



BOARD OF SUPERVISORS MEETING

Wednesday, January 21, 2026 at 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, December 17, 2025 Town Board Meeting

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA

Individuals properly signed in may speak directly to the Town Board on non-repetitive Town Matters whether on or not on the agenda. Commentators must wait to be called, must speak from the podium, directing their comments to the Board. 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 Board'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 December 2025 Building Inspection Report
- B. Distribution of the December 2025 Winnebago County Tonnage Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. County Board Supervisor Report
- B. Winnebago County Sheriff's Department – Public Concerns and Issues
- C. Larsen/Winchester Sanitary District Report
- D. Administrator's Report
- E. Chair & Supervisor Reports

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. New - Elizabeth Schimmers, The Woodshed

BUSINESS REFERRED BY THE PLAN COMMISSION

- A. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-Z001, to Amend the Official Town of Clayton Zoning Map for the re-zoning 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 Recommendation: Town Board review & consideration of 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. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-001, An Ordinance Amending the Town of Clayton Comprehensive Plan 2040 to Expand Town Zoning Control to Shoreland Areas.
- D. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-002, An Ordinance Amending the Town of Clayton Zoning Code of Ordinances to Include Shoreland Areas.
- E. Plan Commission Recommendation: Town Board review & consideration of a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 2nd Addition of Scholar Ridge Estates.

BUSINESS

- A. Discussion/Action: Town Board review & consideration of the lease agreement for Oink's Restaurant, currently located at 8386 State Rd 76, Suite A, Neenah, WI.

REVIEW OF DISBURSEMENTS

- A. Check Summary Register

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - Feb 4 & 18; Mar 4 & 18; Apr 1 & 15
- B. Plan Commission (6:30 pm start unless otherwise noted) - Feb 11; Mar 11; Apr 8

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

Respectfully submitted,

Russell D. Geise
Town Chairperson

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 Town Board 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 Town Board 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: --



BOARD OF SUPERVISORS MEETING

Wednesday, December 17, 2025 at 6:30 PM

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

MINUTES

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

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

PRESENT

Town Chair Geise
 Supervisor Lettau
 Supervisor Grundman
 Supervisor Christianson
 Supervisor Reif

STAFF

Administrator Wisnefske
 Clerk Faust-Kubale
 Treasurer Fietzer
 Attorney LaFrombois - virtual

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, December 3, 2025 Town Board Meeting

MOTION

Motion made by unanimous consent to approve the Minutes of the Wednesday, December 3, 2025, Town Board Meeting as presented.

Motion carried by unanimous voice vote.

OPEN FORUM – TOWN-RELATED MATTERS NOT ON THE AGENDA

Terry Haase, 9697 Anderson Ln, Neenah, WI, gifted Clayton Fire Rescue some fire blankets.

CORRESPONDENCE

- A. Distribution of the November 2025 Winnebago County Tonnage Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Winnebago County Sheriff's Department – Public Concerns and Issues
- B. Larsen/Winchester Sanitary District Report
- C. Administrator's Report
- D. Chair & Supervisor Reports

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. New - Brittany Jensen, Larsen Tavern

BUSINESS

- A. Discussion/Action: Town Board review & consideration of Resolution 2025-010 A Resolution Creating a Statutorily Required List of Appointed Election Inspectors for the 2026-2027 Election Cycle.

MOTION

Motion made by Supervisor Reif, **Seconded** by Supervisor Lettau, to approve Resolution 2025-010 Creating a Statutorily Required List of Appointed Election Inspectors for the 2026-2027 election cycle and the listed names on Exhibit A as presented.

Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif

Motion carried 5-0.

- B. Discussion/Action: Town Board review & consideration of Ordinance 2025-010 to Rescind and Recreate Ordinance 2019-008 regarding the Joint Municipal Court Intergovernmental Cooperation Agreement.

MOTION

Motion made by Supervisor Christianson, **Seconded** by Supervisor Grundman, to approve Ordinance 2025-010 to Rescind and Recreate Ordinance 2019-008.

Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif

Motion carried 5-0.

- C. Discussion/Action: Town Board review & consideration of Resolution 2025-011 a Joint Resolution Appointing the Municipal Judge for the Winneconne Joint Municipal Court.

