



# PLAN COMMISSION

Wednesday, October 09, 2024 – 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

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, September 11, 2024, Plan Commission Meeting

### OPEN FORUM – Public comments addressed to the Plan Commission

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

### CORRESPONDENCE

- A. Distribution of the September 2024 Building Inspection Report

### DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

### BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Amerco Real Estate Company for a proposed addition of personal self-storage units on Tax ID #006-0306-07 (2927 Shady Ln).
- B. Review/Recommendation: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

### UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Nov 13; Dec 11; Jan 15, 2025

- B. Town Board (6:30 pm start unless otherwise noted) - Oct 16 (**immediately following the Clayton Sanitary District #1 Meeting**); Nov 6 & 20 (**immediately following the Special Town Electors Meeting**); Dec 4 & 18
- C. Clayton Sanitary District #1 - October 16 beginning at 6 pm
- D. Special Town Electors Meeting - November 20 beginning at 6 pm

## **ADJOURNMENT**

Respectfully submitted,

Dick Knapinski  
Plan Commission Chair

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

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

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

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



# PLAN COMMISSION

Wednesday, September 11, 2024 – 6:30 PM

Item A.

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

## MINUTES

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

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

### PRESENT

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

### EXCUSED

Commissioner Dorow  
 Commissioner Hopkins

### STAFF

Clerk Faust-Kubale  
 Planner Jaworski  
 Code Administrator Greenberg

### PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Re-Zoning Application submitted by Chris Perrault on behalf of Nathan Chromy, to re-zone approximately 2.90 acres of Tax ID #006-0018-01 addressed 2676 Shady Ln (Lot 1 of proposed Certified Survey Map) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Sue Evers, 2648 Shady Ln, Neenah asked several process questions to better understand re-zoning and CSM recommendations, which Chair Knapinski answered to her satisfaction.

**PUBLIC HEARING CLOSED AT 6:33 PM**

### APPROVAL OF MINUTES

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

### MOTION

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Ketter to approve the Minutes of the Wednesday, August 14, 2024, Plan Commission Meeting as presented.

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

**Motion carried 5-0.**

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

**CORRESPONDENCE**

- A. Distribution of the August 2024 Building Inspection Report

**BUSINESS**

- A. Review/Recommendation: Plan Commission review & consideration of Resolution 2024-003 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning application submitted by Chris Perrault on behalf of Nathan Chromy, to re-zone approximately 2.90 acres of Tax ID #006-0018-01 addressed 2676 Shady Ln (Lot 1 of proposed Certified Survey Map) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

**MOTION**

**Motion made** by Commissioner Ketter, **Seconded** by Commissioner Nemecek to approve Resolution 2024-003 Recommending the Re-zoning of Property from the A-2 (General Agriculture District) to R-1 (Rural Residential District) with the following conditions:

1. Within twelve (12) months of approval, the owner must record a Certified Survey Map (CSM) which is in substantial conformance with the submitted CSM.
2. If required by Winnebago County, the zoning and setback information should reference Winnebago County's zoning ordinance or should otherwise be removed.

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

**Motion carried 5-0.**

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Chris Perrault on behalf of Nathan Chromy, to divide Tax ID #006-0018-01 into two (2) lots.

**MOTION**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Ketter to recommend approval of the CSM submitted by Chris Perrault on behalf of Nathan Chromy with the following recommendations & conditions:

1. The lands within proposed Lot 1 must be re-zoned to the R-1 Rural Residential District prior to recording the CSM.
2. Subject to a determination by the Zoning Administrator that the current accessory buildings on Lot 1 meet the standards to be designated as Rural Accessory Buildings, pursuant to Article 7, Division 14 of the Zoning Code, as well as all applicable accessory building standards of the R-1 Rural Residential District.
3. Any accessory buildings which are not determined to be Rural Accessory Buildings or otherwise allowed, are subject to compliance with all accessory building use and dimensional standards of the R-1 Rural Residential District. Should the number of buildings or total square footage need to be reduced to comply with the above, those buildings shall be removed/reduced prior to the Town signing the CSM.
4. Per Wis. Stats. §236.25(2)(c) the surveyor's seal shall be signed, sealed, and dated on all pages.
5. Per Chapter 7.10.08(1) of the Town Land Division Ordinance, the 7 ft. road reservation noted along Shady Lane must be dedicated and shall be noted as "dedicated to the public for roadway purposes".
6. The following well casing note shall be added: "Lot created in the document area located in the Special Well Casing Pipe Depth Area. This area has been established due to naturally occurring arsenic contamination problems in this area affecting many wells. Individuals who plan on drilling a well should consult with the Wisconsin Department of

Natural Resources or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code."

7. If required by Winnebago County, the zoning and setback information should reference Winnebago County's zoning ordinance, or should otherwise be removed.

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

**Motion carried 5-0.**

- C. Review/Discussion: Plan Commission review & discussion of revisions to Section 7.10.08 Dedications and Reservations within the Town of Clayton Subdivision Ordinance.

**DISCUSSION ITEM ONLY - NO ACTION TAKEN**

- D. Review/Discussion: Plan Commission review & discussion of revisions to the Town of Clayton Zoning Ordinance Land Use Matrix specifically regarding Backyard Chickens and Short-Term Rental Units.

**DISCUSSION ITEM ONLY - NO ACTION TAKEN**

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Oct 9; Nov 13; Dec 11
- B. Town Board (6:30 pm start unless otherwise noted) - Sept 18; Oct 2 & 16; Nov 6 & 20

**ADJOURNMENT**

**MOTION**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:30 pm.

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

**Motion carried 5-0.**

Respectfully submitted,

Kelsey Faust-Kubale  
Town Clerk

**INTERMUNICIPAL REPORT SEPTEMBER 2024 PERMITTING**

**YEAR TO DATE SUMMARY**

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING		TOWN	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE	YEAR TO DATE TOTAL
								INSPECTOR FEE						
<b>TOWN OF CLAYTON PERMITS:</b>														
9/16/2024	197-24-9E	TILLMAN INFRASTRUCTURE	7577 BLACK TOP WAY	ELECTRIC FOR CELL TOWER	STRAY VOLTAGE	\$ 15,000.00	\$ 175.00	\$	140.00	Town of Clayton	\$ 2,000,258.70	\$ 17,777.18	\$ 14,221.74	\$ 93,329.53
9/16/2024	198-24-9B	VANS REALTY	8341 ST NORBERT	NSFD	VANS REALTY	\$ 315,000.00	\$ 785.00	\$	628.00	Town of Winneconne	\$ 872,975.00	\$ 2,001.46	\$ 1,601.17	\$ 14,008.58
9/17/2024	199-24-9B	SCOTT SEWARD	9660 LOIS	ADDN	RORY SCHLOMANN CONST	\$ 150,000.00	\$ 277.72	\$	222.18	<b>Total</b>	<b>\$ 2,873,233.70</b>	<b>\$ 19,778.64</b>	<b>\$ 15,822.91</b>	<b>\$ 107,338.10</b>
9/17/2024	200-24-9H	JENNIFER HENRY	8043 GALAXY	REPLACE A/C	BLACK HAAK	\$ 5,000.00	\$ 75.00	\$	60.00	Full Burden Wage				\$ -
9/17/2024	201-24-9H	LUKE BLECHI	7421 GREEN MEADOW	INSTALL SPLIT SYSTEM	BLACK HAAK	\$ 3,000.00	\$ 75.00	\$	60.00	<b>Net Profit (Loss)</b>	<b>\$ 15,822.91</b>			<b>\$ 107,338.10</b>
9/17/2024	202-24-9H	JEFF SMITH	7933 PRAIRIEWOOD	NSFD HVAC	RANDERSON HVAC	\$ 14,000.00	\$ 506.16	\$	404.93					
9/17/2024	201-24-9B	JIM STAHL	3154 SHADY	SIDING	HOME PRO ROOFING	\$ 26,400.00	\$ 75.00	\$	60.00					
9/17/2024	202-24-9E	MIKE COENEN	9351 MEMORY	ELECT REMOD	SEC INC	\$ 2,700.00	\$ 84.18	\$	67.34					
9/17/2024	203-24-9H	STEVE STIANSEN	3012 SAFFRON	REPLACE FURNANCE	MODERN	\$ 4,999.00	\$ 75.00	\$	60.00					
9/17/2024	204-24-9B	CHERYL RECKER	7395 HWY 76	DECK	TRUSTED CONTRACTING	\$ 500.00	\$ 185.00	\$	148.00					
9/24/2024	205-24-9B	ARLEN BAUMANN	2635 LAWRENCE LN	NSFD	BAUMANN CONSTRUCTION	\$ 200,000.00	\$ 785.00	\$	628.00					
9/24/2024	206-24-9H	TROY RIBBLE	9614 LIND	REPLACE BOILER	STAR HVAC	\$ 2,500.00	\$ 75.00	\$	60.00					
9/24/2024	207-24-9P	JEFF SMITH	7933 PRAIRIEWOOD	NSFD PLUMB	WUNDERLICH PLUMB	\$ 33,159.70	\$ 506.16	\$	404.93					
9/24/2024	208-24-9B	TRIDENT HOLDINGS	9057 CLAYTON	COMMERCIAL ADDITION	FOX STRUCTURES	\$ 200,000.00	\$ 682.00	\$	545.60					
9/25/2024	209-24-9H	LEGACY APTS	8433,8435,8450,8452,8454 MARLO	NEW MULIFAMILY HVAC	K. KELLY INC	\$ 73,000.00	\$ 5,667.00	\$	4,533.60					
9/25/2024	210-24-9P	LEGACY APTS	8433,8435,8450,8452,8454 MARLO	NEW MULIFAMILY PLUMB	K. KELLY INC	\$ 110,000.00	\$ 5,667.00	\$	4,533.60					
9/25/2024	211-24-9B	CHRISTINA KLINKHAMMER	2633 BREAKER TR	REROOF	O, DANNY BOY	\$ 30,000.00	\$ 75.00	\$	60.00					
9/25/2024	212-24-9E	SCOTT SEWARD	9660 LOIS	ADDITION ELECT	TEAM ONE	\$ 5,000.00	\$ 126.36	\$	101.09					
9/25/2024	213-24-9B	STEVE VOSTER	2680 CASSY	GARDEN SHED	SELF	\$ 15,000.00	\$ 144.88	\$	115.90					
9/26/2024	214-24-9B	JUDY KUCHENBECKER	2689 OAKRIDGE	DETACHED GARAGE	SELF	\$ 20,000.00	\$ 199.84	\$	159.87					
9/26/2024	215-24-9B	ROBERT SCHRAMM	3804 FAIRVIEW	HOUSE REMOD	SWEETWOOD LLC	\$ 450,000.00	\$ 463.00	\$	370.40					
9/30/2024	216-24-9B	NATHAN CHROMY	2694 E SHADY LN	NSFD	SELF	\$ 325,000.00	\$ 1,072.88	\$	858.30					
								\$	-					
					<b>TOTALS</b>	<b>\$ 2,000,258.70</b>	<b>\$ 17,777.18</b>	<b>\$</b>	<b>14,221.74</b>					
<b>TOWN OF WINNECONNE PERMITS:</b>														
9/16/2024	81-24-9B	TIM LUX	5043 RIVERMOOR	FOUNDATION REPAIR	B&L CONTRACTING	\$ 17,000.00	\$ 50.00	\$	40.00					
9/18/2024	82-24-9B	BEN BIESTERVELD	5479 TREELAND	INGROUND POOL	WATER CITY POOLS	\$ 162,941.00	\$ 157.50	\$	126.00					
9/18/2024	83-24-9B	MCM AIR	6122 CTY M	SIDING	SELF	\$ 5,000.00	\$ 100.00	\$	80.00					
9/18/2024	84-24-9E	ADAM RENS	5157 LAKEWIND	GENERATOR INSTALL	SCHU ELECT	\$ 10,000.00	\$ 50.00	\$	40.00					
9/18/2024	85-24-9P	DAVID BELTER	5723 CTY S	NSFD PLUMB	SBS PLUMB	\$ 34,000.00	\$ 257.73	\$	206.18					
9/19/2024	86-24-9B	ARLA WOJHAN	5393 HWY 116	NSFD	WELLHOUSE CONST	\$ 600,000.00	\$ 500.00	\$	400.00					
9/19/2024	86-24-9B	ARLA WOJHAN	5393 HWY 116	TOWN FEES	WELLHOUSE CONST	\$ 510.00	\$	\$	408.00					
9/26/2024	87-24-9E	CHAD HUISMAN	6671 FALCON CT	NSFD ELECT	GILLETT ELECT	\$ 15,000.00	\$ 211.23	\$	168.98					
9/26/2024	88-24-9B	ROBERT MUELLER	7128 CTY RD D	RAZE MILK HOUSE	JEFF FAUST	\$ 5,800.00	\$ 40.00	\$	32.00					
9/30/2024	89-24-9P	JANICE NEHRKORN	5941 OAK	BATH REMOD	TUNDRALAND	\$ 12,534.00	\$ 45.00	\$	36.00					
9/30/2024	90-24-9H	LORD OF THE LAKES	6090 HARBOUR SOUTH	FURANCE-A/C REPLACEMENT	OSHKOSH HVAC	\$ 10,700.00	\$ 80.00	\$	64.00					
								\$	-					
					<b>TOTALS</b>	<b>\$ 872,975.00</b>	<b>\$ 2,001.46</b>	<b>\$</b>	<b>1,601.17</b>					

**MEMORANDUM****Business Item A**

From: Administrator/Staff  
To: Plan Commission  
Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by Amerco Real Estate Company for a proposed addition of personal self-storage units on Tax ID #006-0306-07 (2927 Shady Ln).

The included application was submitted to the Town after the additional modular units were installed. The Town Building Inspector has indicated that state-approved plans are required as this would be considered a plan modification for a commercial building. Administrator Wisnefske spoke with the project's engineer, Greg Putman, and he indicated that the applicant wished to proceed with the application as presented.

**SUGGESTED MOTION(S):**

*Motion to recommend conditional approval of the Site Plan Review Application submitted by Amerco Real Estate Company, provided the Applicant provides the Town with state-approved plans within sixty (60) days, or the application will be considered closed.*

*Motion to recommend denial of the Site Plan Review Application submitted by Amerco Real Estate Company.*

Respectfully Submitted,  
Kelsey

# SITE PLAN APPLICATION

## Town of Clayton Town Hall

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



*Office Use Only*

Date: \_\_\_\_\_ / \_\_\_\_\_ /20\_\_\_\_  
 Paid: \$ \_\_\_\_\_  
 Check  Cash  Credit/Debit Card  
 By: Please make checks payable to:  
TOWN OF CLAYTON  
 Receipt #: \_\_\_\_\_

### SUBMITTAL FEES & REQUIREMENTS

<b>Site Plans:</b>	·Meets the requirements of the Town's Zoning Code of Ordinances Article 7, Division 13 ·Meets the requirements of the Town's Subdivision Ordinance ·Submit 1 Hard Copy with application <b>and</b> email an 11 x 17 copy
<b>Fees:</b>	<b>See Town Fee Schedule \$1,000.00</b>
<b>Plan of Operation:</b>	Letter describing the business - Maintain Current Use as self storage

### PROPERTY INFORMATION

Parcel ID / Tax Key No.: 006- 030607	Current Zoning A-2
Site Address / Location: 2927 Shady Lane, Neenah WI	
Current Land Use: Self Storage	Proposed Land Use: Self Storage
Lot Size/Total Acreage: 5.01	Project Schedule: Active

#### APPLICANT

#### PROPERTY OWNER (IF NOT THE SAME)

Name  
AMERCO REAL ESTATE COMPANY

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Street Address  
PO BOX 29046

---

City PHOENIX AZ State AZ Zip Code 85038 9046

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Phone 815-355-6225

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E-mail  
hskelton@uhaul.com

Name

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Street Address

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City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_

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Phone \_\_\_\_\_

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E-mail \_\_\_\_\_

#### BUILDER

#### ENGINEER

Name

---

Street Address

---

City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_

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Phone \_\_\_\_\_

---

E-mail \_\_\_\_\_

Name  
UPEA, attn. Greg Putman

---

Street Address  
100 Portage Ave.

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City Houghton State MI Zip Code 49931

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Phone 906-281-8363

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E-mail  
gputman@upea.com

#### SURVEYOR

Name

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Street Address

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City \_\_\_\_\_ State \_\_\_\_ Zip Code \_\_\_\_\_

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Phone \_\_\_\_\_

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E-mail \_\_\_\_\_

*Office Use Only*

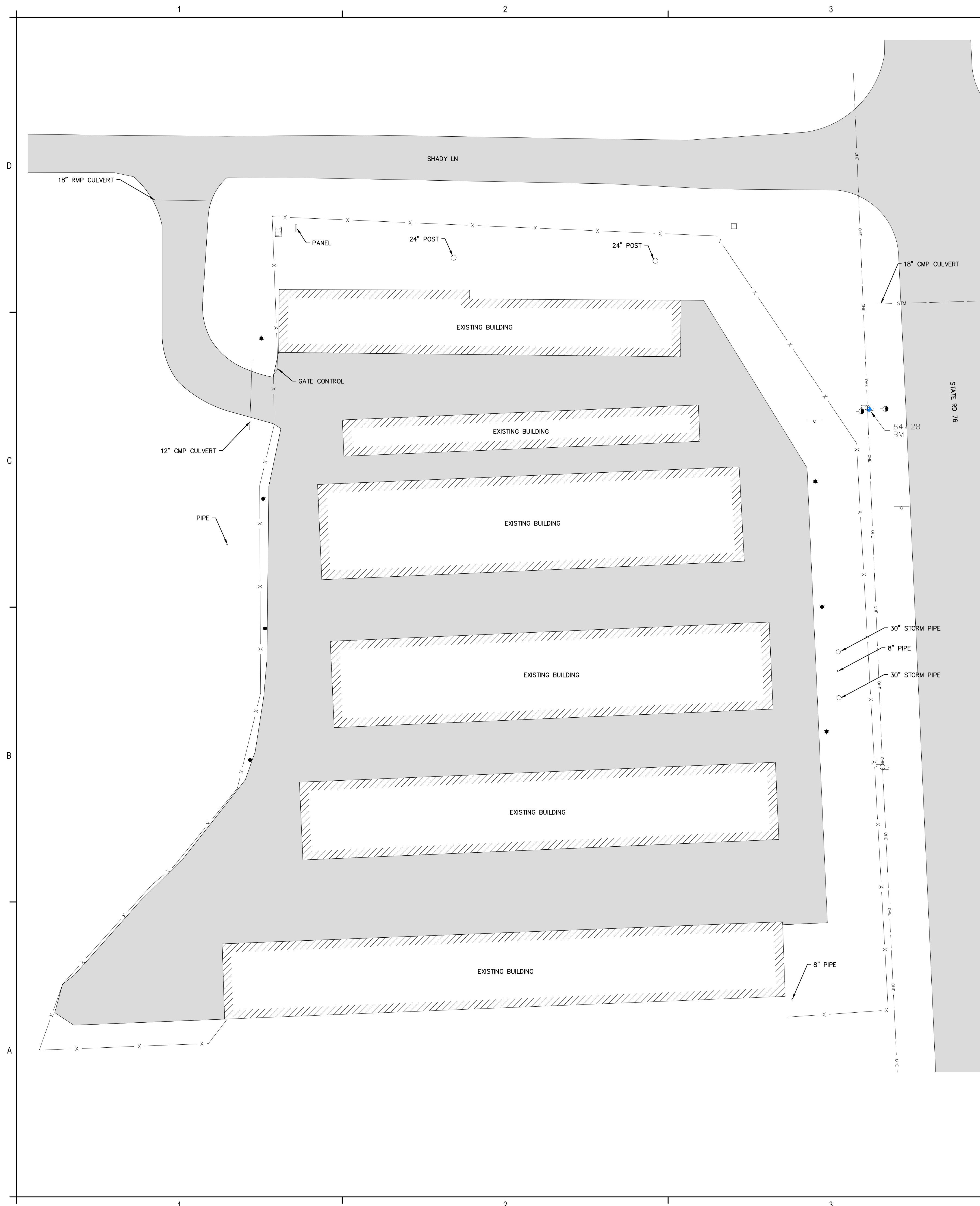
Newspaper Publication Dates: \_\_\_\_\_ & \_\_\_\_\_  
 Posting Date: \_\_\_\_\_  
 300ft Neighborhood Notice Completed On: \_\_\_\_\_  
 Re-Zoning is:  Approved  Denied  
 Comments: \_\_\_\_\_

### APPLICANT ACKNOWLEDGEMENT & SIGNATURE

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

Signature \_\_\_\_\_

Today's Date \_\_\_\_\_



### PLAN SHEET LEGEND

⊙	SANITARY MANHOLE	⊙	STORM MANHOLE
⊕	CATCH BASIN	⊕	HYDRANT
⊕	WATER SHUTOFF	⊕	WATER VALVE
⊕	UTILITY POLE	⊕	GAS VALVE
⊕	TELEPHONE PEDESTAL	⊕	GAS MARKER
⊕	LIGHT POLE	⊕	GUY WIRE OR GUY POLE
⊕	SINGLE POLE SIGN	⊕	ELECTRICAL PEDESTAL
⊕	BOLLARD	⊕	BENCHMARK
⊕	TREE (CONIFER)		
⊕	TREE (DECIDUOUS)		
⊕	EXISTING CONCRETE	■	EXISTING HMA

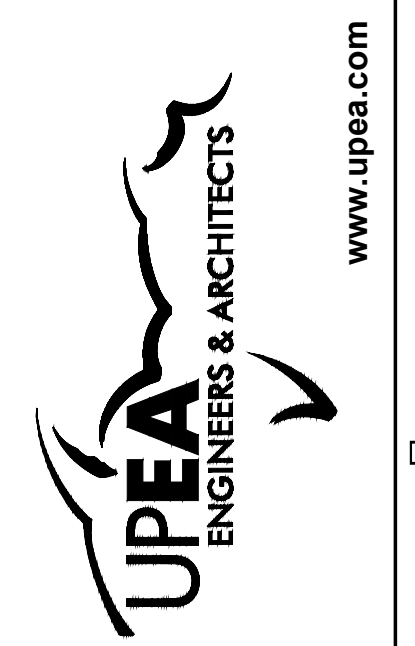
---	PAVEMENT SAWCUT (REMOVAL)
---	OVERHEAD ELECTRIC LINE
---	GAS LINE
---	WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	SANITARY SEWER
---	STORM SEWER
---	TREE LINE
---	EDGE OF PATH
---	FENCE
---	ROAD R.O.W

**GENERAL NOTES:**

1. ALL MATERIALS AND WORKMANSHIP REFERENCED TO MDOT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION - CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION, UNLESS OTHERWISE INDICATED..
2. TRAFFIC ON ALL STREETS SHALL BE MAINTAINED IN ACCORDANCE WITH THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL, 10 DAYS PRIOR TO BEGINNING WORK. ALL SIGNS, BARRICADES, WARNING LIGHTS AND OTHER DEVICES SHALL BE IN ACCORDANCE WITH THE MUTCD. SIGNING FOR STREET CLOSURES SHALL BE IN ACCORDANCE WITH THE MUTCD. ANY STOP/TRAFFIC SIGNS REMOVED FOR CONSTRUCTION SHALL BE TEMPORARILY PLACED UNTIL RESTORATION IS COMPLETE. ALL TRAFFIC CONTROL MEASURES SHALL BE BY THE CONTRACTOR AND INCLUDED IN THE COST OF THE PAY ITEM "TRAFFIC CONTROL".
3. THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED THROUGH FIELD OBSERVATIONS OR FROM EXISTING PLANS. THIS INFORMATION IS NOT GUARANTEED AND THE CONTRACTOR MUST DETERMINE FOR THEMSELVES THE ACCURATE LOCATION OF ALL UTILITIES, PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER, SANITARY & STORM SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING DEPTHS OF EXISTING UTILITIES ALONG EACH SECTION OF THE PROPOSED IMPROVEMENTS, PRIOR TO THE INSTALLATION OF EACH PIPE RUN OR IMPROVEMENT AREA. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR WORKING AROUND AND/OR REPAIRING ALL SUCH UTILITIES.
4. CONTRACTOR SHALL COORDINATE WORK OF THIS CONTRACT WITH OTHER UTILITY COMPANIES' UTILITY LOCATIONS. ANY UTILITY RELOCATIONS REQUIRED FOR CONSTRUCTION OF THIS PROJECT SHALL BE INCIDENTAL TO THE COST OF THE PROJECT. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO BRACE UTILITY POLES AS NECESSARY TO INSTALL THE PROPOSED UTILITIES. THE COST TO BRACE SUCH POLES SHALL BE INCIDENTAL TO THE COST OF THE PROJECT.
5. ALL SURVEYING MONUMENTS AND PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, INCIDENTAL TO THE PRICE OF THE CONSTRUCTION.
6. THE CONDITIONS OF ALL PERMITS (WISDOT, SESC, ETC.) SHALL BE STRICTLY ADHERED TO. THE CONTRACTOR SHALL FULLY INFORM THEMSELVES OF ALL PERMIT REQUIREMENTS PRIOR TO BIDDING AND CONSTRUCTING THE WORK.
7. ANY INFORMATION PROVIDED ON THE PLANS REGARDING SUB-SURFACE SOIL CONDITIONS ARE PROVIDED FOR THE GENERAL INFORMATION OF THE BIDDING CONTRACTOR AND ARE NOT INTENDED TO MAKE REPRESENTATION OF THE TYPE OR ELEVATION OF ANY SUBSURFACE CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT THE SITE AND BASE THEIR BID ON THEIR OWN PERSONAL OBSERVATIONS AND/OR INVESTIGATIONS.
8. ALL AREAS DISTURBED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AS INCLUDED IN THE OVERALL WORK. RESTORATION WILL ONLY BE PAID FOR WITHIN THE LIMITS AS SHOWN ON THESE PLANS AND PLAN DETAILS. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE PAY LIMITS SHALL BE RESTORED AT NO ADDITIONAL COST TO THE OWNER. ANY RESTORATION REQUIRED AT ANY LOCATION OUTSIDE THE LIMITS OF THE WORK AS SHOWN ON THE PLANS, THROUGHOUT THE ENTIRE PROJECT, WILL BE AT THE EXPENSE OF THE CONTRACTOR.
9. THE LIMITS OF ASPHALT RESTORATION/REPLACEMENT ARE SHOWN ON THE PLANS. ANY AREAS DISTURBED OUTSIDE OF THESE LIMITS SHOWN, WHICH REQUIRE REPLACEMENT DUE TO CONSTRUCTION OPERATIONS, SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ALL ASPHALT AND BASE REPLACEMENT SHALL BE PERFORMED ACCORDING TO THE SPECIFICATIONS.
10. DRIVEWAYS, SIDEWALKS, CURB, CURB & GUTTER, ETC. SHALL BE REMOVED AND REPLACED WITHIN THE LIMITS OF THE CONSTRUCTION, WHERE INDICATED ON THE PLANS. ALL REPLACEMENT SHALL BE AS DETAILED AND DESCRIBED ON THESE PLANS AND IN THE SPECIFICATIONS..
11. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF ALL TREES, STUMPS, BRUSH, ROOTS, VEGETATION, PAVEMENT AND OTHER SURFACES, AS SPECIFIED AND REQUIRED, TO INSTALL THE PROPOSED WORK ITEMS. THESE REMOVAL ITEMS SHALL BE INCLUDED IN THE COST OF CONSTRUCTION UNLESS SPECIFIC PAY ITEMS ARE IDENTIFIED. CONTRACTOR SHALL COORDINATE WITH LOCAL MUNICIPALITY FOR A DISPOSAL LOCATION OF EXCESS FILL DIRT AND OTHER NON-SALVAGEABLE MATERIALS.
12. EXISTING FLOWLINES SHALL BE MAINTAINED ACROSS DRIVEWAYS AND AREAS WHERE WATER IS DIRECTED TO OTHER DRAINAGE FLOWLINES, CHANNELS OR STRUCTURES. FLOWLINES SHALL BE RE-ESTABLISHED BY SWALING PROPOSED PAVEMENT OR OTHER SURFACES, OR INSTALLING CONCRETE CURB OR CONCRETE CURB & GUTTER, WHERE EXISTING ITEMS WERE REMOVED OR WHERE INDICATED ON THE PLANS OR REQUIRED BY THE ENGINEER OR OWNER.
13. THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE PROPOSAL AND ACCOMPANYING SPECIFICATIONS FOR THIS PROJECT INCLUDING THE CURRENT WISDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND THE CURRENT WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. IN THE CASE OF DISCREPANCIES BETWEEN THE WISDOT STANDARD SPECIFICATIONS, PLANS, AND SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL NECESSARY PERMIT COSTS AND FEES AS SPECIFIED HEREIN AND IN THE SPECIFICATIONS.
16. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES FOR NOISE LEVELS, HOURS OF OPERATION FOR CONSTRUCTION ACTIVITY, VIBRATIONS, OR ANY OTHER RESTRICTIONS. NO ADDITIONAL COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED TO COMPLY WITH THE CONTRACT DOCUMENTS.
17. COORDINATION BY THE CONTRACTOR; NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO MATERIAL SHORTAGES OR DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE PROPOSAL.
18. THE EXISTING UTILITIES SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED FROM THE UTILITY OWNERS. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO ITS ACCURACY AND THE LOCATION OF EXISTING UTILITIES.
19. ALL QUANTITIES AND DIMENSIONS SHOWN IN PLANS ARE PROVIDED FOR INFORMATION ONLY, CONTRACTOR SHALL FIELD VERIFY PRIOR TO CONSTRUCTION.
20. REPAIR ANY DAMAGE TO THE SURROUNDING STRUCTURES OR STREETS AND SIDEWALKS CAUSED BY CONTRACTOR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER. REFER TO THE CURRENT WISDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ADDITION TO THE SPECIFICATIONS FOR THIS CONTRACT.

