PLAN COMMISSION

Wednesday, May 13, 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
D. Oath of Office & Seating of Commissioners
Seat #3: Dave Sleik
Seat #4: Terry Haase
Seat #5: Becky Haskell

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, April 8, 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 April 2026 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 McMahon Associates on behalf of Chris & Brittany Voigt for a new equestrian building located at 3411 Winnegamie Dr.
B. Review/Recommendation: Plan Commission review & recommendation on revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.
C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-006 Recommending Amendments to Chapter 7.10 Subdivision Ordinance.

UPCOMING MEETING ATTENDANCE

A. Plan Commission (6:30 pm start unless otherwise noted) - Jun 10; July 8; Aug 12
B. Town Board (6:30 pm start unless otherwise noted) - May 20; Jun 3 & 17; July 1 & 15

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, April 08, 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
Planner Jaworski
Code Administrator Kamke

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

A. Plan Commission Public Hearing on a Rezoning Application submitted by Stephen & Anna Seljan requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

NO COMMENTS - PUBLIC HEARING CLOSED AT 6:31 PM

B. Plan Commission Public Hearing on a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone approximately 1.55 acres of Tax ID #006-006-09-02 and approximately 3.45 acres of Tax ID #006-006-09-03 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

NO COMMENTS - PUBLIC HEARING CLOSED AT 6:32 PM

APPROVAL OF MINUTES

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

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, March 11, 2026 Plan Commission Meeting as presented.

DRAFT

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Town Board Rep. Christianson
Abstaining: Commissioner Ketter
Motion carried 5-0.

OPEN FORUM – Public comments addressed to the Plan Commission

CORRESPONDENCE

A. Distribution of the March 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 2026-004 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Stephen & Anna Seljan, requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

MOTION
Motion made by Town Board Rep. Christianson, **Seconded** by Commissioner Haase, to recommend approval of the rezoning application submitted by Stephan & Anna Seljan with Resolution 2026-004.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Town Board Rep. Christianson
Motion carried 6-0.

B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Stephen & Anna Seljan to reconfigure portions of Tax ID #006-1184 (8393 Moser Ln), and Tax ID #006-0502-05.

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek, to recommend approval of the CSM application submitted by Stephen & Anna Seljan with the following condition:
1. Addition of the Right to Farm language to the CSM
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Town Board Rep. Christianson
Motion carried 6-0.

C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-005 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone approximately 1.55 acres of Tax ID #006-006-09-02 and approximately 3.45 acres of Tax ID #006-006-09-03 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

MOTION

DRAFT

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek, to recommend approval of the rezoning application submitted by Doug Woelz on behalf of Joshua Kitzmiller with Resolution 2026-005.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Town Board Rep. Christianson
Abstaining: Commissioner Haase
Motion carried 5-0.

D. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase to reconfigure portions of Tax ID #006-0006-09-02 and Tax ID #006-0006-09-03.

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to recommend approval of the CSM application submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase with the following conditions:
1. Updated language for Lind Lane right-of-way dedication
2. Addition of the Right to Farm language
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Town Board Rep. Christianson
Abstaining: Commissioner Haase
Motion carried 5-0.

E. 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) - May 13; Jun 10; Jul 8
B. Town Board (6:30 pm start unless otherwise noted) - Apr 15;
May 6 IMMEDIATELY FOLLOWING THE BOARD OF REVIEW MEETING; May 20;
Jun 3 & 17
C. 176th Annual Meeting of the Town's Electors - April 21 at 6:30 pm
D. 1st Board of Review Meeting - May 6 at 6:00 pm