MOTION

Motion made by Supervisor Grundman, **Seconded** by Supervisor Christianson, to approve Resolution 2025-011 Appointing the Municipal Judge for the Winneconne Joint Municipal Court.

Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif

Motion carried 5-0.

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - Jan 7 & 21; Feb 4 & 18; Mar 4 & 18
 B. Plan Commission (6:30 pm start unless otherwise noted) - Jan 14; Feb 11; Mar 11

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

MOTION

Motion made by unanimous consent to adjourn at 6:48 pm.

Motion carried by unanimous voice vote.

Respectfully submitted,

Kelsey Faust-Kubale
 Town Clerk

INTERMUNICIPAL REPORT DECEMBER 2025 PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
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
TOTALS						\$ 5,809,051.51	\$ 11,718.95	\$ 937.52
TOWN OF WINNECONNE PERMITS:								
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
						\$ 1,227,190.00	\$ 3,379.66	\$ 1,691.73

**WINNEBAGO COUNTY SOLID WASTE MANAGEMENT BOARD
2025 RECYCLING TONNAGE REPORT**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD		
	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons		
001	T. Algoma	64.10	34.34	39.99	41.09	45.98	44.27	43.86	53.16	40.77	39.37	40.82	42.64	530.39	T. Algoma
002	T. Black Wolf	21.21	17.29	16.94	18.97	26.25	19.69	27.20	18.73	16.89	21.27	17.02	19.87	241.33	T. Black Wolf
003	T. Clayton	32.22	29.62	33.53	36.01	36.70	37.20	39.76	32.87	42.09	31.64	33.48	48.13	433.25	T. Clayton
004	V. Fox Crossing	119.59	82.63	99.67	113.34	114.59	102.28	126.41	101.28	102.02	110.05	96.26	118.75	1286.87	V. Fox Crossing
005	T. Neenah	29.20	30.96	36.68	25.81	33.18	27.11	35.46	28.45	24.09	32.37	25.68	25.76	354.75	T. Neenah
006	T. Nekimi	10.28	8.29	8.90	10.71	9.53	8.94	12.29	8.50	7.84	9.88	7.30	11.09	113.55	T. Nekimi
008	T. Omro	9.81	8.11	10.97	7.02	12.09	11.72	9.48	10.02	11.27	8.81	8.86	14.23	122.39	T. Omro
013	T. Vinland	11.96	9.62	13.12	18.47	15.12	13.86	18.05	14.36	16.46	11.54	13.18	15.57	171.31	T. Vinland
014	T. Winchester	16.40	11.56	12.21	11.97	14.52	14.96	13.70	13.59	11.72	15.14	12.50	14.61	162.88	T. Winchester
015	T. Winneconne	26.60	18.26	18.39	21.98	34.03	26.11	39.00	26.82	31.24	33.46	25.38	30.14	331.41	T. Winneconne
016	T. Wolf River	9.51	4.80	6.47	6.11	7.81	10.48	15.17	8.79	8.04	7.72	7.41	11.05	103.36	T. Wolf River
017	V. Winneconne	18.98	15.42	14.80	13.92	18.32	12.45	19.68	15.15	14.09	17.65	13.56	15.89	189.91	V. Winneconne
018	C. Menasha	131.18	77.49	117.63	120.69	100.23	132.58	108.30	110.27	91.77	121.91	70.04	118.02	1300.11	C. Menasha
019	C. Neenah	169.09	131.53	149.20	171.61	180.26	164.84	181.55	155.18	161.76	164.25	146.09	179.80	1955.16	C. Neenah
020	C. Omro	29.79	16.95	18.62	19.11	20.19	21.35	25.39	23.89	18.81	18.85	19.05	18.51	250.51	C. Omro
021	C. Oshkosh	315.79	254.82	291.80	333.34	384.65	351.73	342.12	297.60	301.09	295.75	255.30	307.64	3731.63	C. Oshkosh
	Other SS	278.51	173.11	265.54	244.17	282.10	229.55	282.43	215.14	170.44	130.38	114.93	214.97	2601.27	Other SS
	TOTAL TONS	1294.22	924.80	1154.46	1214.32	1335.55	1229.12	1339.85	1133.80	1070.39	1070.04	906.86	1206.67	13880.08	TOTAL TONS

