



PLAN COMMISSION

Wednesday, March 12, 2025 – 6:30 PM

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

AGENDA

CALL TO ORDER

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

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.

APPROVAL OF MINUTES

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

OPEN FORUM – Public comments addressed to the Plan Commission

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

CORRESPONDENCE

- A. Distribution of the February 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.
- B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Application submitted by Wildflower Development for a proposed addition to the existing storage condominium development located on Tax ID #006-0895-06 (north of 7577 Black Top Way).

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - April 9; May 14; June 11
- B. Town Board (6:30 pm start unless otherwise noted) - March 19; Apr 2 & 16; May 7 & 21
- C. 175th Annual Meeting of the Town's Electors - April 15, 2025
- D. Annual Reorganizational Meeting - April 16, 2025

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

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

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007.

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

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

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton will hold Public Hearings beginning at 6:30 pm on Wednesday, March 12, 2025 in the Town Office Meeting Room located at 8348 Hickory Ave, Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Conditional Use Application:

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

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

Dated this 24th day of February, 2025
Kelsey Faust-Kubale, Clerk

Publish Wednesday, February 26, 2025
and
Wednesday, March 5, 2025

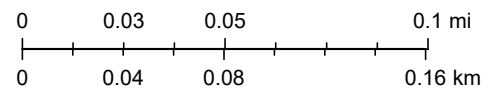
Post on or before February 26, 2025



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

1:3,000

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



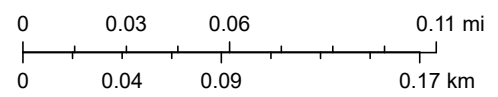
Winnebago County GIS, Nearmap, Imagery Date: April 2020



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

1:4,514

- Tax Parcel Information
- County Boundaries
- PLSS Sections
- Monuments
- ✕ Quarter Corner
- Plat Boundary Lines
- Plat Boundary
- Plat Lot Number
- Lot Dimension
- Acreage
- CSM Lot Number
- CSM Name
- Tax Key
- Plat Name
- Streets
- LOCAL
- Highway Labels





Sheri Lemmers <sheri.lemmers@gmail.com>
To Clerk Town of Clayton

[Reply](#)[Reply All](#)[Forward](#)

Wed 3/5/2025 7:20 PM

INFO

[Follow up](#). Start by Thursday, March 6, 2025. Due by Thursday, March 6, 2025.

Hello Kelsey,

My husband Matt and I cannot attend the public hearing next week for the Voigt Stable request.

Unfortunately, we are not in favor of this application.

Winnegamie Dr. is already overloaded with traffic from the golf course and Gun & Rod Club. This road was not built for the heavy traffic. We also get the spring sports events at the golf course, which lines both sides of the roadway with cars. Again, this road was not built for parking on the shoulder. In spring, summer, and fall, there are often a lot of folks walking on this road to get to the side roads and subdivisions. With the additional traffic, this has also become and will become more of a hazard. The last hazard I will mention is that the stable is located at the top of this slight hill when coming from the west. This can be a blind hill at times and we often hear screeching of tires from deer crossing the roads and vehicles slamming on brakes. This area has a heavy deer population. With additional traffic approaching this hill, my fear would be slow traffic pulling onto Winnegamie Dr. and a major accident happening. After nightfall, some drivers think this is a runway and accelerate well beyond 45mph. Not only is it car, truck, and occasional semi truck traffic. There is a heavy influx of ATV's on the roads. This in itself is a hazard and not to mention already a nuisance due to the loud noise they create. Tire noise, lack of muffle noise, and roadblocks as they travel on a road intended for automobiles.

We ask for our vote to be 'Not in favor". Please reach out with any questions.

Kindly,

Sheri & Matthew Lemmers

3749 Winnegamie Dr. Neenah, WI 54956



PLAN COMMISSION

Wednesday, February 12, 2025 – 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 Ketter
Commissioner Hopkins
Town Board Rep. Christianson

EXCUSED

Commissioner Nemecek

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kamke

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, January 15, 2025 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Hopkins to approve the Minutes of the Wednesday, January 15, 2025 Plan Commission Meeting as presented.

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

Motion carried 5-0.

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

CORRESPONDENCE

- A. Distribution of the January 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Discussion: Plan Commission review & discussion on proposed changes to the Minimum Road Standards Policy.

DISCUSSION ITEM ONLY - NO ACTION TAKEN

- B. Review/Discussion: Plan Commission review & discussion on proposed changes to the Town's Plat Review process.

DISCUSSION ITEM ONLY - NO ACTION TAKEN

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - March 12; April 9; May 14
- B. Town Board (6:30 pm start unless otherwise noted) - Feb 19; March 5 & 19; Apr 2 & 16
- C. 175th Annual Meeting of the Town's Electors - April 15, 2025
- D. Annual Reorganizational Meeting - April 16, 2025

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Town Board Rep. Christianson to adjourn at 7:32 pm.

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

Motion carried 5-0.

Respectfully submitted,

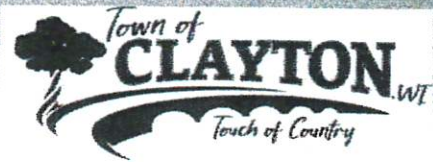
Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT FEBRUARY 2025 PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
2/4/2025	29-25-2B	THOMAS KIESOW	8673 CLAYTON	STORAGE SHED	SELF	\$ 5,300.00	\$ 123.04	\$ 98.43
2/10/2025	30-25-2B	KORY KESHEMBERG	3223 FAIRVIEW	DETCHED GARAGE	SELF	\$ 60,000.00	\$ 388.00	\$ 310.40
2/11/2025	31-25-2E	MARCUS MCGUIRE HOMES	2632&2634 PRINCETON	NEW DUPLEX ELECT	BLACK-HAAK ELECT	\$ 18,000.00	\$ 455.76	\$ 364.61
2/11/2025	32-25-2E	MARCUS MCGUIRE HOMES	2633&2635 PRINCETON	NEW DUPLEX ELECT	BLACK-HAAK ELECT	\$ 18,000.00	\$ 455.76	\$ 364.61
2/11/2025	33-25-2P	MARCUS MCGUIRE HOMES	2632&2634 PRINCETON	NEW DUPLEX HVAC	PERFORMANCE PLUMB	\$ 20,000.00	\$ 455.76	\$ 364.61
2/11/2025	34-25-2P	MARCUS MCGUIRE HOMES	2633&2635 PRINCETON	NEW DUPLEX HVAC	PERFORMANCE PLUMB	\$ 20,000.00	\$ 455.76	\$ 364.61
2/11/2025	35-25-2H	WADE PEITERSEN	2965 ROSE MOON WAY	FURNACE REPLACEMENT	BLAXK- HAAK	\$ 5,000.00	\$ 75.00	\$ 60.00
2/11/2025	36-25-2H	LYNN BAUMANN	9651 CLAYTON	FURNACE REPLACEMENT	BLACK HAAK	\$ 4,000.00	\$ 75.00	\$ 60.00
2/13/2025	37-25-2B	TODD ZOOK	2664 CASSY	BASEMENT REMOD	TRUSTED CONT	\$ 57,000.00	\$ 307.00	\$ 245.60
2/18/2025	38-25-2E	TODD ZOOK	2664 CASSY	BASEMENT REMOD ELECT	WILLOW ELECT	\$ 5,200.00	\$ 282.00	\$ 225.60
2/24/2025	39-25-2H	TERESA GOODWIN	2605 CTY JJ	REPLACE BOILER	BLACK-HAAK	\$ 8,000.00	\$ 75.00	\$ 60.00
2/24/2025	40-25-2H	TRACY SWINSON	4781 N LOOP	REPLACE FURNACE	BLACK-HAAK	\$ 5,000.00	\$ 75.00	\$ 60.00
2/25/2025	41-25-2H	MARCUS MCGUIRE HOMES	2632&2634 PRINCETON	NEW DUPLEX HVAC	BLACK-HAAK	\$ 17,000.00	\$ 455.75	\$ 364.60
2/25/2025	42-25-2H	MARCUS MCGUIRE HOMES	2633&2635 PRINCETON	NEW DUPLEX HVAC	BLACK-HAAK	\$ 17,000.00	\$ 455.75	\$ 364.60
TOTALS						\$ 259,500.00	\$ 4,134.58	\$ 3,307.66
TOWN OF WINNECONNE PERMITS:								
2/5/2025	20-25-2B	DIANE KLINK	6563 LASLEY SHORE	BASEMENT REMOD	PORTSIDE BUILDERS	\$ 41,730.00	\$ 162.80	\$ 130.24
2/5/2025	21-25-2E	DIANE KLINK	6563 LASLEY SHORE	BASEMENT REMOD ELECT	KOLLMAN ELECT	\$ 4,300.00	\$ 69.84	\$ 55.87
2/5/2025	22-25-2H	DIANE KLINK	6563 LASLEY SHORE	BASEMENT REMOD HVAC	KP HVAC	\$ 3,000.00	\$ 69.84	\$ 55.87
2/5/2025	23-25-2P	DIANE KLINK	6563 LASLEY SHORE	BASEMENT REMOD PLUMB	SBS PLUMB	\$ 3,721.00	\$ 69.84	\$ 55.87
2/11/2025	24-25-2B	JIM FORBES	5821 LAKEWIND	REMOD	SELF	\$ 40,000.00	\$ 230.00	\$ 184.00
2/11/2025	25-25-2E	JIM FORBES	5821 LAKEWIND	ELECT REMOD	SELF	\$ 1,500.00	\$ 147.00	\$ 117.60
2/26/2025	26-25-2B	PETE KASUBOSKI	6832 WENTZEL SHORE	FOUNDATION REPAIR	ABT FOUNDATION	\$ 10,992.00	\$ 50.00	\$ 40.00
2/26/2025	27-25-2B	PAMELA VERSTOPPEN	514 MEMORIAL	FOUNDATION REPAIR	ABT FOUNDATION	\$ 58,690.00	\$ 50.00	\$ 40.00
2/26/2025	28-25-2H	HUISMAN HOMES	6671 FALCON	NSFD HVAC	A&BE HVAC	\$ 12,000.00	\$ 211.83	\$ 169.46
TOTALS						\$ 175,933.00	\$ 1,061.15	\$ 848.92

Conditional Use Application

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



Property Owner(s)

Name Brittany Voigt and Chris Voigt (Legacy Farms, LLC)

Street Address 3411 Winnegamie Dr.

RECEIVED
FEB 07 2024

City Town of Clayton (Neenah) State WI Zip Code 54956

Phone 920-470-4826

E-mail email.chris.voigt@gmail.com / brittany@c2lace.com

Applicant:

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

Name: Same

Address: Same Zip Code: _____

Phone: Same

E-Mail: _____

Describe the reason for the Conditional Use: Commercial stable

Conditional Use Specifies:

Number of Lots: 1 Total Acreage: 18 Tax Key #: 006-0042-02

Legal Description: Lot 2 CSM 6829

Current Zoning: A-2

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

Applicant Signature: Brittany Voigt

Date: 2/5/25

For Town Use Only

Fee (see Town Fee Schedule)

Fee: 350- Check #: 26471238 Receipt: 249612501 Date: 2/7/25 2/10/25

Date Received Complete: 2/10/25 By: [Signature] CUP #: _____

Review Meetings - Plan Comm _____ Town Board _____

Newspaper Publication Dates: _____ & _____ Posting Date: _____

300ft Neighborhood Notice Distribution: _____

Conditional Use is: Approved Denied

Comments: _____

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

006-0042-02

Permit # 49-22-6A Item A.

Building Permit-Town of Clayton

Owners name: Brittany & Chris Voigt Phone: 920-470-4826

Street address: 3411 Winnegarnie Dr Neenah, WI 54956

Contractors name: Pinno Buildings for the barn Phone: 888-567-7166
contact person is → Mike @ 920-519-4103

Contractors address: 5877 Palmer Rd Rosendale, WI 54974 Tax #: 720 739 1103

Use of occupancy: Hay storage, farming equipment, Horses Square foot of Project: 18,200

Project description: Aq. FIRM Job Costs \$: 275,000

Conditions of approval: 920-432-1009 MIKE VAN HOOFF *

Permittee must obtain required Zoning & Building Permits before starting any construction on additions, decks, etc.

Inspection will be based on the first inspection for any additions or new construction.

Permittee is responsible for the responsibility of the owner/contractor on the same day.

Penalty to meet the State Codes or re-inspection fees will be charged for improper installations.

The owner/contractor is responsible for making arrangements for the final inspection.

Required Inspections	Additional Permits	Additional Inspections
<input checked="" type="checkbox"/> Foundations (additions & decks)		
<input checked="" type="checkbox"/> Framing	<input checked="" type="checkbox"/> Electrical	
<input checked="" type="checkbox"/> Insulation		
<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Plumbing	

Owner/Contractor: Brittany Voigt, owner License # DC-059500853 Date: 5/19/2022
expire date: 2022-06-20

Inspector: Jan Sprun Qualifier #: DCQ-060800210 Date: 2022-06-13
expire: 2022-06-13

Payable to: Town of Clayton
Send To: 8348 County Rd T, Larsen, WI 54947 PH: 920-428-3361 or 920-836-2007

County Zoning Permit Required: Yes No Total Fees: 500

PERMIT # 44-2

By the permittee, who may be required to sign any construction

Building Permit

Issued to: Cherry Parkway West
Mc Breen

2414 Vineyard

in the Town of Clayton.

000

John S. [unclear] Building Inspector
(920) 408-3361

WINNEBAGO COUNTY
LIVESTOCK WASTE MANAGEMENT PERMIT
AND STORMWATER/EROSION CONTROL PERMIT No. 202312 ATF

Pursuant to Chapter 13 of the General Code of Winnebago County, Wisconsin, this permit issued to:

APPLICANT: Chris & Brittany Voigt

FOR: A 40'x80' barn with 6 stalls built in 2022-2023 is planned for twenty horses. Three 0.22 acre livestock lots are west of the barn.
(SEE MAP FOR LOCATION)

LOCATED AT: 3411 Winnegamie Dr Neenah
(address)

CONTRACTOR: _____

TOWN OF Clayton SECTION 3 T. 20 NORTH, R. 16 EAST.

TAX PARCEL NO. 006004202

ISSUED: 12 DAY October MONTH 2023 YR PERMIT EXPIRES 12 DAY October MONTH 2025 YR

ISSUED BY: Sheila Smith

Agronomist
TITLE

Winnebago County Land & Water Conservation Department
625 E City Rd Y
Oshkosh, WI 54901
(920) 232-1950 or (920) 727-8642

THIS PERMIT MUST BE POSTED ON PREMESIS IN PLAIN VIEW FROM ROAD
PRIOR TO CONSTRUCTION

LIVESTOCK WASTE MANAGEMENT SITE ASSESSMENT & PERMIT DETERMINATION

Date: October 16, 2023,

Permit No. 202312 ATF

Name: Chris & Brittany Voigt

Site Location: The NW 1/4 of the NE ¼, Section 3 T20N, R16E, Town of Clayton

Project Summary: A 40'x80' barn with 6 stalls built in 2022-2023 which is planned for 20 horses. There are three livestock lots of 0.22 acres each directly west of the barn.

SITE DETAILS RELATIVE TO THE ORDINANCE:

1) LIVESTOCK LOTS

This farm has a 40'x80' barn with 6 stalls built in 2022-2023 which is planned for 20 horses. There are three livestock lots of 0.22 acres each directly west of the barn. There is a 75'x180' arena attached to the south end of the barn. The area between the barn and the livestock lots is fenced. There is an outdoor arena north of the barn.

All earthen livestock lots and any buildings used to confine livestock will meet all the standards and specifications for the design, construction, operation, and maintenance of a livestock lot as identified in the USDA-NRCS Technical Guide and the Wisconsin Administrative Code.

2) LIVESTOCK LOT SETBACK REQUIREMENTS

Well

Any confinement areas for livestock must be greater than 50 feet from the closest well. The well is over 190 feet from this livestock lot. Any new wells must be 50 feet or greater in distance from all livestock lots.

Surface Water

The minimum setback distance for livestock lots from surface waters is 300 feet without a variance. Any earthen livestock lots and any structures used for the confinement of livestock further than 300' from surface water will meet ordinance requirements. Closer than 300 feet is not allowed without an approved variance. The closest surface water from this barn and livestock lots is 1600 ft. from surface water and will not require a variance.

3) LIVESTOCK WASTE STORAGE FACILITIES

This farm does not have a livestock waste storage facility currently and they are not required to have a current Nutrient Management Plan.

4) LIVESTOCK WASTE STORAGE FACILITIES SETBACK REQUIREMENTS

N/A

5) LIVESTOCK WASTE MANAGEMENT AND UTILIZATION

All livestock waste from this lot will be applied in accordance with the ordinance setback requirements and/or be removed from the farm.

6) MANURE HANDLING AND SPREADING REQUIREMENTS

Winnebago County Erosion Control & Stormwater Management Ordinance (ECSMO)

The ECSMO will be addressed as part of the Winnebago County Livestock Waste Management Ordinance (LWMO) as outlined below.

EROSION CONTROL

Land disturbance activities shall be limited as much as practical. The sequence of construction activities shall minimize the period in which soils are exposed to the elements.

