



PLAN COMMISSION

Wednesday, March 11, 2026 – 6:30 PM

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

AGENDA

CALL TO ORDER

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

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Rezoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, February 11, 2026 Plan Commission Meeting

OPEN FORUM – Public comments addressed to the Plan Commission

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

CORRESPONDENCE

- A. Distribution of the February 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-003 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).
- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of Paul

Shoberg to reconfigure portions of Tax ID #006-0440-03 (8706 Pioneer Rd); Tax ID #006-0440-04 (8736 Pioneer Rd); & Tax ID #006-0440-05.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Apr 8; May 13; Jun 10
- B. Town Board (6:30 pm start unless otherwise noted) - Mar 18; Apr 1 & 15; May 6 & 20

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

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

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

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

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

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton will hold a Public Hearing at 6:30 PM on Wednesday, March 11, 2026, 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): Chris Perreault on behalf of Paul Shoberg requests approval to re-zone a portion of Tax ID #006-0440-04 (8736 Pioneer Rd). The application is to re-zone approximately 0.22 acres of proposed Lot 1 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Copies of the re-zoning application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. The Plan Commission will take action and make a recommendation to the Town Board on March 11, 2026, after the Public Hearing. The Town Board will consider the application at its regularly scheduled meeting at 6:30 pm on Wednesday, March 18, 2026. 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 4:00 pm on the date of the Public Hearing.

Dated this 25th day of February, 2026
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, February 25, 2026
and
Wednesday, March 4, 2026

Post on or before February 25, 2026

006-0440-04 Rezoning

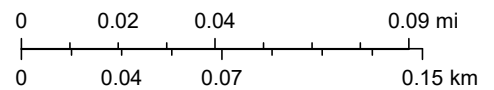
Item A.



1/20/2026, 11:14:42 AM

1:2,826

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary
- 2025 Air Photo
- Red: Band_1



Winnebago County GIS



PLAN COMMISSION

Wednesday, February 11, 2026 – 6:30 PM

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

MINUTES

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

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

PRESENT

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

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Code Administrator Kamke

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, January 14, 2026 Plan Commission Meeting

MOTION

Motion made by Chair Knapinski, **Seconded** by Commissioner Ketter, to approve the Minutes of the Wednesday, January 14, 2026, Plan Commission Meeting as presented.

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

Motion carried 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission

William Kordus, 7376 Carden Dr, Neenah, WI, inquired about the definition of R-1 (Rural Residential) district.

CORRESPONDENCE

- A. Distribution of the January 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Discussion: Plan Commission review & discussion of proposed zoning ordinance text amendments to revise for clarity and consistency, including but not limited to scrivener's/grammatical errors, and to ensure compliance with current state statutes.

DISCUSSION ITEM ONLY - NO ACTION TAKEN

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Mar 11; Apr 8; May 13
- B. Town Board (6:30 pm start unless otherwise noted) - Feb 18; Mar 4 & 18; Apr 1 & 15

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek, to adjourn at 6:57 pm.