**UHAUL STORAGE  
OF WEST FOX CROSSING**

2927 SHADY LN, NEEHAH, WI 54956



DATE:	
ISSUED FOR:	

UHAUL STORAGE OF WEST FOX CROSSING	PROJECT NO: U76-04307	DESIGNED BY: MJS
		DRAWN BY: MJS
		CHECKED: MJS
		APPROVED:

**EXISTING  
SITE PLAN**

**C101**



www.upea.com

UHAUL STORAGE OF WEST FOX CROSSING  
2927 SHADY LN, NEENAH, WI 54956

ISSUED FOR:	
DATE:	

UHAUL STORAGE OF WEST FOX CROSSING	PROJECT NO: U76-04307	DESIGNED BY: MJS	DRAWN BY: MJS
		CHECKED:	APPROVED:

EXISTING SITE PLAN

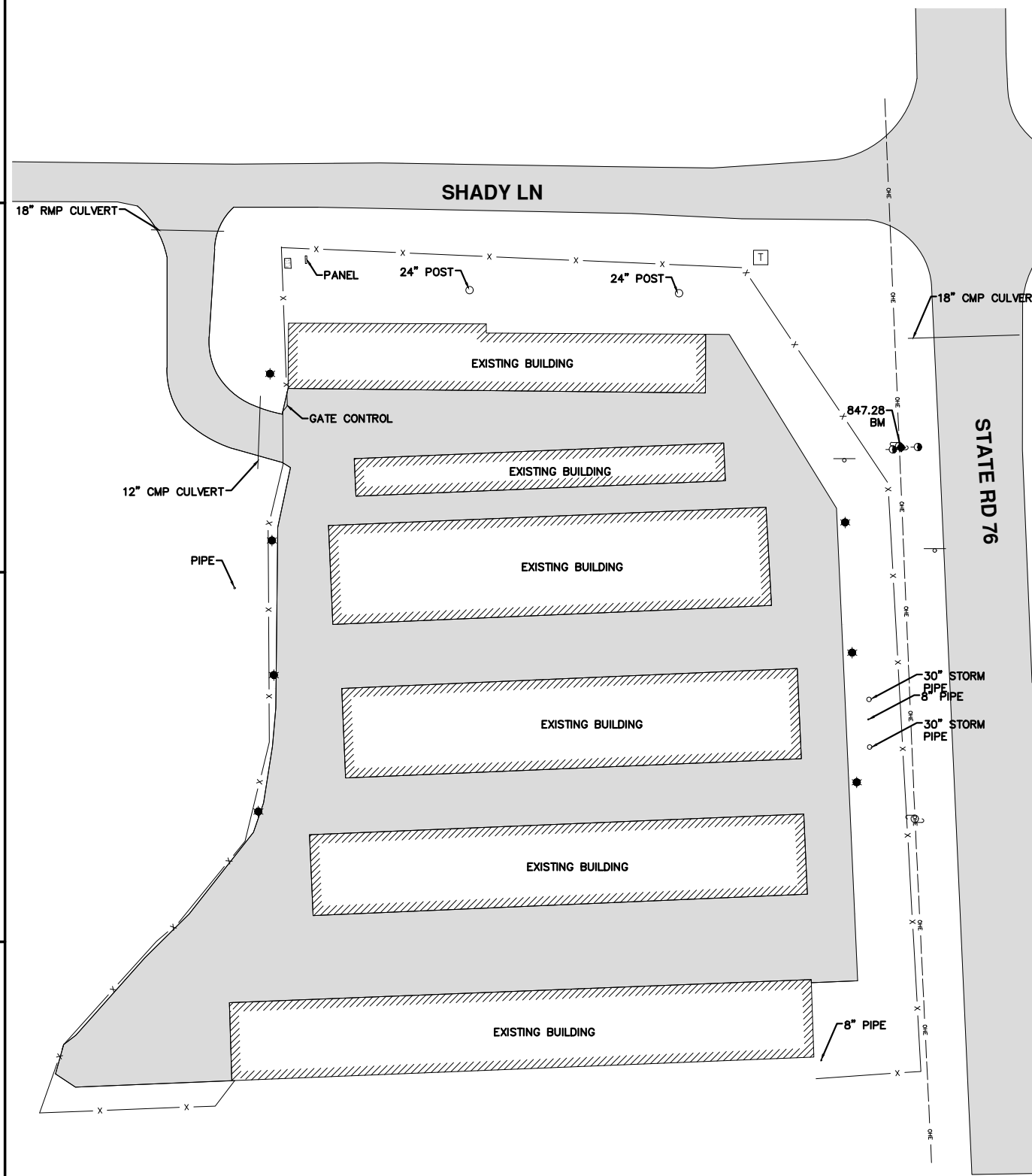
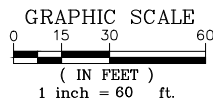
C101

### PLAN SHEET LEGEND

⊙	SANITARY MANHOLE	⊕	STORM MANHOLE
□ or ○ or ⊕	CATCH BASIN	⊕	HYDRANT
⊕	WATER SHUTOFF	⊕	WATER VALVE
⊕	UTILITY POLE	⊕	GAS VALVE
⊕	TELEPHONE PEDESTAL	⊕	GAS MARKER
*	LIGHT POLE	⊕	GUY WIRE OR GUY POLE
⊕	SINGLE POLE SIGN	⊕	ELECTRICAL PEDESTAL
⊕	BOLLARD	⊕	BENCHMARK
⊕	TREE (CONIFER)		
⊕	TREE (DECIDUOUS)		
⊕	EXISTING CONCRETE	■	EXISTING HMA

---	PAVEMENT SAWCUT (REMOVAL)
---	OVERHEAD ELECTRIC LINE
---	GAS LINE
---	WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	SANITARY SEWER
---	STORM SEWER
---	EDGE OF PATH
---	FENCE
---	ROAD R.O.W



### GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP REFERENCED TO MDOT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION - CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- TRAFFIC ON ALL STREETS SHALL BE MAINTAINED IN ACCORDANCE WITH THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL, 10 DAYS PRIOR TO BEGINNING WORK. ALL SIGNS, BARRICADES, WARNING LIGHTS AND OTHER DEVICES SHALL BE IN ACCORDANCE WITH THE MUTCD. SIGNING FOR STREET CLOSURES SHALL BE IN ACCORDANCE WITH THE MUTCD. ANY STOP/TRAFFIC SIGNS REMOVED FOR CONSTRUCTION SHALL BE TEMPORARILY PLACED UNTIL RESTORATION IS COMPLETE. ALL TRAFFIC CONTROL MEASURES SHALL BE BY THE CONTRACTOR AND INCLUDED IN THE COST OF THE PAY ITEM "TRAFFIC CONTROL".
- THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED THROUGH FIELD OBSERVATIONS OR FROM EXISTING PLANS. THIS INFORMATION IS NOT GUARANTEED AND THE CONTRACTOR MUST DETERMINE FOR THEMSELVES THE ACCURATE LOCATION OF ALL UTILITIES, PRIOR TO CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER, SANITARY & STORM SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING DEPTHS OF EXISTING UTILITIES ALONG EACH SECTION OF THE PROPOSED IMPROVEMENTS, PRIOR TO THE INSTALLATION OF EACH PIPE RUN OR IMPROVEMENT AREA. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR WORKING AROUND AND/OR REPAIRING ALL SUCH UTILITIES.
- CONTRACTOR SHALL COORDINATE WORK OF THIS CONTRACT WITH OTHER UTILITY COMPANIES' UTILITY LOCATIONS. ANY UTILITY RELOCATIONS REQUIRED FOR CONSTRUCTION OF THIS PROJECT SHALL BE INCIDENTAL TO THE COST OF THE PROJECT. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO BRACE UTILITY POLES AS NECESSARY TO INSTALL THE PROPOSED UTILITIES. THE COST TO BRACE SUCH POLES SHALL BE INCIDENTAL TO THE COST OF THE PROJECT.
- ALL SURVEYING MONUMENTS AND PROPERTY CORNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, INCIDENTAL TO THE PRICE OF THE CONSTRUCTION.
- THE CONDITIONS OF ALL PERMITS (WISDOT, SESC, ETC.) SHALL BE STRICTLY ADHERED TO. THE CONTRACTOR SHALL FULLY INFORM THEMSELVES OF ALL PERMIT REQUIREMENTS PRIOR TO BIDDING AND CONSTRUCTING THE WORK.
- ANY INFORMATION PROVIDED ON THE PLANS REGARDING SUB-SURFACE SOIL CONDITIONS ARE PROVIDED FOR THE GENERAL INFORMATION OF THE BIDDING CONTRACTOR AND ARE NOT INTENDED TO MAKE REPRESENTATION OF THE TYPE OR ELEVATION OF ANY SUBSURFACE CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT THE SITE AND BASE THEIR BID ON THEIR OWN PERSONAL OBSERVATIONS AND/OR INVESTIGATIONS.
- ALL AREAS DISTURBED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AS INCLUDED IN THE OVERALL WORK. RESTORATION WILL ONLY BE PAID FOR WITHIN THE LIMITS AS SHOWN ON THESE PLANS AND PLAN DETAILS. AREAS DISTURBED BY THE CONTRACTOR OUTSIDE OF THE PAY LIMITS SHALL BE RESTORED AT NO ADDITIONAL COST TO THE OWNER. ANY RESTORATION REQUIRED AT ANY LOCATION OUTSIDE THE LIMITS OF THE WORK AS SHOWN ON THE PLANS, THROUGHOUT THE ENTIRE PROJECT, WILL BE AT THE EXPENSE OF THE CONTRACTOR.
- THE LIMITS OF ASPHALT RESTORATION/REPLACEMENT ARE SHOWN ON THE PLANS. ANY AREAS DISTURBED OUTSIDE OF THESE LIMITS SHOWN, WHICH REQUIRE REPLACEMENT DUE TO CONSTRUCTION OPERATIONS, SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ALL ASPHALT AND BASE REPLACEMENT SHALL BE PERFORMED ACCORDING TO THE SPECIFICATIONS.
- DRIVEWAYS, SIDEWALKS, CURB, CURB & GUTTER, ETC. SHALL BE REMOVED AND REPLACED WITHIN THE LIMITS OF THE CONSTRUCTION, WHERE INDICATED ON THE PLANS. ALL REPLACEMENT SHALL BE AS DETAILED AND DESCRIBED ON THESE PLANS AND IN THE SPECIFICATIONS.
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# KBM INC.

## Relocatable Modular Buildings

### GENERAL NOTES

BUILDING PLANS HAVE BEEN DESIGNED TO MEET DESIGN CODE: 2018 INTERNATIONAL BUILDING CODE

BUILDING CATEGORY: I  
BUILDING USE GROUP: S-1

DESIGN LOADING DATA:  
DEAD LOAD: 2.5 psf  
ROOF LIVE LOAD: 20 psf, REDUCTION ALLOWED  
COLLATERAL LOAD: 1 psf  
GROUND SNOW LOAD, Pg: 20 psf  
DESIGN ROOF SNOW LOAD, Pf: 15.0 psf  
SNOW EXPOSURE FACTOR: 1.00  
SNOW IMPORTANCE FACTOR: 1.10

WIND SPEED: 120 M.P.H.  
WIND IMPORTANCE FACTOR, Iw: .87  
WIND EXPOSURE CATEGORY: C  
INTERNAL PRESSURE COEFFICIENT, GCpi: +0.18

NO ELECTRIC OR PLUMBING WILL BE PROVIDED TO MODULAR STORAGE UNITS

MAXIMUM STUD SPACING  
60" O.C. @ SIDEWALLS  
120" O.C. @ ENDWALLS

ASD CAPACITY  
WIND = 165 (PLF)  
SEISMIC = 156 (PLF)

WOOD FLOORING  
TO BE INSTALLED IN COMPLIANCE TO IBC 2018 CHAPTER 23, SECTION 2304

WALL SHEETING  
1 1/4" X 26 GA. PANEL WITH RIB SPACING @ 12" O.C.

MINIMUM STUD,SUPPORT, AND TRACK THICKNESS : 18 GA.  
REFER TO DETAIL SHEET D1 FOR CONNECTIONS

### Cold-Formed Metal Framing

Design, fabrication and erection shall conform to AISI "Cold-Formed Steel Design Manual", latest edition (or addenda).

All 12, 14, or 16 gage members shall be formed from steel that corresponds to the minimum requirements of ASTM A570 Grade 55 or ASTM A653 Grade 50 with a minimum yield strength of 57,000 psi.

Unless noted otherwise, all 18, 20, 22 or 25 gage studs and joists shall be formed from steel that corresponds to the minimum requirements of ASTM A653, SQ Grade 33 with a minimum yield strength of 33,000 psi, or ASTM A570 Grade 33 (or higher) with a minimum yield strength of 33,000 psi.

All light gage track, bridging, angle and other miscellaneous shapes and accessories shall be formed from steel that corresponds to the minimum requirements of ASTM A653, SQ Grade 33 with a minimum yield strength of 33,000 psi, or ASTM A570 Grade 33 (or higher) with a minimum yield strength of 33,000 psi.

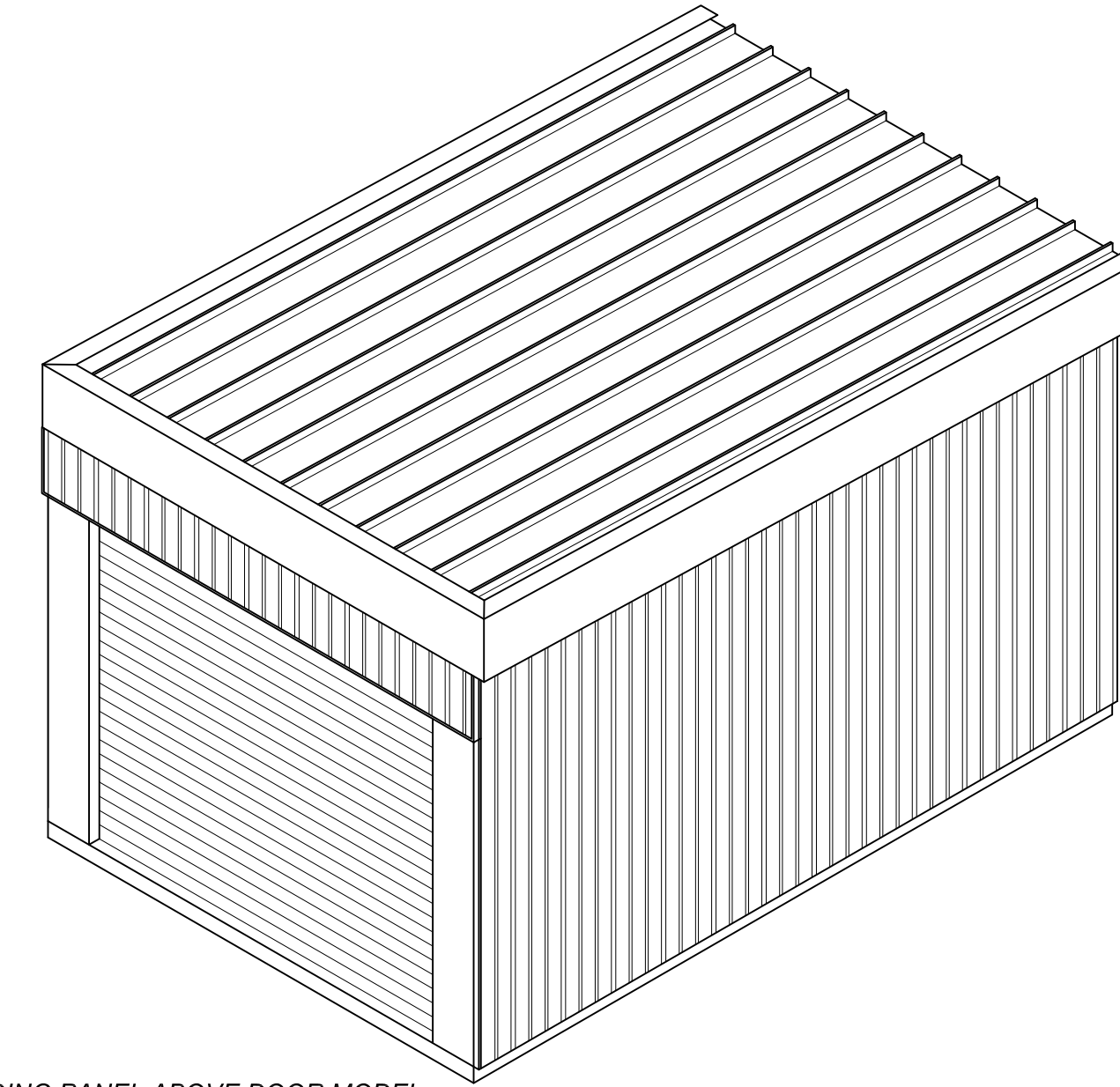
All galvanized studs, joist, track, bridging, angle and other miscellaneous shapes and accessories shall be formed from steel having a G-60 galvanized coating meeting the requirements of ASTM A525. Non-galvanized members shall have a shop applied primer coat.

### DRAWING SHEET INDEX

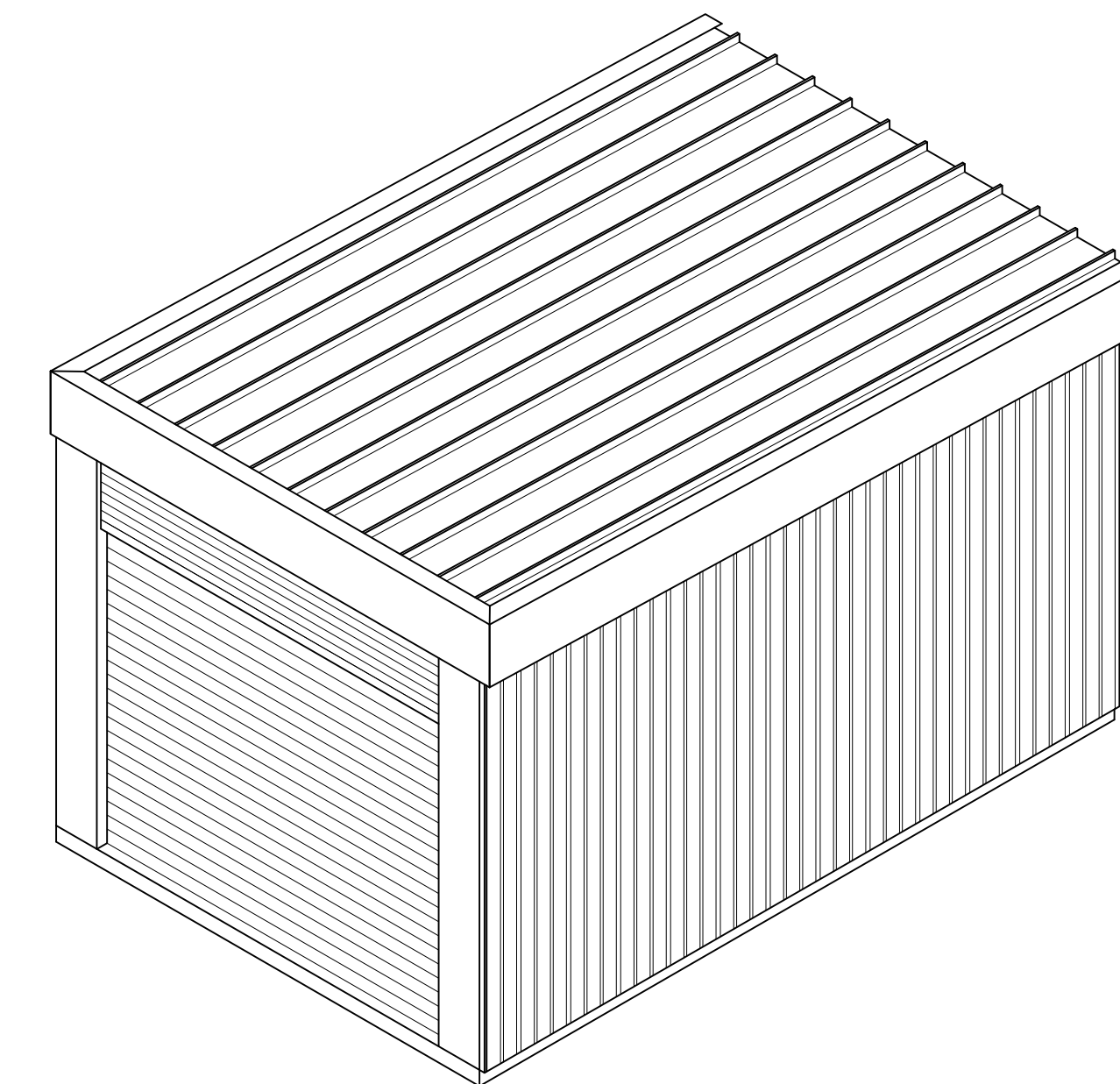
S1	GENERAL NOTES SHEET
S2	10'-0" WIDE X 10'-0" DEEP BUILDING LAYOUT PLANS
S3	10'-0" WIDE X 10'-0" FRAMING ELEVATIONS
S4	10'-0" WIDE X 10'-0" EXTERIOR ELEVATIONS
S5	10'-0" WIDE X 15'-0" DEEP BUILDING LAYOUT PLANS
S6	10'-0" WIDE X 15'-0" SECTION & ELEVATIONS
S7	10'-0" WIDE X 20'-0" DEEP BUILDING LAYOUT PLANS
S8	10'-0" WIDE X 20'-0" SECTION & ELEVATIONS
D1	BUILDING DETAILS
D2	FAB DETAILS

### RELOCATABLE MODULAR BUILDING DESIGN SET

SITE ORDER: 80 @10'-0" X 20'-0" BUILDINGS  
20 @10'-0" X 25'-0" BUILDINGS



SIDING PANEL ABOVE DOOR MODEL



DOOR FILLER PANEL MODEL

### SITE PREPARATION:

SITE SHOULD BE LEVEL

THE FOLLOWING ARE SITE RECOMMENDATIONS, DECISION IS UP TO U-HAUL

CONCRETE SLAB  
ASPHALT  
COMPACTED ROAD BASE MATERIAL

THE FOLLOWING ARE NOT RECOMMENDED  
GRASS OR ORGANIC MATERIALS  
SOIL, MUCK, OR SAND

LEVELING:

LEVELING MATERIALS RECOMMENDED  
THE FOLLOWING ARE RECOMMENDATIONS, DECISION IS UP TO U-HAUL  
6X6 PRESSURE TREATED POST  
SOLID CONCRETE BLOCKS  
POURED CONCRETE FOOTING PADS  
CREOSOTE TIMBER

LEVELING MATERIALS NOT RECOMMENDED  
SOFT WOODS (UNTREATED PINE)

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION
1				7		
2				8		
3				9		
4				10		
5				11		
6				12		

