



# PLAN COMMISSION

Wednesday, May 24, 2023 at 6:30 PM

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

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## AGENDA

### CALL TO ORDER

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

### PUBLIC HEARING(S)

- A. Plan Commission Public Hearing on a Re-zoning Application submitted by Doug Woelz of McMahon Associates on behalf of Clayton Development Group, LLC, to re-zone Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, and Tax ID #006-0632. The application is to re-zone: Tax ID #006-0617 (2689 County Rd II) from the A-2 (General Agriculture) District to the B-2 (Community Business) District, R-4 (Multifamily Residential) District, and R-3 (Two-Family Residential) District; Tax ID #006-0618 from the A-2 District to R-3 District and R-2 (Suburban Residential) District; and Tax ID #006-0632 from the A-2 District to the R-2 District.

### 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.

### BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Re-zoning Application submitted by Doug Woelz of McMahon Associates on behalf of Clayton Development Group, LLC, to re-zone Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, and Tax ID #006-0632 as described in Public Hearing Item A.
- B. Review/Discussion: Plan Commission review & discussion on the April 26, 2023 Public Information Meeting held to gain resident input on the proposed Comprehensive Plan 2045.
- C. Review/Discussion: Plan Commission review & discussion on updates to the Comprehensive Plan including the draft Future Land Use Plan Map & draft Chapter 11 - The 2045 Plan & Implementation document.

### UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start) - June 7 & 21; July 5 & 19; August 2 & 16

B. Plan Commission (6:30 pm start) - June 14 & 28; July 12 & 26; August 9

## **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 CTR “T” 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, County of Winnebago, will hold a Public Hearing at 6:30 pm on Wednesday, May 24, 2023, in the Town Hall Meeting Room located at 8348 Hickory Ave, Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

**THE PETITIONER(s):** Plan Commission Public Hearing on a Re-zoning Application submitted by Doug Woelz of McMahon Associates on behalf of Clayton Development Group, LLC, to re-zone Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, and Tax ID #006-0632. The application is to re-zone: Tax ID #006-0617 (2689 County Rd II) from the A-2 (General Agriculture) District to the B-2 (Community Business) District, R-4 (Multifamily Residential) District, and R-3 (Two-Family Residential) District; Tax ID #006-0618 from the A-2 District to R-3 District and R-2 (Suburban Residential) District; and Tax ID #006-0632 from the A-2 District to the R-2 District.

Copies of the Re-zoning Application and a map of the areas proposed to be rezoned as described above 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 Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 p.m. on the date of the Public Hearing.

Dated this 5<sup>th</sup> day of May, 2023

Publish on Wednesday, May 10, 2023

and

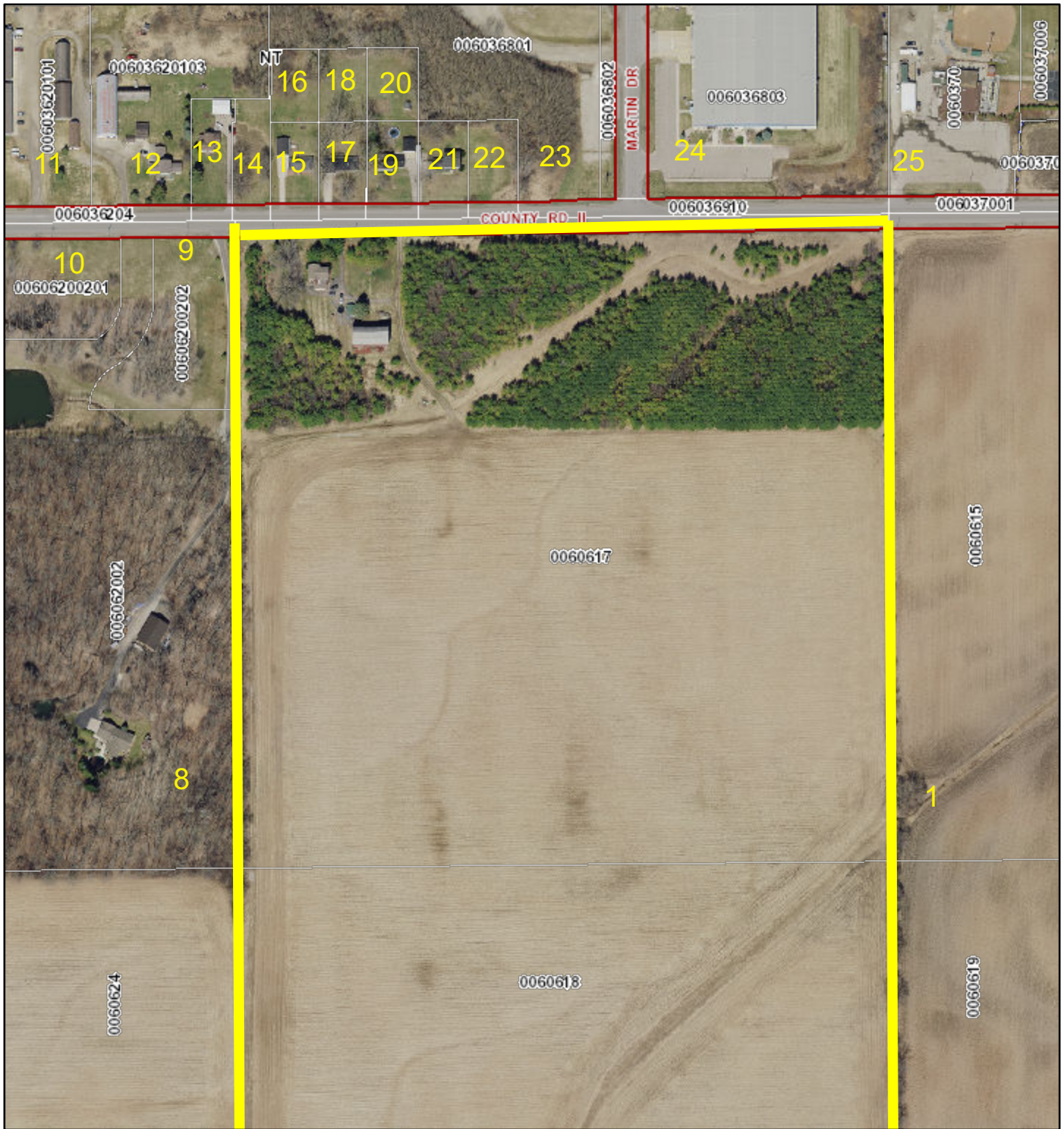
Publish on Wednesday, May 17, 2023

Post on or before May 10, 2023

By: Kelsey Faust-Kubale, Clerk

# Notices 006-0617 & 0618 & 0632

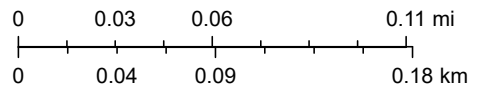
Item A.



4/26/2023, 5:02:13 PM

1:3,452

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



Winnebago County GIS, Imagery Date: April 2020

# Notices 006-0617 & 0618 & 0632

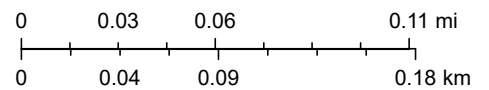
Item A.



4/26/2023, 5:03:35 PM

1:3,452

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



Winnebago County GIS, Imagery Date: April 2020

**Public Hearing A & Business Item A**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission Public Hearing and Review/Recommendation on a Re-zoning Application submitted by Doug Woelz of McMahon Associates on behalf of Clayton Development Group, LLC, to re-zone Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, and Tax ID #006-0632. The application is to re-zone: Tax ID #006-0617 (2689 County Rd II) from the A-2 (General Agriculture) District to the B-2 (Community Business) District, R-4 (Multifamily Residential) District, and R-3 (Two-Family Residential) District; Tax ID #006-0618 from the A-2 District to R-3 District and R-2 (Suburban Residential) District; and Tax ID #006-0632 from the A-2 District to the R-2 District.

Please find the comments from Code Administrator Kussow below:

**Property Information Specific to Tax ID #'s 006-0617, 006-0618, & 006-0632:**

1. Specific Site Location: The subject site is located on the property addressed 2689 County Rd II and the two parcels adjacent to the south. The subject site is adjacent to the south of the County Rd II/Martin Dr intersection and adjacent to the northeast of the Westridge Golf Course.
2. Parcel Profile Reports for each parcel are enclosed with this memo for your reference. Additional applicable property information not included in the Parcel Profile Report is described below:
  - a. The subject property is currently located in the Town's General Agriculture (A-2) District.
  - b. A small area in the northeast corner of Tax ID #006-0617, adjacent to County Rd II, is located in the County's Shoreland Zoning and General Agriculture (A-2) District. This is due to a navigable stream located on the north side of County Rd II.
  - c. There are two (2) "non-navigable" intermittent streams/drainage ways running through the subject property as identified on the preliminary plat:
  - d. A wetland delineation of the subject property was completed in October 2022 which identified five (5) small wetlands:
    - i. Four (4) small wetlands are within/near the northerly intermittent stream/drainage way on Tax ID #006-0617, within Lots 2 and 3, and Outlot 1 of the preliminary plat; and
    - ii. One (1) small wetland is in the southwest corner of Tax ID #006-0618, within Lots 45, 46, and 47 of the preliminary plat.
  - e. No portion of the subject property is located in a floodplain.
  - f. No portion of the subject property is located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
  - g. All of the subject property is located in the Fox West Sewer Service Area.
    - i. Tax ID # 006-0617 and Tax ID # 006-0618 are located in the Town of Clayton Sanitary District #1.
    - ii. Tax ID # 006-0632 is not located in a sanitary district.
  - h. The adopted "Highways 10 & 76 Corridor Land Use Master Plan" identifies the following proposed land use districts and features on the subject property:
    - i. Tax ID #006-0617 = "Gateway Commercial & Retail" adjacent to County Rd II and "Medium and High Intensity Residential" throughout the remainder of the parcel.
    - ii. Tax ID #006-0618 = "Medium and High Intensity Residential"
    - iii. Tax ID #006-0632 = "Recreation and Conservation" in the eastern 1/3 and "Single & Two Family Residential" throughout the remainder of the parcel

- iv. Future roads are identified throughout the subject property, along parcel lines.
- v. A future on-road trail is identified along County Rd II, north of the subject property.
- vi. A future off-road trail is identified along the southerly intermittent stream/drainage way on Tax ID #006-0618 and along the west parcel line of Tax ID #006-0632.

This Master Plan was adopted as part of the Town Comprehensive Plan and serves as a more detailed future land use map for the Highways 10 and 76 corridor. This Master Plan Map is a supplement to and supersedes the Future Land Use Plan Map classifications.

- i. The PRELIMINARY/DRAFT Future Land Use Map of the updated 2023 Comprehensive Plan identifies the following future land use categories/designations on the subject property:
  - i. Tax ID #006-0617 = “Business” adjacent to County Rd II, “Neighborhood Center Mixed Use” near County Rd II and adjacent to the east parcel line, and “Medium and High Intensity Residential” throughout the remainder of the parcel.
  - ii. Tax ID #006-0618 = “Medium and High Intensity Residential” in the western 2/3, “Neighborhood Mixed Center” in the northeast corner, and “Recreation and Conservation” in the southeast corner of the parcel.
  - iii. Tax ID #006-0632 = “Residential – Single and Duplex”

This preliminary/draft Future Land Use Map has not yet been adopted by the Town.
- j. The proposed commercial and residential (multi-family, two-family/condominium, and single-family) development is not allowed in the subject property’s General Agriculture (A-2) District. Therefore, rezoning of the subject property is required in order for the proposed development to be allowed.

### 3. Zoning of Surrounding Properties:

- a. North: R-1 (Rural Residential District) & I-1 (Light Industrial District)
- b. South: A-2 (General Agriculture District)
- c. East: A-2 (General Agriculture District)
- d. West: R-1 (Rural Residential District), A-2 (General Agriculture District), B-2 (Community Business District), & R-2 (Suburban Residential District)

### Application Details:

Doug Woelz of McMahon Associates on behalf of Clayton Development Group, LLC, requests rezoning approval to re-zone:

- Tax ID #006-0617 (2689 County Rd II) from the A-2 (General Agriculture) District to the B-2 (Community Business) District, R-4 (Multifamily Residential) District, and R-3 (Two-Family Residential) District;
- Tax ID #006-0618 from the A-2 District to R-3 District and R-2 (Suburban Residential) District; and
- Tax ID #006-0632 from the A-2 District to the R-2 District.

Included with the application are a “Re-zoning Map” and “Rezoning Exhibits” identifying the areas to be re-zoned for each respective proposed zoning district.

The purpose of the requested re-zoning is to accommodate the proposed Scholar Ridge Estates subdivision plat, dividing the subject parcels into 158 Lots and 4 Outlots intended for a combination of commercial/business, multi-family residential, two-family residential, and single-family residential uses, described in more detail below

- Commercial/business uses are proposed on Lots 1 through 3, adjacent to County Rd II. These lots and Outlot 1 are proposed to be re-zoned to the Community Business (B-2) District.
- Multi-family residential use is proposed on Lots 4 and 5. These lots are proposed to be re-zoned to the Multifamily Residential (R-4) District.
- Two-family and single-family residential uses are proposed on Lots 6 through 17, Lots 27 through 30, and Lots 35 through 37. These lots and Outlot 2 are proposed to be re-zoned to the Two-Family Residential (R-3) District.
- Single-family residential uses are proposed on Lots 18 through 26, Lot 31 through 34, and Lots 38 through 158. These lots and Outlots 3 and 4 are proposed to be re-zoned to the Suburban Residential (R-2) District.
- All Outlots (Outlots 1 through 4) are proposed for stormwater management ponds and are proposed to be dedicated to the Town.

**All proposed lots comply with the minimum lot dimensional requirements for each respective zoning district which the lots are proposed to be re-zoned.**

Included with this memo is a copy of Exhibit 8-1, Land Use Matrix, identifying the land uses allowed (Permitted or Conditional) in the proposed zoning districts.

Preliminary Plat Review:

The Scholar Ridge Estates Preliminary Plat was reviewed at the May 10<sup>th</sup> Plan Commission meeting, at which the Plan Commission recommended conditional approval of the proposed plat. The Preliminary Plat was reviewed & approved at the May 17<sup>th</sup> Town Board meeting.

Road Access:

Access to the subdivision is proposed via one (1) new road connecting to County Rd II, directly across from the existing Martin Dr north of County Rd II. An internal road network is proposed with:

- Three (3) road stubs for future road access to property adjacent to the east;
- Two (2) road stubs for future road access to property adjacent to the south; and
- One (1) road stub for future road access to the property adjacent to the west.

Wetlands:

As described earlier in this memo, a wetland delineation of the subject property was completed in October 2022 which identified five (5) small wetlands. One (1) small wetland is within Lots 45, 46, and 47 is proposed to be filled, which will require approval from the WisDNR.

Comprehensive Plan Considerations:

The adopted “Highways 10 & 76 Corridor Land Use Master Plan” identifies the following proposed land use districts and features on the subject property:

- Tax ID #006-0617 = “Gateway Commercial & Retail” adjacent to County Rd II and “Medium and High Intensity Residential” throughout the remainder of the parcel.
- Tax ID #006-0618 = “Medium and High Intensity Residential”.
- Tax ID #006-0632 = “Recreation and Conservation” in the eastern 1/3 and “Single & Two Family Residential” throughout the remainder of the parcel.
- Future roads are identified throughout the subject property, along parcel lines.
- A future on-road trail is identified along County Rd II, north of the subject property.
- A future off-road trail is identified along the southerly intermittent stream/drainage way on Tax ID #006-0618 and along the west parcel line of Tax ID #006-0632.

This Master Plan was adopted as part of the Town Comprehensive Plan and serves as a more detailed future land use map for the Highways 10 and 76 corridor. This Master Plan Map is a supplement to and supersedes the Future Land Use Plan Map classifications.

**It is Staff’s opinion that the proposed re-zoning is generally consistent with the adopted “Highways 10 & 76 Corridor Land Use Master Plan” and Town Comprehensive Plan.**

**Staff Comments, Basis of Decision, and Staff Recommendation:**

Staff Comments:

It is Staff’s opinion that the proposed re-zoning is generally consistent with the adopted “Highways 10 & 76 Corridor Land Use Master Plan” and Town Comprehensive Plan, and the proposed re-zoning may be approved as proposed.

Basis of Decision:

The Plan Commission, in making its recommendation, and the Town Board, in making its decision, shall consider the following factors:

1. whether the amendment is consistent with the Town’s Comprehensive Plan, including any future land use maps or similar maps;



2. the extent to which the lot and structures on the subject property conform to the dimensional standards that to the proposed zoning district; and
3. any other factor not specifically or generally listed, but deemed appropriate by the Plan Commission or Town Board of Supervisors given the particular circumstances.

**Staff Recommendation:**

Staff recommends approval of the Re-Zoning Application to re-zone Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, and Tax ID #006-0632, as requested.

**Suggested Motion:**

*Motion to recommend approval of the re-zoning application submitted on behalf of Clayton Development Group, LLC with all Staff recommendations & conditions.*

Respectfully Submitted,  
Kelsey

# Town of Clayton

## RE-ZONING APPLICATION

Item A.

Mail: 8348 County Road T – Larsen, WI 54947  
Phone – 920-836-2007 Fax – 920-836-2026 Email – toadmin@new.rr.com

**Property Owner(s):** Clayton Development Group, LLC

Address/Zip: 2065 American Drive, Suite A, Neenah, WI 54956

Phone: (920) 428-9451 Fax: E-Mail: derek@groundedpropertygroup.com

**Applicant:** Doug Woelz, McMahon Associates

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

Address/City/Zip: 1445 McMahon Drive, Neenah, WI 54956

Phone: (920) 751-4200 Fax: E-Mail: dwoelz@mcmgrp.com

Describe the reason for the Re-Zoning: Re-zoning is required to accommodate a proposed multi-use development. The Town of Clayton's Future Land Use Plan was considered during the planning of the proposed development. Proposed zoning can be found on the attached preliminary plat.

### Re-Zoning Specifics:

No. of Lots: 162 Total Acreage: 101.66 Tax Key No.: 0060617, 0060618, & 0060632

Legal Description: Legal description can be found on attached preliminary plat for Scholar Ridge Estates.

Current Zoning: General Agriculture (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:  Date: 4/10/2023

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

Fee: _____	Check # _____	Receipt _____	Date _____
Date Received Complete _____	By _____	App. No. _____	
Review Meetings – Plan Comm _____	Town Board _____		
Newspaper Publication Dates _____	& _____	Posting Date _____	
300' Neighborhood Notice Distribution _____			
Re-Zoning is: Approved _____	Denied _____		
Comments _____			

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.

# REZONING MAP

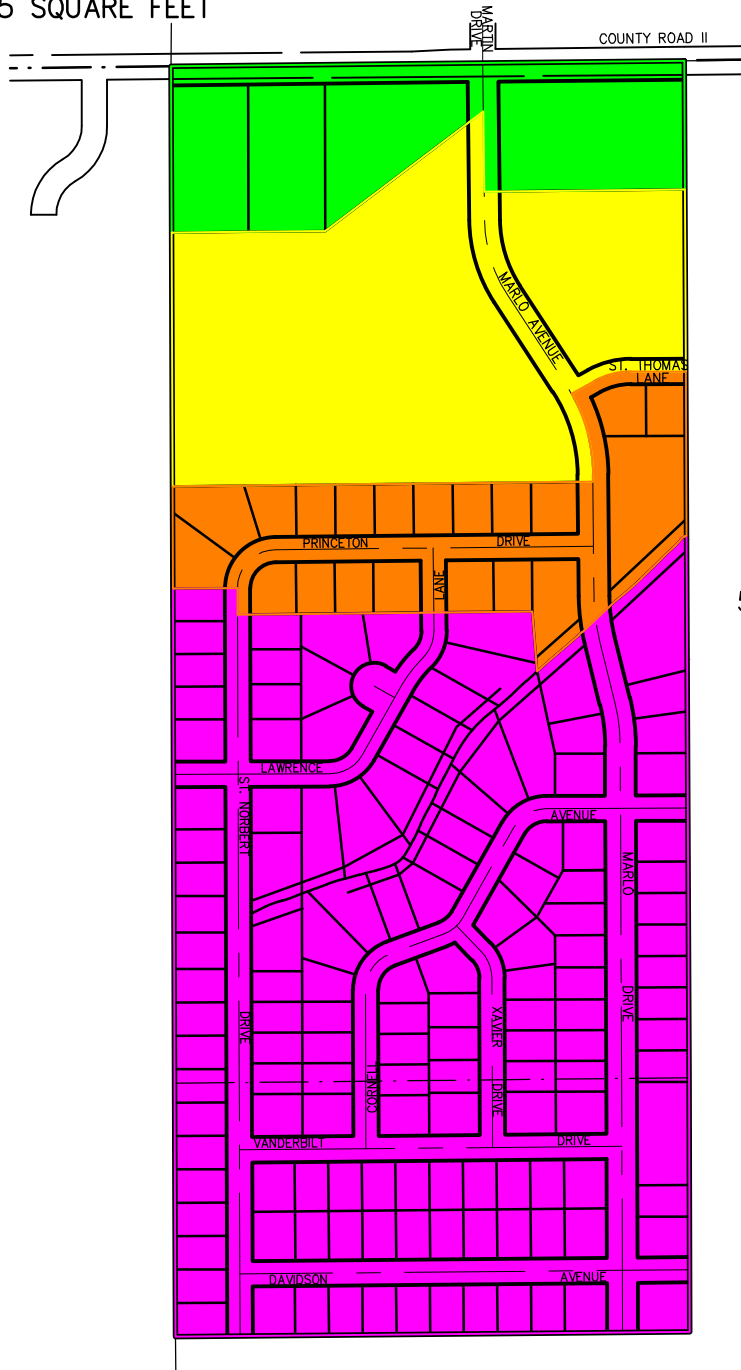
Item A.

**10.655 ACRES COMMUNITY BUSINESS (B-2) DISTRICT**  
464,141 SQUARE FEET

**21.236 ACRES MULTIFAMILY RESIDENTIAL (R-4) DISTRICT**  
925,054 SQUARE FEET

**11.611 ACRES TWO-FAMILY RESIDENTIAL (R-3) DISTRICT**  
505,769 SQUARE FEET

**58.159 ACRES SUBURBAN RESIDENTIAL (R-2) DISTRICT**  
2,533,385 SQUARE FEET



c:\kalkolan, w:\PROJECTS\C1069\092300271\CAUD\Civil3D\Survey Documents\REZONE\Zoning Area Breakdowns.dwg, zoning, Plot Date: 4/27/2023 8:04 AM

# Parcel Profile Report for 0060617

Item A.

## Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on WEDNESDAY, APRIL 5, 2023

[More Details](#)

Mailing Address: <b>CLAYTON DEVELOPMENT GROUP LLC 2065 AMERICAN DR STE A NEENAH WI 54956</b>	Owner(s): <b>CLAYTON DEVELOPMENT GROUP LLC</b>	Tax Parcel Number: <b>0060617</b>
Tax District: <a href="#">006-TOWN OF CLAYTON</a>		Acres: <b>40.00</b>
School District: <b>3892-NEENAH JOINT SCHOOL DISTRICT</b>		<a href="#">Interactive Map</a>
Assessed Values		<a href="#">More Assessment Details</a>
Land: <b>\$69,300</b>	Improvements: <b>\$182,600</b>	Total: <b>\$251,900</b>
Site Address(es): <b>2689 COUNTY RD II NW NE 40.00 A.</b>	NEENAH WI 54956	Document Number: <b>1900006</b>

## Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s): <b>NW 1/4, NE 1/4 of Section 24, T.20N. - R.16E., TOWN OF CLAYTON</b>
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## General Zoning Information

District:	Description:	Jurisdiction:	
<b>A-2</b>	<b>GENERAL AGRICULTURE DISTRICT</b>	<b>TOWN OF CLAYTON</b>	<a href="#">Interactive Map</a>
<b>A-2</b>	<b>GENERAL AGRICULTURE DISTRICT</b>	<b>WINNEBAGO COUNTY</b>	<a href="#">Interactive Map</a>
Extraterritorial:	Shoreland:		
<b>VILLAGE OF FOX CROSSING</b>	<b>ALL OR A PORTION OF THIS PROPERTY IS LOCATED IN THE SHORELAND AREA</b>		<a href="#">Interactive Map</a>

## Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification: <b>NON-NAVIGABLE - INTERMITTENT (CHECKED)</b>	Source: <b>USGS QUAD MAP</b>	Type: <b>INTERMITTENT</b>	Surface Water Drainage Dist: <b>NONE</b>
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## Airport Zoning and Height Limitation Information

[Interactive Map](#)

Airport: <b>NONE</b>	District(s):	Elevation Range: <b>838 - 870</b>	Height Limitation(s): <b>NONE</b>	Building Height:
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## County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District: <b>NONE</b>	SFHA Zone: <b>ZONE X</b>	SFHA Zone Type: <b>OUTSIDE FLOODPLAIN</b>	FIRM Panel: <b>55139C0100E</b>	Map Effective Date: <b>MARCH 17, 2003</b>
Letter of Map Change (LOMC) Type:	Documents:	Effective Date:		

## Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: <b>NONE</b>	Area Description:	Source:
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# Parcel Profile Report for 0060617

Item A.



# Parcel Profile Report for 0060617

Item A.

## Future Land Use Planning Information

County Use:	Municipal Planning Authority:	Municipal Use:
<b>NON-RESIDENTIAL</b>	<b>TOWN OF CLAYTON</b>	<b>BUSINESS (COMMERCIAL &amp; INDUSTRIAL)</b>
<b>PUBLIC/INSTITUTIONAL</b>	<b>TOWN OF CLAYTON</b>	<b>TRANSPORTATION</b>

## Elevation Information (NAVD88, US Survey Feet)

[Interactive Map](#)

Range:	Elevation Change:	Average:
<b>838 - 870</b>	<b>32</b>	<b>854</b>

## Soil Survey Information

[Interactive Map](#)

Symbol:	Name:	Drainage Class:	Farmland Class:	Hydrologic Group:
<b>HrB</b>	<b>Hortonville silt loam, 2 to 6 percent slopes</b>	<b>Well drained</b>	<b>II</b>	<b>C</b>
<b>KnB</b>	<b>Kewaunee silt loam, 2 to 6 percent slopes</b>	<b>Well drained</b>	<b>II</b>	<b>C</b>
<b>MaA</b>	<b>Manawa silty clay loam, 0 to 3 percent slopes</b>	<b>Somewhat poorly drained</b>	<b>II</b>	<b>D</b>
<b>MtA</b>	<b>Mosel silt loam, 0 to 3 percent slopes</b>	<b>Somewhat poorly drained</b>	<b>II</b>	<b>C/D</b>

## Election Information

Type:	District:	Voting Ward:
<b>WINNEBAGO COUNTY BOARD OF SUPERVISORS</b>	<b>29</b>	<b>2</b>
Supervisor:	Polling Place:	
<a href="#">RACHEL A. YOUNGQUIST</a>	<b>CLAYTON MUNICIPAL BUILDING 8348 COUNTY RD. T</b>	

## 2010 United States Census Bureau Information

State and County FIPS code(s):	Tract:	Block:	Total Population:
<b>55 139</b>	<b>002300</b>	<b>2019</b>	<b>59</b>

## Historical Photography Information

Flight Year:	File Name:
<b>1941</b>	<a href="#">AIW-2B-6-41.tif</a>
<b>1957</b>	<a href="#">AIW-1T-85-57.tif</a>
<b>1975</b>	<a href="#">2016-75.tif</a>
<b>1981</b>	<a href="#">I-3-81.tif</a>

## Special Casing Area Requirements for Arsenic Information

[Casing Map](#)

<b>Special well casing depth area for Winnebago County - effective October 1, 2004</b>	<a href="#">More Details</a>
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# Parcel Profile Report for 0060617

Item A.



# Parcel Profile Report for 0060618

Item A.

## Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on WEDNESDAY, APRIL 5, 2023

[More Details](#)

Mailing Address: <b>CLAYTON DEVELOPMENT GROUP LLC 2065 AMERICAN DR STE A NEENAH WI 54956</b>	Owner(s): <b>CLAYTON DEVELOPMENT GROUP LLC</b>	Tax Parcel Number: <b>0060618</b>
Tax District: <a href="#">006-TOWN OF CLAYTON</a>		Acres: <b>40.00</b>
School District: <b>3892-NEENAH JOINT SCHOOL DISTRICT</b>		<a href="#">Interactive Map</a>
Assessed Values		<a href="#">More Assessment Details</a>
Land: <b>\$6,000</b>	Improvements: <b>\$0</b>	Total: <b>\$6,000</b>
Site Address(es): <b>NO SITE ADDRESS ASSIGNED</b>	Document Number: <b>1900006</b>	
Estate Parcel Description (for legal description, see recorded document): <b>SW NE 40.00 A.</b>		

## Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s): <b>SW 1/4, NE 1/4 of Section 24, T.20N. - R.16E., TOWN OF CLAYTON</b>
--

## General Zoning Information

District:	Description:	Jurisdiction:	
<b>A-2</b>	<b>GENERAL AGRICULTURE DISTRICT</b>	<b>TOWN OF CLAYTON</b>	<a href="#">Interactive Map</a>
Extraterritorial:	Shoreland:		
<b>VILLAGE OF FOX CROSSING</b>	<b>NONE</b>		<a href="#">Interactive Map</a>

## Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification: <b>NON-NAVIGABLE - INTERMITTENT (CHECKED)</b>	Source: <b>USGS QUAD MAP</b>	Type: <b>INTERMITTENT</b>	Surface Water Drainage Dist: <b>NONE</b>
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## Airport Zoning and Height Limitation Information

[Interactive Map](#)

Airport: <b>NONE</b>	District(s):	Elevation Range: <b>846 - 868</b>	Height Limitation(s): <b>NONE</b>	Building Height:
-------------------------	--------------	--------------------------------------	--------------------------------------	------------------

## County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District: <b>NONE</b>	SFHA Zone: <b>ZONE X</b>	SFHA Zone Type: <b>OUTSIDE FLOODPLAIN</b>	FIRM Panel: <b>55139C0100E</b>	Map Effective Date: <b>MARCH 17, 2003</b>
Letter of Map Change (LOMC) Type:	Documents:	Effective Date:		

## Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: <b>NONE</b>	Area Description:	Source:
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# Parcel Profile Report for 0060618

Item A.



# Parcel Profile Report for 0060618

Item A.

## Future Land Use Planning Information

County Use:	Municipal Planning Authority:	Municipal Use:
<b>NON-RESIDENTIAL</b>	<b>TOWN OF CLAYTON</b>	<b>BUSINESS (COMMERCIAL &amp; INDUSTRIAL)</b>
<b>PUBLIC/INSTITUTIONAL</b>	<b>TOWN OF CLAYTON</b>	<b>TRANSPORTATION</b>

## Elevation Information (NAVD88, US Survey Feet)

[Interactive Map](#)

Range:	Elevation Change:	Average:
<b>846 - 868</b>	<b>22</b>	<b>857</b>

## Soil Survey Information

[Interactive Map](#)

Symbol:	Name:	Drainage Class:	Farmland Class:	Hydrologic Group:
<b>HrB</b>	<b>Hortonville silt loam, 2 to 6 percent slopes</b>	<b>Well drained</b>	<b>II</b>	<b>C</b>
<b>KnB</b>	<b>Kewaunee silt loam, 2 to 6 percent slopes</b>	<b>Well drained</b>	<b>II</b>	<b>C</b>
<b>MaA</b>	<b>Manawa silty clay loam, 0 to 3 percent slopes</b>	<b>Somewhat poorly drained</b>	<b>II</b>	<b>D</b>

## Election Information

Type:	District:	Voting Ward:
<b>WINNEBAGO COUNTY BOARD OF SUPERVISORS</b>	<b>29</b>	<b>2</b>
Supervisor:	Polling Place:	
<a href="#">RACHEL A. YOUNGQUIST</a>	<b>CLAYTON MUNICIPAL BUILDING 8348 COUNTY RD. T</b>	

## 2010 United States Census Bureau Information

State and County FIPS code(s):	Tract:	Block:	Total Population:
<b>55 139</b>	<b>002300</b>	<b>2019</b>	<b>59</b>

## Historical Photography Information

Flight Year:	File Name:
<b>1941</b>	<a href="#">AIW-2B-6-41.tif</a>
<b>1957</b>	<a href="#">AIW-1T-85-57.tif</a>
<b>1975</b>	<a href="#">2016-75.tif</a>
<b>1981</b>	<a href="#">I-3-81.tif</a>

## Special Casing Area Requirements for Arsenic Information

[Casing Map](#)

<b>Special well casing depth area for Winnebago County - effective October 1, 2004</b>	<a href="#">More Details</a>
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# Parcel Profile Report for 0060618

Item A.



# Parcel Profile Report for 0060632

Item A.

## Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on WEDNESDAY, APRIL 5, 2023

[More Details](#)

Mailing Address: <b>CLAYTON DEVELOPMENT GROUP LLC 2065 AMERICAN DR STE A NEENAH WI 54956</b>	Owner(s): <b>CLAYTON DEVELOPMENT GROUP LLC</b>	Tax Parcel Number: <b>0060632</b>
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Tax District: <a href="#">006-TOWN OF CLAYTON</a>	Acres: <b>20.00</b>
--	------------------------

School District: <b>3892-NEENAH JOINT SCHOOL DISTRICT</b>	<a href="#">Interactive Map</a>
--	---------------------------------

Assessed Values	<a href="#">More Assessment Details</a>
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Land: <b>\$4,000</b>	Improvements: <b>\$0</b>	Total: <b>\$4,000</b>
-------------------------	-----------------------------	--------------------------

Site Address(es): <b>NO SITE ADDRESS ASSIGNED</b>	Document Number: <b>1900006</b>
Estate Parcel Description (for legal description, see recorded document): <b>N1/2 NW SE 20.00 A.</b>	

## Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s): <b>NW 1/4, SE 1/4 of Section 24, T.20N. - R.16E., TOWN OF CLAYTON</b>
--

## General Zoning Information

District:	Description:	Jurisdiction:	<a href="#">Interactive Map</a>
<b>A-2</b>	<b>GENERAL AGRICULTURE DISTRICT</b>	<b>TOWN OF CLAYTON</b>	
Extraterritorial:	Shoreland:	<a href="#">Interactive Map</a>	
<b>VILLAGE OF FOX CROSSING</b>	<b>NONE</b>		

## Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification: <b>NONE</b>	Source:	Type:	Surface Water Drainage Dist: <b>NONE</b>
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## Airport Zoning and Height Limitation Information

[Interactive Map](#)

Airport: <b>NONE</b>	District(s):	Elevation Range: <b>844 - 874</b>	Height Limitation(s): <b>NONE</b>	Building Height:
-------------------------	--------------	--------------------------------------	--------------------------------------	------------------

## County Floodplain and FEMA Special Flood Harazard Area (SFHA) Information

[Interactive Map](#)

County District: <b>NONE</b>	SFHA Zone: <b>ZONE X</b>	SFHA Zone Type: <b>OUTSIDE FLOODPLAIN</b>	FIRM Panel: <b>55139C0100E</b>	Map Effective Date: <b>MARCH 17, 2003</b>
Letter of Map Change (LOMC) Type:	Documents:	Effective Date:		

## Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: <b>NONE</b>	Area Description:	Source:
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# Parcel Profile Report for 0060632

Item A.



# Parcel Profile Report for 0060632

Item A.

## Future Land Use Planning Information

County Use:	Municipal Planning Authority:	Municipal Use:
<b>PUBLIC/INSTITUTIONAL</b>	<b>TOWN OF CLAYTON</b>	<b>TRANSPORTATION</b>
<b>RESIDENTIAL</b>	<b>TOWN OF CLAYTON</b>	<b>RESIDENTIAL - SINGLE AND TWO FAMILY</b>

## Elevation Information (NAVD88, US Survey Feet)

[Interactive Map](#)

Range:	Elevation Change:	Average:
<b>844 - 874</b>	<b>30</b>	<b>859</b>

## Soil Survey Information

[Interactive Map](#)

Symbol:	Name:	Drainage Class:	Farmland Class:	Hydrologic Group:
<b>HrB</b>	<b>Hortonville silt loam, 2 to 6 percent slopes</b>	<b>Well drained</b>	<b>II</b>	<b>C</b>
<b>KnB</b>	<b>Kewaunee silt loam, 2 to 6 percent slopes</b>	<b>Well drained</b>	<b>II</b>	<b>C</b>
<b>MaA</b>	<b>Manawa silty clay loam, 0 to 3 percent slopes</b>	<b>Somewhat poorly drained</b>	<b>II</b>	<b>D</b>

## Election Information

Type:	District:	Voting Ward:
<b>WINNEBAGO COUNTY BOARD OF SUPERVISORS</b>	<b>29</b>	<b>2</b>
Supervisor:	Polling Place:	
<a href="#">RACHEL A. YOUNGQUIST</a>	<b>CLAYTON MUNICIPAL BUILDING 8348 COUNTY RD. T</b>	

## 2010 United States Census Bureau Information

State and County FIPS code(s):	Tract:	Block:	Total Population:
<b>55 139</b>	<b>002300</b>	<b>2019</b>	<b>59</b>

## Historical Photography Information

Flight Year:	File Name:
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<b>1957</b>	<a href="#">AIW-1T-85-57.tif</a>
<b>1975</b>	<a href="#">2016-75.tif</a>
<b>1981</b>	<a href="#">I-3-81.tif</a>

## Special Casing Area Requirements for Arsenic Information

[Casing Map](#)

<b>Special well casing depth area for Winnebago County - effective October 1, 2004</b>	<a href="#">More Details</a>
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# Parcel Profile Report for 0060632

Item A.



# REZONING EXHIBIT

Item A.

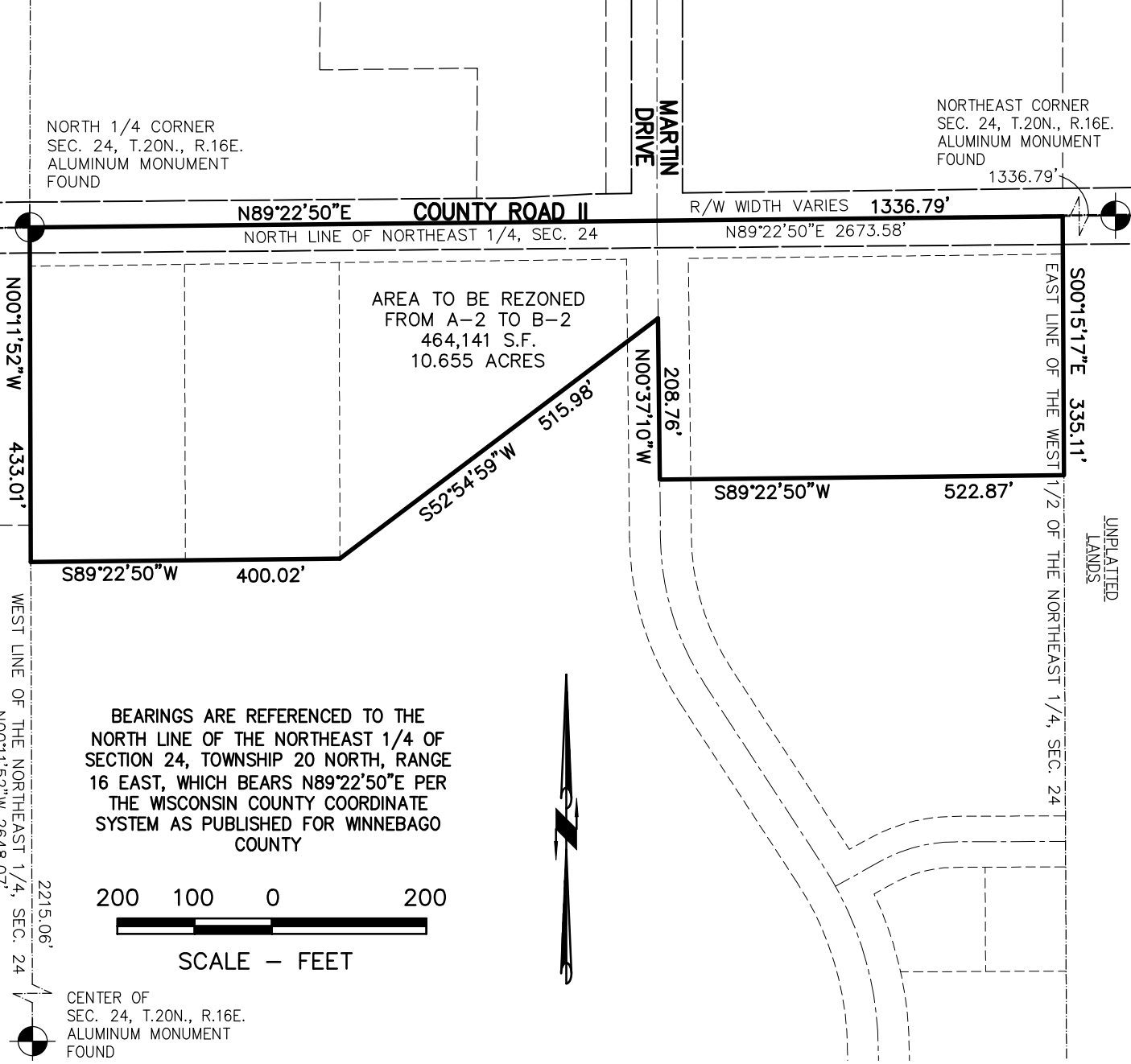
A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

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

NORTH 1/4 CORNER  
 SEC. 24, T.20N., R.16E.  
 ALUMINUM MONUMENT  
 FOUND

NORTHEAST CORNER  
 SEC. 24, T.20N., R.16E.  
 ALUMINUM MONUMENT  
 FOUND

MARTIN  
 DRIVE



C:\Users\krefsmone\OneDrive\Documents\REZONE\REZONE EXHIBIT B-2.dwg, rezone exhibit sh1, Plot Date: 4/26/2023 10:38 AM, ckalkofen, W:\PROJ\015\C1069\092300271\CADD\Civil3D\Survey Documents\REZONE\REZONE EXHIBIT B-2.dwg, CSM No. 1863

SHEET 1 OF 2

**McMAHON**  
 ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1" = 200'  
 Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_  
 1445 McMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
 Tel: (920) 751-4200 Fax: (920) 751-4284

File No. CA 24



# REZONING EXHIBIT

Item A.

## DESCRIPTION OF LANDS TO BE REZONED TO COMMUNITY BUSINESS (B-2) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 464,141 square feet (10.655 acres) of land and more particularly described as follows:

Beginning at the North 1/4 corner of said Section 24; thence N89°22'50"E, 1336.79 feet along the North line of the Northeast 1/4 of said Section 24 to the East line of the West 1/2 of said Northeast 1/4; thence S00°15'17"E, 335.11 feet along said East line; thence S89°22'50"W, 522.87 feet; thence N00°37'10"W, 208.76 feet; thence S52°54'59"W, 515.98 feet; thence S89°22'50"W, 400.02 feet to the West line of the Northeast 1/4 of said Section 24; thence N00°11'52"W, 433.01 feet along said West line to the Point of Beginning.

SHEET 2 OF 2

**McMAHON**  
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1"= 200'

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File N  
CA

25

# REZONING EXHIBIT

SHEET Item A.

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

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'50"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



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

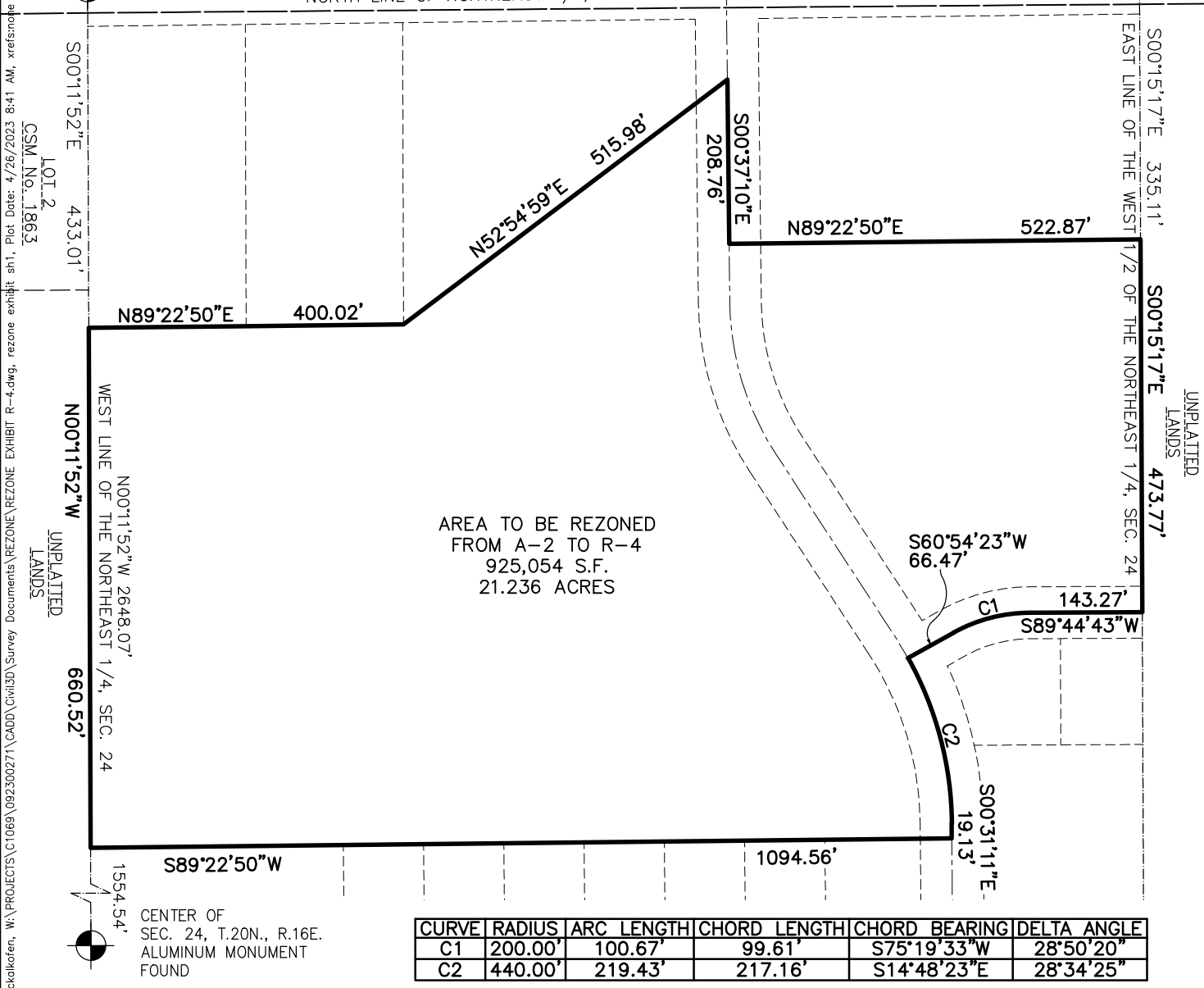


NORTH 1/4 CORNER  
SEC. 24, T.20N., R.16E.  
ALUMINUM MONUMENT  
FOUND

NORTHEAST CORNER  
SEC. 24, T.20N., R.16E.  
ALUMINUM MONUMENT  
FOUND

1336.79'

N89°22'50"E COUNTY ROAD II R/W WIDTH VARIES 1336.79'  
NORTH LINE OF NORTHEAST 1/4, SEC. 24 N89°22'50"E 2673.58'



AREA TO BE REZONED  
FROM A-2 TO R-4  
925,054 S.F.  
21.236 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	100.67'	99.61'	S75°19'33"W	28°50'20"
C2	440.00'	219.43'	217.16'	S14°48'23"E	28°34'25"

**McMAHON**  
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1" = 200'

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File N  
CA

# REZONING EXHIBIT

Item A.

