



BOARD OF SUPERVISORS MEETING

Wednesday, March 20, 2024 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, March 6, 2024 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 Agenda for the April 4, 2024 meeting of the Wisconsin Towns Association Winnebago Unit
- B. Distribution of the February 2024 Winnebago County Tonnage Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Winnebago County Sheriff's Department – Public Concerns and Issues
- B. Administrator's Report
- C. Chair & Supervisor Reports

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. New - Dwight Kerr, Winnagamie Golf Course
- B. New - Emma Stuetgen, Westridge Golf Course

BUSINESS REFERRED BY THE PLAN COMMISSION

- A. Plan Commission Recommendation: Motion to postpone approval of Resolution 2024-002 Amending the Town of Clayton Zoning Code of Ordinances with respect to the definition and development of Self Storage within the Town of Clayton for no more than 60 days until clarification is received regarding the definition.
- B. Plan Commission Recommendation: Motion to approve a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Mary Alice Eisch for approval of a CSM combining & reconfiguring Tax ID #006-0693 (Oakwood Ave), Tax ID

#006-0694, Tax ID #006-0695 (Oakridge Rd), and Tax ID # 006-0696 into two (2) lots.

- C. Plan Commission Recommendation: Motion to approve Ordinance 2024-Z001 to Amend the Official Town of Clayton Zoning Map for the re-zoning of Tax ID #006-0095-01-03 (Winnegamie Dr) from R-1 (Rural Residential District) to R-3 (Two-family Residential District).
- D. Plan Commission Recommendation: Motion to approve a Conditional Use Application submitted by Leif Bergstrom for a proposed pond residential accessory use located at 3130 Rose Moon Way, specifically described as Tax ID #006-0670-01-06.

BUSINESS

- A. Discussion/Action: Town Board review & consideration of payment of Invoice #356342 from KerberRose S.C. in the amount of \$12,500.00 for progress billing for the 2023 audit and preparation of the Form C annual report.
- B. Review/Discussion: Town Board review & discussion of options to purchase a replacement or repair the Public Works Brining Truck.

REVIEW OF DISBURSEMENTS

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - March 20; Apr 3 & 17; May 1 & 15
The April 17th meeting will begin immediately following the Annual Reorganizational Meeting
- B. Plan Commission (6:30 pm start unless otherwise noted) - Apr 10; May 8; June 12
- C. Annual Town Meeting - April 16 at 6:30 pm
- D. Annual Reorganizational Meeting - April 17 at 6:00 pm

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, March 06, 2024 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

EXCUSED

Supervisor Reif

STAFF

Administrator Wisnefske
 Clerk Faust-Kubale
 Treasurer Fietzer
 Attorney LaFrombois

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, February 21, 2024 Town Board Meeting

MOTION

Motion made by unanimous consent to approve the Wednesday, February 21, 2024 Town Board Meeting Minutes.

Motion carried by unanimous voice vote.

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA - NONE

CORRESPONDENCE

- A. Distribution of the February 2024 Building Inspection Report
- B. Distribution of the meeting materials for the March 6, 2024 Fox West Regional Sewerage Commission Meeting

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

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

BUSINESS

- A. Discussion/Action: Town Board review & consideration on available options for the required bird deterrent on the regional stormwater pond located along Wing Ln & Eagle Heights Dr.

MOTION

Motion made by unanimous consent to direct Staff to proceed with the bird deterrent laser method to fulfill the Outagamie County Airport Overlay bird deterrent requirement

Motion carried by unanimous voice vote.

- B. Review/Discussion: Town Board review & discussion on adding signage to Trailhead Park in recognition of the continued improvements made by Larsen-Winchester Lions Club.

DISCUSSION ITEM ONLY - NO ACTION TAKEN

- C. Discussion/Action: Town Board review & consideration of the matter of the Hazel Furman cemetery plot located in Clayton Cemetery.

MOTION

Motion made by unanimous consent to approve payment of \$400.00 to the Furman estate and have the cemetery plot deeded back to the Town, per the advice of Town Counsel.

Motion carried by unanimous voice vote.

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - March 20; Apr 3 & 17; May 1 & 15
- B. Plan Commission (6:30 pm start unless otherwise noted) - March 13; Apr 10; May 8
- C. Annual Town Meeting - April 16
- D. Annual Reorganizational Meeting - April 17

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

MOTION

Motion made by unanimous consent to adjourn at 6:44 pm.

Motion carried by unanimous voice vote.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk



WISCONSIN TOWNS ASSOCIATION WINNEBAGO COUNTY UNIT MEETING

Thursday, April 4, 2024 at 6:30 PM – Dinner Served at 6:00 PM

Location: Town of Neenah, 1600 Breezewood Lane, Neenah, WI 54956.

AGENDA

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Open Forum for Public Comments:**
- 4. Approval of Minutes:** Approve minutes from January 5, 2024 WTA Unit meeting.
- 5. New Members**
- 6. Elected Officials Invited:**

US Senator Tammy Baldwin	State Representatives Michael Schraa
US Senator Ron Johnson	State Representative Lori Palmeri
US Congressman Glenn Grothman	State Representative Nate Gustafson
US Congressman Mike Gallagher	State Representative Lee Snodgrass
State Senator Daniel Feyen	County Executive Jon Doemel
State Senator Rachael Cabral-Guevara	
- 7. Secretary/Treasurers Report:** 03-31-2024 Financial Statement
- 8. Elect Chair, Vice Chair and Secretary/Treasurer**
- 9. Go-EDC Report** – Rob Keller / Art Rathjen
- 10. WTA/TAC Report** – Jim Erdman
- 11. WTA Report** – Lee Engelbrecht and John Piechowski
- 12. Speaker:** County Highway Commissioner Bob Doemel
Subject: Culvert-Bridge Inventory
- 13. Old/New Business**
- 14. Next Meeting Dates and Locations:**
Thursday July 11, 2024 at Town of Nekimi
- 15. Adjourn**

MIKE ELDER
Acting Director

www.winnebago-county-solid-waste.com
solidwaste@winnebago-county-wi.gov



Winnebago County


Solid Waste Management Board

The Wave of the Future

LANDFILL/ADMINISTRATIVE
100 W. COUNTY RD. Y
OSHKOSH, WI 54901

PHONE (920) 232-1800
FAX (920) 424-1189

Item B.

Date: March 6, 2024
To: Contracted Responsible Units
From: Kathy Hutter, Operations Manager 
khutter@winnebago-county-wi.gov
920-232-1853
Re: Commodity Percentages for January – December 2023

The commodity percentages for January –December 2023 are summarized below. The Tri-County Recycling Facility processed 100,485 tons of single stream recycling during this timeframe (~7% decrease from January – December 2022). Please email or call me if you have questions.