ADJOURNMENT

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:07 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 APRIL PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
4/1/2026	110-26-4E	SPARK DEVELOPMENT	9111 EAGLE HEIGHTS	MULTI-FAMILY ELECT	HIPKE ELECT	$17,373.00	$1,837.30	$ 1,469.84
4/1/2026	111-26-4E	SPARK DEVELOPMENT	9115 EAGLE HEIGHTS	MULTI-FAMILY ELECT	HIPKE ELECT	$17,373.00	$1,837.30	$ 1,469.84
4/1/2026	112-26-4B	TOWN OF CLAYTON	3577 LARSEN	STORAGE SHED	SURBURBAN ATHLETICS	$12,000.00	$207.60	$ 166.08
4/6/2026	113-26-4H	SANDRA ALLEN	3348 DEKALB	FURNACE REPLACEMENT	BLACK-HAAK	$5,000.00	$100.00	$ 80.00
4/6/2026	114-26-4H	DALE RUPIPER	2924 RIDGEWAY	FURNACE REPLACEMENT	HEALTHY HVAC	$6,862.00	$100.00	$ 80.00
4/6/2026	115-26-4H	CRAIG PIERSTORFT	8037 NICHOLE HEIGHTS	FURNACE REPLACEMENT	HEALTHY HVAC	$8,763.00	$100.00	$ 80.00
4/6/2026	116-26-4P	DON KORTBEIN	7355 SUNBURST	WATERHEATER REPLACEMENT	BLACK-HAAK	$4,290.00	$100.00	$ 80.00
4/6/2026	117-26-4P	SPARK DEVELOPMENT	9115 EAGLE HEIGHTS	NEW MUTI-FAMILY PLUMB	JT SCHMIDT	$17,373.00	$1,837.30	$ 1,469.84
4/6/2026	118-26-4P	SPARK DEVELOPMENT	9117 EAGLE HEIGHTS	NEW MUTI-FAMILY PLUMB	JT SCHMIDT	$17,373.00	$1,837.30	$ 1,469.84
4/6/2026	119-26-4P	SPARK DEVELOPMENT	9119 EAGLE HEIGHTS	NEW MUTI-FAMILY PLUMB	JT SCHMIDT	$17,373.00	$1,837.30	$ 1,469.84
4/7/2026	120-26-4B	STEVE HANSEN	3373 FAIRVIEW	POLE BUILDING	KAUFFMAN CONST	$83,500.00	$1,590.00	$ 1,272.00
4/7/2026	121-26-4E	STEVE HANSEN	3373 FAIRVIEW	POLE BUILDING ELECT	SELF	$1,000.00	$820.00	$ 656.00
4/13/2026	122-26-4B	JOEY WENNINGER	2635 LAWRENCE	FINISH BASEMENT	SELF	$17,000.00	$396.80	$ 317.44
4/13/2026	123-26-4E	JOEY WENNINGER	2635 LAWRENCE	FINISH BASEMENT ELECT	SELF	$1,000.00	$198.40	$ 158.72
4/13/2026	124-26-4B	VANS REALTY	9326 BROAD MEADOW	NSFD	VANS REALTY	$465,000.00	$1,100.00	$ 880.00
4/14/2026	125-26-4B	JOHN WALTER	7794 JOSEPH PETER	DECK	3RD GEN DECKS	$10,000.00	$227.20	$ 181.76
4/14/2026	126-26-4B	ARLEN BAUMANN	8304 XAVIER	NSFD	BAUMANN CONSTRUCTION	$235,000.00	$1,100.00	$ 880.00
4/15/2026	127-26-4B	JACOBS HOMES	8339 MARLO	NSFD	JACOBS HOMES	$350,000.00	$1,100.00	$ 880.00
4/15/2025	128-26-4E	JACOBS HOMES	8339 MARLO	NSFD ELECT	Diersen Electric	$9,200.00	$536.20	$ 428.96
4/15/2026	129-26-4H	JACOBS HOMES	8339 MARLO	NSFD HVAC			$536.20	$ 428.96
4/15/2026	130-26-4P	JACOBS HOMES	8339 MARLO	NSFD PLUMB			$536.20	$ 428.96