**KBM, INC.**  
Steel Construction

Steel Building Products & Installation Services  
Steel Storage

P.O. BOX 2801 / ASTON, PA. 19014  
PH: (610) 965-4698  
FAX: (610) 965-4949

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SHEET SIZE: 24x36

U-HAUL OF THE TOWN OF CLAYTON  
2927 SHADY LANE  
NEENAH, WISCONSIN 54956

DRAWN  
KBM

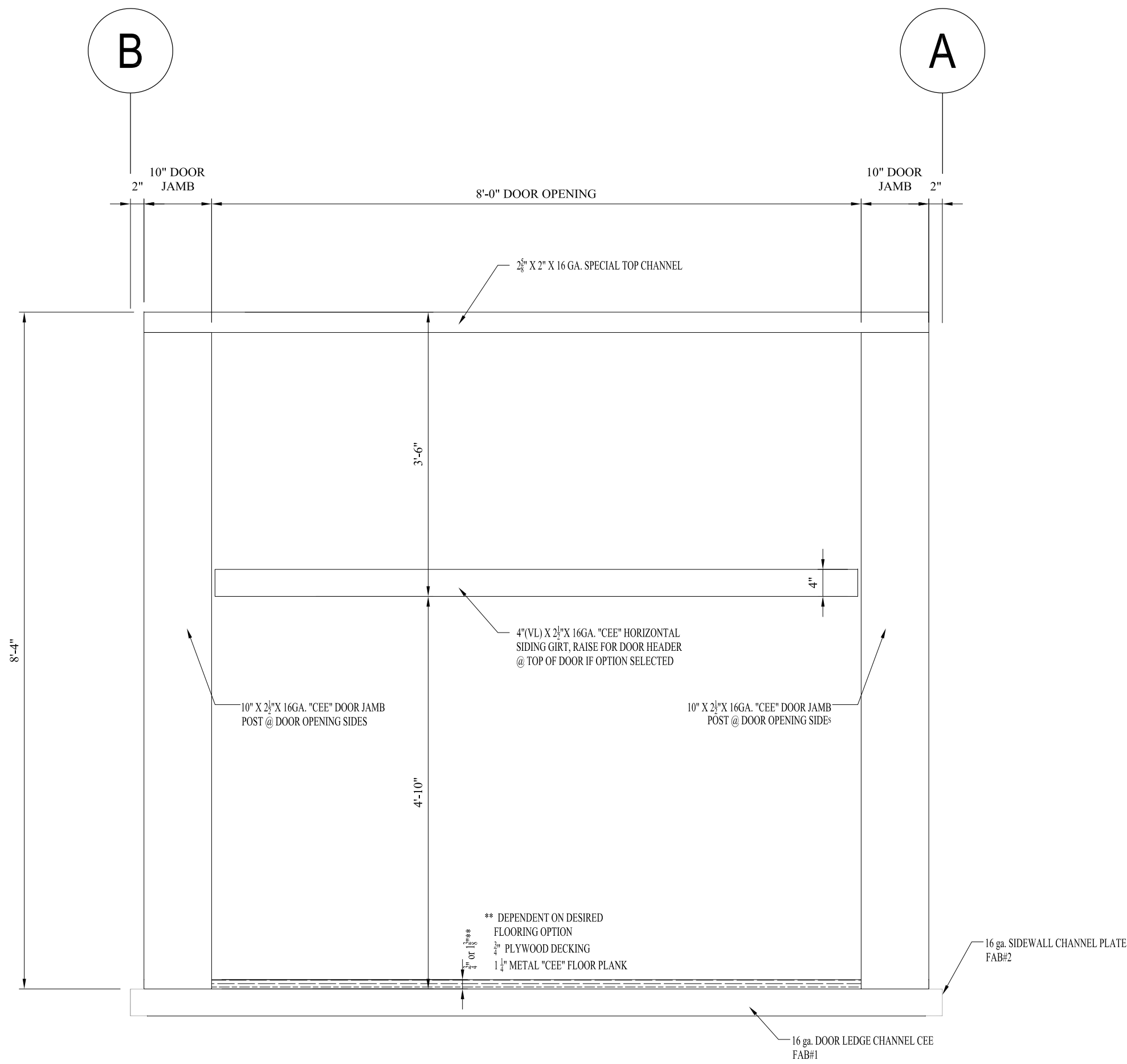
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05/25/2023

SCALE  
PER PLAN SHEET

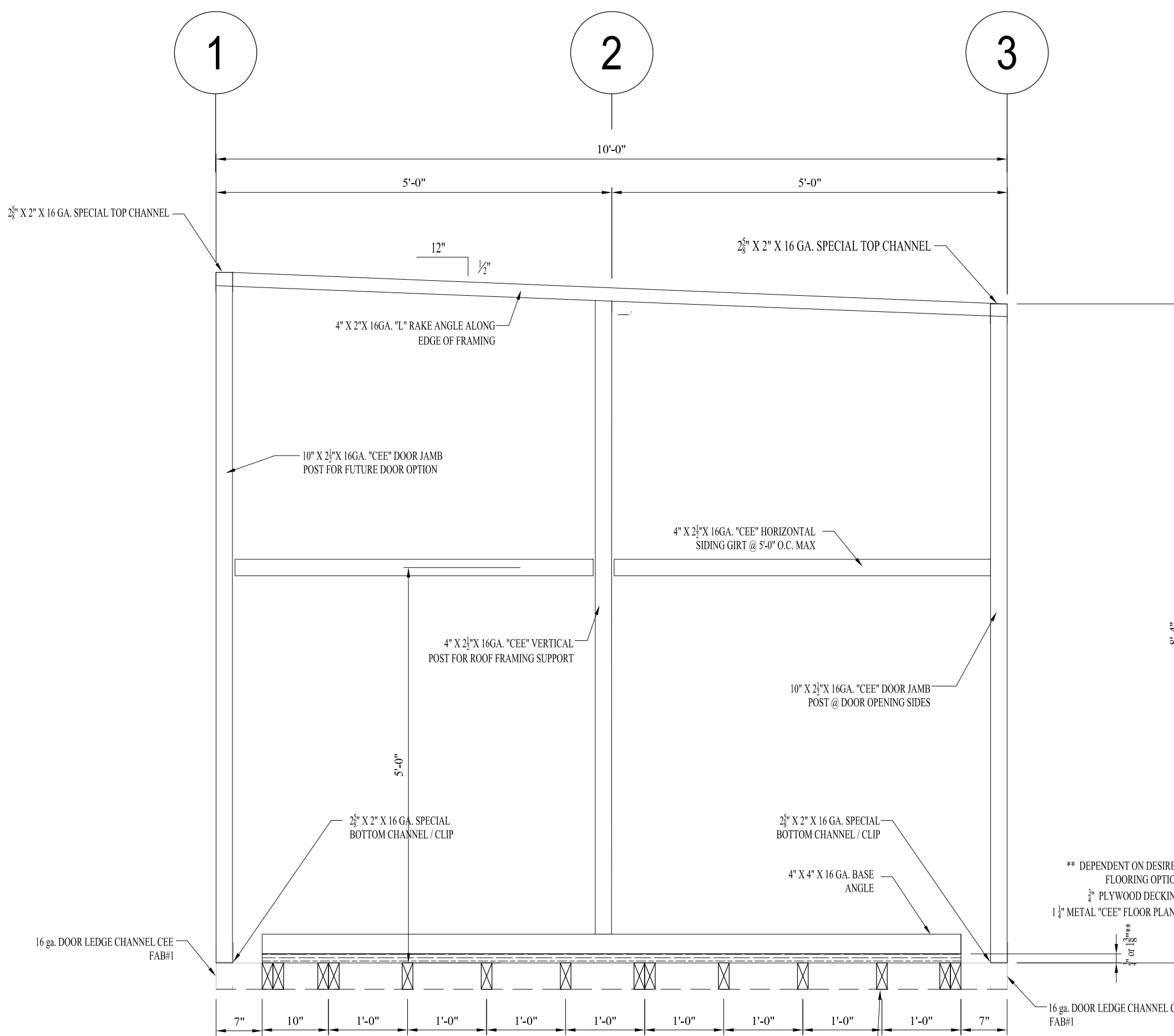
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OF SHEETS

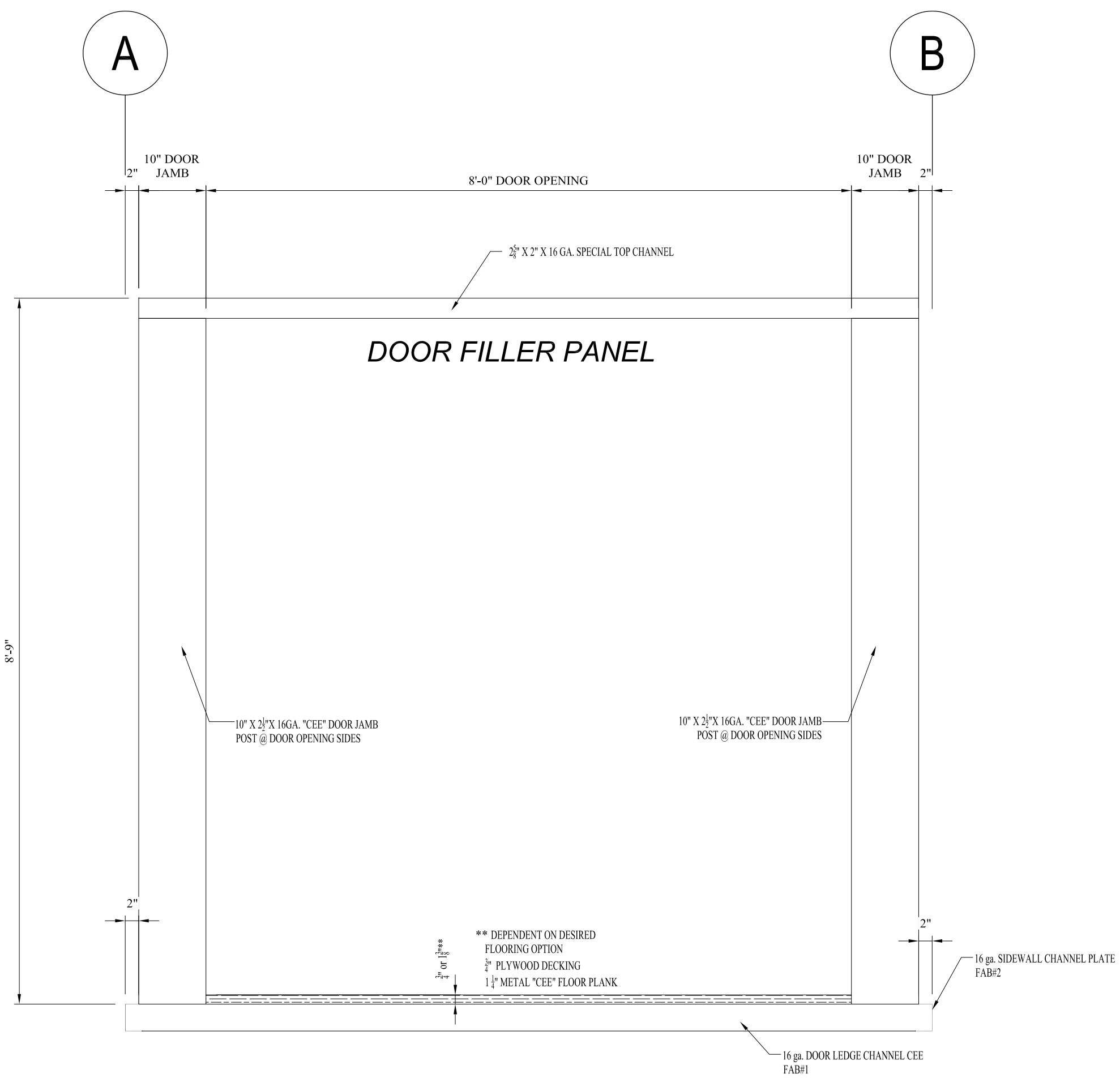




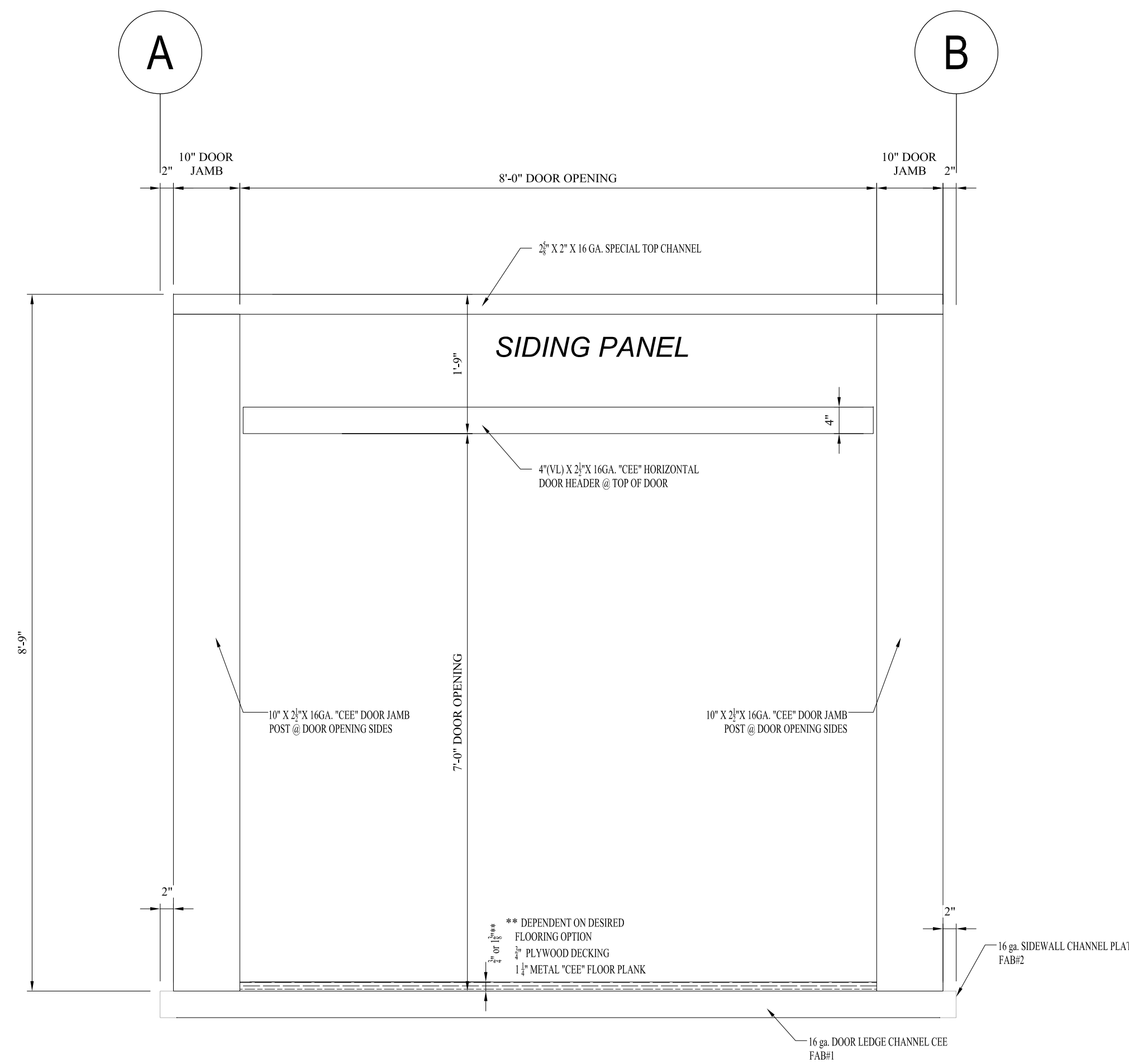
LOW EAVE (REAR)  
FRAMING ELEVATION



SIDEWALL  
FRAMING ELEVATION



HIGH EAVE (FRONT/DOOR SIDE)  
DOOR HEADER ABOVE DOOR OPTION  
FRAMING ELEVATION



HIGH EAVE (FRONT/DOOR SIDE)  
SIDING ABOVE DOOR OPTION  
FRAMING ELEVATION

RELOCATABLE MODULAR  
10'-0" WIDE X 10'-0" DEEP  
BUILDING ELEVATIONS

JOB PROGRESS		NO.	DATE	DESCRIPTION	BY
1		1			
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2927 SHADY LANE  
NEENAH, WISCONSIN 54956

DRAWN

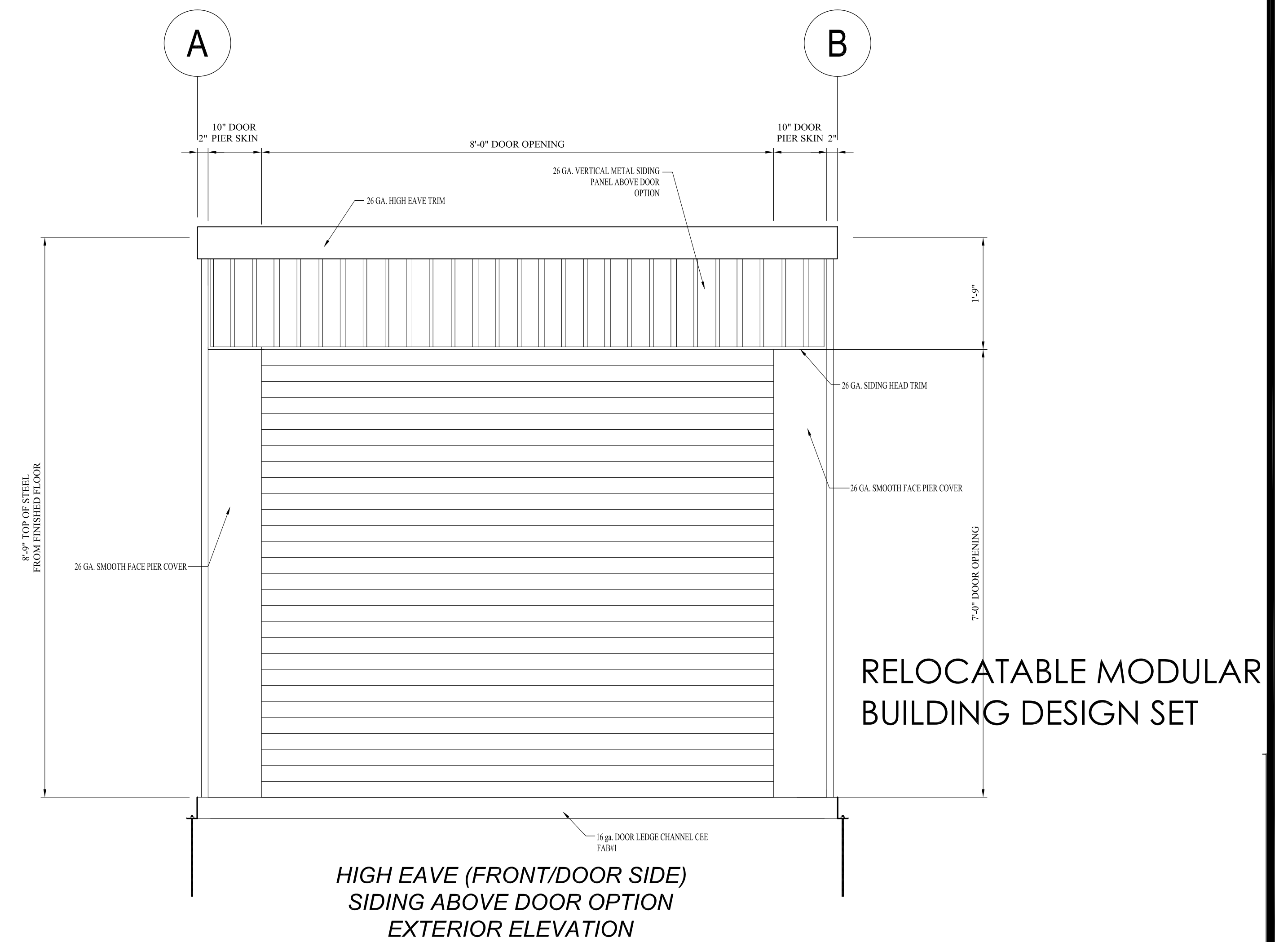
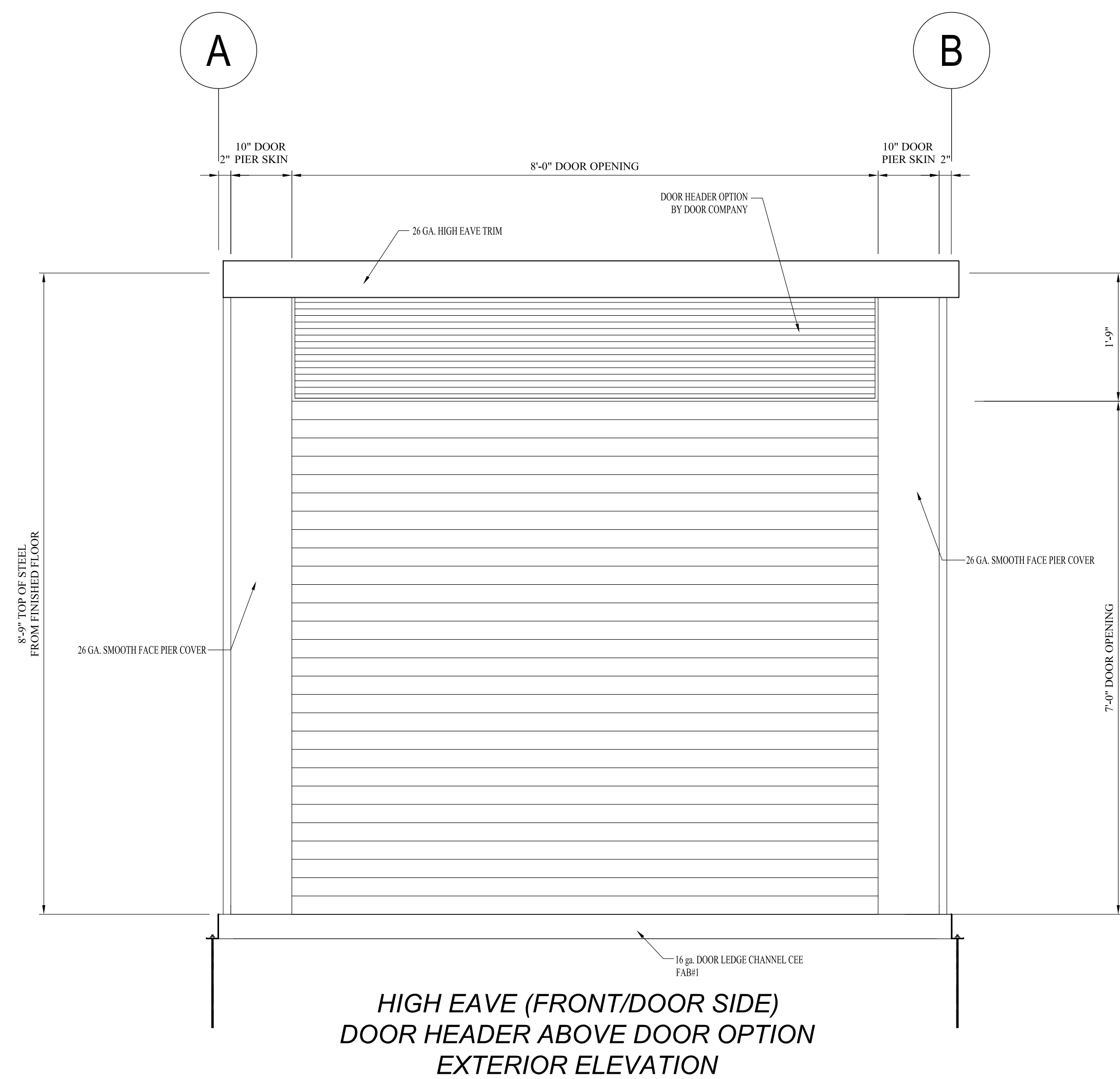
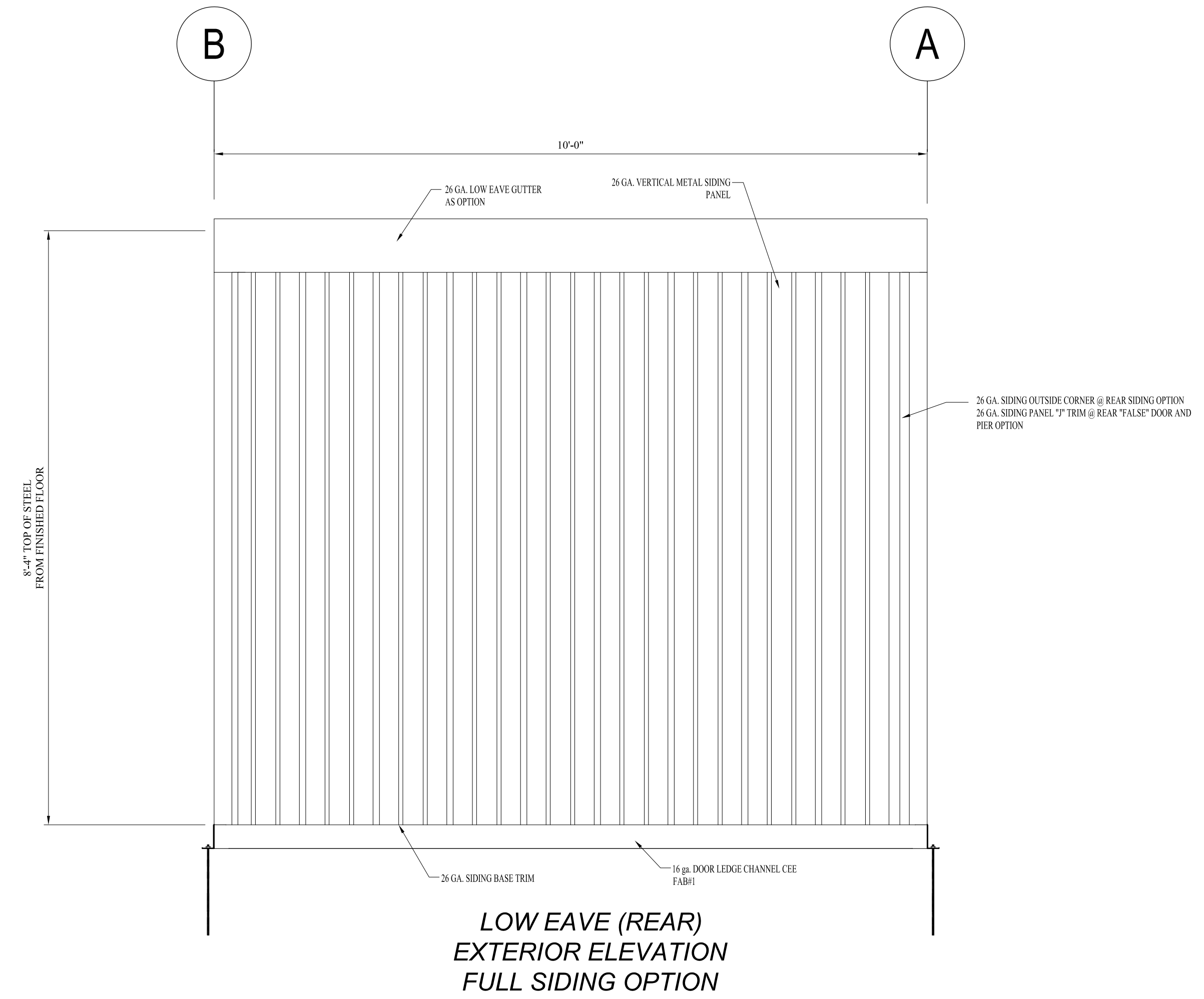
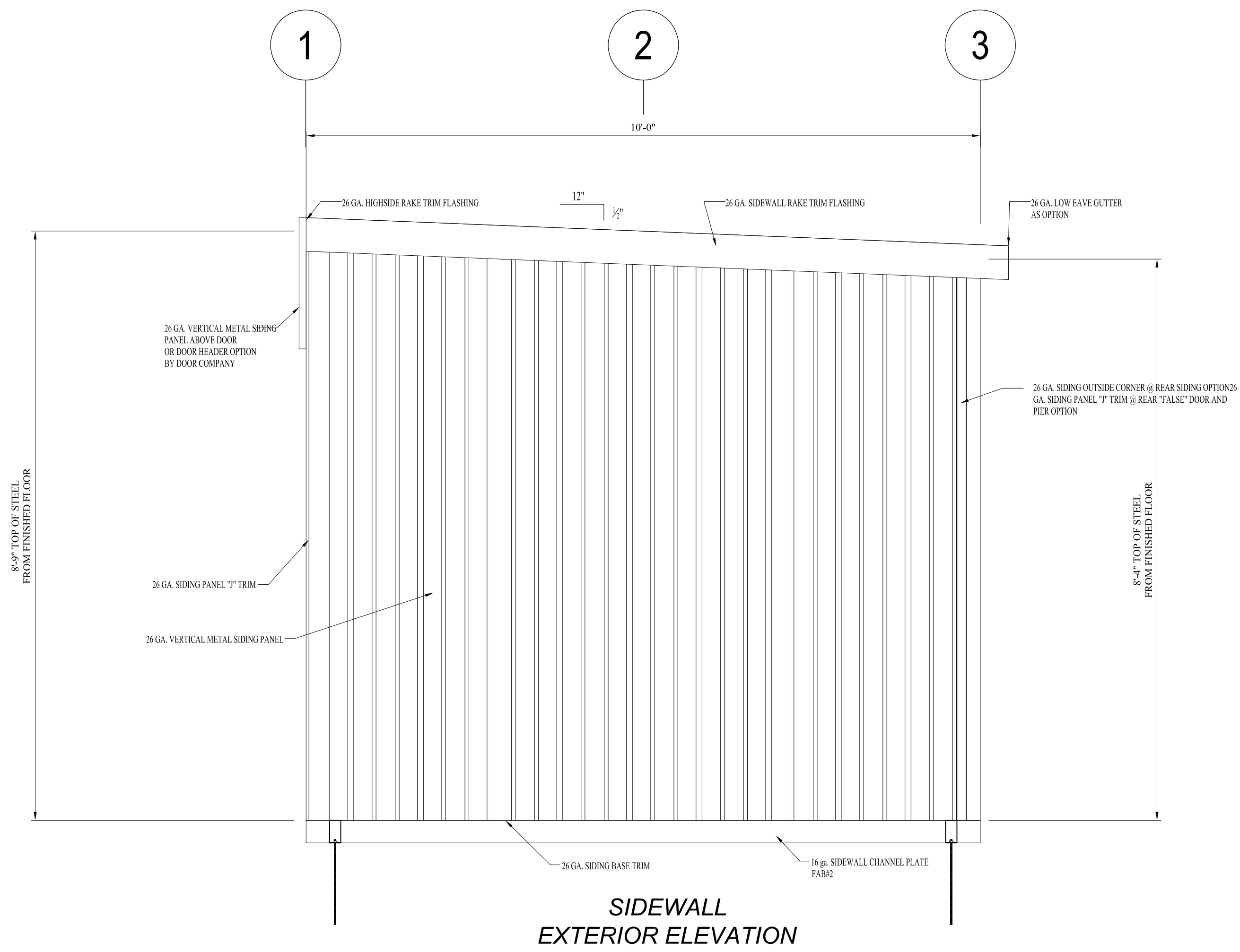
DATE  
05/25/2023