The existing drive/access will serve as the gravel tracking pad. If sediment/mud becomes an issue on the road, 3" stone may need to be added to the last 50' of the driveway to serve as a tracking pad – to knock the mud off the tires of the construction vehicles. Any sediment/mud that accumulates on the road will need to be cleaned up daily.

Soil or other construction material stockpiles shall be located/placed on higher ground, away from waterways, paved areas/roads, steep slopes, etc. or the soils shall be transported offsite. Soil stockpiles shall be protected, if necessary. Vegetation shall be established as soon as possible in areas necessary.

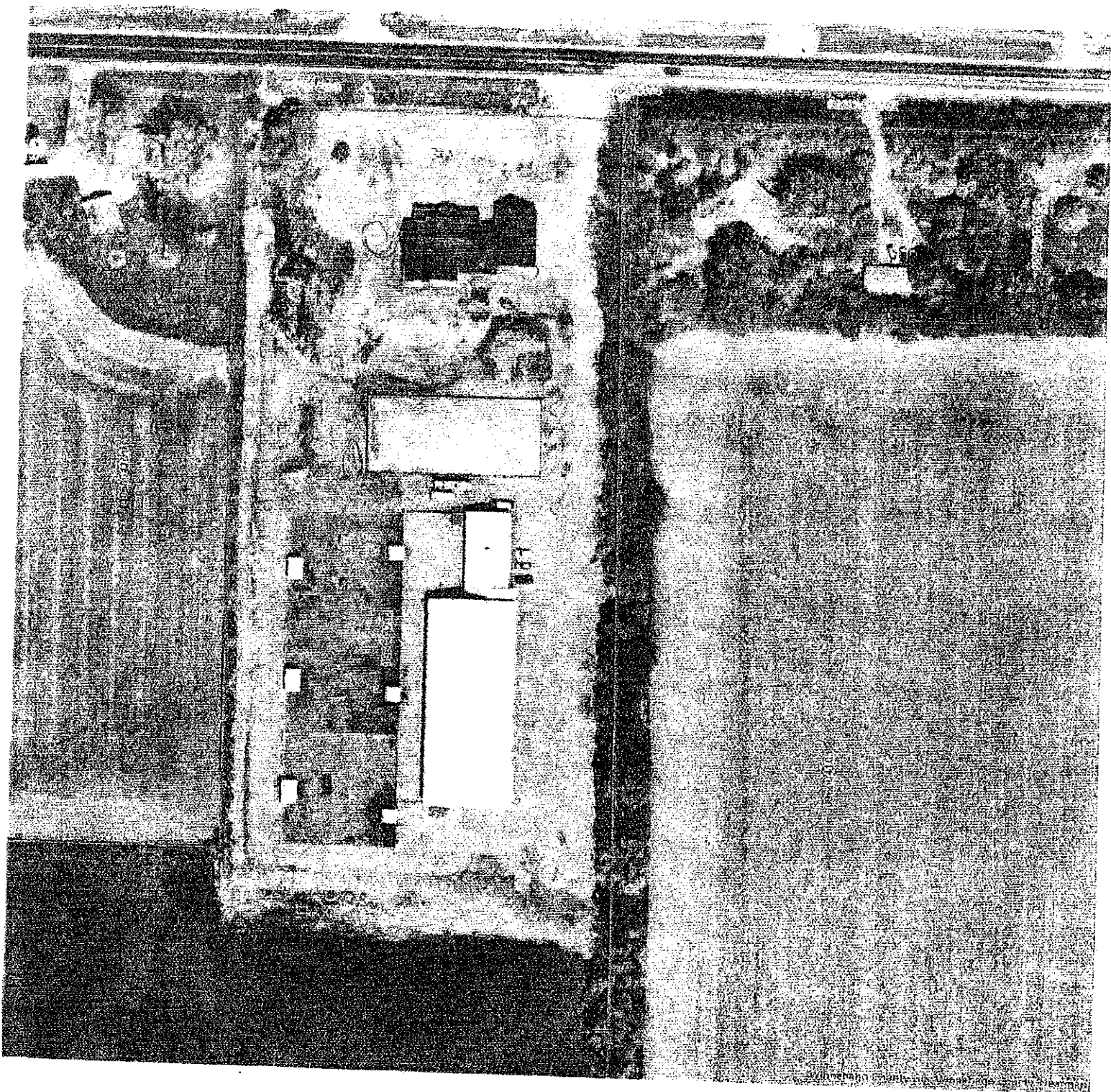
If soil erosion becomes an issue at the site, silt fence or other practices may be required.

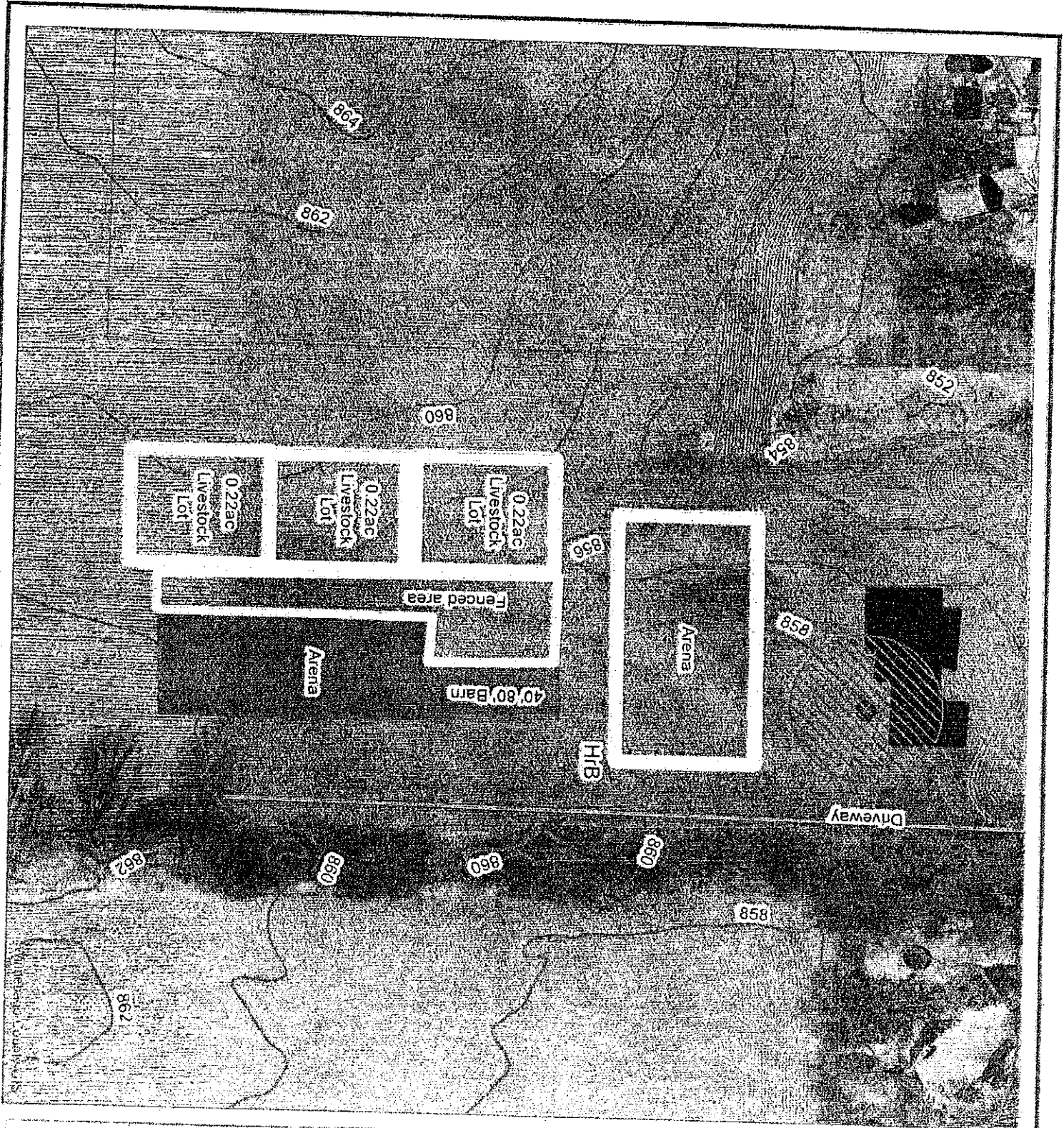
STORMWATER/DRAINAGE

Any stormwater generated from the proposed structure shall be routed away from any livestock lots and released in a non-erosive manner.



LANDOWNER SIGNATURE





Chris & Britany
Voigt

Well

50 ft Well
setback

HRB Soil Type

Lidar 2014

October 2023

0 25 50 100
Feet

This data was created for use by the
Winnipeg County Surveyors.
Information shown is based on the
best available data and is not a
guarantee of accuracy. The user
assumes all responsibility for the
use of this data. The user agrees to
hold the Surveyors harmless for any
damages, claims or losses, including
reasonable attorneys' fees, arising
out of the use of this data.



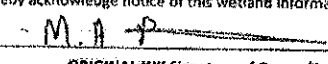
Winnipeg County



WINNEBAGO COUNTY EROSION CONTROL and STORMWATER MANAGEMENT APPLICATION FORM

Zoning: (920) 232-3344 112 Otter Ave., PO Box 2808, Oshkosh WI 54903-2808

e mailed:

OWNER <small>(must be owner's name of record)</small> Name <u>Brittany and Chris Voigt</u> Address <u>3080 Saffron Lane</u> City <u>Neenah</u> State <u>WI</u> Zip <u>54956</u> Telephone Home (<u>920</u>) <u>470-4826</u> Cell (<u> </u>) <u> </u> E-mail <u>email.chris.voigt@gmail.com</u>		TYPE OF REQUEST <input checked="" type="radio"/> Erosion Control <input checked="" type="radio"/> Single Parcel <input type="radio"/> General Permit <small>(for Municipality/Utility permits only)</small> <input type="radio"/> Stormwater Permit Commercial Industrial Subdivision		Project Start Date <u>5/12/2022</u> Estimated End Date <u>10/20/2022</u> <small>(This time frame should include the completed landscaping)</small>	
APPLICANT Name/Co. <u>Carow Land Surveying - Matt Reider</u> Address <u>615 N. Lyndale Drive</u> City <u>Appleton</u> State <u>WI</u> Zip <u>54914</u> Telephone Home (<u>920</u>) <u>731-4168</u> Cell (<u> </u>) <u> </u> E-Mail <u>matt_r@carowlandsurveying.com</u>		APPLICANT/OWNER ACKNOWLEDGEMENT FAILURE TO PROVIDE ALL REQUIRED MATERIALS AND INFORMATION COULD RESULT IN THE REVIEW OF THIS APPLICATION BEING DELAYED FOR CONSIDERATION: <input checked="" type="checkbox"/> For new home construction, the Winnebago County Zoning Dept. must be contacted for an inspection, <i>within one business day of initial disturbance of land</i> , at (920) 232-3344 OR by email to: zoningdepartment@co.winnebago.wi.us . <input checked="" type="checkbox"/> I understand that the conditions of the permit are minimum requirements and that, upon site inspection further measures may be required for compliance within the ordinance. <input checked="" type="checkbox"/> I understand that all required erosion control measures shall be maintained as described in the permit plan until the Winnebago County Zoning Dept. approves their removal. <input checked="" type="checkbox"/> I further grant the right-of-entry to the property, as described under "Site Location", to personnel designated by the County, for the purpose of inspecting and monitoring compliance with the ordinance(s). <input checked="" type="checkbox"/> I have reviewed Section 23.15 of the Winnebago County Zoning Ordinance regarding erosion control & stormwater management and agree to comply with the requirements of the ordinance. <input checked="" type="checkbox"/> In accordance with Wisconsin State Statute 59.691, the information provided herein is to give you notice regarding potential wetlands. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open waters can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetland Identification web page at: http://dnr.wi.gov/topic/surfacewater/swdf/ or contact your local DNR office. As the applicant, I hereby acknowledge notice of this wetland information.			
SITE LOCATION STOP if this property does not have an address assigned by OUR office, complete the online Address Request Application prior to submitting this application. Address <u>3111 Winnegamle Drive</u> Parcel No. <u>006004202</u> Town of <u>Clayton</u> Plat/CSM <u>6829</u> Lot # <u>1</u> Lot Size <u>17.92</u> Sec <u>3</u> T <u>20</u> R <u>16</u>		Date: <u>5/9/2022</u> ORIGINAL INK Signature of Owner/Applicant/Agent 			
Describe type of proposed project (new home, shed, etc.), work to be done and provide a description and location of erosion control measures. Building new home and horse barn. Sandy McClaine with Larson Engineering submitted to the WDNR for the Notice of Intent Permit for disturbing over an acre.		OFFICE USE ONLY Fee Rec'd \$ <u>300.00</u> Date <u>5-11-22</u> Permit # <u>525266</u> Type <u>EC</u> Issued Date <u>5-13-2022</u> Issued by: <u>Matt Hoffmeyer</u>			

Complete and PRINT form. Submit application with ORIGINAL INK SIGNATURE, SITE PLAN and fees to our office in person or by mail. DO NOT E-MAIL

"EROSION CONTROL/STORM WATER MANAGEMENT PLAN"

LOT TWO (2) OF CERTIFIED SURVEY MAP NUMBER 6828, LOCATED IN THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, OF RANGE 16 EAST, IN THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN. PARCEL NO. 006004209

PROPOSED BLDG. ELEVATIONS:
 FIRST FLOOR + 881.5
 GARAGE FLOOR + 881.5
 BASEMENT FLOOR + 867
 ACCESSORY BUILDING FLOOR + 881.5

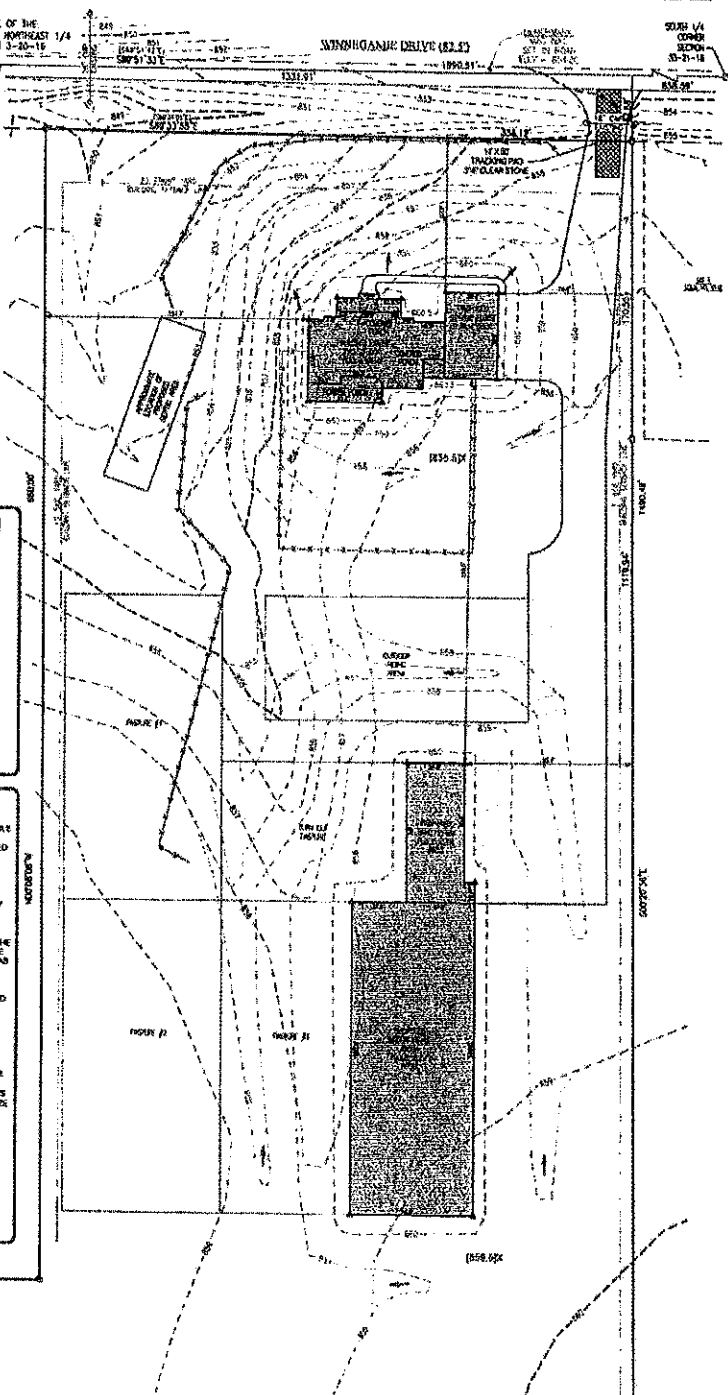
LEGEND

- ⊙ = FIELD REBAR IRON PIPE FOUND
- ⊙ = FIELD REBAR IRON PIPE FOUND WITH MANTLE AND ENLARGED CAP
- () = RECORDED OR BEARING OR DISTANCE
- ⊙ = EXISTING BERNSTEIN MONUMENT
- ⊙ = POWER POLE
- (800.00) = PROPOSED GRADE
- = DRAINAGE ARROW
- = PROPOSED SILT FENCE/ROCK
- ▲ = DOWNSPOUT

NORTH IS REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS 281°13'15" E PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

- RESTORATION TIMING: (SEQUENCE OF CONSTRUCTION)**
- 1) INSTALL EROSION CONTROL BEST MANAGEMENT PRACTICES (MAY, 2022)
 - 2) BEGIN ON SITE WORK (MAY, 2022)
 - 3) UNBARRICADE STABILIZED SLOPES (MAY, 2022)
 - 4) TEMPORARILY STABILIZE GRADED AREAS (JUNE, 2022)
 - 5) FINAL SITE WORK (AUGUST, 2022)
 - 6) RESTORABLE ENTIRE SITE WITH APPROPRIATE COVER NO LATER THAN ONE WEEK AFTER FINAL GRADE IS ESTABLISHED (AUGUST, 2022)
 - 7) REMOVE EROSION CONTROL BEST MANAGEMENT PRACTICES AFTER NON-VEGETATION (OCTOBER, 2022)
- NOTES:**
- 1) THESE PROPOSED ARE APPROXIMATE AND SUBJECT TO WEATHER CONDITIONS AND OVERALL PROJECT SCHEDULE. SEVERAL WORK ITEMS AS LISTED ABOVE MAY OCCUR SEVERAL TIMES DURING THE PROJECT.
 - 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING BY MONUMENTS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY CAROW LAND SURVEYING CO., INC. OF ANY DISCREPANCIES.

