



PLAN COMMISSION

Wednesday, December 11, 2024 – 6:30 PM

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

AGENDA

CALL TO ORDER

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

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, November 13, 2024 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 2024 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahan Associates, Inc. on behalf of Jason Jensen to divide Tax ID #006-0797 into two (2) separate lots.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Jan 15; Feb 12; March 12
- B. Town Board (6:30 pm start unless otherwise noted) - Dec 18; Jan 8 & 22; Feb 5 & 19

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: --



PLAN COMMISSION

Wednesday, November 13, 2024 – 6:30 PM

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

MINUTES

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

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

PRESENT

Chair Knapinski
 Commissioner Haskell
 Commissioner Nemecek
 Commissioner Ketter
 Commissioner Hopkins
 Town Board Rep. Christianson

STAFF

Administrator Wisnefske
 Clerk Faust-Kubale
 Planner Jaworski
 Code Administrator Greenberg

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Re-Zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

Debi Hendricks, 4360 Stoney Ridge Trl, spoke noting no objections to the application.

PUBLIC HEARING CLOSED AT 6:32 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, October 9, 2024 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, October 9, 2024 Plan Commission Meeting as presented.

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

Motion carried 6-0.

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

CORRESPONDENCE

- A. Distribution of the October 2024 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & consideration of Resolution 2024-004 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Hopkins to approve Resolution 2024-003 Recommending the Re-zoning of Property from the A-2 (General Agriculture District) to R-2 (Suburban Residential District).

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

Motion carried 6-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Guy Grenfell to combine Tax ID #006-1254 and Tax ID #006-0808-02 into one (1) lot.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend approval of the CSM submitted by Guy Grenfel with the following conditions:

1. The lands within Tax ID #006-0808-02 must be re-zoned to the R-2 (Suburban Residential District) prior to recording the CSM.
2. Per WI s. 236.25(2)(c) the surveyor's seal shall be signed, sealed and dated on all pages.
3. The following well casing note shall be added: "The lot created by this document is located in the Special Well Casing Pipe Depth Area. This area has been established due to naturally occurring arsenic contamination problems in this area affecting many wells. Individuals who plan on drilling a well should consult with the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code."

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

Motion carried 6-0.

- C. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahon Associates, Inc. on behalf of Clayton Development Group, LLC to divide Tax ID #006-1799 into two (2) separate lots.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Town Board Rep. Christianson to recommend approval of the CSM submitted by McMahon Associates on behalf of Clayton Development Group, LLC with the following conditions:

1. Per WI s. 236.25(2)(c) the surveyor's seal shall be signed, sealed and dated on all pages.
2. An access easement and associated shared driveway agreement must be submitted for review and approval to the Town prior to signing the CSM.

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

Motion carried 6-0.

- 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 approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend approval of the Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC as presented.

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

Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Dec 11; Jan 15; Feb 12
- B. Special Town Electors Meeting - November 20 beginning at 6 pm
- C. Town Board (6:30 pm start unless otherwise noted) - Nov 20 (**immediately following the Special Town Electors Meeting**); Dec 4 & 18; Jan 8 & 22

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 6:57 pm.

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

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL PERMITTING REPORT NOVEMBER 2024