## DESCRIPTION OF LANDS TO BE REZONED TO MULTI-FAMILY RESIDENTIAL (R-4) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 925,054 square feet (21.236 acres) of land and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 24; thence S00°11'52"E, 433.01 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning; thence N89°22'50"E, 400.02 feet; thence N52°54'59"E, 515.98 feet; thence S00°37'10"E, 208.76 feet; thence N89°22'50"E, 522.87 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 24; thence S00°15'17"E, 473.77 feet along said East line; thence S89°44'43"W, 143.27 feet to the start of a 200.00 foot radius curve to the left; thence 100.67 feet along the arc of said curve having a 99.61 foot chord which bears S75°19'33"W; thence S60°54'23"W, 66.47 feet to the start of a 440.00 foot radius curve to the right; thence 219.43 feet along the arc of said curve having a 217.16 foot chord which bears S14°48'23"E; thence S00°31'11"E, 19.13 feet; thence S89°22'50"W, 1094.56 feet to the West line of the Northeast 1/4 of said Section 24; thence N00°11'52"W, 660.52 feet along said West line to the Point of Beginning.

SHEET 2 OF 2

**McMAHON**  
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1"= 200'

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File N  
CA

27

# REZONING EXHIBIT

Item A.

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

BEARINGS ARE REFERENCED TO THE  
NORTH LINE OF THE NORTHEAST 1/4 OF  
SECTION 24, TOWNSHIP 20 NORTH, RANGE  
16 EAST, WHICH BEARS N89°22'50"E PER  
THE WISCONSIN COUNTY COORDINATE  
SYSTEM AS PUBLISHED FOR WINNEBAGO  
COUNTY



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

NORTH 1/4 CORNER  
SEC. 24, T.20N., R.16E.  
ALUMINUM MONUMENT  
FOUND

NORTHEAST CORNER  
SEC. 24, T.20N., R.16E.  
ALUMINUM MONUMENT  
FOUND 1336.79'

N89°22'50"E 2673.58'  
NORTH LINE OF NORTHEAST 1/4, SEC. 24  
1336.79'

EAST LINE OF THE WEST  
1/2 OF THE NORTHEAST  
1/4, SEC. 24  
S00°15'17"E 808.88'

UNPLATTED  
LANDS

N60°54'23"E  
66.47'

C1 N89°44'43"E  
143.27'

S00°15'17"E  
428.14'±

C2 N00°31'11"W  
19.13'

N89°22'50"E

1094.56'

AREA TO BE REZONED  
FROM A-2 TO R-3  
505,769 S.F.±  
11.611 ACRES±

CENTERLINE OF  
INTERMITTENT  
STREAM PER  
DNR MAPPING

NW 1/4-NE 1/4  
SW 1/4-NE 1/4

168.11'

S89°47'51"W

N00°12'09"W

68.73'

S89°22'50"W

767.86'

N04°32'12"W

156.70'±

526'±

CENTER OF  
SEC. 24, T.20N., R.16E.  
ALUMINUM MONUMENT  
FOUND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	100.67'	99.61'	N75°19'33"E	28°50'20"
C2	440.00'	219.43'	217.16'	N14°48'23"W	28°34'25"

SHEET 1 OF 2

**McMAHON**  
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1" = 200'

Drawn By CWK Field Book Page

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File N  
CA

28

C:\Users\jcalhoun\OneDrive\Documents\REZONE\REZONE EXHIBIT R-3.dwg, rezone exhibit sh1, Plot Date: 4/27/2023 8:13 AM, xref:none

# REZONING EXHIBIT

Item A.

## DESCRIPTION OF LANDS TO BE REZONED TO TWO-FAMILY RESIDENTIAL (R-3) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 505,769 square feet (11.611 acres) of land more or less and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 24; thence S00°11'52"E, 1093.53 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning; thence N89°22'50"E, 1094.56 feet; thence N00°31'11"W, 19.13 feet to the start of a 440.00 foot radius curve to the left; thence 219.43 feet along the arc of said curve having a 217.16 foot chord which bears N14°48'23"W; thence N60°54'23"E, 66.47 feet to the start of a 200.00 foot radius curve to the right; thence 100.67 feet along the arc of said curve having a 99.61 foot chord which bears N75°19'33"E; thence N89°44'43"E, 143.27 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 24; thence S00°15'17"E, 428.14 feet more or less along said East line to the centerline of an intermittent stream; thence Southwesterly, 526 feet more or less along said centerline; thence N04°32'12"W, 156.70 feet more or less; thence S89°22'50"W, 767.86 feet; thence N00°12'09"W, 68.73 feet; thence S89°47'51"W, 168.11 feet to the West line of the Northeast 1/4 of said Section 24; thence N00°11'52"W, 266.06 feet along said West line to the Point of Beginning.

SHEET 2 OF 2

**McMAHON**  
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1"= 200'

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

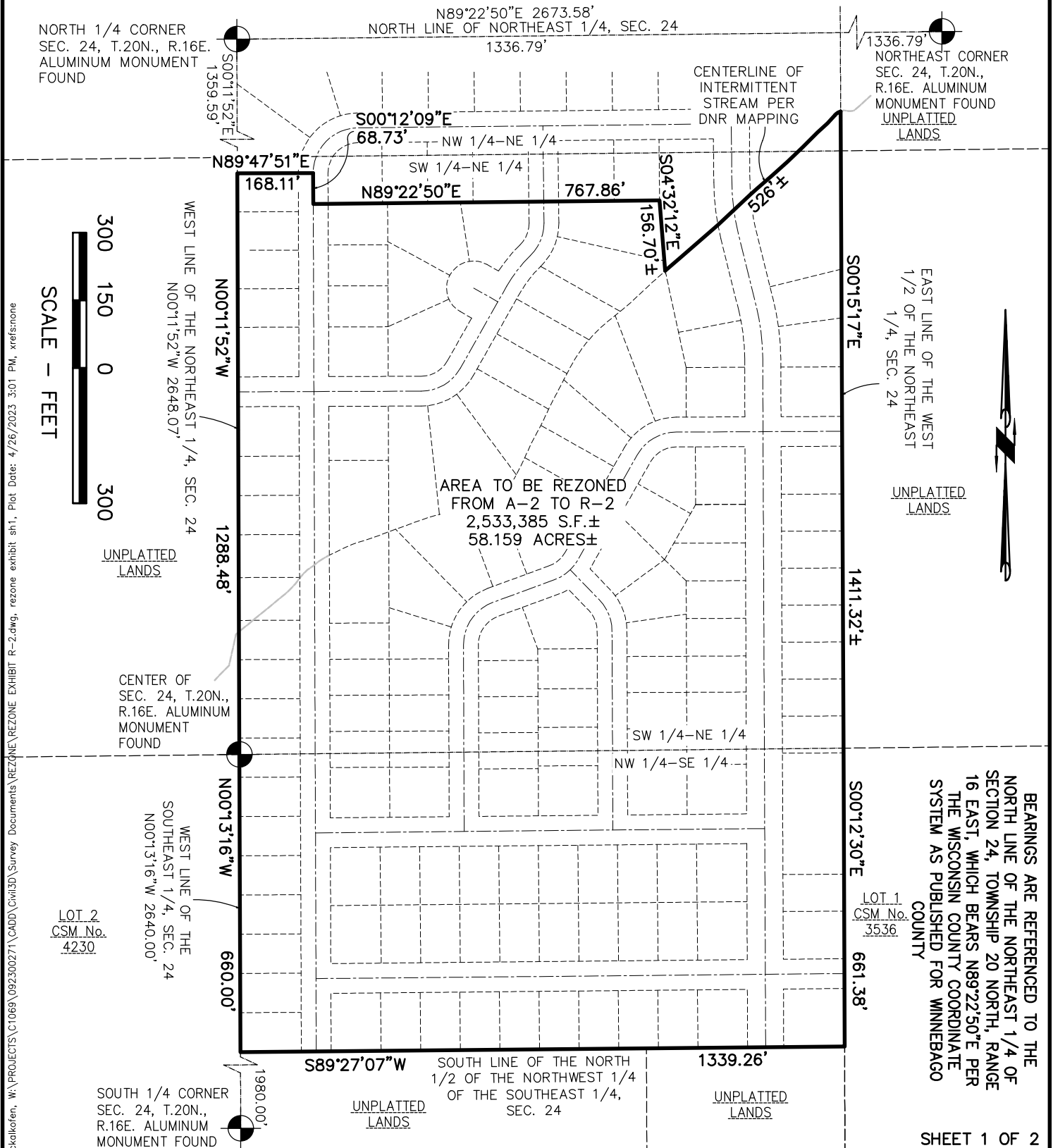
File N  
CA

29

# REZONING EXHIBIT

Item A.

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALL OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



AREA TO BE REZONED  
FROM A-2 TO R-2  
2,533,385 S.F.±  
58.159 ACRES±

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'50"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

SHEET 1 OF 2

# REZONING EXHIBIT

Item A.

## DESCRIPTION OF LANDS TO BE REZONED TO SUBURBAN RESIDENTIAL (R-2) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4 and all of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 2,533,385 square feet (58.159 acres) of land more or less and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 24; thence S00°11'52"E, 1359.59 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning; thence N89°47'51"E, 168.11 feet; thence S00°12'09"E, 68.73 feet; thence N89°22'50"E, 767.86 feet; thence S04°32'12"E, 156.70 feet more or less to the centerline of an intermittent stream; thence Northeasterly, 526 feet more or less along said centerline to the East line of the West 1/2 of the Northeast 1/4 of said Section 24; thence S00°15'17"E, 1411.32 feet more or less along said East line to the Northeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24; thence S00°12'30"E, 661.38 feet along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24 to the Southeast corner thereof; thence S89°27'07"W, 1339.26 feet along the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24 to the Southwest corner thereof; thence N00°13'16"W, 660.00 feet along the West line of the Southeast 1/4 of said Section 24 to the Center of said Section 24; thence N00°11'52"W, 1288.48 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning.

SHEET 2 OF 2

**McMAHON**  
ENGINEERS ARCHITECTS

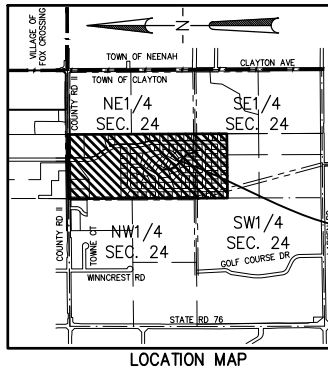
Project No. C1069 092300271 Date APRIL 2023 Scale 1"= 300'

Drawn By CWK Field Book \_\_\_\_\_ Page \_\_\_\_\_

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

File N  
CA

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PROJECT LOCATION

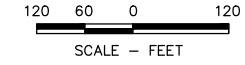
- LEGEND**
- 3/4" IRON REBAR FOUND
  - RECORDED BEARING AND/OR DISTANCE
  - SQUARE FEET
  - CERTIFIED LAND CORNER WINNEBAGO COUNTY
  - EXISTING STORM ENDWALL
  - EXISTING UTILITY VAULT
  - EXISTING MAILBOX
  - EXISTING POST
  - EXISTING SIGN
  - UTILITY POLE
  - UTILITY POLE W/GUY WIRE
  - TELEPHONE OR TELEVISION PEDESTAL
  - EXISTING BUILDING
  - EXISTING CONTOURS
  - EXISTING CULVERT WITH END SECTIONS
  - TREE OR BRUSH LINE
  - SOIL BORING LOCATION
  - TV CABLE TELEVISION - BURIED
  - G GAS MAIN
  - E ELECTRIC CABLE - BURIED
  - FO FIBER OPTIC CABLE - BURIED
  - EXISTING FENCE
  - DITCH LINE
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - SECTION LINE
  - EXISTING ASPHALT PAVEMENT
  - EXISTING GRAVEL
  - EXISTING CONCRETE PAVEMENT
  - WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022

PRELIMINARY PLAT  
**SCHOLAR RIDGE ESTATES**  
 ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER/SUBDIVIDER  
 CLAYTON DEVELOPMENT GROUP, LLC  
 ATTN: DEREK LIEBHAUSER  
 2065 AMERICAN DRIVE, SUITE A  
 NEENAH, WI 54956  
 (920) 428-9451

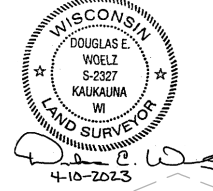
SURVEYOR:  
 DOUGLAS E. WOELZ  
 1445 MCMAHON DRIVE  
 NEENAH, WI 54956  
 (920) 751-4200

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'51"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



OBJECTING AUTHORITIES:  
 - DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:  
 - TOWN OF CLAYTON  
 - VILLAGE OF FOX CROSSING  
 - WINNEBAGO COUNTY PLANNING & ZONING



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Item A.

**McMAHON**  
 McMAHON ASSOCIATES, INC.  
 1445 MCMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O. BOX 1025 NEENAH, WI 54956  
 PH 920.751.4200 FAX 920.751.4288

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NO.	REVISION	DATE

**PRELIMINARY PLAT - SCHOLAR RIDGE ESTATES**  
 PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 24, T20N, R16E,  
 TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYED	DRAWN
DEW	MJA
PROJECT NO. C1069 09-23-00271	
DATE APRIL, 2023	
SHEET NO. 1032	



PRELIMINARY PLAT  
SCHOLAR RIDGE ESTATES

ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

NOTES

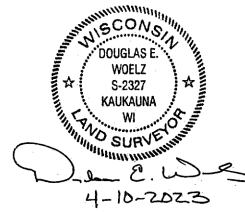
- THE SUBJECT PROPERTY IS CURRENTLY ZONED: A-2 GENERAL AGRICULTURAL
  - PROPOSED ZONING FOR THIS DEVELOPMENT:
    - (3 LOTS & 1 OUTLOT) LOTS 1 THRU 3 & OUTLOT 1 - LOCAL SERVICE BUSINESS (B-1) DISTRICT OR COMMUNITY BUSINESS (B-2) DISTRICT
    - (2 LOTS) LOTS 4 & 5 - MULTIFAMILY RESIDENTIAL (R-4) DISTRICT
    - (19 LOTS & 1 OUTLOT) LOTS 6 THRU 17, LOTS 27 THRU 30, LOTS 35 THRU 37 AND OUTLOT 2 - TWO-FAMILY RESIDENTIAL (R-3) DISTRICT
    - (134 LOTS & 2 OUTLOTS) LOTS 18 THRU 26, LOTS 31 THRU 34, LOTS 38 THRU 158 AND OUTLOTS 3 & 4 - SUBURBAN RESIDENTIAL (R-2) DISTRICT
  - TOTAL DEVELOPMENT = 158 LOTS & 4 OUTLOTS
  - FRONTYARD BUILDING SETBACKS TO BE 30 FEET FOR SUBURBAN & TWO-FAMILY RESIDENTIAL LOTS AND 40 FEET FOR MULTIFAMILY RESIDENTIAL LOTS
  - THE TOTAL AREA OF THIS DEVELOPMENT = 101.661 ACRES
  - NET SUBDIVIDED AREA = 81.485 ACRES
  - DEDICATED STREET AREA = 20.176 ACRES
  - LINEAL FEET OF STREETS = 14,197 LIN. FEET.
  - MINIMUM LOT REQUIREMENTS PER ZONING ORDINANCES (SEWERED LOTS):
    - (B-1) BUSINESS DISTRICT/(B-2) COMMUNITY BUSINESS DISTRICT  
MINIMUM LOT SIZE = 15,000 S.F.  
MINIMUM LOT WIDTH = 85 FEET  
MINIMUM ROAD FRONTAGE = 75 FEET
    - (R-4) MULTIFAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE = 15,000 S.F.  
MINIMUM LOT WIDTH = 120 FEET  
MINIMUM ROAD FRONTAGE = 33 FEET
    - (R-3) TWO-FAMILY RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE (TWO FAMILY UNITS) = 10,000 S.F.  
MINIMUM LOT WIDTH = 85 FEET  
MINIMUM ROAD FRONTAGE = 33 FEET
    - (R-2) SUBURBAN RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE = 9,000 S.F.  
MINIMUM LOT WIDTH = 65 FEET  
MINIMUM ROAD FRONTAGE = 33 FEET
  - MINIMUM LOT SIZE WITHIN DEVELOPMENT = 10,537 S.F. (LOT 124)
  - MINIMUM LOT WIDTH WITHIN DEVELOPMENT = 80 FEET
  - MINIMUM ROAD FRONTAGE WITHIN DEVELOPMENT = 55.27 FEET (LOTS 32 & 33)
  - AVERAGE LOT SIZE (R-2) SUBURBAN RESIDENTIAL DISTRICT = 13,769 S.F.
  - AVERAGE LOT SIZE (R-3) TWO-FAMILY RESIDENTIAL DISTRICT = 16,473 S.F.
  - ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT.
  - SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES.
  - ALL LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER.
  - OUTLOTS TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON OR BY A HOME OWNERS ASSOCIATION.
  - PRIVATE RESTRICTIONS/COVENANTS TO BE FILED WITH THE FINAL PLAT.
  - A JURISDICTIONAL DETERMINATION/ARTIFICIAL WETLAND EXEMPTION REQUEST IS TO BE FILED WITH THE WISCONSIN DNR'S OFFICE TO ALLOW THE FILLING OF WETLAND AREAS SHOWN ON LOTS 45, 46 & 47 (WETLAND AREA IS LESS THAN 10,000 S.F.)
  - ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/ OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE DRAINING AS ORIGINALLY DESIGNED. THE COST OF THE REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.
  - THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.
  - ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
  - RIGHT TO FARM COVENANT:  
THE LOTS CREATED ON THIS MAP IS ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.
- DRAINAGE EASEMENT RESTRICTIONS:**  
THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING AND EXCAVATING EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE CASEMENT.
- MAINTENANCE OF DRAINAGE IMPROVEMENTS:**  
MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. WINNEBAGO COUNTY AND THE TOWN RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.
- DRAINAGE MAINTENANCE EASEMENT:**  
WINNEBAGO COUNTY AND THE TOWN SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT OR OUTLOT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.
- \*ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/ OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE DRAINING AS ORIGINALLY DESIGNED. THE COST OF THE REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.\*

**PROPERTY DESCRIPTION:** All of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 4,428,349 square feet (101.661 acres) of land more or less and described as follows:

Beginning at the North 1/4 corner of said Section 24; Thence N89°22'51"E, 1336.79 feet along the North line of the Northwest 1/4 of said Section 24 to the East line of the West 1/2 of said Northeast 1/4; Thence S00°15'17"E, 2648.34 feet along said East line to the Southeast corner thereof; Thence S00°12'30"E, 661.38 feet along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 to the Southeast corner thereof; Thence S89°27'07"W, 1339.26 feet along the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 to the Southwest corner thereof; Thence N00°13'16"W, 660.00 feet along the West line of said Southeast 1/4 to the Center of said Section 24; Thence N00°11'52"W, 2648.07 feet along the West line of said Northeast 1/4 to the Point of Beginning.

NOTES:

- LAND DEDICATION REQUIREMENTS: (PARK, PLAYGROUND & RECREATION OPEN SPACE)
- SINGLE FAMILY ZONING - 6% LAND DEDICATION REQUIREMENT  
TOTAL SINGLE FAMILY LOT AREA = 2,533,380 S.F. (58.158 ACRES)  
LAND DEDICATION REQUIREMENT = 2,533,380 X .06 = 152,002.8 S.F. (3.49 ACRES)
- TWO FAMILY ZONING - 8% LAND DEDICATION REQUIREMENT  
TOTAL TWO FAMILY LOT AREA = 505,765 S.F. (11.61 ACRES)  
LAND DEDICATION REQUIREMENT = 505,765 X .08 = 40,461.2 S.F. (0.93 ACRES)
- MULTIPLE FAMILY ZONING - 12% LAND DEDICATION REQUIREMENT  
TOTAL MULTIPLE FAMILY LOT AREA = 925,049 S.F. (21.24 ACRES)  
LAND DEDICATION REQUIREMENT = 925,049 X .12 = 111,005.88 (2.55 ACRES)
- TOTAL LAND DEDICATION REQUIREMENT = 303,469.88 (6.97 ACRES)  
LAND DEDICATION PROVIDED = 325,989 S.F. (7.48 ACRES)  
TRAIL = 26,674 S.F. (0.61 ACRES)
  - OUTLOT 1 = 138,401 S.F. (3.17 ACRES)
  - OUTLOT 2 = 71,941 S.F. (1.65 ACRES)
  - OUTLOT 3 = 52,581 S.F. (1.21 ACRES)
  - OUTLOT 4 = 36,392 S.F. (0.84 ACRES)



Item A.  
**McMAHON**  
McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE WEEENAH, WI 53085  
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NO.	DATE	REVISION

PRELIMINARY PLAT - SCHOLAR RIDGE ESTATES  
PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 24, T20N, R16E,  
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYED DEW	DRAWN MJA
PROJECT NO. C1069 09-23-00271	
DATE APRIL, 2023	
SHEET NO. 2033	

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**DIVISION 3  
ALLOWABLE LAND USES**

**Sections**

9.08-21	Land uses generally allowable within zoning districts	9.08-26	Removal of principal building while retaining an accessory building
9.08-22	Similarity of land uses	9.08-27	Special provisions for community living arrangements
9.08-23	Land uses not listed	9.08-28	Special provisions for specified foster homes and treatment foster homes
9.08-24	Project classified in more than one land use category	9.08-29	Site restrictions
9.08-25	Establishment of an accessory land use prior to establishment of principal use	9.08-30	Map of conditional uses

**9.08-21 Land uses generally allowed within zoning districts**

(a) **General purpose zoning districts.** For the purposes of this Chapter, land uses are classified as principal, accessory, or temporary. Exhibit 8-1 lists principal land uses (Series 1 to 16), accessory uses (Series 17), and temporary uses (Series 18). A number in brackets [xx] next to a land use refers to a note that is included at the end of Exhibit 8-1. Each of the land uses are designated as one of the following:

- (1) A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this Chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.
- (2) A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this Chapter are met. The general procedures for a conditional use are found in Division 4 of Article 7. In the A-1 Agribusiness district, conditional uses must meet the requirements of Chapter 91 of the Wisconsin State Statutes where noted in addition to the conditional use requirements found in Division 4 of Article 7.
- (3) An "S" indicates that the use is permitted in the A-1 agribusiness zoning district as a special use provided that all other provisions of this Chapter are met. The procedures for the special use permit are found in Division 5 in Article 7
- (4) A "-" indicates that the use is not permitted in the zoning district.

(b) **Exceptions to land uses permitted by right.** Any commercial or industrial land use that is shown as permitted by right that emits air contaminants, fugitive dust, or potentially offensive odors or sounds outside of the building; incinerates any substance; or handles radioactive materials, hazardous substances, hazardous waste, or regulated substances is considered a conditional use.

(c) **Planned development districts.** Land uses that are permitted in a planned development district are enumerated in the general development plan for the district, along with development standards, if any.

(d) **Permits/approvals needed.** A "ZP" indicates Zoning Permit (Conditional Use, Special Use, and/or Zoning Permit) and an "SP" indicates Site Plan as described in Article 7 of this Chapter.

(e) **Descriptions of land uses.** Descriptions of the land uses are found in Section 9.03-02 of Article 3 of this Chapter.

(f) **Standards for land uses.** Standards for the development of the land uses in Exhibit 8-1 are found in Divisions 4, 5, 8, 9, 10, and 11 of Article 8 of this Chapter.