- NOTES:**
- 1) EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS & ELEVATIONS OF ALL UTILITIES FROM THE OWNER OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 14 DAYS PRIOR TO EXCAVATION. CONTACT OWNERS BY PHONE: (1) 800-248-4411 FOR EXACT UTILITY LOCATIONS.
 - 2) UNLESS APPROVED BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, IN ACCORDANCE WITH WISCONSIN DOT STANDARD DETAIL DRAWING 16-102, ALL EXISTING UTILITIES DAMAGED BY CONSTRUCTION.
 - 3) THE CONTRACTOR OR PROPERTY OWNER SHALL MAKE WEEKLY INSPECTIONS AND REPAIRS WITHIN 1 DAY OF ANY DAMAGE EXCEEDING 3 INCHES OF THE ORIGINAL AND EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION. THE RESPONSIBLE PARTY SHALL REPAIR OR MAINTAIN EROSION CONTROL DEVICES AS NECESSARY. THE REPAIRS/REPAIRS SHALL BE MADE AVAILABLE TO THE OWNER AT THE END OF THE CONSTRUCTION OR UPON DEMAND DURING CONSTRUCTION.
 - 4) SILENT PROTECTION, IF REQUIRED, SHALL BE INSTALLED AROUND UPSTREAM END OF NEW CULVERT PIPES, IN ACCORDANCE WITH WISCONSIN DOT STANDARD DETAIL DRAWING 16-102.
 - 5) STONE TRACKING PAD ACCESS SHALL BE PROVIDED TO HOUSE URDIN CONSTRUCTION PER 16-102 AND 16-103.
 - 6) TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING SITE.
 - 7) TRACKING OF MUD ON EXISTING STREETS SHALL BE CLEANED UP DAILY.
 - 8) VEGETATION BEHIND SLOPES SHALL REMAIN.
 - 9) TOTAL AREA TO BE DISTURBED SHALL BE LESS THAN 4 ACRES. THE CONTRACTOR SHALL MINIMIZE THE AREA DISTURBED BY CONSTRUCTION AS THE RESULT OF DISTURBED AREAS SHALL BE RESEED AS SOON AS FINAL GRADE IS ESTABLISHED. CONTRACTOR SHALL REPLACE TOPSOIL AND THEN SEED FERTILIZE SIMILAR ON ALL LAIN AREAS WITH 1 TON PER ACRE OF FINAL GRADE.
 - 10) FUTURE PERMITS MAY BE REQUIRED FOR ANY FUTURE DISTURBANCE.
 - 11) ALL SLOPES SHALL BE 3:1 OR FLATTER AT ALL TIMES.
 - 12) ALL LOW BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION PROCESS.
 - 13) TOTAL IMPERVIOUS AREA 30,000 SQUARE FEET WORK OR LESS.
 - 14) TOTAL DISTURBED AREA 3.2 ACRES MORE OR LESS.
 - 15) IMMEDIATE RESEEDING OF THE SITE AFTER LAWN INSTALLATION IS REQUIRED.
 - 16) NO FILL TO BE PLACED IN OR OUT OF SITE.
 - 17) ROAD AND BRIDGE TANKS WITH ATTACHED DAMAGE AND AN ACCESSORY BUILDING.
 - 18) EXPOSED SITE IS GREEN AT THE TIME INCLUDING FRONT YARD.
 - 19) GREEN AREA BUFFER ON ALL SIDES EXCEPT NADIR. S.I.T.F. IS SHOWN.



<p>DATE: 5-2-2022 PROJECT NO: 182111.27-22</p>	<p>IHDE CONSTRUCTION 3100 MANORWOOD LANE HORTONVILLE, WISCONSIN 54942 SITE PLAN, TOWN OF CLAYTON - VORSHY BLDG. PROJECT</p>	<p>OWNER: CAROW LAND SURVEYING CO., INC. DRAWN BY: MCR CHECKED BY: MCR</p>	<p>CAROW LAND SURVEYING CO., INC. 613 N. LINCOLN DRIVE APPLETON, WISCONSIN 54912-1207 PHONE: (920) 731-4189 FAX: (920) 731-3473</p>



Tony Evers, Governor
Dan Hereth, Secretary

February 26, 2025

STEVE KAISER
LARSON ENGINEERING
2801 E. ENTERPRISE AVENUE, SUITE 200
APPLETON, WISCONSIN 54913

Identification Numbers

Application No.: DIS-122455504

Site ID No.: SIT-127542

Please refer to all identification numbers in each correspondence with the Department.

DENIAL OF SUBMITTED PLANS

MUNICIPALITY:

TOWN OF CLAYTON
WINNEBAGO COUNTY

SITE:

LEGACY ROSE FARM
3411 WINNEGAMIE DR.
NEENAH, WI 54956

FOR:

3411 WINNEGAMIE DR.

Object Type: Building

Building Name.: Horse Barn

Major Occupancy: U - Utility & Miscellaneous

Class of Construction: VB - Combustible Unprotected Construction

Building Review Type: New

Plan Type: Full/Complete Building

Total Floor Area in Sq Ft: 15,512

Sprinklered Type: None

Occupancy: None

Allowable Area Determined By:

Structural Components Included in Review: truss, roof

Alteration Level: None

The submittal described above has been reviewed for conformance with Wisconsin Administrative Code §§ SPS 361-366 and applicable Wisconsin Statutes. The submittal is being returned **DENIED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements.

The non-approval action is based on the following:

Several items listed in the additional information letter sent out on January 31, 2025, were not adequately addressed or not addressed at all. Some additional items have been added in the denial letter.

- SPS 302.10 Wis. Adm. Code. The subject of this plan review was started prior to plan approval, thus double the normal plan review fees are required to be submitted. The "Fee Required" amount in the fee block below reflects this increased fee amount. ***Per conversations with inspectors, construction was started prior to plan approval. Pay double fees with resubmittal and remaining \$175 hold fee.***
- IBC 1608.4 - Sloped roof snow load using the ground snow load P_g per IBC 1608.2, shall be calculated using Section 7.4 of ASCE 7, with the Exposure factor C_e per Section 7.3.1, Thermal factor C_t per Section 7.3.2, snow load Importance factor I per Section 7.3.3 (based on risk category per IBC 1604.5), and shall be adjusted by applicable unbalanced loads per Section 7.6, drift loads per Section 7.7 and 7.8, and sliding snow loads per Section 7.9. ***Trusses shall be included with next submittal and show***

that calculated drift loads shown on the plans are included in the trusses design. Show calculated unbalanced roof loads were also included in the truss design and show them on the plans.

Item A.

- IBC 1609.3/Tables 1609.3(1),(2)&(3) - Ultimate wind speed of 115, 120, 120 & 105 mph for 3 second gust, in Risk Categories II, III, IV & I respectively using ASCE-7-2010, shall be used for design. **Wind speed was updated on the plans, however, the calculations still show a wind speed of 99 mph, update calculations.**
- IBC 1004.2 - The occupant load is required to be the largest number based on actual capacity or the number calculated by Table 1004.1.2. **Verify the occupant load with the owner again and provide the same signed letter from the owner or an updated signed letter from the owner with your next submittal.**
- SPS 361.31(2)(e) - Provide additional calculations or information to substantiate that the submitted plans conform to this code. **Structural member M1 is over stressed in the calculations, correct this. Provide information for how the support was modeled for the embedded portion of the column. Verify updated wind load is analyzed for both positive and negative pressures on the roof. Only roof dead load is shown, show applicable wall dead load as well. Provide information from RISA for load combinations, updated graphics of how the loads were applied, and the envelope results for all members for all load combinations. Verify wind load resistance in N-S and E-W directions are provided. Provide calculations for stall area too. Provide information on the serviceability of the building per IBC 1604.3, see below. Provide information for the Timbertech product used and that it agrees with what material characteristics were used in RISA.**
- IBC 1604.3.1 The deflections of structural members shall not exceed the more restrictive of the limitations of Sections 1604.3.2 through 1604.3.5 or that [are] permitted by Table 1604.3. **Address 4+ inch deflection after any changes have been made to the design of the column. All other columns shall be within the deflection limits set in this section.**
- IECC C407/SPS 363.0407 - When demonstrating building envelope compliance using Comcheck, the data used for computational purposes must be shown as a detail on the plans, be part of the building specifications, or included as a product cut sheet. **Some insulation information was updated on the plans but no updated COMcheck was provided. Show the U-values for the doors and windows on the plans. If slab perimeter insulation is now being used with cavity insulation for the roof, provide an updated signed and sealed COMcheck report stating that the envelope passes with the newly added slab perimeter insulation and previously used cavity roof insulation. Note that if the slab insulation is not vertically continuous to the wall insulation there is no credit for the slab insulation, provide a detail(s) showing continuity of insulation if slab perimeter insulation will be provided. Verify the length of slab perimeter used in COMcheck agrees with what will be constructed; this length, depth and R-value will have to be verified by the inspector prior to covering any of this insulation. Note that IECC C303.1 requires materials, systems and equipment to be identifiable for compliance with the code and that C303.1.3 states that U-factors shall be determined by an accredited, independent laboratory, and labeled and certified by the manufacturer, this is so the inspector can verify the labels before they are removed. It also says that products lacking such a labeled U-factor shall be assigned a default U-factor from T. C303.1.3(1) or (2). Similar requirements are spelled out in Section 303.1.3 for solar heat gain and visible transmittance to use a default from T. C303.1.3(3). If labels are missing default labels shall be used in COMcheck. Also, note that interior doors and windows separating conditioned from unconditioned space need to not only be included in the building envelope but also may need to be fire rated as to meet the requirements of IBC Section 508.**
- IBC 506.1 - The floor area of a building shall be determined based on the type of construction, occupancy classification, automatic sprinkler system and building frontage on public way or open space. **As stated in the original hold letter, this is not an agricultural building. Even if the stall area was considered agricultural it is connected to an area of the building that has been verified as a B occupancy and is not for agricultural use. Therefore, the entire building is not exclusively used for agricultural use and IBC Appendix C is not applicable. The areas of the building are not separated by a fire wall to create two separate buildings, even if they were, the requirement of IBC C102.2 is for the agricultural building to be surrounded by adjoining yards, which is not possible with another building right next to it. Remove all references to Appendix C in your resubmittal, they are not applicable.**
- IBC 508.1/IBC 508.2/IBC 508.3/IBC 508.4 - Provide mixed use provisions for accessory, nonseparated and separated occupancies. **Separate occupancies as required to meet area requirements. State areas of each occupancy on the plans and show what code section from Section 508 you are using and how compliance is met on the plans.**
- IBC 1806.2 – The load-bearing values used in design for supporting soils near the surface shall not exceed the values specified in T. 1806.2 unless data to substantiate the use of higher values are submitted and approved. Where the building official has reason to doubt the classification, strength or compressibility of the soil, the requirements of Section 1803.5.2 shall be satisfied. **Bedrock has a maximum value of 12,000 psf in T. 1806.2, 30,000 psf is stated on the updated plans and used in the calculations. The updated plans state a required hole depth for the columns and state that foundations will bear directly on bedrock or concrete pads on bedrock. The originally submitted plans made no mention of the requirement to bear on bedrock leaving the contractor no reason to reach bedrock. Additionally, some footings details on the submitted plans show one 60# bag of Sakrete to be placed under the precast footing but still has no mention of bedrock. Additionally, the footing call out in the column schedule for column C has a 10"x24" poured footing (assuming a 10" thick x 24" diameter) but the closest detail to that is a 10" thick by 20" diameter poured footing, which has nearly 50% less in bearing area. The calculations have a specific depth of embedment into the ground, show how the column is affected if the bedrock was less or greater than the required hole depth. Designer and owner to work with inspector to verify foundation sizes and construction agree with the plans and that they are placed on competent bedrock. Inspector and designer shall agree on a bearing value based on T.**

1806.2, if there is a disagreement on the bearing value and the designer believes a higher value is provided a geotechnical investigation shall be provided. The inspector shall be able to choose which footings are excavated and can request to be present at the time of excavation to confirm the information. The designer is to be aware of the fact that the footings were designed for a supporting bearing strength of 30,000 psf which would not be allowed without a geotechnical investigation. At best crystalline bedrock, which would have to be verified, would have an allowable bearing of 12,000 psf. If the footings bear on soil or Sakrete that does not bear on bedrock the maximum bearing capacity is 3,000 psf without a geotechnical report justifying a higher soil bearing. In whole, this means the building may be constructed with foundations bearing on less than 1/10th of the bearing capacity that it was designed for, and 48 footings (column C) may be undersized by almost 50%.

- ICC/ANSI A117.1 Sec. 304.3.2 - The wheelchair turning space shall be a T-shaped space within a 60 inch minimum square with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **See Section 603.2.1 below.**
- ICC/ANSI A117.1 Sec. 304 - Wheelchair turning space shall be provided with either a 5 foot diameter turning circle or a 5 foot T-turn space. This entire space shall have a slope no greater than 1:48 (1/4 in./ft. slope). **See Section 603.2.1 below.**
- ICC/ANSI A117.1 Sec. 603.2.1 - A wheelchair turning space shall be provided within the toilet or bathroom. This turning space shall be either a 5 foot diameter circle per Section 304.3.1 or 5 foot T-shaped space per Section 304.3.2. **Verify turning circle or 5 foot T-shaped space per Section 304.3.2 fits in the redesigned toilet room, and show it on the plans.**
- ICC/ANSI A117.1 Sec. 604.2 – The water closet shall be located with a wall or partition to the rear and to one side. The center of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. **Verify water closet location complies with this requirement, and show it on the plans.**
- SPS 362.1101/ANSI A117.1 604.5 - Provide a grab bar behind the water closet which is a minimum of 24" (36" when possible) and offset 12" to the open side of the water closet. The grab bar beside the water closet shall be at least 42" and shall extend a minimum 54" from the wall behind the water closet. The height of the grab bar shall be between 33"-36" above the finished floor per 609.4. A vertical grab bar 18" minimum in length shall be mounted with the bottom of the bar located between 39" and 41" above the floor and the center line of the bar located between 39" & 41" from the rear wall. **It appears only the grab bar behind the water closet has been provided. The grab bar beside the water closet and the vertical grab bar are not shown. Verify all three grab bars are provided and locations of all three grab bars are within requirements of this section. Show all three grab bar locations on the plans. Grab bars need to be able to support 250 pounds at any point on the grab bar per Section 609.8.**
- IBC 1008.1 Illumination shall be provided in the means of egress in accordance with Section 1008.2 Under emergency power, means of egress illumination shall comply with Section 1008.3. **Show compliance with this section on the plans.**
- IBC 1013.1 Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. **Show compliance with this section on the plans.**
- SPS 361.35 - The department may revoke any approval, issued under chs. SPS 361 to 366, for any false statements or misrepresentation of facts on which the approval was based. **Designer to work with the inspector, owner, structural engineer and any contractor/worker and anyone else involved with the design or construction of this building to provide the most accurate possible information about the construction of this building so far, its future construction and future uses to move forward towards a sustainable conditional approval.**

Our agency offers various worksheets and checklists for the Commercial Building Code at <https://dsps.wi.gov/Pages/Programs/CommercialBuildings> that may assist you in preparing your submittal.

If you wish to continue with this project, the plans must be reviewed and resubmitted to show compliance with the Wisconsin Administrative Code. The review process will continue if you submit the revised plans and a fee of \$350 (\$250 plan revision review fee and \$100 submittal fee) within 8 months from the date of this letter. If you wish to resubmit after this period, full plan review fees will need to be submitted. Note that the code in effect at the time of resubmittal will apply in either case.

Please login to your eSLA Dashboard to submit the revised plans and supporting information. Once logged in, create a new application. Choose *Yes* for the question: *Is this a resubmission for a denied plan?* Where prompted, provide the DIS# of the previously denied plan. Be sure to pay the required fee(s) to complete the submission. You can verify the completed submission by checking that the application status on your eSLA Dashboard reads: *Submitted*.

Inquiries concerning this correspondence may be made to me at the contact information listed below.

Item A.