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
11/11/2024	262-24-11	MARGARET HSIE	2665 MEGAN WAY	GREEN HOUSE	SELF	\$ 25,000.00	\$ 117.28	\$93.82
11/11/2024	263-24-11H	VALLEY TRUCK	2629 W AMERICAN	NEW COMMERCIAL HVAC	ADVANTAGE HVAC	\$ 130,000.00	\$ 1,212.40	\$969.92
11/11/2024	264-24-11P	VALLEY TRUCK	2629 W AMERICAN	NEW COMMERCIAL PLUMB	THERN PLUMB	\$ 100,000.00	\$ 1,212.40	\$969.92
11/11/2024	265-24-11E	DON GURALSKI	2537 OAKCREST	SERVICE	SELF	\$ 1,000.00	\$ 100.00	\$80.00
11/13/2024	266-24-11B	TROY RIBBLE	9614 LIND	DECK	TIER ONE DECK	\$ 23,000.00	\$ 225.40	\$180.32
11/19/2024	267-24-11P	JOHN SAUTER	8440 WHISPERING MEADOWS	NSFD PLUMB	EDW RADTKE PLUMB	\$ 18,500.00	\$ 399.24	\$319.39
11/19/2024	268-24-11H	JOHN SAUTER	8440 WHISPERING MEADOWS	NSFD HVAC	MODERN SHEET METAL	\$ 22,125.00	\$ 399.24	\$319.39
11/19/2024	269-24-11H	VANS REALTY	2641 LAWRENCE	NSFD HVAC	BLACK-HAAK	\$ 6,000.00	\$ 348.96	\$279.17
11/19/2024	270-24-11H	GAGE CORONA	2990 RIDGEWAY	FURANCE REPLACEMENT	BLACK-HAAK	\$ 4,000.00	\$ 75.00	\$60.00
11/19/2024	271-24-11E	JON PETRACK	7792 HILLCREST	SERVICE UPGRADE	PJ ELECT	\$ 29,000.00	\$ 100.00	\$80.00
11/19/2024	272-24-11E	JOHN SAUTER	8440 WHISPERING MEADOWS	NSFD ELECT	A&W ELECT	\$ 13,150.00	\$ 399.24	\$319.39
11/19/2024	273-24-11E	TRAVIS JANSSEN	8048 PRAIRIWOOD	ELECT FOR POOL	SPRANGERS ELECT	\$ 6,000.00	\$ 75.00	\$60.00
11/19/2024	274-24-11H	AARON ARNDT	8052 GALAXY	FURANCE REPLACEMENT	HEALTHY HOME HEATING	\$ 10,000.00	\$ 75.00	\$60.00
TOTALS						\$ 387,775.00	\$ 4,739.16	\$ 3,791.33
TOWN OF WINNECONNE PERMITS:								
11/5/2024	108-24-11B	STEVE WAGNER	6480 SUNSHINE HARBOUR	DETACHED GARAGE	SELF	\$ 15,000.00	\$ 165.00	\$ 132.00
11/5/2024	109-24-11B	SHIRLEY MILOSZ	4959 RIVERMOOR	BATH REMOD	SELF	\$ 25,000.00	\$ 84.80	\$ 67.84
11/5/2024	110-24-11P	SHIRLEY MILOSZ	4959 RIVERMOOR	BATH REMOD PLUMB	ZMS LLC	\$ 1,200.00	\$ 46.44	\$ 37.15
11/5/2024	111-24-11E	SHIRLEY MILOSZ	4959 RIVERMOOR	BATH REMOD ELECT	LUXURY ELECT	\$ 1,500.00	\$ 46.44	\$ 37.15
11/6/2024	112-24-11B	CHRISTIAN MOORE	6735 FOREST PARK	NSFD	SELF	\$ 300,000.00	\$ 500.00	\$ 400.00
11/6/2024		CHRISTIAN MOORE	6735 FOREST PARK	TOWN FEES	SELF		\$ 510.00	
11/6/2024	113-24-11B	DOUG CAMPBELL	5840 CRESTVIEW	INSTALL EGRESS WINDOW	SELF	\$ 2,500.00	\$ 50.00	\$ 40.00
11/13/2024	114-24-11B	STEVE WEBER	6821 SUNSET	FOUNDATION REPAIR	SURE-DRY	\$ 4,655.00	\$ 50.00	\$ 40.00
11/13/2024	115-24-11H	ROBERTA MOWRE	5061 RIVERMOORE	REPLACE FURNACE-A/C	ANDRESEN HVAC	\$ 7,700.00	\$ 75.00	\$ 60.00
11/13/2024	116-24-11E	STEVE DIETZEN	6655 LASLEY SHORE	NSFD ELECT	QUANTUM ELECT	\$ 10,000.00	\$ 183.63	\$ 146.90
11/13/2024	117-24-11H	STEVE DIETZEN	6655 LASLEY SHORE	NSFD HVAC	MODERN SHEET METAL	\$ 24,450.00	\$ 183.63	\$ 146.90
11/13/2024	118-24-11P	STEVE DIETZEN	6655 LASLEY SHORE	NSFD PLUMB	THERN PLUMB	\$ 15,000.00	\$ 183.63	\$ 146.90
11/13/2024	119-24-11P	CURT POWELL	6587 LASLEY SHORE	BATH REMOD	TUNDRALAND	\$ 14,843.00	\$ 45.00	\$ 36.00
11/20/2024	120-24-11P	CURT WOJAHN	5385 EVERBREEZE	NSFD EPLUMB	JCOX PLUMB	\$ 22,000.00	\$ 205.71	\$ 164.57
11/20/2024	121-24-11B	RANDALL ARONSO	7173 WINDMILL	NSFD	GTS CONSTRUCTION	\$ 500,000.00	\$ 611.10	\$ 488.88
11/20/2024		RANDALL ARONSO	7173 WINDMILL	TOWN FEES	GTS CONSTRUCTION		\$ 510.00	
TOTALS						\$ 943,848.00	\$ 3,450.38	\$ 1,944.30

MEMORANDUM

Business Items A

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahon Associates, Inc. on behalf of Jason Jensen to divide Tax ID #006-0797 into two (2) separate lots.