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

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

DRAFT

INTERMUNICIPAL REPORT FEBRUARY PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
2/2/2026	32-26-2B	KIRT HOFFMANN	8342 MARLO	NSFD	HOFFMANN HOMES	\$ 275,000.00	\$ 1,100.00	\$ 880.00
2/3/2026	33-26-2H	JACOB HUNTINGTON	8479 WHISPERING MEADOWS	NSFD HVAC	KRAMER HVAC	\$ 17,300.00	\$ 642.00	\$ 513.60
2/4/2026	34-26-2B	CYNTHIA BEARD	8355 ST NORBERT	FINISH BASEMENT	ROCKSOLID CONST	\$ 80,000.00	\$ 387.20	\$ 309.76
2/4/2026	35-26-2E	CYNTHIA BEARD	8355 ST NORBERT	FINISH BASEMENT ELECT	BADER ELECT	\$ 1,000.00	\$ 193.60	\$ 154.88
2/8/2026	36-26-2B	JARED GIPP	9359 BROAD MEADOW	NSFD	IKON HOMES	\$ 742,000.00	\$ 1,414.00	\$ 1,131.20
2/8/2026	37-26-2B	JB3 DEVELOPMENT	2658 & 2660 Princeton	NEW DUPLEX	WESENBERG HOMES	\$ 587,000.00	\$ 1,100.00	\$ 880.00
2/8/2026	38-26-2E	JB3 DEVELOPMENT	2658 & 2660 Princeton	NEW DUPLEX ELECT	BOE ELECT	\$ 31,657.00	\$ 520.20	\$ 416.16
2/8/2026	39-26-2H	JB3 DEVELOPMENT	2658 & 2660 Princeton	NEW DUPLEX HVAC	BLAK-HAAK	\$ 25,000.00	\$ 520.20	\$ 416.16
2/8/2026	40-26-2E	JB3 DEVELOPMENT	2658 & 2660 Princeton	NEW DUPLEX PLUMB	SBS PLUMB	\$ 31,000.00	\$ 520.20	\$ 416.16
2/8/2026	41-26-2E	GAGE CORONA	2990 RIDGEWAY	SERVICE CHANGE	HACKETT ELECT	\$ 1,500.00	\$ 150.00	\$ 120.00
2/10/2026	42-26-2B	MARCUS MCGUIRE	8300 XAVIER	NSFD	MARCUS MCGUIRE HOMES	\$ 300,000.00	\$ 1,100.00	\$ 880.00
2/11/2026	43-26-2B	KIRK PRUCHNOFSKI	8132 CHALLENGER	FINISH BASEMENT	SELF	\$ 9,000.00	\$ 418.00	\$ 334.40
2/11/2026	44-26-2E	KIRK PRUCHNOFSKI	8132 CHALLENGER	FINISH BASEMENT ELECT	SELF	\$ 1,000.00	\$ 209.00	\$ 167.20
2/11/2026	45-26-2B	ROCKSOLID PROPERTIES	8334 MARLO	NSFD	ROCKSOLID PROPERTIES	\$ 350,000.00	\$ 1,100.00	\$ 880.00
2/11/2026	46-26-2E	ROCKSOLID PROPERTIES	8334 MARLO	NSFD ELECT	BADER ELECT	\$ 7,000.00	\$ 523.60	\$ 418.88
2/11/2026	47-26-2H	ROCKSOLID PROPERTIES	8334 MARLO	NSFD HVAC	MATHEWS HVAC	\$ 10,000.00	\$ 523.60	\$ 418.88
2/11/2026	48-26-2B	MARCUS MCGUIRE	2639 CORNELL	NSFD	MARCUS MCGUIRE HOMES	\$ 300,000.00	\$ 1,100.00	\$ 880.00
2/18/2026	49-26-2B	MARCUS MCGUIRE	2650 CORNELL	NSFD	MARCUS MCGUIRE HOMES	\$ 300,000.00	\$ 1,100.00	\$ 880.00
2/18/2026	50-26-2B	DEREK LEIBHAUSER	9115 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT	RODAC	\$ 1,893,617.00	\$ 2,960.55	\$ 2,368.44
2/18/2026	51-26-2B	DEREK LEIBHAUSER	9117 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT	RODAC	\$ 1,893,617.00	\$ 2,960.55	\$ 2,368.44
2/18/2026	52-26-2B	DEREK LEIBHAUSER	9119 EAGLE HEIGHTS	NEW 12 UNIT APARTMENT	RODAC	\$ 1,893,617.00	\$ 2,960.55	\$ 2,368.44