<u>Material</u>	<u>% Jan-Dec 2023</u>
Aluminum	1.52%
Plastic #1 and # 2	4.99%
Glass	20.88%
Tin/Steel	2.21%
Cardboard	24.73%
Mixed paper	35.93%
Residual (landfilled)	9.75%
Total	100%

**WINNEBAGO COUNTY SOLID WASTE MANAGEMENT BOARD
2024 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	
T. Algoma	48.78	57.51											106.29	T. Algoma
T. Black Wolf	16.36	20.52											36.88	T. Black Wolf
T. Clayton	41.50	27.60											69.10	T. Clayton
V. Fox Crossing	118.23	100.41											218.64	V. Fox Crossing
T. Neenah	28.08	25.51											53.59	T. Neenah
T. Nekimi	9.23	6.70											15.93	T. Nekimi
T. Omro	12.75	7.45											20.20	T. Omro
T. Vinland	17.76	12.31											30.07	T. Vinland
T. Winchester	12.58	11.94											24.52	T. Winchester
T. Winneconne	17.27	21.21											38.48	T. Winneconne
T. Wolf River	9.05	6.95											16.00	T. Wolf River
V. Winneconne	13.28	13.59											26.87	V. Winneconne
C. Menasha	136.60	81.09											217.69	C. Menasha
C. Neenah	182.85	151.44											334.29	C. Neenah
C. Omro	12.75	21.42											34.17	C. Omro
C. Oshkosh	337.77	294.93											632.70	C. Oshkosh
Other SS	257.02	232.61											489.63	Other SS
TOTAL TONS	1271.86	1093.19											2365.05	TOTAL TONS

	<u>Population</u>	<u>SS lbs./person</u>		<u>Population</u>	<u>SS lbs./person</u>		<u>Population</u>	<u>SS lbs./person</u>
T. Algoma	6,939	30.64	T. Omro	2,375	17.01	C. Menasha	18,576	23.44
T. Black Wolf	2,422	30.45	T. Vinland	1,757	34.23	C. Neenah	27,560	24.26
T. Clayton	4,394	31.45	T. Winchester	1,784	27.49	C. Omro	3,629	18.83
V. Fox Crossing	19,113	22.88	T. Winneconne	2,637	29.18	C. Oshkosh	66,986	18.89
T. Neenah	3,669	29.21	T. Wolf River	1,210	26.45			
T. Nekimi	1,325	24.05	V. Winneconne	2,519	21.33	Total	166895	22.47

MEMORANDUM

Business Referred by Plan Commission

From: Administrator/Staff
 To: Town Board
 Re: Plan Commission Recommendation – to approve Resolution 2024-002 Amending the Town of Clayton Zoning Code of Ordinances with respect to the definition and development of Self Storage within the Town of Clayton.

The Plan Commission voted to recommend approval of amending the Town Zoning Code as presented. This item was requested by the Board, and per Town Ordinance, the process of amendment needed to begin with the Plan Commission

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Resolution 2024-002 Amending the Town of Clayton Zoning Code of Ordinances.*

OR

Motion to postpone approval of Resolution 2024-002 Amending the Town of Clayton Zoning Code of Ordinances until the April 17, 2024 Town Board Meeting.

Re: Plan Commission Recommendation – to approve a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Mary Alice Eisch for approval of a CSM combining & reconfiguring Tax ID #006-0693 (Oakwood Ave), Tax ID #006-0694, Tax ID #006-0695 (Oakridge Rd), and Tax ID # 006-0696 into two (2) lots.

The Plan Commission voted to recommend approval of the CSM as proposed.

SUGGESTED MOTION:

Motion to approve the CSM submitted by Chris Perrenault on behalf of Mary Alice Eisch as proposed.

Re: Plan Commission Recommendation – to approve Ordinance 2024-Z001 to Amend the Official Town of Clayton Zoning Map for the re-zoning of Tax ID #006-0095-01-03 (Winnegamie Dr) from R-1 (Rural Residential District) to R-3 (Two-family Residential District).

The Plan Commission voted to recommend approval of the re-zoning of Tax ID #006-0095-01-03 as proposed.

SUGGESTED MOTION:

*Motion and **ROLL CALL** to approve Ordinance 2024-Z001 Amending the Official Town of Clayton Zoning Map.*

Re: Plan Commission Recommendation – to approve a Conditional Use Application submitted by Leif Bergstrom for a proposed pond residential accessory use located at 3130 Rose Moon Way, specifically described as Tax ID #006-0670-01-06.

The Plan Commission voted to recommend approval of the CUP with the listed Staff Recommendations & Conditions in the Plan Commission Staff Memo contained in the March 13, 2024 packet, and added condition prohibiting recreational use of the pond.

SUGGESTED MOTION:

Motion to approve the Conditional Use Application submitted by Leif Bergstrom with all Plan Commission Recommendations & Conditions.

Chair Knapinski is planning to attend the meeting to provide a summary of the Plan Commission actions and discussions on all items referred by the Commission.

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

Respectfully Submitted,
Kelsey



PLAN COMMISSION

Wednesday, March 13, 2024 at 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 Dorow
Commissioner Ketter

EXCUSED

Commissioner Hopkins
Town Board Rep. Christianson

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Public Hearing on proposed batch text amendments to the Town of Clayton Zoning Ordinance regarding definition and development of Self Storage within the Town of Clayton.

NO COMMENTS RECEIVED - HEARING CLOSED AT 6:31 PM

- B. Public Hearing on a Re-zoning Application submitted by Devin Nikodem on behalf of Marty & Suzette Nikodem Revocable Trust, et. al., to re-zone Tax ID #006-0095-01-03 (Winnegamie Dr). The application is to re-zone the listed parcel from R-1 (Rural Residential District) to R-3 (Two-family Residential District).

Brett Jensen, 4063 Winnegamie Dr, Neenah, spoke against the re-zoning with concerns on how the property would be developed

Ashley Jensen, 4063 Winnegamie Dr, Neenah, spoke against the re-zoning with concerns over having a multi-family unit next door to her property

Devin Nikodem, 4085 Winnegamie Dr, Neenah, spoke to reasons for applying for the re-zoning of the property

HEARING CLOSED AT 6:38 PM

- C. Public Hearing on a Conditional Use Application submitted by Leif Bergstrom for a proposed pond residential accessory use located at 3130 Rose Moon Way, specifically described as Tax ID #006-0670-01-06.

NO COMMENTS RECEIVED - HEARING CLOSED AT 6:39 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday February 14, 2024 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, February 14, 2024 Plan Commission Meeting.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter

Motion carried 5-0.