After reviewing the proposed CSM Staff have the following comments:

1. Subject property is in the Town's General Agricultural (A-2) District. The existing use of the subject property is Agricultural, crop and single-family residential.
2. A portion of existing Jensen Road will be dedicated to the public.
3. Lot 1 has an existing access to Jensen Road.
4. Lot 2 would have access to Jensen Road. Access to Stoney Ridge Trail is restricted by Outlot 2 of CSM No. 2685.
5. There is no mapped floodplain.
6. The subject property is not subject to Outagamie County Airport Zoning or Winnebago County Shoreland Zoning.
7. The subject property is not located within any planned sewer service areas and/or sanitary districts.
8. Lots 1 and 2 meet applicable minimum lot requirements for the A-2 District:
 - a. Minimum lot size: 5.0 acres
 - b. Minimum lot width: 200 ft.
 - c. Minimum road frontage: 200 ft.
 - d. Yard setback:
 - Street Yard Minimum
Residential: 30 ft.; Farm: 75 ft.
 - Side Yard Minimum (principal building)
Residential: 7ft. on one and 10 ft. on the other; Farm: 15 ft.
 - Rear Yard Minimum (principal building)
Residential: 25 ft.; Farm: 50 ft.
 - e. Accessory buildings Maximum
Residential: 1,500 sq.ft. plus 1% of the lot area in excess of 43,000 sq.ft.
Farm: no limitation

It is Staff's opinion that the CSM may be approved, subject to the following conditions:

1. Due to the presence of hydric soils, a note should be added to the effect that a Wetland Delineation may be required prior to any new development on Lots 1 and 2.
2. The on-site sewage systems, drainage ditches, building tie distances perpendicular to right-of-way and/or property line must be showing on the face of the Certified Survey Map.
3. Label accessory buildings as pole shed (larger out building) and livestock shed (smaller out building)
4. Add a note to the face of the Certified Survey Map that states: Lots 1 and 2 do not have access to Stoney Ridge Trail due to an adjoining strip of land owned by others along the North side of Stoney Ridge Trail described as Outlot 2 of CSM No. 2685.

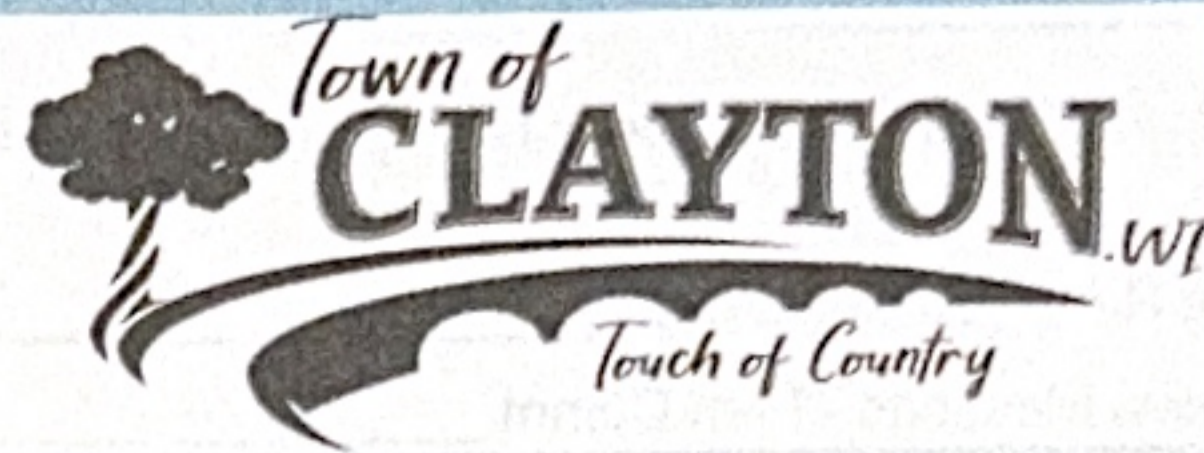
SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by McMahon Associates, Inc. on behalf of Jason Jensen with the four (4) listed conditions.

