



# PLAN COMMISSION

Wednesday, December 10, 2025 – 6:30 PM

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

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## AGENDA

### CALL TO ORDER

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

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

- A. Plan Commission Public Hearing on a Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes, requesting approval to re-zone approximately 1.32 acres of proposed Lot 1 (3464 & 3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.06 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

### APPROVAL OF MINUTES

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

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

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

### CORRESPONDENCE

- A. Distribution of the November 2025 Building Inspection Report

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

- A. Administrator's Report

### BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2025-003 Making a Recommendation to the Town Board of Supervisors regarding a Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes, requesting approval to re-zone approximately 1.32 acres of proposed Lot 1 (3464 & 3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.06 acres of proposed Lot 2 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 John Kulogo & David Hughes to reconfigure portions of Tax ID #006-0420-02; Tax ID #006-0420-03; and Tax ID #006-0420-05 (3464 & 3442 County Rd II).

### **UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Jan 14; Feb 11; Mar 11  
B. Town Board (6:30 pm start unless otherwise noted) - Dec 17; Jan 7 & 21; Feb 4 & 18

### **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, December 10, 2025, 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 John Kulogo & David Hughes requests approval to re-zone portions of Tax ID #006-0420-02; Tax ID #006-0420-03; and Tax ID #006-0420-05 (3464 & 3442 County Rd II). The application is to re-zone approximately 1.32 acres of proposed Lot 1 from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.06 acres of proposed Lot 2 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 December 10, 2025, after the Public Hearing. The Town Board will consider the application at its regularly scheduled meeting at 6:30 pm on Wednesday, December 17, 2025. 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 21<sup>st</sup> day of November, 2025  
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, November 26, 2025  
and  
Wednesday, December 3, 2025

Post on or before November 26, 2025

# 006-0420-02 REZONE

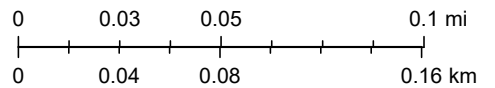
Item A.



11/11/2025, 1:22:14 PM

1:3,000

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary
- 2025 Air Photo
- Red: Band\_1



Winnebago County GIS



# PLAN COMMISSION

Wednesday, November 12, 2025 – 6:30 PM

Item A.

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

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## 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, October 8, 2025 Plan Commission Meeting

### MOTION

**Motion made** by Commissioner Nemecek, **Seconded** by Commissioner Haskell to approve the Minutes of the Wednesday, October 8, 2025, 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 – NONE**

### CORRESPONDENCE

- A. Distribution of the October 2025 Building Inspection Report

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

- A. Administrator's Report

### BUSINESS

- A. Review/Discussion: Plan Commission review & discussion on a Concept Plan Review Application submitted by Vierbicher on behalf of Vander Heiden Family Limited Partnership for a proposed mixed-use development.

**DISCUSSION ITEM ONLY - NO ACTION TAKEN**

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Dec 10; Jan 14; Feb 11
- B. Special Town Electors Meeting - November 19 beginning at 6 pm
- C. Town Board (6:30 pm start unless otherwise noted) - Nov 19 (**immediately following the Special Town Electors Meeting**); Dec 3 & 17; Jan 7 & 21