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

CORRESPONDENCE

- A. Distribution of the February 2024 Building Inspection Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on proposed batch text amendments to the Town of Clayton Zoning Ordinance regarding definition and development of Self Storage within the Town of Clayton.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to set aside for no more than 60 days this agenda item to clarify the following: relation to accessory use and personal use, how the definition fits into the land use matrix, if this could be a permitted or conditional use within the Zoning Code, and the effect of personal storage on personal property.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter

Motion carried 5-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Mary Alice Eisch for approval of a CSM combining & reconfiguring Tax ID #006-0693 (Oakwood Ave), Tax ID #006-0694, Tax ID #006-0695 (Oakridge Rd), and Tax ID # 006-0696 into two (2) lots.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to recommend approval of the CSM combining & reconfiguring the listed Tax ID #'s as proposed.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter

Motion carried 5-0.

- C. Review/Recommendation: Plan Commission review & recommendation on Resolution 2024-001 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning application submitted by Devin Nikodem on behalf of Marty & Suzette Nikodem Revocable Trust, et. al., to re-zone Tax ID #006-0095-01-03 (Winnegamie Dr). The application is to re-zone the listed parcel from R-1 (Rural Residential District) to R-3 (Two-family Residential District).

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Dorow to approve Resolution 2024-001 Recommending the Re-zoning of Property from the R-1 (Rural Residential District) to the R-3 (Two-family Residential District).

Voting Yea: Chair Knapinski, Commissioner Dorow, Commissioner Ketter

Voting Nay: Commissioner Haskell, Commissioner Nemecek

Motion carried 3-2.

- D. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Leif Bergstrom for a proposed pond residential accessory use located at 3130 Rose Moon Way, specifically described as Tax ID #006-0670-01-06.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend approval of the Conditional Use Application submitted by Leif Bergstrom with the following conditions:

1. The project shall comply with all applicable local, state, and federal codes/ordinances. Applicant should be aware that a Winnebago County stormwater management/erosion control permit may be required for this project. It is the applicant's responsibility to comply with any Winnebago County permit/approval requirements and obtain any required Winnebago County permits/approvals prior to commencing construction.

2. Any substantial changes, additions, and/or expansions to the pond shall be reviewed and approved by the Plan Commission and Town Board in accordance with the Town of Clayton Zoning Ordinance and the Town of Clayton Pond Ordinance (Town of Clayton Ordinance 2022-002). Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

3. Pond may not be used by applicant or others for any recreational purposes including, but not limited to swimming, docks, and/or piers.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter

Motion carried 5-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Apr 10; May 8; June 12

- B. Town Board (6:30 pm start unless otherwise noted) - March 20; Apr 3 & 17; May 1 & 15
- C. Annual Town Meeting - April 16
- D. Annual Reorganizational Meeting - April 17

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:54 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter

Motion carried 5-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

RESOLUTION NO. 2024-002

**TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN**

**A RESOLUTION TO AMEND THE TOWN OF CLAYTON
ZONING CODE OF ORDINANCES**

WHEREAS, the Town of Clayton (the “**Town**”) has adopted the Zoning Code of Ordinances, as amended (the “**Code**”); and

WHEREAS, the Town has adopted the Comprehensive Plan 2023, as amended; and

WHEREAS, the Town is experiencing substantial growth, has made investments in a tax increment finance district, public sanitary sewer, storm sewer, and potable water services, and other infrastructure and administrative investments; and

WHEREAS, the foregoing changes in the demand for land within the Town and the public investments made to facilitate the higher value developments requires changes to the Town’s Code; and

WHEREAS, the Town Board desires to promote the development of facilities and uses that will result in job growth, the use of public utilities now and in the future and to maximize the long term assessed value; and

WHEREAS, the Board has concluded that self-storage facilities do not promote job growth, the use of public utilities, and is a less than desirable use with respect to increasing and maximizing assessed values.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Clayton Town Board hereby makes the following determinations:

1. All of the above WHEREAS clauses are adopted and incorporated in this resolution as findings of the Town Board.
2. This resolution constitutes an exercise of the authority granted by Wis. Stat. §62.23(7)(am) and Wis. Stat. §60.10(2)(h) which in part states:

Exercise of certain zoning authority. In a town located in a county which has enacted a zoning ordinance under Wis. Stat. §59.69, authorize, under Wis. Stat. §60.62(2), the town board to enact town zoning ordinances under Wis. Stat. §61.35.

3. This resolution hereby amends the Code as follows:

- a. Chapter 9, Article 3, Section 9.03-02, Series 14.02 is amended and restated in its entirety as follows:

14.02 Self Storage: A use, place, or facility where the owner or tenant of the Goods or Property being stored retains the care, custody, and control of the Goods or Property. A Self Storage Facility shall include both inside and outside storage or combination of inside and outside storage. A Self Storage Facility, as defined above, shall include a facility whose primary function is the storage of Goods or other Property other than as a Public Warehouse, as defined and regulated under Wis. Stat. Ch. 99 Public Warehouses. Self Storage is a prohibited use.

14.02.01 "Goods" means all things that are treated as movable for the purposes of storage or transportation.

14.02.02 "Property" includes food; agricultural and commercial products, commodities or equipment; household furnishings; automobiles, boats, snowmobiles or other vehicles and conveyances; and all other items of a personal, family, household, agricultural, business or commercial nature.

- b. Chapter 9, Article 8, Exhibit 8-1 is amended as follows:

Delete line item 14.02 in its entirety.

- c. Chapter 9, Article 8, Section 9.08-213 is deleted in its entirety.

- d. Chapter 9, Article 8, Division 9, Table of Contents Series 14 is amended as follows:

Series 14.	General Storage
9.08-401	Bulk fuel storage
9.08-402	Intentionally Deleted
9.08-403	Truck terminal
9.08-404	Warehouse
9.08-405	not used

- e. Chapter 9, Article 8, Division 9, Series 14 is amended and restated in its entirety as follows:

9.08-402 Intentionally Deleted

- f. Chapter 9, Article 11, Exhibit 11-1, Section 14.0 is amended as follows:

14.0 General Storage

14.01 Intentionally Deleted

14.02 Bulk fuel storage 1 space for each employee on the largest work shift

14.03 Intentionally Deleted

- 14.04 Truck Terminal plus 1 space for each employee on the largest work shift;
1 space for each fleet vehicle parked on site
- 14.05 Warehouse plus 1 space for each employee on the largest work shift;
1 space for each fleet vehicle parked on site

****End of Amendment****

The above Resolution was duly adopted at the meeting of the Town Board of the Town of Clayton on the _____ day of _____, 2024.