	Population	SS lbs./person		Population	SS lbs./person		Population	SS lbs./person
T. Algoma	6,867	154.48	T. Omro	2,413	101.44	C. Menasha	18,662	139.33
T. Black Wolf	2,429	198.71	T. Vinland	1,754	195.34	C. Neenah	27,611	141.62
T. Clayton	4,525	191.49	T. Winchester	1,783	182.70	C. Omro	3,624	138.25
V. Fox Crossing	19,285	133.46	T. Winneconne	2,647	250.40	C. Oshkosh	67,245	110.99
T. Neenah	3,664	193.64	T. Wolf River	1,214	170.28			
T. Nekimi	1,324	171.53	V. Winneconne	2,514	151.08	Total	167561	134.62

*Population updated on 1/31/24 from Dept. of Admin. "January 1, 2024 Final Population Estimates"

https://doa.wi.gov/DIR/Final_Ests_Muni_2024.pdf

https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Estimates.aspx

** Other SS - in 2017 include all direct haul to OC (City Disposal, etc.)

County Board Update



Miller, Howard <Howard.Miller@winnebagocountywi.gov>
To ■ Holly Stevens; ■ Clerk Town of Clayton; ■ townofwolfriver@centurytel.net

Reply Reply All Forward ...

Mon 12/29/2025 7:15 AM

TO DO

Follow up. Start by Monday, December 29, 2025. Due by Monday, December 29, 2025.

Hi All

The county has received a Letter of Intent, from Faith Technologies, to purchase the UW Fox Cities campus. They would use the facilities as a national training center for electricians. There are a lot of details to work out yet, but it is a positive step forward.

In January I plan to attend the following town board meetings

- Winchester – Jan 5
- Clayton – Jan 7
- Wolf River – Jan 26

Have a Happy New Year
Howie

Howard Miller
Winnebago County Supervisor, Dist. 36
Phone: (920) 427-6423
e-mail: Howard.Miller@winnebagocountywi.gov

MEMORANDUM

Business Referred by Plan Commission

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of Ordinance 2026-Z001, to Amend the Official Town of Clayton Zoning Map for the re-zoning 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).

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Ordinance 2026-Z001 to Amend the Official Town of Clayton Zoning Map.*

Re: Town Board review & consideration of 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).

SUGGESTED MOTION(S):

Motion to approve the CSM Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with the three (3) Plan Commission recommendations.

Re: Town Board review & consideration of Ordinance 2026-001, An Ordinance Amending the Town of Clayton Comprehensive Plan 2040 to Expand Town Zoning Control to Shoreland Areas.

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Ordinance 2026-001 to Amend the Town of Clayton Comprehensive Plan 2040 to Expand Town Zoning Control to Shoreland Areas.*

Re: Town Board review & consideration of Ordinance 2026-002, An Ordinance Amending the Town of Clayton Zoning Code of Ordinances to Include Shoreland Areas.

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Ordinance 2026-002 to Amend the Town of Clayton Zoning Code of Ordinances to include Shoreland Areas.*

Re: Town Board review & consideration of a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 2nd Addition of Scholar Ridge Estates.

SUGGESTED MOTION(S):

Motion to approve the Final Plat Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC with the four (4) Plan Commission recommendations

Respectfully Submitted
Kelsey



PLAN COMMISSION

Wednesday, January 14, 2026 – 6:30 PM

Item A.

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

MINUTES

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

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

PRESENT

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

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kamke
Attorney LaFrombois

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).

NO COMMENTS RECEIVED - PUBLIC HEARING CLOSED AT 6:31 PM

- 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.

NO COMMENTS RECEIVED - PUBLIC HEARING CLOSED AT 6:32 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, November 12, 2025, Plan Commission Meeting

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to approve the Minutes of the Wednesday, November 12, 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

Bill Kordus, 7376 Carden Dr, Neenah, WI, inquired about the status of a fence permit that was applied for.

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).

MOTION

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

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

Motion carried 6-0.

- 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).

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend approval of the CSM application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with the following 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.

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

Motion carried 6-0.

- 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.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to approve Resolution 2026-002 Recommending the Adoption of the Amendments to the Town of Clayton Comprehensive Plan 2040 & Zoning Code of Ordinances.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, 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 the 2nd Addition of Scholar Ridge Estates.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend approval of the Final Plat Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 2nd Addition of Scholar Ridge Estates with the following conditions:

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.