2/19/2026	53-26-2B	LINDSEY PEARSON	8074 CAVENDISH	FINISH BASEMENT	AMERICAN QUALITY HOMES	\$ 69,274.63	\$ 380.00	\$ 304.00
2/23/2026	54-26-2B	STELLA'S LAND DEVELOPMENT	8329 MARLO	NSFD	STELLA'S LAND DEVELOPMENT	\$ 240,000.00	\$ 1,100.00	\$ 880.00
2/23/2026	55-26-2B	MARCUS MCGUIRE	8310 XAVIER DR	NSFD	MARCUS MCGUIRE HOMES	\$ 320,000.00	\$ 1,100.00	\$ 880.00
2/23/2026	56-26-2B	MARCUS MCGUIRE	8314 XAVIER DR	NSFD	MARCUS MCGUIRE HOMES	\$ 320,000.00	\$ 1,100.00	\$ 880.00
2/23/2026	57-26-2H	DEREK LEIBHAUSER	9115 EAGLE HEIGHTS	NEW APARTMENT PLUMB	K-KELLY	\$ 77,000.00	\$ 1,837.30	\$ 1,469.84
2/23/2026	58-26-2H	DEREK LEIBHAUSER	9117 EAGLE HEIGHTS	NEW APARTMENT PLUMB	K-KELLY	\$ 77,000.00	\$ 1,837.30	\$ 1,469.84
2/23/2026	59-26-2H	DEREK LEIBHAUSER	9119 EAGLE HEIGHTS	NEW APARTMENT PLUMB	K-KELLY	\$ 77,000.00	\$ 1,837.30	\$ 1,469.84
2/24/2026	60-26-2B	BEN HARVATH	3010 RIDGEWAY	SERVICE CHANGE	RICK STEFFENS ELECT	\$ 1,500.00	\$ 150.00	\$ 120.00
2/25/2026	61-26-2E	MARCUS MCGUIRE	8300 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 513.40	\$ 410.72
2/25/2026	62-26-2H	MARCUS MCGUIRE	8300 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 513.40	\$ 410.72
2/25/2026	63-26-2E	MARCUS MCGUIRE	8309 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 509.50	\$ 407.60
2/25/2026	64-26-2H	MARCUS MCGUIRE	8309 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 509.50	\$ 407.60
2/25/2026	65-26-2E	MARCUS MCGUIRE	8318 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 508.70	\$ 406.96
2/25/2026	66-26-2H	MARCUS MCGUIRE	8318 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 508.70	\$ 406.96
2/26/2026	67-26-2H	LORBIECKI HOMES	8322 MARLOW	NSFD HVAC	LAMERS HVAC	\$ 9,930.00	\$ 512.30	\$ 409.84
2/26/2026	68-26-2H	LORBIECKI HOMES	8367 MARLOW	NSFD HVAC	LAMERS HVAC	\$ 10,330.00	\$ 512.30	\$ 409.84
2/26/2026	69-26-2H	LORBIECKI HOMES	8375 MARLOW	NSFD HVAC	LAMERS HVAC	\$ 9,730.00	\$ 501.30	\$ 401.04
2/26/2026	70-26-2H	LORBIECKI HOMES	8372 MARLOW	NSFD HVAC	LAMERS HVAC	\$ 9,930.00	\$ 507.80	\$ 406.24
2/26/2026	71-26-2B	TIMOTHY TAYLOR	2977 ROSEMOON WAY	REROOF	PRESTIGE ROOFING	\$ 27,634.00	\$ 100.00	\$ 80.00
TOTALS						\$ 10,058,636.63	\$ 36,042.05	\$ 28,833.64
TOWN OF WINNECONNE PERMITS:								
2/3/2026	8-26-2B	WINNEBAGO POYGAN FIRE DIST	6974 CTY D	REMOD	HORST BUILDERS	\$ 25,000.00	\$ 250.00	\$ 200.00
2/3/2026	9-26-2H	LEVEHAGEN TRUST	6537 LASLEY SHORE	NSFD HVAC	A&BE HVAC	\$ 17,000.00	\$ 158.88	\$ 127.10
2/3/2026	10-26-2H	DENNIS SCHAFFER	5025 WASHINGTON	NSFD HVAC	BLACK-HAAK	\$ 22,000.00	\$ 258.90	\$ 207.12
2/24/2026	11-26-2E	DENNIS SCHAFFER	5025 WASHINGTON	NSFD / BOAT HOUSE ELECT	SEC INC	\$ 33,150.00	\$ 273.90	\$ 219.12
TOTALS						\$ 97,150.00	\$ 941.68	\$ 753.34