APPROVED:

By: _____
Russ Geise, Town Chairman

ATTEST:

By: _____
Kelsey Faust-Kubale, Town Clerk

13.0 TRANSPORTATION FACILITIES

- 13.01 **Airport** A place where airplanes, ultralights, helicopters, or similar aircraft may land and takeoff. This use may also include facilities for the housing and maintenance of the same and facilities for passenger ticket sales and accessory food service areas primarily intended for pilots and passengers.
- 13.02 **Bus storage facility** A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.
- 13.03 **Mass transit terminal** A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.
- 13.04 **Off-site parking lot** A place where motor vehicles associated with an offsite use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.
- 13.05 **Parking structure** A place where motor vehicles may be parked in a multi-level structure for a short duration. The term does not include underground parking.
- 13.06 **Park-and-ride lot** A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.
- 13.07 **Railroad line** A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and switchyards. The term further does not include properties owned by a railroad company that are leased for use by others.
- 13.08 **Street** A surfaced travelway for motor vehicles that is located within an easement or right-of-way.



14.0 GENERAL STORAGE

- 14.01 **Bulk fuel storage** A place where liquid or compressed fuel products may be stored in bulk.
- ~~14.02 **Personal storage facility** A place where individual storage units are offered for rent, lease, sale, or other arrangement. The term includes a tract of land used to store motor vehicles and watercraft.~~
- 14.02 **Self Storage:** A use, place, or facility where the owner or tenant of the Goods or Property being stored retains the care, custody, and control of the Goods or Property. A Self Storage Facility shall include both inside and outside storage or combination of inside and outside storage. A Self Storage Facility, as defined above, shall include a facility whose primary function is the storage of Goods or other Property other than as a Public Warehouse, as defined and regulated under Wis. Stat. Ch. 99 Public Warehouses. Self Storage is a prohibited use.
 - 14.02.01 "Goods" means all things that are treated as movable for the purposes of storage or transportation.
 - 14.02.02 "Property" includes food; agricultural and commercial products, commodities or equipment; household furnishings; automobiles, boats, snowmobiles or other vehicles and conveyances; and all other items of a personal, family, household, agricultural, business or commercial nature.
- 14.03 **Truck terminal** A place where goods carried by motor transport are received and temporarily stored until transferred to another truck for delivery.
- 14.04 **Warehouse** A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.

Exhibit 8-1. Land use matrix – continued

	Review	Special Standards	Base Zoning District														
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2	
11 Government and Community Services - cont.																	
11.08	Correctional facility	ZP,SP	9.08-358	-	-	-	-	-	-	-	C	-	-	-	-	-	-
11.09	Educational facility, pre-K through 12	ZP,SP	9.08-359	-	C	C	C	C	C	-	P	C	P	P	P	-	-
11.10	Educational facility, post-secondary	ZP,SP	9.08-360	-	-	-	-	-	-	-	P	C	P	P	P	C	-
11.11	Maintenance garage	ZP,SP	9.08-361	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.12	Park	ZP,SP	9.08-362	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.13	Public safety facility	ZP,SP	9.08-363	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.14	Recreation trail [10]	-	9.08-364	C	P	P	P	P	P	P	P	P	P	P	P	P	P
11.15	Worship facility [10]	ZP,SP	9.08-365	C	C	C	C	P	P	-	P	P	P	P	P	C	-
12 Telecommunications and Utilities [11]																	
12.01	Solar energy system	ZP,SP	9.08-371	na	na	na	na	na	na	na	na	na	na	na	na	na	na
12.02	Stormwater management facility [1]	ZP	9.08-372	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.03	Telecommunication facility, concealed [1]	ZP,SP	9.08-373	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04	Telecommunication facility, unconcealed [1]	ZP,SP	9.08-374	C	C	-	-	-	-	-	C	C	C	C	-	P	P
12.05	Utility installation, major [1]	ZP,SP	9.08-375	C	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06	Utility installation, minor [1]	ZP	9.08-376	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07	Utility maintenance yard	ZP,SP	9.08-377	-	C	-	-	-	-	-	C	-	-	-	-	P	P
13 Transportation																	
13.01	Airport	ZP,SP	9.08-381	-	C	C	C	-	-	-	C	-	-	-	-	P	P
13.02	Bus storage facility	ZP,SP	9.08-382	-	C	-	-	-	-	-	C	-	C	C	C	P	P
13.03	Mass transit terminal	ZP,SP	9.08-383	-	-	-	-	-	-	-	C	-	P	P	P	C	-
13.04	Off-site parking lot	ZP,SP	9.08-384	-	-	-	-	-	-	-	C	C	P	P	P	C	-
13.05	Parking structure	ZP,SP	9.08-385	-	-	-	-	-	-	-	C	-	-	P	P	C	-
13.06	Park-and-ride lot	ZP,SP	9.08-386	-	C	C	C	C	C	-	C	C	P	P	C	C	C
13.07	Railroad line [1]	-	9.08-387	C	P	P	P	P	P	P	C	P	P	P	P	P	P
13.08	Street [1]	-	9.08-388	C	P	P	P	P	P	P	C	P	P	P	P	P	P
14 General Storage																	
14.01	Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02	Personal storage facility <i>Intentionally Deleted</i>																
14.03	Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04	Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15 Industrial Uses																	
15.01	Artisan shop	ZP,SP	9.08-411	-	C	-	-	-	-	-	-	C	C	P	P	P	C
15.02	Batching plant associated with a nonmetallic mine [12]	ZP,SP	9.08-412	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.03	Biofuels production plant	ZP,SP	9.08-413	C	C	-	-	-	-	-	-	-	-	-	-	-	C
15.04	Construction equipment repair	ZP,SP	9.08-414	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.05	Construction equipment sales and service	ZP,SP	9.08-415	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.06	Contractor yard	ZP,SP	9.08-416	-	-	-	-	-	-	-	-	-	-	-	-	P	C
15.07	Industrial, heavy	ZP,SP	9.08-417	-	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08	Industrial, light	ZP,SP	9.08-418	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15.09	Nonmetallic mine [13]	ZP,SP	9.08-419	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.10	Salvage yard	ZP,SP	9.08-420	-	-	-	-	-	-	-	-	-	-	-	-	-	C

continued on next page

9.08-212 Cold storage facilities

Inclusion of unheated storage facilities on a parcel are subject to Attachment C, Town of Clayton Architectural Design Standards, of this Chapter. The horizontal design of such facilities shall meet the requirements set forth in Attachment C.