Sincerely,



Philip Behling

Division of Industry Services

Phone: 715 634-5035

Email: philips.behling@wisconsin.gov

cc:
BRIAN NOE, DIS INSPECTOR, 920-420-4796, BRIAN.NOE@WISCONSIN.GOV
KELSEY FAUST-KUBALE, MUNICIPAL CLERK, (920) 836-2007, CLERK@CLAYTONWINNEBAGOWI.GOV
CHRIS VOIGT, LEGACY ROSE FARM

Kelly Wisnepske, Administrator, Town of Clayton

From: Chris Voigt <email.chris.voigt@gmail.com>
Sent: Friday, November 5, 2021 1:53 PM
To: Tori Straw, Town Administrator, Town of Clayton
Subject: Conditional use for Ag Building for VOIGT/ Winnegamie Dr

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Tori

Per our phone conversation, we are looking to secure the "conditional use" permit to build our Farm/ Storage/ Ag Building before we build our residence on our new lot.

The lot we are purchasing is:

- **Parcel # 006004202 on Winnegamie DR**

Ideal order of project:

1. Survey property and start a new crop cycle.
2. Build 1st structure / "Ag Building" for storage of farm equipment/ hay/ and horses when home is built. (Ag Building will need to be utilized for farm equipment and storing existing hay while new crops grow and home is being built)
3. Build 2nd structure / Our home
4. Move in home and bring over horses (enjoy fruits of our hard work)

We would like to get the Crops and Ag Building completed by Spring, then start our home very soon afterward. I appreciate any help you can provide, and look forward to hearing from you ;-)

Thank you,

Chris Voigt
(920) 470-4826
email.chris.voigt@gmail.com

Winkel Law Office

411 S. Commercial Street
Neenah, Wisconsin 54956

ATTORNEY AND COUNSELOR
David J. Winkel
Federal Tax ID: 39-1712221

PHONE: 920-725-8887
FAX: 920-725-9077
Email: winkelandassoc@yahoo.com

August 21, 2024

Via Email: clerk@claytonwinnebagowi.gov

Kelsey Faust-Kubale, Town Clerk
Town of Clayton
8348 Hickory Ave.
Larsen, WI 54947

Re: Legacy Rose Farm

Dear Ms. Faust-Kubale:

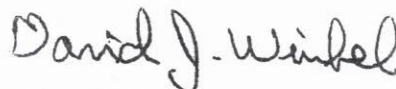
I have been retained by Legacy Rose Farm and Chris and Brittany Voigt regarding your July 24, 2024 letter, a copy of which is enclosed.

I have been out of the office for the last week and a half and will return on August 26, 2024. I will start working on the issue raised in your letter at that point, and have any required Conditional Use Permit Application; and/or Zoning Permit Application submitted.

Please email me the Town's Conditional Use Permit Application, Zoning Permit Application and any Town requirements for a site plan. Thank you.

Sincerely,

WINKEL LAW OFFICE

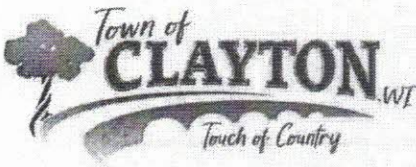


David J. Winkel

DJW:vaw

Enc.

CC: Chris & Brittany Voigt - via email



Item A.

8348 Hickory Ave
Larsen, WI 54947

July 24, 2024

LEGACY ROSE FARM
C/O CHRIS & BRITTANY VOIGT
3411 WINNEGAMIE DR
NEENAH WI 54956

RE: **First Notice** – Non-Compliance with Town of Clayton Zoning Ordinance for the Commercial Stable in operation at Property Address: 3411 Winnegamie Dr, Neenah, WI 54956 (Tax ID #006-0042-02)

Dear Mr. & Ms. Voigt,


We are reaching out to you because the Town has become aware of a commercial stable, Legacy Rose Farm, operating at the above-listed address. Commercial stable is defined within the Town Zoning Ordinance, Article 3, Chapter 9 as "A place where horses, donkeys, and other similar domesticated animals are kept for boarding, instructional purposes, or hire on trail rides. Non-residential buildings and other structures, such as barns, stables, riding arenas, and sheds, necessary for the operation are allowed." Co

Furthermore, the Town Zoning Ordinance, Article 8, Chapter 9 contains the land use matrix which clearly identifies commercial stables, as defined, require a Conditional Use Permit, Zoning Permit, and Site Plan Review by the Town Plan Commission and Town Board.

The purpose of this letter is to give you notice of the non-compliance, and an opportunity to remedy before the Town is required to take further action.

If you have any questions regarding this notice and/or the action required, please contact the Town Office at **920-836-2007**.

Sincerely,


Kelsey Faust-Kubale
Town Clerk

centers. The term does not include animal hospitals, animal grooming parlors, or pet shops.³⁷

- 9.05 **Commercial stable** A place where horses, donkeys, and other similar domesticated animals are kept for boarding, instructional purposes, or hire on trail rides. Nonresidential buildings and other structures, such as barns, stables, riding arenas, and sheds, necessary for the operation are allowed.
- 9.06 **Equipment rental, large** A place where large equipment that is normally stored out of doors is offered for rent. Typical items include modular buildings, trucks and trailers, vertical lifts, skid loaders, forklifts, backhoes, and other types of heavy equipment.
- 9.07 **Equipment rental, small** A place where small equipment is offered for rent and related supplies are offered for retail sale or rent. Items for rent or sale are stored indoors and may include hand tools, party equipment, and lawn and yard equipment.
- 9.08 **Financial services** A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses. The term does not include automated teller machines, which are considered an accessory use.
- 9.09 **Funeral home** A place where the deceased may be prepared for burial or cremation and people may gather for visitation or funeral ceremonies. The indoor display of funeral equipment may also occur. The term includes mortuaries.
- 9.10 **General repair** A place where consumer goods such as shoes, bicycles, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment.
- 9.11 **General services** A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, beauty shops, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services.
- 9.12 **Health care clinic** A place where medical services are offered and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.
- 9.13 **Health care center** A place where medical treatment or nursing, rehabilitative, or preventative care is offered. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, and rehabilitation facilities.
- 9.14 **Instructional services** A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts.
- 9.15 **Landscape business** A place where a landscape contractor may establish a base of operation, which may include one or more of the following: retail sale of plant and landscape materials; office space; indoor and outdoor storage of materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.
- 9.16 **Professional services** A place where services involving predominantly professional, clerical, or similar operations are preformed and where customers may or could come on a regular basis. The term includes law offices, real estate offices, insurance offices, and travel agencies.
- 9.17 **Tattoo establishment** A place where a tattooist applies a tattoo to another individual.

³⁷ Commentary: Also see "kennel, hobby" and "kennel, private" which are accessory uses to a residential use (Series 17).

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-1	B-1	B-2	B-3	M-1	I-1	I-2
7 Vehicle Rental, Sales, and Service																
7.01 Heavy vehicle sales and rental	ZP,SP	9.08-291	-	-	-	-	-	-	-	-	-	-	C	-	P	C
7.02 Truck stop	ZP,SP	9.08-292	-	-	-	-	-	-	-	-	-	-	C	-	C	C
7.03 Vehicle fuel station	ZP,SP	9.08-293	-	-	-	-	-	-	-	-	-	C	P	C	C	C
7.04 Vehicle repair shop	ZP,SP	9.08-294	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.05 Vehicle sales and rental	ZP,SP	9.08-295	-	-	-	-	-	-	-	-	-	C	P	-	C	-
7.06 Vehicle service shop	ZP,SP	9.08-296	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.07 Vehicle storage yard	ZP,SP	9.08-297	-	-	-	-	-	-	-	-	-	-	-	-	C	C
8 General Sales																
8.01 Convenience retail sales	ZP,SP	9.08-301	-	-	-	-	-	-	-	-	-	P	P	P	P	-
8.02 General retail sales	ZP,SP	9.08-302	-	-	-	-	-	-	-	-	-	C	P	P	C	-
8.03 General retail sales, large format	ZP,SP	9.08-303	-	-	-	-	-	-	-	-	-	-	P	-	-	-
8.04 Outdoor sales	ZP,SP	9.08-304	-	-	-	-	-	-	-	-	-	C	C	P	-	C
9 General Services																
9.01 Administrative services	ZP,SP	9.08-311	-	-	-	-	-	-	-	-	-	C	P	P	P	-
9.02 Adult-oriented establishment	ZP,SP	9.08-312	-	-	-	-	-	-	-	-	-	-	-	P	-	-
9.03 Body-piercing establishment	ZP,SP	9.08-313	-	-	-	-	-	-	-	-	-	C	P	P	P	-
9.04 Commercial kennel	ZP,SP	9.08-314	-	C	-	-	-	-	-	-	-	C	P	P	C	-
9.05 Commercial stable	ZP,SP	9.08-315	-	C	-	-	-	-	-	-	-	-	-	-	-	C
9.06 Equipment rental, large	ZP,SP	9.08-316	-	-	-	-	-	-	-	-	-	-	-	C	-	P
9.07 Equipment rental, small	ZP,SP	9.08-317	-	-	-	-	-	-	-	-	-	-	C	P	-	-
9.08 Financial services	ZP,SP	9.08-318	-	-	-	-	-	-	-	-	-	P	P	P	P	-
9.09 Funeral home	ZP,SP	9.08-319	-	-	-	-	-	-	-	-	-	C	P	P	P	-
9.10 General repair	ZP,SP	9.08-320	-	-	-	-	-	-	-	-	-	C	P	P	P	C
9.11 General services	ZP,SP	9.08-321	-	-	-	-	-	-	-	-	-	C	P	P	P	-
9.12 Health care clinic	ZP,SP	9.08-322	-	-	-	-	-	-	-	-	-	C	C	P	P	P
9.13 Health care center	ZP,SP	9.08-323	-	-	-	-	-	-	-	-	-	C	-	C	P	P
9.14 Instructional services	ZP,SP	9.08-324	-	-	-	-	-	-	-	-	-	C	P	P	P	C
9.15 Landscape business	ZP,SP	9.08-325	-	C	-	-	-	-	-	-	-	-	-	C	-	P
9.16 Professional services	ZP,SP	9.08-326	-	-	-	-	-	-	-	-	-	P	P	P	P	-
9.17 Tattoo establishment	ZP,SP	9.08-327	-	-	-	-	-	-	-	-	-	C	P	P	P	-
9.18 Veterinary clinic, general [9]	ZP,SP	9.08-328	C	C	-	-	-	-	-	-	-	-	-	C	-	C
9.19 Veterinary clinic, small animal [9]	ZP,SP	9.08-329	C	C	-	-	-	-	-	-	-	C	P	P	P	C
10 Recreation and Entertainment																
10.01 Driving range	ZP,SP	9.08-341	-	C	-	-	-	-	-	-	-	-	-	C	-	C
10.02 Golf course	ZP,SP	9.08-342	-	C	C	C	C	C	C	-	C	-	-	-	-	C
10.03 Indoor entertainment	ZP,SP	9.08-343	-	-	-	-	-	-	-	-	-	-	P	P	P	-
10.04 Indoor recreation	ZP,SP	9.08-344	-	-	-	-	-	-	-	-	-	-	P	P	P	-
10.05 Outdoor entertainment	ZP,SP	9.08-345	-	-	-	-	-	-	-	-	-	-	C	P	-	C
10.06 Outdoor recreation	ZP,SP	9.08-346	-	-	-	-	-	-	-	-	-	C	-	C	C	-
10.07 Outdoor shooting range	ZP,SP	9.08-347	-	C	-	-	-	-	-	-	-	C	-	-	-	C
11 Government and Community Services																
11.01 Administrative government center	ZP,SP	9.08-351	-	-	-	-	-	-	-	-	-	P	-	-	-	-
11.02 Animal shelter	ZP,SP	9.08-352	-	C	-	-	-	-	-	-	-	P	-	-	-	-
11.03 Cemetery [10]	ZP,SP	9.08-353	C	C	-	-	-	-	-	-	-	P	C	C	C	-
11.04 Civic use facility	ZP,SP	9.08-354	-	-	-	-	-	-	-	-	-	P	-	-	P	-
11.05 Community center	ZP,SP	9.08-355	-	C	C	C	C	C	C	-	P	C	P	P	C	-
11.06 Community cultural facility	ZP,SP	9.08-356	-	-	-	-	-	-	-	-	-	P	C	P	P	P
11.07 Community garden	ZP,SP	9.08-357	P	P	P	P	P	P	P	P	P	P	P	P	P	P

continued on next page

MEMORANDUM

Business Item B

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & recommendation on a Site Plan Application submitted by Wildflower Development for a proposed addition to the existing storage condominium development located on Tax ID #006-0895-06 (north of 7577 Black Top Way).

Please see the below comments from Code Administrator Kamke:

Property Information Specific to Tax ID# 006-0895-06:

1. The property is owned by JJJ2 LLC, 1911 West Wisconsin Avenue, Appleton, WI 54914.
2. The Lot is 9.30 acres in size.
3. The property is in the Department of Natural Resources Special Well Casing area.
4. The property has a 50-foot DOT setback from the State Rd 76 right-of-way.
5. The property is currently zoned I-1 (Light Industrial District) by the Town.
6. The property is in the City of Neenah Extra Territorial Zoning District.
7. The property is out of the County's Floodplain Zoning Area.
8. The portion of the property within approximately 75 ft. of State Rd 76 right-of-way is in the County Shoreland Zoning 300-foot buffer.
9. The property does not contain mapped wetlands, but the north and western boundaries of the property contain wetland indicators per the Wisconsin DNR Surface Water Data Viewer.
10. The current land use is consistent with the Town's adopted Land Use Plan.
11. The proposed land use is consistent with the Future Land Use Plan.

Zoning of Surrounding Properties:

North: A-2 (General Agriculture District), R-1 (Rural Residential District), and R-2 (Suburban Residential District).

South: I-1 (Light Industrial District), B-2 (Community Business District), B-3 (General Business District), and A-2 (General Agricultural District)

East: A-2 (General Agriculture District) and A-2 (General Agricultural District with a Conditional Use)

West: A-2 (General Agriculture District)

Application Details:

This project is Phase 3 of the development conditionally approved and constructed adjacent to the south of the subject property. The 2019 Site Plan Application divided the project into a number of phases. Phase 1 was conditionally approved in April 2019 and again in August 2020, and Phase 2 was conditionally approved in 2022. This Site Plan Application covers the third phase of the development.

The petitioner has provided the enclosed plans and materials. A total of 32 private storage units are proposed in this phase 3 (Units 13-17, 26-30, & 56-77). Of these 32, a total of 14 new units are proposed to be 40' x 40' buildings, including 13-17, 57-62, and 69-71. Larger structures proposed to be 40' x 64' buildings are units 26-30, 56, and 63-77. Access to structures proposes a 30' wide internal drive for each unit, surfaced with bituminous pavement. The submitted plans show compliance with all dimensional requirements for the I-1 district. The submitted plans are

consistent with the approved Phase 1 & 2 plans/developments. The Town's Site Plan Ordinance sets the standards for review by development area. The subject property is in the Town's Business Fringe Zone.

Special Site Design Principles and Architectural Standards

Personal storage facility land uses are subject to the special site design principles and architectural standards outlined in Article 8, Division 8 of the Town Zoning Code of Ordinances. This section of the ordinance makes reference to the following attachments of the zoning code:

- Attachment B, Horizontal Site Design Standards
- Attachment C, Architectural Design Standards
- Attachment D, Architectural Design Zones
- Attachment E, Landscape Design Standards
- Attachment F, Environmental and Energy Efficiency (E³) Guidelines

Horizontal Site Design Standards (Attachment B)

Driveways

No new driveways to a public road are proposed. Access to the site is proposed via the existing drives in phase 1 & 2 of this development.

Stormwater & Erosion Control

The following documents/plans were submitted with the application:

- Stormwater Management Plan and Utility, Drainage, & Grading Plan, completed by Jeffrey T. Rustick Schuler & Associates, Inc.; This plan/report is enclosed with this memo.
- Site Evaluation for Stormwater Infiltration, completed by Stuart Boerst of McMahon Associates Inc.; This report is not enclosed with this memo but is within the conditionally approved state plan.
- Erosion Control Plan, completed by Craig Locy of CRL Surveying; This plan is enclosed with this memo.

Stormwater is proposed to be managed via a stormwater detention pond located at the north end of this parcel, along the north and east lot lines. Winnebago County regulates stormwater management and erosion control in the Town. County Stormwater and Erosion Control Permits will need to be obtained prior to commencing development/construction. This requirement to obtain County permits is included in the suggested conditions section of this memo.

Wetlands

The property does not contain mapped wetlands, but a majority of the property contains wetland indicators per the Wisconsin DNR Surface Water Data Viewer. A wetland delineation from November 2024 is indicated on the applicant's Utility, Drainage, & Grading Plans, and that "Wetland Delineation Report" is required to be submitted to the Town. Wetland delineations may only be conducted during the growing season. The requirement to submit a "Wetland Delineation Report" to the Town is included in the suggested conditions section of this memo.

On-Site Wastewater Treatment

There are no private holding tanks or other POWTS indicated on the site plan submitted to the Town, nor are plumbing fixtures or water utilities indicated on any application materials. The assumption therefore would be that Phase 3 buildings will not have plumbing installed. However, the stormwater plans submitted to the state and approved under plan Review No. PL-022500051-PRSO, do list the intent for the site to be serviced by private holding tanks. A new site plan review will be needed if plumbing is planned for installation, as sufficient space to accommodate statutory setbacks for the holding tank / POWTS components may require reworking of the proposed layout. On-site wastewater treatment or private on-site wastewater treatment systems (POWTS) are regulated by Winnebago County. County Sanitary Permits will

need to be obtained prior to occupancy and use of any building with wastewater generating facilities (e.g., sinks, toilets, etc.).