**ADJOURNMENT**

**MOTION**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:25 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

**INTERMUNICIPAL PERMITTING REPORT NOVEMBER 2025 PERMITTING**

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
<b>TOWN OF CLAYTON PERMITS:</b>								
11/5/2025	366-25-11H	HOLTZ HOMES	2645 CORNELL	NSFD HVAC	INTEGRITY HVAC	\$ 20,000.00	\$ 581.20	464.96
11/5/2025	367-25-11H	VAN SISTINE HOMES	2964 LENNON	NSFD HVAC	CHRISTENSEN HVAC	\$ 24,000.00	\$ 766.20	612.96
11/11/2025	368-25-11B	DAVID MURPHY	1260 STONEY BRIDGE	SERVICE	SCHMIT ELECT	\$ 4,000.00	\$ 150.00	120.00
11/12/2025	369-25-11B	MARCUS MCGUIRE	2624&2626 PRINCETON	NEW DUPLEX	MARCUS MCGUIRE HOMES	\$ 600,000.00	\$ 2,473.00	1,978.40
11/13/2025	370-25-11E	MARCUS MCGUIRE	2624&2626 PRINCETON	NEW DUPLEX ELECT	BLACK-HAAK	\$ 20,000.00	\$ 884.00	707.20
11/13/2025	371-25-11H	MARCUS MCGUIRE	2624&2626 PRINCETON	NEW DUPLEX HVAC	BLACK-HAAK	\$ 20,000.00	\$ 884.00	707.20
11/13/2025	372-25-11E	ANDREW POTOKAR	2755 HOLIDAY	SEAL METER	BLACK-HAAK	\$ 600.00	\$ 100.00	80.00
11/13/2025	373-25-11P	VAN SISTINE HOMES	2964 LENNON	NSFD PLUMB	J COX PLUMB	\$ 30,000.00	\$ 766.20	612.96
11/13/2025	374-25-11E	BRIAN EICHINGER	2720 MURRAY	REPLACE METER SOCKET	HOMETOWN ELECT	\$ 1,000.00	\$ 150.00	120.00
11/13/2025	375-25-11E	CHRIS MEYER	3642 PARK LANE	SERVICE CHANGE	HOCKERS HOME SERVICE	\$ 7,906.00	\$ 150.00	120.00
11/17/2025	376-25-11P	HOLTZ HOMES	2645 CORNELL	NSFD PLUMB	KELDERMAN PLUMB	\$ 22,000.00	\$ 531.20	424.96
11/17/2025	377-25-11P	MARCUS MCGUIRE	2624&2626 PRINCETON	NSFD PLUMB	PERFORMANCE PLUMB	\$ 24,500.00	\$ 884.60	707.68
11/19/2025	378-25-11H	ALEX PRODOEHL	3531 HICKORY HILLS	FINISH BASEMENT HVAC	PALISADES HVAC	\$ 11,200.00	\$ 273.50	218.80
<b>TOTALS</b>						<b>\$ 785,206.00</b>	<b>\$ 8,593.90</b>	<b>\$ 6,875.12</b>
<b>TOWN OF WINNECONNE PERMITS:</b>								
11/11/2025	129-25-11B	TYLER FUERSTENBERG	6780 CTY M	REROOF	AMERICAN QUALITY HOMES	\$ 11,015.00	\$ 50.00	\$ 40.00
11/11/2025	130-25-11B	MICHAEL LAEMMRICK	6902 SUNSET TR	REROOF	RIDGE TOP EXTERIORS	\$ 35,400.00	\$ 50.00	\$ 40.00
11/17/2025	131-25-11B	ERWIN FISCHER	6671 LASLEY SHORE	DECK	E2 INOVATIONS	\$ 10,000.00	\$ 78.60	\$ 62.88
11/17/2025	132-25-11E	MARK THOMAS	5019 RIVERMOOR	ELECT REMOD	LUXURY ELECT	\$ 8,500.00	\$ 141.00	\$ 112.80
11/19/2025	133-25-11B	TJ LAFEVER	5162 ADAMS	REROOF	HOME PRO	\$ 6,750.00	\$ 50.00	\$ 40.00
11/19/2025	134-25-11B	DENNIS SCHAFFER	5025 WASHINGTON	RAZE HOUSE GARAGE	HOFFMANN-STROBEL BLDGS	\$ 2,500.00	\$ 95.00	\$ 76.00
<b>TOTALS</b>						<b>\$ 74,165.00</b>	<b>\$ 464.60</b>	<b>\$ 371.68</b>

## MEMORANDUM

### **Business Item A**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & consideration of Resolution 2025-003 Making a Recommendation to the Town Board of Supervisors regarding a Re-Zoning Application submitted by Chris Perreault on behalf of John Kulogo & David Hughes, requesting approval to re-zone approximately 1.32 acres of proposed Lot 1 (3464 & 3442 County Rd II) from R-1 (Rural Residential District) to A-2 (General Agriculture District); and approximately 0.06 acres of proposed Lot 2 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Please see the comments below from Code Administrator Kamke:

The zoning district change request is to standardize the zoning of the lands being added to each of the new lots being created by the proposed Certified Survey Map review on this same agenda. The proposed lots meet most but not all the dimensional standards for their respective districts.