4/20/2026	131-26-4B	BLACK DIAMOND LLC	2625/2627 LAWRENCE	NEW DUPLEX	MARCUS MCGUIRE HOMES	$475,000.00	$1,626.40	$ 1,301.12
4/20/2026	132-26-4E	BLACK DIAMOND LLC	2625/2627 LAWRENCE	NEW DUPLEX ELECT	BLACK-HAAK	$15,000.00	$863.20	$ 690.56
4/20/2026	133-26-4H	BLACK DIAMOND LLC	2625/2627 LAWRENCE	NEW DUPLEX HVAC	BLACK-HAAK	$15,000.00	$863.20	$ 690.56
4/20/2026	134-26-4P	BLACK DIAMOND LLC	2625/2627 LAWRENCE	NEW DUPLEX PLUMB	PERFORMANCE PLUMB	$24,500.00	$863.20	$ 690.56
4/21/2026	135-26-4P	HOFFMAN HOMES	8342 MARLO	NSFD PLUMB	PERFORMANCE PLUMB	$14,250.00	$518.08	$ 414.46
4/27/2026	136-26-4B	CANDEE KRAUTKRAMER	9240 BOMAR	DECK	3RD GEN DECKS	$8,000.00	$270.00	$ 216.00
4/27/2026	137-26-4B	ADAM VAN HANDEL	8585 PIONEER	NSFD	VAN SISTINE HOMES	$650,421.00	$1,135.00	$ 908.00
4/27/2026	138-26-4B	WILMER MEDINA	2615 LARSEN	BASEMENT REMOD	SELF	$12,000.00	$280.00	$ 224.00
4/27/2026	139-26-4E	WILMER MEDINA	2615 LARSEN	BASEMENT REMOD ELECT	SELF	$2,000.00	$140.00	$ 112.00
4/27/2026	140-26-4P	WILMER MEDINA	2615 LARSEN	BASEMENT REMOD PLUMB	SELF	$2,000.00	$140.00	$ 112.00
4/28/2026	141-26-4E	MARSHALL JOHNSON	8057 TRIBUTE	GENERATOR INSTALL	ADAMS POWER	$13,956.00	$100.00	$ 80.00
4/28/2027	142-26-4E	MIKE SULLIVAN	8103 GALAXY	ELECT FOR ABOVE GROUND PC	SELF	$2,100.00	$100.00	$ 80.00
4/29/2027	143-26-4H	TIMOTHY POST	3481 SHENANDOAH	REPLACE A/C	MODERN SHEET METAL	$6,600.00	$100.00	$ 80.00
4/30/2026	144-26-4B	BRENDA WILZ	2593 FAIRVIEW	DETACHED GARAGE	AFFORDABLE CONTRACTING	$16,500.00	$450.00	$ 360.00
					TOTALS	**$2,552,807.00**	**$25,384.18**	**$20,307.34**
TOWN OF WINNECONNE PERMITS:								
4/9/2026	19-26-4B	JEFF JENSEN	620 MEMORIAL	NSFD	A-SQUARE BLDGS	$ 783,000.00	$ 793.60	$ 634.88
4/9/2026		JEFF JENSEN	620 MEMORIAL	TOWN FEES	A-SQUARE BLDGS		$ 610.00	
4/14/2026	20-26-4B	DAVID ACKMANN	7180 LABELLE SHORE	NSFD	WESWNBERG HOMES	$ 600,000.00	$ 603.50	$ 482.80
4/14/2026		DAVID ACKMANN	7180 LABELLE SHORE	TOWN FEES	WESWNBERG HOMES		$ 610.00	
4/22/2026	21-26-4B	CRAIG SOROKO	5774 ERIE	NSFD	CRAIG SOROKO	$ 440,000.00	$ 632.60	$ 506.08
4/22/2026		CRAIG SOROKO	5774 ERIE	TOWN FEES	CRAIG SOROKO		$ 610.00	
4/22/2026	22-26-4B	BERNIE MACDONALD	5159 N HARBOUR	REROOF	ARC CONTRACTING	$ 24,685.00	$ 50.00	$ 40.00
4/22/2026	23-26-4H	JEFF JENSEN	620 MEMEORIAL	NSFD HVAC	MARTENS HVAC	$ 22,460.00	$ 253.08	$ 202.46
4/28/2026	24-26-4E	JUSTIN COX	5546 LASLEY POINT	GENERATOR INSTALL	LUXURY ELECT	$ 1,200.00	$ 60.00	$ 48.00
						$ 1,871,345.00	**$ 4,222.78**	**$ 1,623.76**