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

Motion carried 6-0.

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

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:02 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

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: 1/14/2026

Attest: 
 Kelsey Faust-Kubale, Town Clerk

Date: 1/14/26

Plan Commission Roll Call Vote Tally

Meeting Date: January 14, 2026

Agenda Item: 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).

Motion by: BH

Second by: WN

MOTION: *Motion to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2026-001 with the three (3) listed conditions.*

Commissioner Vote:	Aye	Nay	Abstain
4 Chair Knapinski	<u>1</u>	_____	_____
5 Commissioner Ketter	<u>1</u>	_____	_____
6 Commissioner Nemecek	<u>1</u>	_____	_____
1 Commissioner Haase	<u>1</u>	_____	_____
2 Commissioner Haskell	<u>1</u>	_____	_____
3 Rep. Christianson	<u>1</u>	_____	_____

TOWN OF CLAYTON

ORDINANCE 2026-Z001

**AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING MAP
– WINNEBAGO COUNTY, WISCONSIN**

WHEREAS, one or more applications for amendments(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” have been filed with the Town of Clayton Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearing(s), the proposed amendment(s) have been reviewed and recommended to the Town of Clayton Board of Supervisors by the Town’s Plan Commission; and

WHEREAS, the application(s) for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” does comply with the Town’s future land use element of the Town of Clayton Comprehensive Plan 2040; and

WHEREAS, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Article 7 of the Town of Clayton Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Board of Supervisors of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin”:

Section 1: The Official “Town of Clayton Zoning Map – Winnebago County, Wisconsin” is amended as follows:

A. Property Owner(s):

John Kulogo, 2539 Oakridge Rd, Neenah, WI 54956
David Hughes, 3464 County Rd II, Neenah, WI 54956
Kulogo Farmland LLC, 337 Marquette St, Fond du Lac, WI 54935

Legal description of the property:

All being a part of the Southwest ¼ of the Southeast 1/4, Section 15, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, Wisconsin.

Findings of Fact:

1. The Town of Clayton has an adopted Comprehensive Plan.
2. The Future Land Use Plan Map of the Comprehensive Plan shows the subject properties as “Agriculture/Rural”.
3. The proposed Rural Residential (R-1) District and General Agriculture (A-2) District are consistent with the aforementioned “Agriculture/Rural” future land use category.

- 4. Therefore, a zoning map amendment from General Agriculture (A-2) District to Rural Residential (R-1) District, and Rural Residential (R-1) District to General Agriculture (A-2) District is consistent with the adopted Comprehensive Plan.
- 5. The zoning map amendment is compatible with adjacent land uses.

The above-described property is hereby rezoned from:

General Agriculture (A-2) District to Rural Residential (R-1) District and Rural Residential (R-1) District to General Agriculture (A-2) District

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” shall be effective upon approval by the Winnebago County Board.

Adopted this _____ day of _____, 20_____

Vote: Yes: _____ No: _____ Abstain: _____ Absent: _____

ATTEST:

Russell D. Geise, Town Chair

Kelsey Faust-Kubale, Town Clerk

ORDINANCE 2026-001

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_____

Russell 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	1/21/2026	Expansion of plan zoning control to encompass shoreland areas. Ordinance 2026-001
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EXHIBIT A
PLAN COMMISSION RESOLUTION

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

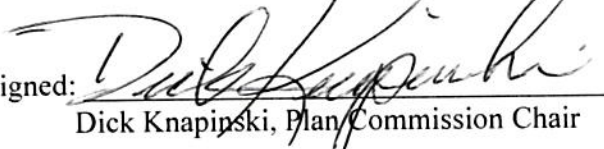
WHEREAS, amendments to both the Comprehensive Plan and Zoning Code are needed to expand the Town’s zoning control and jurisdiction to include those previously excluded shoreland areas; and

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

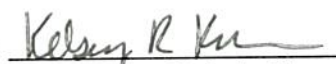
WHEREAS, by adopting this resolution, the Plan Commission recommends that the Town Board of Supervisors (the “**Board**”) adopt the Amendments, thereby amending the Comprehensive Plan and Zoning Code accordingly; and

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

Vote: Yes 6 No: 0 Absent: 0 Abstain: 0

Signed: 
Dick Knapinski, Plan Commission Chair

Date: 1/14/2026

Attest: 
Keley Faust-Kubale, Town Clerk

Date: 1/14/26

**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.

Plan Commission Roll Call Vote Tally

Meeting Date: January 14, 2026

Agenda Item: 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.