Exhibit 8-1. Land use matrix

1	Agriculture	Review	Special Standards	Base Zoning District															
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2		
1.01	Agriculture-related use	ZP,SP	9.08-231	C	C	-	-	-	-	-	-	-	-	-	-	-	P	C	
1.02	Agriculture, crop	-	9.08-232	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
1.03	Agriculture, general, fewer than 500 animal units	-	9.08-233	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	
1.04	Agriculture, general, 500 animal units or more	ZP	9.08-233	S	C	-	-	-	-	-	-	-	-	-	-	-	-	-	
1.05	Greenhouse	ZP,SP	9.08-234	P	P	-	-	-	-	-	-	-	-	C	C	-	C	C	
<b>2 Resource-Based Uses</b>																			
2.01	Dam [1]	ZP,SP	9.08-241	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
2.02	Forestry	-	9.08-242	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2.03	Hunting preserve	ZP,SP	9.08-243	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	
2.04	Sewage sludge disposal	-	9.08-244	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2.05	Wildlife park	ZP,SP	9.08-245	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	
<b>3 Residential</b>																			
3.01	Mixed-use housing	ZP,SP	9.08-251	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	
3.02	Manufactured housing community	ZP,SP	9.08-252	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
3.03	Multifamily building, 3-4 units	ZP, SP	9.08-253	-	-	-	-	-	P	-	-	-	-	C	P	-	-		
3.03	Multifamily building, 5-8 units	ZP, SP	9.08-253	-	-	-	-	-	P	-	-	-	-	C	C	-	-		
3.03	Multifamily building, 9 or more units	ZP, SP	9.08-253	-	-	-	-	-	C	-	-	-	-	-	C	-	-		
3.04	Single-family dwelling [2]	ZP	9.08-254	C	P	P	P	P	-	-	-	-	-	-	-	-	-		
3.05	Townhouse, 3-4 units	ZP,SP	9.08-255	-	-	-	-	-	P	-	-	-	-	C	P	-	-		
3.05	Townhouse, 5-8 units	ZP,SP	9.08-255	-	-	-	-	-	P	-	-	-	-	C	C	-	-		
3.05	Townhouse, 9 or more units	ZP,SP	9.08-255	-	-	-	-	-	C	-	-	-	-	-	C	-	-		
3.06	Twin home	ZP	9.08-256	-	-	-	-	P	P	-	-	-	-	-	P	-	-		
3.07	Two-family building, 2 units	ZP	9.08-257	-	-	-	-	P	P	-	-	-	-	C	P	-	-		
<b>4 Special Care Facilities</b>																			
4.01	Adult family home	ZP	9.08-261	-	-	P	P	P	P	-	-	-	-	-	-	-	-		
4.02	Community living arrangement, 8 or fewer residents [3]	ZP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-		
4.02	Community living arrangement, 9-15 residents [3]	ZP, SP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-		
4.02	Community living arrangement, 16 or more residents [3]	ZP,SP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-		
4.03	Foster home and treatment foster home [4]	ZP	9.08-263	-	-	P	P	P	P	-	-	-	-	-	-	-	-		
4.04	Group day care center [5]	ZP,SP	9.08-264	-	-	-	-	C	C	-	-	P	P	P	P	C	C		
4.05	Hospice care center	ZP,SP	9.08-265	-	C	C	C	C	P	-	-	C	C	P	C	-	-		
4.06	Nursing home	ZP,SP	9.08-266	-	-	C	C	C	P	-	-	-	C	P	C	-	-		
4.07	Retirement home	ZP,SP	9.08-267	-	-	C	C	C	P	-	-	-	C	P	C	-	-		
4.08	Temporary shelter [6]	ZP,SP	9.08-268	-	-	-	-	-	-	-	-	C	C	C	-	-	-		
<b>5 Group Accommodations [7]</b>																			
5.01	Boardinghouse	ZP,SP	9.08-271	-	-	-	-	-	C	-	-	-	C	P	C	-	-		
5.02	Campground	ZP,SP	9.08-272	-	C	-	-	-	-	-	C	-	-	C	-	-	-		
5.03	Group recreation camp	ZP,SP	9.08-273	-	C	-	-	-	-	-	C	-	-	C	-	-	-		
5.04	Migrant labor camp [8]	ZP,SP	9.08-274	C	C	-	-	-	-	-	-	-	-	-	-	-	-		
5.05	Overnight lodging	ZP,SP	9.08-275	-	-	-	-	-	-	-	-	-	C	P	P	-	-		
5.06	Resort	ZP,SP	9.08-276	-	C	-	-	-	-	-	-	-	C	P	C	-	-		
<b>6 Food and Beverage Sales</b>																			
6.01	Brewpub	ZP,SP	9.08-281	-	-	-	-	-	-	-	-	-	C	P	P	C	-		
6.02	Restaurant	ZP, SP	9.08-282	-	-	-	-	-	-	-	-	C	P	P	P	-	-		
6.03	Tavern	ZP, SP	9.08-283	-	-	-	-	-	-	-	-	C	P	P	C	-	-		

continued on next page

Exhibit 8-1. Land use matrix – continued

7	Vehicle Rental, Sales, and Service	Review	Special Standards	Base Zoning District													
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2
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
<b>8 General Sales</b>																	
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	-
<b>9 General Services</b>																	
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	C
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	-
<b>10 Recreation and Entertainment</b>																	
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	-
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	-	C	-
10.07	Outdoor shooting range	ZP,SP	9.08-347	-	C	-	-	-	-	-	C	-	-	-	-	C	C
<b>11 Government and Community Services</b>																	
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	-	C	-
11.05	Community center	ZP,SP	9.08-355	-	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	-

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Exhibit 8-1. Land use matrix – continued

11	Government and Community Services - cont.	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
11.08	Correctional facility	ZP,SP	9.08-358	-	-	-	-	-	-	-	C	-	-	-	-	-
11.09	Educational facility, pre-K through 12	ZP,SP	9.08-359	-	C	C	C	C	C	-	P	C	P	P	P	-
11.10	Educational facility, post-secondary	ZP,SP	9.08-360	-	-	-	-	-	-	-	P	C	P	P	P	C
11.11	Maintenance garage	ZP,SP	9.08-361	-	-	-	-	-	-	-	P	-	-	-	-	-
11.12	Park	ZP,SP	9.08-362	-	-	-	-	-	-	-	P	-	-	-	-	-
11.13	Public safety facility	ZP,SP	9.08-363	-	-	-	-	-	-	-	P	-	-	-	-	-
11.14	Recreation trail [10]	-	9.08-364	C	P	P	P	P	P	P	P	P	P	P	P	P
11.15	Worship facility [10]	ZP,SP	9.08-365	C	C	C	C	P	P	-	P	P	P	P	P	C
<b>12 Telecommunications and Utilities [11]</b>																
12.01	Solar energy system	ZP,SP	9.08-371	na	na	na	na	na	na	na	na	na	na	na	na	na
12.02	Stormwater management facility [1]	ZP	9.08-372	C	P	P	P	P	P	P	P	P	P	P	P	P
12.03	Telecommunication facility, concealed [1]	ZP,SP	9.08-373	C	P	P	P	P	P	P	P	P	P	P	P	P
12.04	Telecommunication facility, unconcealed [1]	ZP,SP	9.08-374	C	C	-	-	-	-	C	C	C	C	C	-	P
12.05	Utility installation, major [1]	ZP,SP	9.08-375	C	C	C	C	C	C	C	C	C	C	C	C	P
12.06	Utility installation, minor [1]	ZP	9.08-376	C	P	P	P	P	P	P	P	P	P	P	P	P
12.07	Utility maintenance yard	ZP,SP	9.08-377	-	C	-	-	-	-	C	-	-	-	-	-	P
<b>13 Transportation</b>																
13.01	Airport	ZP,SP	9.08-381	-	C	C	C	-	-	-	C	-	-	-	-	P
13.02	Bus storage facility	ZP,SP	9.08-382	-	C	-	-	-	-	C	-	C	C	C	C	P
13.03	Mass transit terminal	ZP,SP	9.08-383	-	-	-	-	-	-	C	-	P	P	P	C	-
13.04	Off-site parking lot	ZP,SP	9.08-384	-	-	-	-	-	-	C	C	P	P	P	C	-
13.05	Parking structure	ZP,SP	9.08-385	-	-	-	-	-	-	C	-	-	P	P	C	-
13.06	Park-and-ride lot	ZP,SP	9.08-386	-	C	C	C	C	C	-	C	C	P	P	C	C
13.07	Railroad line [1]	-	9.08-387	C	P	P	P	P	P	C	P	P	P	P	P	P
13.08	Street [1]	-	9.08-388	C	P	P	P	P	P	C	P	P	P	P	P	P
<b>14 General Storage</b>																
14.01	Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P
14.02	Personal storage facility	ZP,SP	9.08-402	-	C	-	-	-	-	-	-	-	-	C	-	C
14.03	Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P
14.04	Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P
<b>15 Industrial Uses</b>																
15.01	Artisan shop	ZP,SP	9.08-411	-	C	-	-	-	-	-	-	C	C	P	P	C
15.02	Batching plant associated with a nonmetallic mine [12]	ZP,SP	9.08-412	C	C	-	-	-	-	-	-	-	-	-	-	C
15.03	Biofuels production plant	ZP,SP	9.08-413	C	C	-	-	-	-	-	-	-	-	-	-	C
15.04	Construction equipment repair	ZP,SP	9.08-414	-	-	-	-	-	-	-	-	-	-	C	-	P
15.05	Construction equipment sales and service	ZP,SP	9.08-415	-	-	-	-	-	-	-	-	-	-	C	-	P
15.06	Contractor yard	ZP,SP	9.08-416	-	-	-	-	-	-	-	-	-	-	-	-	C
15.07	Industrial, heavy	ZP,SP	9.08-417	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08	Industrial, light	ZP,SP	9.08-418	-	-	-	-	-	-	-	-	-	-	-	-	P
15.09	Nonmetallic mine [13]	ZP,SP	9.08-419	C	C	-	-	-	-	-	-	-	-	-	-	C
15.10	Salvage yard	ZP,SP	9.08-420	-	-	-	-	-	-	-	-	-	-	-	-	C

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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	
<b>16 Solid Waste</b>																	
16.01 Composting facility	ZP,SP	9.08-431	P	P	-	-	-	-	-	P	-	-	-	-	P	P	
16.02 Recycling center	ZP,SP	9.08-432	-	-	-	-	-	-	-	P	-	-	-	-	P	P	
16.03 Solid waste landfill	ZP,SP	9.08-433	-	C	-	-	-	-	-	C	-	-	-	-	C	C	
16.04 Solid waste transfer station	ZP,SP	9.08-434	-	C	-	-	-	-	-	C	-	-	-	-	P	P	
<b>17 Accessory Uses</b>																	
17.01 Adult family home [14]	ZP	9.08-441	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.02 Amateur radio antenna [14]	-	9.08-442	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.03 Automated teller machine	ZP	9.08-443	-	-	-	-	-	-	-	-	P	P	P	P	-	-	
17.04 Backyard chickens [16]	-	9.08-444	P/C	P	C	C	C	-	C	-	-	-	-	-	P	P	
17.05 Short Term Rental [14, 15]	ZP	9.08-445	C	C	C	C	C	-	-	-	C	C	-	-	-	-	
17.06 Commercial truck parking [14]	ZP	9.08-446	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
17.07 Exterior communication device [14]	-	9.08-447	P	P	P	P	P	P	P	-	P	P	P	P	P	P	
17.08 Family day care home [14, 15]	ZP	9.08-448	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.09 Farm building storage	ZP	9.08-449	P	C	-	-	-	-	-	-	-	-	-	-	-	-	
17.10 Farm residence	ZP	9.08-450	P	P	-	-	-	-	-	-	-	-	-	-	-	-	
17.11 Farmstead retail outlet	ZP,SP	9.08-451	C	C	-	-	-	-	-	-	-	-	-	-	-	-	
17.12 Fence	ZP	9.08-452	P	P	P	P	P	P	P	-	P	P	P	P	P	P	
17.13 Foster home and treatment foster home [17]	ZP	9.08-453	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.14 Garage, nonresidential [18]	ZP	9.08-454	-	-	-	-	-	-	-	-	P	P	P	P	P	P	
17.15 Garage, residential [19]	ZP	9.08-455	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.16 Garden	-	9.08-456	P	P	P	P	P	P	P	-	P	P	P	P	P	P	
17.17 Greenhouse [14,19]	ZP	9.08-457	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
17.18 Helipad	ZP,SP	9.08-458	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
17.19 Home occupation, major [14]	ZP,SP	9.08-459	-	C	C	C	C	C	-	-	C	C	C	C	-	-	
17.20 Home occupation, minor [14, 15]	ZP	9.08-460	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.21 Hot tub [14]	-	9.08-461	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.22 Household livestock, 2.5 acres or more but less than 5 acres [14]	ZP	9.08-462	P	C	C	-	-	-	-	-	-	-	-	-	-	-	
17.22 Household livestock, 5 acres or more [14]	ZP	9.08-462	P	P	C	-	-	-	-	-	-	-	-	-	-	-	
17.23 Indoor sales incidental to light industrial use	ZP	9.08-463	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
17.24 Kennel, hobby [14, 15]	ZP	9.08-464	C	C	C	C	C	C	C	-	C	C	C	C	-	-	
17.25 Kennel, private [14, 15]	-	9.08-465	P	P	P	P	P	P	P	-	P	P	P	P	-	-	
17.26 Light industrial use incidental to indoor sales	ZP,SP	9.08-466	-	-	-	-	-	-	-	-	-	-	-	-	C	-	
17.27 Outdoor display incidental to indoor sales	ZP,SP	9.08-467	-	-	-	-	-	-	-	-	-	-	-	C	C	-	
17.28 Outdoor food and beverage service	ZP,SP	9.08-468	-	-	-	-	-	-	-	-	C	C	C	C	-	-	
17.29 Outdoor furnace	ZP	9.08-469	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
17.30 Parking lot (on-site)	ZP	9.08-470	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
17.31 Play structure [14]	-	9.08-471	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
17.32 Pond	ZP	9.08-472	P	P	C	C	C	C	C	P	P	P	P	P	P	P	
17.33 Rural accessory structure [14]	ZP	9.08-473	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
17.34 Service window, drive-up	ZP,SP	9.08-474	-	-	-	-	-	-	-	C	C	C	C	C	-	-	
17.35 Service window, walk-up	ZP,SP	9.08-475	-	-	-	-	-	-	-	C	C	C	C	C	-	-	
17.36 Solar energy system, building-mounted	ZP	9.08-476	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
17.37 Solar energy system, free-standing	ZP	9.08-477	na	na	na	na	na	na	na	na	na	na	na	na	na	na	
17.38 Storage container, 1 or 2 units	ZP	9.08-478	-	-	-	-	-	-	-	-	P	P	P	-	P	P	
17.38 Storage container, 3 or more units	ZP,SP	9.08-478	-	-	-	-	-	-	-	-	C	C	C	-	C	C	
17.39 Swimming pool	ZP	9.08-479	P	P	P	P	P	P	P	-	P	P	P	P	-	-	

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**Exhibit 8-1. Land use matrix – continued**

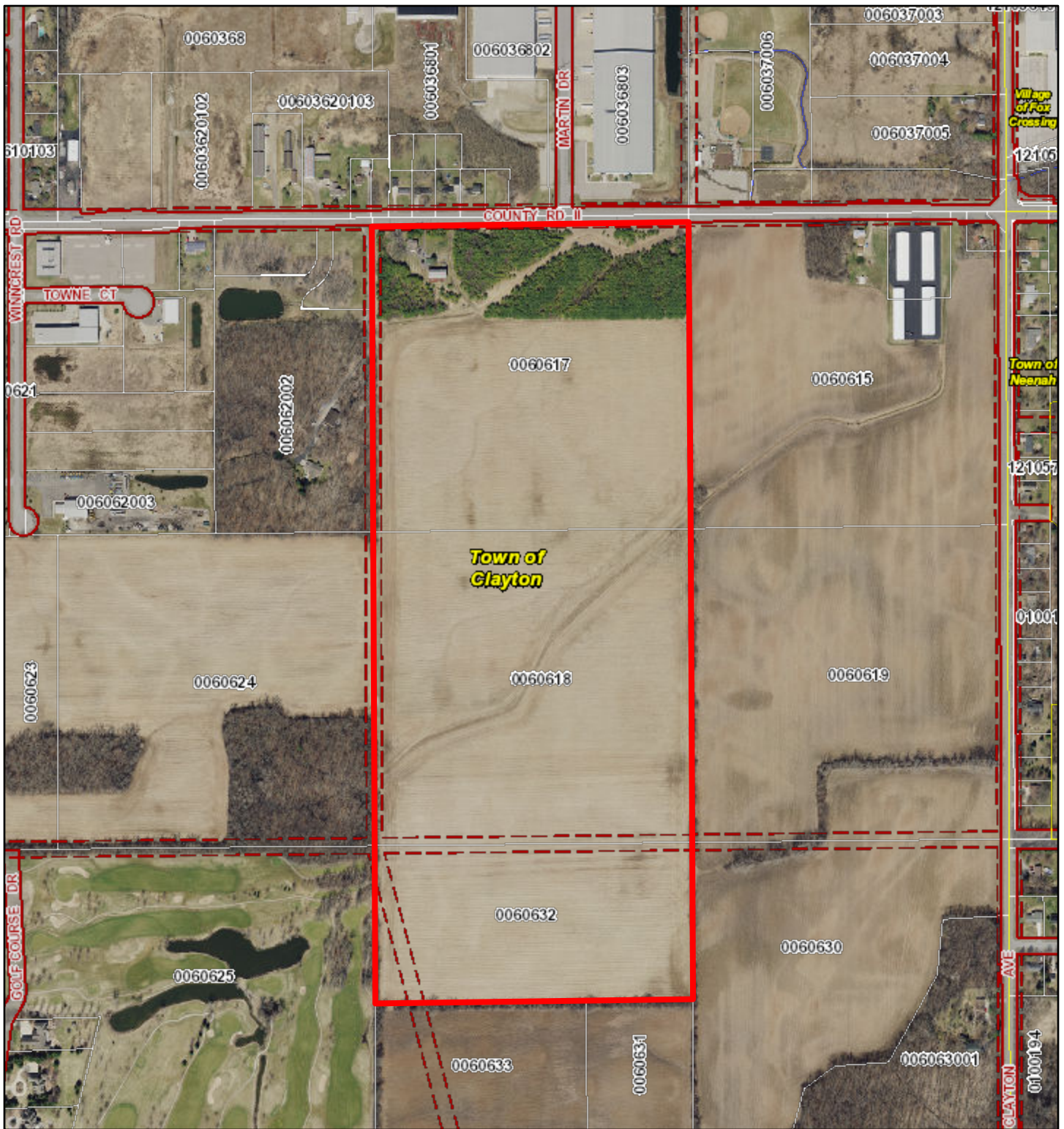
17 Accessory Uses – continued	Review	Special Standards	Base Zoning District													
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2
17.40 Temporary shelter [19]	ZP,SP	9.08-480	-	-	-	-	-	-	-	-	-	C	C	C	-	-
17.41 Utility cabinet	ZP	9.08-481	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.42 Yard shed [20]	ZP	9.08-482	P	P	P	P	P	P	P	P	P	P	P	P	-	-
<b>18 Temporary Uses</b>																
18.01 Agricultural product sales, off-site	ZP	9.08-501	-	P	P	-	-	-	-	-	-	P	P	P	P	P
18.02 Agricultural product sales, on-site	ZP	9.08-502	P	P	P	-	-	-	-	-	-	-	-	-	-	-
18.03 Earth materials stockpile, off-site [21]	ZP	9.08-503	-	C	-	-	-	-	-	C	-	-	-	-	C	C
18.03 Earth materials stockpile, on-site [22]	ZP	9.08-503	-	P	P	P	P	P	P	P	P	P	P	P	P	P
18.04 Farmers market [23]	ZP,SP	9.08-504	P	P	P	-	-	-	-	C	C	P	P	P	C	-
18.05 General outdoor sales	ZP,SP	9.08-505	-	-	-	-	-	-	-	-	-	C	P	-	C	-
18.06 Model home	ZP	9.08-506	-	-	P	P	P	P	-	-	-	-	-	-	-	-
18.07 Off-site construction yard	ZP	9.08-507	-	C	C	C	C	C	C	-	C	C	C	C	C	C
18.08 On-site construction office [24]	ZP	9.08-508	-	-	P	P	P	P	-	-	-	P	P	P	P	P
18.09 On-site construction yard [24]	ZP	9.08-509	-	-	P	P	P	P	-	-	-	P	P	P	P	P
18.10 Portable storage container	-	9.08-510	-	P	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Relocatable building [25]	ZP,SP	9.08-511	-	-	-	-	-	-	-	P	C	C	C	C	-	-
18.12 Seasonal product sales	ZP	9.08-512	C	C	C	-	-	-	-	-	C	P	P	P	C	-
18.13 Snow disposal site	ZP	9.08-513	C	C	-	-	-	-	-	P	C	C	C	C	C	C
18.14 Special event	ZP,SP	9.08-514	-	C	C	C	-	-	-	-	-	-	-	-	-	-
18.15 Special event camping	ZP,SP	9.08-515	-	C	C	C	C	C	-	-	C	C	C	C	C	C
18.16 Special event concessions	ZP,SP	9.08-516	-	C	C	C	C	C	-	-	C	C	C	C	C	C
18.17 Special event parking	ZP,SP	9.08-517	-	C	C	C	C	C	-	-	C	C	C	C	C	C
18.18 Wind test tower	-	9.08-518	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.19 Yard sale [26]	-	9.08-519	P	P	P	P	P	P	P	P	P	P	P	P	-	-

Notes:

- Unless it qualifies under s. 91.44(1)(f) Wis. Stats, this use in the A-1 agribusiness zoning district may only be allowed as a conditional use and must be issued a permit in accordance with s. 91.46(4) or (5) Wis. Stats.
- In the A-1 agribusiness zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after (EFFECTIVE DATE OF ADOPTION). Single-family dwellings in the A-1 agribusiness zoning district are subject to the density standards in Exhibit 8-2 and must comply with s. 91.46(2) Wis. Stats.
- See s. 9.08-27 for special provisions that may apply.
- See s. 9.08-28 for special provisions that may apply.
- A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
- This use may be an accessory use when associated with a worship facility, community center, and the like.
- A bed and breakfast is an accessory use and is therefore listed in Series 17.
- A migrant labor camp in the A-1 agribusiness zoning district must be certified under s. 103.92 Wis. Stats.
- Veterinary clinics in the A-1 agribusiness zoning district must primarily treat livestock or comply with s. 91.01(1)(d) Wis. Stats.
- This use in the A-1 agribusiness zoning district must comply with s. 91.46(5) Wis. Stats.
- An amateur radio station is an accessory use and is therefore listed in Series 17.
- A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07). When it is associated with an approved nonmetallic mine in the A-1 agribusiness zoning district it must comply with s. 91.46(6) Wis. Stats.
- This use in the A-1 agribusiness zoning district must comply with s. 91.46(6) Wis. Stats.
- This use may only occur with a principal residential use or where the residential dwelling is occupied by the owner.
- This use in the A-1 agribusiness zoning district must comply with s. 91.01(1)(d) Wis. Stats.
- Backyard chickens are permitted on any parcel or lot in the A-1 agribusiness zoning district except for a nonfarm residence parcel or lot in which case a conditional use permit is required.
- This use may only occur with a principal residential use or with a group day care center.
- In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
- In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
- A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
- Earth materials are obtained in whole or in part from another location.
- Earth materials are obtained on the parcel as part of the land development process.
- In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
- When this use is in place for more than 365 days, it is considered a conditional use.
- This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
- This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).

# Site Map 1-Clayton Development Group LLC

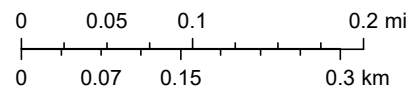
Item A.