SCALE

PER PLAN SHEET

**S3**

OF SHEETS



**RELOCATABLE MODULAR  
BUILDING DESIGN SET**

NO.	DATE	DESCRIPTION	BY
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**KBM, INC.**  
Steel Construction

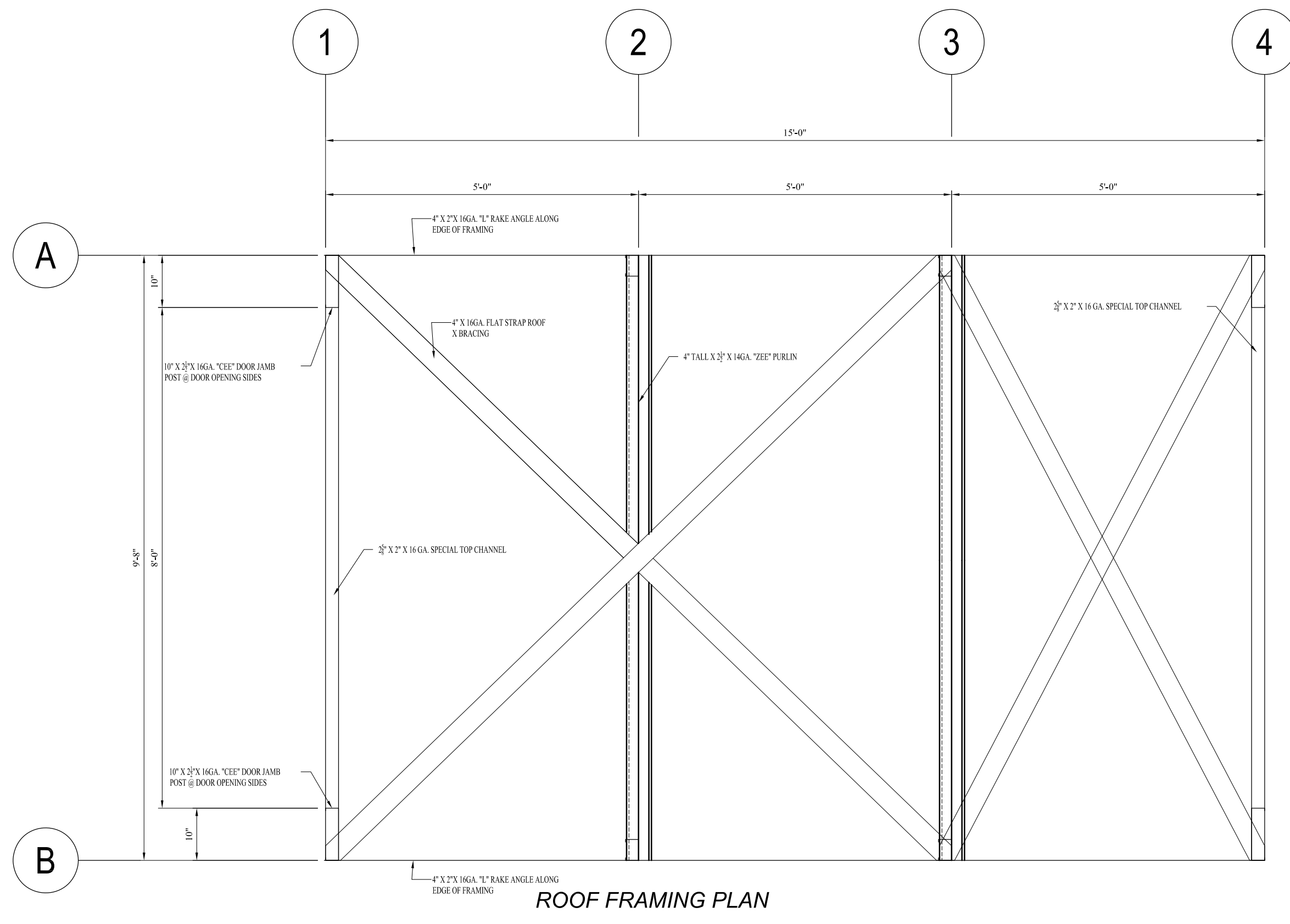
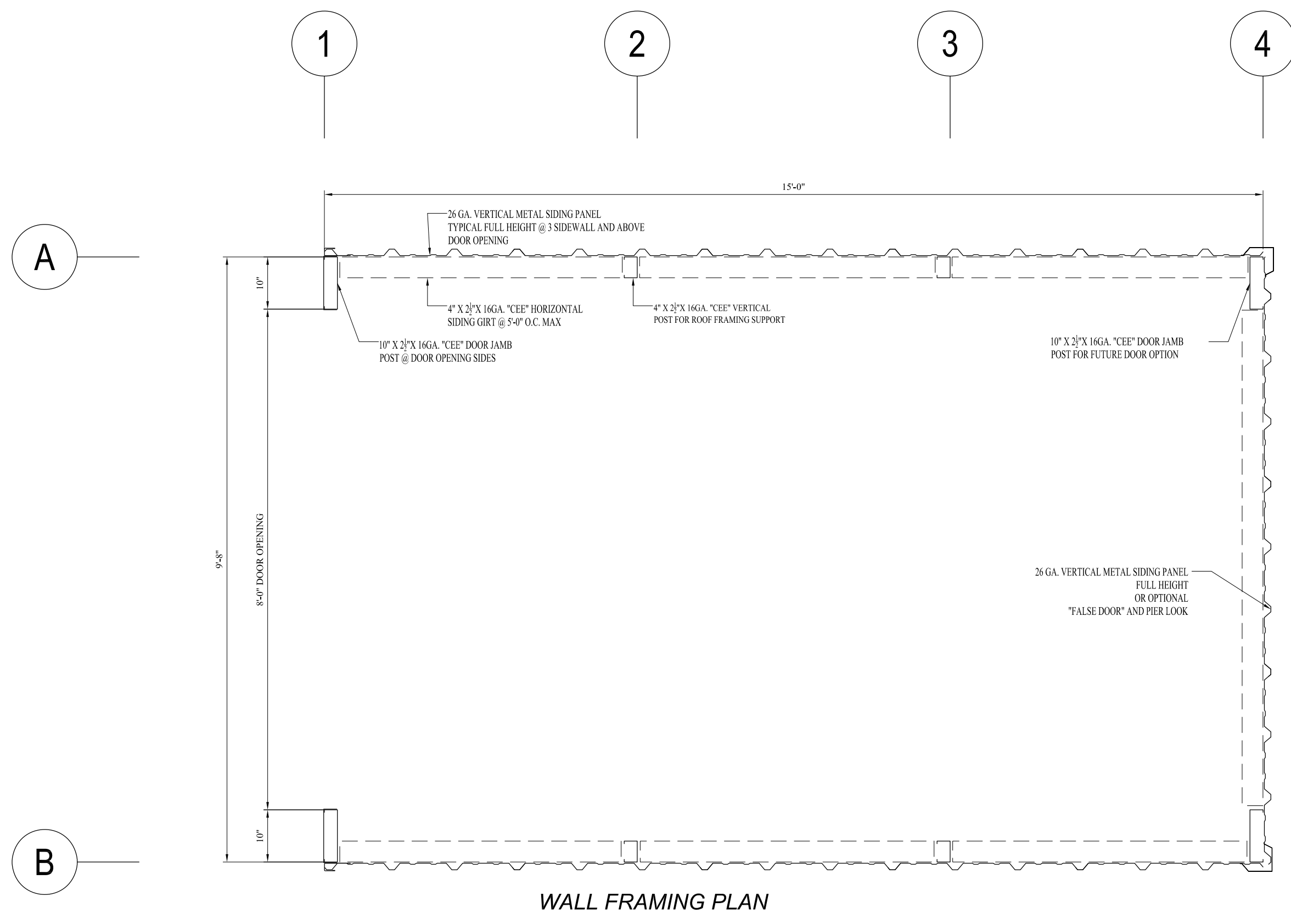
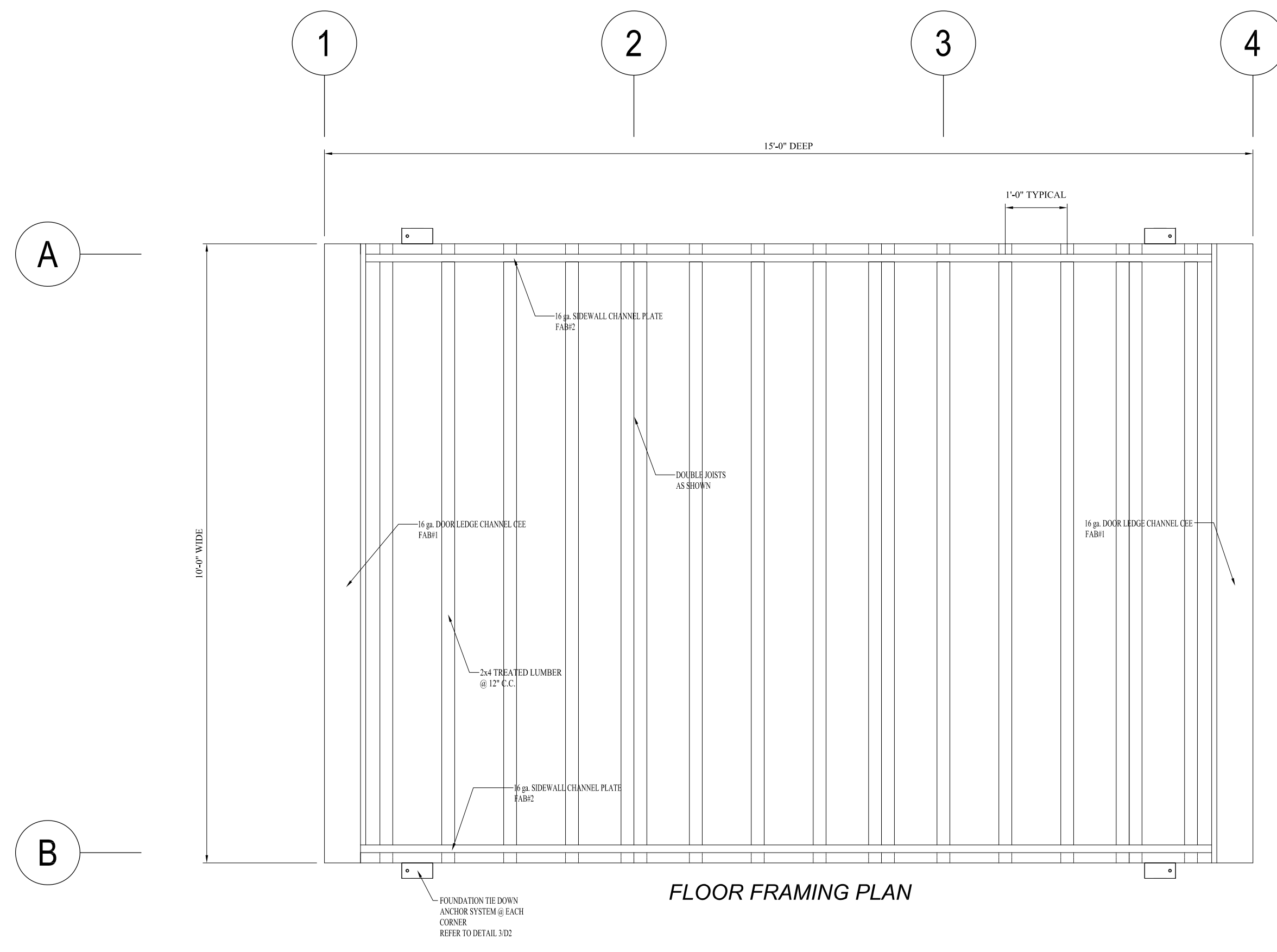
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Self Storage

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**U-HAUL OF THE TOWN OF CLAYTON**  
2927 SHADY LANE  
NEENAH, WISCONSIN 54956

DRAWN  
DATE  
05/25/2023  
SCALE  
PER PLAN  
SHEET  
**S4**



RELOCATABLE MODULAR  
10'-0" WIDE X 15'-0" DEEP  
BUILDING LAYOUT PLAN

JOB PROGRESS		NO.	DATE	DESCRIPTION	BY
1		7			
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Steel Construction

Steel Building Products & Installation Services  
Steel Storage

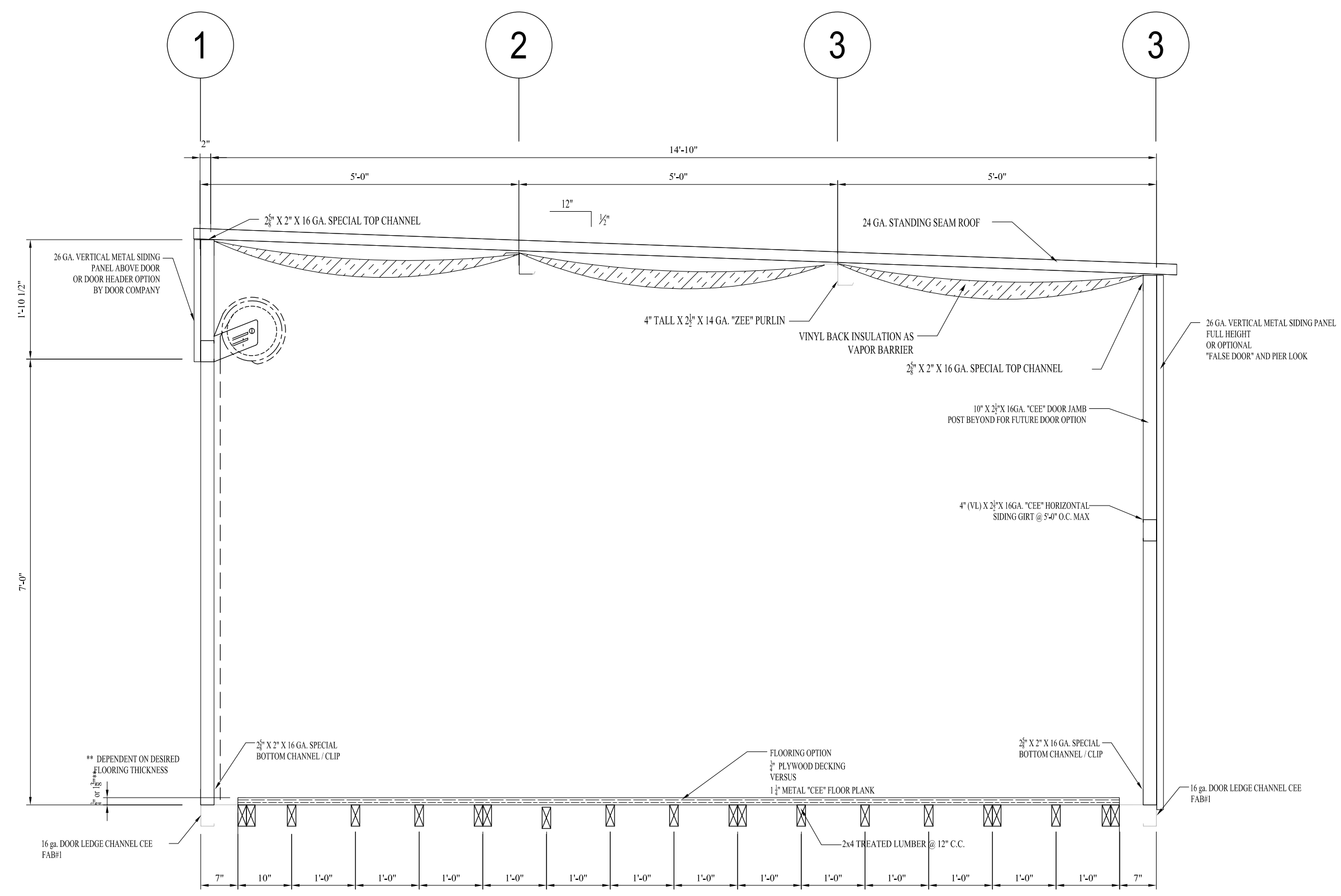
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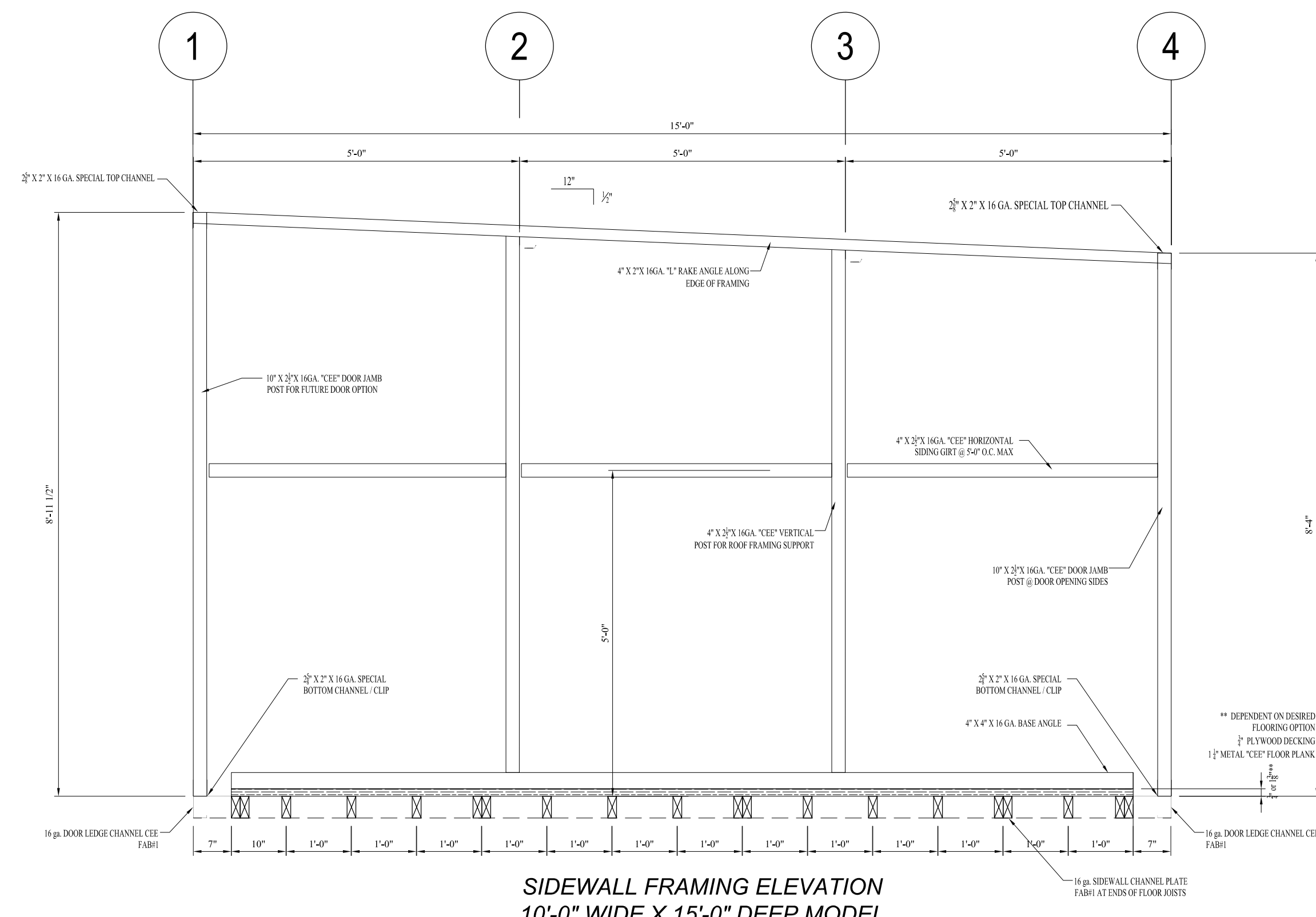
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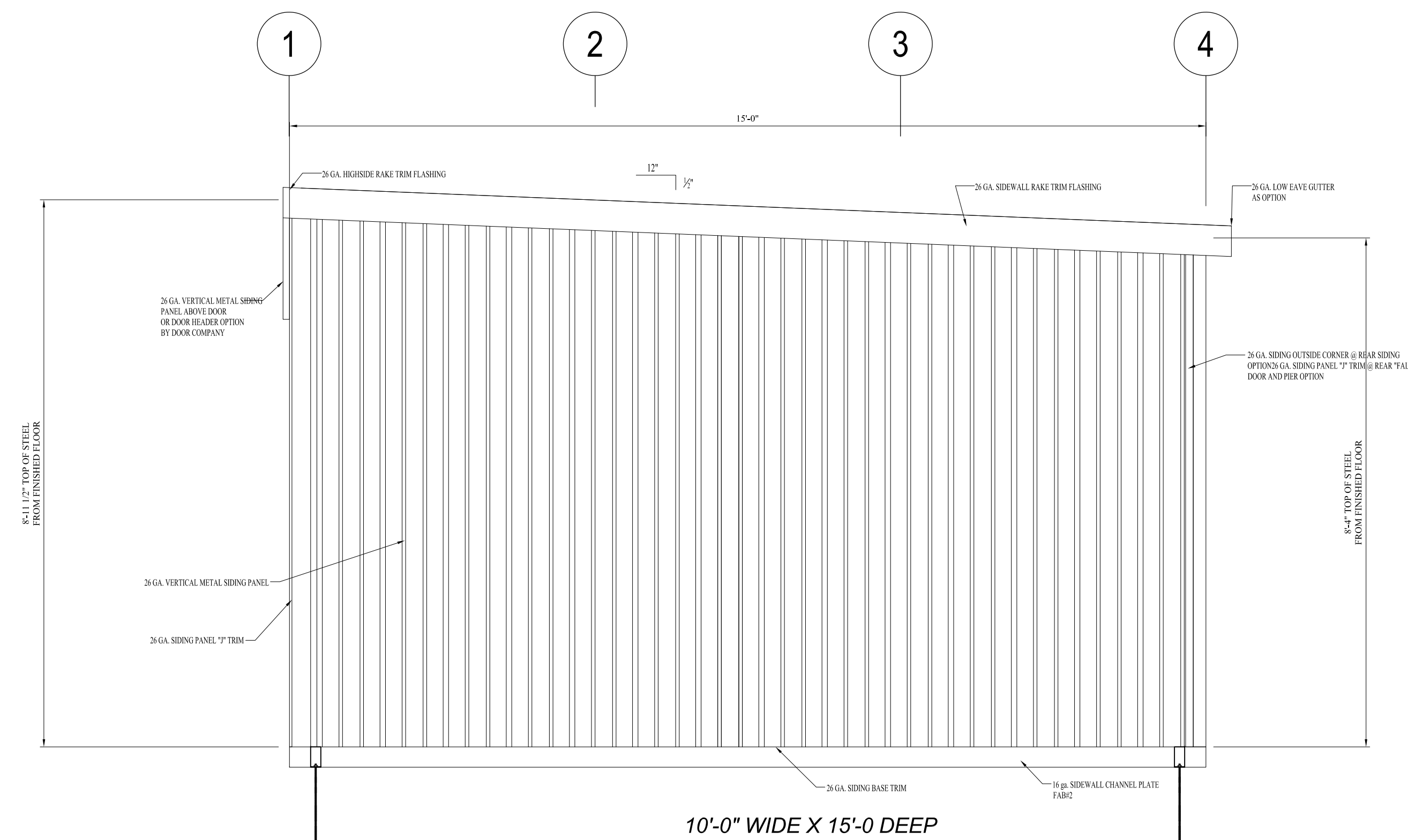
DRAWN
DATE 05/25/2023
SCALE
PER PLAN SHEET
<b>S5</b>



