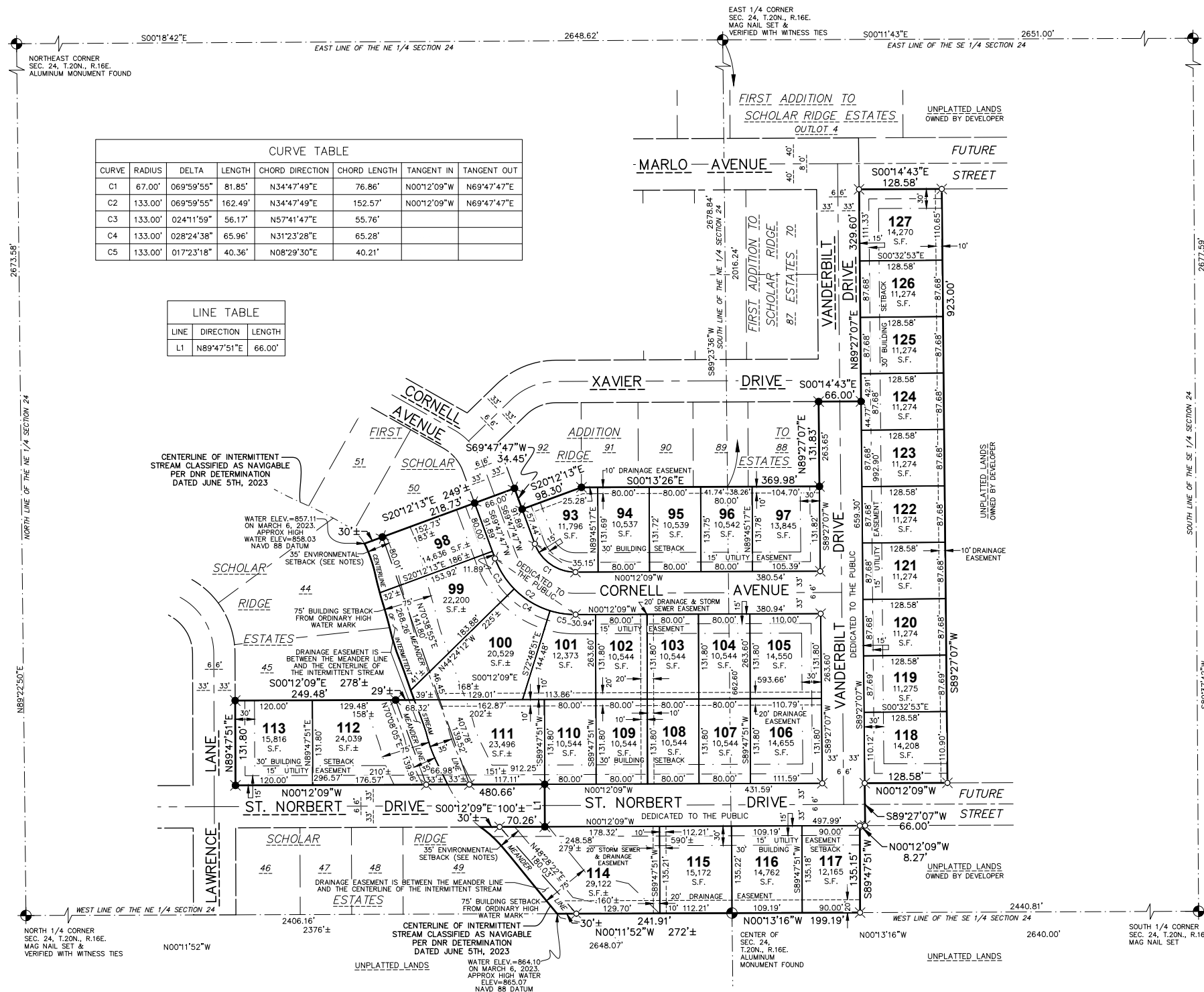
For Town Use Only
Fee (See Fee Schedule)

Fee: Acct No: Receipt: Date:
Date Rec'vd Complete: By: Applic. No.:
Review Meeting History
Preliminary Plat is: Approved Approved with Condition Denied
Public Improvement Agreement Signed: Yes No:
Copies submitted to County: Yes No: 11" x 17" submitted: Yes No:
Copies submitted to Town: Yes No:
Comments:

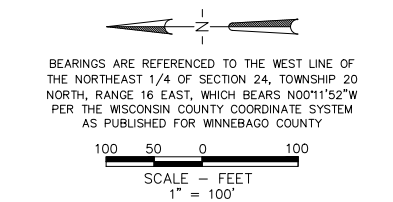
Notes: Please notify utility companies regarding your proposed development. CSM approval does not constitute approval of a building permit or any required approval of a highway connection permit. Preliminary Plat & Fee must be submitted according to Town of Clayton Plan Commission Submittal Schedule. Submit 1 copy to City of Neenah (if in Extra Territorial Plat Review).

# SECOND ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



LOCATION MAP  
SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



- LEGEND**
- 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 LBS./LINEAL FT. SET
  - 1/4" REBAR FOUND
  - ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
  - CERTIFIED LAND CORNER WINNEBAGO COUNTY
  - S.F. - SQUARE FEET
  - RIGHT-OF-WAY (R.O.W.) LINE
  - PROPERTY LINE
  - SECTION LINE
  - BUILDING SETBACK LINE
  - CENTERLINE OF INTERMITTENT STREAM CLASSIFIED AS NAVIGABLE
  - DRAINAGE OR DRAINAGE & STORM SEWER EASEMENT
  - 15' UTILITY EASEMENT, UNLESS NOTED OTHERWISE

- NOTES:**
- THIS PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT NO. 1900006, BEING ALL OF TAX PARCEL NUMBER 006061801 AND PART OF TAX PARCEL NUMBER 0060632.
  - WINNEBAGO COUNTY SHALL NOT ISSUE ANY PERMIT FOR CONSTRUCTION UNTIL SUCH TIME AS A 'SEWER' PERMIT, OR OTHER SUITABLE WRITTEN CONSTRUCTION AUTHORIZATION, HAS BEEN ISSUED BY THE SANITARY DISTRICT FOR CONNECTION TO THE DISTRICTS FACILITIES.
  - TOTAL AREA OF ROADWAY DEDICATION FOR CORNELL AVENUE, ST. NORBERT DRIVE & VANDERBILT DRIVE IS 111,268 SQUARE FEET (2.55 ACRES).

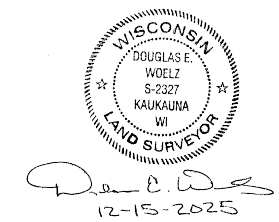
**McMAHON**  
ENGINEER ARCHITECT  
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

**OBJECTING AUTHORITIES:**  
- DEPARTMENT OF ADMINISTRATION

**APPROVING AUTHORITIES:**  
- TOWN OF CLAYTON  
- WINNEBAGO COUNTY PLANNING & ZONING  
- VILLAGE OF FOX CROSSING (THIS PLAT IS SUBJECT TO A STIPULATION AGREEMENT THAT REMAINS IN EFFECT UNTIL JANUARY 15, 2030).

**LAND SURVEYOR:**  
DOUGLAS E. WOELZ  
MCMAHON ASSOCIATES  
1445 McMAHON DRIVE  
NEENAH, WISCONSIN 54956  
PHONE 920-751-4200

**OWNER & SUBDIVIDER:**  
CLAYTON DEVELOPMENT GROUP, LLC  
ATTN: DEREK LIEBHAUSER  
2065 AMERICAN DRIVE, SUITE A  
NEENAH, WI 54956  
PHONE 920-428-9451



*D. E. Woelz*  
12-15-2025

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

Certified \_\_\_\_\_

Department of Administration

# SECOND ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 594,522 square feet (13.6 acres) of land more or less and more particularly described as follows:

Commencing at the South 1/4 corner of said Section 24; Thence N00°13'16"W, 2440.81 feet along the West line of the Southeast 1/4 of said Section 24 to the Point of Beginning; Thence continuing N00°13'16"W, 199.19 feet along said West line to the Center of said Section 24; Thence N00°11'52"W, 241.91 feet along the West line of the Northeast 1/4 of said Section 24 to the starting point of a Meander Line to the centerline of an intermittent stream, said point bears S00°11'52"E, 30 feet more or less from the centerline of said stream; Thence N48°28'22"E, 180.03 feet along said Meander Line to the West right-of-way line of St. Norbert Drive and the termination point of said meander line, said point bears S00°12'09"E, 30 feet more or less from the centerline of said stream; Thence S00°12'09"E, 70.26 feet along said West right-of-way line; Thence N89°47'51"E, 66.00 feet along the South right-of-way line of St. Norbert Drive; Thence N00°12'09"W, 480.66 feet along the East right-of-way line of St. Norbert Drive to the South right-of-way line of Lawrence Lane; Thence N89°47'51"E, 131.80 feet along said South right-of-way line to the Northwest corner of Lot 45 of Scholar Ridge Estates, recorded in File 4 of Plats on Page 119 as Document No. 1914856; Thence S00°12'09"E, 249.48 feet to a Meander Corner to the centerline of an intermittent stream, said Corner bears N00°12'09"W, 29 feet more or less from the centerline of said stream; Thence continuing S00°12'09"E, 68.32 feet to a Meander Corner and the start of a Meander Line to the centerline of said stream, said Corner bears S00°12'09"E, 39 feet more or less from the centerline of said stream; Thence N70°38'55"E, 268.26 feet along said Meander Line to a West line of the First Addition to Scholar Ridge Estates, recorded in File 4 of Plats on Page 128 as Document No. 1950262, and the termination point of said meander line, said point bears N20°12'13"W, 30 feet more or less from the centerline of said stream; Thence S20°12'13"E, 218.73 feet along a West line of said First Addition to Scholar Ridge Estates; Thence S69°47'47"W, 34.45 feet along a West line of said First Addition to Scholar Ridge Estates; Thence S20°12'13"E, 98.30 feet along a West line of said First Addition to Scholar Ridge Estates; Thence S00°13'26"E, 369.98 feet along a West line of said First Addition to Scholar Ridge Estates; Thence N89°27'07"E, 131.83 feet along a South line of the First Addition to Scholar Ridge Estates; Thence S00°14'43"E, 66.00 feet along a South line of the First Addition to Scholar Ridge Estates; Thence N89°27'07"E, 329.60 feet along a South line of the First Addition to Scholar Ridge Estates; Thence S00°14'43"E, 128.58 feet; Thence S89°27'07"W, 923.00 feet; Thence N00°12'09"W, 128.58 feet; Thence S89°27'07"W, 66.00 feet; Thence N00°12'09"W, 8.27 feet; Thence S89°47'51"W, 135.15 feet to the West line of the Southeast 1/4 of said Section 24 and the Point of Beginning, including all those lands lying between the above described meander lines and the centerline of the intermittent stream and the respective lot lines extended to said centerline.

That I have made such survey, land division, and plat under the directions of the Owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Clayton and Winnebago County in surveying, dividing and mapping the same.

Dated this 15th day of December, 2025

Douglas E. Woelz, S-2327  
Wisconsin Professional Land Surveyor



**TOWN OF CLAYTON APPROVAL:**  
We hereby certify that Second Addition to Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Town Board of the Town of Clayton on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Town Chairperson - Russ Geise Date

STATE OF WISCONSIN )  
COUNTY OF WINNEBAGO )ss

I, Kelsey Faust-Kubale, being the duly elected, qualified and acting clerk of the Town of Clayton, Winnebago County do hereby certify that the Town Board of the Town of Clayton passed by voice vote on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ authorizing me to issue a certificate of approval of Second Addition to Scholar Ridge Estates, Clayton Development Group, LLC as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Clerk - Kelsey Faust-Kubale Date

**CERTIFICATE OF TOWN TREASURER**  
As duly elected Town Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Second Addition to Scholar Ridge Estates as of the date listed below:

Town Treasurer Date  
LuAnn Fietzer

**CERTIFICATE OF COUNTY TREASURER**  
As duly elected Winnebago County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in Second Addition to Scholar Ridge Estates as of the date listed below:

County Treasurer Date  
Amber L Hoppa

### OWNER'S CERTIFICATE

Clayton Development Group, LLC, as Owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

Department of Administration  
Town of Clayton  
Winnebago County Planning & Zoning  
Village of Fox Crossing

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, In the Presence of:

Derek Liebhauser - Owner/President

State of Wisconsin )  
\_\_\_\_\_ )SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public,

\_\_\_\_\_ County, WI

My Commission Expires: \_\_\_\_\_

### CONSENT OF MORTGAGEE

Citizens State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the certificate of Clayton Development Group, LLC., as Owner(s).

IN WITNESS WHEREOF, the said Citizens State Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at Green Bay, Wisconsin, and its corporate seal to be hereinto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of: CITIZENS STATE BANK

Authorized Officer

Print Name Title

State of Wisconsin )  
\_\_\_\_\_ )SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public,

\_\_\_\_\_ County, WI

My Commission Expires: \_\_\_\_\_

### VILLAGE OF FOX CROSSING EXTRATERRITORIAL APPROVAL:

We hereby certify that the Second Addition to Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Village of Fox Crossing.