Private Well Construction

Wells are regulated by the Wisconsin Department of Natural Resources. One shared private well was proposed to serve the phase 2 development. No new private well or intentions to connect to the previously approved well is indicated for phase 3.

Architectural Design Standards (Attachment C)

Due to the industrial zoning of the subject property, it is in the Town's Business Fringe Zone.

Exterior Wall Materials

The proposed exterior wall materials are the same as the exterior wall materials approved for Phase 1 and 2 of this development. The proposed exterior wall materials is 29-gauge ribbed metal wall panel, which is proposed to cover 100% of the exterior wall surfaces.

Ribbed metal panels is not specifically listed as an "acceptable exterior building material" per Attachment C. "Acceptable exterior building materials" listed in Attachment C include the following:

- Clay or masonry brick
- Natural or manufactured stone
- Decorative concrete masonry (sealed) with color consistent with design theme.
- Poured-in-place, tilt-up or precast architectural concrete (shall have stone, texture or coating appearance consistent with design theme)
- Glass curtain walls
- Other materials as approved

Attachment C states that buildings in the Business Fringe Zone shall have "acceptable exterior building materials" covering 33% or more of wall surfaces facing a front-yard setback, 25% or more of wall surfaces facing a side-yard setback. Those areas deemed to be of limited exposure to the general public percentages may be lowered so long as the intent of this provision is maintained.

Again, the proposed exterior wall materials are the same as the exterior wall materials approved for Phase 1 and 2 of this development. The Town may approve the exterior wall materials as proposed or may require the applicant to comply with ordinance requirements.

Roofing Materials

The proposed roofing materials are the same as the roofing materials approved for Phase 1 of this development. The proposed roofing materials is 29-gauge ribbed metal roof panel, which is an acceptable roofing material per Attachment C. Per Attachment C, the proposed roof material shall have a Solar Reflective Index (SRI) of 29 or higher. This SRI requirement is included in the suggested conditions section of this memo.

Landscape Design Standards (Attachment E)

The subject property is in the Town's Business Fringe Zone per Attachment D, Architectural Design Zones.

A landscape plan was submitted with the application and is enclosed with this memo. The landscape plan proposes 38 total evergreen shrubs, 16 maple species trees, and 96 small landscape plants (3 per building unit). This plan is consistent with the approved phase 2 development, but should be noted that the landscape plan does not meet the minimum landscape requirements as outlined below for shrubs and small landscape plants. To meet the

ordinance requirement, based on 155,960sqft of total development area, 35 shade tree, conifer, or ornamental trees and 156 shrubs would be needed. Please note that Section K states: *“The Town Board shall have the authority to waive or modify the requirements and standards of this section for good cause shown by the applicant. In lieu of any modification a substitution of higher standards can be made to offset any corresponding reduction. Documentation of any modification shall be on file at the Town of Clayton and available for public review.”*

Grounds Landscaping for Commercial Building Construction – Section G. (1) (e) 1) (b)

- One (1) shade tree, conifer or ornamental tree for every 4,500 square feet of developed area. Ornamental trees may comprise up to fifty (50) percent of the total number of trees with conifers being at least fifteen percent of the total number of trees.
- One (1) understory shrub for every one thousand (1,000) square feet of developed area.

Building Landscaping for Business Fringe Zone – Section G. (1) (e) 2) (c)

- 100% of the building façade facing all public streets must be landscaped with a variety of appropriate plant materials in a mulched bed a minimum of 6’ wide measured from building façade.

As described above, the Town may waive or modify the landscaping requirements and standards for good cause shown by the applicant. The applicant makes the case that due to the density of development between buildings on the project site, minimal sunlight would be available to support the landscape vegetation required by ordinance.

Environmental and Energy Efficiency (E3) Guidelines (Attachment F)

The E3 standard is strongly recommended, but not required. Per review of the application materials, the following E³ components are included in this development:

- Roof heat island
- Storm sewer piping
- Minimize impervious surfaces

Outdoor Storage of Equipment, Products, & Materials

No outdoor storage of equipment, products, or materials is proposed.

Storage of Waste/Trash and Recyclables

No communal storage of waste/trash/recyclables is proposed. Each Unit owner is responsible for proper disposal of waste/trash/recyclables.

Lighting

A lighting plan and pictures identifying light locations on each building were submitted and are enclosed with this memo. Pictures of the lighting fixtures were also submitted and are enclosed with this memo. A photometric plan identifying dispersion pattern and light intensity was not submitted. Lighting in Phase 3 is proposed to be the same as approved for Phases 1 & 2.

Signage

No new signage is proposed.

Staff Comments, Basis of Decision, & Suggested Conditions:

Staff Recommendation & Suggested Conditions:

If the Town determines that the exterior wall materials are acceptable, Staff recommends conditional approval of the Site Plan Application.

The following are possible conditions of approval that may be relevant to ensure compliance with ordinance requirements. Conditions 7 through 14 below are relevant conditions that were placed on the Phase 1 & 2 developments:

1. The project shall comply with all applicable local, state, and federal codes/ordinances.
2. No unit shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials; as required per Section 9.08-402(d) of the Town of Clayton Zoning Code of Ordinances.
3. No portion of the site shall be used for commercial fabrication, repair, or any similar use or for human habitation; as required per Section 9.08-402(e) of the Town of Clayton Zoning Code of Ordinances.
4. Stormwater Management and Erosion Control Permits shall be obtained from Winnebago County and the Wisconsin Department of Natural Resources prior to commencing land disturbing activities and/or construction.
5. A "Wetland Delineation Report" for the Phase 3 development area shall be submitted to the Town prior to commencing land disturbing activities and/or construction.
6. A landscape plan in compliance with the applicable requirements of Attachment E of the Town of Clayton Zoning Code of Ordinances or a landscape plan acceptable by the Plan Commission as per discussion at the Plan Commission meeting shall be submitted to the Town prior to review of the Site Plan Application by Town Board. Verification that the landscape plan is code-compliant or acceptable by the Plan Commission as per discussion at the Plan Commission meeting shall be at the discretion of the Town Administrator.
7. The applicant shall work with Town Fire Department staff to site and provide the design requirements for a hydrant on the proposed storm water management pond.
8. A Knox Box security system shall be installed on each building to give the Fire Department restricted access to the building.
9. A Condo Association Agreement shall provide for the Town to access the storm water management pond to perform maintenance if the Condo Association fails to properly maintain the pond; and the agreement shall provide for the Town to special assess the cost of any storm water management pond maintenance to the Condo Association.
10. The Condo Association Agreement must be recorded with the Winnebago County Register of Deeds prior to the issuance of any building permits.
11. No external storage is allowed at any of the buildings.
12. Lighting is to be limited to one hooded, LED light above the entrance door and one hooded, LED light above the garage/overhead door on each building.
13. No Signage may be placed on the STH "76" frontage.
14. Signage on the individual condo units is limited to a wall sign only which follows the Town's adopted Zoning Code as it relates to signs.
15. Any substantial changes and/or additions to the site plan and/or building plans shall be reviewed and approved by the Plan Commission and Town Board in accordance with

the requirements of Article 8, Division 8, Special Site Design Principles and Architectural Standards, of the Town of Clayton Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

Suggested Motion(s):

Motion to recommend approval of the Site Plan Application submitted by Wildflower Development with the fifteen (15) listed conditions.

Motion to recommend approval of the Site Plan Application submitted by Wildflower Development as presented.

Motion to recommend denial of the Site Plan Application submitted by Wildflower Development as presented.

Respectfully Submitted,
Kelsey

SITE PLAN APPLICATION

Town of Clayton Town Hall

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



Office Use Only

Date: _____ / _____ /20____

Paid: \$ _____

Check Cash Credit/Debit Card

By: Please make checks payable to:
TOWN OF CLAYTON

Receipt #: _____

SUBMITTAL FEES & REQUIREMENTS

Site Plans:	·Meets the requirements of the Town's Zoning Code of Ordinances Article 7, Division 13 ·Meets the requirements of the Town's Subdivision Ordinance ·Submit 1 Hard Copy with application and email an 11 x 17 copy
Fees:	See Town Fee Schedule
Plan of Operation:	·Letter describing the business

PROPERTY INFORMATION

Parcel ID / Tax Key No.: 006- 089506	Current Zoning I-1
Site Address / Location: not yet been assigned but it will be at or near Blacktop Way and State Highway 76 in Clayton, Wisconsin 54004	
Current Land Use:	Proposed Land Use: Condominiums intended for independent private use
Lot Size/Total Acreage: 9.3 Acres	Project Schedule: Start: 05/2025

APPLICANT

Name
Mae Hlub Yang as representative of Wildflower Development

Street Address
8701 County Rd M.

City Larsen State WI Zip Code 54947

Phone 920-843-1021

E-mail
myang@wildflowerlandscapers.com

PROPERTY OWNER (IF NOT THE SAME)

Name _____

Street Address _____

City _____ State _____ Zip Code _____

Phone _____

E-mail _____

BUILDER

Name
Wildflower Development Group, LLC

Street Address
8701 County Rd M.

City Larsen State WI Zip Code 54947

Phone 920-843-1021

E-mail
myang@wildflowerlandscapers.com

ENGINEER

Name
CRL Surveying

Street Address
N1674 Medina Dr #8303

City Greenville State WI Zip Code 54942

Phone 920-422-2829

E-mail
gb3632@aol.com

SURVEYOR

Name
CRL Surveying

Street Address
N1674 Medina Dr #8303

City Greenville State WI Zip Code 54942

Phone 920-422-2829

E-mail
gb3632@aol.com

Office Use Only

Newspaper Publication Dates: _____ & _____

Posting Date: _____

300ft Neighborhood Notice Completed On: _____

Re-Zoning is: Approved Denied

Comments: _____

APPLICANT ACKNOWLEDGEMENT & SIGNATURE

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

Mae Hlub Yang as representative of Wildflower Development
Signature

01/28/2025
Today's Date

Wildflower Development Group, LLC
 Mae Hlub Yang
 920.843.1021
 myang@wildflowerlandscapers.com
 8701 County Rd. M
 Larsen, WI 54947
 01/30/2025

Plan of Operation

Town of Clayton,

I, Mae Hlub Yang, am writing on behalf of Wildflower Development Group regarding our company's plan of operation. I am writing to introduce our company to you and provide some information about Man-Cave Storage Condominiums. We are currently located in Larsen, WI. Most of our builds are new construction single-family residential homes in the Fox Valley. Our ambition has helped us grow in numbers, knowledge, and experience. At Wildflower Development, our mission is to provide the highest-quality workmanship possible. We succeed at this because of the integrity of our subcontractors and staff, and our commitment to providing quality services as a dependable, and efficient General Contractor.

According to the First Amendment to Declaration of Condominium for Man-Cave Storage Condominium, "Each of the Units shall be occupied and used only for personal workshop use, storage purposes, and/or trade or non-retail business purposes only, and for no other purposes all such uses being subject to Section 9(k) of the Declaration. No retail business or use of residence-like activity shall be carried out anywhere within the condominium, except as otherwise provided herein."

Our plan for these condominium units is to provide more space and storage for families and individuals. Our hope is that these high-quality condos will satisfy their needs and be a place of comfort, peace, and endless happiness.

Thank you,



 (Representative of Wildflower Development)

01/30/2025

(Date)

SITE PLAN

PART OF LOT 1 OF CERTIFIED SURVEY MAP 7052, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SITE PLAN NOTES

OWNER: WILDFLOWER LANDSCAPING, LLC
8701 COUNTY ROAD M
LARSEN, WI 54947
(920) 383-1560

LEGAL DESCRIPTION: PART OF LOT 1 OF CERTIFIED SURVEY MAP 7052, BEING LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

PARCEL ID: 089506

ADDRESS: 7577 BLACK TOP WAY

AREA: 405,356 sq.ft. (9.306 AC)

ZONING: LIGHT INDUSTRIAL (I-1)

SETBACKS: FRONT 30'
SIDE 20'
REAR 30'

IBC BUILDING CONSTRUCTION: WOOD FRAMED

THIS SITE WILL BE SERVICED BY PRIVATE HOLDING TANKS

SURVEYOR'S CERTIFICATE:

I CRAIG LOCY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED IN THE DECLARATION FOR "MAN-CAVE CONDOMINIUMS" THAT IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAN.

DATED THIS 4th DAY OF OCTOBER, 2019.

CRAIG LOCY #2940

SITE INFORMATION

	EXISTING	PROPOSED
BUILDING FOOTPRINT	0 sq.ft.	68,480 sq.ft.
PAVEMENT/CONCRETE	2,780 sq.ft.	87,480 sq.ft.
IMPERVIOUS	2,780 sq.ft.	155,960 sq.ft.
OPEN SPACE	402,576 sq.ft.	249,396 sq.ft.
TOTAL LOT	405,356 sq.ft.	405,356 sq.ft.

LEGEND

- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON FOUND
- ⊕ LIMITED COMMON ELEMENT
- () RECORDED AS

NOTES:

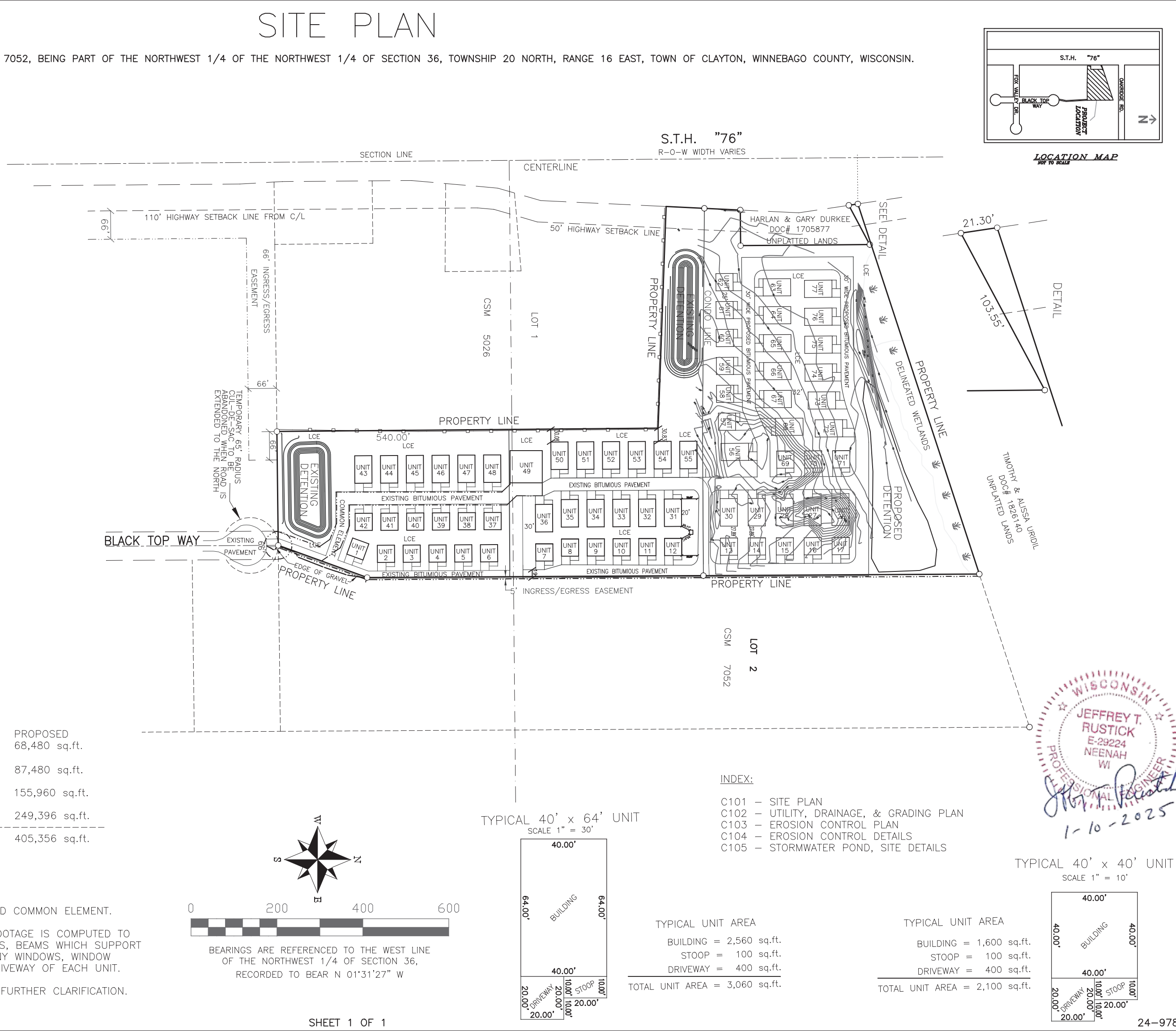
ALL LANDS SURROUNDING THE UNITS ARE LIMITED COMMON ELEMENT.
FOR OWNERSHIP OF EACH UNIT, THE SQUARE FOOTAGE IS COMPUTED TO THE EXTERIOR SURFACES OF THE WALLS, FLOORS, BEAMS WHICH SUPPORT THE ROOF, AND THE EXTERIOR SURFACES OF ANY WINDOWS, WINDOW FRAMES, DOORS, DOOR FRAMES, STOPE, AND DRIVEWAY OF EACH UNIT.
REFER TO THE CONDOMINIUM DECLARATION FOR FURTHER CLARIFICATION.