10'-0" WIDE X 15'-0 DEEP BUILDING SECTION



SIDEWALL FRAMING ELEVATION  
10'-0" WIDE X 15'-0" DEEP MODEL



10'-0" WIDE X 15'-0 DEEP  
SIDEWALL EXTERIOR ELEVATION

RELOCATABLE MODULAR  
10'-0" WIDE X 15'-0" DEEP  
BUILDING ELEVATIONS

JOB PROGRESS		NO.	DATE	DESCRIPTION	BY
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P.O. BOX 2801 / ASTON, PA. 19014  
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U-HAUL OF THE TOWN OF CLAYTON  
2927 SHADY LANE  
NEENAH, WISCONSIN 54956

DRAWN

DATE  
05/25/2023

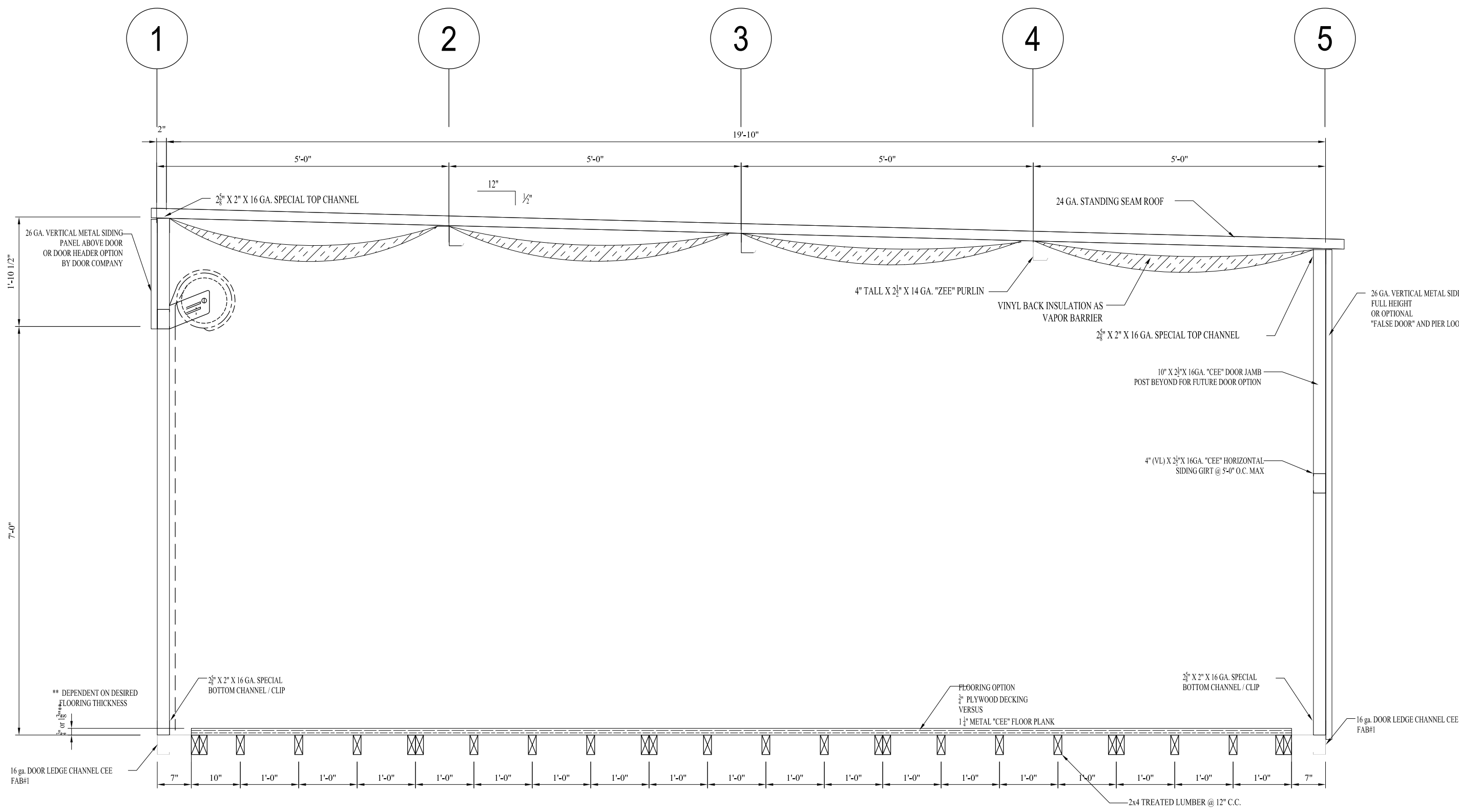
SCALE

PER PLAN  
SHEET

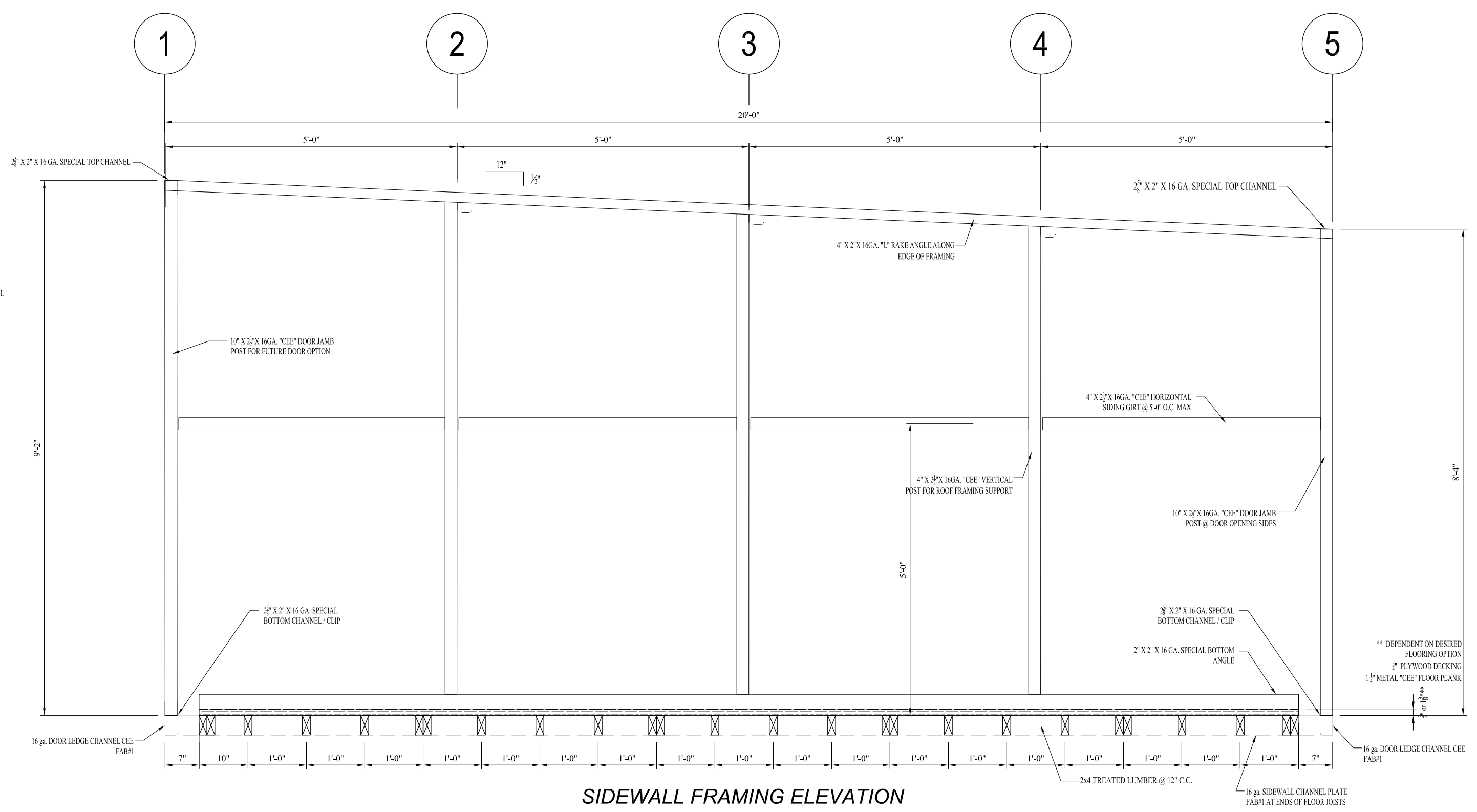
S6

OF SHEETS

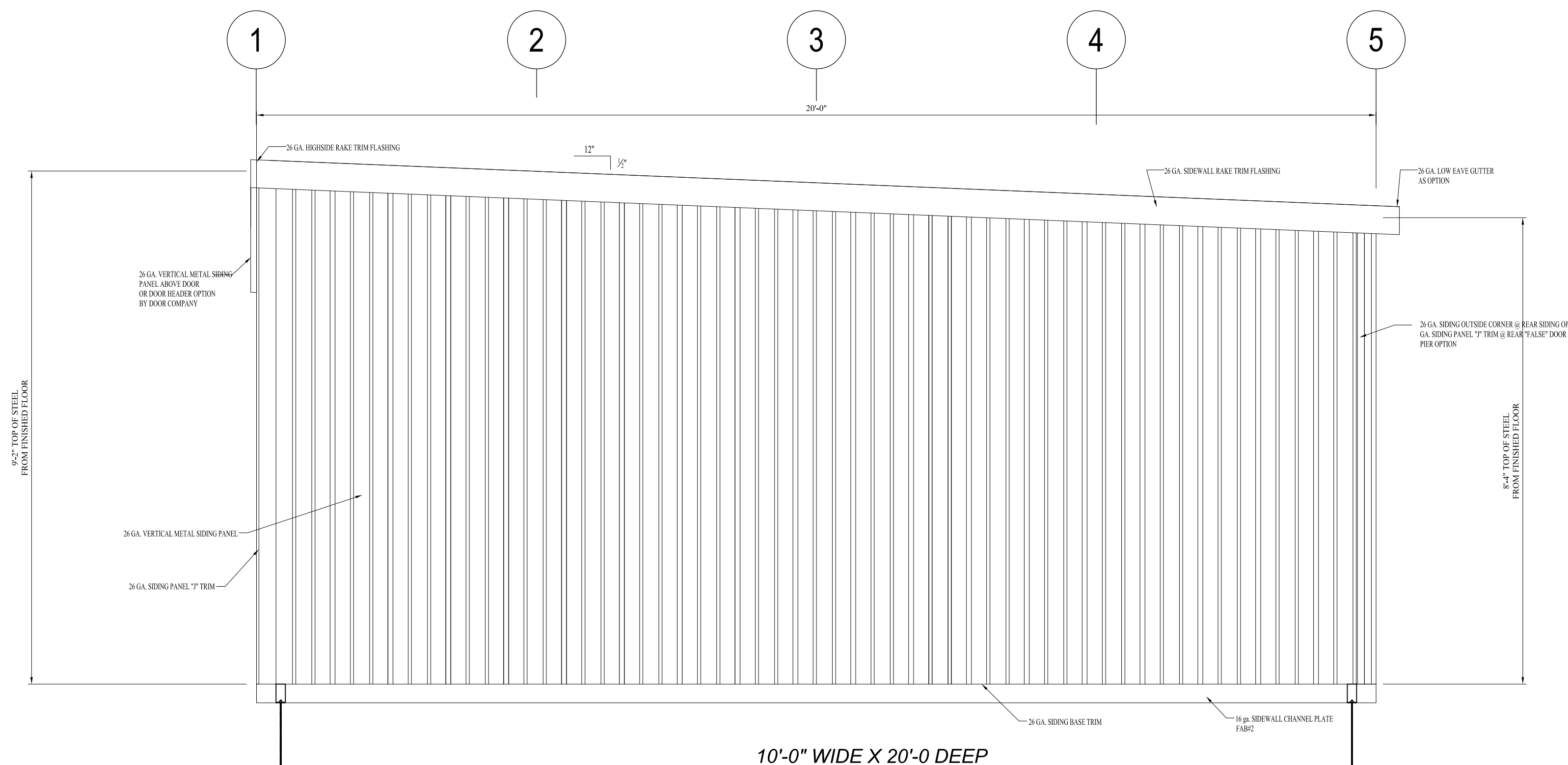




10'-0" WIDE X 20'-0" DEEP BUILDING SECTION



SIDEWALL FRAMING ELEVATION  
10'-0" WIDE X 20'-0" DEEP MODEL



10'-0" WIDE X 20'-0" DEEP  
SIDEWALL EXTERIOR ELEVATION

RELOCATABLE MODULAR  
10'-0" WIDE X 20'-0" DEEP  
BUILDING ELEVATIONS

JOB PROGRESS		NO.	DATE	DESCRIPTION
BY				
NO. <td>DATE <td>DESCRIPTION <td></td> <td></td> </td></td>	DATE <td>DESCRIPTION <td></td> <td></td> </td>	DESCRIPTION <td></td> <td></td>		
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**KBM, INC.**  
Steel Construction

Steel Building Products & Installation Services  
Steel Storage

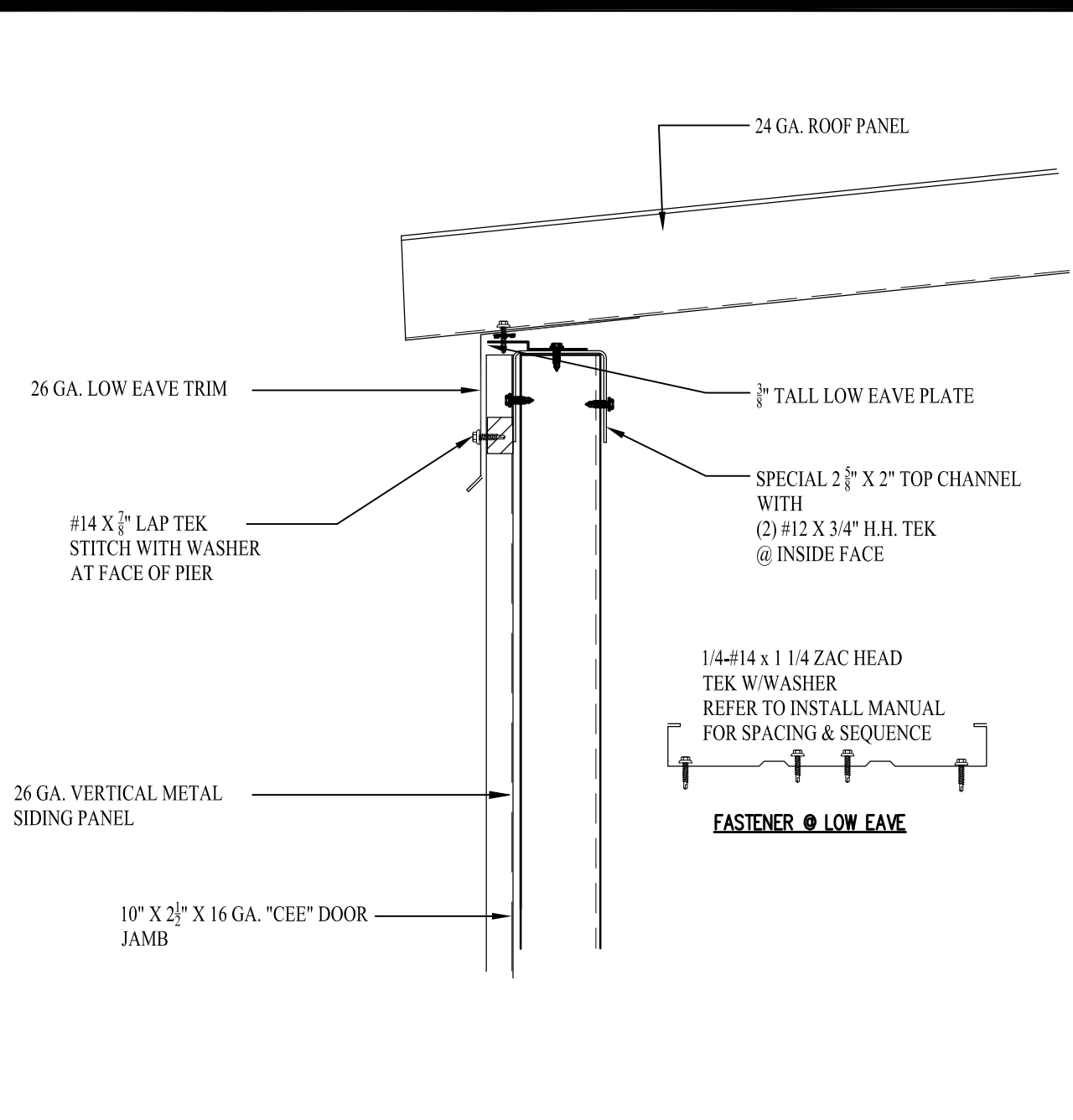
P.O. BOX 2801 / ASTON, PA. 19014  
PH: (610) 966-4698  
FAX: (610) 966-4940

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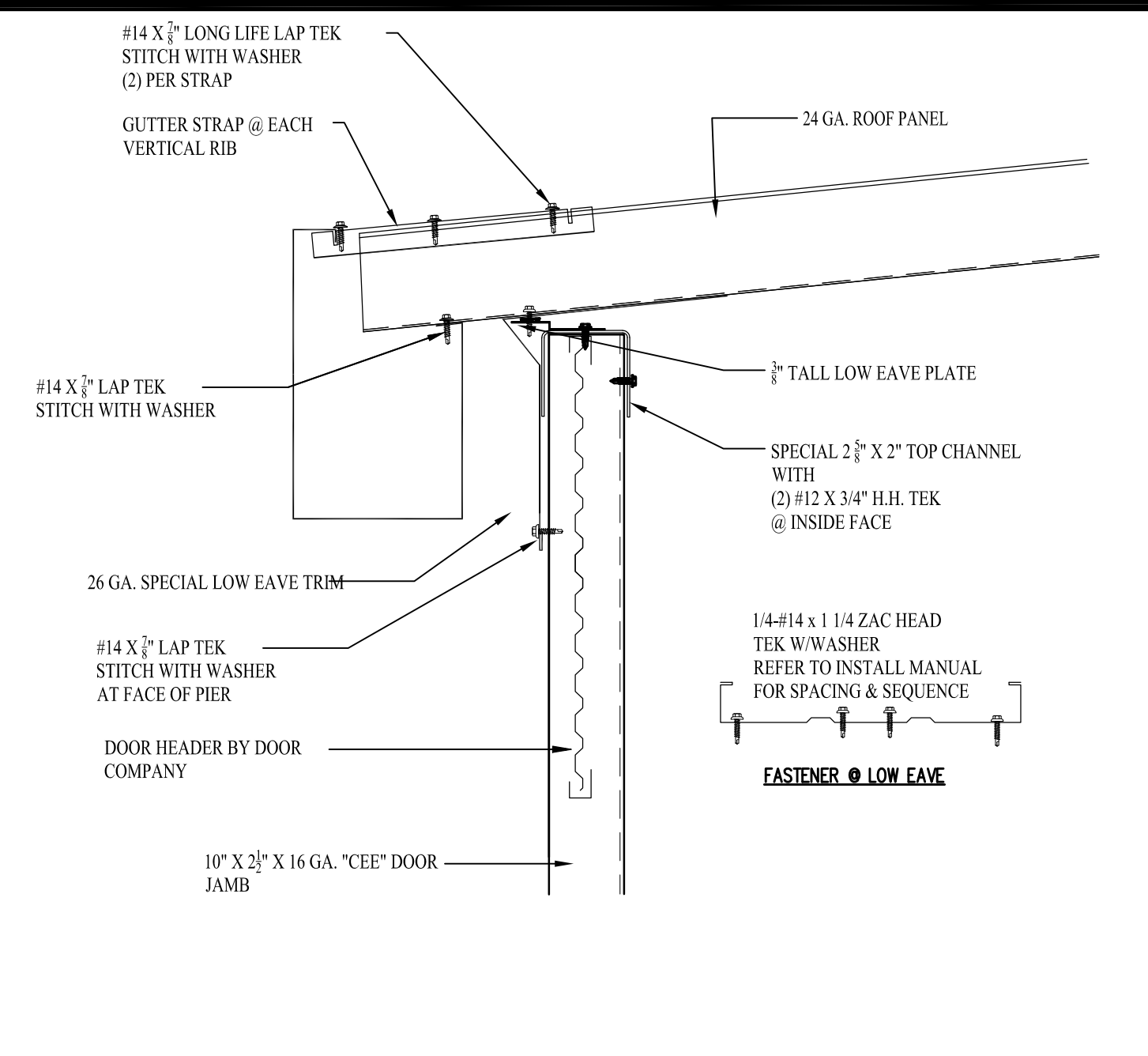
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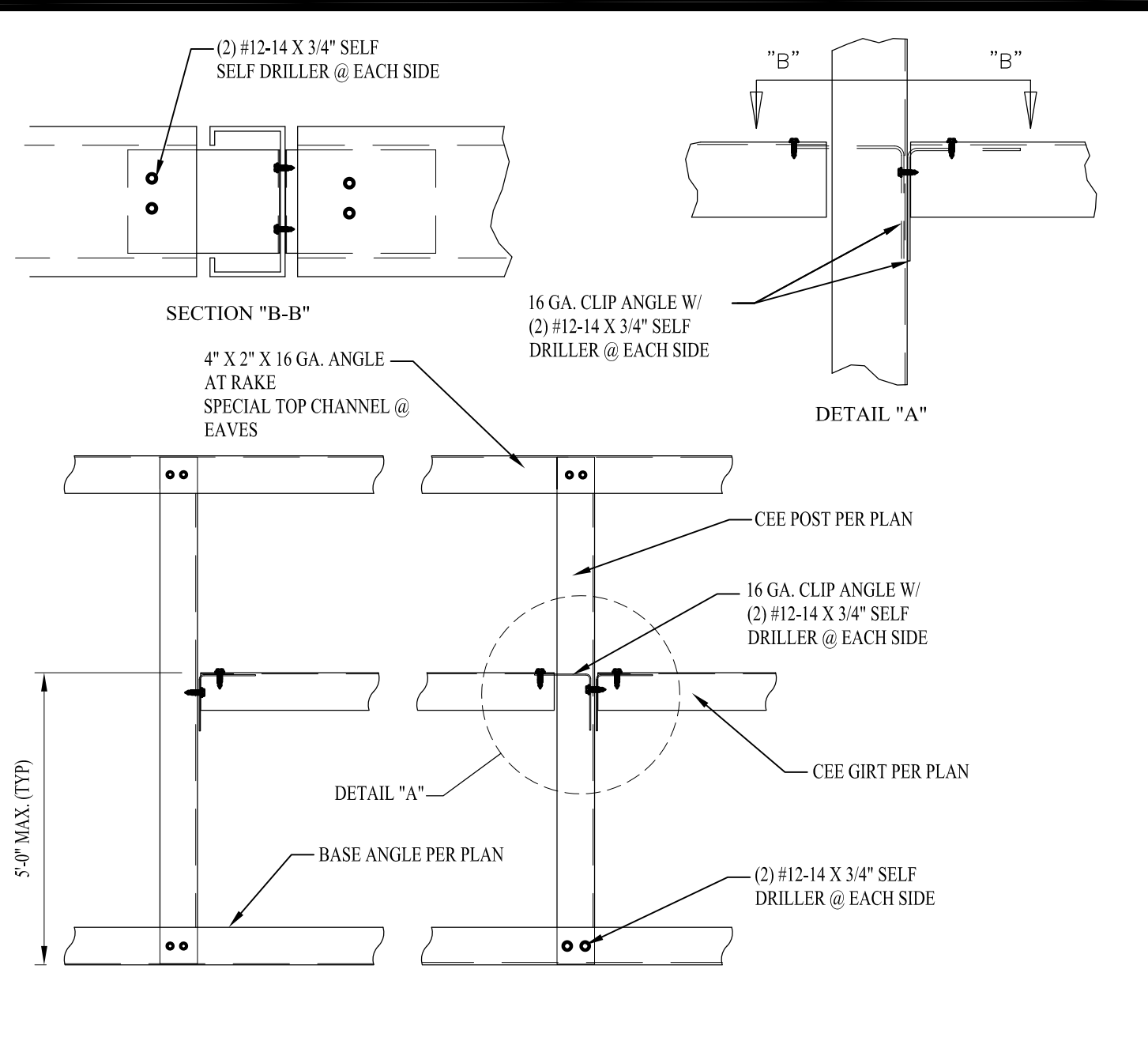
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DATE 05/25/2023
SCALE
PER PLAN SHEET
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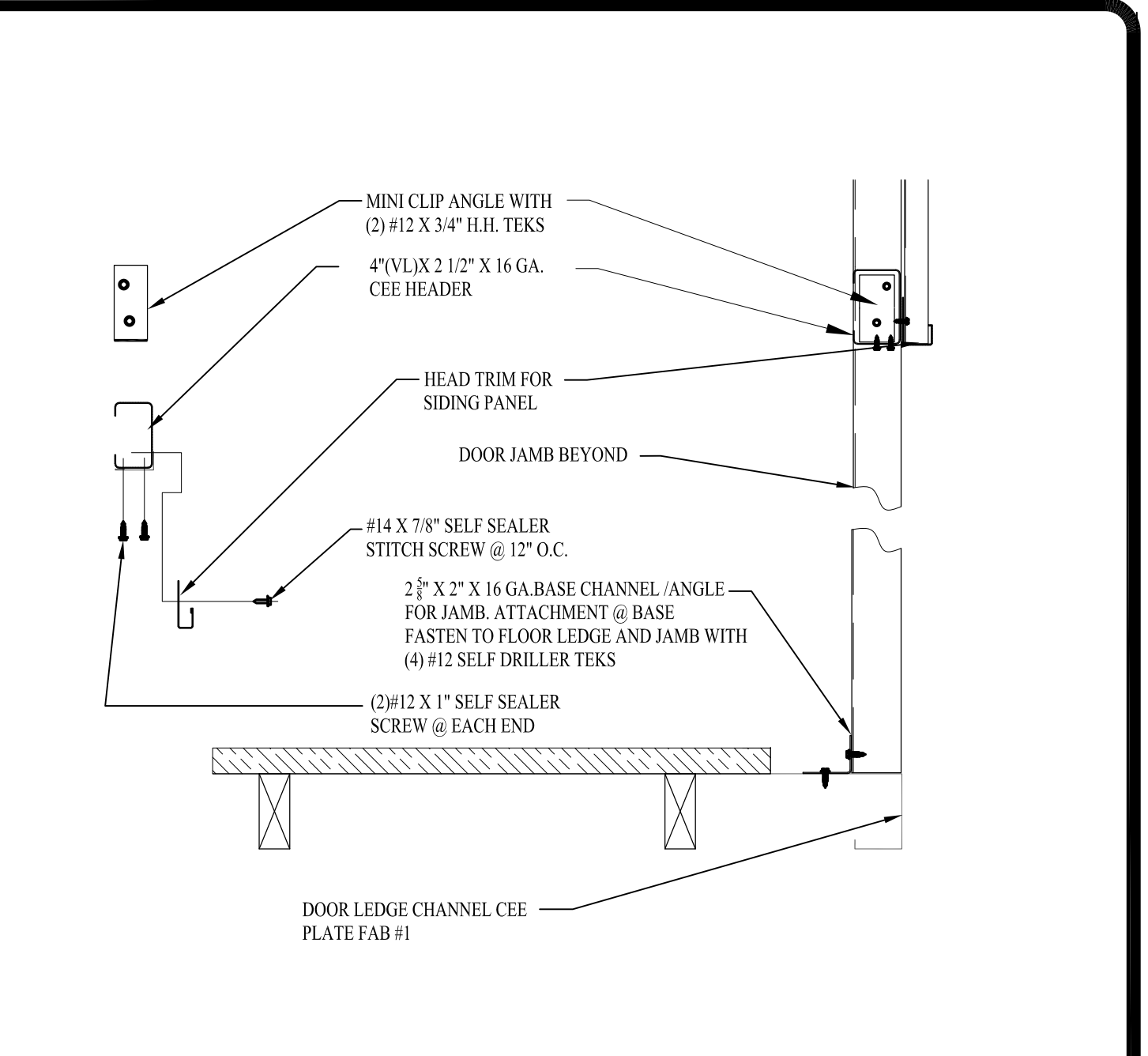
LOW EAVE TRIM WITH SIDING 11