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Village Manager - Jeffrey S. Sturgell Date

**WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:**  
Approved by the Winnebago County Planning & Zoning Committee

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chair Planning and Zoning Committee Date  
Howard Miller

### NOTES:

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.
3. ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
4. ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/ OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE DRAINING AS ORIGINALLY DESIGNED. THE COST OF THE REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.
5. A SHORELAND PERMIT FROM WINNEBAGO COUNTY ZONING ADMINISTRATORS OFFICE IS REQUIRED FOR LOTS 93, 98 THROUGH 102 AND 107 THROUGH 117 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITIES WITHIN 300 FT. OF THE ORDINARY HIGH WATER MARK OF A NAVIGABLE STREAM.
6. ANY RIPARIAN LOT AND/OR LOT WHOLLY WITHIN 300 FT. FROM A NAVIGABLE BODY OF WATER SHALL BE SUBJECT TO COUNTY IMPERVIOUS SURFACE STANDARDS. (AFFECTS LOTS 98 THROUGH 101 AND 110 THROUGH 115)

**ENVIRONMENTAL SETBACK CORRIDOR PROTECTIONS:** THE FOLLOWING USES, STRUCTURES AND ACTIVITIES ARE PROHIBITED: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH PUBLIC STREET AND UTILITY CROSSINGS AND DRAINAGE IMPROVEMENTS AND FACILITIES; CONSTRUCTION OF ANY BUILDING OR STRUCTURE INCLUDING FENCES; THE DUMPING OF TRASH, GARBAGE OR COMPOST; THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND; THE REMOVAL OF NATIVE VEGETATION; AND THE MOWING OR CUTTING OF VEGETATION LOWER THAN EIGHT (8) INCHES. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND HIS/HER/ITS SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS MAY BE ENFORCED BY ANY LOT OWNER, HOMEOWNERS' ASSOCIATION OR THE TOWN OF CLAYTON BY PROCEEDINGS IN LAW OR EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE THESE RESTRICTIONS. THESE RESTRICTIONS SHALL NOT BE AMENDED, WAIVED OR TERMINATED WITHOUT A RECORDED WRITTEN INSTRUMENT AND THE EXPRESS WRITTEN CONSENT OF THE TOWN OF CLAYTON.

**DRAINAGE EASEMENT RESTRICTIONS:** THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING AND EXCAVATING EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

**MAINTENANCE OF DRAINAGE IMPROVEMENTS:** MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. WINNEBAGO COUNTY AND THE TOWN RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

**DRAINAGE MAINTENANCE EASEMENT:** WINNEBAGO COUNTY AND THE TOWN OF CLAYTON SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT OR OUTLOT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

**RIGHT TO FARM COVENANT:** THE LOT(S) CREATED IN THIS SUBDIVISION PLAT ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

**ROAD RIGHT-OF-WAY RESTRICTION:** ROADS SHOWN TO THE EXTERIOR PROPERTY LINE(S) MAY NOT BE VACATED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE, IT BEING THE INTENT OF THE RESTRICTION TO PREVENT ELIMINATION OF RIGHT-OF-WAY REQUIRED AS A CONDITION OF PRELIMINARY PLAT APPROVAL BY WINNEBAGO COUNTY WITHOUT THEIR AUTHORIZATION.

### UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Clayton Development Group, LLC as Grantors, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee, WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Spectrum Mid-America, LLC, Grantee, TDS Metrocom, LLC, Grantee, WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and

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

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

There are no objections to this plat with respect to s.236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_  
Department of Administration

# SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition) UTILITY & ROAD CONSTRUCTION TOWN OF CLAYTON

WINNEBAGO COUNTY, WISCONSIN  
MCM # C1069-09-23-00271



**DESIGN CONTACT**

McMAHON ASSOCIATES, INC.  
ZACH LAABS  
1445 McMAHON DRIVE  
NEENAH, WI 54956  
(920) 751-4200  
zlaabs@mcmgrp.com

**OWNER CONTACT**

CLAYTON DEVELOPMENT GROUP, LLC  
DEREK LIEBHAUSER  
2065 AMERICAN DRIVE, SUITE A  
NEENAH, WI 54956  
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*Brad D. Werner*
  
 12-5-25

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**SHEET INDEX**

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**STANDARD ABBREVIATIONS**

AC	AGG	AH	ASPH	AVG	B-B	BEG	BIT	BK	B/L	BLDG	BM	BOC	BRG	C-C	CY	C&G	CB	CE	CHD	C/L	CL	CMP	CO	CONC	CORR	CP	CR	CS	CSW	CTH	CULV	D	DI	DIA	DIS	EA	EB	EBS	EG	ELEV	ELEC	EMB	EMAT	ENT	EOR	EP	EXC	EX	EW	F-F	FDN	FE	FERT	FG	F/L	FT	FTG	GRAV	GN	GV	HDPE	HE	HMA	HP	HT	HYD	ID	IN	INL	INV	IP	JCT	LB	LF	LP	LT	LVC	MAINT	MATL	MAX	MIN	MP	NB	NO	NOR	OD	OBLIT	PAVT	PC	PCC	PE	PED	PGL	PI	P/L	PLE	PP	PRC	PROP	PSD	PSI	PT	PVC	PVI	PVT	R	RCP	RD	REBAR	REM	RECON	REQ'D	R/L	RP	RR	RT	R/W	SY	SALV	SAN	SEC	SHLDR	S/L	SQ	STA	STD	STO	SW	TC	TEL	TEMP	TLE	TV	TYP	UG	USH	VAR	VC	VERT	WB	WM	WV	LEFT	LENGTH OF VERTICAL CURVE	MAINTENANCE MATERIAL	MAXIMUM MINIMUM MANHOLE	MILE POST	NORTHBOUND NUMBER	NORMAL OUTSIDE DIAMETER	OBLITERATE PAVEMENT	POINT OF CURVATURE	PORTLAND CEMENT OR POINT OF COMPOUND CURVATURE	PRIVATE ENTRANCE PEDESTAL	PROFILE GRADE LINE	POINT OF INTERSECTION	PROPERTY LINE	PERMANENT LIMITED EASEMENT POWER POLE	POINT OF REVERSE CURVATURE PROPOSED	PASSING SIGHT DISTANCE	POUNDS PER SQUARE INCH	POINT OF TANGENCY	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE	POINT OF VERTICAL INTERSECTION	POINT OF VERTICAL TANGENCY	RADIUS	REINFORCED CONCRETE PIPE ROAD	REINFORCEMENT ROD REMOVE	RECONSTRUCT REQUIRED	REFERENCE LINE	RADIUS POINT	RAILROAD	RIGHT	RIGHT-OF-WAY	SOUTHBOUND SUPERELEVATION	SQUARE FEET	SLOPE INTERCEPT	STATE TRUNK HIGHWAY	SQUARE YARD	SALVAGED SANITARY SECTION	SHOULDER SURVEY LINE	SQUARE STATION	STANDARD	STORM SIDEWALK	TOP OF CURB TELEPHONE	TEMPORARY TEMPORARY LIMITED EASEMENT TELEVISION	TYPICAL UNDERGROUND	U.S. HIGHWAY	VARIES	VERTICAL CURVE	VERTICAL WESTBOUND	WATER MAIN WATER VALVE
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**GENERAL NOTES**

1. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
3. THE PROPERTY LINES, RIGHT-OF-WAY LINES AND OTHER PROPERTY INFORMATION ON THIS DRAWING WERE DEVELOPED OR OBTAINED AS PART OF THE COUNTY GEOGRAPHIC INFORMATION SYSTEM OR THROUGH THE COUNTY PROPERTY TAX MAPPING FUNCTION. MCMAHON DOES NOT GUARANTEE THIS INFORMATION TO BE CORRECT, CURRENT OR COMPLETE. THE PROPERTY AND RIGHT-OF-WAY INFORMATION ARE INTENDED FOR USE AS A GENERAL REFERENCE AND ARE NOT INTENDED OR SUITABLE FOR SITE-SPECIFIC USES. ANY USE TO THE CONTRARY OF THE ABOVE STATED USES IS THE RESPONSIBILITY OF THE USER AND SUCH USE IS AT THE USER'S OWN RISK.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
5. A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
6. ALL CURB RADII SHOWN ON THE PLAN SHEETS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
8. FINISHED ROAD ELEVATIONS ARE TO TOP OF ASPHALT.

**STANDARD SYMBOLS (PLAN VIEW ONLY)**

	2" IRON PIPE FOUND		TELEPHONE CABLE - BURIED
	1 1/4" REBAR FOUND		ELECTRIC CABLE - BURIED
	1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET		UTILITIES - OVERHEAD
	1" (1.315 OD) IRON PIPE FOUND		FIBER OPTIC CABLE - BURIED
	1" IRON PIPE SET		GAS MAIN
	3/4" IRON REBAR FOUND		CABLE TELEVISION - BURIED
	3/4" IRON PIPE FOUND		DITCH LINE
	3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET		STREET C/L OR R/L
	MAG NAIL FOUND		PROPERTY LINE
	MAG NAIL SET		RIGHT-OF-WAY LINE
	MAG SPIKE FOUND		SECTION LINE
	MAG SPIKE SET		EXISTING CONTOURS
	CHISEL CROSS FOUND		PROPOSED CONTOURS
	CHISEL CROSS SET		EXISTING FORCEMAIN SEWER
	COUNTY MONUMENT		EXISTING SANITARY SEWER
	CONCRETE MONUMENT FOUND		PROPOSED SANITARY SEWER
	CONTROL POINT HORIZONTAL		EXISTING WATER MAIN
	VERTICAL BENCHMARK		PROPOSED WATER MAIN
	SOIL BORING OR MONITORING WELL		EXISTING STORM SEWER
	POWER POLE		PROPOSED STORM SEWER
	POWER POLE W/GUY WIRE		EXISTING CURB & GUTTER
	MAILBOX		PROPOSED CURB & GUTTER
	SIGN		PROPOSED REJECT CURB & GUTTER
	RAILROAD CROSS BUCK		EXISTING CULVERT WITH END SECTIONS
	RAILROAD GATE ARM		PROPOSED CULVERT WITH END SECTIONS
	RAILROAD TRACKS		BUILDING OUTLINE
	LIGHT POLE		FENCE LINE
	WOOD POLE		SAW CUT REQ'D
	TRAFFIC SIGNAL		SILT FENCE
	TRAFFIC SIGNAL MAST ARM		GUARD RAIL
	CONIFEROUS TREE		DITCH CHECK
	DECIDUOUS TREE		INLET PROTECTION
	TREE OR BRUSH LINE		TRACKING PAD
	BED ROCK (IN PROFILE VIEW)		TURBIDITY BARRIER OR SHEET PILING
	HANDICAPPED PARKING STALL		SANDBAG COFFERDAM
	EXISTING SPOT ELEVATION		SLOPE INTERCEPT
	PROPOSED SPOT ELEVATION		LIMITS OF DISTURBANCE
	DRAINAGE HIGH POINT		ASPHALT PAVEMENT
	DRAINAGE DIRECTION		CONCRETE SIDEWALK/DRIVEWAY
	EXISTING MANHOLE		GRAVEL
	PROPOSED MANHOLE		RIP-RAP (SIZE AS SPECIFIED)
	EXISTING INLET		BRICK/PAVERS
	PROPOSED INLET		PROPOSED EROSION MAT
	EXISTING YARD DRAIN		PROPOSED TURF REINFORCEMENT MAT (TRM)
	PROPOSED YARD DRAIN		EXISTING DELINEATED WETLANDS
	EXISTING CLEAN OUT		PROPOSED ASPHALTIC DRIVEWAY
	PROPOSED CLEAN OUT		
	EXISTING DOWNSPOUT		
	PROPOSED DOWNSPOUT		
	EXISTING WATER VALVE		
	PROPOSED WATER VALVE		
	EXISTING CURB STOP		
	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
	PROPOSED WATER FITTING		
	PROPOSED WATER REDUCER		
	PROPOSED ENDCAP		
	GAS VALVE		

**EROSION & SEDIMENT CONTROL PLAN**

**BEST MANAGEMENT PRACTICES:**

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT <http://www.dnr.wi.gov/dunoff/stormwater/techstds.htm>. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- |   |  |
|---|--|
| [ ] LAND APPLICATION OF POLYACRYLAMIDE (1050) | [ ] DE-WATERING (1061)                     |
| [ ] WATER APPLICATION OF POLYMERS (1051)      | [X] DITCH CHECK (1062)                     |
| [X] NON-CHANNEL EROSION MAT (1052)            | [ ] SEDIMENT TRAP (1063)                   |
| [X] CHANNEL EROSION MAT (1053)                | [ ] SEDIMENT BASIN (1064)                  |
| [ ] VEGETATIVE BUFFER (1054)                  | [X] RIP-RAP (1065)                         |
| [ ] SEDIMENT BALE BARRIER (1055)              | [ ] CONSTRUCTION DIVERSION (1066)          |
| [X] SILT FENCE (1056)                         | [X] GRADING PRACTICES (1067)               |
| [X] TRACKING PAD & TIRE WASHING (1057)        | [X] DUST CONTROL (1068)                    |
| [X] MULCHING (1058)                           | [ ] TURBIDITY BARRIER (1069)               |
| [X] SEEDING (1059)                            | [ ] SILT CURTAIN (1070)                    |
| [X] STORM DRAIN INLET PROTECTION (1060)       | [ ] MANUFACTURED PERIMETER PRODUCTS (1071) |

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:

- DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
- DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
- DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
- DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
- DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
- DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
- DISCHARGE OF SEDIMENT FROM EROSION OUTLET FLOWS.
- TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.
- TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

- PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
- MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
- MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
- TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
- PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
- CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR SHALL HAUL EXCESS MATERIAL FROM SITE AND POND EXCAVATION TO AN OFFSITE LOCATION TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL HAUL TO AN UPLAND LOCATION WHICH EXCLUDES WETLANDS, WITHIN ORDINARY HIGH WATER MARK ALONG WATERWAYS, AND FLOODPLAINS WITHOUT FIRST OBTAINING PERMITS TO DO SO.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

**INSPECTION & MAINTENANCE:**

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

**AMENDMENTS:**

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

Phase 3.dwg, 1 abbreviations symbols & notes, Plot Date: 12/15/2025, 11:21 AM, xref: none

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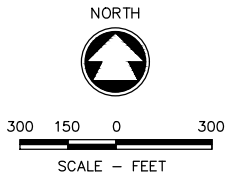
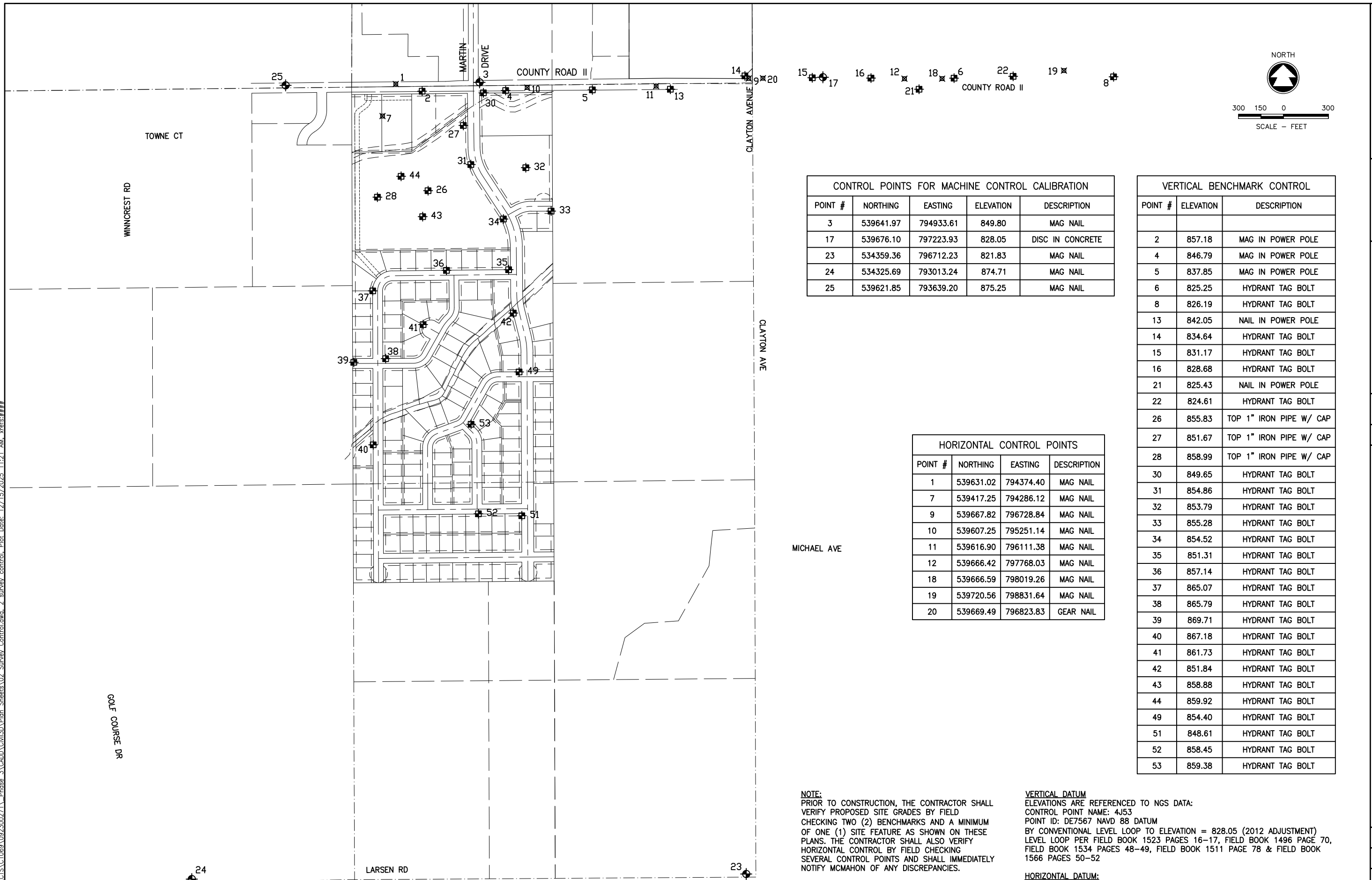
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NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**ABBREVIATIONS, SYMBOLS & NOTES**

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. 36	

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CONTROL POINTS FOR MACHINE CONTROL CALIBRATION				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3	539641.97	794933.61	849.80	MAG NAIL
17	539676.10	797223.93	828.05	DISC IN CONCRETE
23	534359.36	796712.23	821.83	MAG NAIL
24	534325.69	793013.24	874.71	MAG NAIL
25	539621.85	793639.20	875.25	MAG NAIL

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
2	857.18	MAG IN POWER POLE
4	846.79	MAG IN POWER POLE
5	837.85	MAG IN POWER POLE
6	825.25	HYDRANT TAG BOLT
8	826.19	HYDRANT TAG BOLT
13	842.05	NAIL IN POWER POLE
14	834.64	HYDRANT TAG BOLT
15	831.17	HYDRANT TAG BOLT
16	828.68	HYDRANT TAG BOLT
21	825.43	NAIL IN POWER POLE
22	824.61	HYDRANT TAG BOLT
26	855.83	TOP 1" IRON PIPE W/ CAP
27	851.67	TOP 1" IRON PIPE W/ CAP
28	858.99	TOP 1" IRON PIPE W/ CAP
30	849.65	HYDRANT TAG BOLT
31	854.86	HYDRANT TAG BOLT
32	853.79	HYDRANT TAG BOLT
33	855.28	HYDRANT TAG BOLT
34	854.52	HYDRANT TAG BOLT
35	851.31	HYDRANT TAG BOLT
36	857.14	HYDRANT TAG BOLT
37	865.07	HYDRANT TAG BOLT
38	865.79	HYDRANT TAG BOLT
39	869.71	HYDRANT TAG BOLT
40	867.18	HYDRANT TAG BOLT
41	861.73	HYDRANT TAG BOLT
42	851.84	HYDRANT TAG BOLT
43	858.88	HYDRANT TAG BOLT
44	859.92	HYDRANT TAG BOLT
49	854.40	HYDRANT TAG BOLT
51	848.61	HYDRANT TAG BOLT
52	858.45	HYDRANT TAG BOLT
53	859.38	HYDRANT TAG BOLT

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
1	539631.02	794374.40	MAG NAIL
7	539417.25	794286.12	MAG NAIL
9	539667.82	796728.84	MAG NAIL
10	539607.25	795251.14	MAG NAIL
11	539616.90	796111.38	MAG NAIL
12	539666.42	797768.03	MAG NAIL
18	539666.59	798019.26	MAG NAIL
19	539720.56	798831.64	MAG NAIL
20	539669.49	796823.83	GEAR NAIL

**NOTE:**  
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

**VERTICAL DATUM**  
 ELEVATIONS ARE REFERENCED TO NGS DATA:  
 CONTROL POINT NAME: 4J53  
 POINT ID: DE7567 NAVD 88 DATUM  
 BY CONVENTIONAL LEVEL LOOP TO ELEVATION = 828.05 (2012 ADJUSTMENT)  
 LEVEL LOOP PER FIELD BOOK 1523 PAGES 16-17, FIELD BOOK 1496 PAGE 70,  
 FIELD BOOK 1534 PAGES 48-49, FIELD BOOK 1511 PAGE 78 & FIELD BOOK  
 1566 PAGES 50-52

**HORIZONTAL DATUM:**  
 COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY NAD 83 (1997)

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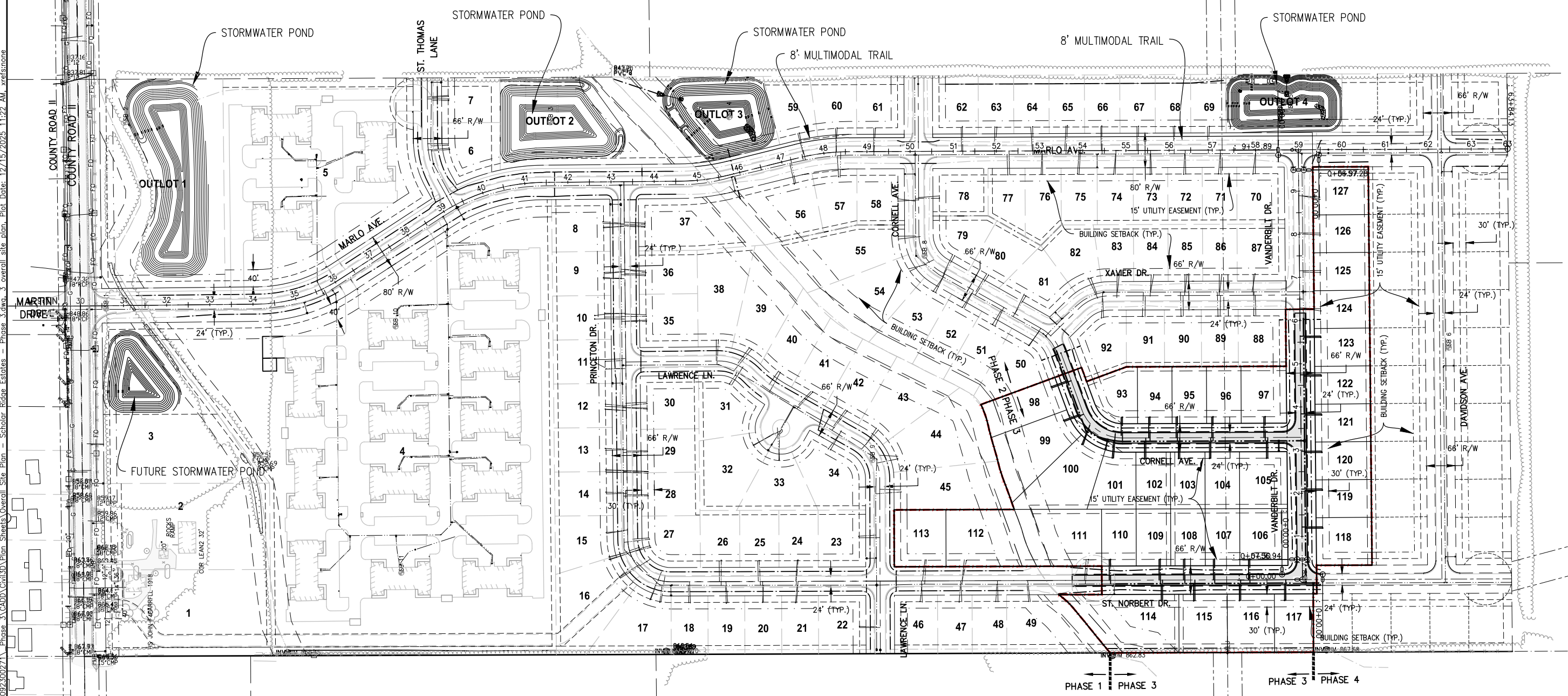
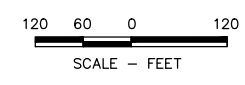
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NO.	DATE
1	4/02/25
ADDED BENCHMARK INFORMATION	

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**SURVEY CONTROL**

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. <b>37</b>	

I:\projects\1069\092300271\Phase 3\CADD\Civil3D\Plan Sheets\Overall Site Plan - Scholar Ridge Estates - Phase 3.dwg, 3 overall site plan, Plot Date: 12/15/2025 11:22 AM, xref:stone