*From the certified survey map memo: Three parcels, created by the same historic CSM #8112, will be reconfigured into three new parcels. Current parcels are: 006-042002, being Lot 1 of CSM #8112 owned by David Hughes; 006-042003, being Lot 2 of CSM #8112 owned by John H. Kulogo; and 006-042005, being Lot 4 of CSM #8112 owned by Kulogo Farmland LLC. Of this historic CSM, all of Lots 1, 2, and 3 were zoned R-1 Rural Residential district. Lot 4, encompassing the remaining agricultural field acreage, remained as A-2 General Agriculture district.*

Proposed for a zoning change from R-1 Rural Residential to A-2 General Agriculture is all of the land from the historic CSM #8112 Lot 2 (Mr. Kulogo's parcel). Also included in this change is land being combined to the new Proposed Lot 1, primarily the area surrounding and encompassing the outbuilding to the north of the homes. This will make all lands of Proposed Lot 1 to be consistent with the acreage being gained from the agricultural field. Proposed Lot 1 is approximately 5.2 acres, has road frontage of 162.39 feet, and average lot width of 326.6 feet. The A-2 General Agriculture district requires a minimum of five acres, and 200ft for both average lot width and minimum road frontage. Proposed Lot 1 does not meet the minimum road frontage for A-2 General Agriculture district.

Approximately 0.06 acres of A-2 General Agriculture district lands being added to Proposed Lot 2 (the new northwest corner of the lot) will be rezoned to R-1 Rural Residential district. In combination with lands being added along the south and east lot lines, a new 51,451 sqft (1.1811 acre) parcel will be created with an average width of 202.06ft. Minimum area for R-1 Rural Residential district is 43,000sqft with required 33 feet minimum road frontage and a minimum lot width average of 200ft. Proposed Lot 2 meets all dimensional standards.

Both the proposed zoning districts match with the surrounding neighborhood, existing land use, and Future Land Use Map of the Town Comprehensive Plan.

**SUGGESTED MOTION(S):**

*Motion to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2025-003.*

*Motion to recommend denial of the re-zoning application submitted by Chris Perreault on behalf of John Kulogo & David Hughes with Resolution 2025-003.*

Respectfully Submitted,  
Kelsey

# 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 John Kulogo & David Hughes  
 Street Address 2539 Oakridge Rd.  
 City Neenah State WI Zip Code 54956  
 Phone 920-385-3777  
 E-mail johnkulogosworkshop@gmail.com

### APPLICANT

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor: \* Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Name: Chris Perreault  
 Address: 615 N. Lyndale Dr., Appleton, WI 54914 Zip Code: 54914  
 Phone: 920-731-4168 E-Mail: chris@clse.pro  
 Describe the reason for the Re-Zoning: Needed to have lots all in one zoning district

### RE-ZONING SPECIFICS

Number of Lots: 2 Total Acreage: 6.38 Ac Tax Key Number: 006042005  
006042003+006042002  
 Legal Description: Lots 1 & 2 & part of Lot 4 of CSM No. 8112  
Town of Clayton, Winnebago County, WI  
 Current Zoning: A-2 & R-1

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: 11/5/25

### 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.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOTS 1 & 2, AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