2/2/2023, 2:32:52 PM

1:7,111

- Official Mapped ROW Extension
- 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

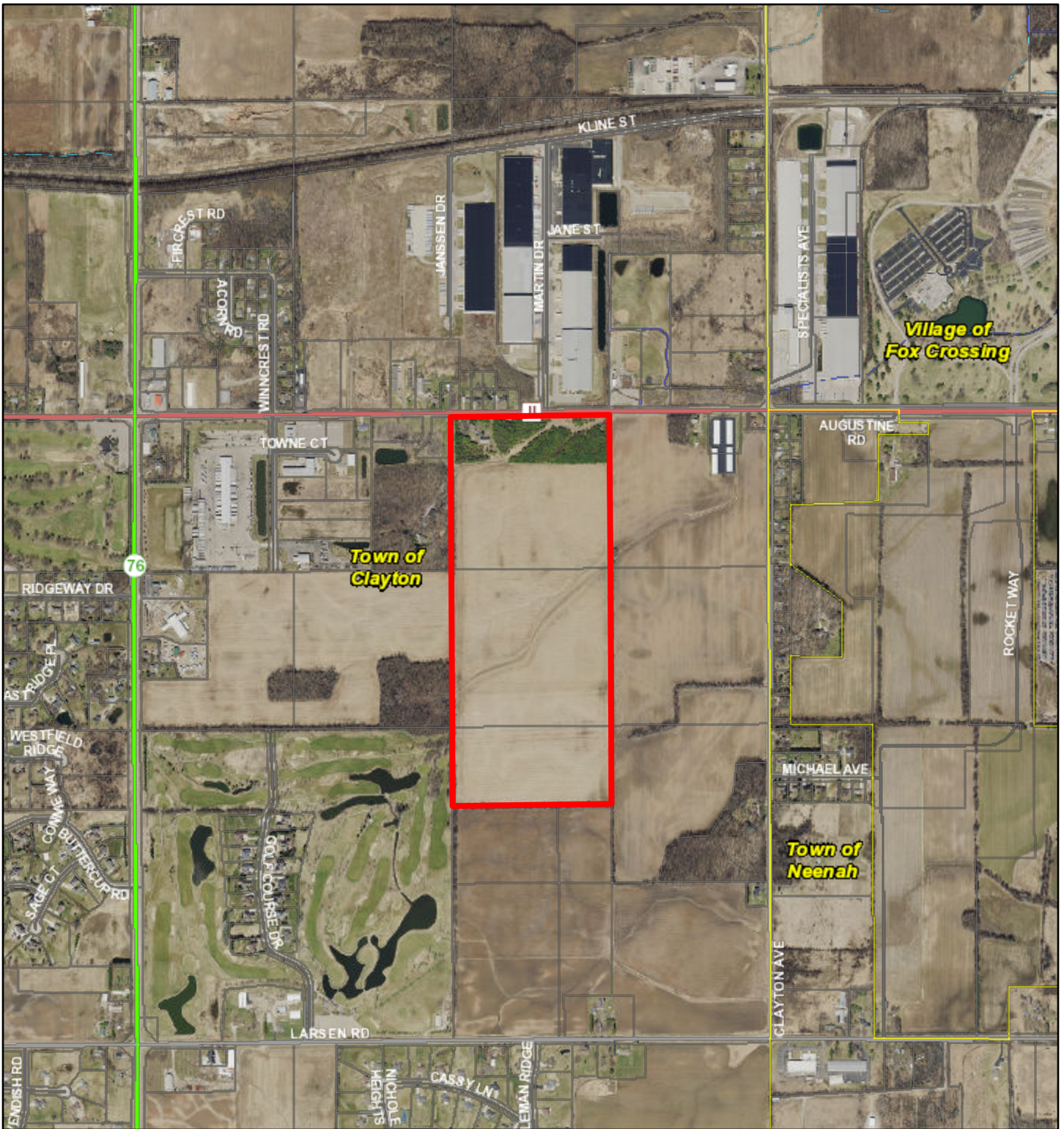


Winnebago County GIS, Imagery Date: April 2020



# Site Map 2-Clayton Development Group LLC

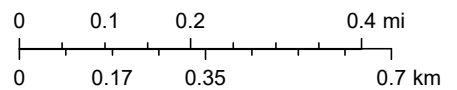
Item A.



2/2/2023, 2:33:55 PM

1:14,223

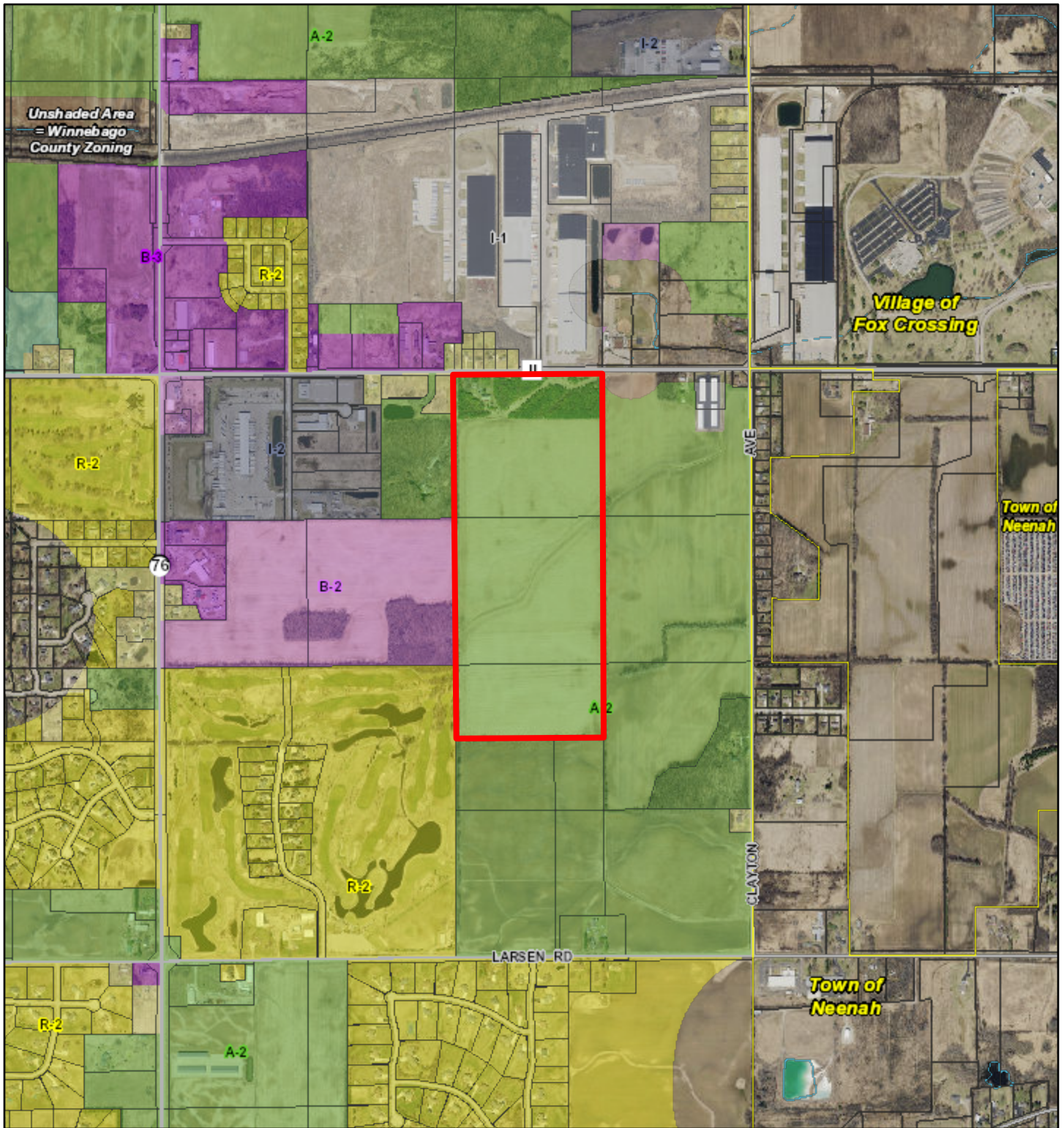
- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary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



Winnebago County GIS, Imagery Date: April 2020

# Zoning Map-Clayton Development Group LLC

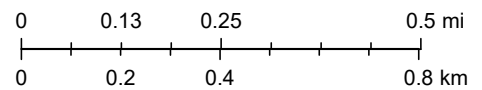
Item A.



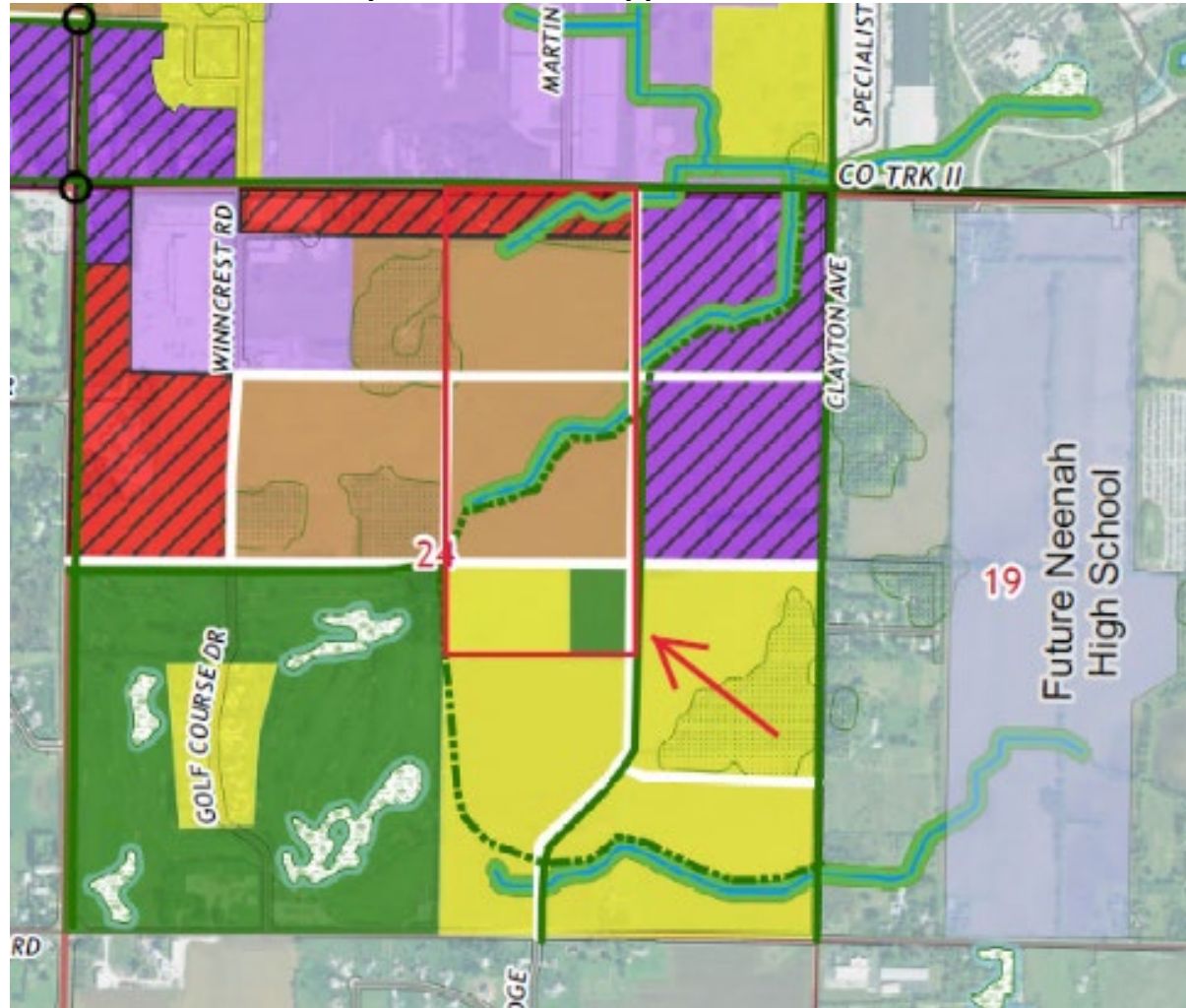
2/2/2023, 3:11:22 PM

1:15,223

District Code / Description	<span style="display:inline-block; width:15px; height:15px; background-color: #f4a460; border:1px solid black;"></span> R-4 - Multifamily Residential
<span style="display:inline-block; width:15px; height:15px; background-color: #c8e6c9; border:1px solid black;"></span> A-1 - Agribusiness	<span style="display:inline-block; width:15px; height:15px; background-color: #d7ccc8; border:1px solid black;"></span> R-8 - Manufactured Housing Community
<span style="display:inline-block; width:15px; height:15px; background-color: #a5d6a7; border:1px solid black;"></span> A-2 - General Agriculture	<span style="display:inline-block; width:15px; height:15px; background-color: #f8bbd0; border:1px solid black;"></span> PDD - Planned Development
<span style="display:inline-block; width:15px; height:15px; background-color: #fff9c4; border:1px solid black;"></span> R-1 - Rural Residential	<span style="display:inline-block; width:15px; height:15px; background-color: #e1bee7; border:1px solid black;"></span> B-1 - Local Service Business
<span style="display:inline-block; width:15px; height:15px; background-color: #fff176; border:1px solid black;"></span> R-2 - Suburban Residential	<span style="display:inline-block; width:15px; height:15px; background-color: #f3e5f5; border:1px solid black;"></span> B-2 - Community Business
<span style="display:inline-block; width:15px; height:15px; background-color: #ffe0b2; border:1px solid black;"></span> R-3 - Two-Family Residential	<span style="display:inline-block; width:15px; height:15px; background-color: #e1bee7; border:1px solid black;"></span> B-3 - General Business



Winnebago County GIS, Imagery Date: April 2020



Town of Clayton  
Hwys 10/76  
Corridor Land Use  
Master Plan (2040)  
Winnebago County, Wisconsin

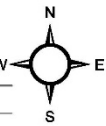
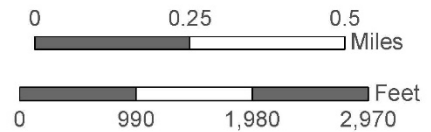
Legend

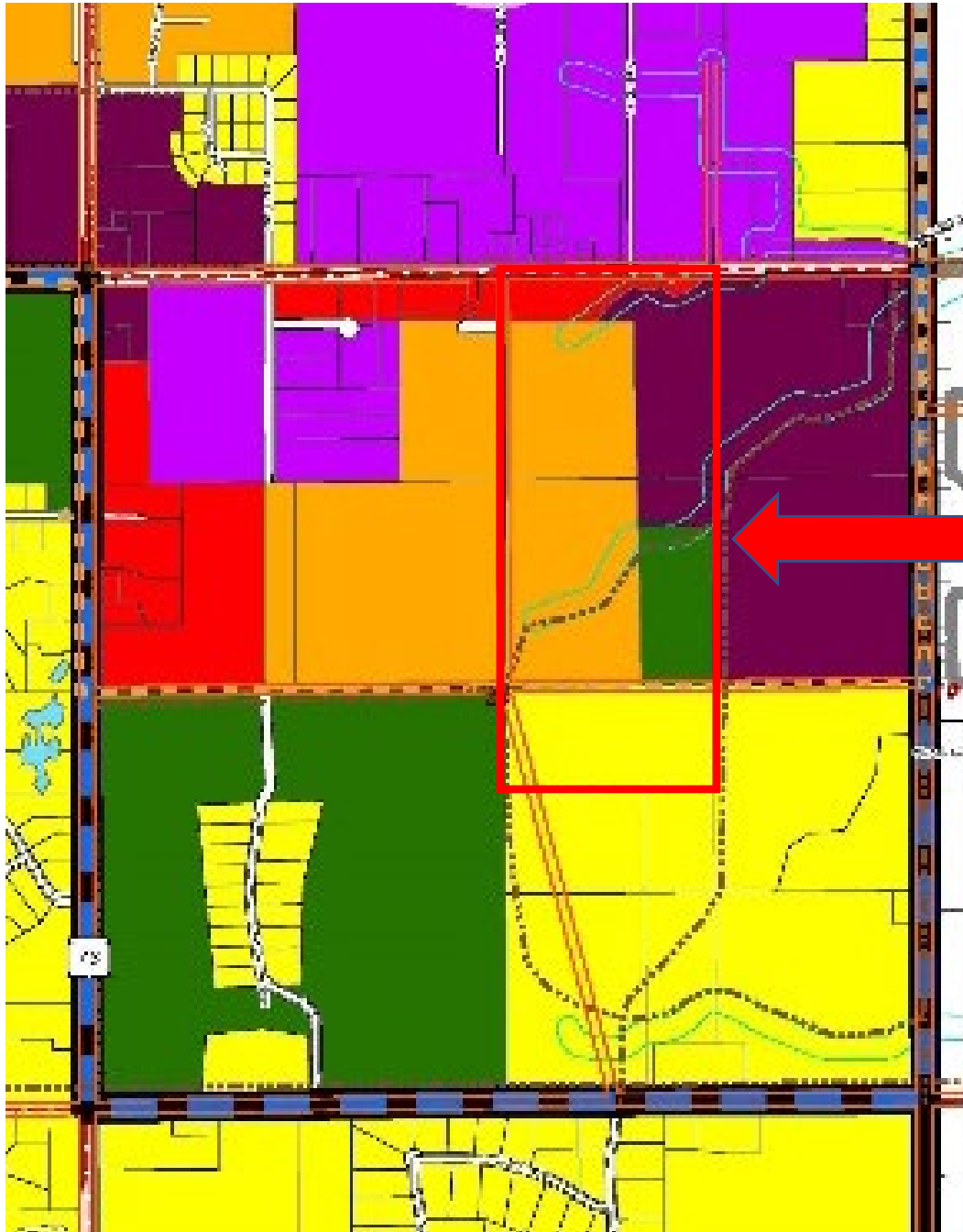
- Section
  - Future Roads
  - Existing Trails
  - Railroad
  - Woodland
  - DNR Wetland
  - Water Features
  - Conservation/Drainage Way
- Proposed Land Use Districts**
- Single & Two Family Residential
  - Medium or High Intensity Residential
  - Clayton Business Park
  - Gateway Commercial & Retail
  - Neighborhood Center Mixed Use
  - Light Industrial, Warehousing, and Distribution
  - Utilities & Public Facilities
  - Recreation & Conservation
  - Current Non-Metallic Mine
  - Proposed Regional Stormwater Facilities
  - Intersection Safety Improvements

- Future Trails**
- Off-Road
  - On-Road
- Outagamie County Airport**
- Zoning Class**
- Zone 1
  - Zone 2A
  - Zone 2B
  - Zone 3
- Airport Buffer**
- 5,000 ft. Buffer
  - 10,000 ft. Buffer

ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Ramp
- Interstate Route
- US Route
- Local Connector
- Local Road
- 4WD
- State Route





**Town of Clayton**  
Winnebago County

**Future Land Use**

- Agriculture/Rural
- Conservation/Greenspace
- Working Lands
- Residential - Single and Duplex
- Medium and High Intensity Residential
- Multi-Family Residential
- Neighborhood Center Mixed Use
- Manufactured Housing
- Business
- Light Industrial, Warehousing, and Distribution
- Non-Metallic Mining Sites
- Utilities and Public Facilities
- Recreation and Conservation
- Abandoned Landfill Site
- Open Water/Pool Lakes

**Proposed Roads**

- New

**Other Features**

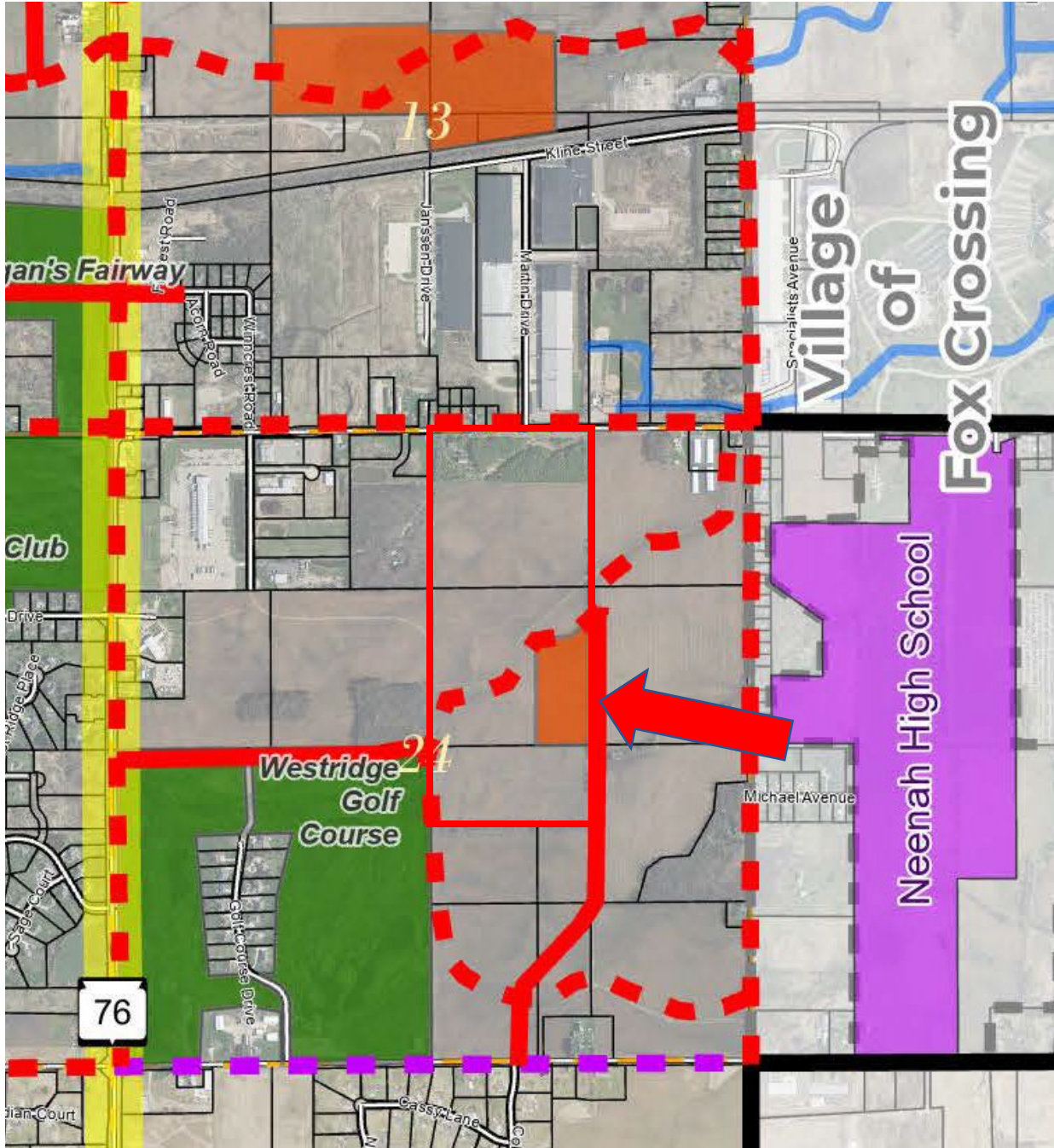
- Tiered Development Boundaries
- 10/76 Corridor Development Area
- Roads
- Recreation Trails
- Electric Transmission Lines
- Airport Zoning
- Town of Clayton Sanitary District #1
- Conservation/Drainage Way
- Cities, Towns, & Villages
- Sections
- Parcels
- School District Boundaries
- Official Mapped ROW Extensions

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Map Created: November 30, 2022 - Updated: February 2, 2023



# Town of Clayton

Winnebago County

## Parks and Recreation Facilities

### Trails

- - - Existing Off-road Trail
- - - Future Off-road Trail
- Future On-road Trail
- Historic Yellowstone Trail Route
- Friendship State Trail
- WIOUWASH State Trail
- Existing/Planned Trails by Others

### Parks

- Existing Town Parks
- Other Existing Public Lands
- Existing Private Recreation Areas
- Future Town Parks or Greenspace

### Other Features

- Cities, Towns, & Village Borders
- Hamlet
- Sections
- Parcels
- Waterways
- Roads
- Neenah High School
- Interstate Highways
- US Highways
- State Highways
- County Highways

NORTH

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Architecture  
Environmental Services  
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Feet

0 4,000 8,000

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Map Created: September 27, 2022 Updated: January 18, 2023

MEMORANDUM

**Business Item B**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & discussion on the April 26, 2023 Public Information Meeting held to gain resident input on the proposed Comprehensive Plan 2045.