GENERAL NOTES:  
 ■■■■■ PHASE 3 LIMITS



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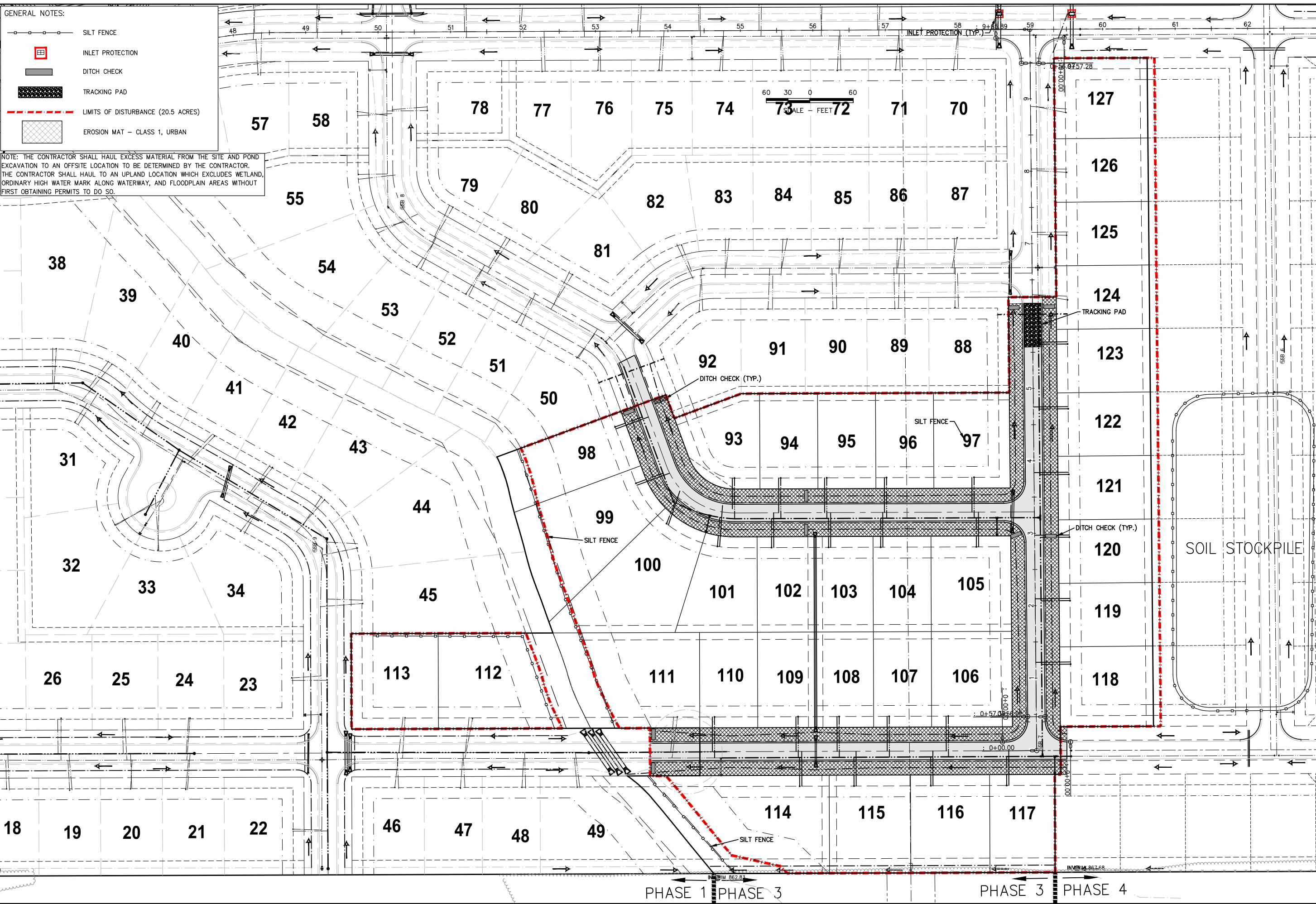
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**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**OVERALL SITE PLAN**

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. 38	

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- GENERAL NOTES:**
- SILT FENCE
  - INLET PROTECTION
  - DITCH CHECK
  - TRACKING PAD
  - LIMITS OF DISTURBANCE (20.5 ACRES)
  - EROSION MAT - CLASS 1, URBAN

NOTE: THE CONTRACTOR SHALL HAUL EXCESS MATERIAL FROM THE SITE AND POND EXCAVATION TO AN OFFSITE LOCATION TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL HAUL TO AN UPLAND LOCATION WHICH EXCLUDES WETLAND, ORDINARY HIGH WATER MARK ALONG WATERWAY, AND FLOODPLAIN AREAS WITHOUT FIRST OBTAINING PERMITS TO DO SO.

**McMAHON**  
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REVISION

NO.

DATE

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**

**TOWN OF CLAYTON, WINNEBAGO CO., WI**

**EROSION CONTROL PLAN**

DESIGNED  
ZRL

DRAWN  
ZRL

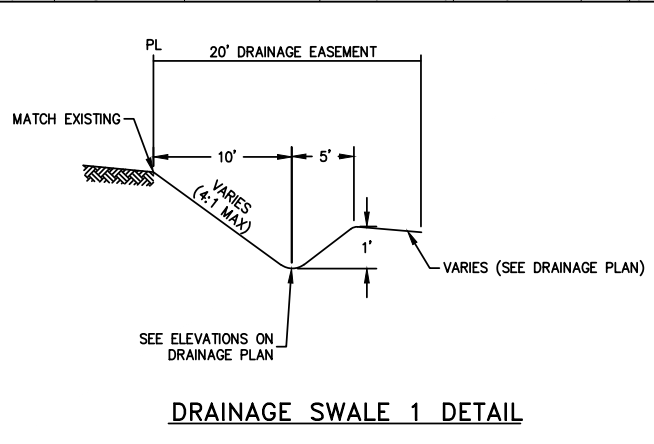
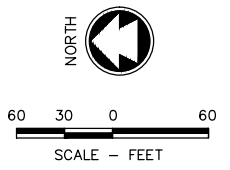
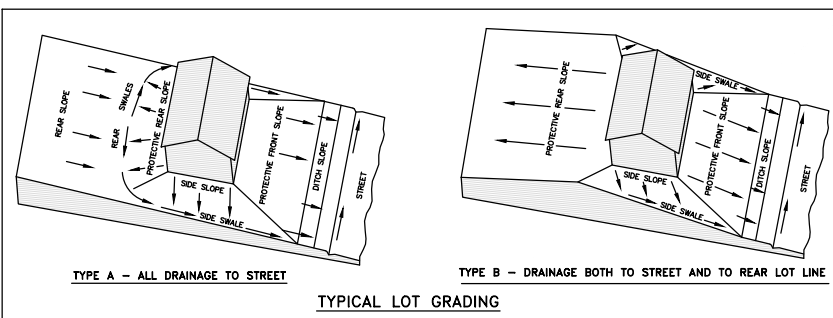
PROJECT NO.  
C1069-09-23-00271

DATE  
DECEMBER 15, 2025

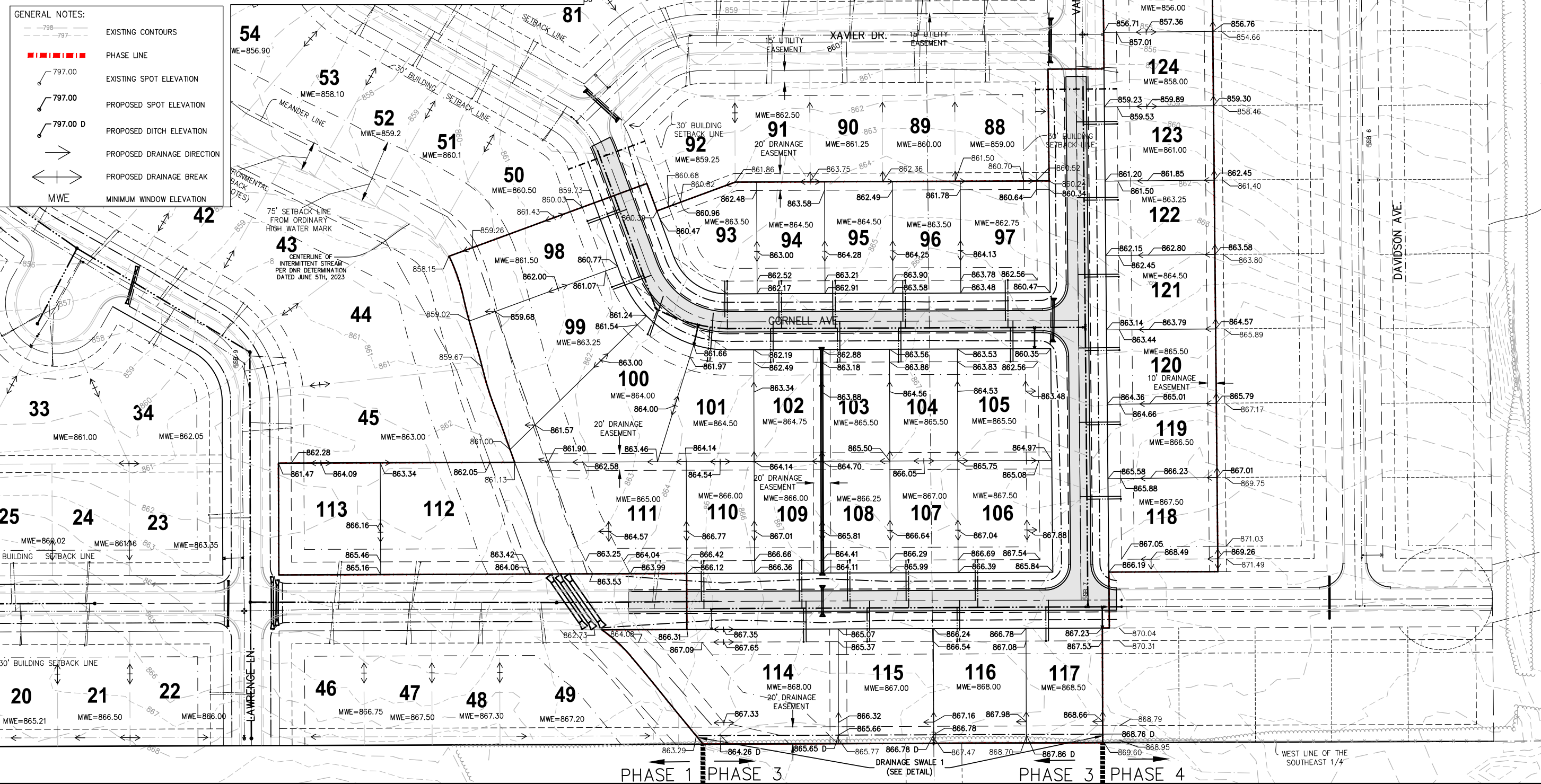
SHEET NO.  
39

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DRIVEWAY CULVERT SIZING	
CULVERT SIZE	LOT NUMBERS
18" CMP CULVERT OR EQUIV.	93-97, 103-122
24" CMP CULVERT OR EQUIV.	98-102, 123-127



- GENERAL NOTES:**
- - - - - EXISTING CONTOURS
  - PHASE LINE
  - 797.00 EXISTING SPOT ELEVATION
  - 797.00 PROPOSED SPOT ELEVATION
  - 797.0 D PROPOSED DITCH ELEVATION
  - PROPOSED DRAINAGE DIRECTION
  - ↔ PROPOSED DRAINAGE BREAK
  - MWE MINIMUM WINDOW ELEVATION



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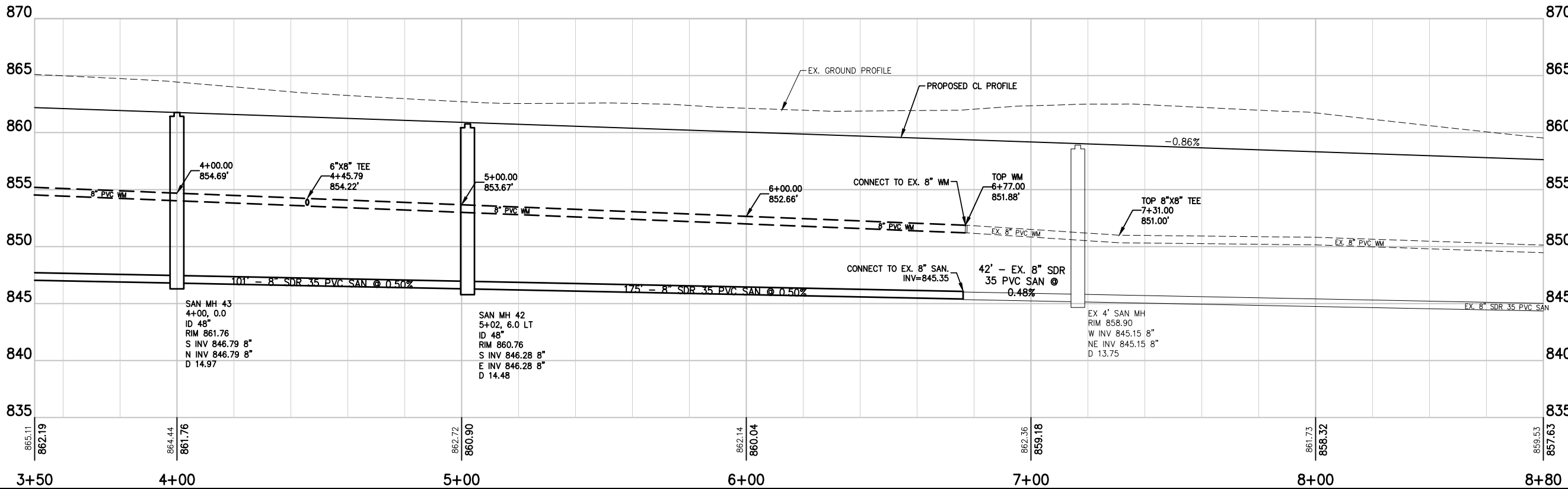
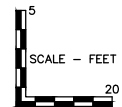
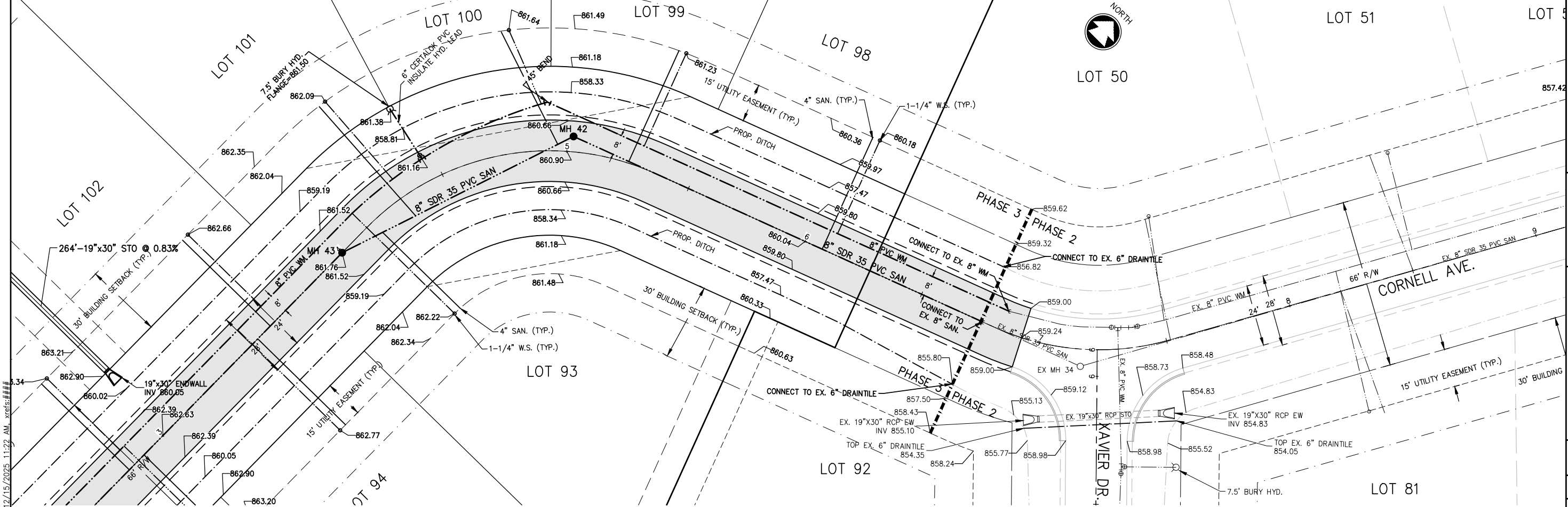
NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**