920.422.2829

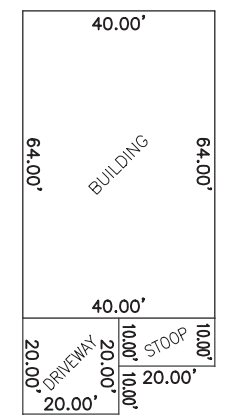
JANUARY 13, 2025

SHEET 1 OF 1

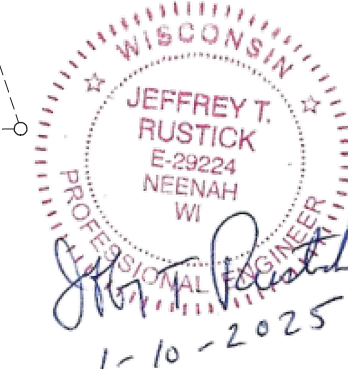
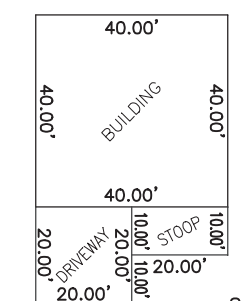


- ### INDEX:
- C101 - SITE PLAN
 - C102 - UTILITY, DRAINAGE, & GRADING PLAN
 - C103 - EROSION CONTROL PLAN
 - C104 - EROSION CONTROL DETAILS
 - C105 - STORMWATER POND, SITE DETAILS

TYPICAL 40' x 64' UNIT
SCALE 1" = 30'

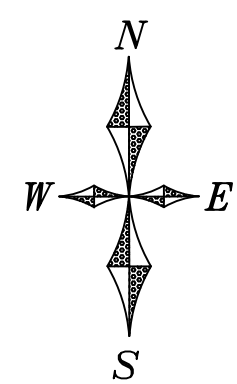


TYPICAL 40' x 40' UNIT
SCALE 1" = 10'





920. 422. 2829



SCALE IN FEET
0 15 30 60

UTILITY, DRAINAGE & GRADING PLAN MAN CAVES CLAYTON, PHASE 3

UTILITY CONSTRUCTION NOTES

1. ALL WORK & MATERIAL FOR STORM SEWERS (INCLUDING CULVERTS) SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & 384 (STATE PLUMBING CODE).
2. GUARDS WITH BARS @ 6" O.C. MAXIMUM SPACING ON ALL UPSTREAM ENDWALLS.
3. THE UTILITY CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS & LENGTHS.
4. ANY FIELD TILES THAT ARE CUT DURING EXCAVATION SHALL EITHER BE RECONNECTED OR CONNECTED TO THE DRAINAGE SYSTEM AS APPROPRIATE.

Storm Sewer Structure Table				
I.D.	Min. Size	Rim Elev.	Inv. Elev.	Frame & Grate
INL 1	36"	836.0	15' N 832.0	NF R-4342
MH 2	48"	834.5	24" N 832.05 15" S 830.5	NF R-2561
INL 3	36"	834.6	12" 830.6	NF R-2556 TYPE G GRATE (TYP)
INL 4	72"	835.2	30" E 829.8 24" S 829.8 12" W 830.4	NF R-2556
INL 5	72"	836.0	30" NE.W 829.0	NF R-2561
INL 6	36"	835.9	12" N 831.0	NF R-4342

* STORM SEWER CONTRACTOR/STRUCTURE SUPPLIER MUST VERIFY STRUCTURE SIZE AND SUPPLY STRUCTURES THAT ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

15'x15'x16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS. NO WETLAND DISTURBANCE ALLOWED.

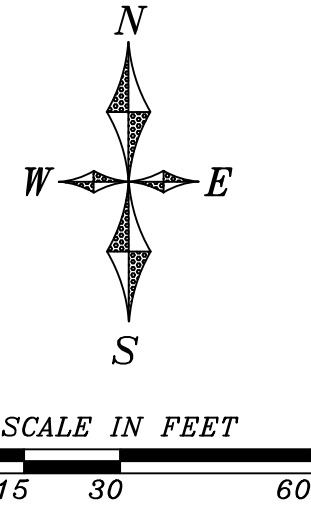


PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 24-4840

DRAWN	CRS
DATE	1-7-25
SCALE	As Shown
JOB NO.	4840
SHEET	2



920. 422. 2829

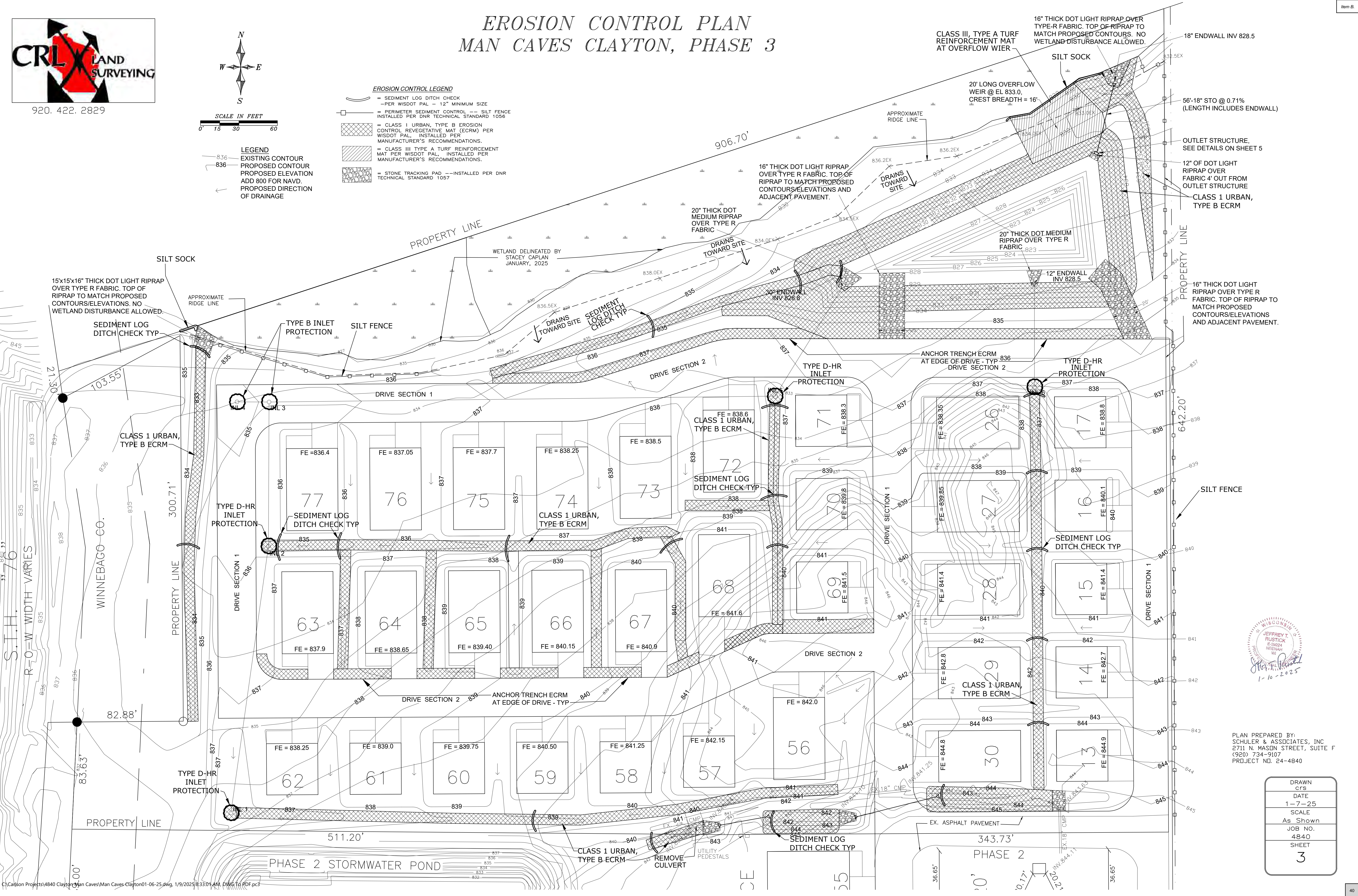


LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
ADD 800 FOR NAVD.
PROPOSED DIRECTION
OF DRAINAGE

- EROSION CONTROL LEGEND**
- SEDIMENT LOG DITCH CHECK
 - PERIMETER SEDIMENT CONTROL -- SILT FENCE
 - CLASS 1 URBAN, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM)
 - CLASS III TYPE A TURF REINFORCEMENT MAT
 - STONE TRACKING PAD

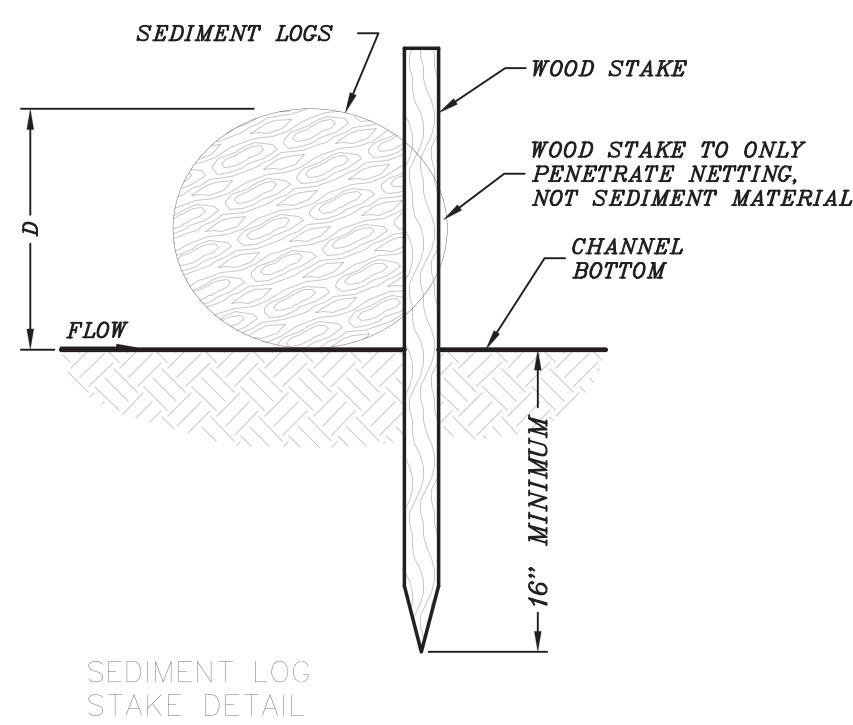
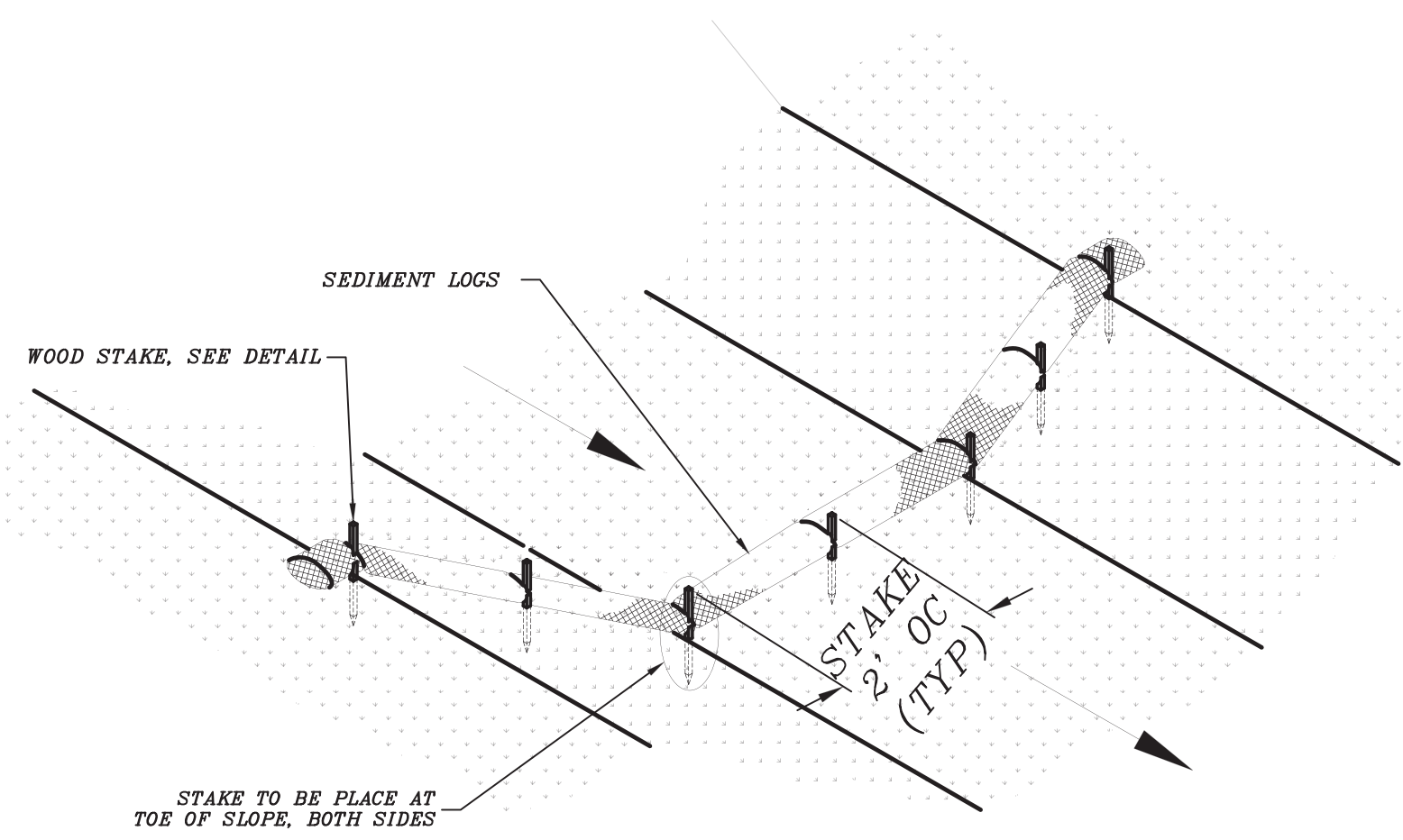
EROSION CONTROL PLAN MAN CAVES CLAYTON, PHASE 3

Item B.



PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
920) 734-9107
PROJECT NO. 24-4840

DRAWN	CRS
DATE	1-7-25
SCALE	As Shown
JOB NO.	4840
SHEET	3



3 SEDIMENT LOG DETAIL
4 NTS

WDR EROSION CONTROL NOTES

- POST WDR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- WILDFLOWER LANDSCAPERS, LLC IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT <http://dnr.wi.gov/topic/stormwater/standards/consstandards.html>.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
- ANY SEDIMENT-LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSION FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH **WDR TECHNICAL STANDARD DE-WATERING #1061**.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OF WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063**.
- INSTALL AND MAINTAIN SILT FENCING PER **WDR TECHNICAL STANDARD SILT FENCE #1056**. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER **WDR TECHNICAL STANDARD DITCH CHECKS #1062**.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071**.
- IMMEDIATELY STABILIZED STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL CATS, OR ANNUAL RYE, AS APPROPRIATED FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE VILLAGE OF FREMONT. SEPARATE SHEET MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- WILDFLOWER LANDSCAPERS LLC IS RESPONSIBLE FOR CONTROLLING DUST PER **WDR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068**.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH WILDFLOWER LANDSCAPERS LLC TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDED PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CANALIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION CONTROL MATTING FROM APPROPRIATE MATRIX IN WDOT'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052**.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE TOWN OF CLAYTON AND WINNEBAGO COUNTY.
- SPILL PREVENTION PROCEDURES ARE TO BE FOLLOWED BY THE CONTRACTOR. SPILL CLEAN UP PROCEDURES ARE TO BE PER LOCAL & WISCONSIN DNR REQUIREMENTS.