MEMORANDUM

Business Item A & B

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & consideration of Resolution 2026-003 Making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

AND

Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of Paul Shoberg to reconfigure portions of Tax ID #006-0440-03 (8706 Pioneer Rd); Tax ID #006-0440-04 (8736 Pioneer Rd); & Tax ID #006-0440-05.

Please see the comments below from Code Administrator Kamke:

Rezone Request

Each lot is served by their own well and septic system, and neither lot is within a sanitary sewer service area. An intermittent stream is documented along the northeastern property line of the Shoberg outbuilding and field parcel, but no floodplain zones are documented, and no wetlands have been inventoried on the parcels. As outlined in the survey review notes, the request qualifies for alteration of property boundary lines as applicable to existing nonconforming lots of record.

The Town's Comprehensive Plan Future Land Use Map categorizes this area as a Tier 3 development zone, and identifies this area for Agricultural/Rural uses. None of the lands under this proposal are within the Working Lands initiative area. Combining the Shoberg properties prohibits new residential development on Proposed Lot 1, which is consistent with the Town's Comprehensive Plan goals of limiting new residential development in Tier 3 areas.

CSM Review

This proposed two-lot Certified Survey Map requests the consolidation of three parcels into two new parcels. Located just south of USH 10 on Pioneer Road, current parcels are 006-044004 (Shoberg home and south field as Lot 1 of CSM 6655), 006-044005 (Shoberg outbuilding and east field as Lot 2 of CSM 6655), and 006-044003 (Bargender home with metes and bounds description).

A total of 0.2238 acres are to be combined from the Shoberg home parcel to the Bargender parcel to create a less nonconforming lot. The Shoberg lots are then to be combined to remain code conforming for the A-2 General Agriculture district. The transfer of the land from the Shoberg home parcel to the Bargender parcel would otherwise cause the Shoberg home parcel to fall below the 5-acre area minimum for the district, so the Shoberg lands must be combined.

The existing Bargender lot is a legal nonconforming lot, which means it was lawfully created but does not meet all current dimensional standards. Using the lot width equation as documented in Exhibit 8-5 section B., the Bargender property averages 111.68 feet in

current lot width. This is less than the minimum 200ft average lot width required by the zoning ordinance for the R-1 Rural residential (non-subdivided) district. Regulations within the zoning ordinance for nonconforming lots as listed in 9.13-02(b), allow a nonconforming lot's dimensions to be altered, if such action lessens the lot's nonconformity and if the adjoining property meets all applicable standards. The Bargender's proposed new lot will have an average lot width of 120 feet, which is less nonconforming than the existing width. If the Shoberg lot will be code-conforming, this action would meet the requirements of 9.13-02(b) and could be approved.

If recommended for approval along with the proposed rezone on this agenda, both proposed new lots will meet all other dimensional standards for their respective districts, including minimum road frontage, lot area, and setbacks from all lot lines to buildings.

To determine if the Shoberg lot is code conforming, a few criteria must be met. The limit of accessory building area relative to the overall lot size allows for 1,500sqft plus 1% of the area that's beyond 43,000sqft, which for the proposed lot 1 would be a total of 8,410 sqft for maximum accessory structure area. By Town standards, there are two accessory structures totaling 6,670sqft currently on Proposed Lot 1, being the 50x70 outbuilding and a 40x40 detached garage. That total is under the allowed maximum and leaves 1,710sqft remaining for future accessory structure area on this 16.86ac Proposed Lot 1.

Another criterion to consider for determining conformity of the Shoberg lot is access to the property. The Town of Clayton Access Control Ordinance only allows two private accesses per lot when from Class 4 Roads, which are platted subdivision roads. Pioneer Road is a Class 3 road, and in addition to limiting to one private access per lot, the accesses from Class 3 roads are not to be placed closer than 200ft to other private driveways "unless there is no other way to provide access" to the parcel (Access Control Ordinance, section Spacing and Frequency, point 4). Agricultural access is similarly limited to one field access per lot. The agricultural access is approximately 200ft north of the Bargender driveway. Both the agricultural access on Proposed Lot 1 and the private access for Proposed Lot 2 are conforming to applicable codes.

However, Proposed Lot 1 will have two private accesses which form a horseshoe-style driveway, joining the home to the outbuilding area. Approximating from GIS resources, these private accesses are 140ft from the northern neighbor's house driveway, spaced 130 feet apart, and 145ft north of the agricultural access. Two driveways on Proposed Lot 1 would not be code conforming and therefore should be discussed by the Town.

The section of Wisconsin Statutes regulating the preparation of a Certified Survey Map (§236.34) indicate the location of the land shall be printed on the map beneath the "CERTIFIED SURVEY MAP" label. To this point, the subheading should be updated to specifically include the land as described in Document Number 1704148 (Bargender property). Currently, only the Shoberg CSM lots are included in that language. This update will be reflected on each sheet of the survey, and also in the beginning language of the Surveyor's Certificate on page 3. Also, update the typo on Page 3 regarding the land bound by the described parcel and the meander line of the intermittent waterway ("RSPECRIVE").

There is also a suggested condition to require the applicant to work with the Town staff and allow an on-site inspection of the northern building. Since it has its own septic system, this is recommended to verify that the outbuilding does not meet building code definitions of a dwelling. Two dwellings cannot be on one lot in the A-2 district.