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by McMahon Associates on behalf of Chris & Brittany Voigt for a new equestrian building located at 3411 Winnegamie Dr.

Please see the below comments from Code Administrator Kamke:

The Town of Clayton Zoning Ordinance states these requirements and documents must be submitted:

9.07-173 : …plan(s) depicting information in Appendix A and other applicable supplemental materials. Such information and materials shall show compliance with all applicable requirements, including but not limited to Article 8, Article 11, Article 12, Appendix A, and Attachments B-F.

By definition (9.05 of Article 3, Definitions), a commercial stable is a place where horses, donkeys, and other similar domesticated animals are kept for boarding, instructional purposes, or hire on trail rides. Nonresidential buildings and other structures such as barns, stables, riding arenas, and sheds, necessary for the operation are allowed. Other definitions in this same article specifically exclude commercial stables from the category of general agriculture (1.03 of Article 3).

Using these categories, Article 8 requires a Conditional Use Permit, Site Plan approval, and any other zoning and building permits as needed for a commercial stable land use per Exhibit 8-1, Land Use Matrix. Additional special standards for commercial stables include minimum lot size of 5 acres and certain review parameters that must be included in the site plan and operation plan review. “[T]he handling and disposal of animal waste generated by this use shall be addressed along with required setbacks from adjoining properties and the maximum number of livestock that may be kept on the premise.” (9.08-315)

> The land is at least 5 acres, but has a residence on the same parcel, which is in conflict with the ordinance allowances for commercial stable use. The applicant did not submit preliminary plans, proof of application for County permits, or other documents that would outline their proposed process for the handling and disposal of animal waste generated by the use.

Article 11 outlines the requirements for parking. Minimum requirements listed in Exhibit 11-1 mandate at least one parking space per four stalls in the building. The building plan submitted shows eight stalls, which means at least two regular parking spaces must be provided. Section 9.11-09 (b) states that if parking spaces are required, accessible spaces must be provided in addition to the required regular spaces. At least one accessible space must be provided based on the total number of required parking spaces. The site plan submitted provides for six regular spaces and two accessible spaces, meeting the minimum requirements of this article.

Article 12 states the allowances and standards for signs. The A-2 General Agriculture district allows the installation of a 'farm sign', which is a permanent on-premise sign identifying a farm by its name or by the operator's name. As referenced in 9.12-09 and Table 9.12-1, a 'farm sign' is limited in area to 32 square feet per side, and must not be closer than 10 feet to the front property boundary line, and cannot be within side yard or rear yard setbacks. A 'farm sign' can be installed without a permit if these standards are met.

> The sign installed on the site does not meet the dimensional and siting standards for a 'farm sign'. It is both larger than 32 square feet per side and is within the 10 foot setback from the road right-of-way line that is the parcel boundary.

Further, Article 12 groups regulations for permit-required signs by zoning district. While this Site Plan application is for a commercial stable use, it is located on agriculturally zoned land. The Town Zoning Ordinance only allows the listed signs without permits (Table 9.12-1), and does not allow any signs requiring permits when they are proposed for agricultural zoning districts lands.

> While the current zoning ordinance standards do not allow any signs requiring permits in the agricultural zoning districts, this has been identified as an area where the Town Zoning Ordinance could and should be amended. The provisions for conditional uses in the A-1 and A-2 districts that relate to all uses beyond agriculture indicate the Town's desire to allow these uses with certain oversight. It is reasonable to assume those conditional uses will want to have signage installed on their sites. This Site Plan Review cannot change the ordinance. The Town may only impose conditions on this site plan review that relate to any aspect of the use that impacts the public health, safety, morals, comfort, or general welfare. A recommended condition of approval is to move the sign for the commercial stable to a location that is code-conforming in another district that allows this use. The Town can then plan to update their code accordingly.
>
> The other district that allows commercial stable use by conditional use permit is the I-1, Light Industrial District. That district allows one free-standing sign per frontage, with a maximum of 50 square feet per side and no higher than 8 feet tall. Section 9.12-13(b)(3) requires the free-standing sign to be no closer than 10 feet from the front property boundary line, and no part of the sign can be within the viewing clearance triangle. A parking lot entrance sign cannot exceed 12 square feet per side, be a maximum height of 5 feet, and cannot be closer than 100 feet to another free-standing sign.