Motion by: RK

Second by: WN

MOTION: *Motion to approve Resolution 2026-002 Recommending the Adoption of the Amendments to Town of Clayton Comprehensive Plan 2040 & Zoning Code of Ordinances.*

Commissioner Vote:	Aye	Nay	Abstain
3 Chair Knapinski	<u>1</u>	<u> </u>	<u> </u>
4 Commissioner Ketter	<u>1</u>	<u> </u>	<u> </u>
5 Commissioner Nemecek	<u>1</u>	<u> </u>	<u> </u>
1 Commissioner Haase	<u>1</u>	<u> </u>	<u> </u>
1 Commissioner Haskell	<u>1</u>	<u> </u>	<u> </u>
2 Rep. Christianson	<u>1</u>	<u> </u>	<u> </u>

ORDINANCE 2026-002

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_____

Russell 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.

EXHIBIT A
PLAN COMMISSION RESOLUTION

2 TOWN 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

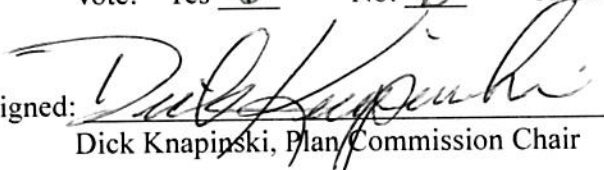
WHEREAS, amendments to both the Comprehensive Plan and Zoning Code are needed to expand the Town’s zoning control and jurisdiction to include those previously excluded shoreland areas; and

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

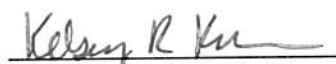
WHEREAS, by adopting this resolution, the Plan Commission recommends that the Town Board of Supervisors (the “**Board**”) adopt the Amendments, thereby amending the Comprehensive Plan and Zoning Code accordingly; and

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

Vote: Yes 6 No: 0 Absent: 0 Abstain: 0

Signed: 
Dick Knapinski, Plan Commission Chair

Date: 1/14/2026

Attest: 
Keley Faust-Kubale, Town Clerk

Date: 1/14/26

**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.

Plan Commission Roll Call Vote Tally

Meeting Date: January 14, 2026

Agenda Item: 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.

Motion by: RK

Second by: WN

MOTION: *Motion to approve Resolution 2026-002 Recommending the Adoption of the Amendments to Town of Clayton Comprehensive Plan 2040 & Zoning Code of Ordinances.*

Commissioner Vote:	Aye	Nay	Abstain
3 Chair Knapinski	<u>1</u>	<u> </u>	<u> </u>
4 Commissioner Ketter	<u>1</u>	<u> </u>	<u> </u>
5 Commissioner Nemecek	<u>1</u>	<u> </u>	<u> </u>
1 Commissioner Haase	<u>1</u>	<u> </u>	<u> </u>
1 Commissioner Haskell	<u>1</u>	<u> </u>	<u> </u>
2 Rep. Christianson	<u>1</u>	<u> </u>	<u> </u>

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of the lease agreement for Oink's Restaurant, currently located at 8386 State Rd 76, Suite A, Neenah, WI.

The current lease agreement for Oink's Restaurant is up as of May 11, 2026.

SUGGESTED MOTION(S):

Motion to extend the lease for Oink's Restaurant for (insert period of time).

Motion to not extend the lease for Oink's Restaurant beyond May 11, 2026.

Motion to set item aside until (insert meeting date).