EROSION & SEDIMENT CONTROL PLAN INFORMATION

PROJECT OWNER: WILDFLOWER LANDSCAPERS, LLC
8701 COUNTY ROAD M
LARSEN, WI 54956
Contact: MITCH NORDAHL, (763) 360-2907

PLAN PREPARED BY: SCHULER & ASSOCIATES, INC.
2711 NORTH MASON STREET, Suite F
APPLETON, WI 54914
Contact: JEFF RUSTICK, (920) 734-9107

START OF CONSTRUCTION: 4-14-2025
END OF CONSTRUCTION: 11-15-2026

LEGAL DESCRIPTION: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

5. CONSTRUCTION SCHEDULE

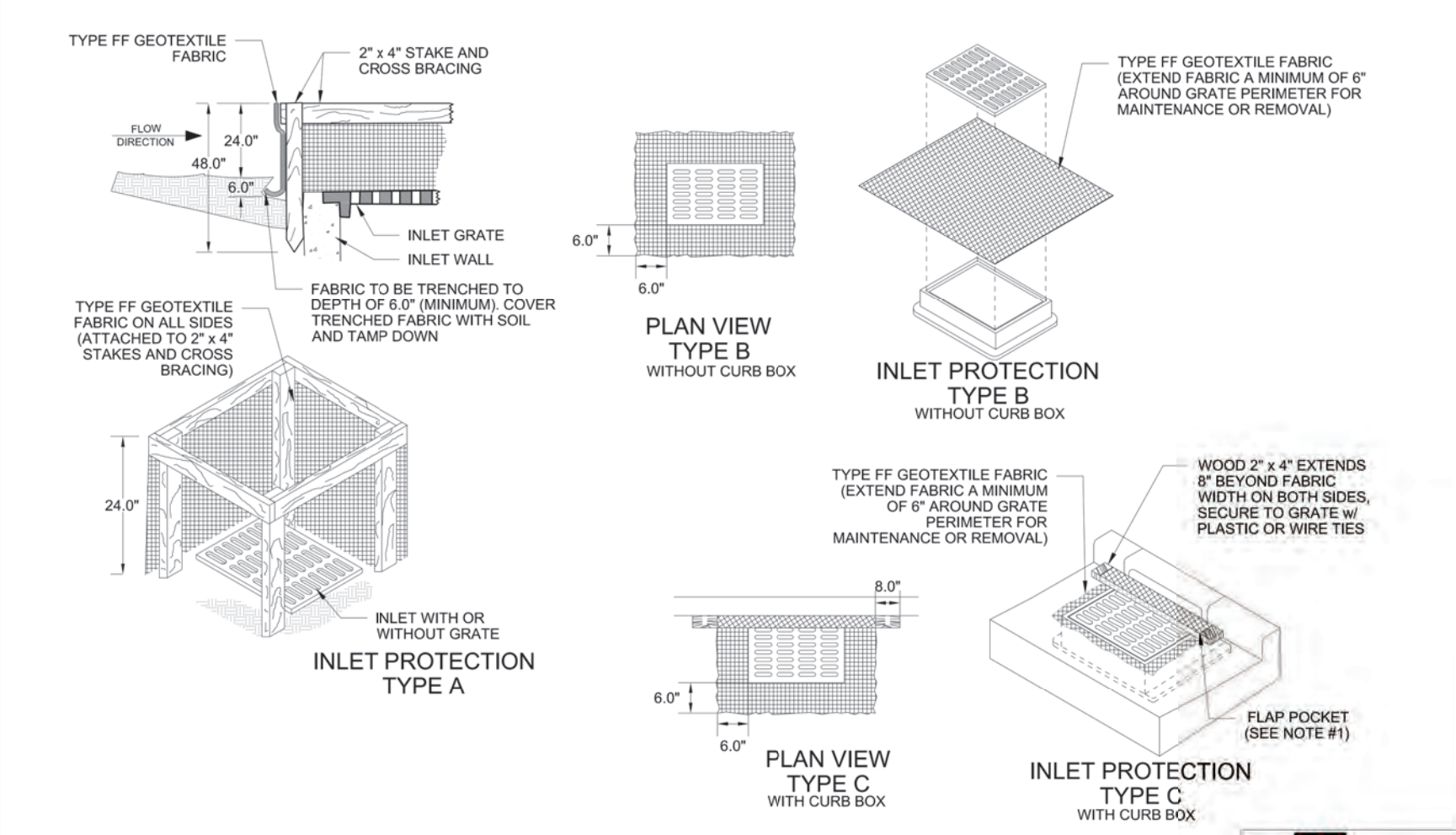
- 04-14-2025: Install tracking pad and perimeter sediment control silt fence.
 - 04-16-2025: Strip topsoil from pond area. Seed stockpile with temporary seed mix and mulch.
 - 04-21-2025: Begin stormwater pond construction. Pond also to be used as a sediment basin.
 - 05-19-2025: Seed, fertilize and install erosion control mat on pond banks.
 - 05-21-2025: Begin mass grading on site.
 - 06-02-2025: Begin work on grade and gravel for new drives.
 - 06-17-2025: Begin foundation excavation and construction on buildings.
 - 07-07-2025: Begin above ground building work.
 - 09-08-2025: Install concrete slabs and drives of completed buildings.
 - 09-15-2025: Install asphalt pavement in completed areas.
 - 09-22-2025: Final grade, topsoil, fertilize and mulch or mat all areas that will not need to be disturbed later. Continue this practice through life of the project.
 - 04-13-2026: Repeat Items 1-11 until project completion in 2026. Stormwater pond will be in place and act as sediment basin during construction.
 - 09-01-2026: Final grade, topsoil, fertilize and mulch any remaining disturbed areas. Reseed any bare areas.
 - 11-15-2026: Remove temporary erosion control devices when areas are completely stabilized.
6. THE ENTIRE PROPERTY IS 9.3 ACRES WITH APPROXIMATELY 8.3 ACRES BEING DISTURBED.
7. EXISTING RCN = 80
POST CONSTRUCTION RCN = 88
8. SOILS ON THE CONSTRUCTION SITE ARE KEWAUNEE SILTY CLAY LOAM (Kc2), KEWAUNEE SILT LOAM (Knb2), YAHARA SILT LOAM (YaA), AND MOSEL SILT LOAM (MA), ALL HYDROLOGIC GROUP D SOILS PER THE USDA WEB SOIL SURVEY.
9. DEPTH TO WATER TABLE IS GREATER THAN 200 CM FOR KEWAUNEE SOILS, 50 CM FOR YAHARA SILT LOAM AND 51 CM FOR MOSEL SILT LOAM PER THE WEB SOIL SURVEY.
10. THE CONSTRUCTION SITE DRAINS TO AN UNNAMED TRIBUTARY TO THE NEENAH SLOUGH.

REVISIONS

CRL Land Surveying

Man Caves Clayton, Phase 3
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

FIGURE 1. INLET PROTECTION TYPES A, B AND C



NOTES:

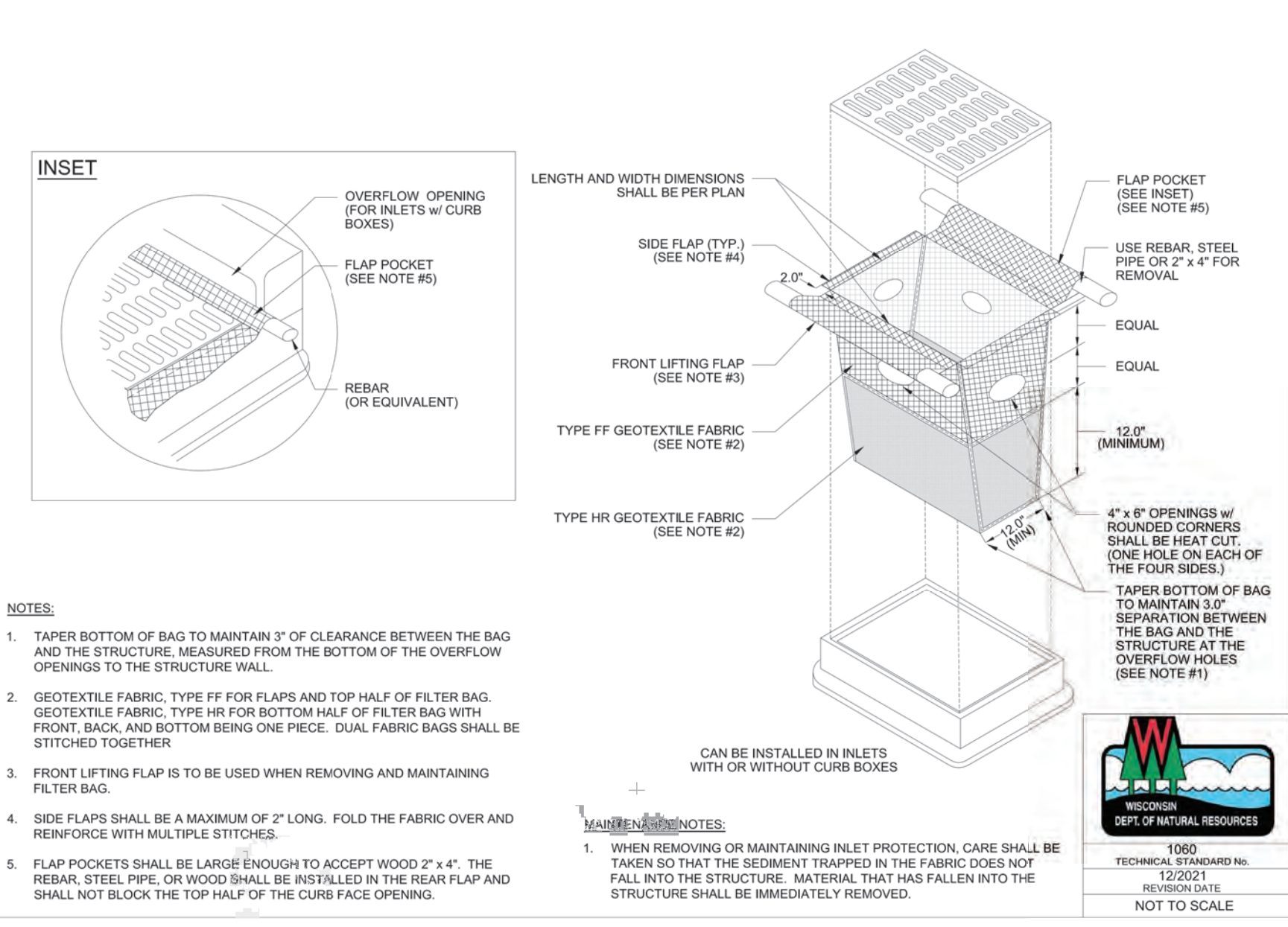
- FLAP POCKET SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". REAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

1060 TECHNICAL STANDARD NO. 12/2021 REVISION DATE NOT TO SCALE

FIGURE 4. INLET PROTECTION TYPE D-HR



NOTES:

- TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE. EQUAL FABRIC BAGS SHALL BE STITCHED TOGETHER.
- FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- SIDE FLAPS SHALL BE A MINIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REAR, STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

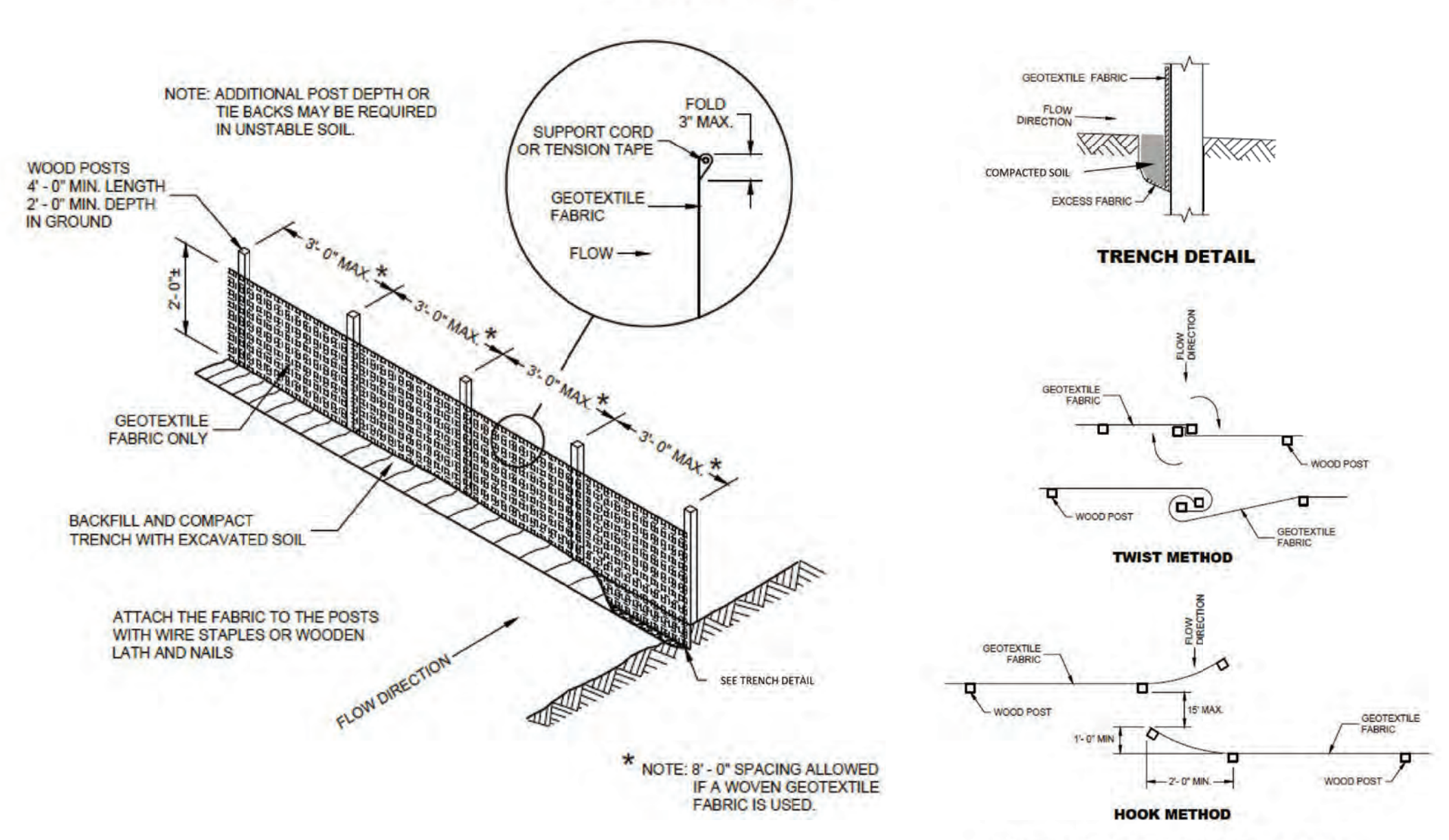
MAINTENANCE NOTES:

- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

1060 TECHNICAL STANDARD NO. 12/2021 REVISION DATE NOT TO SCALE

4 INLET PROTECTION DETAILS
4 NTS

Figure 5: Silt Fence Installation

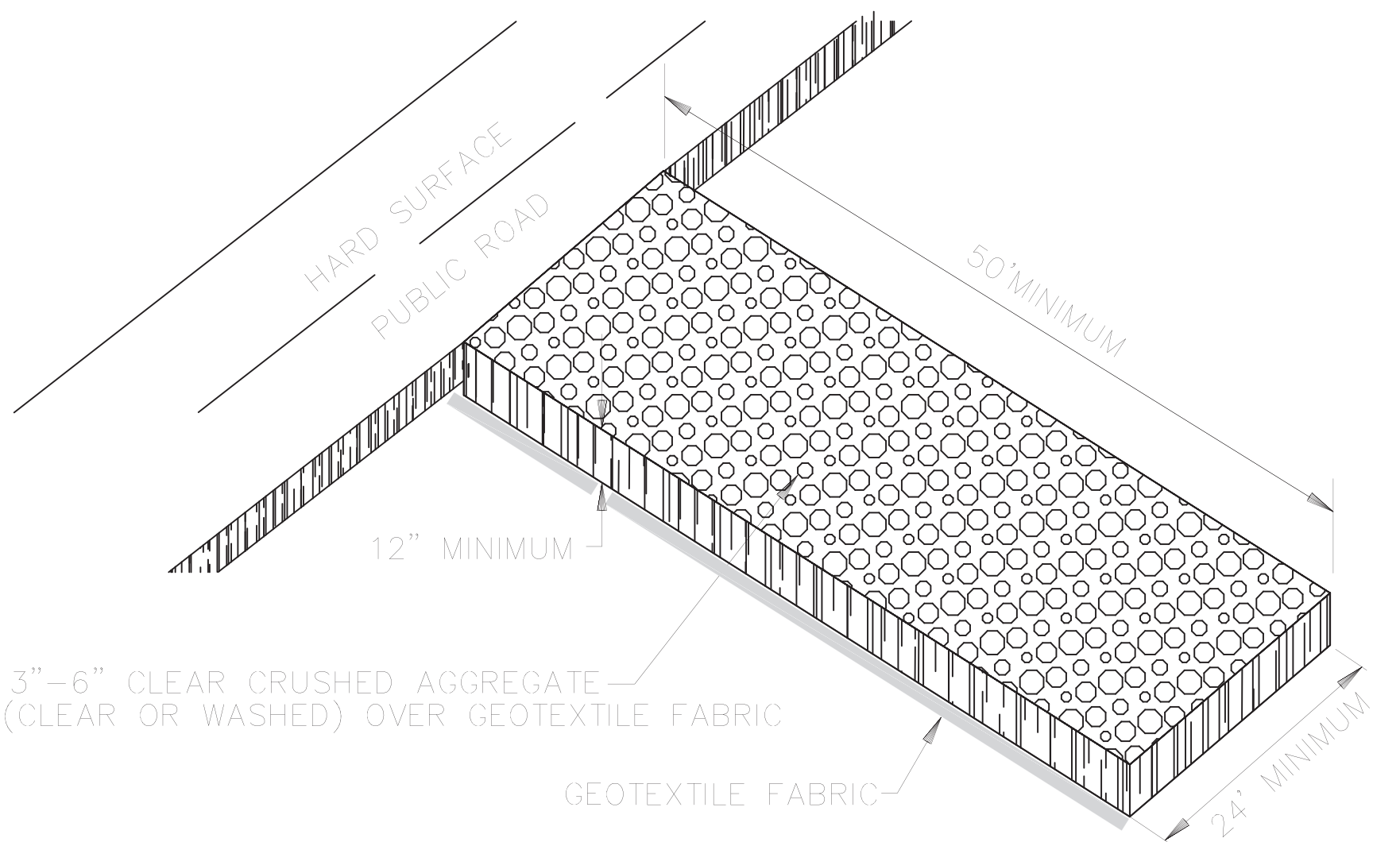


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL.