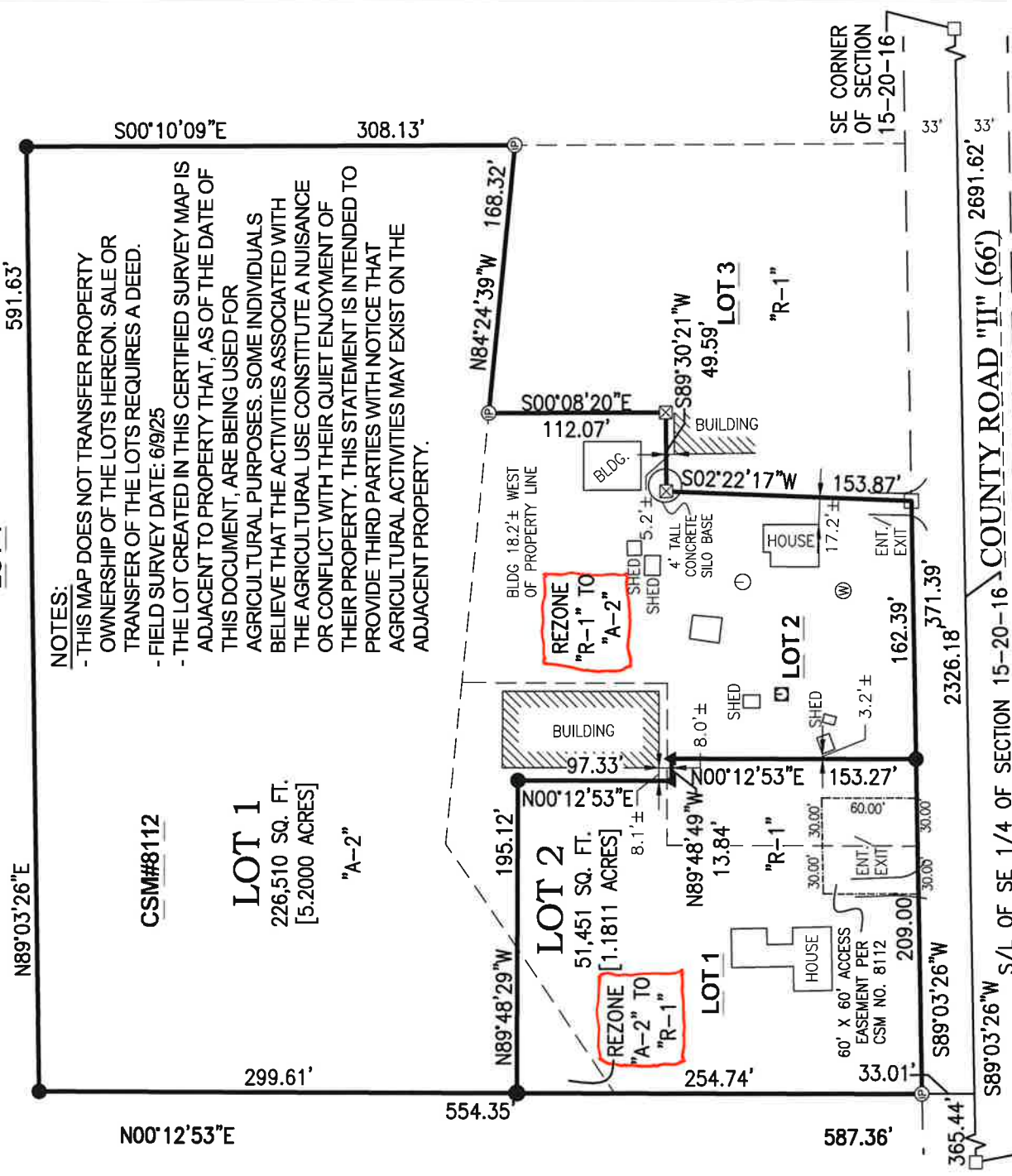
**OWNER(S) OF RECORD:**

JOHN H. KULOGO  
 KULOGO FARMLAND, LLC.  
 DAVID HUGHES  
 PARCEL NO.(S):  
 006042002  
 006042003  
 006042005 (PART)

**LEGEND:**

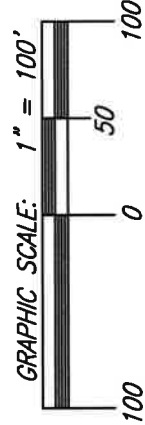
- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- ⊙ = 1 1/4" O.D. ROUND IRON PIPE FOUND
- ⊠ = MAG SPIKE FOUND
- ▲ = RAILROAD SPIKE SET
- ⊠ = CUT CROSS IN CONCRETE FOUND
- ⊙ = SEPTIC COVER
- ⊙ = WELL
- ⊙ = "A-2" ZONING DISTRICT

"A-2" LOT 4



**NOTES:**

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS HEREON. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 6/9/25
- THE LOT CREATED IN THIS CERTIFIED SURVEY MAP IS 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.



NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°03'26"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
 CAROW LAND SURVEYING & ENVIRONMENTAL  
 615 N. LYNDALE DR., APPLETON, WI 54914  
 N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
 PHONE: (920)731-4168

A2307.5-25-2 DATED: 11/05/2025 DRAFTED BY: fnz/bwm-NJO

SHEET 1 OF 4 SHEETS

Item A.

TOWN OF CLAYTON  
PLAN COMMISSION RESOLUTION # 2025-002  
RE-ZONING OF TAX ID #006-0420-02; TAX ID #006-0420-03; AND TAX ID  
#006-0420-05

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

**Owner:** John Kulogo & David Hughes

**Applicant:** Chris Perreault

**Location:** 3464 & 3442 County Rd II

**Legal Description:** All being a part of the Southwest ¼ of the Southeast ¼, Section 15,  
Township 20 North, Range 16 East, 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 #006-0420-02; Tax ID  
#006-0420-03; and Tax ID #006-0420-05

**Explanation:** Applicant is requesting a Zoning Change for approximately 1.32 acres  
from R-1 (Rural Residential District) to A-2 (General Agriculture District);  
and approximately 0.06 acres of proposed Lot 2 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:

## MEMORANDUM

### **Business Item B**

From: Administrator/Staff  
 To: Plan Commission  
 Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of John Kulogo & David Hughes to reconfigure portions of Tax ID #006-0420-02; Tax ID #006-0420-03; and Tax ID #006-0420-05 (3464 & 3442 County Rd II).

Please see the comments below from Code Administrator Kamke:

This Certified Survey Map is requested to prepare for an ownership transfer of an outbuilding between lots, and the addition of agricultural production acreage to the Proposed Lot 1. When done in combination with the rezoning on this agenda, the proposed lots will meet most but not all dimensional standards for their districts, being lot area, average lot width, and setbacks from lot lines to buildings. Proposed Lot 1 would not meet the minimum road frontage required for A-2 General Agriculture district.

Three parcels, created by the same historic CSM #8112, will be reconfigured into three new parcels. Current parcels are: 006-042002, being Lot 1 of CSM #8112 owned by David Hughes; 006-042003, being Lot 2 of CSM #8112 owned by John H. Kulogo; and 006-042005, being Lot 4 of CSM #8112 owned by Kulogo Farmland LLC.

Proposed Lot 1 of this CSM is owned by John H. Kulogo (residential portion) and Kulogo Farmland LLC (agricultural field). It is proposed to combine approximately  $\pm$  3.88 acres from that field with existing 1.32 acres of residential-use land that has frontage and a driveway on County Road II to create a  $\pm$ 5.2 acre lot. These lands will be combined with some land area from the Hughes' property to the west, being an outbuilding and acreage to "square off" both lots. This new Proposed Lot 1 will be zoned A-2 General Agriculture district. The A-2 General Agriculture district requires a minimum of five acres, and 200ft for both average lot width and minimum road frontage. At a proposed 5.2 acres, 326.6 feet average width, and 162.39 feet of road frontage, Proposed Lot 1 does not meet all the required dimensional standards.

Proposed Lot 2 of this CSM is owned by David Hughes. Approximately 0.06 acres from the Kulogo Farmland LLC field will be added to the Proposed Lot 2. This, in combination with realigning the west lot line to exclude the outbuilding, will result in the north lot line of Mr. Hughes' parcel being set in a cleaner, generally east-west straight line. Additionally, area along County Road II from the property to the east (Mr. Kulogo's parcel) also will be added to Proposed Lot 2, for this Proposed Lot 2 to meet dimensional requirements of the R-1 Rural Residential district. As included in the zoning change memo, R-1 Rural Residential district requires a minimum area of 43,000 square feet, 33 feet of road frontage, and 200 feet of average lot width.