Respectfully Submitted,
Kelsey

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 Jason Jensen
 Street Address 30 Bishops Hill Circle
 City Madison State WI Zip Code 53717
 Phone (608) 513-5275
 E-mail jason.jensen@live.com

Applicant:

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

Name: _____
 Address: _____ Zip Code: _____
 Phone: _____ E-Mail: _____
 Describe the reason for the CSM Review: _____
divide tax parcel 0060797 into 2 lots

Survey Specifics:

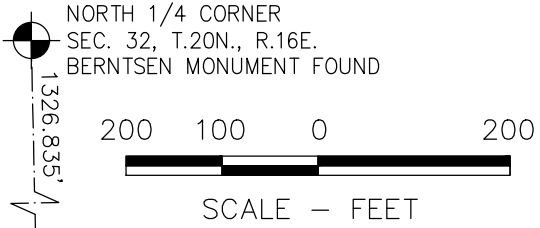
Number of Lots: 2 Total Acreage: 40.262 Tax Key Number: 0060797
 Legal Description: all of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin

Surveyor: Corey W. Kalkofen-McMahon Associates, Inc.
 Zoning: A-2 Registration Number: S-2726
 Address: 1445 McMahon Drive Neenah, WI 54956
 Phone: (920) 751-4200 Email: ckalkofen@mcmgrp.com

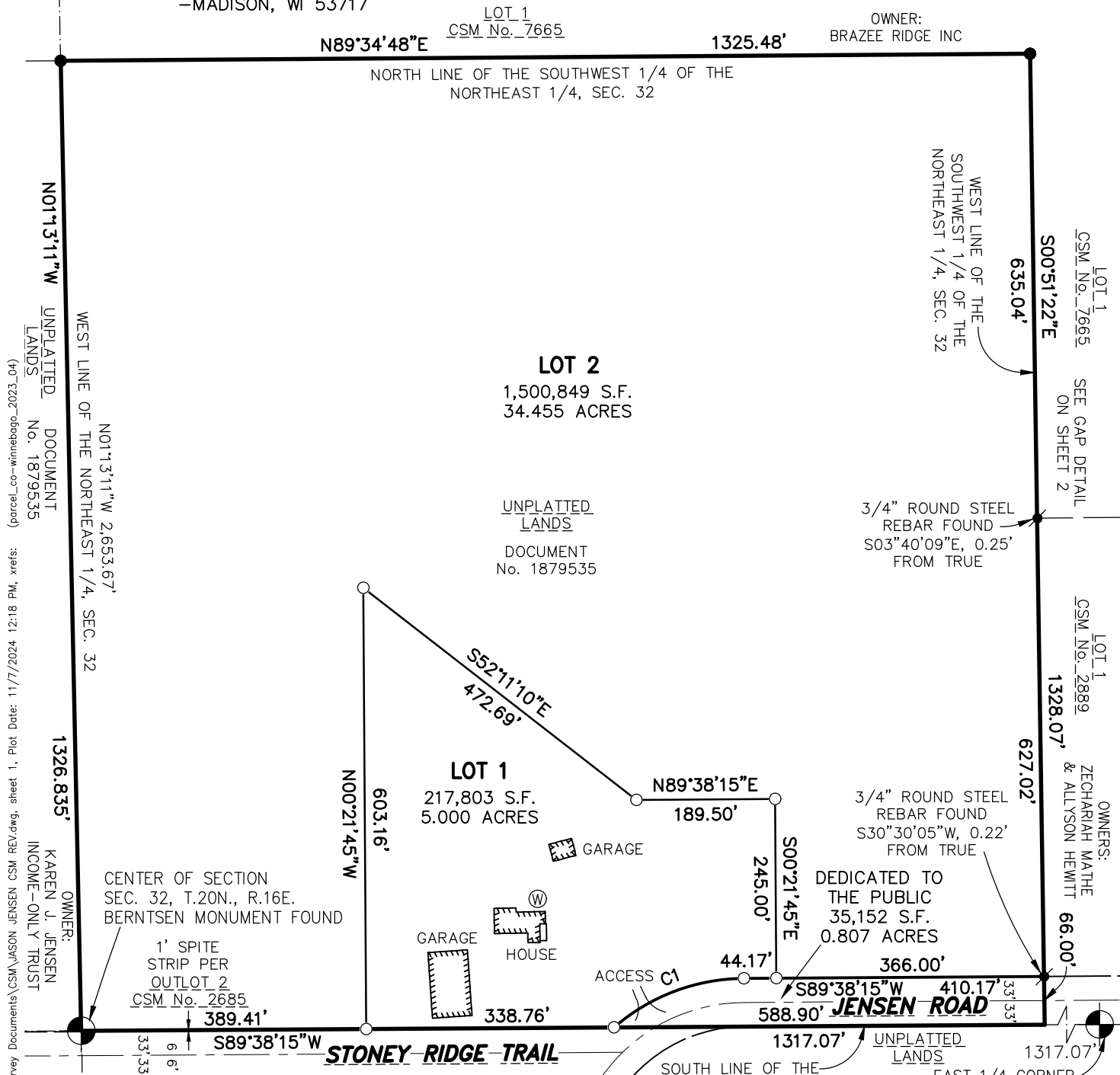
I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Signature [Handwritten Signature] Today's Date 10/31/2024