Appendix A lists the required information for a Site Plan map. Provided materials by the applicant included most but not all items. Building plans from the contractor showed inaccurate north arrow orientation, and the Town should use the plans from the engineer as the intended site layout. No map indicated where any stormwater management facility will be located, and no plans or calculations were submitted for Town comment. No preliminary proof of application to the County for these permits was submitted by the applicant to the Town. All other information required in Appendix A was provided and meets ordinance requirements, including background information on the site, survey details and setting information, site features, setbacks, utilities, and parking plans.

Attachment B discusses the connection to public roads from the site. In the submitted letter by the applicant, they note that a traffic hazard exists due to location of the driveway

relative to the site and vegetation on adjacent properties. In a review for a proposed use, the Town would be able to recommend moving a proposed driveway for commercial stable use to an area of higher visibility as the majority of traffic travels westbound on Winnegamie Drive. The Village of Greenville and Town of Clayton have an agreement for portions of this road, and the subject site is in a stretch maintained by the Village. Any new commercial use would involve the Village to plan and safely place the new driveway. However, as this Site Plan review is part of the journey to obtain compliance for a use established without relevant approvals, the site is now substantially developed. Alterative driveway locations on the west side of the property have multiple septic systems that serve the home and existing horse barn and arena. To mitigate the safety access issue created by the applicant's placement of the driveway, there should be discussion on the feasibility for adding a center turn lane to this stretch of road. This would be done at applicants' cost, and details would be determined between T. Clayton and V. Greenville, with the applicant entering a public improvement agreement contract with the Town as allowed in 9.07-182, and providing the Town appropriate financial securities for such work.

Attachment C describes the Architectural Design Standards, and **Attachment D** shows the extent of each tier. The site is within the Tier 2 Rural Transition design zone, and at least 50% of exterior wall surfaces facing street and side yards must be covered by acceptable exterior building materials. Rear yard facing aspects shall be covered by 33% or more of said materials. While steel panels are not listed under Acceptable Exterior Building Materials in Attachment C .(1)(d) , other materials can be approved by the Town Board. Steel panels are planned for the roof, and have both a 4:12 and <2:12 slope planned for sections of the building. The SRI must be at least 78 or higher for the <2:12 slope, and at least 29 on the 4:12 slope areas. No values were provided for the planned material by the applicant.

Attachment E contains the landscaping requirements. Under the ordinance, residences are not allowed on the site of commercial stables. The landscaping of the home may be considered relevant to this Site Plan review only as it pertains to the visibility from the road right-of-way. Alternative compliance is an option offered to applicants under Attachment E, E. Alternative compliance standards require the applicant to demonstrate how the intent of the landscaping standards can be met more effectively through alternative means. The Town can further waive or modify the requirements when good cause is shown by the applicant as allowed in Att. E, F.(1).

> Buffer Yard landscaping shall be at least 20 feet wide along the side or rear yards that share a common lot line with existing and future residential uses, as determined by existing zoning, existing use, or Comprehensive Plan Future Land Use map designations. The subject site qualifies for this category on every side except their north lot line. Density requirements are 350 points per 100 linear feet, and with 3,986 linear feet along those lot lines, a minimum of 13,951 points would be required. Each tall or medium deciduous tree and each evergreen tree count as 30 points, so 465 of those trees would be required by ordinance standards. Without verifying the quantity of trees existing on the site, the supplied photos from the applicant appear to meet the intent of the standard to create a dense, tall barrier between this use and adjacent residential uses.
>
> Grounds Landscaping requirements. Based on Sheet 03 of the plans from the applicant, a total of 141,031 square feet of new impervious surfaces are proposed

for this project. Attachment E requires a minimum of 20 landscaping points for every new 4,500 square feet. Total points required under the ordinance would be 627 points of landscaping, of which not more than 50% shall be low deciduous trees. The applicant is asking for alternative compliance on this standard due to site limitations and potential harm to users of the site.

Building Landscaping required in Tier 2 is for 100% of the building sides facing public right-of-way to be landscaped in beds a minimum of 6 feet wide as measured from the building façade, with wrapping around corners extending at least 25% the entire side wall length. The applicant asks the Town to consider the landscaping on the residence as sufficient for this standard, due to the distance the proposed building is to be located from the right-of-way.