This is the fourth land division of this land in the last five years. Per Wis Stats 236.02(12)(am), land divisions creating lots of 1.5 acres or less are limited to no more than four divisions in five years when using the Certified Survey Map method. Property

owners wishing to divide more times or lots than that must do so by the plat process. In March 2024, three lots fitting this “subdivision” definition were created by recording CSM #8112 (Document #1918904 in the Winnebago County Register of Deeds). Approval and subsequent recording of this proposed survey will create a fourth lot of less than 1.5 acres. This is allowable, and just means that no other subdivision of land can occur on this land until at least 2029. The CSM request heard earlier in 2025 by this Commission was approved by the Town, but never recorded, and so does not count towards the statutory maximum.

Each lot of this proposal has an individual well, septic system, and driveway access. They are not within an area of expected sanitary district service expansion. Section 7.10.11(6)(a) of the Town Subdivision Ordinance requires all pertinent features of the property to be documented on the map. If there is information about the septic system location (drain fields, vents, tank covers, etc.) those must be included. Adjacent property owners must be listed over their respective parcels on the survey as required in the subdivision ordinance. It is also recommended that the ownership of the Proposed Lot 1 be clarified if it will be only in Mr. Kulogo’s ownership, solely by the LLC, or by both together.

### **Staff Recommendation**

It is staff opinion that should this survey be recommended for approval to the Town Board, the rezoning request should also be recommended for approval. Similarly, if this is not recommended for approval, the zoning change item should also be denied. Doing one without the other will result in split-zoned lots, creating difficulty in administering and enforcing Town ordinances.

### **SUGGESTED MOTION(S):**

*Motion to recommend approval of the CSM application submitted by Chris Perreault on behalf of John Kulogo & David Hughes.*

*Motion to recommend denial of the CSM application submitted by Chris Perreault on behalf of John Kulogo & David Hughes.*

Respectfully Submitted,  
Kelsey

# 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 John Kulogo & David Hughes  
 Street Address 2539 Oakridge Rd, Neenah, WI 54956  
 City Neenah State WI Zip Code 54956  
 Phone 920-385-3777  
 E-mail john.kulogosworkshop@gmail.com


### Applicant:

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor:  Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner: \_\_\_\_\_  
 Name: Chris Perreault  
 Address: 615 N. Lyndale Dr., Appleton, WI Zip Code: 54914  
 Phone: 920-731-4168 E-Mail: chris@clse.pro  
 Describe the reason for the CSM Review: Adding land to existing lot from adjoining owner

### Survey Specifics:

Number of Lots: 2 Total Acreage: 6.38 Tax Key Number: 006042005  
006042003 + 006042002  
 Legal Description: Lot 2 & part of Lot 4 of CSM No. 8112  
Town of Clayton, Winnebago County, WI  
 Surveyor: Chris Perreault  
 Zoning: A-2 & R-1 Registration Number: 2249  
 Address: Same as Applicant  
 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.

 Today's Date 7/1/20

*For Town Use Only*

Fee (see Town Fee Schedule)			
Fee: _____	Map Deposit Fee: _____	Check #: _____	Date: _____
*Map Deposit fee is fully refundable if a recorded copy of the approved document is submitted to the Town within 90 days of the Town Board approval.			
Date Received Complete: _____	By: _____		
Review Meetings - Plan Comm _____	Town Board _____		
CSM is:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Condition	<input type="checkbox"/> Denied
Recorded Document Submittal Deadline (90 days from TB Approval): _____			

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

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOTS 1 & 2, AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