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

Respectfully Submitted,
Kelsey

12/31/2025 1:12 PM

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ACCT

NICOLET NATIONAL BANK (POOLED)

Accounting Checks

Posted From: 12/01/2025 From Account:
Thru: 12/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
32149	12/01/2025	PLACH AUTOMOTIVE INC	66,743.50
32150	12/08/2025	AFS	394.00
32151	12/08/2025	AIT BUSINESS TECHNOLOGIES LLC	4,053.08
32152	12/08/2025	ALL-LIFT SYTEMS LLC	387.96
32153	12/08/2025	ASSOCIATED APPRAISAL CONSULTANTS INC	1,942.54
32154	12/08/2025	BOUND TREE MEDICAL, LLC	599.40
32155	12/08/2025	CEDAR CORPORATION	9,587.40
32156	12/08/2025	CINTAS CORPORATION	1,155.92
32157	12/08/2025	CLA - CLIFTONLARSONALLEN LLP	7,507.50
32158	12/08/2025	COMMERCIAL LAUNDRY SALES	258.75
32159	12/08/2025	COUNTRY VISIONS COOPERATIVE	154.81
32160	12/08/2025	CROSS PLUMBING INC	140.00
32161	12/08/2025	GANNETT WISCONSIN LOCALIQ	257.23
32162	12/08/2025	GARROW OIL MARKETING INC	3,162.06
32163	12/08/2025	GFL ENVIRONMENTAL	26,271.84
32164	12/08/2025	GOVERNMENT FORMS AND SUPPLIES LLC	501.54
32165	12/08/2025	GRAINGER	40.75
32166	12/08/2025	JOHN'S SAW SERVICE	45.98
32167	12/08/2025	KUNDINGER FLUID POWER INC	451.11
32168	12/08/2025	L&S TRUCK CENTER APPLETON INC	330.05
32169	12/08/2025	LIBERTY TIRE SERVICES LLC	489.51
32170	12/08/2025	LUCKY'S LAND MANAGMENT LLC	1,600.00
32171	12/08/2025	MCMAHON ASSOCIATES INC	2,397.31
32172	12/08/2025	MENARDS	68.16
32173	12/08/2025	METAL SUPERMARKETS APPLETON	35.09
32174	12/08/2025	N&M AUTO SUPPLY	69.32
32175	12/08/2025	NEENAH JOINT SCHOOL DISTRICT	705.94
32176	12/08/2025	POMP'S TIRE SERVICE INC	11,787.80
32177	12/08/2025	PREMIUM WATERS INC	54.44
32178	12/08/2025	RHYME BUSINESS PRODUCTS	589.25
32179	12/08/2025	RIECKMANN CREATIONS & FABRICATIONS LLC	320.00
32180	12/08/2025	SPEEDY CLEAN	630.00
32181	12/08/2025	STERICYCLE/SHRED-IT	161.63

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NICOLET NATIONAL BANK (POOLED)

Accounting Checks

Posted From: 12/01/2025 From Account:
 Thru: 12/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
32182	12/08/2025	TEAMSTERS LOCAL UNION 662	252.00
32183	12/08/2025	TED ECKSTEIN	350.00
32184	12/08/2025	TRUCK EQUIPMENT INC	1,250.00
32185	12/08/2025	UNITED COOPERATIVE	12.50
32186	12/08/2025	WI DEPT OF JUSTICE	7.00
32187	12/08/2025	WI SCTF	296.00
32188	12/08/2025	WINNEBAGO LIQUID WASTE	450.00
32189	12/17/2025	CAROL SCHROEDER	36.77
32190	12/17/2025	COMPASS MINERALS AMERICA	26,647.10
32191	12/17/2025	FOX WEST REGIONAL SEWERAGE COMMISSION	5,848.12
32192	12/17/2025	GARROW OIL MARKETING INC	2,216.12
32193	12/17/2025	GRAYS INC	4,759.80
32194	12/17/2025	LANGE ENTERPRISES INC	112.59
32195	12/17/2025	MCMAHON ASSOCIATES INC	757.50
32196	12/17/2025	MILLER-BRADFORD & RISEBERG, INC	437.50
32197	12/17/2025	NVR HOLDINGS LLC	160.00
32198	12/17/2025	RED POWER DIESEL	3,752.89
32199	12/17/2025	RODAC	37,924.44
32200	12/17/2025	SERVICE OIL COMPANY, INC	4,750.00
32201	12/17/2025	TOWN OF CLAYTON	15,859.42
32202	12/17/2025	TOWN OF CLAYTON	119.42
32203	12/17/2025	UNITED COOPERATIVE	6.33
32204	12/17/2025	WI PUBLIC SERVICE	320.27
32205	12/17/2025	WINNEBAGO COUNTY TREASURER	8,954.94
32206	12/31/2025	CEDAR CORPORATION	10,212.90
32207	12/31/2025	GFL ENVIRONMENTAL	25,752.18
32208	12/31/2025	GILLUND ENT./JB DIST. CO.INC	1,414.00
32209	12/31/2025	GLATFELTER SPECIALTY BEN/VFIS	8,743.40
32210	12/31/2025	HORTON GROUP INC	162.00
32211	12/31/2025	JOHN'S SAW SERVICE	177.49
32212	12/31/2025	KUNDINGER FLUID POWER INC	42.43
32213	12/31/2025	MANNING GROSS & MASSENBURG LLP	13,631.00
32214	12/31/2025	MARTENSON & EISELE, INC	600.00