Suggested conditions:

1. Update the subheadings of the survey to include the lands described in Document Number 1704148, including such language in the Surveyor's Certificate as well.
2. Revise language in the Surveyor's Certificate relative to the area between the monumented property boundary and the stream meander line.
3. Prior to signature on original CSM, owner shall coordinate site visit with Town staff to verify outbuilding shed does not qualify as a dwelling under applicable ordinances and codes.
4. Regarding the dual private accesses on Proposed Lot 1:
 - Require removal of one of the private accesses on Proposed Lot 1. OR
 - Require vegetation management surrounding the private accesses on Proposed Lot 1 to increase vision clearance triangles in lieu of abandoning one access. OR
 - Other condition that meets the intents of the standard: minimizing conflict points with nearby private accesses, providing safe ingress/egress to Town roads, etc.

It is the staff's opinion that these agenda items should receive the same recommendation from the Plan Commission to the Town Board. Doing one without the other will result in split-zoned lots, creating difficulty in administering and enforcing Town ordinances. With the proposals generally meeting Town standards, staff recommend approval action for both items, with conditions applied to the survey approval to maintain compliance with all Town policies.

SUGGESTED MOTION(S):

Motion to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of Paul Shoberg with Resolution 2026-003.

Motion to recommend denial of the re-zoning application submitted by Chris Perreault on behalf of Paul Shoberg with Resolution 2026-003.

Motion to recommend approval of the CSM application submitted by Chris Perreault on behalf of Paul Shoberg with the four (4) listed conditions.

Motion to recommend denial of the CSM application submitted by Chris Perreault on behalf of Paul Shoberg.

Respectfully Submitted,
Kelsey

TOWN OF CLAYTON
PLAN COMMISSION RESOLUTION # 2026-003
RE-ZONING OF TAX ID #006-0440-03; TAX ID #006-0440-04; AND TAX ID
#006-0440-05

The Plan Commission for the Town of Clayton has recommended [] Approval [] Denial of the following Re-zoning:

Owner: Paul Shoberg

Applicant: Chris Perreault

Location: 8706 & 8736 Pioneer Rd

Legal Description: All being a part of the Southwest ¼ of the Northwest ¼, Section 16, Township 20 North, Range 16 East, all in the Town of Clayton, County of Winnebago, Wisconsin.

Parcel Number: The affected properties are known as Tax ID #006-0440-03; Tax ID #006-0440-04; and Tax ID #006-0440-05

Explanation: Applicant is requesting a zoning change for approximately 0.22 acres of proposed Lot 1 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Town Findings:

1. The Town does have an adopted land use plan.
2. The proposed zoning change does comply with the Town’s adopted Land Use Plan.
3. The proposed zoning change is consistent with the Town’s Future Land Use Plan.
4. The proposed zoning change is consistent with the existing land use pattern.

Signed: _____
Dick Knapinski, Plan Commission Chair

Date:

Attest: _____
Kelsey Faust-Kubale, Town Clerk

Date:

RE-ZONING 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/



PROPERTY OWNER

Name Paul Shoberg
 Street Address 8736 Pioneer Rd.
 City Larsen State WI Zip Code 54947
 Phone 920-450-1598
 E-mail shobergpaul@gmail.com

APPLICANT

Check: Architect: _____ Engineer: _____ Surveyor: * Attorney: _____ Agent: _____ Owner: _____
 Name: Chris Perreault
 Address: 615 N. Lynndale Dr., Appleton, WI 54914 Zip Code: 54914
 Phone: 920-731-4168 E-Mail: chris@clse.pro
 Describe the reason for the Re-Zoning: Adding land to existing lot to make it less non-conforming

RE-ZONING SPECIFICS

Number of Lots: 1 Total Acreage: 0.22 Tax Key Number: Part of 006044004
 Legal Description: See Attached
 Current Zoning: A-2

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.
 Applicant Signature: [Signature] Date: 11/10/26

Town Use Only Fee (see Town Fee Schedule)

Fee: _____ Check #: _____ Receipt #: _____ Date: _____
 Date Received Complete: _____ By: _____ Applic. #: _____
 Review Meetings - Plan Comm _____ Town Board _____
 Newspaper Publication Dates: _____ & _____ Posting Date: _____
 300ft 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 30 working days prior to meeting.