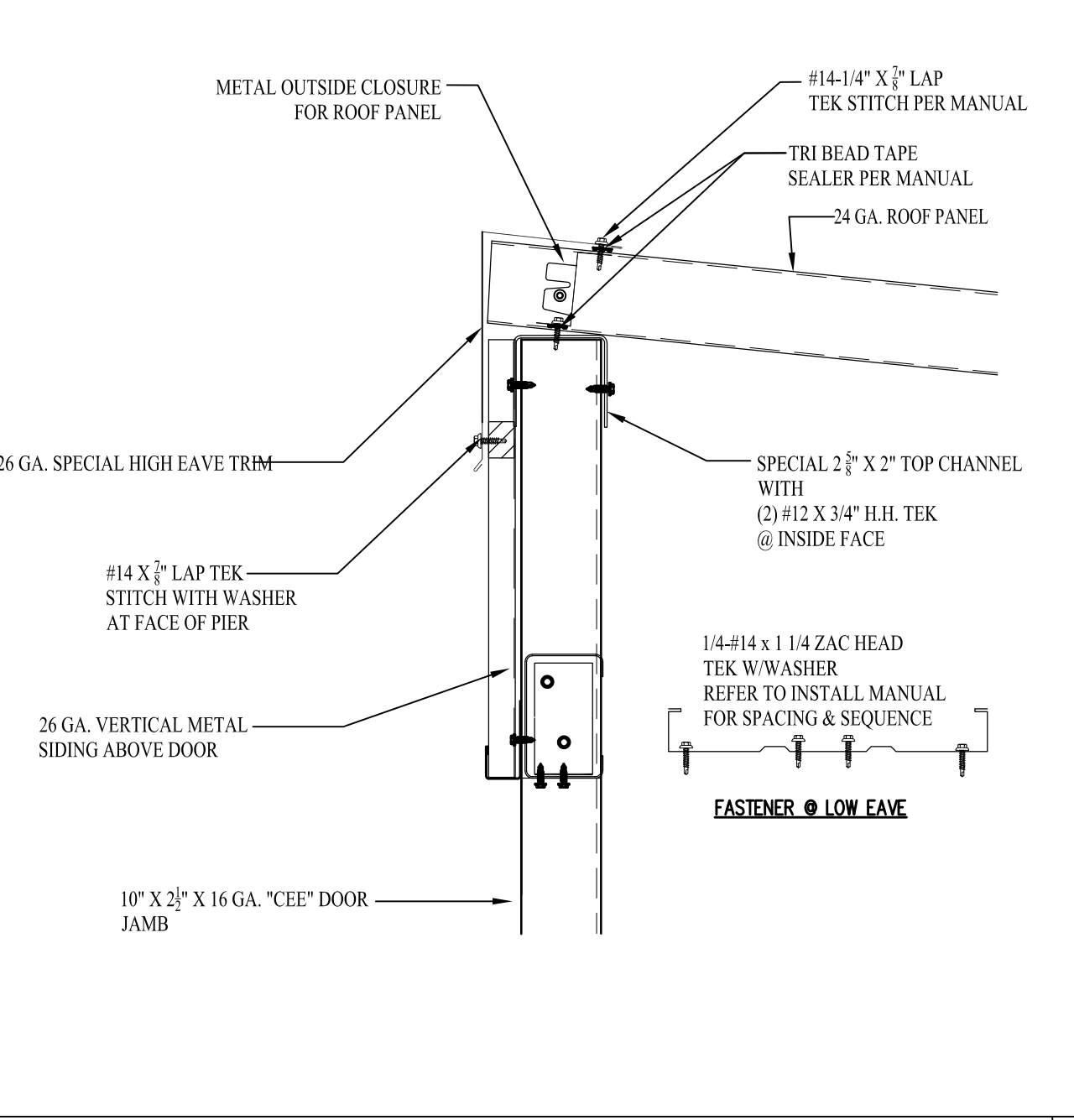
GUTTER OPTION WITH DOOR HEADER 8



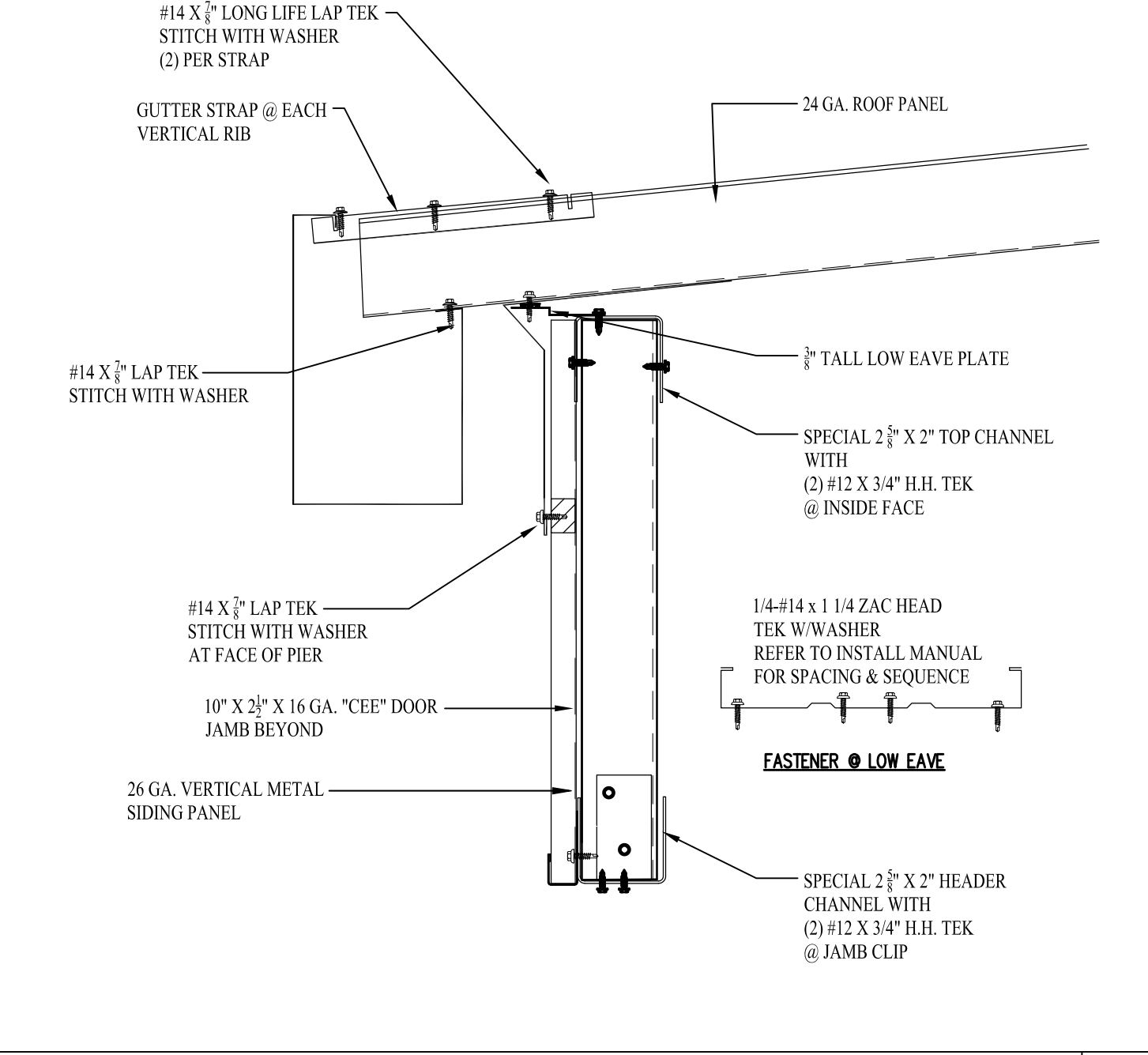
SIDING GIRT DETAIL 5



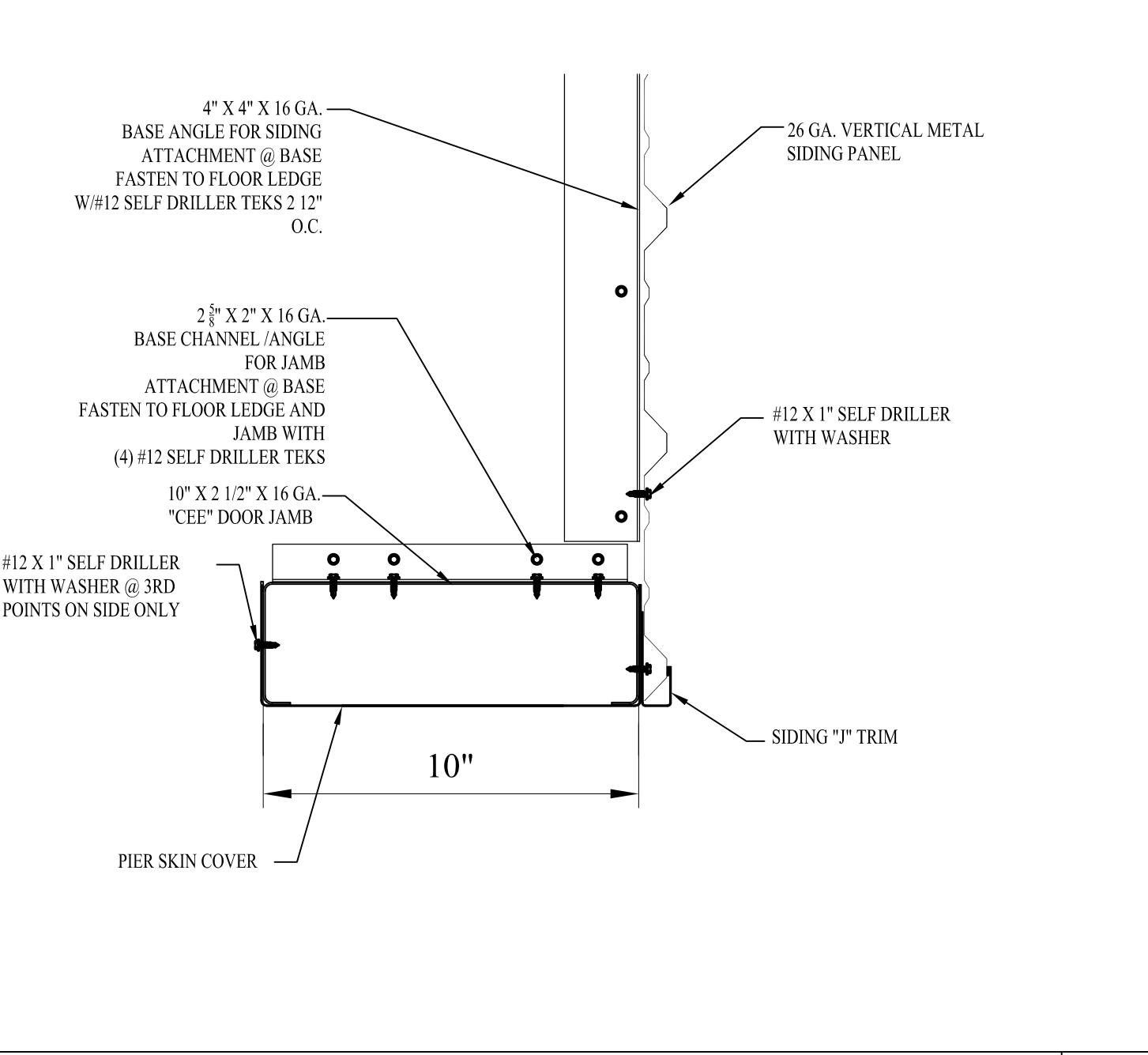
DOOR HEADER ASSEMBLY FOR SIDING OPTION 2