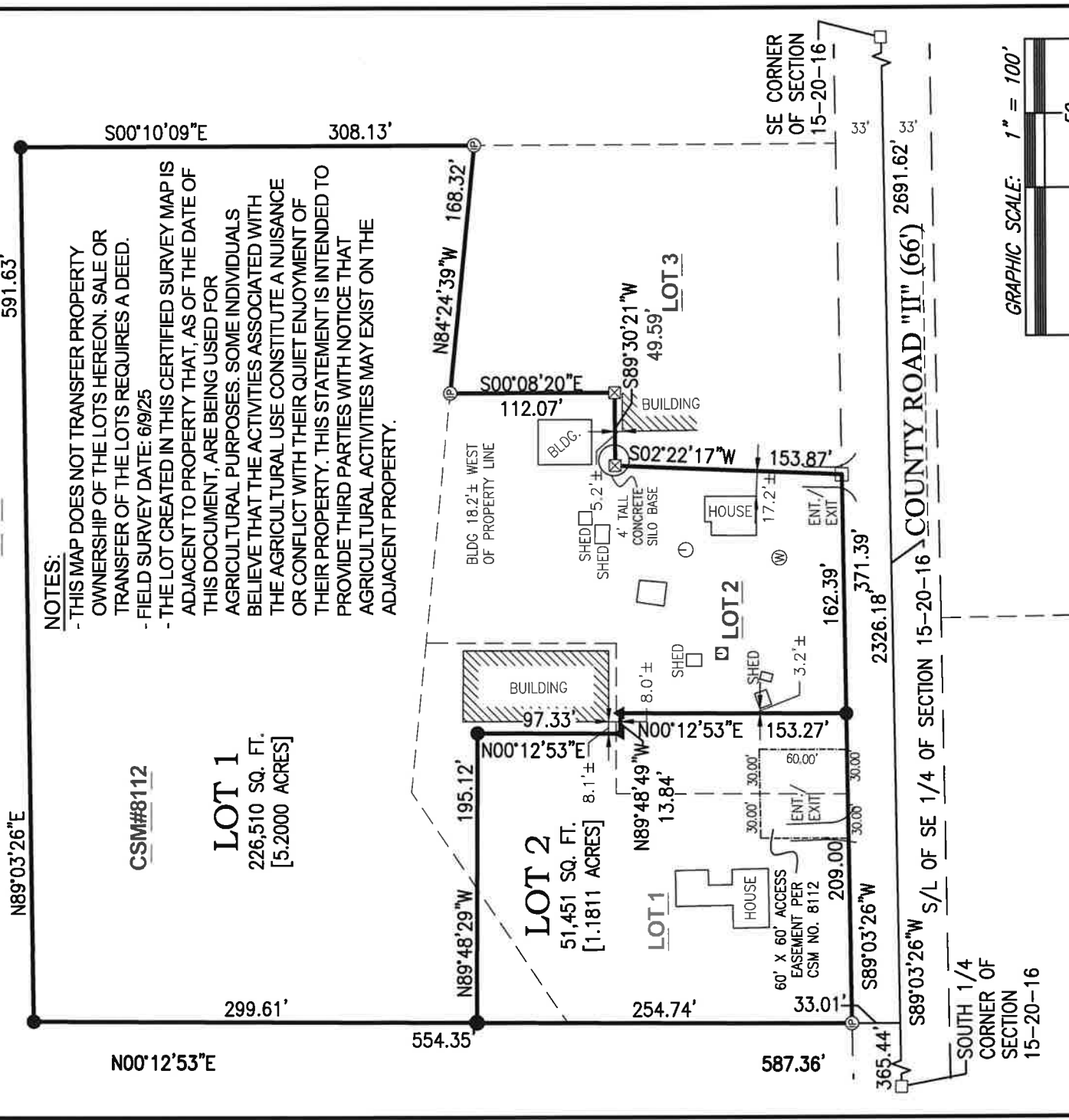
**OWNER(S) OF RECORD:**

JOHN H. KULOGO  
 KULOGO FARMLAND, LLC.  
 DAVID HUGHES  
 PARCEL NO.(S):  
 006042002  
 006042003  
 006042005 (PART)

**LEGEND:**

- = 1 1/2" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.68 LBS. PER LIN. FT.
- ⊙ = 1 1/2" O.D. ROUND IRON PIPE FOUND
- ⊠ = MAG SPIKE FOUND
- ▲ = RAILROAD SPIKE SET
- ⊠ = CUT CROSS IN CONCRETE FOUND
- ⊙ = SEPTIC COVER
- ⊗ = WELL

**LOT 4**



**NOTES:**

- THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP OF THE LOTS HEREON. SALE OR TRANSFER OF THE LOTS REQUIRES A DEED.
- FIELD SURVEY DATE: 6/9/25
- THE LOT CREATED IN THIS CERTIFIED SURVEY MAP IS 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.