9.08-213 ~~Personal storage facilities~~ Intentionally Deleted

~~(a) Special provisions for certain personal storage facilities. A personal storage facility when allowed in a commercial zoning district shall meet the following requirements:~~

- ~~(1) Roof. The roof shall have a minimum pitch of 4 and 12.~~
- ~~(2) Door adjacent to a residential district. No door providing access to a storage cubicle shall be located on the outer perimeter of the building when abutting a residential district or a planned development district with a residential component.~~
- ~~(3) Placement of doors on a single-loaded building. When a personal storage facility is single loaded (i.e., cubicle doors only on one side), the cubicle doors shall not face the outer perimeter of the site.~~
- ~~(4) Exterior material. At least 40 percent of the wall surface facing toward the outer perimeter of the site shall be brick, natural or cultured stone, decorative concrete block (e.g., ground face or split face), stucco, or a combination thereof.~~

9.08-214 to 9.08-230 Reserved

Sections - continued

<p>Series 11. Government and Community Services</p> <p>9.08-351 Administrative government center 9.08-352 Animal shelter 9.08-353 Cemetery 9.08-354 Civic use facility 9.08-355 Community center 9.08-356 Community cultural facility 9.08-357 Community garden 9.08-358 Correctional facility 9.08-359 Educational facility, pre-K through 12 9.08-360 Educational facility, post-secondary 9.08-361 Maintenance garage 9.08-362 Park 9.08-363 Public safety facility 9.08-364 Recreation trail 9.08-365 Worship facility</p> <p>Series 12. Telecommunications and Utilities</p> <p>9.08-371 Solar energy system 9.08-372 Stormwater management facility 9.08-373 Telecommunication facility, concealed 9.08-374 Telecommunication facility, unconcealed 9.08-375 Utility installation, major 9.08-376 Utility installation, minor 9.08-377 Utility maintenance yard</p>	<p>Series 13. Transportation Facilities</p> <p>9.08-381 Airport 9.08-382 Bus storage facility 9.08-383 Marina 9.08-384 Mass transit terminal 9.08-385 Off-site parking lot 9.08-386 Parking structure 9.08-387 Park-and-ride lot 9.08-388 Railroad line 9.08-389 Street</p> <p>Series 14. General Storage</p> <p>9.08-401 Boat yard Bulk fuel storage 9.08-402 Bulk fuel storage Intentionally Deleted 9.08-403 Personal storage facility Truck terminal 9.08-404 Truck terminal Warehouse 9.08-405 Warehouse not used</p> <p>Series 15. Industrial Uses</p> <p>9.08-411 Artisan shop 9.08-412 Batching plant 9.08-413 Biofuels production plant 9.08-414 Construction equipment repair 9.08-415 Construction equipment sales and rental 9.08-416 Contractor yard 9.08-417 Industrial, heavy 9.08-418 Industrial, light 9.08-419 Nonmetallic mine 9.08-420 Salvage yard</p> <p>Series 16. Solid Waste Facilities</p> <p>9.08-431 Composting facility 9.08-432 Recycling center 9.08-433 Solid waste landfill 9.08-434 Solid waste transfer station</p>
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Series 1. Agricultural Uses

9.08-231 Agriculture-related use

(a) **Generally.** An agriculture-related use shall not be located in, or adjacent to, an existing or platted residential subdivision. If such use is established prior to December 17, 2013, the adjoining lands may be platted for residential subdivisions after that date.

(b) **Long-term use.** This use shall be located in an area that is planned to remain commercially viable for agricultural land uses over the long term.

(c) **Setbacks.** All buildings, structures, and outdoor storage areas shall be located at least 100 feet from all side and rear property boundary lines.

9.08-378 to 9.08-380 Reserved**Series 13. Transportation Facilities****9.08-381 Airport**

All buildings, outdoor airplane or helicopter storage areas, and other activity areas shall be located at least 100 feet from the perimeter of the airport property.

9.08-382 Bus storage facility

Outdoor storage areas and other activity areas shall be located at least 50 feet from a property in a residential zoning district and 25 feet from a property in a commercial or mixed-use zoning district.

9.08-383 Mass transit terminal

The primary access to a mass transit terminal shall be off of a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

9.08-384 Off-site parking lot

(a) **Access requirements.** The primary access to an off-site parking lot shall be off of a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

(b) **Cut-through traffic.** Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

9.08-385 Parking structure

Snow chutes shall be placed in a location causing the least amount of impact on surrounding properties.

9.08-386 Park-and-ride lot

The primary access to a park-and-ride lot shall be located in close proximity to a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

9.08-387 Railroad line

No special standards apply to railroad lines.

9.08-388 Street

No special standards apply to streets.

9.08-390 to 9.08-400 Reserved**Series 14. General Storage****9.08-401 Bulk fuel storage**

No special standards apply to bulk fuel storage.

9.08-402 ~~Personal storage facility~~ [Intentionally Deleted](#)

~~(a) **Minimum lot area.** The lot on which a personal storage facility is located shall be at least one acre in size.~~

~~(b) **Access.** The access to a cubicle shall not open directly onto a public road right-of-way.~~

~~(c) **Surfacing of travelways.** Driveways, interior aisles, and walkways shall be concrete or asphaltic concrete, except as may be allowed in this subsection. Consistent with the procedures and requirements of article 7 of this chapter, the Plan Commission may allow gravel surfaces as a special exception and require, as a condition of approval, additional buffer yard and landscaping requirements deemed necessary to provide adequate screening between this use and adjoining properties.~~

~~(d) **Storage of prohibited substances.** No cubicle shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials.~~

~~(e) **Uses.** Only uses that are accessory to storage shall occur. No portion of the site shall be used for fabrication, repair, or any similar use or for human habitation.~~

~~(f) **Design.** The personal storage facility shall be designed so as to minimize adverse visual impacts on nearby properties. The color, exterior materials, and orientation of proposed buildings and structures shall complement existing and anticipated development in the surrounding area. A personal storage facility in a commercial zoning district shall meet the special architectural requirements in division 8 of this article.~~

~~(g) **Fencing of outdoor storage area.** An area used for outdoor storage of operational vehicles, watercraft, and the like shall be enclosed by a security fence.~~

~~(h) **Setback of outdoor storage area.** Outdoor storage areas shall comply with the building setback standards for the zoning district in which the use is located.~~

9.08-403 Truck terminal

(a) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas shall be located at least 100 feet from a property in a residential zoning district.

(b) **Control of fugitive dust.** As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use shall be addressed.

9.08-404 Warehouse

(a) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas shall be located at least 100 feet from a property in a residential zoning district.

(b) **Control of fugitive dust.** As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use, if any, shall be addressed.

9.08-406 to 9.08-410 Reserved

Series 15. Industrial Uses

9.08-411 Artisan shop

When an artisan shop is located in a commercial or mixed-use zoning district, all materials and activities, except loading and unloading, shall be conducted entirely within the confines of a building.