Cedar Corp has provided a summary of the results of the April Public Information Meeting. Representatives from Cedar Corp and/or Administrator Wisnepske will be available for any questions.

Respectfully Submitted,  
Kelsey

## Town of Clayton - Comprehensive Plan Update Public Informational Meeting #2 April 26, 2023

### Summary of Results

#### BACKGROUND AND OVERVIEW

The Town of Clayton Plan Commission held its second Public Informational Meeting (PIM) on the Comprehensive Plan Update at the Town Hall on April 26, 2023. The event was held in an Open House format whereby residents could come at any time between 5:30 p.m. – 7:30 p.m. to view information about the proposed plan and its components, and well as hear an overview presentation from Cedar Corporation staff. The meeting was noticed to the public (see attachment), as well as promoted through the distribution of approximately 1,000 flyers (attached) given out at the April 4<sup>th</sup> election event. As a result, the turnout for the PIM was stellar with 97 persons signing in for the event. In addition, there were four representatives of the Plan Commission, a few Parks & Trails Committee members, as well as Town Staff on hand for the event.



A series of eleven (11) display boards covering a wide variety of planning topics were prepared and set up around the perimeter of the meeting room. Participants were asked to use colored Post-It Notes to jot down their short thoughts and comments to a set of questions that accompanied each display board. The display boards included the following topics:



1. Welcome/Instructions
2. Future Growth & Growth Allocation
3. Working Lands & Conservation
4. Housing & Residential Development
5. Commercial & Industrial (Economic Development)
6. Parks & Trails
7. Transportation & Mobility
8. Community Facilities & Utilities
9. Year 2045 Future Land Use Map
10. Supplemental: Large version of future land use map
11. Supplemental: Large version of future parks and trails map.



Planning staff provided a short presentation about the project and reviewed highlights of the major Comprehensive Plan strategies and recommendations for accommodating future growth.

At the end of the session, a total of eleven (11) Post-It Note comments were left on various boards for the Plan Commission’s consideration. The comments touched on a variety of current and future land use issues and are summarized on the following pages. It should be noted that a good amount of engaging conversation also occurred amongst the participants and members of the Plan Commission and Parks & Trails Committee members who were present. Numerous questions were fielded from participants, many of which pertained to the potential impacts of the plan on specific pieces of property which they owned. Once these questions were answered, the participants seemed to be satisfied that the proposed plan would have little impact on the future use of their property(ies). In general, it appeared that participants endorsed the overall plan and its recommended strategies for growth management and the allocation of future growth to the plan’s three (3) Development Tiers.



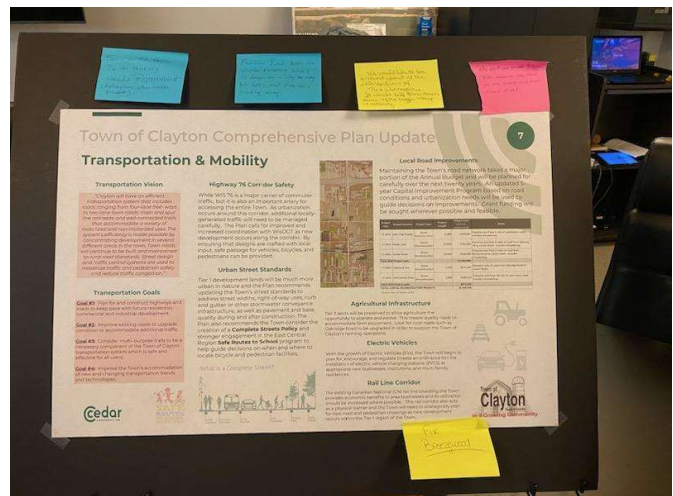
Display materials from this meeting were then posted on the Town’s website the following day in hopes of drawing more comments and reactions from the general public. Any comments submitted after the Public Information Meeting were not included or summarized in this document.

**SUMMARY OF COMMENTS**

Board #2: Future Growth & Growth Allocation  
No Post-It Notes left.

Board #3: Working Lands & Conservation  
No Post-It Notes left.

Board #4: Housing & Residential Development  
No Post-It Notes left.







Board #5: Commercial & Industrial (Economic Development)

One (1) Post-It Note was left with the following comment:

1. I would like to see a nice full-sized grocery store built in the Clayton School area off the 10/76 corridor. We need to make it easier for elderly people and handicapped.

Board #6: Parks & Trails

No Post-It Notes left.

Board #7: Transportation & Mobility

Five (5) Post-It Notes were left with the following comments:

1. Fairview Road from USH 76 to Hickory needs repaving (hydroplane when water present).
2. Fairview Road near the Clayton Elementary School is dangerous – way too many potholes and shoulders are eroding away.
3. Fix Breezewood.
4. Why would you spend \$876,000 to fix Oakwood Avenue when there are only 5 houses on a 1-mile stretch of road?
5. Would like to see a roundabout at the intersection of USH 76 and Winnegamie. It would help slow down some of the traffic and keep it rolling.

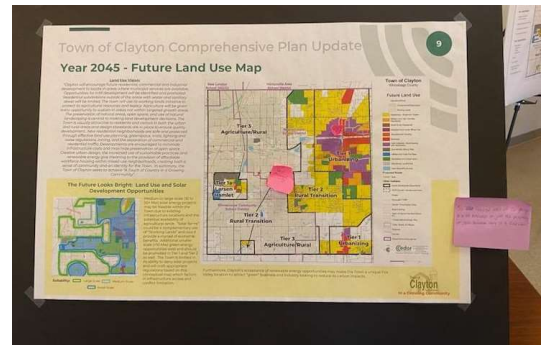
Board #8: Community Facilities & Utilities

No Post-It Notes left.

Board #9: Year 2045 Future Land Use

One (1) Post-It Note was left with the following comment:

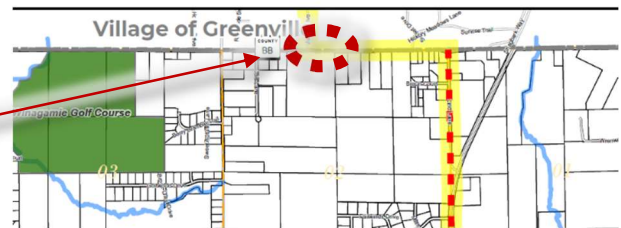
1. Is Fairview Road east of USH 76 going to be all business, or just the property between Hwy 10 and Fairview?



Supplemental Board: Parks & Trails Map

A larger version of the future parks and trails map was displayed and only one (1) Post-It Note was left with the following comment:

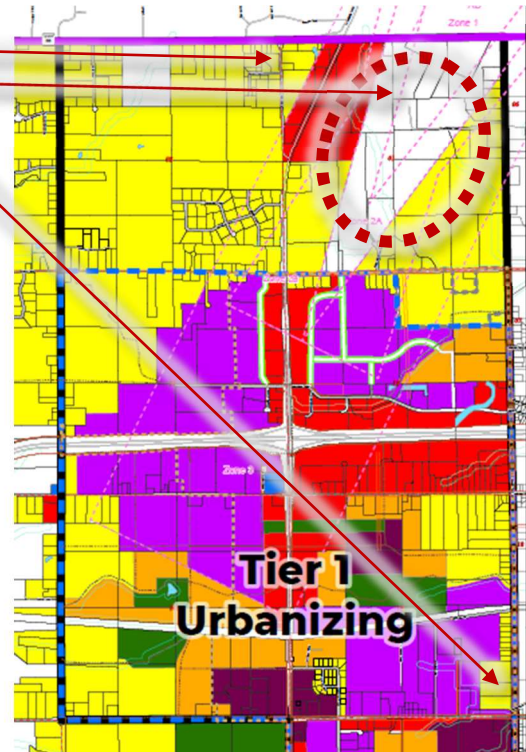
1. Row of historically significant pines [trees].



Supplemental Board: Future Land Use Map

A large copy of the current Future Land Use Map was displayed for participants to view and examine. A total of three (3) Post-It Notes were left with comments regarding properties located in the northeast corner of the Town as follows:

1. Lind Lane – One way?
2. Area is key for solar.
3. Why residential [along east side of USH 76]?





### Copy of Public Notice

Published as a Class II Notice on April 12<sup>th</sup> and 19<sup>th</sup>, 2023 and posted on home page of Town of Clayton website.

#### TOWN OF CLAYTON NOTICE OF COMPREHENSIVE PLAN PUBLIC INFORMATION OPEN HOUSE

Notice is hereby given that the Town of Clayton, County of Winnebago will hold a Comprehensive Plan Public Information Open House from 5:30 p.m. to 7:00 p.m. on Wednesday, April 26, 2023 in the Town Office meeting room located at 8348 CTH “T”, Larsen WI 54947.

The purpose of the Public Information Open House is to share materials regarding the draft Town of Clayton Comprehensive Plan 2045. This is an update of the Town’s 2016-2036 Comprehensive Plan document and its “future land use map”.

The public is encouraged to view and examine information about the updated plan including new visions, goals, and major policy initiatives, as well as an updated Future Land Use map.

If you are unable to attend, copies of materials will be made available for viewing on the Town of Clayton website (<https://www.townofclayton.net>) after April 28, 2023, or by contacting the Town Clerk at (920) 836-2007. If you cannot attend the Public Information Meeting, written comments may also be submitted to the Town Clerk prior to May 15, 2023.

Our Non-English speaking population and those with disabilities are invited to contact the Town Clerk at 920-836-2007 at least 24-hours in advance of the meeting to arrange special accommodations.



# Public Information Meeting & Open House

## Town of Clayton Comprehensive Plan 2045



*"The best way to predict the future is to create it"*  
- Author Unknown

**Wednesday, April 26, 2023**  
**5:30 p.m. to 7:00 p.m.**  
Clayton Town Offices  
8348 CTH "T", Larsen WI

Please attend to learn more about how the Town of Clayton expects to manage future growth, development and land use change within the community.



Information about the draft *Comprehensive Plan 2045* will be shared with the public to gauge support for, and receive input on, major land use policy decisions which will affect future housing, business development, transportation, parks, trails, agricultural land protection, and more as the Town of Clayton grows over the next 10 to 20 years.

Questions? Please contact the Town Clerk at (920) 836-2007 or via email at [clerk@townofclayton.net](mailto:clerk@townofclayton.net)



# Chapter 11

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## The 2045 Plan & Implementation

### Introduction

The Comprehensive Plan starts with the Vision for the Town of Clayton followed by the Future Land Use Plan. A description of each future land use category and other map components further describe how these area may look, as well as providing policy directives created to address the many land use, transportation, and economic development issues the Town will face. Lastly, an Implementation Plan was prepared to identify critical actions the Town should consider which will 'move the needle' towards achieving the individual and collective vision for the community.

### The Vision

The Vision for the Town of Clayton is a projection of what today's officials and residents want the town to look and be like at the end of the Plan's twenty-year timeframe, 2045. However, this update effort takes more initiative to attain the vision. Hence the motto: "The best way to predict Clayton's future is to create it". A general description of each plan component's vision is contained below:

- **Issues & Opportunities:** Clayton will have a town center with a town hall and fire station, housing for senior citizens, young individuals, and new families, as well as a retail environment that meets the daily shopping needs of the town's changing demographics. Larsen will be revitalized as a model of small-town, rural community life. Intensive development will occur generally east to west in the Town.
- **Housing:** Acknowledging the shortage of housing, the Town of Clayton will provide diversified choices of housing design to accommodate young individuals and families and those interested in down-sizing for economic or maintenance reasons. Clayton will offer a variety of housing and lot sizes ranging from small single-family units to multiple unit townhouses and small apartments distributed in a planned neighborhood environment. Quality, well-designed homes that meet the Missing Middle definition will be encouraged in designated areas and senior housing will be supported as an integrated part of the community. Higher density housing will be encouraged in areas served by public sewer and water and low density rural residential (subdivision) development will be limited to the Tier 2 area. Conservation and/or cluster subdivisions will be encouraged along with green or sustainable building practices for both construction and maintenance.

- **Economic Development:** Clayton will offer the best of both worlds. Larsen will reflect a rural community while the development of business and industrial districts in the USH 10 and WIS 76 corridors attracts high quality occupants that reflect today's architectural and design standards. Clayton will view economic development as more than simply an expanded tax base and will welcome development that enhances the aesthetics, livability, and social aspects of our community. Economic, environmental and community benefits will be considered as primary elements for prospective development. The incorporation of mixed use and planned unit developments will cater to the changing preferences of upcoming generations which are attracted to urban, walkable communities that provide employment opportunities.
- **Transportation:** Clayton will have an efficient transportation system that includes roads ranging from four-lane free- ways to two-lane town roads; main and spur line railroads; and well-connected on and off-road trails that accommodate a variety of motorized and non-motorized uses. The system's efficiency is made possible by concentrating development in several different areas in the town. Town roads will continue to be built and maintained to rural road standards in Tiers 2 and 3, but to urbanized standards in Tier 1. Street design and traffic control systems are used to maximize traffic and pedestrian safety and reduce traffic congestion.
- **Agricultural, Natural, and Cultural Resources:** The Town of Clayton will use its Working Lands Initiative to protect its agricultural legacy as a sustainable economic resource. Farming in the Town will be a combination of large and small farms operated based on economic performance, responsible stewardship, and local and national need. Farmers supply food locally, use waste-to-energy technology, and foster the use of renewable solar energy on their lands.
- **Utilities and Community Facilities:** Clayton will offer the best available municipal facilities and services to meet the demands of existing and future residents. The extension of public sewer and water infrastructure within the eastern portion of the Town will create new development opportunities and will help to protect the Town's surface and groundwater resources. The Town will phase in new growth based on the cost-effective extension of these utilities and their ability to utilize TID #1 funds for financing work as appropriate. The Town will leverage the provision of sewer within the hamlet of Larsen as an opportunity to revitalize this portion of the community.
- **Parks & Trails:** The Town of Clayton has an extensive network of well-maintained multi-use destination trails. We also offer parks that emphasize nature as well as provide specialized athletic facilities which meet current recreational trends.

- **Land Use:** Clayton will encourage future residential, commercial and industrial development to locate in areas where municipal services are available. Opportunities for infill development will be identified and promoted. Residential subdivisions outside of the areas with water and sanitary sewer will be limited. The town will use its Working Lands Initiative to protect its agricultural resources and legacy. Agriculture will be given every opportunity to sustain in areas not within targeted growth areas. The preservation of natural areas, open space, and use of natural landscaping is central to making land development decisions. The Town is visually attractive to residents and visitors in both the urban and rural areas and design standards are in place to ensure quality development. New residential neighborhoods are safe and protected through effective land use planning, greenspace, trails, lighting and noise regulations, zoning, and the separation of commercial and residential traffic. Developments are encouraged to minimize infrastructure costs and maximize preservation of open space. Creative urban design, the increased use of sustainable practices and renewable energy give meaning to the provision of affordable workforce housing within mixed-use neighborhoods, creating both a sense of community and an identity for the Town. In summary, the Town of Clayton seeks to achieve and sustain “A Touch of Country in a Growing Community”.
- **Intergovernmental Cooperation:** Clayton will work with other municipalities in developing services that will provide mutual benefit in a cost-effective manner. The boundaries of the Town of Clayton have remained intact due to the Town providing water and sewer services in the developing areas in the eastern portion of the town. Storm water management will be designed and constructed within a regional framework that utilizes protected wetlands and waterways as a base for its functional design. Border agreements will be sought with neighboring villages and cities.
- **Implementation:** The Town maintains an effective comprehensive plan and land development process that encourages orderly growth through the utilization of citizen participation, quality technical and professional staff, and an active Plan Commission. Planning and zoning are consistent, and long-term community planning goals are not sacrificed for short-term development. Design Standards for commercial, industrial, and multi-family uses are essential to achieve quality development. The Town’s proactive code enforcement controls such things as junk cars, unscreened outdoor storage, illegal signs, litter, and similar blighting influences. The Town assumes responsibility for zoning controls assuring fair reviews, due process and proper interpretation of the codes.

## Goals and Objectives

Goals and Objectives for each plan element can be found within those respective document chapters. The goal and objective statements comprise the direction for addressing future land use changes and their impacts upon various plan element topics.

## Future Land Use Plan

The Future Land Use Plan (Map 11-1) for the Town of Clayton shows the expected future land use for the year 2045. In some areas, the future land use is the same as the existing land use. In other areas the land use is projected to change. Significant adjustments to the allocation of lands for future development occurred as part of this comprehensive plan update effort due to the recent existence of public sewer and water infrastructure and compatibility issues with the Airport Zoning Overlay. The result of the planning process produced a revised Future Land Use Plan that includes far more detail relative to the types and location of residential, business, industrial, and recreational uses in the eastern third of the town.

Whether or not a property will actually change from the existing land use to the projected or planned land use will depend on its owner. The Future Land Use Plan does not prohibit a property owner from continuing to use his/her property for the existing land use even if the Future Land Use Plan shows a different land use. If a property owner wants to develop or sell the property for a use other than the existing land use, the proposed future land use must be consistent with the Future Land Use Plan, or the property owner must submit an application to have the Future Land Use Plan amended to be consistent with the proposed future land use.

The Future Land Use Plan is based on the following:

- Future public water and sewer will be provided for properties with the Clayton Sanitary District #1. The Town of Clayton has begun implementing the recommended option for the provision of public water and sewer to the eastern third of the Town. The recommendations have been utilized in the adjustments made to the Future Land Use Plan Map.
- While projections for residential and business growth were made based on population projections and the ratio of residents per acre of business land, the amount of acreage for these major land use categories shown on the Future Land Use Map knowingly exceeds the number of acres projected. The reason for this is to plan for a longer-term period (beyond 20 years) as well as to allow property owners and developers additional flexibility in terms of the land market so that options exist for where development takes place.
- Proposals for development will be reviewed with respect to their continuation of the existing land use pattern, their consistency with the Future Land Use Plan, and their ability to be provided with public water and sewer service, if needed. This plan recognizes the potential 'highest and best' use of lands bas on unique factors such as transportation access.
- The Town of Clayton recognizes that it is not possible to be completely accurate with the mapping of existing land uses in the Town of Clayton. If an inaccuracy is brought to the attention of the Town of Clayton, the Plan Commission shall make a determination as to the correct existing land use and its impact on the Future Land Use Plan map. If the Plan Commission determines that a correction is needed, it will make a recommendation to the Town Board that the Comprehensive Plan and related maps be amended to reflect the determination.



# Town of Clayton Winnebago County

## Future Land Use (2045)

- Agriculture/Rural
- Conservation/Greenspace
- Working Lands Overlay
- Residential - Single and Duplex
- Medium and High Density Residential
- Neighborhood Center Mixed Use
- Manufactured Housing
- Business
- Business Park
- Gateway Commercial & Retail
- Light Industrial, Warehousing, and Distribution
- Utilities and Public Facilities
- Parks and Recreation
- Abandoned Landfill Site
- Open Water/Pond/Lake
- Non-Metallic Mining Sites
- Other Non-Metallic Mining Sites

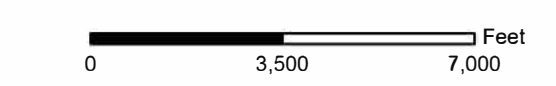
### Proposed Roads

- New

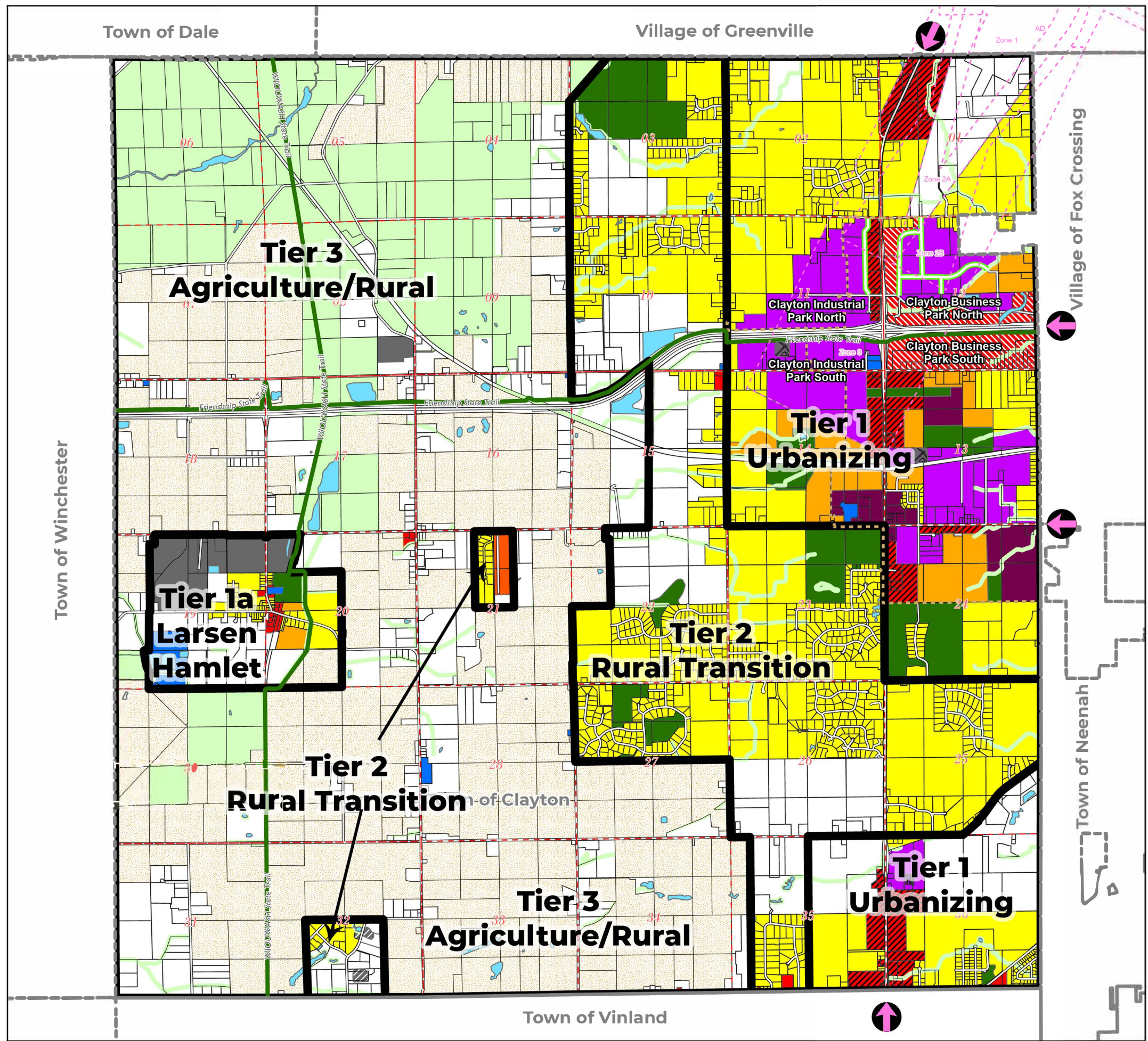
### Other Features

- Tiered Development Boundaries
- Cities, Towns, & Villages
- Sections
- Parcels
- Airport Zoning
- Town of Clayton Sanitary District #1
- Roads
- Commercial Gateways

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Back of Map 11-1



## Tiered Development System (TDS)

### Development Tiers

New to the Comprehensive Plan, the updated Future Land Use Map (Map 11-1) proposes general land use policies which guide the development of new housing based on percentage allocations to a Tiered Development System (TDS). The TDS recognizes the overall existing and future character of development based on the need for services and the desired future density of development in order to reduce ‘urban vs. rural’ conflicts. A number of basic characteristics and provisions for future land use within each Tier were created by the Plan Commission,

#### Tier 1 – Urbanizing (85% of new housing)

- Sanitary District No. 1
- Full Services (water/sewer)
- Higher Density Development
- Urban Road Standards
- Includes TID #1

- Greenspace Incorporation
- Conservation Subdivision Opportunities
- Shadow-Platting Requirements to accommodate future density increases.