Parking lot landscaping has two parts, the screening from view from off-site, and the intermittent placement in the parking area of islands or peninsulas. Parking lot screening is likely covered by the buffer yard landscaping and alternative compliance requested there. The applicant asks for a reduction in the parking area landscaping standards, due to the siting of the building far from the road and the incompatibility of the use with aesthetic vegetation. Applicant's letter states safety reasons (horses spooking or attempting to ingest the plantings) and the space being otherwise needed for maneuvering of trailers, accessible vehicles, and accessibility supports.

Attachment F contains suggestions for the Town to consider if they are relaxing any standards. This section outlines the E3 standards, being the Environmental and Energy Efficiency Guidelines encouraged in new commercial construction. The Town does not require most of these components, but may look to implement them in exchange for modifications and waivers of other site design standards per Att. F, C.(2).

After review, the recommendation of the Plan Commission and of the decision by the Town Board must be based on items listed in 9.07-175. This includes: the effects of the project on traffic safety and efficiency and pedestrian circulation, being both on-site and off-site; effects of the project on the natural environment; effects of the project on surrounding properties, including but not limited to operation considerations related to hours of operation and creation of potential nuisances such as noise, odor, fumes, dust, and light; compliance with the Special Site Design Principles and Architectural Standards (Attachments B-F); and any other factors that relate to the purposes of the Zoning Ordinance. (9.07-175)

Conditions of approval may be imposed in granting approval. Conditions and restrictions in site plan review may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect that impacts those things the Zoning Ordinance strives to protect, including the public health, safety, morals, comfort, or general welfare of the community. (9.07-176)

Approval of a site plan is binding and runs with the land, but expires after 12 months if no substantial work has started and is proceeding. (9.07-178 and 179)

Suggested conditions of approval:

1. Applicant must provide proof of application and copies of approved permits to the Town. This includes but is not limited to state commercial building code, construction site erosion control and stormwater management at county and/or state level, livestock / animal waste management permits, private sanitary system permit, and others as relevant to the site construction and use.
2. Applicant shall provide plans to the Town for the handling and disposal of animal waste generated onsite. This is separate and in addition to the permits for such from the regulating agencies.
3. The final approved site plan as required in 9.07-181 must include the location for stormwater facilities and any required onsite animal waste management facilities or storage areas.
4. Sign(s) on the property must be modified or relocated to be compliant with standards applied to other zoning districts that allow the commercial stable use, including the applicant obtaining any permits as required for such signs and placement.
5. Applicant shall provide SRI values for the building materials. Values must meet the Town minimum standards as described in Attachment C.
6. All landscaping required in this approval shall be installed within six months of occupancy of the building. Extensions to this timeline must be done through specific approval by the Town Board.

   Choose an option or edit these to other language as discussed in the Town meetings:

7. Lighting:
   a. Applicant shall submit updated lighting plans showing compliance with 9.08-210 and install those compliant fixtures as required by the Town standards. OR
   b. Town accepts as an exception the lighting plans as submitted, since the materials submitted by the applicant show compliance with the standards required to become Dark Sky Certified, even though the fixtures have not received the certification itself.
8. **IF** approving of proposed alternative compliance allowances for landscaping includes the following:
   a. No additional buffer yard landscape screening required along the east, west, or south lot lines.
   b. Acceptance of the provided building landscaping plan for the east aspect of the building.
   c. No additional parking lot landscaping is required.
   d. Reduction OR complete waiver of the required grounds landscaping standards based on potential harm to users of the site and existing soil limitations. *Must affirm if any grounds landscaping is required, or if standard eliminated entirely.*
9. Access to the site:
   a. Applicant must relocate driveway. OR
   b. Applicant shall enter into a public improvement agreement with the Town as outlined in 9.07-182. The intent will be to install a turn lane for westbound

traffic, or other purpose as discussed and agreed upon between the applicant and Town to alleviate safety hazards in accessing the site. OR

c. Other provisions to address safe access to the site. Could be installation of a turn-around, or other option.