NOTE: 8'-0" SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

WDR November 2022

2 SILT FENCE DETAIL
4 NTS



1 TRACKING PAD: CONST. ENTRANCE
4 NTS

WISCONSIN PROFESSIONAL SEAL
JEFFREY T. RUSTICK
E-20024
NEENAH, WI
1-10-2025

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 24-4840

Erosion Control Details

DRAWN	crs
DATE	1-7-25
SCALE	As Shown
JOB NO.	4840
SHEET	4

Date	February 20, 2025
To	Kelly Wisnefske, Town Administrator, Town of Clayton
From	Justin Keen, P.E.
Subject	Town of Clayton - Man Caves Phase 3 – Wildflower Development Group, LLC Storm Water Management, Grading and Erosion Control Review Comments

Cedar Corporation was requested to provide an engineering review for the above referenced project regarding Stormwater Management, Grading, and Erosion Control.

The items that were reviewed include the civil plans dated 1-10-2025, Storm Water Management Plan dated 1-10-2025, and the Exterior Storm Water Plumbing Design Calculations dated 1-10-2025. All plans and reports were stamped by Jeff Rustick, P.E. of Schuler & Associates, Inc.

We offer the following comments regarding our review:

1. Plan Sheet 2 – Revise Storm Sewer Structure Table
 - a. Inlet 2 is referenced as MH 2 in the table. The 24” invert elevation going north is incorrect.
 - b. Inlet 3 and Inlet 4 are inconsistent with labels on the plan sheet. It appears the numbers are reversed in the structure table.

2. Plan Sheet 2 – The storm sewer endwall elevations are below the normal water elevation of 829.0. There will be standing water in the pipes and possibly the upstream manholes if this is not revised.
 - a. The discharge pipe from Inlet 6 appears to have capacity if the endwall elevation is raised to 829.0.
 - b. The discharge pipe from Inlet 5 appears to have capacity if the endwall elevation is raised to 829.0. The pipe slopes may be adjusted to make this work, and it appears there is room to raise the 24” pipe elevation at Inlet 2 to gain enough elevation so that the endwall elevation is not below normal water elevation of 829.0.

3. Plan Sheet 2 – The spot elevation of 37.8 between buildings 74 and 75 is incorrect according to the contours. Revise accordingly.

4. Plan Sheet 2 - Add the following note “All grading and final grades for the construction of any public or private improvement shall conform to the drainage plan as approved by Winnebago County, the Town of Clayton and the Wisconsin Department of Natural Resources.”

5. Plan Sheet 3 – Add the proposed tracking pad location to the plan.
6. Plan Sheet 5 – Detail 1 – Outlet Structure Details – The 18” outlet pipe invert elevation is labeled as 829.9. Revise to 828.9.
7. Storm Water Management Plan – Pipe Sizing Calculations
 - a. Inlet 5 to Endwall Pipe size is incorrect. Should be 30” pipe.
 - b. Note the Manning’s Roughness Coefficient (“n” value) that was used to calculate the pipe capacity in the Storm Sewer Design Spreadsheet.
8. Construction As-Built Drawings of the storm water management facility and outlet structure will be required to be submitted to the Town of Clayton following construction.
9. Provide a copy of the recorded maintenance agreement for Town of Clayton files.

Please contact me at 920-785-7303 if you have any questions or would like to discuss these review comments further.



January 28, 2025

Mitchel Nordahl
Wildflower Development Group LLC Site
8701 County Road M
Larsen WI 54947
Via email: mnordahl@wildflowerlandscapers.com

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-06: Construction Site Storm Water Runoff
Permittee Name: Wildflower Development Group LLC Site
Site Name: Man Caves Clayton, Phase 3
FIN: 97259

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on January 16, 2025, for the Man Caves Clayton, Phase 3 site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-06, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is January 28, 2025. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:

<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-06
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. Construction dewatering discharges from an area subject to remedial action operations or from an area containing contamination that would be subject to remedial action operations are not eligible for coverage under this permit (section 1.1.2.3). Discharges may be eligible for coverage under the [Contaminated Groundwater from Remedial Action Operations General Permit \(WI-0046566-07-0\)](#).
3. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:
 - a. Date, time, and exact place of inspection;
 - b. Name(s) of individual(s) performing inspection;
 - c. An assessment of the condition of erosion and sediment controls;
 - d. A description of any erosion and sediment control implementation and maintenance performed;
 - e. A description of the site's present phase of construction.
4. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.
5. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Susan Larson at (920) 366-2881.

Sincerely,



Susan Larson
Northeast Region
Storm Water Management Specialist

ENCLOSURE: Certificate of Permit Coverage

Cc: Jeffery Rustick, Schuler and Associates



CERTIFICATE OF PERMIT COVERAGE

UNDER THE WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT Permit No. WI-S067831-06

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

EROSION CONTROL COMPLAINTS should be reported to the WDNR Tip Line at **1-800-TIP-WDNR (1-800-847-9367)**

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 97259

Site Name: Man Caves Clayton, Phase 3

Address/Location: Black Top Way Town of CLAYTON

Additional Information:

Landowner: Wildflower Development Group LLC Site

Landowner's Contact Person: Mitchel Nordahl

Contact Telephone Number: (763) 360-2907

Permit Start Date: January 28, 2025

By: 

This is an alternative landscape plan for a new development that is a new concept to the township. It follows the history of previously approved development on the site.

The plan is designed to give the development a visually appealing look, control groundwater and erosion, and limit maintenance for the condo and its association members.

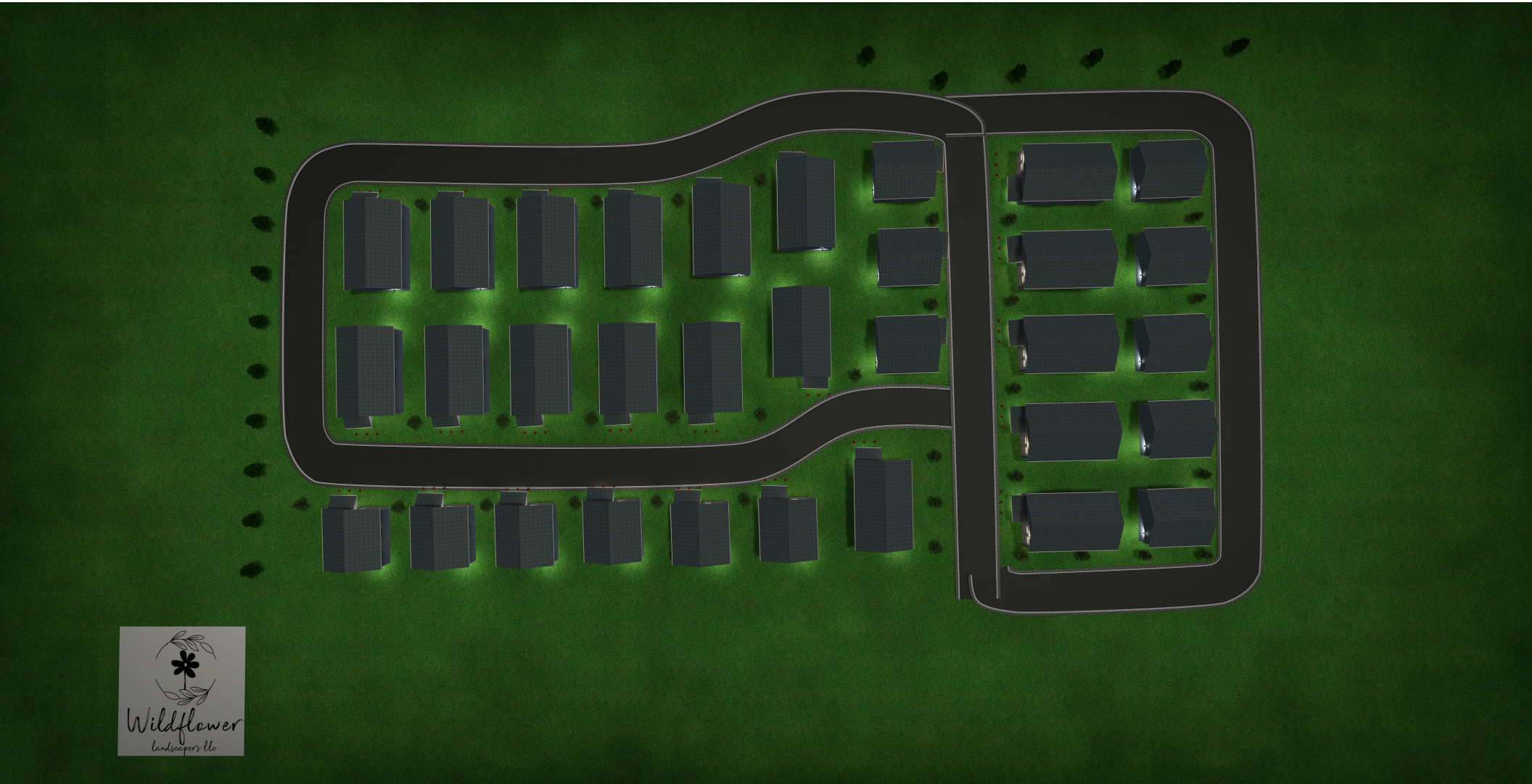
The impervious calculations are well below the 70% allowance.

Adjacent properties include a driving school with a very large paved area (east), hobby farm and field (South west), treed land (north), vacant land and existing storage condo plat (south).

The driveway of the private development is at the end of a cul-de-sac and is the only point of entry/exit. No building is within 15 feet of the road. There are no parking lots in the proposed development. Detention ponds will be landscaped with maples.

Planting beds in front of each unit will be with river rock for low maintenance. Between each unit, there is a holding tank and LP tank which make it difficult to landscape around as well as along the buildings as these are grassy areas that need room for a lawnmower to pass. They are not visible from the main entrance. An evergreen tree will be planted at the private drive side between each unit to hide any visibility of the LP tank and holding tank cover. There is also limited sunlight between each unit given they are 20 feet apart. The south and north sides of the units along the private development roads would be landscaped with trees including evergreen species. Along the front veranda of each unit, a flower bed with shrubs would be planted for aesthetics with a river rock screening bed. There is a buffer zone to the West to hwy 76 with a water line and utility line with transformer boxes right of way. Maple tree species would be planted in the area behind each unit to provide cover of the unit as well and block out the dusk to dawn service door lights. This would also be a grassy area and is the drainage for storm water. Between the back-to-back units also serves as the right of way for water and utility lines and will be kept as a grassy area and managed storm water drainage. We have placed evergreens in other areas to increase the aesthetic appeal of the neighborhood.

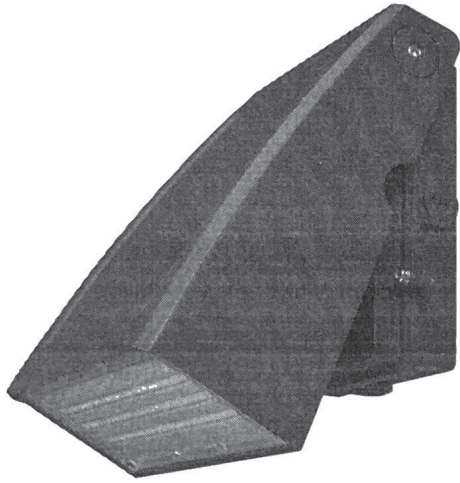
Please see the attached proposed landscape plan provided by our Landscape team for the final phase of the project.



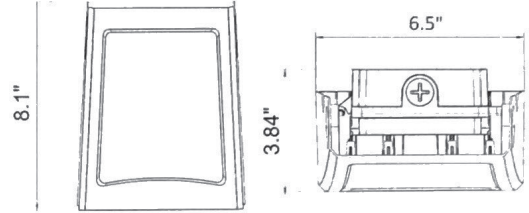
Over Garage Door

4432-1
120-277V

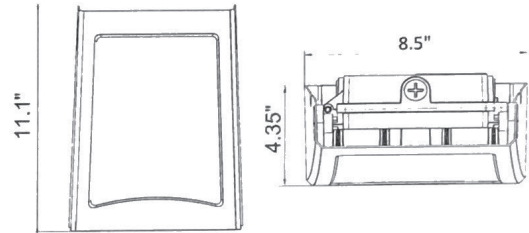
Catalog #:		Type:	Item B.
Project:		Date:	
Prepared by:			



30Watt



60Watt & 80Watt



DESCRIPTION:

Flexibility and high output in a small footprint are key with this 120-277V adjustable LED outdoor wall pack. Adjustments from 0°-90° provides you with a "full cut-off" option in the down position or adjustments in between to meet your lighting needs. The included photocell is connected as a default but can be disconnected, depending on your application. With lumen output from 3600 to 9600 in either 4000K or 5000K, this wet listed fixture is perfect to increase safety and security around your outdoor application.

DESIGN FEATURES

Construction

- Die-cast aluminum housing and back box
- High efficiency, UV-resistant fresnel lens for reduced glare

Electrical

- 120-277V | PF = >0.9
- Photocell included: default=connected; disconnect is optional
- Operating temperature: -22°F (-30°C) to 104°F (40°C)
- 4432-1-30: 30W | 3600 lms | HID Equivalent - 150W
- 4432-1-60: 60W | 7200 lms | HID Equivalent - 250W
- 4432-1-80: 80W | 9600 lms | HID Equivalent - 350W
- L70 > 100,000 Hours
- 4000K or 5000K | 80 CRI
- 100° beam angle

Installation

- Wall Mounted back box in standard J-Box application
- Adjustable 0°-90° light-engine housing with scale on side for easy positioning

Weight

- 4432-1-30 - 3.0 lbs
- 4432-1-60 - 4.9 lbs
- 4432-1-80 - 4.9 lbs

Certifications

- cETLus Listed for wet location
- IP65 rated for wet location
- DLC Listed
- LED Lamp: 5 Year Limited Warranty
- Non-electrical: 1 Year Limited Warranty

ORDERING GUIDE		Example: 4432-10B-30-4K	
Model #	Finish	Watts	CCT
4432-1	OB		
4432-1	OB : Oil Rubbed Bronze	-30 : 30W -60 : 60W -80 : 80W	-4K : 4000K -5K : 5000K

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice



10/19/2020 R1



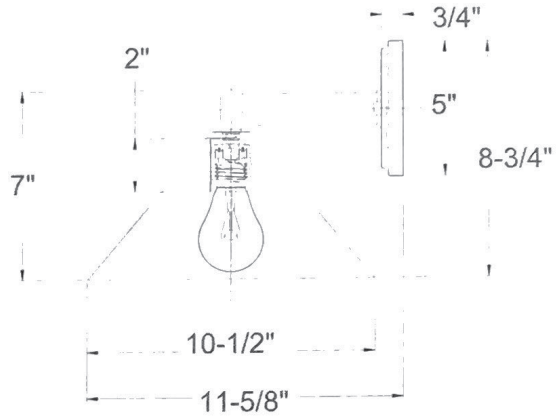
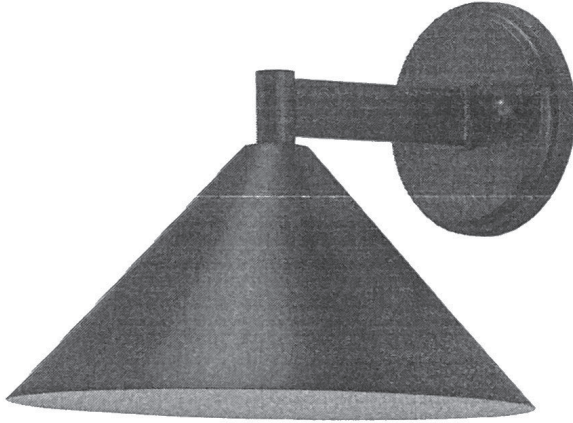
RP | LIGHTING + FANS

Over both Service Doors
FRONT / BACK

Catalog #:		Type	Item B.
Project:		Date	
Prepared by:			

4408-E26

120V-60Hz



DESCRIPTION

The 4408 LED Outdoor Cone Shaped Wall Mount is the ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The E26 A19 LED included lamps allows for improved lamp life and energy savings.

DESIGN FEATURES

Construction

- Steel construction
- Inner cone: gold finish

Electrical

- 120V-60Hz
- Dimmable TRIAC, 10-100%
- 3000K | 90 CRI
- 1 x 9W E26 A19 LED lamp included | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)

Certifications

- cETLus Listed for wet location
- Energy Star Listed
- CEC JA8 Compliant *
- 1 Year Limited Warranty

Dimension

- 10-1/2" H x 11-5/8" W x 8-3/4" D

ORDERING GUIDE

Example: 4408BK-E26

Model #	Finish	Lamp
4408		
4408	BK : Black	-E26 : 9W A19 LED Lamp Included

* Included A19 LED lamp listed on CEC JA8 website as L9-A19DG-9W-30



TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com