#### Tier 1a – Urbanizing (Larsen Hamlet)

- Partial Services (sewer, no water)
- Higher Density Development
- Small Community Feel
- Growth for Existing Industries

#### Tier 3 – Rural Agriculture (5% of new housing)

- “Working Lands” (agriculture, forestry, subsistence farming)
- Right to Farm
- Mining
- Natural Areas
- Renewable Energy Opportunities
- CSM Land Divisions Only – No Subdivisions.

#### Tier 2 – Rural Transition (10% of new housing)

- Large Lot Residential
- On-Site Wastewater & Private Wells

The Plan Commission also reviews options for, and agreed upon, a set of ‘targets’ for the amount (percentage) of new housing development which would be allocated to each Tier in order to better manage growth (Table 11-1). The proposed TDS would therefore allocate at least 85% of new residential growth into the urbanizing Tier 1, where it can be best accommodated.

**Table 11-1: Town of Clayton Tiered Development System Allocations**

Allocation Policy	Tier 1 (Urbanizing)	Tier 2 (Rural Transition)	Tier 3 (Ag/Rural)	Totals
<b>% of Total Projected Housing Units</b>	<b>85%</b>	<b>10%</b>	<b>5%</b>	<b>100%</b>
<b>Housing Unit Allocation by Tier</b>	922	109	54	<b>1,085</b>
<b>Units/Yr. Equivalent (18 yrs. ['22-'40])</b>	51	6	3	<b>60</b>

Note: There are 1,085 total projected housing units between 2022 and 2040 based on selected Plan scenario (75% increase in units).



The Plan Commission is currently considering the use of “new lot creation” to measure and monitor where and how much new housing is allowed within each Tier. Hence, new homes on existing lots of record would not count toward the allocation limits, but they would still be tracked for informational purposes. Multi-unit residential developments would also be tracked, as more than one unit can exist on a single lot of record.

## Future Land Use Categories & Descriptions



### Agriculture/Rural (Tier 3 lands)

The Agriculture/Rural district exists to continue the accommodation of the Town’s agricultural activities. These rural lands are used for a variety of crops and other agricultural purposes and are planned to continue throughout the life of the Plan with minimal changes in land use. In general, the Agriculture/Rural district shall:

- Accommodate new forms of agriculture such as organic farms and farms that provide fresh produce to local stores, restaurants, and individuals.
- Allow for the production of renewable energy, per the Solar Energy System Overlay (see separate discussion and map).
- Accommodate rural residential uses only within the limits of the Tiered Development System housing allocations, preferably on existing lots of record.



### Agriculture/Rural “Working Lands” Overlay (Tier 3)

The objective of the Town’s Working Lands Initiative is to protect and foster the Town’s agricultural heritage and agricultural industry. The Working Lands Initiative was formalized as part of an amendment to the Comprehensive Plan in 2017 based on input from the public at that time which desired more detailed analysis of the current “Agricultural and Rural Residential” areas into the new “Working Lands” designation provides better focus to preserving the agricultural and open space areas of the Town of Clayton.

The designation of a Working Lands overlay to the Agriculture/Rural future land use category has support but comes with the need for a better understanding of the role or function on how Working Lands will be administered in the Town. It is expected that at times in the future, the Working Lands designation may be challenged by land owners who wish to propose certain uses which may or may not be related to agriculture. In an effort to provide more guidance to the land owners and town officials, more detailed verbiage has been developed to help guide the plan. Examples include the process for opting both in and out of the Working Lands designation, types of agricultural related business which could co-exist, the term’s relationship to the Winnebago Farmland Preservation Plan and the Town Zoning Ordinance just to mention a few. What follows is more detailed guidance on the administration of the Working Lands Initiative.

### Glossary of Terms

The administration of the Town's Working Lands Initiative requires some understanding of terminology. The following terms are clarified:

- Nonfarm Residence or Use: Any residence or use that has no association with agriculture use or agriculture related uses.
- Farm and/or Agricultural Use or Agricultural Related Use Residence: A single-family or two family residence that is the only residential structure on the farm or agricultural parcel that is occupied by any one of the following:
  - (1) An owner or operator of the farm or agricultural parcel owner.
  - (2) A parent or child of an owner or operator of the farm or agricultural parcel owner.
  - (3) An individual who produces agricultural products from the parcel for sale and/or personal sustenance.

Residential "Agrihoods" which are directly connected to farming operations which support the agrihood development with farm produce.

Agricultural Use: Any of the following activities conducted for the purpose of producing an income or livelihood:

- (1) Crop or forage production.
- (2) Keeping livestock.
- (3) Beekeeping.
- (4) Nursery, sod, or Christmas tree production.
- (5) Floriculture.
- (6) Aquaculture.
- (7) Fur farming.
- (8) Forest management (Includes tree farms).
- (9) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
- (10) Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.
- (11) Equestrian boarding, training and riding facilities\* including supporting pasture and crop land.
- (12) Any other use that the Town approves of as an agricultural use\*.

*\* Definition is not recognized by DATCP as an Agricultural Use*

Agriculture-related use: An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use. An "agricultural related use" must be primary (not just incidentally) related to agriculture and must have a direct connection to agriculture uses.

### Working Lands Designation Criteria

The lands designated “Working Lands” are included in the “Agricultural/Rural” category on the Town of Clayton Future Land Use Map (Map 11-1) found within the Comprehensive Plan. The Working Lands overlay is comprised of land which was part of a detailed analysis which included specific criteria. The criteria were as follows:

- (1) Contiguous agricultural land west of an East/West Boundary Line (Primarily Center Road) were included in the Working Lands Analysis. Land east of this generalized boundary line is generally, but not exclusively, used for other uses.
- (2) Includes cropped parcels >5 acres where 50% or more is being actively farmed (air photo interpretation).
- (3) All parcels < 5 acres were excluded.
- (4) Any parcels zoned other than A-1 or A-2 were excluded.
- (5) Non-farm parcels (ex; wooded, wetlands, residential and other non-farm intensive type land uses) were excluded.
- (6) Several minor adjustments for inclusion into the Working Lands designation were made for parcels based on parcel ownership and current operations (Active Farming). These additions have been documented.

The above Land Analysis was conducted using GIS software and were mapped accordingly. A copy of the Land Analysis Map is available for the record but is not included in the Comprehensive Plan.

### Requesting Land for Inclusion into the Working Lands Designation

For lands to be added to the Working Lands designation, a comprehensive plan amendment shall be required. Adding land into the Working Lands designation acknowledges the use of the land for agriculture management and agriculture related business and activities. Designation as “Working Lands” also offers property owners the “right to farm” in the Town when farming practices are challenged by non-farm residents. For land to be eligible for inclusion in the “Working Lands” designation, the parcels must generally meet criteria 1 & 2 listed above.

### Requesting Land for Removal from the Working Lands Designation

For lands to be removed from the Working Lands designation, a comprehensive plan amendment shall be required. Reasons for removal could vary but it is assumed the reasons would likely include an interest by the land owner to propose a use contrary to agriculture or agricultural related use. In review of such applications, staff reviews should consider the impact

to adjacent agricultural properties and list any potential concerns which may threaten the continuation of agricultural practices to the immediate area. Any future land divisions shall include the “Right to Farm” provisions consistent with past town policy.

As with any comprehensive plan amendment, the basic process would include an application filed by the applicant, review by Town Staff, public hearing and approval by both the Town Plan Commission and Town Board.

Inclusion of Town of Clayton Working Lands into the Winnebago County Farmland Preservation Plan (OLD PLAN TEXT - TO BE DISCUSSED AT MEETING)

History has shown some reluctance by agricultural land owners to have their lands designated as farmland preservation areas within the Winnebago County Farmland Preservation Plan. Reasons include but are not limited to the fear of losing control of future development rights, program requirements like Nutrient Management Plans and the amount of tax credit obtain verses the overall requirements. However, the concept of the Town of Clayton Working Lands overlay designation is totally independent of DATCP requirements. The concept is grounded on the desire to keep agriculture as a viable land use type within the Town while focusing more intensive development in the eastern third of the town.

Working Lands as identified in the Town of Clayton Comprehensive Plan shall be recommended for inclusion into the 2017 update of the Winnebago County Farmland Preservation Plan. However, since the farmland preservation plan is a county administered process by statute (Wis. Stats Chapter 91), the county will ultimately decide what lands based on criteria will be submitted to DATCP for certification. Since the Town has established criteria for the identified Working Lands, it is likely these lands would meet DATCP requirements.

The inclusion of Working Lands into the Winnebago County Farmland Preservation Plan opens the opportunity for farmland preservation tax credits through A-1 zoning or the eventual development of an Agriculture Enterprise Area (AEA). In addition, the identification of Working Lands offers land owners within the overlay some protection from incompatible adjacent land use while maintaining development densities conducive to agricultural practices.

However, it should also be noted, that programs such as farmland preservation zoning (currently the A-1 District in the Town Zoning Ordinance) and the implementation of an AEA (Agriculture Enterprise Areas) program through DATCP is certainly consistent with the Working Lands overlay objectives. Of greater importance is to know that Working Lands not included in the certified Winnebago County Farmland Preservation Plan are ineligible for any future DATCP farmland preservation tax credits even through an AEA. An important detail to note when updates to the Winnebago County Farmland Preservation Plan occur.

### Agriculture Enterprise Areas (AEA's) within the Town

Based on some of the reluctance by agricultural land owners to have their lands zoned A-1 due to reasons previously mentioned, DATCP's AEA (Agriculture Enterprise Areas) program may provide more flexibility for the Town Leaders and agricultural land owners alike. An AEA is an area of contiguous land primarily in agricultural use that has been designated by the Department of Agriculture, Trade and Consumer Protection (DATCP) in response to a locally developed petition. The Town of Clayton's Working Lands overlay documents areas where petitions could be arranged. Eligible farmers in a designated area can enter into voluntary farmland preservation agreements with DATCP. Farmers with an agreement receive income tax credits in return for keeping their land in agricultural use for a minimum of 15 years. An AEA may only be designated if it is identified by the local community (in this case, the Town of Clayton) as an area that is valuable for current and future agricultural use. This local input into the process is important to achieve identified goals. Overall, the designation is a tool that can be used to protect the agricultural land base for continued production. In addition, the designation can help to promote investment in agriculture, agricultural infrastructure and agricultural-related businesses. The establishment and implementation of the Town's Working Lands overlay certainly supports this DATCP requirement to establish an AEA.

The designation of an AEA does not, by itself, control or limit land use within the designated area. Local zoning will. Designation of an AEA also does not specifically protect areas from encroaching development or land use conflicts. Local designation of an AEA, however, can be used as part of a local land use and development "package" designed to preserve, protect and promote agricultural enterprises. Hence, this program seems to act "in-step" with the Town of Clayton Working Lands overlay designation. Again, lands not identified within the Winnebago County Farmland Preservation Plan are ineligible for an AEA designation. Landowners interested in pursuing an AEA designation are encouraged to review application details found on the DATCP web site by searching "Agriculture Enterprise Areas".

### Policies for Working Lands

To clarify, the following policies are part of the Working Lands designation:

- (1) Working Lands as identified in the Town of Clayton Comprehensive Plan shall be recommended for inclusion into the Winnebago County Farmland Preservation Plan should one be developed in the future. However, since the farmland preservation plan is a county administered process by statute (Wis. Stats Chapter 91), the county will ultimately decide what lands based on criteria will be submitted to DATCP for certification. Since the Town has established criteria for the identified Working Lands, it is likely these lands would meet DATCP requirements.



- (2) A comprehensive plan amendment should be required to develop non-farm related development in areas designated Working Lands. Conversely, land outside of an identified Working Lands area, that would be requested into the Working Lands designation, would require a comprehensive plan amendment as well. An example of this scenario would be a farm expansion where land is purchased by an area farmer for agricultural purposes.
- (3) It is envisioned that the inclusion of designating Working Lands as part of the Future Land Use Plan will provide better direction in balancing agricultural activity with the location future residential development. This should improve compatibility between the two uses, which in the past has clashed because of a lack of land use planning and proper implementation. The designation of established Working Land areas also drives development into areas which are planned to have a higher level of public infrastructure supporting it such as municipal water and sewer service.

#### Conservation/Green Space (Tiers 1, 2, and 3)

The conservation of the Town's natural and cultural resources ranked high amongst Public Opinion Survey respondents. The lands identified within this District contain all WDNR owned properties, WDNR identified wetlands, and existing navigable streams and their associated 75-foot regulatory setback buffer within each of the three Development Tiers.

These lands provide a variety of ecosystem management functions, as well great value from a recreation and wildlife habitat standpoint. All of which help to contribute to the Town's character as being a "Touch of Country". Watershed management will be important for agriculture, water quality, and wildlife habitat. The Town will support efforts which protect and minimize impacts to wetland, floodplains, and shoreland areas during the development process. Conservation/Green Space lands also provide a buffering function between agriculture and current or future development.

#### Residential – Single Family & Duplex (Tier 1 and Tier 2 lands)

This district includes existing and new areas of development and is present in various portions of the Town, but mainly located within the Tier 1 (urbanizing) and Tier 2 (rural transition) designated areas and can be described as follows:

- Tier 1 – This district is intended to accommodate both single-family and duplex residential housing units that are connected to public sewer and water. Depending on its location the planned densities for new residential development should fall between 4 and 8 dwelling units per acre. Increasing the density of these areas can help with the creation of affordable housing, as well as the cost-effectiveness of providing sewer and water. Increased density, urbanized street designs, and quality home design can be major factors in the creation of new neighborhoods that are walkable and safe for bicycles and pedestrians. Within the Airport Zone 2b and Zone 3, the densities can be a maximum of 0.5 units per acre and 1 unit per acre, respectively. Outside of those zones, a variety of lots sizes should be provided that targets between 4 and 8 dwelling units per acre. Other characteristics of new development within this district include:

- This is land that has been subdivided by plat and has a municipal or community source of water and sewer.
- Densities will range from four to eight units per acre with a combination of single-family and duplex development.
- Small lots (perhaps as small as 8,500 square feet) should be considered and encouraged within every new subdivision plat to accommodate smaller homes.
- The location of this type of subdivision shall be within the Clayton Sanitary District #1 and shall be cost-effective to serve with sewer and water.
- The development of this type of subdivision will require a Residential – Single and Duplex land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - R-2 Suburban Residential
  - R-3 Two-Family Residential
  - R-8 Manufactured Housing Community

In addition to accommodating typical urban and suburban housing styles, this district should also contemplate the use of Accessory Dwelling Units (ADUs). Homeowners may desire to add ADUs for different reasons including as an income-generating investment, or to help address multi-generational or palliative care needs. The demands for ADUs are expected to increase during the planning period as the local, state, and national home affordability continues to be an issue. Communities can find broader benefits through the allowance of ADUs, including the addition of attainable units to the existing housing mix, providing housing units in that are appropriate for people at a variety of stages in the life cycle, and to protect neighborhood stability, pride of ownership, and property values.

- Tier 2 – This district is intended to accommodate a limited number of new unsewered subdivisions and may also include duplexes as appropriate. While this type of residential development can be found scattered throughout the east half of the town, the highest concentration of this type can be found in Sections 2, 3, 10, 22, 23, 25, 26, 27, 35, and 36.
  - This is land that has been subdivided by plat or certified survey map, has dedicated roads, and private water and sewer systems located on the lot they serve.
  - This type of subdivision is likely to be located adjacent to existing unsewered subdivisions.
  - Accommodations will be made for “shadow-platting” (see sidebar) to allow for future increases in density should municipal utilities need to be extended in the future.
  - The development of this type of subdivision will require a Residential – Single and Duplex land use category on the Future Land Use Plan and being within one of the following zoning districts:
    - R-1 Rural Residential

### Medium and High Density Residential (Tier 1)

This district is present in various portions of Tier 1 and is intended to accommodate both “missing middle” housing (see sidebar) as well as limited multiple-family residential uses that are connected to public sewer and water. Lands allocated for this use are located within the Hamlet of Larsen, on either side of E. Grandview Road, as well as along Clayton Avenue (north of USH 10), along the south side of CTH II, east of WIS 76, and; along either side of WIS 76 between CTH II and Fairview Road.

Planned densities in this district should fall between 6 and 12 dwelling units per acre. This district is designed to better accommodate more affordable ‘workforce’ housing on smaller lots (as small as 5,000 square feet). Missing Middle housing types are recommended to provide diverse housing options, including a combination of duplexes, fourplexes, and well-designed six and eight-plex multiple-family apartments, as well as cottage courts, and townhouses. These house-scale buildings should fit seamlessly within residential neighborhoods and support walkability. They provide solutions along a spectrum of affordability to address the mismatch between the available housing stock and shifting demographics combined with the growing demand for walkability. Other characteristics of new development in this district include:

- Urbanized streets with bicycle and pedestrian accommodations (sidewalks) are required in this district.
- Densities shall be between 6 and 12 units per acre.
- Housing types should be varied in size and style.
- Apartment units should not exceed 8 units per building and should not be concentrated within a single subdivision.
- The development of this type of subdivision will require a Medium & High Density Residential land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - R-2 - Suburban Residential
  - R-3 – Two-Family Residential
  - R-4 - Multi-Family Residential

### Neighborhood Center Mixed Use District (Tier 1)

Mixed use development is an important component of the Comprehensive Plan. Development of traditional neighborhoods and denser, yet livable schemes, will bring a uniqueness to the market of available living options in the Fox Cities. This district is located in three specific areas: at the southwest intersection of the CTH II and Clayton Avenue; within the northeast and northwest quadrants of the CTH II / WIS 76 intersection, and; within the interior of lands south of Fairview Road and east of WIS 76 (Map 11-1). These areas are intended to accommodate development of neighborhood centers that are small, moderate-impact, functional areas for commerce and social gathering. They are typically pedestrian and bicycle-oriented, with limited automobile access and parking.

## WHAT IS MISSING MIDDLE HOUSING?

“Missing middle housing” refers to housing types that fall somewhere in between a single-family home and mid-rise apartment buildings – such as townhomes, duplexes, triplexes, and courtyard clusters. See Chapter 3 - Housing for more information.



Neighborhood centers are generally well-integrated into the fabric of the surrounding residential area and allow for the creation of “social capital” by virtue of new gathering places (3rd spaces) and civic uses. They are intended to serve as an amenity for residents of the immediate neighborhood and support a variety of uses.

Neighborhood centers should generally include a limited range of convenience goods and services in keeping with the character and scale of the surrounding neighborhood. Business types desired in this District would include, but not be limited to those that provide high levels of social engagement such as coffee shops, craft breweries, indoor/outdoor event space, restaurants, and other retail establishments, etc. Secondary uses include other supporting, neighborhood-oriented uses such as schools, small offices, day care, parks, and civic facilities, as well as residential uses. The integration of new civic uses, such as the potential new Town of Clayton Municipal/Public Safety Facility near CTH 11 and STH 76, will help to create local destinations and gathering places. Appropriate residential types may include upper floor units located above retail uses, townhouses, and small lot, single-family detached homes. The integration of residential uses helps to assure extended hours of activity within the district and support a mix of uses.

The district balances automobile access from arterial streets with pedestrian and bicycle access and circulation and provides good transitions and connectivity with the surrounding neighborhoods. Surface parking is more limited, with shared parking opportunities and on-street parking. For mixed use development to succeed, varied land uses must be within convenient walking distance of each other (one quarter mile, 5-10 minutes) and there must be direct, safe, and convenient connections between the uses. Residents in mixed use developments should be able to take care of many daily needs without having to drive elsewhere.

In addition, mixed use developments can enhance opportunities for those who are working from home such as was experienced during the COVID-19 pandemic. The number of “at-home” workers are expected to remain at much higher levels than they were pre-pandemic as businesses attempt to attract workers and reduce overhead costs.

- As Clayton grows, there will be opportunities for mixed-use development, particularly on the north side of CTH “11”, just east and west of STH “76”. Retail, office, and two-family and multifamily residential are the most likely components of these mixed-use development.
- Creating opportunities to address these types of developments through the PUD identified areas will address this growing need.
- The development of this type of subdivision will require a Neighborhood Center Mixed Use land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - R-4 – Multi-Family Residential
  - B-2 - Community Business (conditional use)
  - B-3 – General Business
  - M-1 – Mixed Use



### Manufactured Housing District

This district is limited to the location of the Rolling Meadows manufactured home park on the south side of CTH 11, just east of Pioneer Road. A limited area for expansion exists to the south of the existing park.

- Further expansion of this park, or the development of any new manufactured home subdivisions will require a Manufactured Housing land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - R-8 Manufactured Housing Community



### Clayton Business Park District

Located along the north and south sides of USH 10, between STH 76 and Clayton Avenue, this district contains much of the visible property that fronts the USH 10 corridor. The accessibility and visibility of these lands is attractive to commercial land uses and it is envisioned, that over time, the existing residential uses along the north side of Fairview Road would be transitioned to commercial based on market forces. Planned light industrial uses are also included in the Clayton Business Park North area primarily due to restrictions imposed on uses within the Airport Zoning Overlay. Examples could include warehousing, distribution centers, and light manufacturing.

Many of these properties are located within the Town's new TID #1 as well as being within the Clayton Sanitary District #1. Therefore a high-level of public services will be available for new businesses within these areas. The potential for development incentives may also be available by virtue of the existing TID #1.

New businesses within this area should be regional in nature and require high-levels of access to the USH 10 and I-41 transportation corridors. New development driven solely by USH 10 traffic counts (i.e. car, boat, RV, trailer dealerships, etc.) shall be discouraged. Instead, high-value employment firms with professional offices, medical and dental facilities, and related uses that attract users to and from the Friendship Trail should be considered within this district.

- New projects shall be connected to sewer and water.
- New projects shall, where necessary, comply with the provisions of the Airport Overlay Zoning District.
- Design standards and site plan review requirements shall be applied to all new development proposals within the Clayton Business Park district.
- The development of this type of commercial development will require a Business Park land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - B-3 – General Business
  - I-1 – Light Industrial



### Gateway Commercial & Retail District

This district is designed to welcome visitors into the Clayton community and is located primarily along STH 76, along with some frontage included along CTH II. This district is intended to accommodate typical highway interchange types of uses including fast food, gas stations, restaurants, a grocery store, childcare, banking, and other retail, and service oriented businesses that are aimed at travelers and local residents. Requiring that all development occur under a Planned Unit Development (PUD) condition and utilizing good design standards and site plan review principles will help to ensure the quality of new development and its buildings, and parking areas. Brief descriptions of these four areas follow:

#### *WIS 76 between Winnegamie Drive and the CN Rail Line*

The accessibility and visibility of the WIS 76 corridor near the USH 10 interchange is attractive to both commercial and industrial land uses. Uses would be regional in nature, serving a market broader than just the Town of Clayton.

#### *WIS 76/CTH II*

The existing business land use pattern in this area will lead to additional development. Businesses will be both regional and local in nature. This is the area in which the day-to-day commercial needs of the residents of the Town of Clayton would be met. This area would likely serve as the Town's Commercial "Downtown" District. More detailed planning will be required to guide district appearance.

#### *WIS 76/CTH JJ/Breezewood Lane*

The development of this area should accommodate the expansion needs of companies currently located in this area or the development of neighborhood type of commercial development. New business opportunities may also be accommodated.