JANUARY 15, 2026

RE: PAUL SHOBERG

DESCRIPTION OF PARCEL TO BE REZONED FROM A-2 TO R-1:

A PARCEL OF LAND BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6655 AS RECORDED IN DOCUMENT NO. 1610919, LOCATED IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 16; THENCE N88°36'21"E, 315.25 FEET ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SECTION 16 TO A WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6655 AND THE POINT OF BEGINNING; THENCE N00°47'20"W, 100.00 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF SAID LOT 1; THENCE S88°36'21"W, 130.35 FEET ALONG SAID SOUTH LINE TO A WEST LINE OF SAID LOT 1; THENCE N00°47'20"W, 20.00 FEET ALONG SAID WEST LINE TO A SOUTH LINE OF SAID LOT 1; THENCE N88°36'21"E, 189.88 FEET ALONG AN EASTERLY EXTENSION OF SAID SOUTH LINE; THENCE S00°47'20"E, 120.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ¼ OF SECTION 16; THENCE S88°36'21"W, 59.53 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Certified Survey Map (CSM) Review 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/



Property Owner(s)

Name PAUL S. SHOBERG

Street Address 8736 PIONEER RD

City LARSEN State WI Zip Code 54947

Phone (920) 450 1598

E-mail shobergpaul@gmail.com

Applicant:

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

Name: CHRIS PERREAULT

Address: 615 N LYNNDALE DR., APPLETON, WI Zip Code: 54914

Phone: (920) 731 4168 E-Mail: chris@clse.pro

Describe the reason for the CSM Review: _____
SELL ADDITIONAL LAND TO NEIGHBOR

Survey Specifics:

Number of Lots: 2 Total Acreage: 17.8± Tax Key Number: 00604404, 006044005, 006044003

Legal Description: LOTS 1 AND 2, CSM 6655, LANDS DESCRIBED IN DOCUMENT NO. 1704184

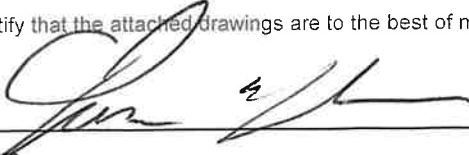
Surveyor: Christopher E. Perreault

Zoning: R-1 & A-2 Registration Number: PLS - 2249

Address: 615 N LYNNDALE DR., APPLETON, WI 54914

Phone: (920) 731 4168 Email: chris@clse.pro

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

 1/14/26

Signature _____ Today's Date _____

CERTIFIED SURVEY MAP NO. _____

OWNER(S) / PARCEL DATA

PAUL S. SHOBERG
 DOC NO. 1165171
 TAX PARCEL NO.
 006044004
 006044005

TRAVIS S. BARGENDER
 STACY M. BARGENDER
 DOC NO. 1704184
 TAX PARCEL NO.
 006044003

R-1 RURAL RES. SETBACKS

- STREET = 30' HOUSE
- SIDE YARD = 7' TO 10' HOUSE
- REAR YARD = 25'

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6655 AS RECORDED IN DOCUMENT NO. 1610919, LOCATED IN AND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

A-2 GEN AG SETBACKS

- STREET= 30' HOUSE 75' FARM
- SIDE YARD = 7' TO 10' HOUSE 15' FARM
- REAR YARD = 25' HOUSE 50' FARM

ZONED: A-2

LEGEND

- = 1 1/4" X 18" O.D. IRON PIPE SET, WEIGHING 1.68 LBS PER LIN. FT.
- = EXISTING 3/4" IRON REBAR
- = EXISTING SURVEY NAIL
- ⊙ = EXISTING BERNTSEN MONUMENT

NORTH IS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, T20N, R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S88°36'21"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY).