9.08-412 Batching plant associated with a nonmetallic mine

(a) **Prerequisite use.** A batching plant in this instance shall only be allowed as an ancillary use to a nonmetallic mine that was previously approved under this chapter.

(b) **Setback requirements.** A batching plant shall be located at least 300 feet from a property in a residential zoning district and 200 feet from a property in a commercial or mixed-use zoning district.

(c) **Termination of approval.** If the zoning administrator determines that the nonmetallic mine with which the batching plant is associated is permanently closed, the administrator shall follow the procedure outlined in article 7 of this chapter relating to termination of the approval.

Exhibit 11-1. Parking standards – continued

11.0	Government and Community Services	Minimum Vehicle Spaces
11.01	Administrative government center	1 space for each 300 square feet of gross floor area
11.02	Animal shelter	1 space for each 600 square feet of gross floor area; plus 1 space for each employee on the largest work shift
11.03	Cemetery	1 space for each 250 square feet of gross floor area or 1 space for each 4 seats at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.04	Civic use facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.05	Community center	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.06	Community cultural facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.07	Community garden	1 space for each 10,000 square feet of land available for production
11.08	Correctional facility	1 space for each 10 residents for visitation; plus 1 space for each employee on the largest work shift
11.09	Educational facility, pre-K through 12	0.5 spaces for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift
11.10	Educational facility, post-secondary	0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift
11.11	Maintenance garage	1 space for each employee on the largest work shift
11.12	Park	1 space for each 3 patrons at the peak use period
11.13	Public safety facility	1 space for each 500 gross square feet of office area; 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises
11.14	Recreation trail	On-site parking not required
11.15	Unspecified public use	Determined on a case-by-case basis
11.16	Worship facility	1 space for each 4 patrons at maximum capacity; plus 1 space for each employee on the largest work shift
12.0	Telecommunications and Utilities [6]	
12.01	Solar energy system	1 space for each employee on the largest work shift
12.02	Stormwater management facility	On-site parking not required
12.03	Telecommunication facility, concealed	1 space
12.04	Telecommunication facility, unconcealed	1 space
12.05	Utility installation, major	1 space for each on-site employee on the largest work shift
12.06	Utility installation, minor	1 space, although the zoning administrator may grant a waiver
12.07	Utility maintenance yard	1 space for each employee on the largest work shift
13.0	Transportation	
13.01	Airport	Determined on a case-by-case basis
13.02	Bus storage facility	1 space for each employee on the largest work shift
13.03	Marina	1 space for each 2 boat slips
13.04	Mass transit terminal	1 space for each 100 square feet of gross floor area devoted to a passenger waiting area; plus 1 space for each 300 square feet of gross floor area devoted to offices
13.05	Off-site parking lot	On-site parking not required
13.06	Parking structure	On-site parking not required
13.07	Park-and-ride lot	On-site parking not required
13.08	Railroad line	On-site parking not required
13.09	Street	On-site parking not required
14.0	General Storage	
14.01	Boat yard Intentionally Deleted	1 space for each employee on the largest work shift
14.02	Bulk fuel storage	1 space for each employee on the largest work shift
14.03	Personal storage facility Intentionally Deleted	1 space for each 50 rental units when an office is provided, plus 1 space for each employee on the largest work shift
14.04	Truck terminal	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
14.05	Warehouse	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

continued on next page

13.0 TRANSPORTATION FACILITIES

- 13.01 **Airport** A place where airplanes, ultralights, helicopters, or similar aircraft may land and takeoff. This use may also include facilities for the housing and maintenance of the same and facilities for passenger ticket sales and accessory food service areas primarily intended for pilots and passengers.
- 13.02 **Bus storage facility** A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.
- 13.03 **Mass transit terminal** A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.
- 13.04 **Off-site parking lot** A place where motor vehicles associated with an offsite use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.
- 13.05 **Parking structure** A place where motor vehicles may be parked in a multi-level structure for a short duration. The term does not include underground parking.
- 13.06 **Park-and-ride lot** A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool.
- 13.07 **Railroad line** A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and switchyards. The term further does not include properties owned by a railroad company that are leased for use by others.
- 13.08 **Street** A surfaced travelway for motor vehicles that is located within an easement or right-of-way.



14.0 GENERAL STORAGE

- 14.01 **Bulk fuel storage** A place where liquid or compressed fuel products may be stored in bulk.
- 14.02 **Self Storage:** A use, place, or facility where the owner or tenant of the Goods or Property being stored retains the care, custody, and control of the Goods or Property. A Self Storage Facility shall include both inside and outside storage or combination of inside and outside storage. A Self Storage Facility, as defined above, shall include a facility whose primary function is the storage of Goods or other Property other than as a Public Warehouse, as defined and regulated under Wis. Stat. Ch. 99 Public Warehouses. Self Storage is a prohibited use.
 - 14.02.01 "Goods" means all things that are treated as movable for the purposes of storage or transportation.
 - 14.02.02 "Property" includes food; agricultural and commercial products, commodities or equipment; household furnishings; automobiles, boats, snowmobiles or other vehicles and conveyances; and all other items of a personal, family, household, agricultural, business or commercial nature.
- 14.03 **Truck terminal** A place where goods carried by motor transport are received and temporarily stored until transferred to another truck for delivery.
- 14.04 **Warehouse** A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage.