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ACCT

NICOLET NATIONAL BANK (POOLED)

Accounting Checks

Posted From: 12/01/2025 From Account:
 Thru: 12/31/2025 Thru Account:

Check Nbr	Check Date	Payee	Amount
32215	12/31/2025	N&M AUTO SUPPLY	81.96
32216	12/31/2025	PREMIUM WATERS INC	35.46
32217	12/31/2025	RED POWER DIESEL	11,846.54
32218	12/31/2025	TRUCK EQUIPMENT INC	4,256.85
32219	12/31/2025	WI SCTF	148.00
CS1125	12/18/2025	CENTRAL STATES H&W FUND	23,467.00
WE1025	12/10/2025	WE ENERGIES	17.80
KT11-25	12/12/2025	KWIK TRIP INC	401.75
EFT12-31	12/31/2025	WI DEPT OF EMPLOYEE TRUST FUNDS	7,802.98
TRPC2025	12/18/2025	TOWN OF CLAYTON	1,000.00
WPSUNITD	12/30/2025	WI PUBLIC SERVICE	266.21
DOR090912	12/22/2025	WI DEPT OF REVENUE	1,436.72
DOR526048	12/29/2025	WI DEPT OF REVENUE	1,151.52
NNCC1025	12/02/2025	NICOLET NATIONAL BANK	0.09
WPS1125	12/26/2025	WI PUBLIC SERVICE	906.93
112026RENB	12/18/2025	HORTON GROUP INC	1,599.00
EFTPS20961	12/16/2025	EFTPS	632.70
EFTPS49590	12/12/2025	EFTPS	7,435.33
EFTPS90744	12/02/2025	EFTPS	798.74
NNBCC10-25	12/02/2025	NICOLET NATIONAL BANK	1,617.67
NNBSVC1225	12/16/2025	NICOLET NATIONAL BANK	105.00
EFTPS294308	12/26/2025	EFTPS	6,341.70
PBLEASE1226	12/30/2025	PITNEY BOWES BANK INC PURCHASE POWER	186.33
WPS83481025	12/05/2025	WI PUBLIC SERVICE	1,065.23
WPS90231125	12/19/2025	WI PUBLIC SERVICE	291.94
WPSGEN10-25	12/02/2025	WI PUBLIC SERVICE	20.21
WPSLOTE1125	12/31/2025	WI PUBLIC SERVICE	62.09
WPS8386UNITE	12/01/2025	WI PUBLIC SERVICE	49.34
Grand Total			391,935.07

12/31/2025 1:12 PM

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ACCT

NICOLET NATIONAL BANK (POOLED)

Accounting Checks

Posted From: 12/01/2025 From Account:
Thru: 12/31/2025 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL FUND	190,039.15
Total Expenditure from Fund # 220 - PARKS	2,979.81
Total Expenditure from Fund # 230 - SOLID WASTE/RECYCLING	57,766.52
Total Expenditure from Fund # 240 - CEMETERY	744.00
Total Expenditure from Fund # 260 - FIRE IMPACT FEES	9,577.98
Total Expenditure from Fund # 400 - GENERAL CAPITAL PROJECTS	88,004.49
Total Expenditure from Fund # 420 - TID #1	6,399.49
Total Expenditure from Fund # 620 - SANITARY DISTRICT	22,390.74
Total Expenditure from Fund # 640 - STORM WATER	14,032.89
Total Expenditure from all Funds	391,935.07