- The development of this type of commercial use will require a Gateway Commercial & Retail land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - B-2 – Community Business
  - B-3 – General Business



### Local Business

This district acknowledges several sites scattered across the Town, including along Breezewood Lane, and within the Hamlet of Larsen. The district is intended to accommodate a single retail or service establishment or a small grouping of such establishments that primarily serve the daily needs of residents in the surrounding area. Because this district is characteristically near or within residential areas, standards will be applied to ensure the commercial uses are compatible in appearance and character with the surrounding residential uses.

- The development of this type of commercial use will require a Local Business land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - B-1 – Local Service Business
  - B-2 – Community Business

### Light Industrial, Warehousing & Distribution

This District is in several portions of the Town to recognize existing industrial uses within the Town, but also to target new industrial development projects and potentially new renewable energy generation facilities (i.e., solar). Two of the District's sub-areas have been identified based on their relationship to USH 10: Clayton Industrial Park North and Clayton Industrial Park South. Additional lands have been allocated in the northern portion of the Clayton Business Park North area and will transition from those business uses located immediately along the USH 10 corridor. A fourth area is located along CTH II near the Canadian National rail line.

Envisioned uses for these districts include: light manufacturing, contractor offices/storage, warehousing, and distribution types of facilities. Based on information about the regional economy and current industry clusters, the Town should focus its efforts on attracting advanced manufacturing (including renewable energy), professional service, and transportation/logistics businesses to these areas, thereby creating quality employment opportunities which can attract further growth.

If a proposal for a business development requires a rezoning to a business, industrial or manufacturing zoning district, it will be reviewed by the Town of Clayton for the purpose of making a recommendation as to the zoning district that would be applicable and the appropriateness of the property for that zoning district. The Town shall use the Future Land Use Plan Map as the review criteria to respond to any business or industrial rezoning requests. Future rezones must be supported by the Future Land Use Plan Map.

- New projects shall be connected to sewer and water.
- New projects shall, where necessary, comply with the provisions of the Airport Overlay Zoning District.
- Design standards and site plan review requirements shall be applied to all new development proposals within the Clayton Business Park district.
- The development of this type of industrial development will require a Light Industrial, Warehousing, & Distribution land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - I-1 – Light Industrial
  - I-2 – Heavy Industrial

### Non-Metallic Mining Sites

Five existing, operational non-metallic mines are located within the Town. These features are identified on the Future Land Use Plan Map with the understanding that the mine's proposed 'end land use' will be dictated under the mine's NR-135 reclamation plans, and which require consistency with the Town's comprehensive plan and zoning regulations.

### Utilities & Public Facilities

This District exists to accommodate public uses such the existing Clayton Elementary School located on Fairview Road, as well as places like the current Town Hall, Fire Department, and Public Works facilities, and the Larsen-Winchester Sanitary District's wastewater facilities. The Future Land Use Map also contemplates the location of a new administrative and fire department facility near USH 76 and CTH II. Study was completed in 2021 to assess and identify deficiencies in existing facilities in terms of staffing and equipment space, as well as the protective service needs for newly planned development. The Study concluded that a new Municipal/Public Safety Facility will be needed and that the current Town-owned site along CTH II near WIS 76 is suitable to house such a facility. However, further studies may be needed to adjust to growth patterns as the Town develops. Potential integration of new residential, neighborhood center, and parkland uses should be considered in future location studies.

- The development of this type of use in the future will require a Utilities & Public Facilities land use category on the Future Land Use Plan and being within one of the following zoning districts:
  - P-I Public Institutional

### Parks & Recreation

This District encompasses lands which have been identified for future active or passive recreation and conservation lands. This district includes existing and future parks, stream corridor buffers, existing and future stormwater management ponds, and remnant woodlands. This District may also include smaller, more urban parks, plazas, and public gathering spaces that are not necessarily indicated on the map but may be included within the Neighborhood Center Mixed Use District. New parklands will be leveraged to the degree possible using the Town's subdivision ordinance provisions, although purchase and donation methods may also be employed as needed. Specifically, new parklands have been identified as follows:

- East Central Park – This 19.9-acre community park lies south of Fairview Rd. on both sides of WIS 76 in a linear, east-west fashion. To be designed as a more formal, 'urban' park space which serves as a central gathering point for the planned adjacent Neighborhood Mixed Use District, and the community as a whole. This site takes advantage of the existing topography and tremendous eastward views over the Fox Cities all the way to the Niagara Escarpment. The park intentionally extends across WIS 76 to take advantage of the highest point along this stretch, as well as to provide additional greenspace to serve the planned Gateway Commercial & Retail District.
- Neighborhood Park 1 – Approx. 16.0-acre neighborhood park identified north of the CN rail corridor, west of WIS 76 to serve new residents as this area grows.
- Neighborhood Park 2 - Approximate 29.2-acre neighborhood park identified south of the CN rail corridor, west of WIS 76 to serve new residents as this area grows. This area is nearby the selected site for the new Town Administrative and Public Service facility and opportunities to integrate these uses should be examined further. Neighborhood Park 3 - Approximate 9.6-acre neighborhood park located west of Clayton Ave. and south of CTH II, to serve new planned residential neighborhood.



- Conservation Area 1 - Approximate 19.3-acre wetland area north of Larsen Rd. and west of Oakwood Road as a potential passive recreation area serving existing and future rural subdivisions. The southern ½ of this wetland is already owned by the town.
- Conservation Area 2 - Approximate 45.4-acre wooded area lying between Clayton Avenue and WIS 76, just north of the CN rail corridor. This area would provide for passive recreation, outdoor education, and nature trail opportunities and would serve new residents in the urbanizing eastern portion of the Town.



#### Abandoned Landfill Sites

Two closed landfill sites exist in the southwest portion of the Town, with one property being owned by the Town of Clayton. These sites are not required to be monitored and may cause some concern for any new development locating in close proximity. The Town should discourage new development from locating within or near these areas.

## Solar Energy System (SES) Overlay

The Town of Clayton acknowledges the need for the installation of solar energy systems of all scales across the community, and will provide guidance in the form of updated zoning regulations, particularly for large-scale (solar farms) and mid-scale (solar gardens) solar energies systems (SES) and therefore acknowledges Wisconsin Statute §66.0401(1m) as follows:

“Local governments may not place any restriction on the installation or use of solar energy systems unless the restriction:

- Serves to preserve or protect public health or safety.
- Does not significantly increase the system cost or decrease the efficiency.
- Allows for an alternative system of comparable cost and efficiency.”

Clayton further acknowledges the State of Wisconsin’s Preemption as defined by 196.491(3) which states:

“If installation or utilization of a facility for which a certificate of convenience and necessity has been granted is precluded or inhibited by a local ordinance, the installation and utilization of the facility may nevertheless proceed.”

A Certificate of Public Convenience and Necessity (CPCN) is required by the Public Service Commission (PSC) for systems generating 100MW or greater. The process includes an application, public notice, environmental review, community impact review and public hearings before a decision is rendered by the PSC.

The Town of Clayton desires to take a more pro-active approach in the siting of future large-scale SES's to assist in the application process. In order to determine level of restrictions within the Town, Clayton has elected to use its planning authority granted under WI Stats 66.1001 to direct preferred locations that allow for the generation of large-scale solar energy systems while protecting the investments which have been made to existing development patterns in the Town.

Map 11-2 was developed to show accommodating locations based on current land use, residential development density, zoning classifications, and adequate buffering requirements to reduce the potential negative impacts of siting a large-scale Solar Energy Systems. Map 11-2 also shows the locations of existing transmission corridors vital to accommodating any future energy generation. Based on this map, the Town has identified over \_\_\_\_\_ acres which could potentially accommodate solar farms and solar gardens. The Town will use this map as a guide to working with prospective solar developers on future permitting and approval of such systems, within the limitations of the law. Through the use of this planning approach, Clayton believes the Town has captured the intent of Wisconsin Statute §66.0401(1m).

## Land Use Plan and Zoning Consistency

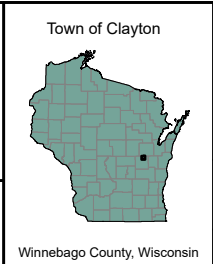
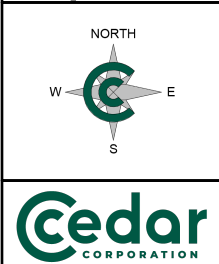
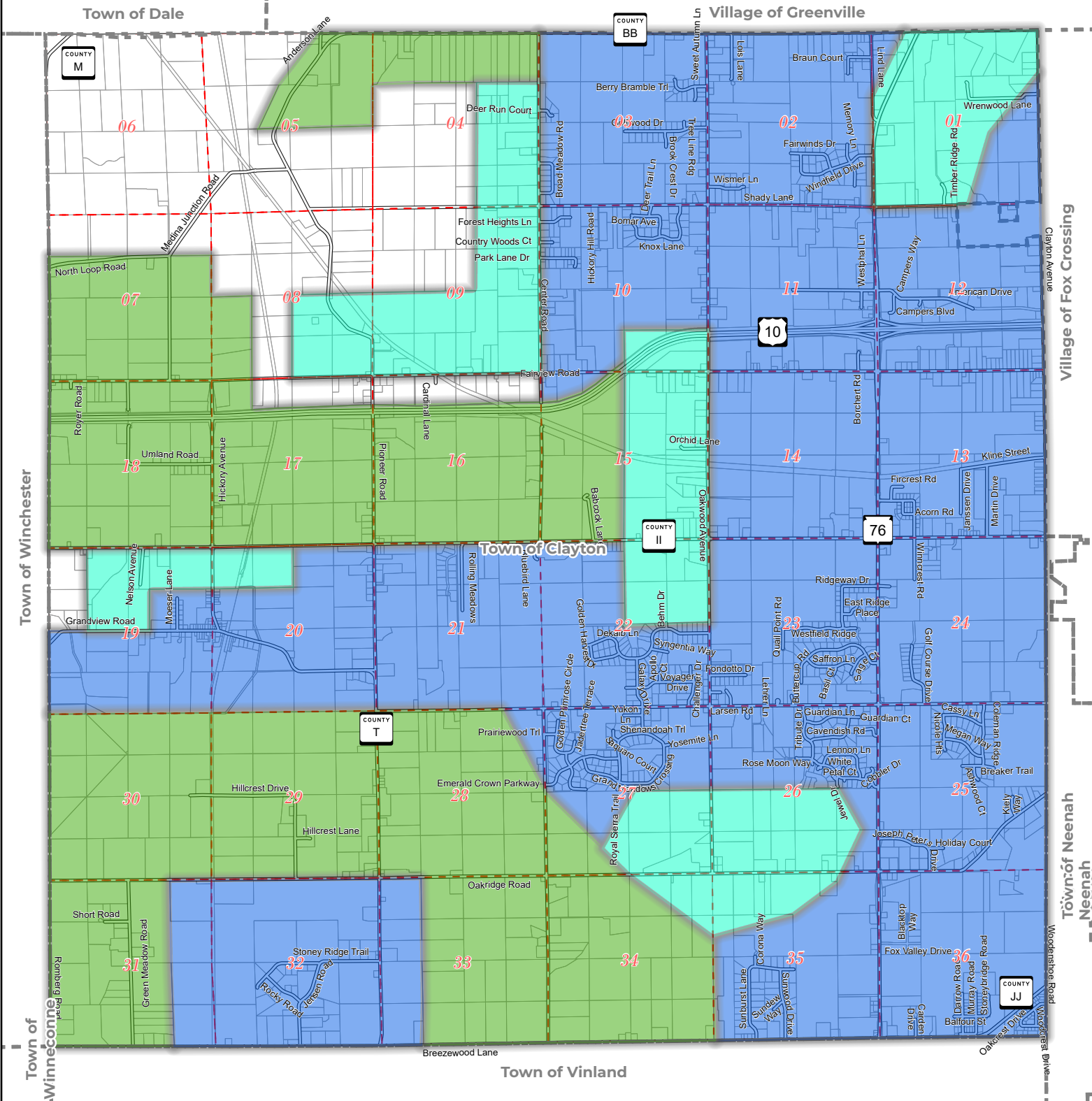
Of particular importance is consistency between the Future Land Use Plan and the Zoning Map. Because zoning reflects the current situation and the Future Land Use Plan map reflects the preferred land use, the two maps initially may not be consistent. The objective is that these two maps would become consistent over a period of time.

On December 17, 2013, the Town developed and adopted The Town of Clayton Zoning Code of Ordinances. It should be noted that Winnebago County still maintains zoning control with shoreland areas (300' of a navigable street and 1000' from a lake or impoundment).

The Town of Clayton has created the following general process for examining proposed land use changes:

1. A proposal for development or an application for a permit that is consistent with the comprehensive plan and the zoning ordinance should be approved.
2. A proposal for development or an application for a permit that is inconsistent with the comprehensive plan but consistent with the zoning ordinance should be approved. The Town, however, has the ability to amend the comprehensive plan to be consistent with the zoning ordinance.

# SOLAR ENERGY SYSTEM (SES) SUITABILITY



## Town of Clayton Winnebago County, WI

0 4,000 8,000 Feet

This base map was created with data from Winnebago County Land Information Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the Town of Clayton.

### Legend

- Large-Scale
- Medium-Scale
- Small-Scale
- Cities, Towns, & Village Borders
- Sections
- Parcels

75

Map Updated: May 2, 2023

3. When a proposal for development or an application for a permit is consistent with the comprehensive plan but not with the zoning ordinance, an application may be submitted to the Town to amend the zoning ordinance, so it is consistent with the comprehensive plan. The Town's expectation is that the amendment would be approved.
4. A proposal for development or an application for a permit that is inconsistent with both the comprehensive plan and the zoning ordinance should initially be rejected. The Town, however, does have the ability to amend the comprehensive plan and the zoning ordinance so that the proposal is consistent with both.
5. After Town action, all plan amendments and rezones must be submitted to Winnebago County for approval.

## Extraterritorial Platting and Zoning

State law provides for the review of any land division in a town that is in the extraterritorial area of an adjacent city and/or village by that city and/or village. Depending upon the location, the City of Neenah, Village of Fox Crossing, and Village of Greenville may have review authority over land divisions in the Town of Clayton. The extraterritorial boundary is shown on Map 9-1 Existing Land Use. State law also provides for an extraterritorial zoning ordinance in the extraterritorial area of an adjacent city and/or village. At this time, none of the communities mentioned have an interest in developing or adopting an extraterritorial zoning ordinance.

## General Plan Implementation

### Summary

The Town of Clayton Comprehensive Plan 2045 is intended to guide all decisions related to community development in the town. All public and private sector community development related decisions should be made in the context of the Plan's goals, objectives, policies and recommendations.

Specifically, the Plan should be used as a guide when site plans are reviewed, rezonings are proposed, conditional use requests are considered, subdivision plats are reviewed, and public utility improvements or extensions are proposed. The Plan should be used to evaluate the impact of proposed development projects on existing land uses, transportation system facilities, utility systems, park and recreation facilities and other municipal services and facilities prior to issuing permits to, for example, commence construction, divide land, and occupy buildings.

This section of the plan outlines a course of action for Town of Clayton officials to follow and implement over the next twenty years but focuses on those tasks which have been deemed a priority by the Plan Commission for completion over the next five (5) years. Implementation will comply with existing ordinances, or new ones will be adopted and implemented.

## Integration of the Elements

With the high likelihood of continued growth in Clayton in the next twenty years, it will be especially important to keep in mind all the land use components when seemingly dealing with one. The blending of various styles and densities of residential development with commercial and industrial activity will be particularly important. Parks, trails, and open space will be a significant factor in achieving this harmony.

During the planning process, care was taken to ensure consistency between the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan. The Town of Clayton Plan Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission shall analyze and determine how the inconsistencies may be resolved.

The Town of Clayton Plan Commission will be responsible for comparing all proposed development with each element of the comprehensive plan, including the natural environment (wetlands, high ground water and bedrock, and soil limitations for below grade septic systems). The Town will also consider implementation tools like land use ordinances and the Official Map to assure consistency of land use decisions with the Comprehensive Plan recommendations.

## Ordinances, Programs and Specific Actions

### Zoning Ordinance

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

### Shoreland-Wetland Zoning Ordinance

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

### Subdivision Ordinance

Wisconsin State Statutes Chapter 236 set forth the necessary requirements to divide land in the State. A subdivision ordinance establishes criteria, standards and guidelines for the orderly layout of streets, lots, open space areas and utility easements and other land division issues. The code also identifies how subdivisions relate to each other and public highways to ensure the importance of orderly planning in the town.

The Town of Clayton adopted a Subdivision Ordinance in September 2000 with a number of modifications being made over subsequent years. Residential development will occur in compliance with the ordinance.

### Official Map Ordinance

State Statutes Chapter 62.23 allows the Town of Clayton Plan Commission to create and maintain an official map of the municipality. An Official Map shows present and proposed future roads, parks, trails, and public facilities. The law limits compensation to private property owners who construct buildings on designated future streets or public areas. The Town of Clayton has adopted an Official Map.

The purpose of official mapping is to promote the planning and preservation of future arterials and collector roadway corridors. A map showing future streets can be extremely helpful to the long range planning of a community and can alert property owners and developers to the intended route of major streets. As development occurs in the officially mapped corridors, the roadways will be allowed to deviate to some extent from the legally defined roadway to account for mapped wetlands or other geographic obstacles.

### Other Ordinances

The Town of Clayton Plan Commission should lead a comprehensive review of all ordinances and move to codify into a full municipal code. The Town of Clayton also has the following ordinances and regulations:

- Road Access Control
- Road Design Standards
- Site Plan Ordinance
- Public Improvement Agreement
- Park Use Regulations
- Sign Ordinance

## Measurement of Comprehensive Plan Effectiveness

The Town of Clayton Plan Commission may, on a periodic basis, provide a written report to the Town Board on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

## Plan Update Process

The Town Plan Commission and the Town Board will review any changes suggested for the plan every other year. The Town will update the comprehensive plan no more often than every five years, but not more than ten.

## 5-Year Implementation Action Plan

### Summary

The implementation of the Comprehensive Plan will need to occur through a variety of methods. The following summary of key objectives, strategies and recommendations are provided as a guide to establishing the parameters for new development within the Town over the next five years. As noted in several categories, significant changes to existing Town regulations will be necessary to achieve the vision established for the Town. The Town of Clayton Plan Commission should lead a comprehensive review of all ordinances and move to codify into a full municipal code.

### Implementation Vision

The Town of Clayton Plan Commission developed the following vision statement pertaining to the implementation of the Comprehensive Plan:

*The Town maintains an effective comprehensive plan and land development process that encourages orderly growth through the utilization of citizen participation, quality technical and professional staff, and an active Plan Commission. Planning and zoning are consistent, and long-term community planning goals are not sacrificed for short-term development. Design Standards for commercial, industrial, and multi-family uses are essential to achieve quality development. The Town's proactive code enforcement controls such things as junk cars, unscreened outdoor storage, illegal signs, litter, and similar blighting influences. The Town assumes responsibility for zoning controls assuring fair reviews, due process and proper interpretation of the codes.*

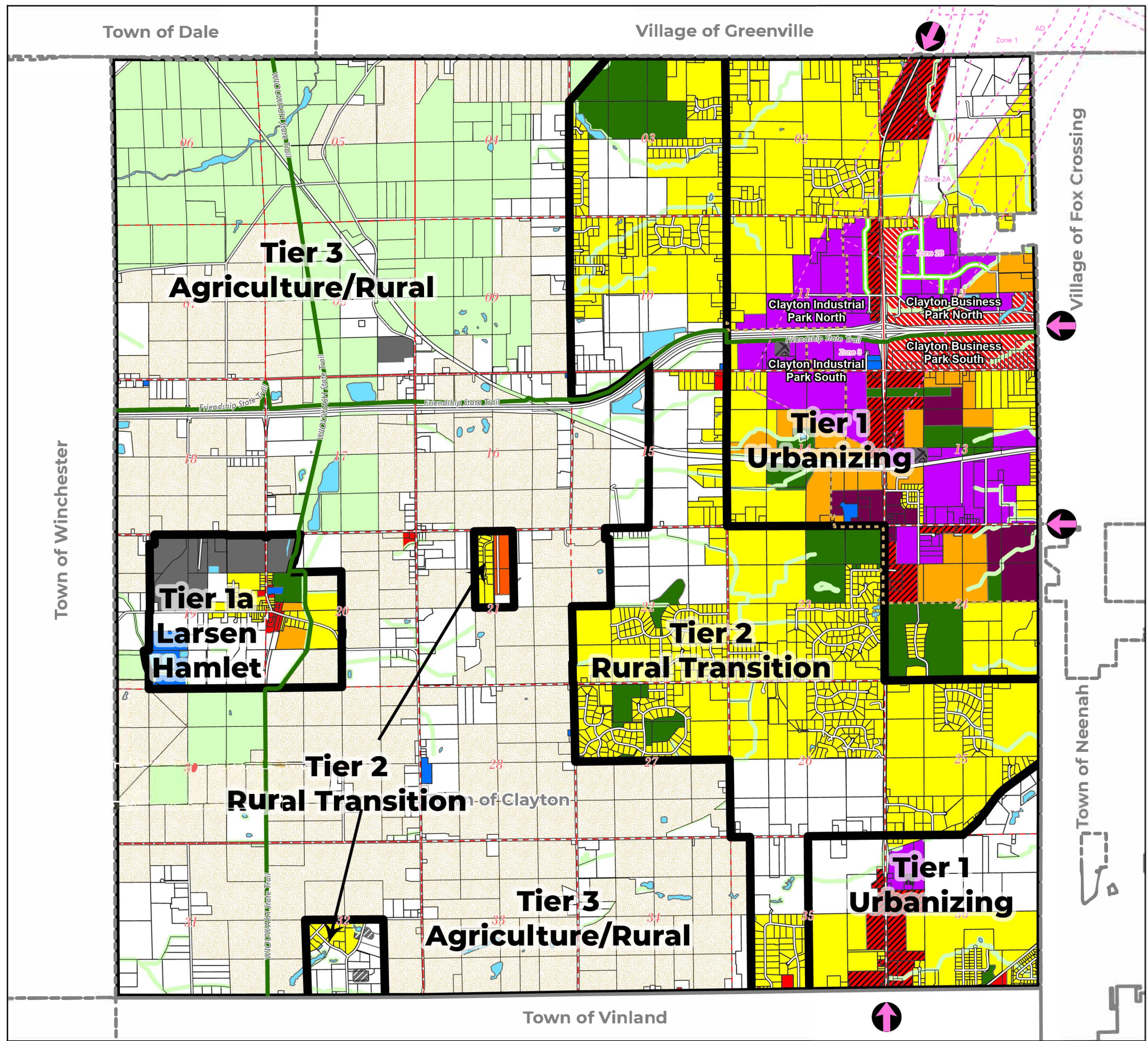
**INSERT COMPLETED IMPLEMENTATION TABLES HERE**





# Town of Clayton Winnebago County

## Future Land Use (2045)



- Agriculture/Rural
- Conservation/Greenspace
- Working Lands Overlay
- Residential - Single and Duplex
- Medium and High Density Residential
- Neighborhood Center Mixed Use
- Manufactured Housing
- Business
- Business Park
- Gateway Commercial & Retail
- Light Industrial, Warehousing, and Distribution
- Utilities and Public Facilities
- Parks and Recreation
- Abandoned Landfill Site
- Open Water/Pond/Lake
- Non-Metallic Mining Sites
- Other Non-Metallic Mining Sites

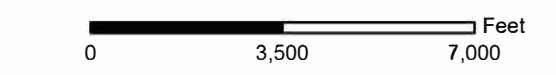
### Proposed Roads

- New

### Other Features

- Tiered Development Boundaries
- Cities, Towns, & Villages
- Sections
- Parcels
- Airport Zoning
- Town of Clayton Sanitary District #1
- Roads
- Commercial Gateways

Community Infrastructure  
 Architecture  
 Environmental Services  
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