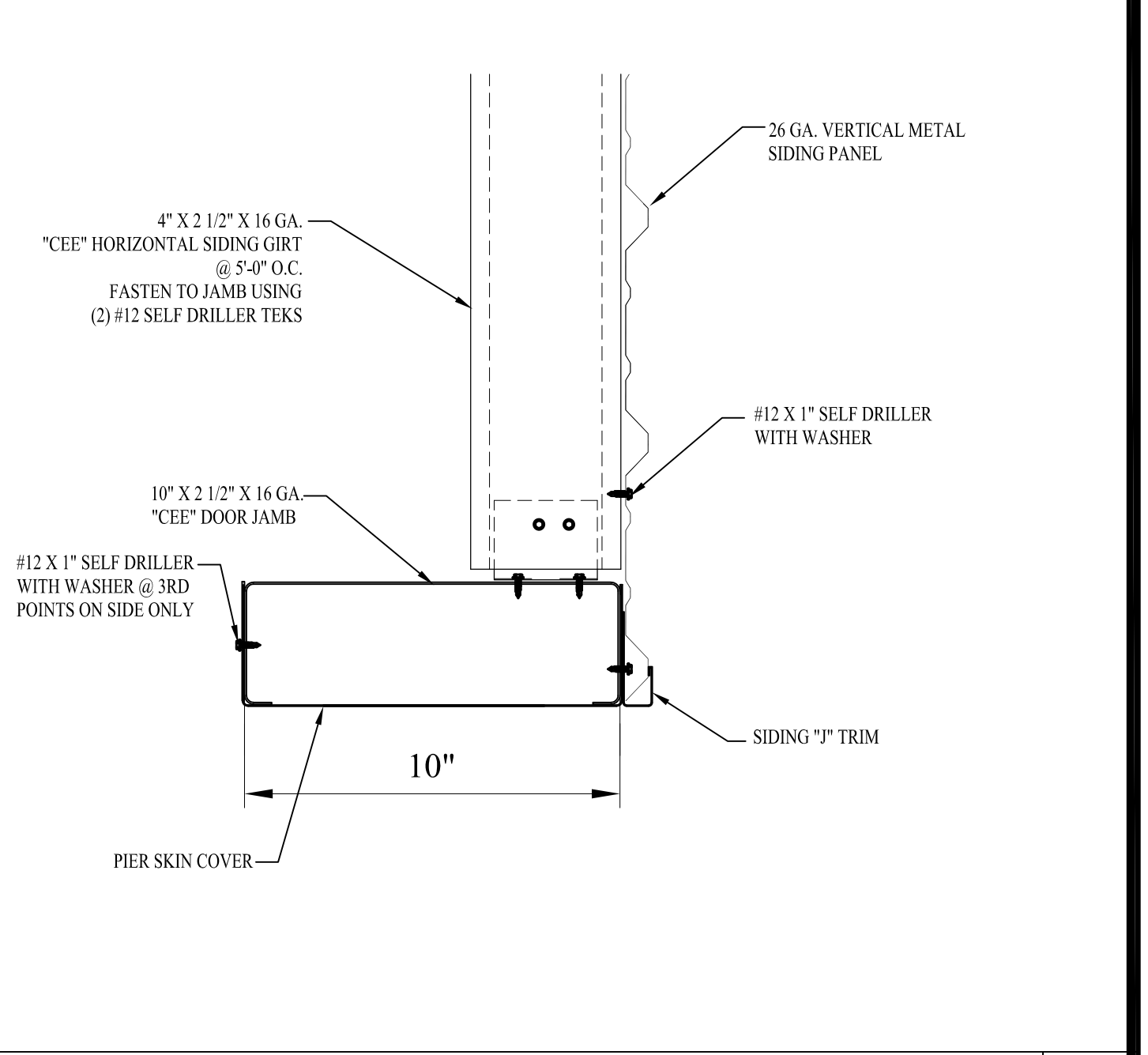
HIGH SIDE EAVE TRIM WITH SIDING 10



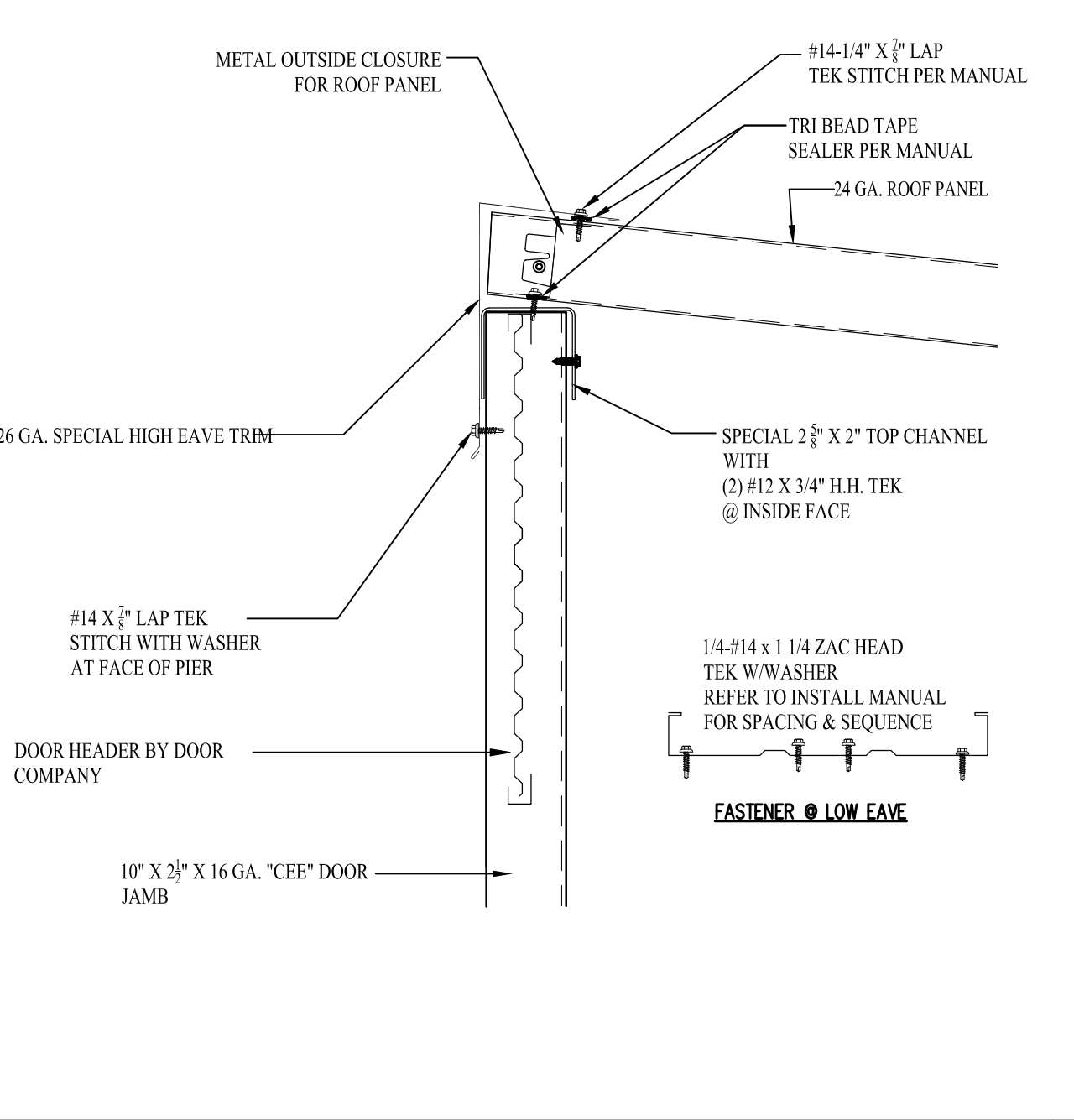
GUTTER OPTION WITH SIDING 7



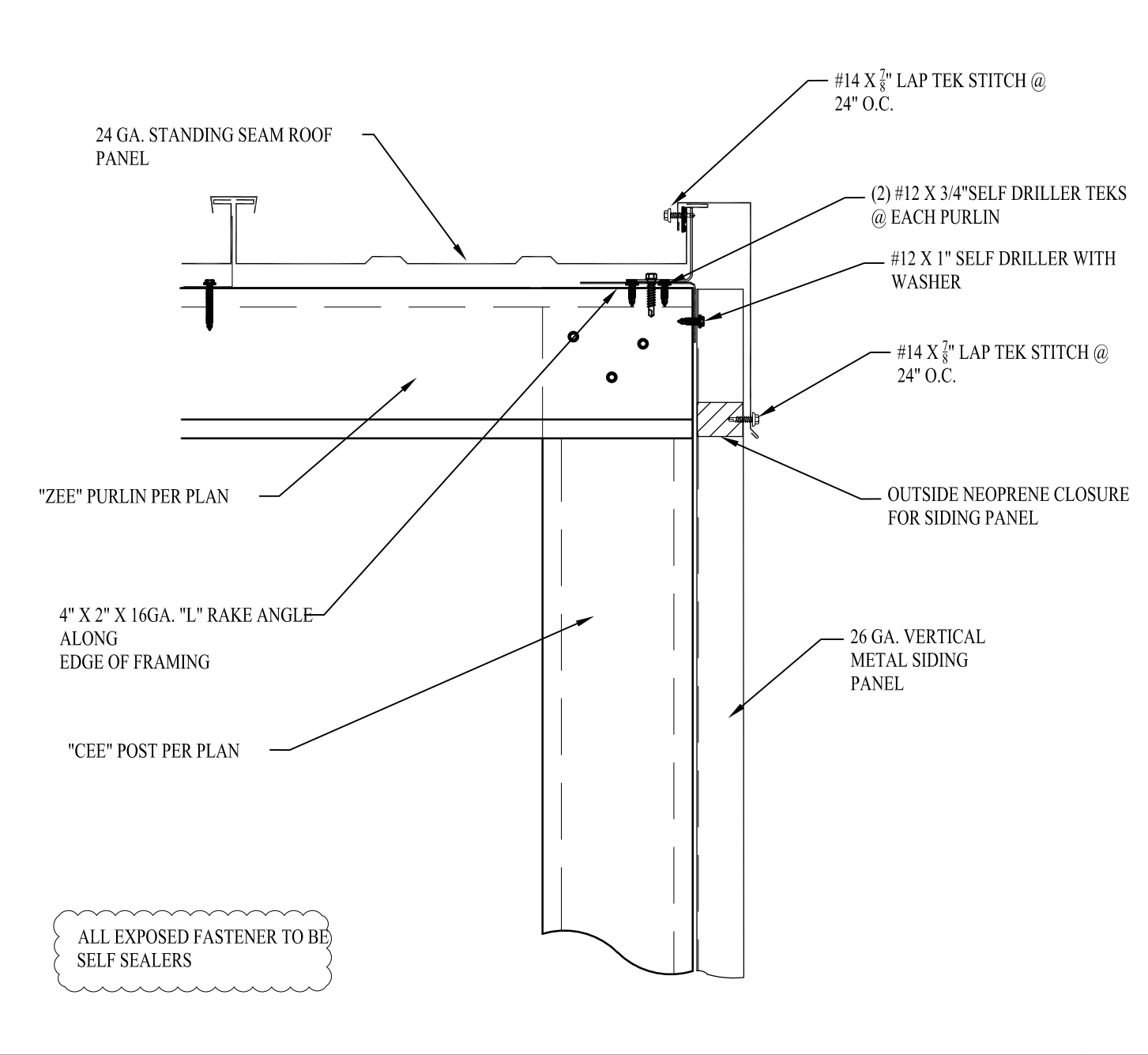
CORNER PIER ASSEMBLY AT FLOOR 4



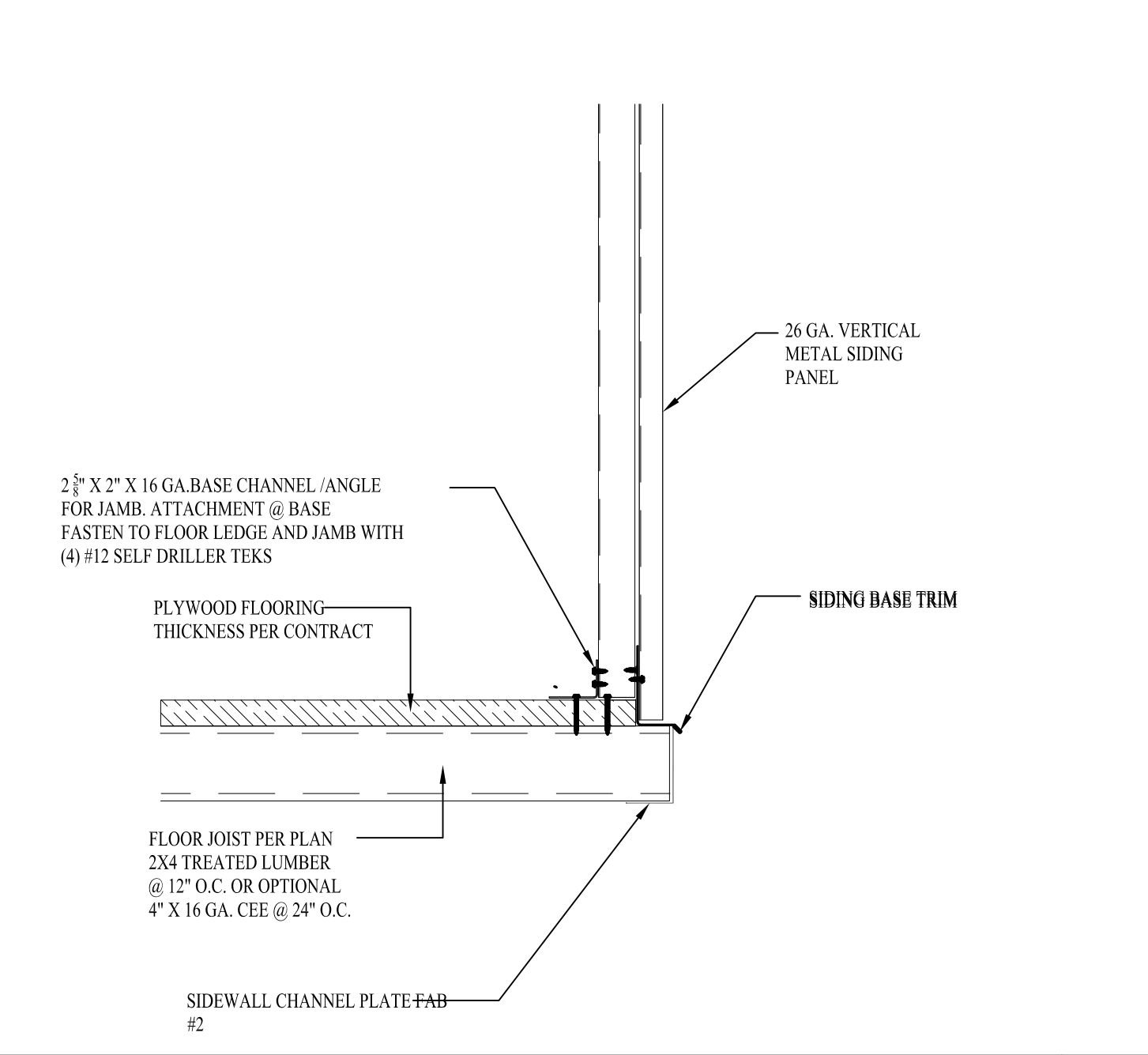
CORNER PIER ASSEMBLY @ MID HEIGHT 1



EAVE TRIM OPTION W/ DOOR HDR 9



SIDEWALL DETAIL 6



SIDING BASE DETAIL 3



# RELOCATABLE MODULAR BUILDING DETAILS

JOB PROGRESS		NO. DATE		DESCRIPTION	
BY	DATE	NO.	DATE	DESCRIPTION	
		7			
		8			
		9			
		10			
		11			
		12			

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Steel Construction

Steel Building Products & Installation Services  
Steel Storage

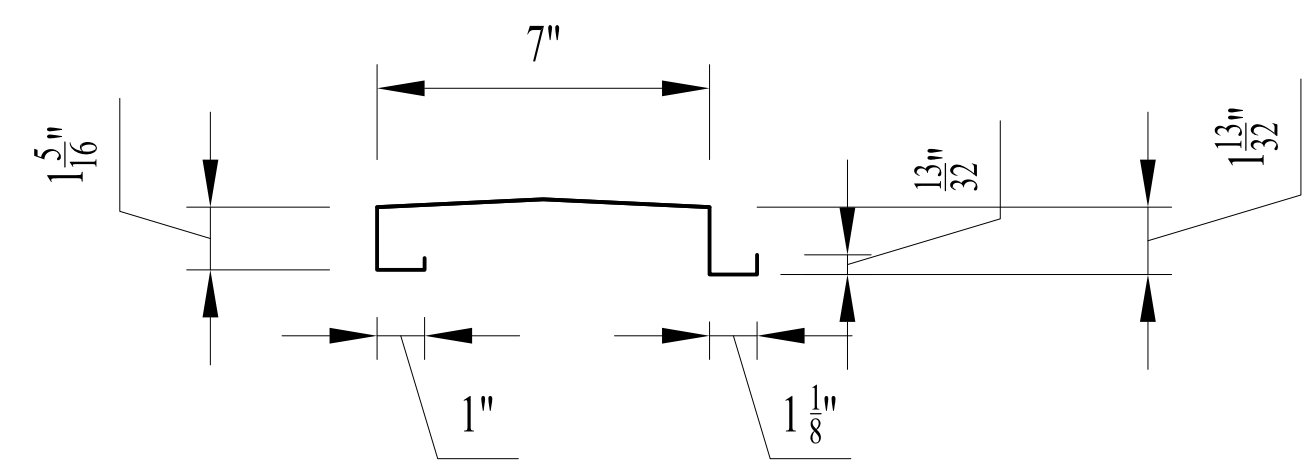
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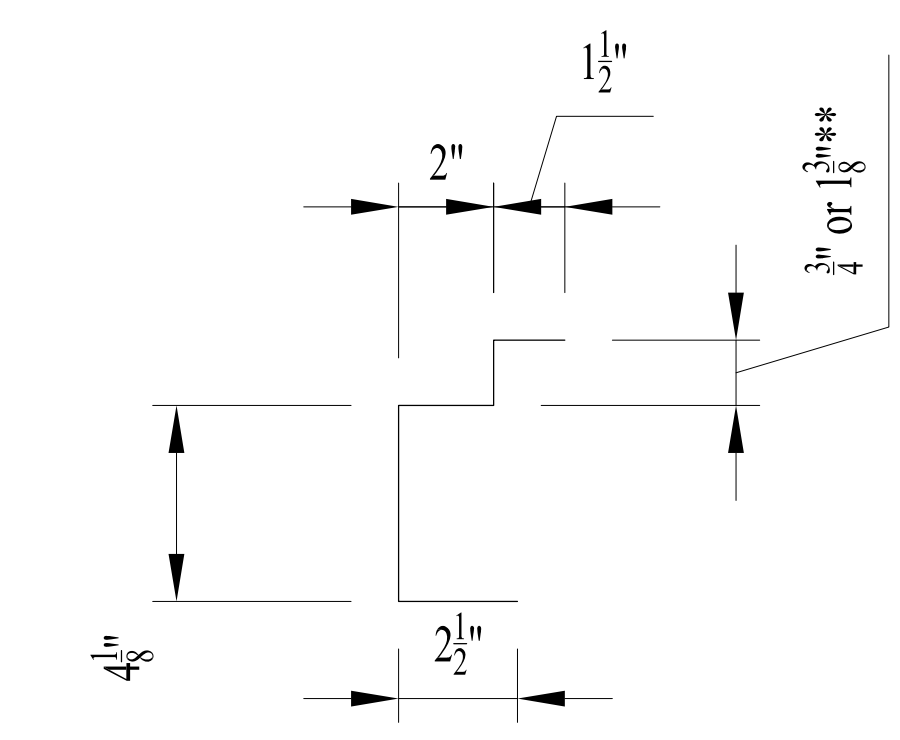
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DRAWN	
DATE	05/25/2023
SCALE	
PER PLAN SHEET	
D1	



\*\* DEPENDENT ON DESIRED FLOORING OPTION  
 3/4" PLYWOOD DECKING  
 1 1/4" METAL "CEE" FLOOR PLANK

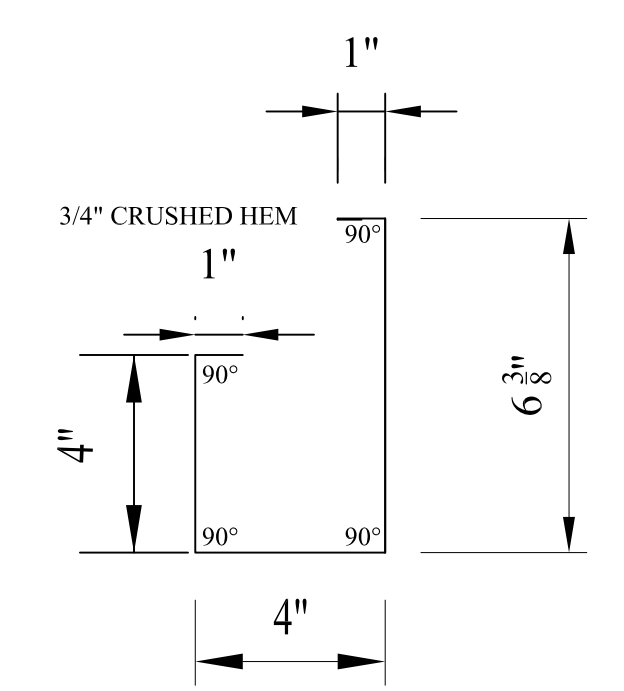


SIDEWALL CHANNEL PLATE

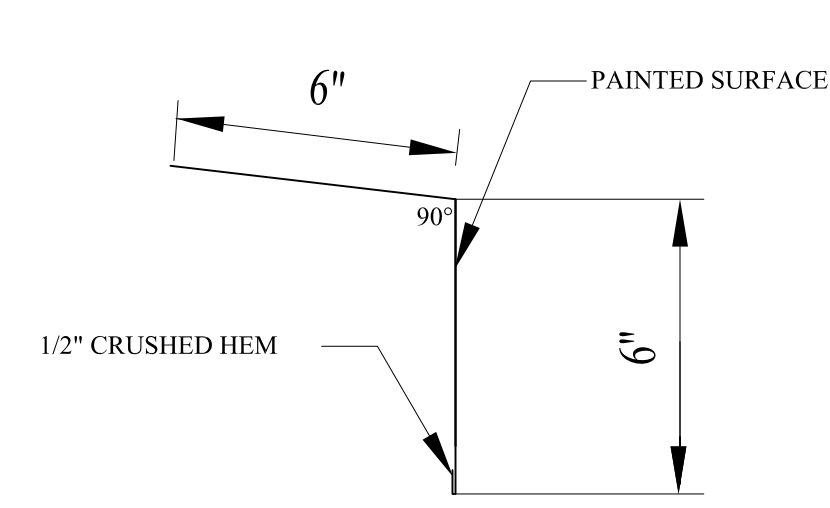
USED @ FULL SHEETED SIDEWALL LOCATIONS

SPECIAL FLOOR CEE PLANK 4

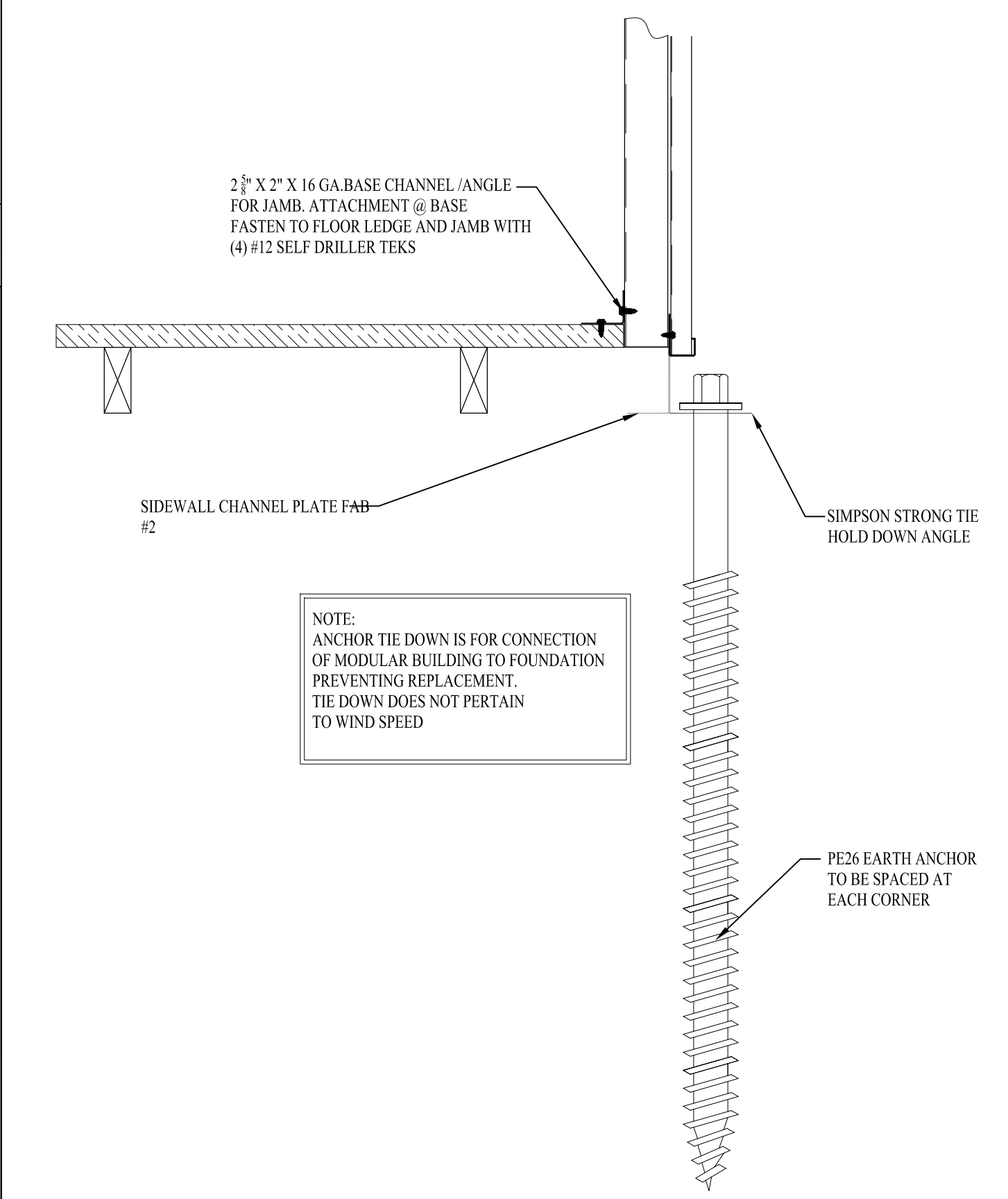
SIDEWALL CHANNEL PLATE FAB #2 2



SPECIAL LOW EAVE GUTTER 6



SPECIAL LOW EAVE TRIM 5



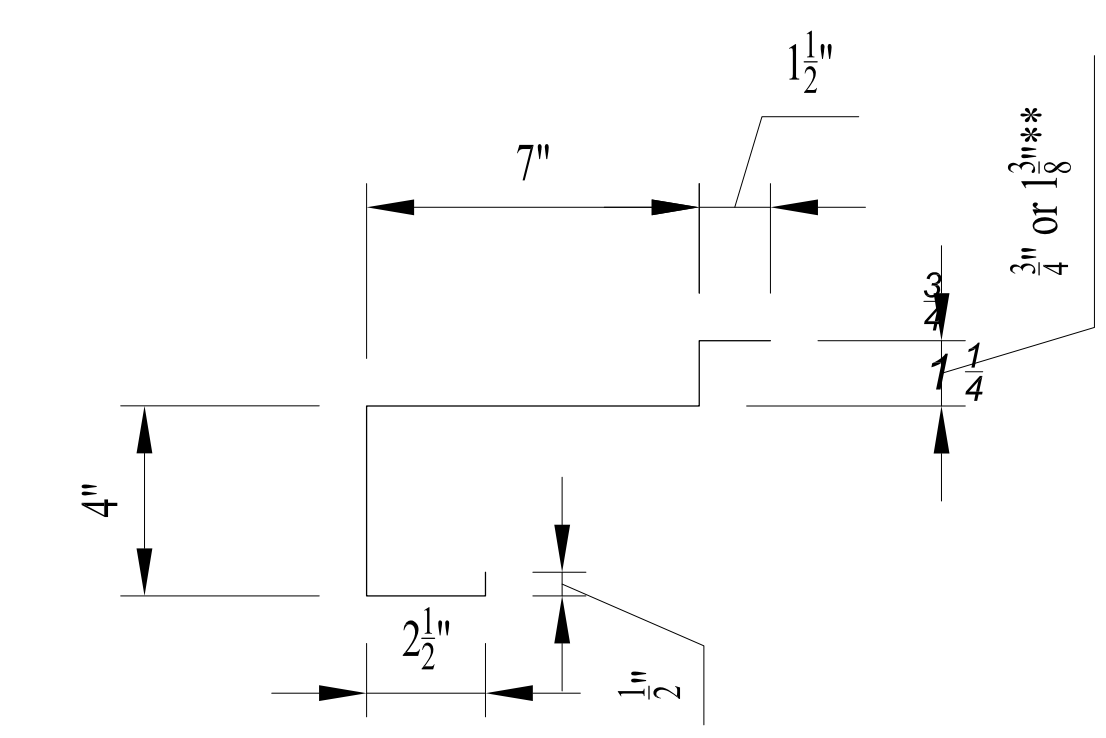
2 1/2" X 2" X 16 GA. BASE CHANNEL / ANGLE FOR JAMB ATTACHMENT @ BASE FASTEN TO FLOOR LEDGE AND JAMB WITH (4)#12 SELF DRILLER TEKS

NOTE: ANCHOR TIE DOWN IS FOR CONNECTION OF MODULAR BUILDING TO FOUNDATION PREVENTING REPLACEMENT. TIE DOWN DOES NOT PERTAIN TO WIND SPEED

PE26 EARTH ANCHOR TO BE SPACED AT EACH CORNER

MODULAR FOUNDATION TIE DOWN ANCHOR 3

\*\* DEPENDENT ON DESIRED FLOORING OPTION  
 3/4" PLYWOOD DECKING  
 1 1/4" METAL "CEE" FLOOR PLANK



DOOR LEDGE CHANNEL CEE PLATE

USED @ DOOR OPENING SIDEWALL LOCATIONS (AND FUTURE OPENING OPTION)

DOOR LEDGE CHANNEL CEE PLATE FAB #1 1

RELOCATABLE MODULAR BUILDING SPECIAL FABs

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

**KBM, INC.**  
 Steel Construction  
 Steel Building Products & Installation Services  
 Steel Storage  
 P.O. BOX 2801 / ASTON, PA. 19014  
 PH: (610) 965-4698  
 FAX: (610) 965-4690

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U-HAUL OF THE TOWN OF CLAYTON  
 2927 SHADY LANE  
 NEEHAH, WISCONSIN 54956

DRAWN  
 DATE: 05/25/2023  
 SCALE  
 PER PLAN SHEET  
**D2**  
 OF SHEETS

## MEMORANDUM

### **Business Item B**

From: Administrator/Staff  
 To: Plan Commission  
 Re: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

Plat Revision Date: September 6, 2024.

Date Plat Received: September 9, 2024

### **Property Information Specific to Tax ID #'s 006-0618-01 & 006-0632:**

1. Specific Site Location: The subject plat contains approximately 20.72 acres and is located south of the recently platted Scholar Ridge Estates (Phase I). The Westridge Golf Course is adjacent to the southwest.
2. Parcel Profile Reports Additional applicable property information not included in the Parcel Profile Report is described below:
  1. The subject property is located in the Town's Suburban Residential (R-2) District.
  2. A navigable intermittent stream runs along the north edge of the subject property and generally separates the previously platted phase from the subject lands.
  3. Lands within 300 ft. of the waterway are subject to the standards of the County's Shoreland Zoning Ordinance and General Agriculture (A-2) District.
  4. Winnebago County requires a 75 ft. setback for structures from navigable waterways.
  5. Per the Town Subdivision Ordinance, the minimum environmental setback corridor for these streams is 35 ft. based on the watershed size of the stream.
  6. A 2023, WDNR navigability determination letter noted that a drain tile and intake structure and drainage system within the waterway, as well as multiple rock wall/dam structures found constructed across the waterway channel, considered unauthorized dams per WI. Chapter 31 and would need to be addressed before moving forward with additional projects on the property.
  7. No portion of the subject property is located in a floodplain.
  8. No portion of the subject property is located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
  9. The subject lands are located in the Fox West Sewer Service Area and Town of Clayton Sanitary District #1.
  10. 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 #006-0618-01 = “Medium and High Intensity Residential” in the western half and “Recreation and Conservation” in the eastern half.
  - Tax ID #006-0632 = “Single & Two Family Residential”.
  - Future road extensions to Larsen Rd and Clayton Ave. are identified throughout the subject property.
  - A future on-road trail is identified running north/south through the subject property.
  - A future off-road trail is identified along the intermittent stream.
11. The Future Land Use Map of the 2023 Comprehensive Plan identifies the subject lands in the “Residential – Single and Duplex” plan category.
  12. The adopted Park and Trail Plan map identifies “Future Town Parks or Greenspace” in the east half of Tax ID #006-0618-01, a “Future On-road Trail” running north/south adjacent to the subject property, and a “Future Off-Road Trail” along the intermittent stream and along the west parcel line of Tax ID #006-0632.
  13. All of the lots in this phase are proposed for single-family use, which is a permitted use in the R-2 Suburban Residential District.
  14. All of the proposed lots meet the dimensional standards of the R-2 Suburban Residential District, which requires sewered lots to be a minimum width of 65 feet and a minimum size of 9,000 sq. ft. for non-shoreland lots and 10,000 sq. ft. for shoreland lots.
  15. The subject property is within extraterritorial plat review jurisdiction of the Village of Fox Crossing and City of Neenah.
3. Zoning of Surrounding Properties:
- North: R-2 (Suburban Residential District) & R-3 (Two Family Residential District)
  - South: A-2 (General Agriculture District)
  - East: A-2 (General Agriculture District)
  - West: B-2 (Community Business District) & R-2 (Suburban Residential District)

**Application Details:**

As part of this subdivision/development proposal, the Town previously rezoned the subject property to the Suburban Residential (R-2) District to accommodate the single-family uses. The Town of Clayton Sanitary District #1 amendment to include all future phases of development is in process.

These lands are part of the roughly 100-acre Scholar Ridge Preliminary Plat approved by the Town and County in 2023. A final plat of the northern portion (Phase I), Scholar Ridge Estates, was subsequently recorded. A revised Preliminary Plat for the remainder was submitted and approved by the Town Board on July 17, 2024, subject to several conditions. That Preliminary Plat included Phases II, III, and IV of the development. This final plat is for Phase II only.

**Use of Outlots:**

Outlots 3 & 4 are proposed for stormwater management purposes and are to be dedicated to the Town.

**Preliminary Plat Approval Conditions:**

On July 17, 2024, the Town Board of Supervisors approved the preliminary plat subject to the following conditions (***staff notes in bold italics***):

1. Environmental Corridor setback provisions shall be noted on the plat. ***This is noted correctly on the plat.***
2. Stormwater management plans are required to be provided to the Town in conjunction with Winnebago County requirements. This shall include drainage, grading, storm sewer plans, and profile drawings prior to final plat approval.
3. Drainage easement restrictions, and grading & drainage notes shall be noted on the plat prior to final plat approval. ***This is noted correctly on the plat.***
4. Detailed road, sanitary sewer, and water main plans and profile drawings shall be provided to the Town for review prior to final plat approval.
5. Boundary amendment to Clayton Sanitary District #1 is required prior to final plat approval. ***Clayton Sanitary District #1 boundary amendment is in process.***
6. Road dedications shall be explicitly stated on the plat, and ownership and intended use of all outlots shall be stated on the plat prior to final plat approval. ***This is noted correctly on the plat.***
7. Existing zoning on the adjacent lots are incorrect and should be corrected prior to final plat approval. ***This was addressed on the plat.***
8. Right to Farm language shall be added to the plat prior to final plat approval. ***This is noted correctly on the plat.***
9. Since there are no longer any wetlands within the plat boundary, the wetlands reference should be removed from the legend prior to final plat approval. ***This was addressed on the plat.***
10. Per WI Chapter 236, the exact width of the drainage easement running with the intermittent stream must be noted on the plat prior to final plat approval. ***This is not noted on the plat.***
11. Prior to final plat submittal, documentation shall be provided to the Town indicating the drain tile, intake structure, and multiple rock wall/dam structures identified in the WDNR navigability letter have been removed and/or adequately addressed. ***Documentation has not been provided to the Town regarding the dam structures identified by the WDNR.***

### **Town Subdivision Ordinance Review**

#### **Road Access:**

All roads are proposed to be dedicated to the Town. Access from County Road II is proposed via the southerly extension of Marlo Ave. An internal road network is proposed with three (3) road stubs connected to future phases of the development and lands to the east.

#### **Wetlands/Floodplain:**

There are no existing wetlands located within the subject lands. The subject lands are not located within the 100-year floodplain.

#### **Environmental Corridor Setbacks:**

Per the Town Subdivision Ordinance, 35 ft. environmental setback corridors shall be provided on each side of the intermittent streams on the subject property. ***These are being correctly shown on the plat.***

**Minimum Road Design Standards:**

Road design plans have not been submitted. Therefore, no technical engineering review comments can be provided at this time.

**Drainage & Stormwater Management (Sec. 7.10.05, Town Subdivision Ordinance):**

Stormwater management and erosion control within the Town are regulated by Winnebago County and the WDNR. The applicant provided a Stormwater Management Plan and detailed utility and road construction plans prepared by McMahan Associates. The Town Engineer has conducted an initial review and provided technical engineering review comments to the Town as part of the 2023 preliminary plat approval. No updated stormwater management plans have been submitted to the Town Engineer with the 2024 revised preliminary plat.

**Construction of Public Improvements/Public Improvement Agreement (Sec. 7.10.06, Town Subdivision Ordinance):**

The subdivider is required to install and construct all public improvements (e.g., roads, sewer, water, stormwater management facilities, trails, sidewalks, etc.). Road, sewer, and water main engineering plans have not been submitted to the Town Engineer. Therefore, no technical engineering review comments can be provided at this time.