SUGGESTED MOTION(S):

Motion to recommend approval of the Site Plan Application submitted by McMahon Associates on behalf of Chris & Brittany Voigt with the nine (9) listed conditions – MUST CLARIFY OPTIONS FOR 7-9

Motion to recommend denial of the Site Plan Application submitted by McMahon Associates on behalf of Chris & Brittany Voigt.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

Area	√ Component	E^3 Components That Are: Already in Ordinance	E^3 Components That Are: Strongly Recommend	Brief Notes/Explanation
All	National standard		X	LEED, Green Globe, Green Tier, etc
Bldg	Roof Heat Island	X		Light colored roofing materials (SRI Rating)
Bldg	Vegetated Roof		X	Significant area of roof space
Ext	Increase # plants		X	
Ext	Parking Lot Heat Island		X	Light colored, shading, interrupted w/ green space
Ext	Native plantings		X	Significant areas w/ native plantings, not mowed
Ext	Storm Sewer Piping	X		No hard pipe of water directly off site, internal ok
Ext	Natural Feature Preservation	X	X	Mature trees, wood lots, native vegetation
Ext	Riparian Buffers		X	Min 20' wide along all major ditchlines
Ext	Rain Garden/Bioretention		X	All storm water - roof, paved
Ext	Non potable irrigation		X	
Ext	Design for energy conservation		X	Trees, orientation,colors, daylighting, etc
Ext	Existing site		X	Redevelop ex commercial site
Ext	Minimize sprawl		X	Develop w/in 1/8 mi of current comm development
Ext	Light pollution		X	Further reduced beyond current ordinance
Ext	Porous Pavement		X	Helps reduce % developed requirement
Ext	Rain Barrels		X	Must include plan for using captured water
Ext	Fitness Trail		X	Min 1/4 mile long
Ext	Outdoor employee area		X	Seating, dining, shaded, usable
Ext	Larger plantings than required		X	Must be at least 50% of plant list
Ext	Sustainable materials for landscape		X	Fences, benches, pots, etc
Ext	Reduced flow leaving site		X	Infiltration, retention devices
Ext	Planned no mow zones		X	
Ext	Ponds		X	Real ponds instead of just detention/stormwater
Ext	Minimize impervious areas	X		70% maximize impervious surface on site
Ext	Maximize storm water infiltration		X	
Mech	Grey water		X	Recyling grey water, rain water, etc
Mech	Alternative energy		X	Wind, solar, corn, hydropower, geothermal
Mech	ASHRAE 189		X	Include downspouts, sumps, etc
Mech	Water Sense		X	
Mech	Energy Star		X	
Mech	Design Sense		X	
Bldg/ Ext	Solar Thermal Reflective Coating/Paint		X	Significant area of roof or pavement space

SITE PLAN APPLICATION

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

Town of CLAYTON WI
Touch of Country

Office Use Only
Date: ____/____/20____
Paid: $ _____
□Check □Cash □Credit/Debit Card
By: Please make checks payable to: TOWN OF CLAYTON
Receipt #: _____

SUBMITTAL FEES & REQUIREMENTS

Site Plans:	·Meets the requirements of the Town's Zoning Code (Pages 94-97 & 224-225) ·Meets the requirements of the Town's Subdivision Ordinance (can be found on the Town's website) ·Submit 1 Hard Copy with application **and** email an 11 x 17 copy
Fees:	**See Town Fee Schedule**
Plan of Operation:	·Letter describing the business

PROPERTY INFORMATION

Parcel ID / Tax Key No.: 006-_004202_____ | Current Zoning General Agriculture

Site Address / Location: 3411 Winnegamie Drive, Neenah WI 54956

Current Land Use: Residential | Proposed Land Use: Residential

Lot Size/Total Acreage: 17.92 | Project Schedule: Summer 2026-Winter 2027

APPLICANT

Name: Brad Werner
Street Address: 1445 McMahon Drive
City Neenah State WI Zip Code 54956
Phone (920) 751-4200
E-mail BWerner@mcmgrp.com

PROPERTY OWNER (IF NOT THE SAME)

Name: Chris & Brittany Voigt
Street Address: 3411 Winnegamie Drive
City Neenah State WI Zip Code 54956
Phone (920) 470-4824
E-mail brittany@c21ace.com chris@c21ace.com

BUILDER

Name
Street Address
City _____ State ____ Zip Code _____
Phone
E-mail

ENGINEER

Name: Brad Werner
Street Address: 1445 McMahon Drive
City Neenah State WI Zip Code 54956
Phone (920) 751-4200
E-mail BWerner@mcmgrp.com

SURVEYOR

Name
Street Address
City _____ State ____ Zip Code _____
Phone
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.