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 5
ALL OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN
OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



FOR: -JASON JENSEN
-30 BISHOPS HILL CIRCLE
-MADISON, WI 53717



W:\PROJECTS\0967\092400624\CADD\Civil3D\Survey Documents\CSM\JASON JENSEN CSM REV.dwg, sheet 1, Plot Date: 11/7/2024 12:18 PM, xrefs: (parcel_co-winnebago_2023_04)

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST WHICH BEARS S89°38'15"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

DRAFTED BY: Corey W. Kalkofen

SEE SHEET 3 FOR CURVE TABLE

LEGEND

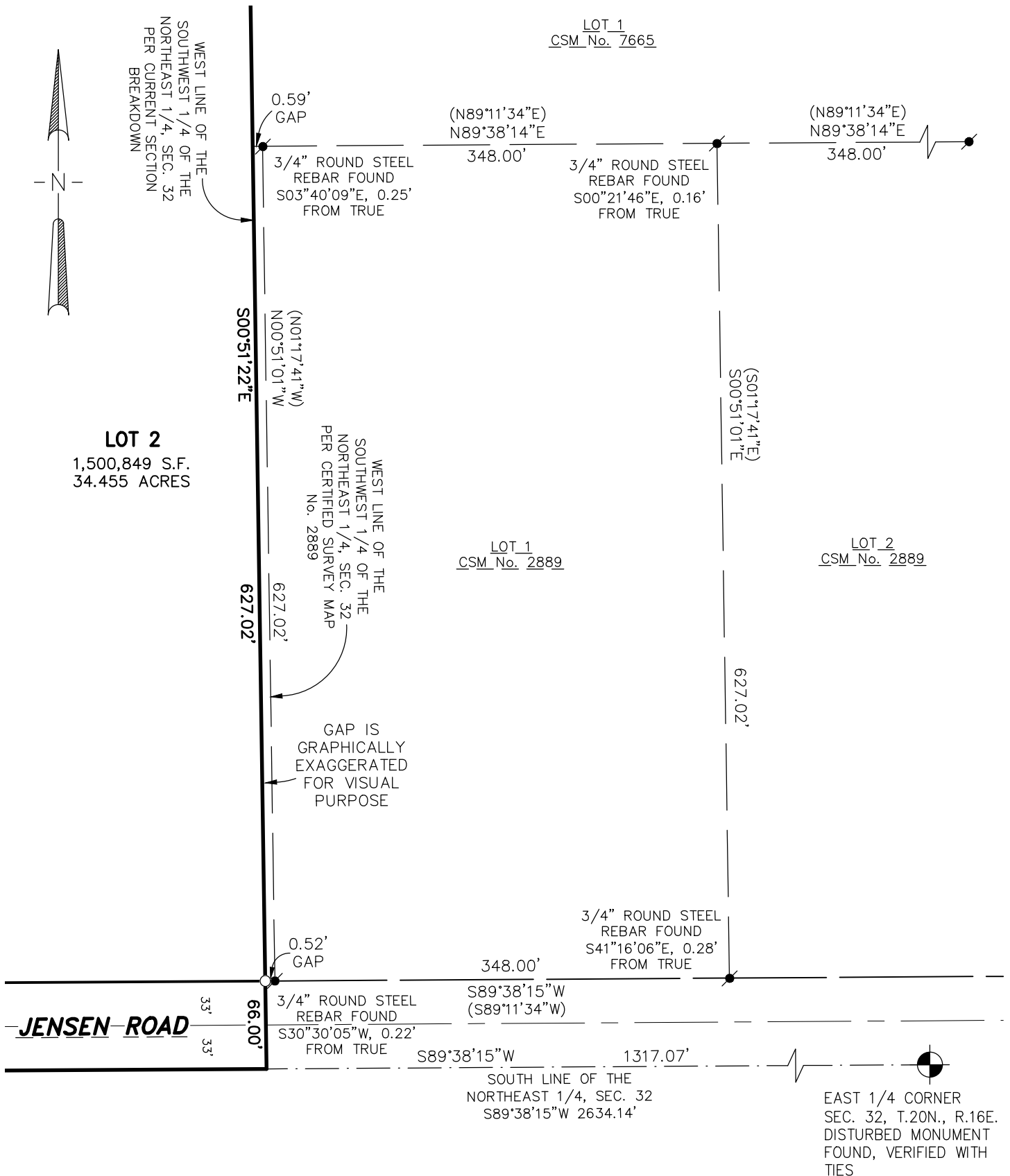
- - 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET

EAST 1/4 CORNER SEC. 32, T.20N., R.16E. DISTURBED MONUMENT FOUND, VERIFIED WITH TIES OWNERS: DAVID VANDAM & BARBARA BERA

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 5

ALL OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



LEGEND

- - 3/4" x 18" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 3/4" ROUND STEEL REBAR FOUND
- - 1" IRON PIPE FOUND (1.315" O.D.)
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET
- () - RECORDED AS BEARING/DISTANCE



McMAHON
ENGINEERS ARCHITECTS

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

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 5

ALL OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor S-2726, certify that I have surveyed, divided and mapped all of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 1,753,804 square feet (40.262 acres) of land and more fully described as follows:

Commencing at the East 1/4 corner of said Section 32; thence S89°38'15"W, 1317.07 feet along the South line of the Northeast 1/4 of said Section 32 to the Southeast corner of said Southwest 1/4 of the Northeast 1/4; thence continue S89°38'15"W, 1317.07 feet along said South line to the Center of said Section 32; thence N01°13'11"W, 1326.835 feet along the West line of the Northeast 1/4 of said Section 32 to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence N89°34'48"E, 1325.48 feet along the North line of said Southwest 1/4 of the Northeast 1/4 to the Northwest corner; thence S00°51'22"E, 1328.07 feet along the East line of said Southwest 1/4 of the Northeast 1/4 to the Point of Beginning.

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

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

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

Corey W. Kalkofen, WI Professional Land Surveyor S-2726

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	272.05'	194.08'	189.99'	S69°18'37"W	40°52'31"

NOTES:

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

PARCELS ARE CURRENTLY ZONED A-2 PER TOWN OF CLAYTON ZONING:

MINIMUM LOT REQUIREMENTS FOR THE A-2 DISTRICT ARE AS FOLLOWS:

- a. MINIMUM LOT AREA: 5.0 ACRES
- b. MINIMUM LOT WIDTH: 200 FT.
- c. MINIMUM ROAD FRONTAGE: 200 FT.
- d. MINIMUM SIDE YARD SETBACK: 15 FT.
- e. MINIMUM REAR YARD SETBACK: 50 FT.



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.CO

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

ALL OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH,
RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

TOWN OF CLAYTON BOARD APPROVAL

We hereby certify that the Town of Clayton Board of Supervisors approved this Certified Survey Map by voice vote at their regular meeting of _____, with/without conditions, and we do hereby certify that all conditions were satisfied and the approval was granted and effective on this ____ day of _____, 20____.

Town Chairperson Date
Russell D. Geise

Town Clerk Date
Kelsey Faust-Kubale

CERTIFICATE OF PLANNING & ZONING COMMITTEE

Pursuant to the Land Subdivision Regulations of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This minor subdivision was approved by the Winnebago County Planning and Zoning Committee.

Authorized Signature Date

Printed Name

CERTIFICATE OF TREASURERS

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

Town Treasurer Date County Treasurer Date
LuAnn Fietzer Amber L. Hoppa

NOTES:

- THIS CERTIFIED SURVEY MAP IS ALL OF PARCEL ID 0060797.
- THE PROPERTY OWNER OF RECORD IS KAREN J. JENSEN INCOME-ONLY TRUST DATED MARCH 4, 2022.
- THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PROPERTY DESCRIBED IN DOCUMENT No. 1879535.