**Dedications and Reservations (Sec. 7.10.08, Town Subdivision Ordinance):**

- Pedestrian Trails: Any recreational trail(s) designated in an adopted Town plan shall be made part of the plat and either dedicated to the Town or reserved by the subdivider in locations and dimensions indicated on such plan.
  - The “Highways 10 & 76 Corridor Land Use Master Plan” identifies a future on-road along County Rd II, north of the subject property, and a future off-road trail along the southerly intermittent stream/drainage way on Tax ID #006-0618.

*The approved preliminary plat identified an 8 ft. wide trail along the right-of-way on Marlo Dr. which is not shown on the final plat.*

- Dedication Requirements for Park, Playground, & Recreational Open Space:  
The Town Subdivision Ordinance requires one of the following options in regard to dedication of park, playground, and recreational open space area(s):
  1. Land Dedication in the following percentages of land area by zoning:
    - Single-family zoning: 6%
    - Two-family zoning: 8%
    - Multiple-family zoning: 12%
  2. Fee in lieu of land dedication: In the event the Town Board deems a dedication unsuitable, inadequate or inappropriate, a \$500 fee in lieu of dedication for each new dwelling unit shall be paid prior to issuance of a building permit.

*During preliminary plat review/approval, the Town Board allowed for the fee in lieu of land dedication option. The applicant agrees with the fee in lieu of land dedication. Regarding a park, this has been discussed on previous occasions. To the Chair's point of view, this has been the developer has followed the guidelines in place with the initial application.*

**Street Arrangement/Temporary Turnarounds (Section 7.10.18 (1) (c) 5, Town Subdivision Ordinance):**

Temporary turnarounds of 120 ft. right-of-way diameter and a roadway of not less than 90 ft. in diameter shall be provided in the following location as required by the Town Subdivision Ordinance:

- West terminus of Cornell Ave

Compliant temporary turnarounds are missing from or insufficient in the following locations:

- *West terminus of Cornell Ave (none shown)*

**USPS Postal Service:**

If cluster mailbox units (CBUs) are utilized for this subdivision, the location of the CBUs should be identified on the final plat prior to approval. Initial purchase and installation of the CBUs and associated walkways, foundations, etc. are the developer's responsibility. USPS National Delivery Planning Standards Handbook P0-632 provides guidance for CBUs. In addition to identifying the location of the CBUs on the final plat, a note should be added to the final plat indicating that lot owners are responsible for all CBU structure and foundation maintenance and replacement costs. The note is important to convey that:

- The Town does not maintain mailboxes
- Lot owners immediately abutting a CBU are responsible for the short-term maintenance and accessibility to the CBU with respect to grass cutting, snow removal, and keeping the CBU in a presentable, functional state.
- All lot owners associated with a particular CBU are responsible for long-term maintenance, repair, or replacement.
- The lot owners associated with a designated CBU must keep the CBU in a presentable and functional state.

**State Certification of Final Plat:** The subdivider must provide the Town with a copy of the State certification that there are no objections to the final plat. *State certification has not been provided to the Town.*

**Staff Comments, Plan Commission/Town Board Direction, & Staff Recommendation:**

**Specific items/issues that should be reviewed by the Town and/or addressed by the applicant:**

1. **Drainage & Stormwater Management (Sec. 7.10.05, Town Subdivision Ordinance):**  
The following items/issues need to be addressed by the applicant:
  - a. Final drainage and stormwater management plans addressing any outstanding concerns shall be submitted for Town review/approval prior to final plat approval.
  - b. **Dedication of Drainage Facilities/Outlot Dedication:** Outlots 3 & 4 are proposed for stormwater management purposes and are to be dedicated to the Town. The Town should verify that it is willing to accept said dedications.
2. **Construction of Public Improvements (Sec. 7.10.06, Town Subdivision Ordinance):**
  - a. Road, sewer, and water plans will need to be submitted for Town review/approval prior to final plat approval.
  - b. Future road construction plan submittals shall identify the proposed 8 ft. wide public trail along the east side of Marlo Drive.
  - c. The subdivider is required to install and construct all public improvements (e.g., roads, sewer, water, stormwater management facilities, trails, sidewalks, etc.).
3. **Street Arrangement/Temporary Turnarounds (Section 7.10.18 (1) (c) 5, Town Subdivision Ordinance):**  
Temporary cul-de-sac turnarounds are missing from or insufficient in the following locations:

a. *West terminus of Cornell Ave (none shown)*

4. USPS Postal Service:

If cluster mailbox units (CBUs) are utilized for this subdivision. The location of the CBUs should be identified on the final plat prior to approval. In addition to identifying the location of the CBUs on the final plat, a note should be added to the final plat indicating that lot owners are responsible for all CBU structure and foundation maintenance and replacement costs.

5. Prior to consideration of the final plat, documentation shall be provided to the Town indicating the drain tile, intake structure, and multiple rock wall/dam structures identified in the WDNR navigability letter have been removed and/or adequately addressed.

6. Per WI. 236.20(2)(f), the exact width of the drainage easement running with the intermittent stream shall be noted on the plat.

7. State Certification of Final Plat:

State certification has not been provided to the Town.

**Town Application Progression:**

1. The final plat and covenants shall be reviewed by the Plan Commission for conformance with this ordinance and all other ordinances, rules, regulations, and the Town's Comprehensive Plan.
2. The final plat shall then be forwarded to the Town Board with a Plan Commission recommendation.
3. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to local plans and ordinances adopted as authorized by law, it is entitled to approval.
4. The Town Board shall, within sixty (60) days of the date of filing of the original final plat with the Town Clerk, approve or reject such plat, unless the time is extended by written agreement with the subdivider.
  - a. If the plat is rejected, the reasons shall be stated in the minutes of the meeting and forwarded to the subdivider with a copy to the Town Plan Commission.
  - b. If the Board fails to act within sixty (60) days and the time has not been extended by agreement and if no unsatisfied objections have been filed within that period, the plat shall be deemed approved, and, upon demand, a certificate to that effect shall be made on the face of the plat by the Town Clerk.

**The Town Board shall act on the final plat on or before November 7, 2024, unless the time is extended by written agreement with the subdivider.**

**SUGGESTED MOTION(S):**

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

Respectfully Submitted,  
Kelsey



# Letter Of Transmittal

Town of Clayton  
8348 County Road T  
Larsen, Wisconsin 54947

Date: September 6, 2024  
Subject: First Addition to Scholar Ridge Estates  
Final Plat

McM. No. C1069 09-23-00271

We are sending you the following:  Attached, Via:  
 Under Separate Cover Via:

- Report / Study       Land Survey Drawings       Contract / Agreement
- Change Order       Plans / Specifications       Shop Drawings
- Calculations       Check       Other:

Quantity	Date/No.	Description
1	9-6-2024	Final Plat of First Addition to Scholar Ridge Estates (22x30)
1	9-6-2024	Final Plat Review Application
1	9-6-2024	\$1200.00 Check #177927

These Items Are Transmitted As Checked Below:

- For Distribution       Reviewed       Resubmit       Copies / Review
- For Your Use       Reviewed & Revised       Submit       Copies / Distribute
- As Requested       Returned For Corrections       Return       Corrected Prints
- Construction       For Review & Comment       Examination & Approval
- Other:

Remarks:

Enclosed are copies of the Final Plat of First Addition to Scholar Ridge Estates. Please place this on your next available agenda for reviews and notify our office as to the meetings dates. We will arrange to have a representative from our office and the developer attend these meetings to assist with any questions.

Winnebago County Planning and Zoning (email submittal)

Village of Fox Crossing (email submittal)

Thank you,

SIGNED:

Douglas E. Woelz

COPY TO: Clayton Development Group, LLC  
Attn: Derek Liebhauser  
2065 American Dr, Suite A  
Neenah, Wisconsin 54956

*If Enclosures Are Not As Noted, Kindly Notify Us At Once*





Final Plat Review Application

8348 Hickory Ave – Larsen, WI 54947

Phone – 920-836-2007

Email – administrator@claytonwinnebago.wi.gov

Web Page – www.townofclayton.net

Property Owner (s): Clayton Development Group, LLC

2065 American Drive, Suite A, Neenah, Wisconsin 54956

Phone: 920-428-9451 Fax: N/A E-Mail: derek@sparkdevco.com

Applicant: McMahon Associates

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

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

Phone: 920-751-4200 Fax: N/A E-Mail: Dwoelz@mcmgrp.com

Plat Title: First Addition to Scholar Ridge Estates

No. of Lots: 45 Total Acreage: 20.8 Tax Key No.: 006061701 & 006061801 & 0060632

Legal Description: Part of the NW 1/4 & SW 1/4 of the NE 1/4 and Part of the NW 1/4 of the SE 1/4 of Section 24, T20N, R16E, Town of Clayton, Winnebago County, Wisconsin

Zoning: Suburban Res R-2 Surveyor: Douglas Woelz Registration No.: PLS-2327

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

Phone: 920-751-4200 Fax: N/A E-Mail: Dwoelz@mcmgrp.com

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

Applicant Signature: [Signature] Date: 9-6-2024

For Town Use Only Fee (See Fee Schedule)

Fee: \_\_\_ Acct No: \_\_\_ Receipt: \_\_\_ Date: \_\_\_

Date Rec'vd Complete: \_\_\_ By: \_\_\_ Applic. No.: \_\_\_

Review Meeting \_\_\_ History \_\_\_

Preliminary Plat is: Approved \_\_\_ Approved with Condition \_\_\_ Denied \_\_\_

Public Improvement Agreement Signed: Yes \_\_\_ No: \_\_\_

Copies submitted to County: Yes \_\_\_ No: \_\_\_ 11" x 17" submitted: Yes \_\_\_ No: \_\_\_

Copies submitted to Town: Yes \_\_\_ No: \_\_\_

Comments: \_\_\_\_\_

Notes: Please notify utility companies regarding your proposed development. CSM approval does not constitute approval of a building permit or any required approval of a highway connection permit. Preliminary Plat & Fee must be submitted according to Town of Clayton Plan Commission Submittal Schedule. Submit 1 copy to City of Neenah (if in Extra Territorial Plat Review).

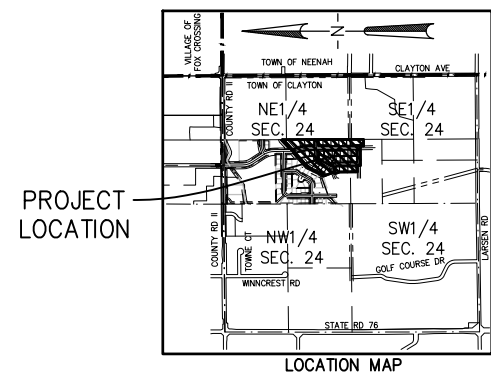
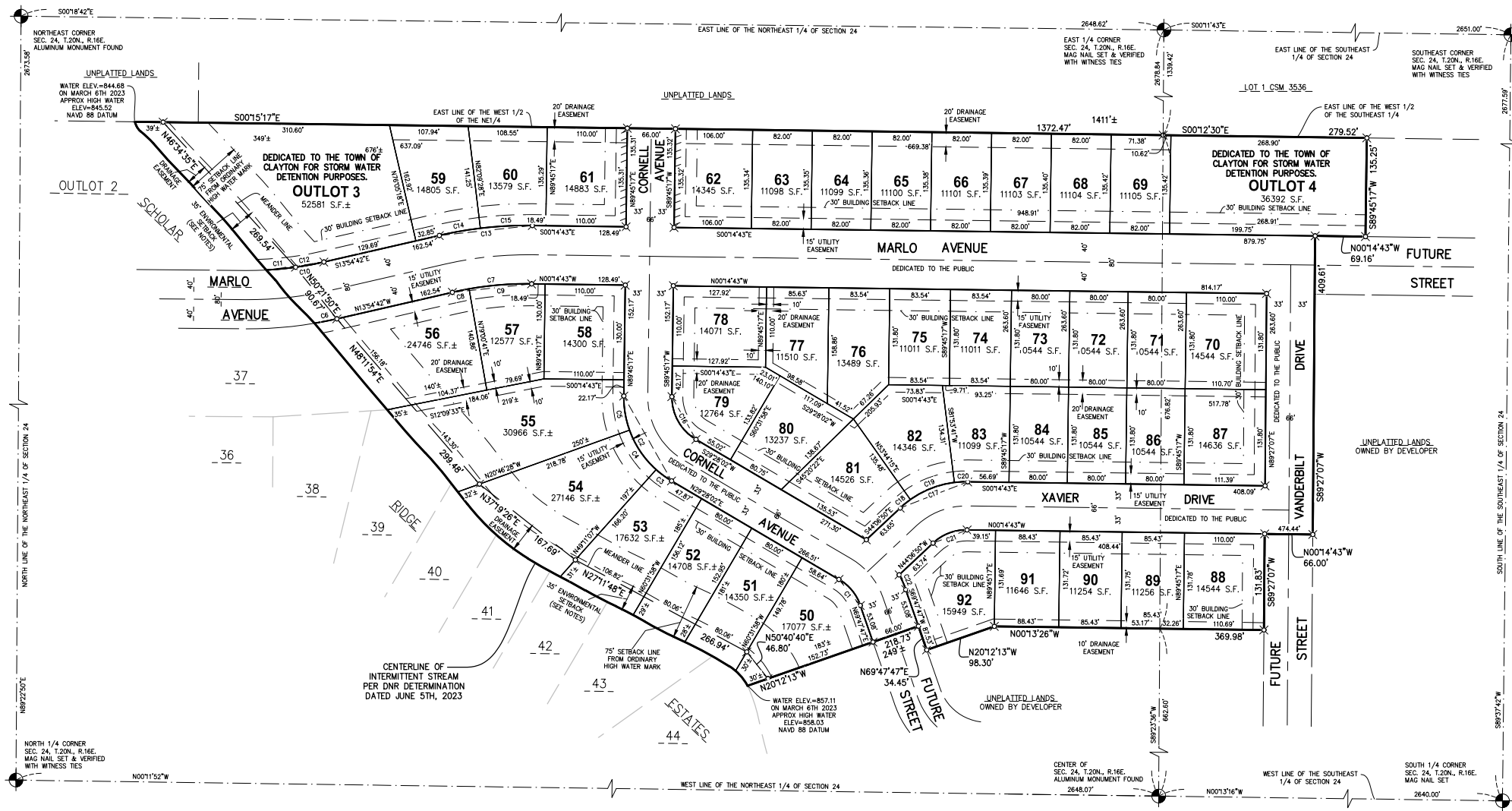
# FIRST ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART 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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent	Bearing
C1	67.00'	040°19'44"	47.16'	N49°37'54"E	46.19'		
C2	133.00'	060°17'15"	139.94'	N59°36'39"E	133.58'		
C3	133.00'	011°20'51"	26.34'	S35°08'28"W	26.30'		
C4	133.00'	028°24'39"	65.95'	S55°01'12"W	65.28'		
C5	133.00'	020°31'45"	47.65'	S79°29'24"W	47.40'		
C6	540.00'	003°19'13"	31' ±	N12°15'05"W	31.29'	S10°35'29"E	
C7	460.00'	01°33'59"	109.72'	N07°04'43"W	109.46'		
C8	460.00'	002°55'23"	23.47'	S12°27'00"E	23.47'		
C9	460.00'	010°44'36"	86.25'	S05°37'01"E	86.13'		
C10	460.00'	009°57'18"	80' ±	S08°56'03"E	79.82'	S03°57'24"E	
C11	460.00'	005°02'50"	41' ±	S06°28'48"E	40.51'		
C12	460.00'	004°54'28"	39.40'	S11°27'27"E	39.39'		
C13	540.00'	01°33'59"	128.80'	S07°04'43"E	128.50'		
C14	540.00'	006°04'10"	57.20'	N10°52'37"W	57.18'		
C15	540.00'	007°35'49"	71.60'	N04°02'38"W	71.55'		
C16	67.00'	060°17'15"	70.50'	S59°36'39"W	67.29'		
C17	133.00'	043°52'07"	101.83'	S22°10'47"E	99.36'		
C18	133.00'	007°51'05"	18.23'	N40°11'18"W	18.21'		
C19	133.00'	028°09'26"	65.36'	N22°11'02"W	64.71'		
C20	133.00'	007°51'36"	18.24'	N04°10'31"W	18.23'		
C21	67.00'	043°52'07"	51.30'	N22°10'47"W	50.05'		
C22	133.00'	009°32'38"	22.15'	S65°01'28"W	22.13'	S60°15'09"W	

- LEGEND**
- ⊗ - 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
  - ⊕ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
  - S.F. - SQUARE FEET
  - — — — — BUILDING SETBACK LINE AS NOTED
  - — — — — 15' UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
  - ||||| - TEMPORARY DRIVEWAY RESTRICTION ON LOTS 61 & 62 (SEE NOTES)

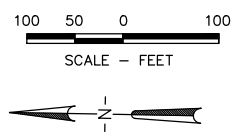
**OWNER/SUBDIVIDER**  
CLAYTON DEVELOPMENT GROUP, LLC  
ATTN: DEREK LIEBHAUSER  
2065 AMERICAN DRIVE, SUITE A  
NEENAH, WI 54956  
(920) 428-9451

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

**OBJECTING AUTHORITIES:**  
- DEPARTMENT OF ADMINISTRATION

**APPROVING AUTHORITIES:**  
- TOWN OF CLAYTON  
- WINNEBAGO COUNTY PLANNING & ZONING  
- VILLAGE OF FOX CROSSING (THIS PLAT IS SUBJECT TO A STIPULATED AGREEMENT THAT REMAINS IN EFFECT UNTIL JANUARY 15TH 2030).

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



*Da E. Woelz*  
9-06-2024

SHEET 1 OF 2 SHEETS  
**McMAHON**  
1445 MCMAHON DRIVE, NEENAH, WI 54956  
Mailing: P.O. BOX 1025, NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284  
www.mcmapro.com

- THIS PLAT IS DOCUMENT # 006061801
- WINNEBAGO COUNTY AUTHORIZATION CONNECTION
- TOTAL AREA XAVIER DRIVE

Item B.

# FIRST ADDITION TO SCHOLAR RIDGE ESTATES

## PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART 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

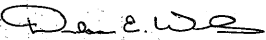
### SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and part 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 904,374 square feet (20.8 Acres) of land more or less and described as follows:

Commencing at the Northeast corner of said Section 24; Thence S00°18'42"E, 2648.62 feet along the East line of the Northeast 1/4 of said Section 24 to the East 1/4 corner of said Section 24; Thence S89°23'36"W, 1339.42 feet along the South line of said Northeast 1/4 to the Southeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 24 and the Point of Beginning; Thence S00°12'30"E, 279.52 feet along the East line of the Northwest 1/4 of said Southeast 1/4 of Section 24; Thence S89°45'17"W, 135.25 feet; Thence N00°14'43"W, 69.16 feet; Thence S89°27'07"W, 409.61 feet; Thence N00°14'43"W, 66.00 feet; Thence S89°27'07"W, 131.83 feet; Thence N00°13'26"W, 369.98 feet; Thence N20°12'13"W, 98.30 feet; Thence N69°47'47"E, 34.45 feet; Thence N20°12'13"W, 218.73 feet to the starting point of a Meander line to the centerline of an intermittent stream, said point bears S20°12'13"E, 30 feet more or less from the centerline of said stream; Thence N50°40'40"E, 46.80 feet along said meander line; Thence N27°11'48"E, 266.94 feet along said meander line; Thence N37°19'26"E, 167.69 feet along said meander line; Thence N48°11'54"E, 299.48 feet along said meander line; Thence N50°12'50"E, 90.67 feet along said meander line; Thence N46°34'35"E, 269.54 feet along said Meander line to the East line of West 1/2 of the Northeast 1/4 and the termination point of said meander line, said point bears S00°15'17"E, 39 feet more or less from the centerline of said stream; Thence S00°15'17"E, 1372.47 feet along said East line of West 1/2 of the Northeast 1/4 to the Point of Beginning. Including all those lands lying between the above described meander line and the centerline of a intermittent stream and the respective lot lines extended to said centerline.

That I have made such survey, land division, and plat under the directions of the Owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Clayton in surveying, dividing and mapping the same.

Dated this 6<sup>th</sup> day of September, 2024

  
Douglas E. Woelz, PLS-2327  
Wisconsin Professional Land Surveyor



### OWNER'S CERTIFICATE

Clayton Development Group, LLC, as Owners, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration  
Town of Clayton  
Winnebago County Planning & Zoning  
Village of Fox Crossing

WITNESS the hand and seal of said owners this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. In the Presence of:

\_\_\_\_\_  
Derek Liebhauser - Owner/President

State of Wisconsin) )SS  
\_\_\_\_\_) County)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI

My Commission Expires: \_\_\_\_\_

### VILLAGE OF FOX CROSSING EXTRATERRITORIAL APPROVAL:

We hereby certify that the First Addition To Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Village of Fox Crossing.

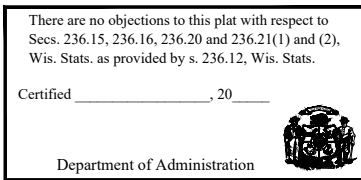
on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Village Manager - Jeffrey S. Sturgell Date



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

SHEET 2 OF 2 SHEETS



### CERTIFICATE OF TOWN TREASURER

As duly elected Town Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in First Addition To Scholar Ridge Estates as of the date listed below:

\_\_\_\_\_  
Town Treasurer Date  
LuAnn Fietzer

### CERTIFICATE OF COUNTY TREASURER

As duly elected Winnebago County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in First Addition To Scholar Ridge Estates as of the date listed below:

\_\_\_\_\_  
County Treasurer Date  
Amber L. Hoppa

### CONSENT OF MORTGAGEE

Citizens State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the certificate of Clayton Development Group, LLC, as Owner(s).

IN WITNESS WHEREOF, the said Citizens State Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at Green Bay, Wisconsin, and its corporate seal to be hereinto affixed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:

CITIZENS STATE BANK

\_\_\_\_\_  
Authorized Officer

Print Name Title  
\_\_\_\_\_  
(State of Wisconsin) )SS  
\_\_\_\_\_) County)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Wisconsin

My Commission Expires: \_\_\_\_\_

### WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:

Approved by the Winnebago County Planning & Zoning Committee this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Howard Miller - Chair Planning and Zoning Committee Date

### TOWN OF CLAYTON APPROVAL:

We hereby certify that First Addition To Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Town Board of the Town of Clayton on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Chairperson - Russ Geise Date

STATE OF WISCONSIN )ss  
COUNTY OF WINNEBAGO )

I, Kelsey Faust-Kubale, being the duly elected, qualified and acting clerk of the Town of Clayton, Winnebago County do hereby certify that the Town Board of the Town of Clayton passed by voice vote on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ authorizing me to issue a certificate of approval of First Addition To Scholar Ridge Estates, Clayton Development Group, LLC as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_  
Clerk - Kelsey Faust-Kubale

### NOTES:

- THIS PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN; DOCUMENT #1900006 AS PART OF TAX PARCEL NUMBERS 006061701, 006061801 & 0060632.
- WINNEBAGO COUNTY SHALL NOT ISSUE ANY PERMIT FOR CONSTRUCTION UNTIL SUCH TIME AS A 'SEWER' PERMIT, OR OTHER SUITABLE WRITTEN CONSTRUCTION AUTHORIZATION, HAS BEEN ISSUED BY THE SANITARY DISTRICT FOR CONNECTION TO THE DISTRICTS FACILITIES.
- TOTAL AREA OF ROADWAY DEDICATION FOR MARLO AVENUE, CORNELL AVENUE, XAVIER DRIVE & VANDERBILT DRIVE IS 222,417 SQUARE FEET (5.106 ACRES).
- 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.
- LOTS 61 & 62 CONTAIN A DRIVEWAY RESTRICTION TO CORNELL AVENUE AS MAPPED. THIS RESTRICTION SHALL TERMINATE UPON FUTURE EXTENSION OF CORNELL AVENUE.
- 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.
- ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
- 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.
- A SHORELAND PERMIT FROM WINNEBAGO COUNTY ZONING ADMINISTRATORS OFFICE IS REQUIRED FOR LOTS 50 THRU 60, 79 THRU 81, 92 & OUTLOT 3 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITIES WITHIN 300' OF THE ORDINARY HIGH WATER MARK OF A NAVIGABLE STREAM.
- ANY RIPARIAN LOT AND/OR LOT WHOLLY WITHIN 300 FT. FROM A NAVIGABLE BODY OF WATER SHALL BE SUBJECT TO COUNTY IMPERVIOUS SURFACE STANDARDS. (CONJECT LOTS 50 THRU 57 & OUTLOT 3)

**ENVIRONMENTAL SETBACK CORRIDOR PROTECTIONS:** THE FOLLOWING USES, STRUCTURES AND ACTIVITIES ARE PROHIBITED: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH PUBLIC STREET AND UTILITY CROSSINGS AND DRAINAGE IMPROVEMENTS AND FACILITIES; CONSTRUCTION OF ANY BUILDING OR STRUCTURE INCLUDING FENCES; THE DUMPING OF TRASH, GARBAGE OR COMPOST; THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND; THE REMOVAL OF NATIVE VEGETATION; AND THE MOWING OR CUTTING OF VEGETATION LOWER THAN EIGHT (8) INCHES. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND HIS/HER/ITS SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS MAY BE ENFORCED BY ANY LOT OWNER, HOMEOWNERS' ASSOCIATION OR THE TOWN OF CLAYTON BY PROCEEDINGS IN LAW OR EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE THESE RESTRICTIONS. THESE RESTRICTIONS SHALL NOT BE AMENDED, WAIVED OR TERMINATED WITHOUT A RECORDED WRITTEN INSTRUMENT AND THE EXPRESS WRITTEN CONSENT OF THE TOWN OF CLAYTON.

**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 EASEMENT.

**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 OF CLAYTON 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.

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

**ROAD RIGHT-OF-WAY RESTRICTION:** ROADS SHOWN TO THE EXTERIOR PROPERTY LINE(S) MAY NOT BE VACATED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE, IT BEING THE INTENT OF THE RESTRICTION TO PREVENT ELIMINATION OF RIGHT-OF-WAY REQUIRED AS A CONDITION OF PRELIMINARY PLAT APPROVAL BY WINNEBAGO COUNTY WITHOUT THEIR AUTHORIZATION.

### UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Clayton Development Group, LLC as Grantors, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies.

Spectrum Mid-America, LLC, Grantee,

TDS Metrocom, LLC, Grantee,

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as 'Utility Easement' and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement' without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.