**TOWN OF CLAYTON, WINNEBAGO CO., WI**

**DRAINAGE PLAN**

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. 40	



I:\projects\C1069\092300271\Phase 3\CADD\Civil\Plan Sheets\PP - Cornell Ave - Phase 3.dwg, 6 5+00.00-cornell ave, Plot Date: 12/15/2025 11:22 AM, xrefs:###

**McMAHON**  
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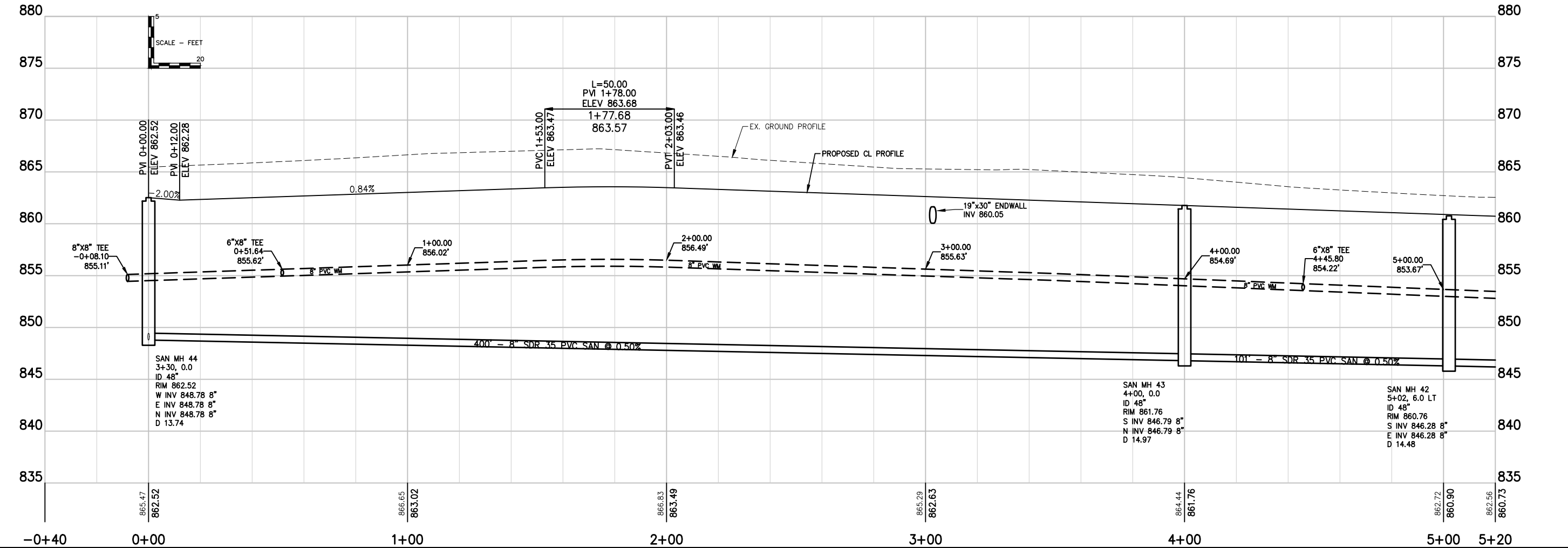
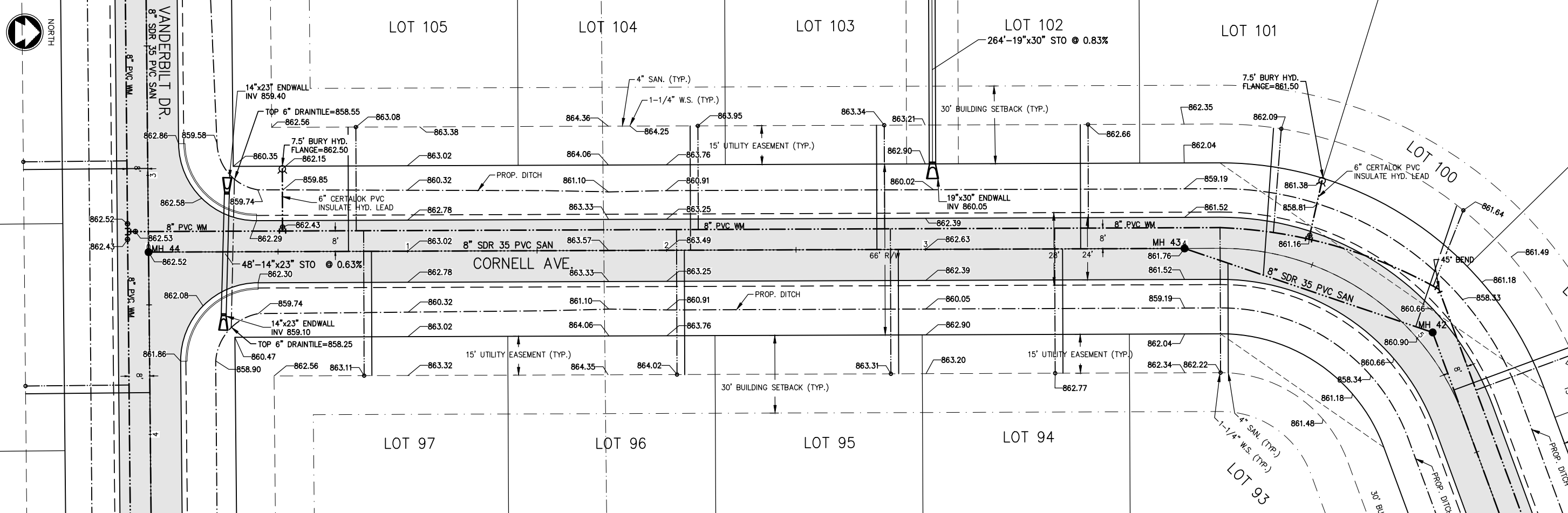
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NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2ND ADDITION)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**CORNELL AVE.**

DESIGNED	ZRL	DRAWN	ZRL
PROJECT NO. C1069-09-23-00271			
DATE DECEMBER 15, 2025			
SHEET NO. 41			

Z:\projects\C1069\092300271\Phase 3\CADD\Civil\Plan Sheets\PP - Cornell Ave - Phase 3.dwg, 7/01/2025 11:23 AM, xrefs:###



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NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2ND ADDITION)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**CORNELL AVE.**

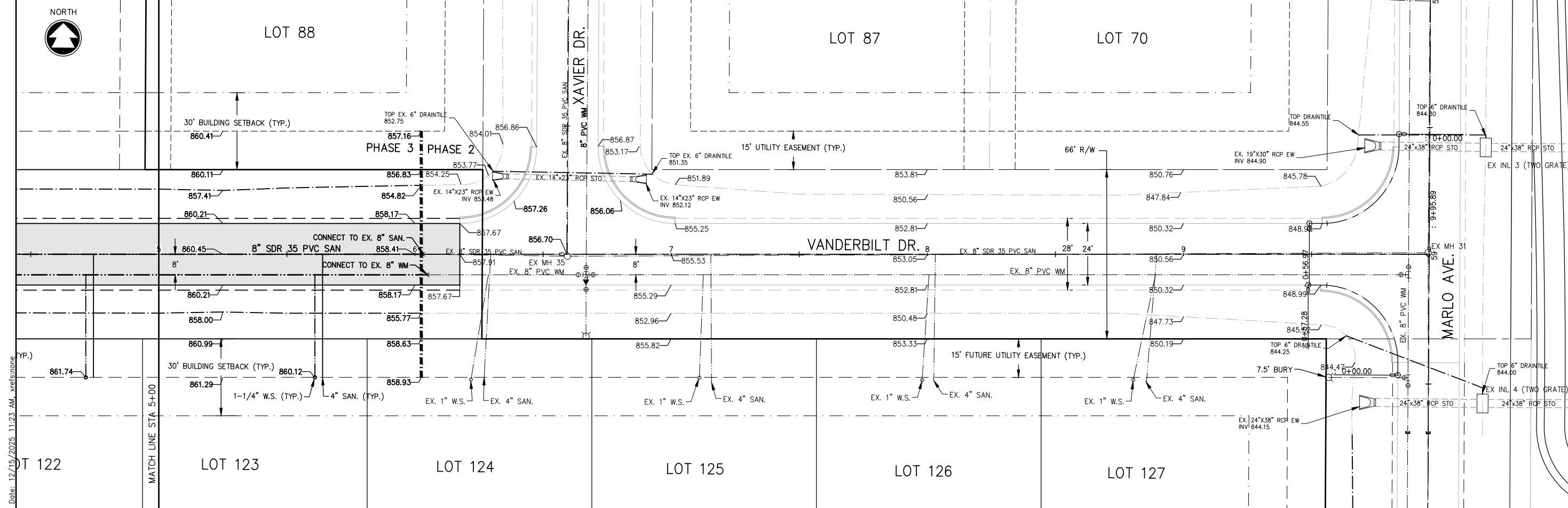
DESIGNED  
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DRAWN  
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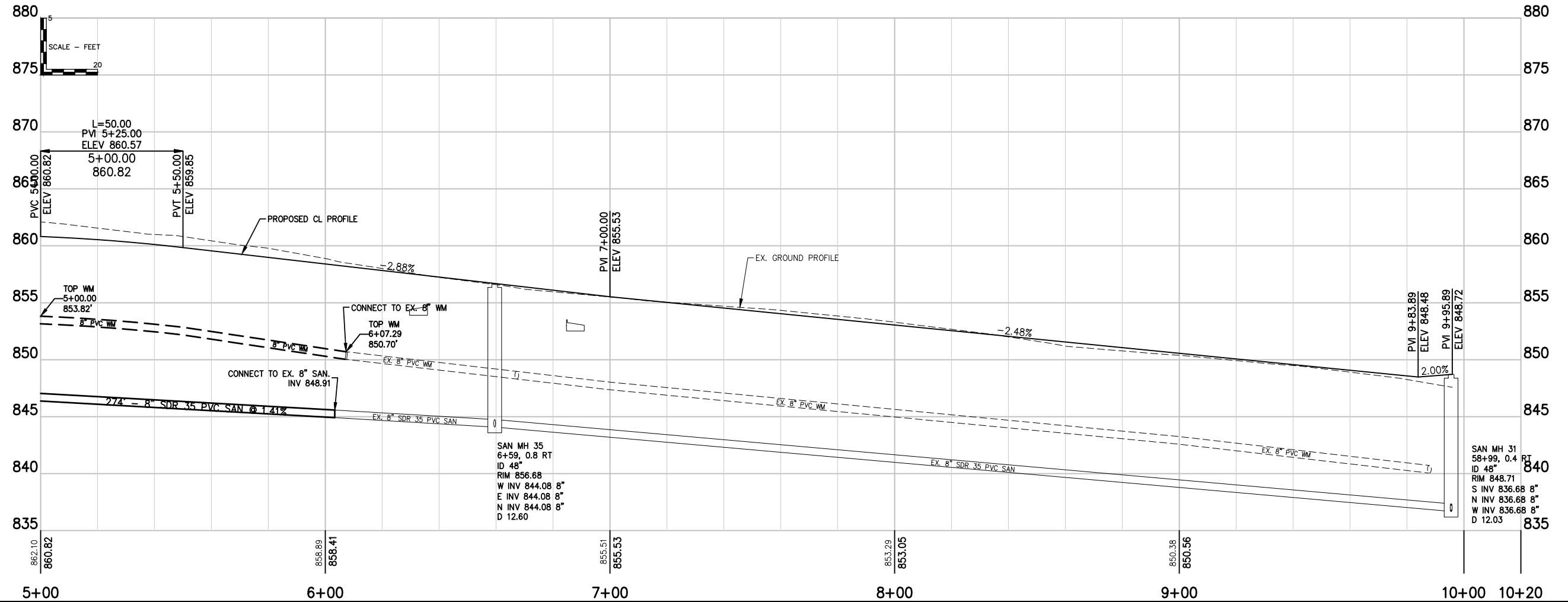
PROJECT NO.  
C1069-09-23-00271