Exhibit 8-1. Land use matrix – continued

	Review	Special Standards	Base Zoning District														
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2	
11 Government and Community Services - cont.																	
11.08	Correctional facility	ZP,SP	9.08-358	-	-	-	-	-	-	-	C	-	-	-	-	-	-
11.09	Educational facility, pre-K through 12	ZP,SP	9.08-359	-	C	C	C	C	C	-	P	C	P	P	P	-	-
11.10	Educational facility, post-secondary	ZP,SP	9.08-360	-	-	-	-	-	-	-	P	C	P	P	P	C	-
11.11	Maintenance garage	ZP,SP	9.08-361	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.12	Park	ZP,SP	9.08-362	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.13	Public safety facility	ZP,SP	9.08-363	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.14	Recreation trail [10]	-	9.08-364	C	P	P	P	P	P	P	P	P	P	P	P	P	P
11.15	Worship facility [10]	ZP,SP	9.08-365	C	C	C	C	P	P	-	P	P	P	P	P	C	-
12 Telecommunications and Utilities [11]																	
12.01	Solar energy system	ZP,SP	9.08-371	na	na	na	na	na	na	na	na	na	na	na	na	na	na
12.02	Stormwater management facility [1]	ZP	9.08-372	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.03	Telecommunication facility, concealed [1]	ZP,SP	9.08-373	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04	Telecommunication facility, unconcealed [1]	ZP,SP	9.08-374	C	C	-	-	-	-	-	C	C	C	C	-	P	P
12.05	Utility installation, major [1]	ZP,SP	9.08-375	C	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06	Utility installation, minor [1]	ZP	9.08-376	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07	Utility maintenance yard	ZP,SP	9.08-377	-	C	-	-	-	-	-	C	-	-	-	-	P	P
13 Transportation																	
13.01	Airport	ZP,SP	9.08-381	-	C	C	C	-	-	-	C	-	-	-	-	P	P
13.02	Bus storage facility	ZP,SP	9.08-382	-	C	-	-	-	-	-	C	-	C	C	C	P	P
13.03	Mass transit terminal	ZP,SP	9.08-383	-	-	-	-	-	-	-	C	-	P	P	P	C	-
13.04	Off-site parking lot	ZP,SP	9.08-384	-	-	-	-	-	-	-	C	C	P	P	P	C	-
13.05	Parking structure	ZP,SP	9.08-385	-	-	-	-	-	-	-	C	-	-	P	P	C	-
13.06	Park-and-ride lot	ZP,SP	9.08-386	-	C	C	C	C	C	-	C	C	P	P	C	C	C
13.07	Railroad line [1]	-	9.08-387	C	P	P	P	P	P	P	C	P	P	P	P	P	P
13.08	Street [1]	-	9.08-388	C	P	P	P	P	P	P	C	P	P	P	P	P	P
14 General Storage																	
14.01	Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02	Intentionally Deleted																
14.03	Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04	Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15 Industrial Uses																	
15.01	Artisan shop	ZP,SP	9.08-411	-	C	-	-	-	-	-	-	C	C	P	P	P	C
15.02	Batching plant associated with a nonmetallic mine [12]	ZP,SP	9.08-412	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.03	Biofuels production plant	ZP,SP	9.08-413	C	C	-	-	-	-	-	-	-	-	-	-	-	C
15.04	Construction equipment repair	ZP,SP	9.08-414	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.05	Construction equipment sales and service	ZP,SP	9.08-415	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.06	Contractor yard	ZP,SP	9.08-416	-	-	-	-	-	-	-	-	-	-	-	-	P	C
15.07	Industrial, heavy	ZP,SP	9.08-417	-	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08	Industrial, light	ZP,SP	9.08-418	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15.09	Nonmetallic mine [13]	ZP,SP	9.08-419	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.10	Salvage yard	ZP,SP	9.08-420	-	-	-	-	-	-	-	-	-	-	-	-	-	C

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9.08-212 Cold storage facilities

Inclusion of unheated storage facilities on a parcel are subject to Attachment C, Town of Clayton Architectural Design Standards, of this Chapter. The horizontal design of such facilities shall meet the requirements set forth in Attachment C.

9.08-213 Intentionally Deleted

9.08-214 to 9.08-230 Reserved

Sections - continued

<p>Series 11. Government and Community Services 9.08-351 Administrative government center 9.08-352 Animal shelter 9.08-353 Cemetery 9.08-354 Civic use facility 9.08-355 Community center 9.08-356 Community cultural facility 9.08-357 Community garden 9.08-358 Correctional facility 9.08-359 Educational facility, pre-K through 12 9.08-360 Educational facility, post-secondary 9.08-361 Maintenance garage 9.08-362 Park 9.08-363 Public safety facility 9.08-364 Recreation trail 9.08-365 Worship facility</p> <p>Series 12. Telecommunications and Utilities 9.08-371 Solar energy system 9.08-372 Stormwater management facility 9.08-373 Telecommunication facility, concealed 9.08-374 Telecommunication facility, unconcealed 9.08-375 Utility installation, major 9.08-376 Utility installation, minor 9.08-377 Utility maintenance yard</p>	<p>Series 13. Transportation Facilities 9.08-381 Airport 9.08-382 Bus storage facility 9.08-383 Marina 9.08-384 Mass transit terminal 9.08-385 Off-site parking lot 9.08-386 Parking structure 9.08-387 Park-and-ride lot 9.08-388 Railroad line 9.08-389 Street</p> <p>Series 14. General Storage 9.08-401 Bulk fuel storage 9.08-402 Intentionally Deleted 9.08-403 Truck terminal 9.08-404 Warehouse 9.08-405 not used</p> <p>Series 15. Industrial Uses 9.08-411 Artisan shop 9.08-412 Batching plant 9.08-413 Biofuels production plant 9.08-414 Construction equipment repair 9.08-415 Construction equipment sales and rental 9.08-416 Contractor yard 9.08-417 Industrial, heavy 9.08-418 Industrial, light 9.08-419 Nonmetallic mine 9.08-420 Salvage yard</p> <p>Series 16. Solid Waste Facilities 9.08-431 Composting facility 9.08-432 Recycling center 9.08-433 Solid waste landfill 9.08-434 Solid waste transfer station</p>
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Series 1. Agricultural Uses

9.08-231 Agriculture-related use

(a) **Generally.** An agriculture-related use shall not be located in, or adjacent to, an existing or platted residential subdivision. If such use is established prior to December 17, 2013, the adjoining lands may be platted for residential subdivisions after that date.

(b) **Long-term use.** This use shall be located in an area that is planned to remain commercially viable for agricultural land uses over the long term.

(c) **Setbacks.** All buildings, structures, and outdoor storage areas shall be located at least 100 feet from all side and rear property boundary lines.

9.08-378 to 9.08-380 Reserved**Series 13. Transportation Facilities****9.08-381 Airport**

All buildings, outdoor airplane or helicopter storage areas, and other activity areas shall be located at least 100 feet from the perimeter of the airport property.

9.08-382 Bus storage facility

Outdoor storage areas and other activity areas shall be located at least 50 feet from a property in a residential zoning district and 25 feet from a property in a commercial or mixed-use zoning district.

9.08-383 Mass transit terminal

The primary access to a mass transit terminal shall be off of a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

9.08-384 Off-site parking lot

(a) **Access requirements.** The primary access to an off-site parking lot shall be off of a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

(b) **Cut-through traffic.** Access and vehicular circulation shall be designed so as to discourage cut-through traffic.

9.08-385 Parking structure

Snow chutes shall be placed in a location causing the least amount of impact on surrounding properties.

9.08-386 Park-and-ride lot

The primary access to a park-and-ride lot shall be located in close proximity to a road classified as a collector or a higher classification as depicted on the zoning map or a supplemental map.

9.08-387 Railroad line

No special standards apply to railroad lines.

9.08-388 Street

No special standards apply to streets.

9.08-390 to 9.08-400 Reserved**Series 14. General Storage****9.08-401 Bulk fuel storage**

No special standards apply to bulk fuel storage.