CSM#8112

**LOT 1**

226,510 SQ. FT.  
 [5,2000 ACRES]

**LOT 2**

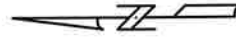
51,451 SQ. FT.  
 [1,1811 ACRES]

**LOT 3**

49,559 SQ. FT.

SOUTH 1/4 CORNER OF SECTION 15-20-16

SOUTH 1/4 CORNER OF SECTION 15-20-16



NORTH IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS S89°03'26"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

CHRISTOPHER E. PERREault, PLS-2249 DATED  
 CAROW LAND SURVEYING & ENVIRONMENTAL  
 615 N. LYNNDale DR., APPLETON, WI 54914  
 N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166  
 PHONE: (920)731-4168

A2307.5-25-2 DATED:11/05/2025 DRAFTED BY:fnz/bwm-NJO

SHEET 1 OF 4 SHEETS

Item B.

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING ALL OF LOTS 1 & 2 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOTS 1 & 2 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 15; THENCE N89°03'26"E, 365.44 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 15 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8112; THENCE N00°12'53"E, 33.01 FEET ALONG SAID SOUTHERLY EXTENSION TO THE NORTH LINE OF C.T.H. "II" AND THE POINT OF BEGINNING; THENCE CONTINUING N00°12'53"E, 554.35 FEET ALONG SAID WEST LINE AND THE WEST LINE OF LOT 4 OF SAID CERTIFIED SURVEY MAP; THENCE N89°03'26"E, 591.63 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 3 OF CERTIFIED SURVEY MAP NO. 8112; THENCE S00°10'09"E, 308.13 FEET ALONG SAID NORTHERLY EXTENSION TO A NORTH LINE OF SAID LOT 3; THENCE N84°24'39"W, 168.32 FEET ALONG SAID NORTH LINE TO A WEST LINE OF SAID LOT 3; THENCE S00°08'20"E, 112.07 FEET ALONG SAID WEST LINE TO A NORTH LINE OF SAID LOT 3; THENCE S89°30'21"W, 49.59 FEET ALONG SAID NORTH LINE TO A WEST LINE OF SAID LOT 3; THENCE S02°22'17"W, 153.87 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF C.T.H. "II"; THENCE S89°03'26"W, 371.39 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF JOHN KULOGO, 2539 OAKRIDGE ROAD, NEENAH, WI 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE TOWN OF CLAYTON AND WINNEBAGO COUNTY.

CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914  
N5841 S.T.H. "47-55", SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2307.5-25-2 (RFR) 11-4-2025

**NOTES:**

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 006042003 AND 006042002 & PART OF006042005.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): JOHN H. KULOGO, KULOGO FARMLAND, LLC. AND DAVID HUGHES.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1940505, 1924090 & 1945258.

**TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

TOWN TREASURER \_\_\_\_\_ DATED \_\_\_\_\_ COUNTY TREASURER \_\_\_\_\_ DATED \_\_\_\_\_

SHEET 2 OF 4 SHEETS

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

BEING ALL OF LOTS 1 & 2 AND PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 8112 AS RECORDED IN DOCUMENT NO. 1918904, LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

**COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:**

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

**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.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JOHN H. KULOGO

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 DATED  
CAROW LAND SURVEYING & ENVIRONMENTAL  
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914  
N5841 S.T.H. "47-55", SHAWANO, WI 54166  
PHONE: (920)731-4168  
A2307.5-25-2 (RFR) 11-4-2025

SHEET 3 OF 4 SHEETS