DATE  
DECEMBER 15, 2025

SHEET NO.  
**42**



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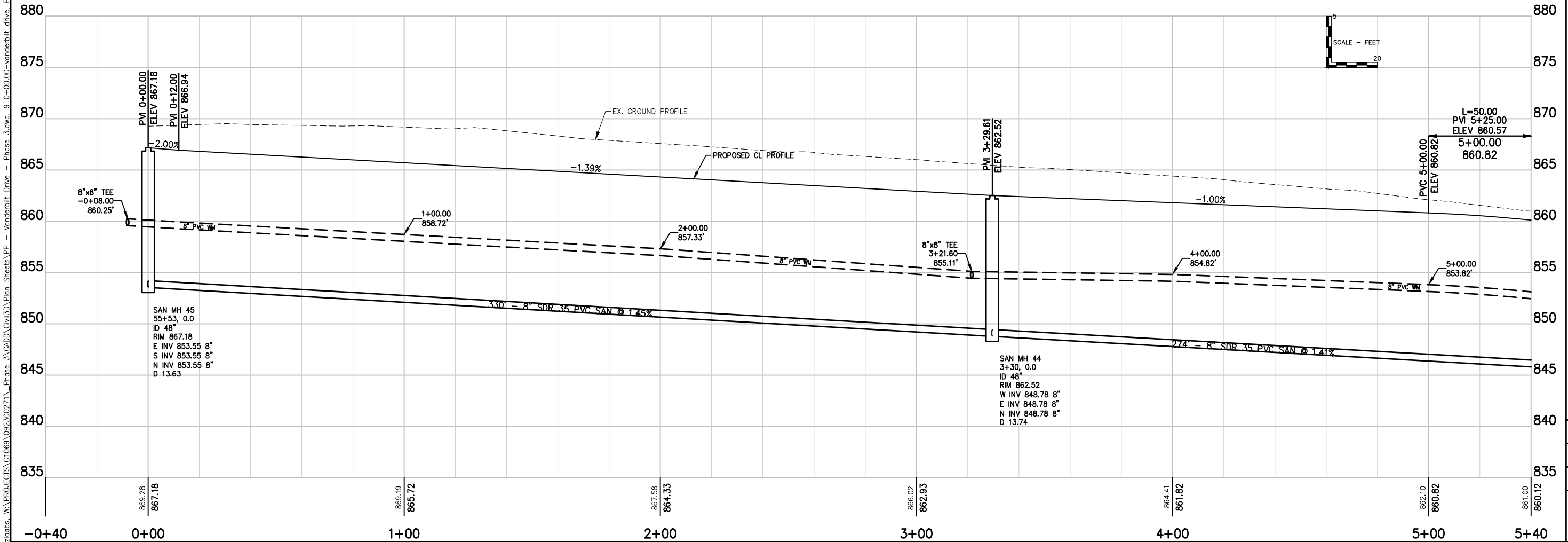
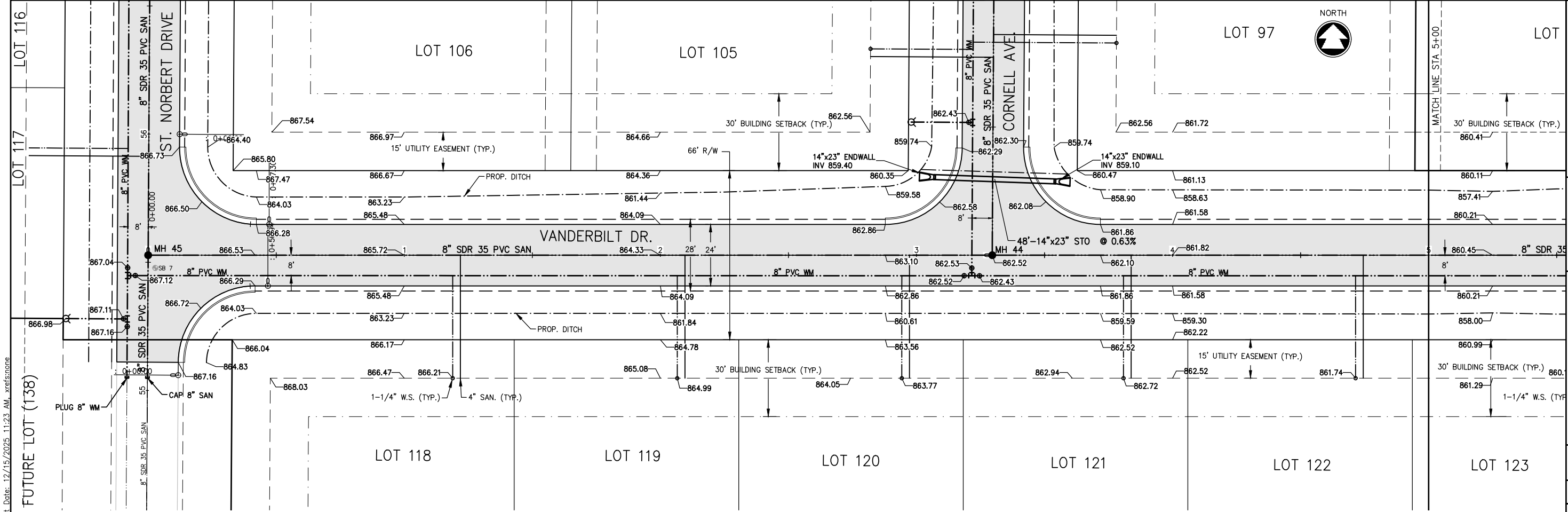
**SCHOLAR RIDGE ESTATES - PHASE 3 (2ND ADDITION)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**VANDERBILT DRIVE**

DESIGNED	DRAWN
ZRL	ZRL

PROJECT NO.  
C1069-09-23-00271

DATE  
DECEMBER 15, 2025

SHEET NO.  
43



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 FUTURE LOT (138)

Item D.

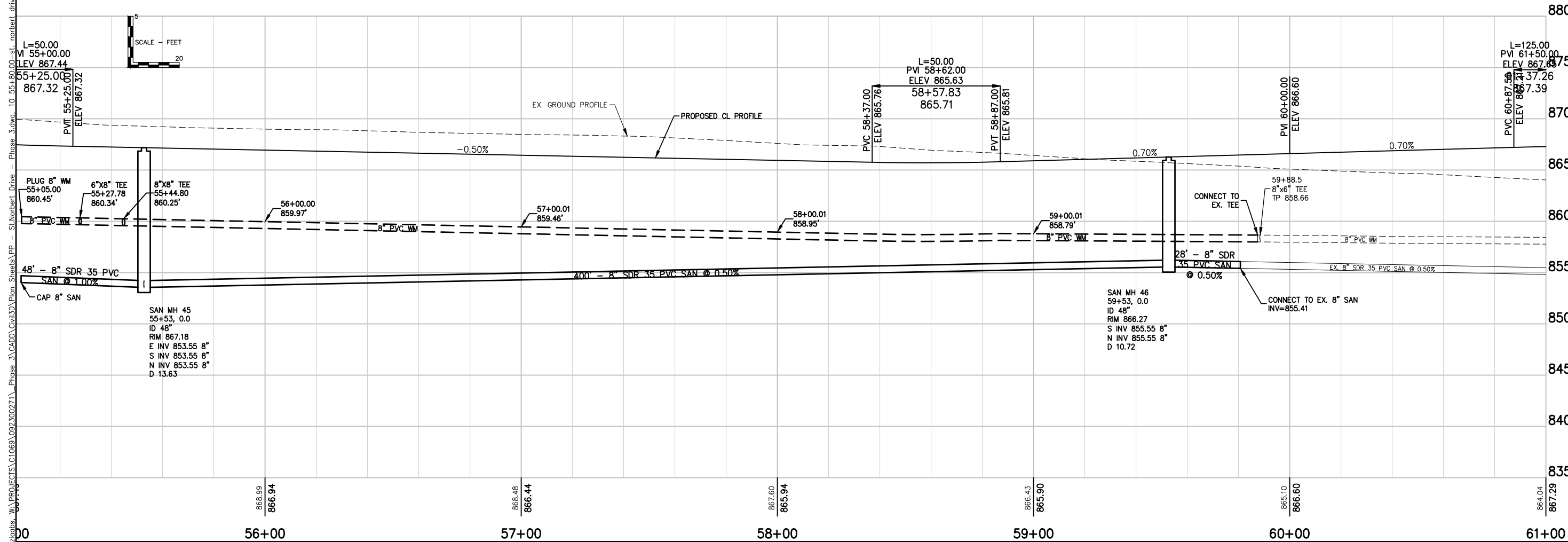
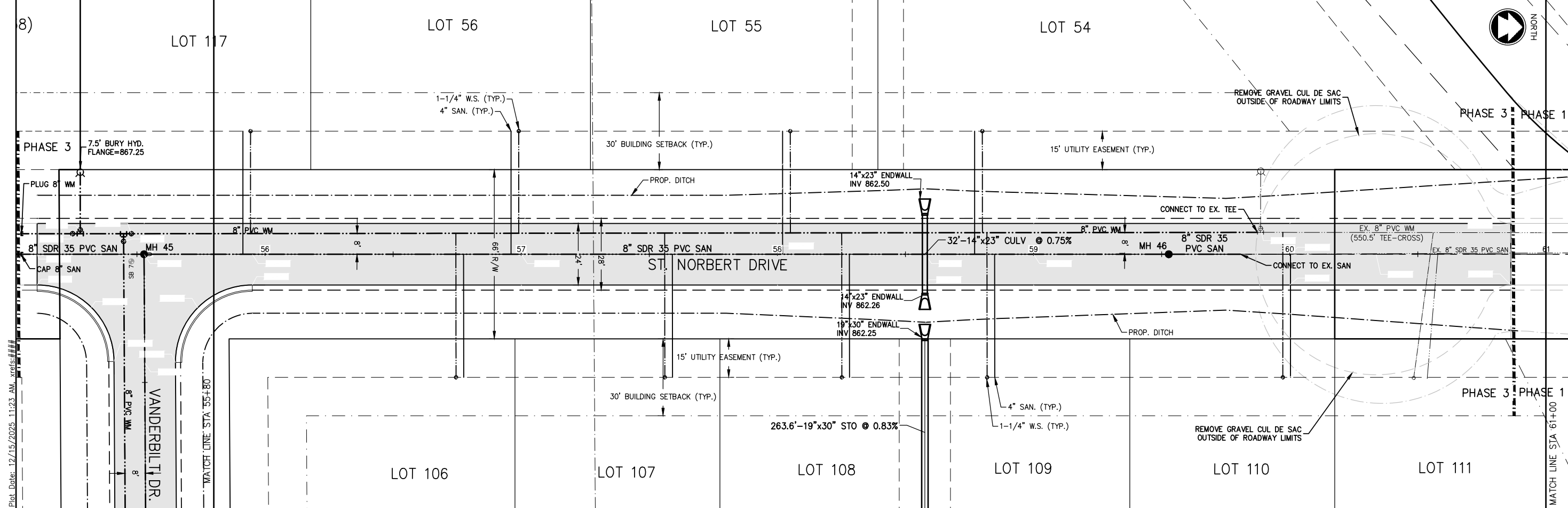
**McMAHON**  
ENGINEERS & ARCHITECTS

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1445 McMAHON DRIVE WENEAH, WI 54985  
Mailing: P.O. BOX 1025 WENEAH, WI 54985  
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NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2ND ADDITION)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**VANDERBILT DRIVE**

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. <b>44</b>	



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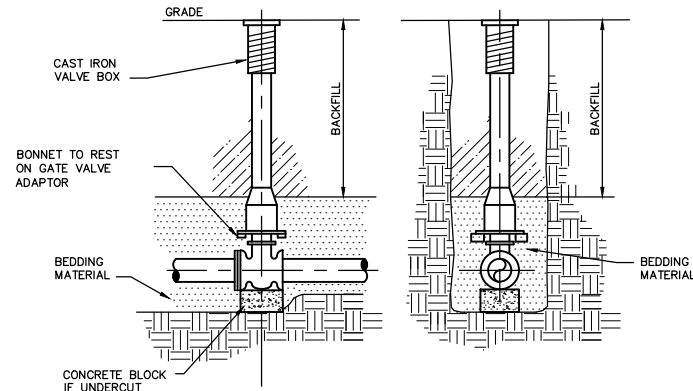
**McMAHON**  
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 1445 McMAHON DRIVE WENNAH, WI 54985  
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NO.	DATE	REVISION