9.08-402 Intentionally Deleted

9.08-403 Truck terminal

(a) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas shall be located at least 100 feet from a property in a residential zoning district.

(b) **Control of fugitive dust.** As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use shall be addressed.

9.08-404 Warehouse

(a) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas shall be located at least 100 feet from a property in a residential zoning district.

(b) **Control of fugitive dust.** As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use, if any, shall be addressed.

9.08-406 to 9.08-410 Reserved**Series 15. Industrial Uses****9.08-411 Artisan shop**

When an artisan shop is located in a commercial or mixed-use zoning district, all materials and activities, except loading and unloading, shall be conducted entirely within the confines of a building.

9.08-412 Batching plant associated with a nonmetallic mine

(a) **Prerequisite use.** A batching plant in this instance shall only be allowed as an ancillary use to a nonmetallic mine that was previously approved under this chapter.

(b) **Setback requirements.** A batching plant shall be located at least 300 feet from a property in a residential zoning district and 200 feet from a property in a commercial or mixed-use zoning district.

(c) **Termination of approval.** If the zoning administrator determines that the nonmetallic mine with which the batching plant is associated is permanently closed, the administrator shall follow the procedure outlined in article 7 of this chapter relating to termination of the approval.

Exhibit 11-1. Parking standards – continued

11.0	Government and Community Services	Minimum Vehicle Spaces
11.01	Administrative government center	1 space for each 300 square feet of gross floor area
11.02	Animal shelter	1 space for each 600 square feet of gross floor area; plus 1 space for each employee on the largest work shift
11.03	Cemetery	1 space for each 250 square feet of gross floor area or 1 space for each 4 seats at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.04	Civic use facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.05	Community center	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.06	Community cultural facility	1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at maximum capacity, whichever is greater; plus 1 space for each employee on the largest work shift
11.07	Community garden	1 space for each 10,000 square feet of land available for production
11.08	Correctional facility	1 space for each 10 residents for visitation; plus 1 space for each employee on the largest work shift
11.09	Educational facility, pre-K through 12	0.5 spaces for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift
11.10	Educational facility, post-secondary	0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift
11.11	Maintenance garage	1 space for each employee on the largest work shift
11.12	Park	1 space for each 3 patrons at the peak use period
11.13	Public safety facility	1 space for each 500 gross square feet of office area; 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises
11.14	Recreation trail	On-site parking not required
11.15	Unspecified public use	Determined on a case-by-case basis
11.16	Worship facility	1 space for each 4 patrons at maximum capacity; plus 1 space for each employee on the largest work shift
12.0	Telecommunications and Utilities [6]	
12.01	Solar energy system	1 space for each employee on the largest work shift
12.02	Stormwater management facility	On-site parking not required
12.03	Telecommunication facility, concealed	1 space
12.04	Telecommunication facility, unconcealed	1 space
12.05	Utility installation, major	1 space for each on-site employee on the largest work shift
12.06	Utility installation, minor	1 space, although the zoning administrator may grant a waiver
12.07	Utility maintenance yard	1 space for each employee on the largest work shift
13.0	Transportation	
13.01	Airport	Determined on a case-by-case basis
13.02	Bus storage facility	1 space for each employee on the largest work shift
13.03	Marina	1 space for each 2 boat slips
13.04	Mass transit terminal	1 space for each 100 square feet of gross floor area devoted to a passenger waiting area; plus 1 space for each 300 square feet of gross floor area devoted to offices
13.05	Off-site parking lot	On-site parking not required
13.06	Parking structure	On-site parking not required
13.07	Park-and-ride lot	On-site parking not required
13.08	Railroad line	On-site parking not required
13.09	Street	On-site parking not required
14.0	General Storage	
14.01	Intentionally Deleted	
14.02	Bulk fuel storage	1 space for each employee on the largest work shift
14.03	Intentionally Deleted	
14.04	Truck terminal	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site
14.05	Warehouse	1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

continued on next page

TOWN OF CLAYTON

**ORDINANCE 2024-Z001
AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING MAP –
WINNEBAGO COUNTY, WISCONSIN**

WHEREAS, one or more applications for amendment(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):

Marty & Suzette Nikodem Rev Trust et. al. 4085 Winnegamie Dr, Neenah, WI 54956

Legal description of property:

Being a part of the Northeast ¼ of the Northwest ¼, and the Northwest ¼ of the Northwest ¼, Section 4, 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 property as “Agriculture/Rural”.
3. The proposed Two-family Residential (R-3) District zoning is consistent with the aforementioned “Agriculture/Rural” future land use category.
4. Therefore, a zoning map amendment from Rural Residential (R-1) District to Two-family Residential (R-1) 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:

Rural Residential (R-1) District to Two-family Residential (R-3) District

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval.

Item C.

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

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of payment of Invoice #356342 from KerberRose S.C. in the amount of \$12,500.00 for progress billing for the 2023 audit and preparation of the Form C annual report.

The Board had approved the quote from KerberRose to complete the 2023 audit at the February 7, 2024 meeting. KerberRose has submitted its first invoice for the audit now in process.

SUGGESTED MOTION

Motion to approve payment of invoice #356342 in the amount of \$12,500.00 to KerberRose.

Should you have any questions related to this information, please feel free to call or e-mail me.

Respectfully Submitted
Kelsey

KerberRose S.C.

Certified Public Accountants

487 Riverwood Lane

Green Bay, WI 54313

Billing Department 715-526-0217

Town of Clayton
8348 Cty Rd T
Larsen, WI 54947

Invoice No. 356342

Date: 02/29/2024

Client No. 0775698520

Progress billing for audit of the financial statements for the year ended December 31, 2023 and preparation of the Form C annual report.	\$12,500.00
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Current Amount Due	\$12,500.00
Prior Balance	\$0.00
Total Amount Due	\$12,500.00

Visit www.kerberrose.com/pay-online/ to make an online payment.
Due to increasing Credit Card fees, a 3% convenience fee will be
added to Credit Card Payments. No fees for ACH transactions.

TERMS: DUE UPON RECEIPT; INVOICES 30 DAYS PAST DUE WILL RECEIVE A LATE CHARGE OF 1%

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Town Board

Re: Town Board review & discussion of options to purchase a replacement or repair the Public Works Brining Truck.

The Brining Truck engine has failed and Administrator Wisnefske is looking for some direction from the Board on whether replacement of the current truck, or repair would be the better option for the Town to pursue.

Administrator Wisnefske will be at the meeting for further discussion and questions.

DISCUSSION ITEM ONLY – NO ACTION TO BE TAKEN

Should you have any questions related to this information, please feel free to call or e-mail me.

Respectfully Submitted
Kelsey