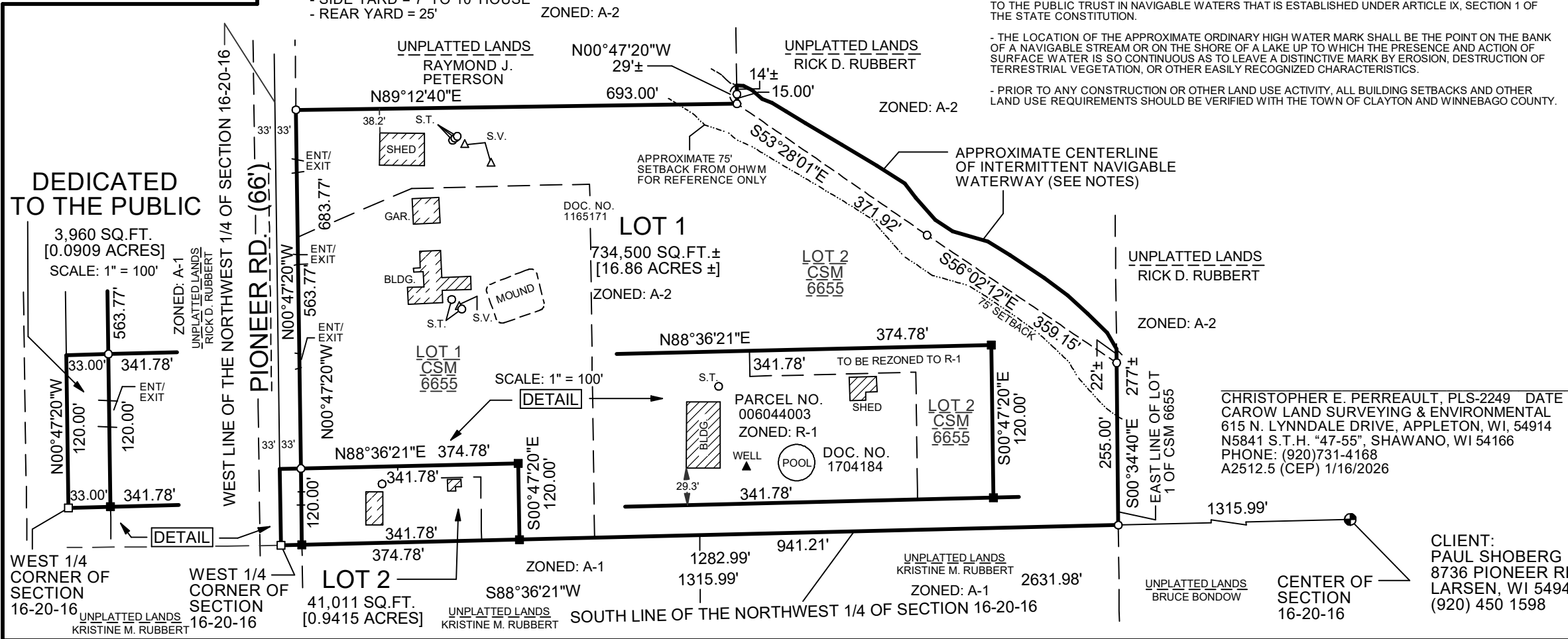
SCALE: 1" = 200'

NOTES:
 - THE ORDINARY HIGH WATER MARK AND SETBACK ARE NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MARK MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON.

- 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.

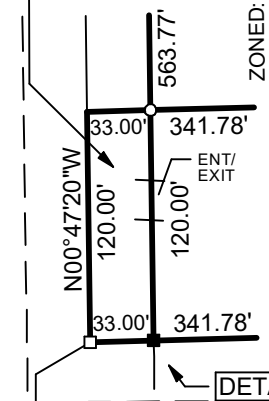
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

- PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY, ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED WITH THE TOWN OF CLAYTON AND WINNEBAGO COUNTY.



DEDICATED TO THE PUBLIC

3,960 SQ.FT.
 [0.0909 ACRES]
 SCALE: 1" = 100'



WEST 1/4 CORNER OF SECTION 16-20-16
 UNPLATTED LANDS KRISTINE M. RUBBERT

WEST 1/4 CORNER OF SECTION 16-20-16

CHRISTOPHER E. PERREAU, PLS-2249 DATE CAROW LAND SURVEYING & ENVIRONMENTAL 615 N. LYNNDALE DRIVE, APPLETON, WI, 54914 N5841 S.T.H. "47-55", SHAWANO, WI 54168 PHONE: (920)731-4168 A2512.5 (CEP) 1/16/2026

CLIENT:
 PAUL SHOBERG
 8736 PIONEER RD
 LARSEN, WI 54947
 (920) 450 1598

CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6655 AS RECORDED IN DOCUMENT NO. 1610919, LOCATED IN AND BEING PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE _____ DAY OF _____, 20__.

TOWN CHAIRPERSON

TOWN CLERK

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF CLAYTON AND WINNEBAGO COUNTY.

PAUL S. SHOBERG

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF CLAYTON AND WINNEBAGO COUNTY.

TRAVIS S. BARGENDER

STACY M. BARGENDER

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDAL DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2512.5 (CEP) 1/16/2026