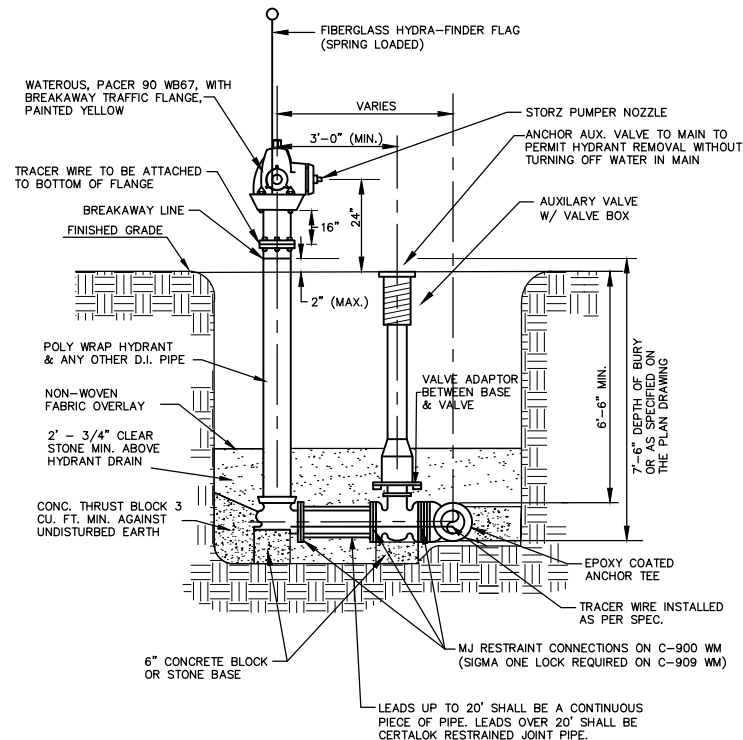
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**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**ST. NORBERT DRIVE**

DESIGNED	DRAWN
ZRL	ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. 1 45	

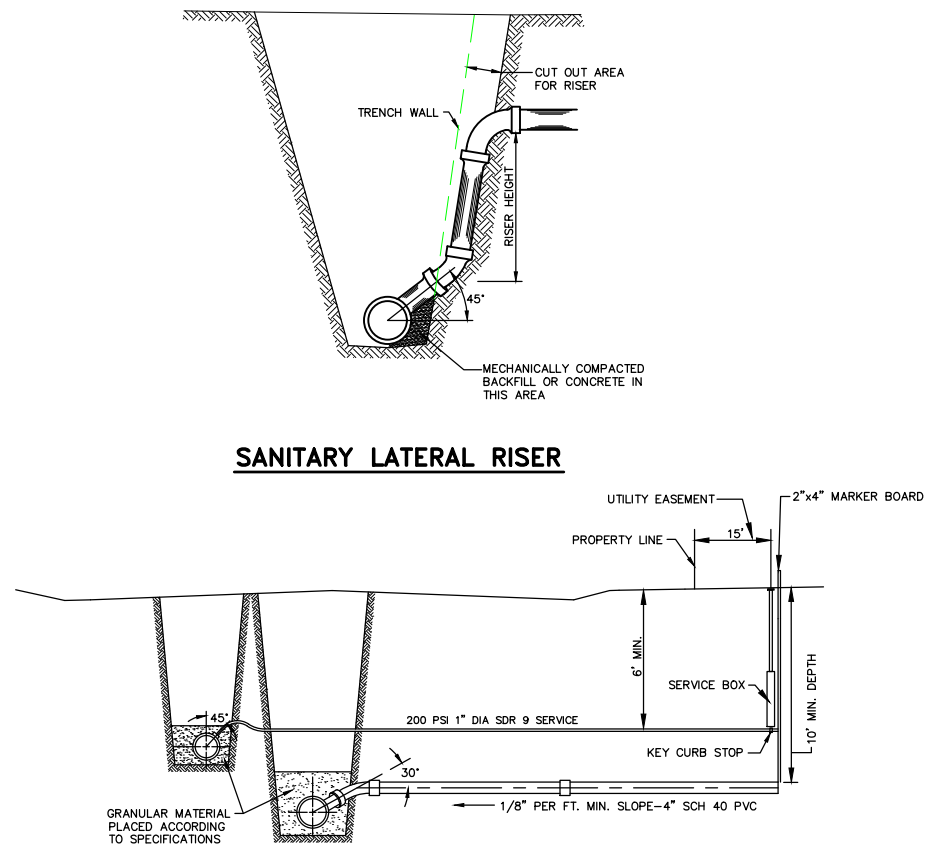
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**SIDE VIEW FRONT VIEW**  
**STANDARD VALVE & VALVE BOX SETTING**

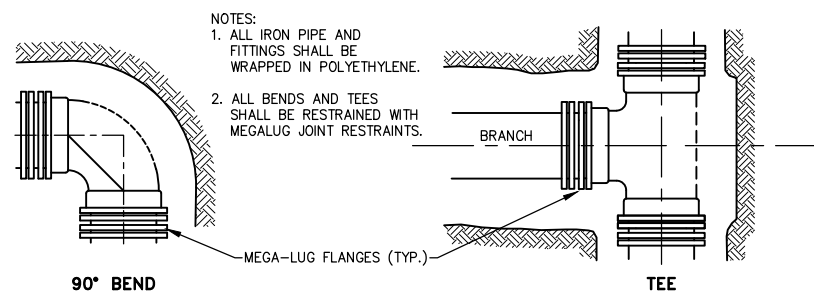


**HYDRANT & VALVE INSTALLATION DETAIL**

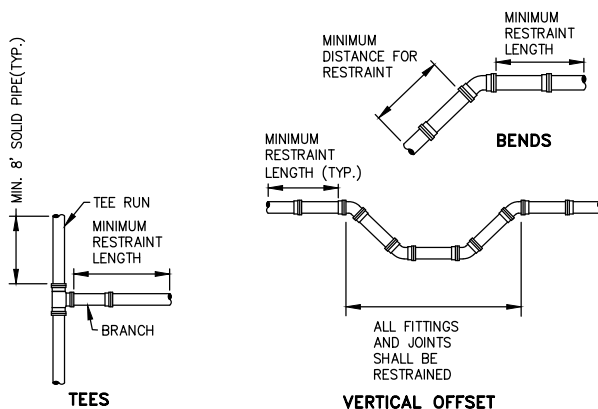


**TYPICAL CONNECTION SEWER & WATER**

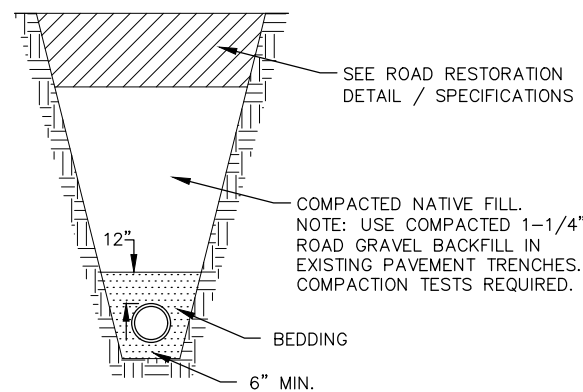
Minimum Restraint Length (ft) on both sides of the Fitting				
Fitting Type/Nominal Size	6"	8"	12"	16"
11 1/4" Bend	2	2	3	3
22 1/2" Bend	3	3	5	6
45° Bend	5	6	9	11
90° Bend	11	15	21	27
Dead End	30	40	56	73
Top Side of a Vertical Offset	13	17	24	31
Tee Run x Branch 6"BY	14			
Tee Run x Branch 8"BY	10	24		
Tee Run x Branch 12"BY	1	15	40	
Tee Run x Branch 16"BY	1	7	33	56



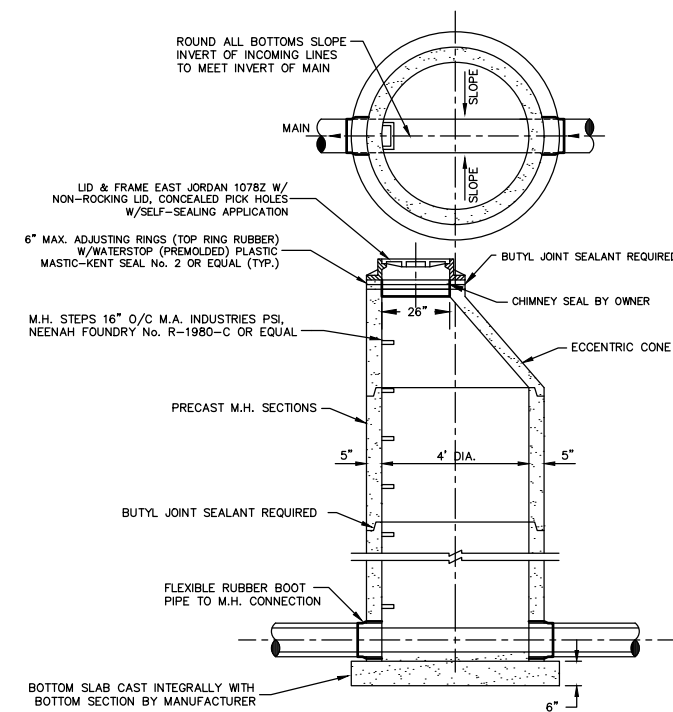
**RESTRAINT FOR BENDS & TEES**



**WATER MAIN RESTRAINT DETAIL**



**TYPICAL TRENCH DETAIL**



**STANDARD PRECAST SANITARY MANHOLE**

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 Mailing: P.O. BOX 1025 NEENAH, WI 54956  
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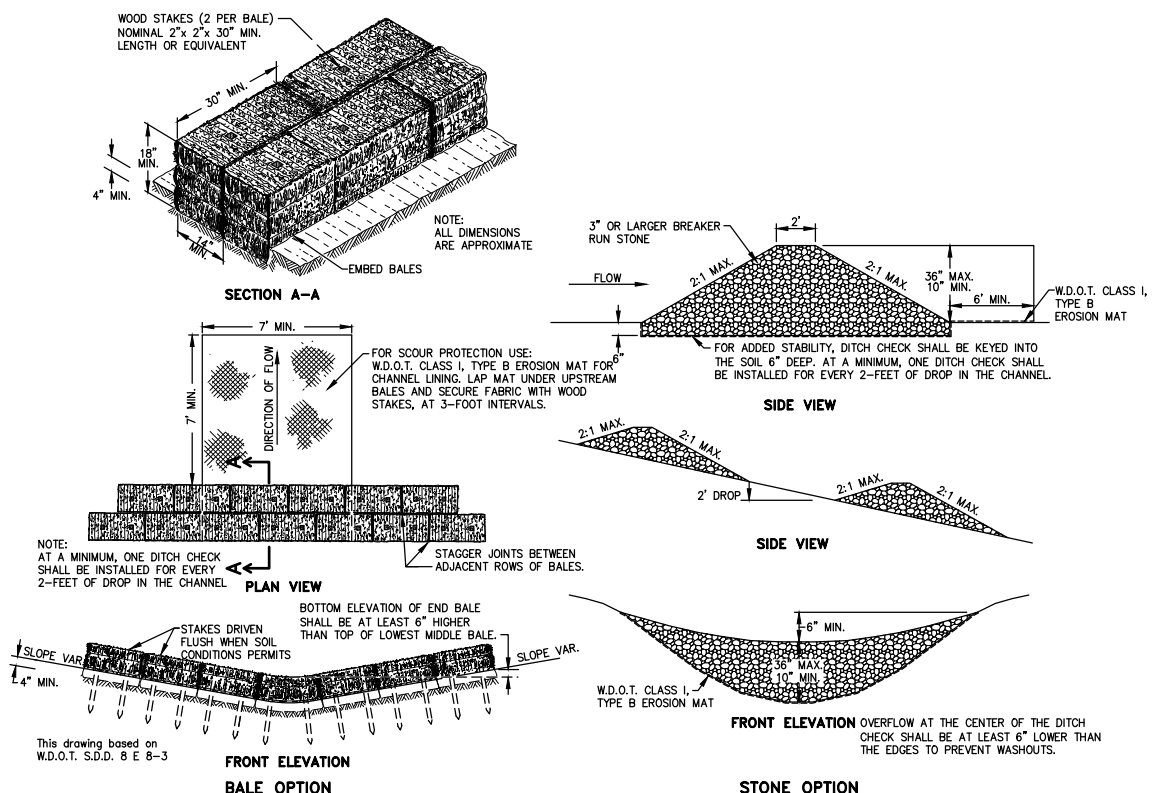
NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**MISCELLANEOUS DETAILS**

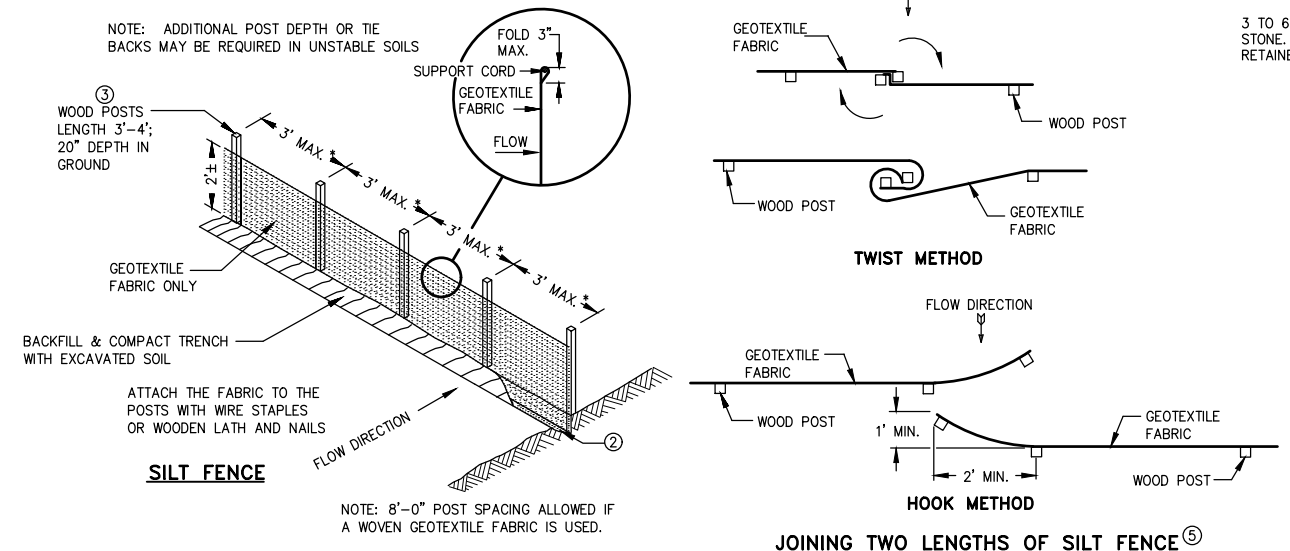
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PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. 46	



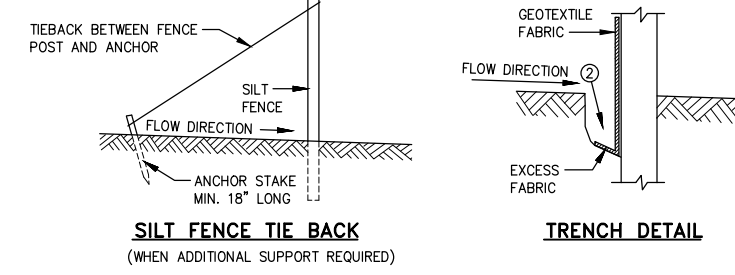
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**DITCH CHECK DETAIL**



**SILT FENCE DETAIL**

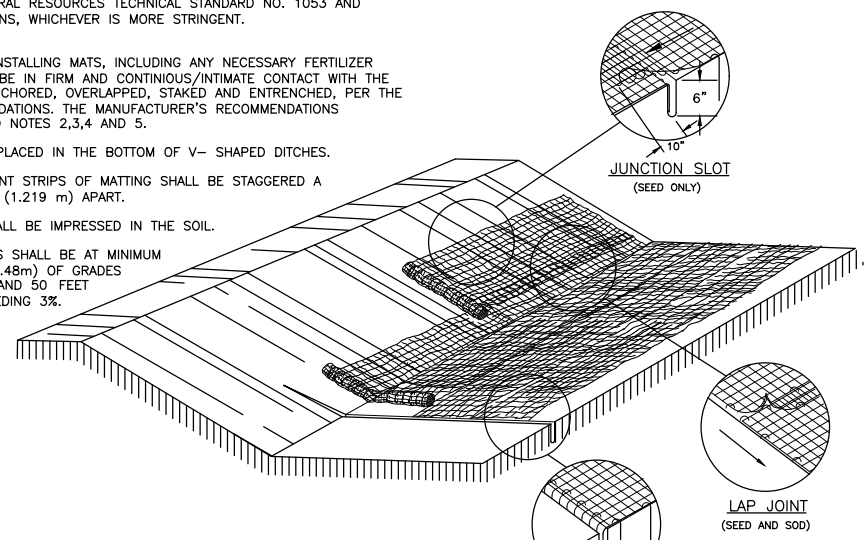


**SILT FENCE DETAIL**

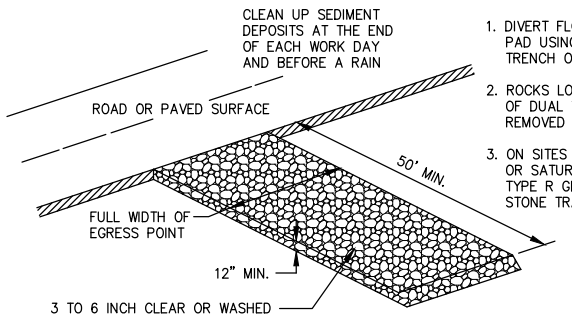
**GENERAL NOTES**

CHANNEL EROSION MAT SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 AND MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT.

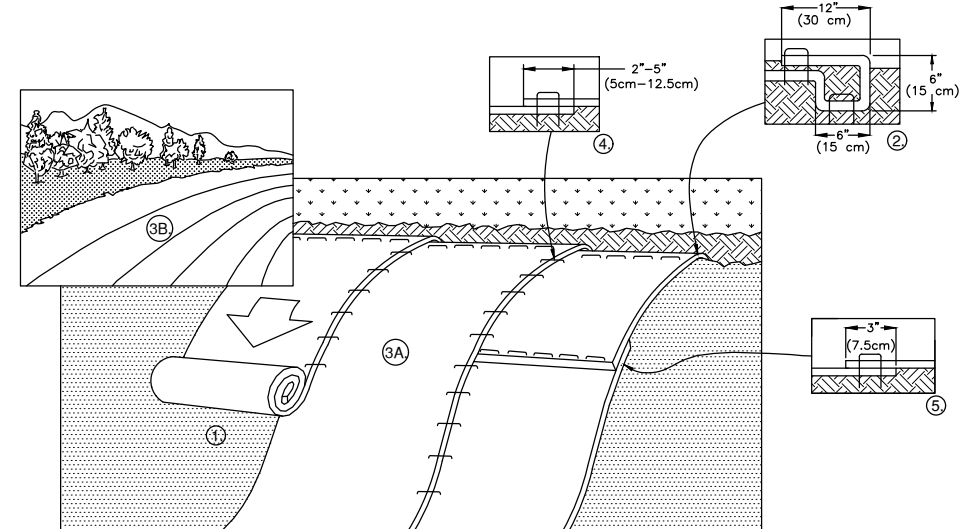
1. PREPARE TOPSOIL BEFORE INSTALLING MATS, INCLUDING ANY NECESSARY FERTILIZER AND SEED. THE MAT SHALL BE IN FIRM AND CONTINUOUS/INTIMATE CONTACT WITH THE SOIL. THE MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED, PER THE MANUFACTURER'S RECOMMENDATIONS. THE MANUFACTURER'S RECOMMENDATIONS SUPERCEDE THIS DETAIL AND NOTES 2,3,4 AND 5.
2. LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V- SHAPED DITCHES.
3. JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 (FOUR) FEET (1.219 m) APART.
4. EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
5. JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48m) OF GRADES UP TO AND INCLUDING 3%, AND 50 FEET (15.24m) ON GRADES EXCEEDING 3%.



**CHANNEL EROSION MAT DETAIL**



**TRACKING PAD DETAIL**



SLOPE EROSION MAT SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1052 AND MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT.

1. PREPARE TOPSOIL BEFORE INSTALLING MATS, INCLUDING ANY NECESSARY FERTILIZER AND SEED. THE MAT SHALL BE IN FIRM AND CONTINUOUS/INTIMATE CONTACT WITH THE SOIL. THE MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED, PER THE MANUFACTURER'S RECOMMENDATIONS. THE MANUFACTURER'S RECOMMENDATIONS SUPERCEDE THIS DETAIL AND NOTES 2,3,4 AND 5.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MAT IN A 6" (15CM) DEEP X 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE MAT WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF MAT BACK OVER SEED AND COMPACTED SOIL. SECURE MAT OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE MAT.
3. ROLL THE MATS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. MATS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL MATS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL MATS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5CM-12.5CM) OVERLAP DEPENDING ON MAT TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING MAT (MAT BEING INSTALLED ON TOP) EVEN WITH THE COLORED DOT STITCH ON THE PREVIOUSLY INSTALLED MAT.
5. CONSECUTIVE MATS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM) APART ACROSS ENTIRE MAT WIDTH.

**SLOPE EROSION MAT DETAIL**

**Item D.**

**McMAHON**  
EROSION CONTROL PRODUCTS  
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE WEEHAW, WI 53085  
Mailing: P.O. BOX 1025 WEEHAW, WI 53085  
PH 920.751.4200 FX 920.751.4284 MCMAHON ASSOCIATES, INC.

NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**MISCELLANEOUS DETAILS**

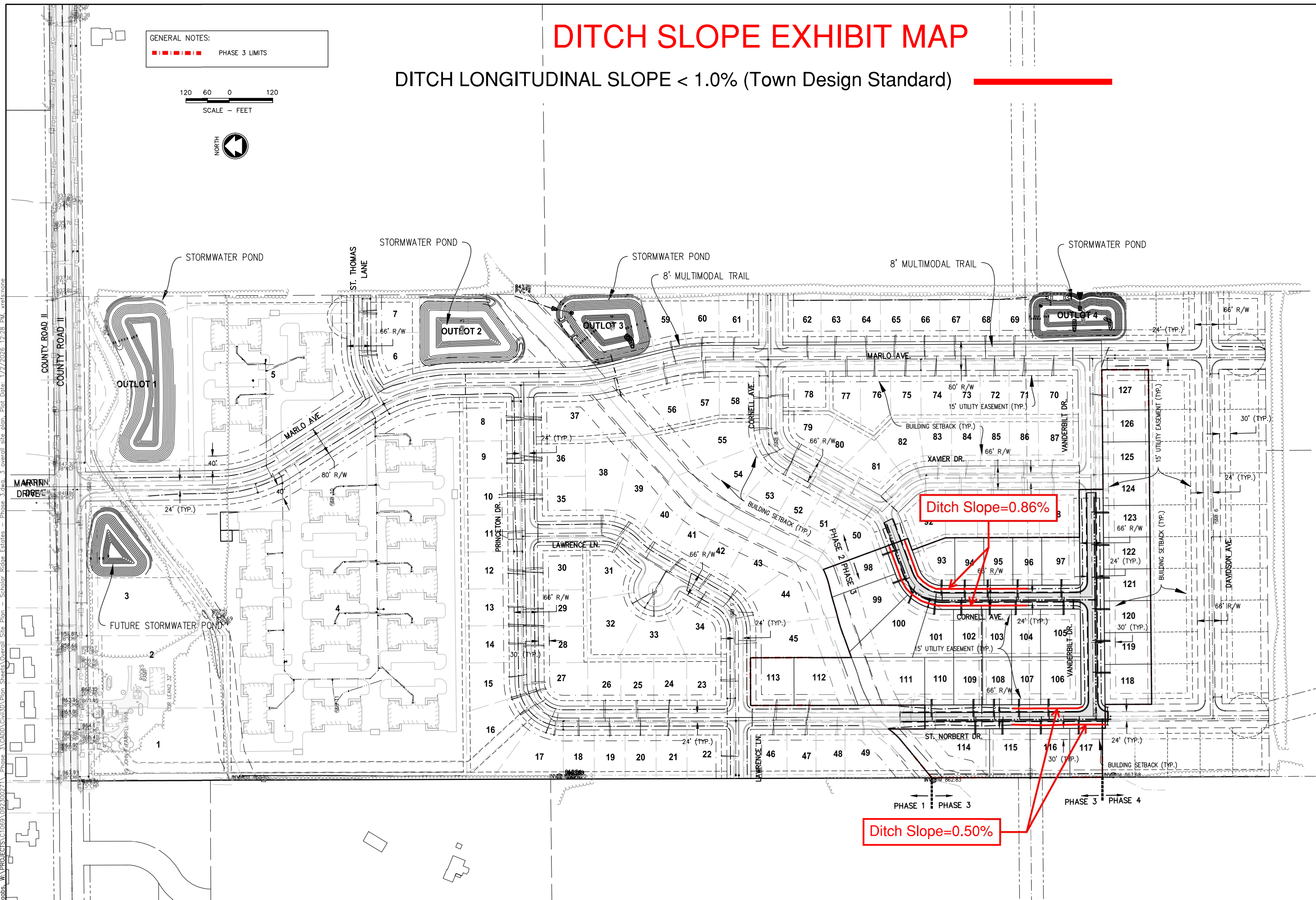
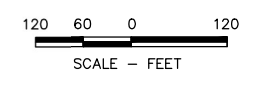
DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE DECEMBER 15, 2025	
SHEET NO. 1 48	

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# DITCH SLOPE EXHIBIT MAP

DITCH LONGITUDINAL SLOPE < 1.0% (Town Design Standard)

GENERAL NOTES:  
 ■■■■■ PHASE 3 LIMITS



I:\Projects\1069\092300271\Phase 3\CADD\Civil3D\Plan Sheets\Overall Site Plan - Scholar Ridge Estates - Phase 3.dwg, 3 overall site plan, Plot Date: 1/2/2026 12:28 PM, xref:stone

NO.	DATE	REVISION

**SCHOLAR RIDGE ESTATES - PHASE 3 (2nd Addition)**  
**TOWN OF CLAYTON, WINNEBAGO CO., WI**  
**OVERALL SITE PLAN**

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271	
DATE JANUARY 2, 2026	
SHEET NO. 49	