B Werner — Signature

4-13-26 — Today's Date

McMAHON
ENGINEERS ARCHITECTS

[redacted]

[redacted]

CHECK DATE

April 13, 2026

AMOUNT

[redacted]

TO Town of Clayton
8348 HICKORY AVENUE
LARSEN, WI 54947

VOID AFTER 90 DAYS

[redacted]

MP

[redacted]

VOID FEATURE PANTOGRAPH

WATERMARK IN PAPER – HOLD TO LIGHT TO VIEW

McMAHON • Neenah, WI 54957-1025

[redacted]

Check Date: 4/13/2026

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
041326	4/13/2026	00220643	[redacted]			[redacted]
Town of Clayton [redacted]		TOTAL				

15

Item A.

Check Date: 4/13/2026

McMAHON
ENGINEERS ARCHITECTS

April 13, 2026

Town of Clayton
Attn: Kelly Wisnefske, Administrator
8348 Hickory Avenue
Larsen, WI 54947

Re: Legacy Rose Farms Site Plan
Alternative Compliance To Town of Clayton Zoning Ordinance
McM. No. L0905-09-25-00507

Dear Kelly,

The following packet contains the Legacy Rose Farms Plans and supplemental information. This letter depicts the sections of the Town of Clayton's Zoning Code in which we are asking for an alternative compliance acceptance.

Town of Clayton Zoning Code of Ordinance:

Chapter 9 -Town of Clayton Zoning Code of Ordinances – Attachment E Landscape Design Standards
Section C. Design Standards:
Code in which alternative compliance is requested:

"(a) Buffer Yard Landscaping. Buffer yard landscaping shall be provided as required below to afford protection for existing and future residential uses from glare of lights, visual encroachment, and the transmission of noise.

1) Buffer yard landscaping shall be provided along the full length of a common lot line of any commercial, institutional, industrial, or multi-family (3+ units) use that shares a common side or rear yard lot line with a property that:

a) Is located in the Rural Residential (R-1), Suburban Residential (R-2) or Two-Family Residential (R-3) District;

b) Contains a Single-Family Dwelling, Twin Home or Two-Family Building use; or

c) Is designated in the Town Comprehensive Plan for future single and/or two-family residential purposes"

Alternative Compliance:
Legacy Rose Farms is currently zoned General Agriculture. With the addition of a commercial barn, the property will be required to comply with the commercial landscaping standards outlined in the Town of Clayton's Municipal Zoning Code. Under these requirements, full-length screening must be provided along all shared lot lines adjacent to R-1 and R-2 residential districts, as well as any parcels containing single-family dwellings.

Legacy Rose Farms is bordered on its east, south, and southwest sides by parcels zoned R-1 and R-2. These boundaries are already screened by existing mature landscape buffers, which effectively mitigate visual impacts to neighboring properties. A GIS site map of the farm is included for reference, along with photographs documenting the current screening conditions.

To the west of Legacy Rose Farms lies a parcel zoned General Agricultural that contains a single-family residence similar in character to the dwelling on the Legacy Rose property. This adjacent parcel also includes a large rear field that remains available for agricultural use.

Full screening cannot be provided along the west and north property boundaries shared with this parcel due to existing soil limitations and the presence of shallow bedrock. Previous construction activities on the Legacy Rose Farms site required extensive rock removal and blasting, as bedrock is located approximately 3 feet below the ground surface. A boring completed by ECS Midwest LLC last July, included in the supplemental materials, confirmed the depth and extent of this bedrock.

Because of these geologic constraints, natural screening methods—such as trees or shrubs—would be unable to establish adequate root systems to grow and function effectively as required by the ordinance. Similarly, artificial screening options, including opaque fencing, are not feasible. Installation would require significant rock excavation, resulting in impractical and disproportionate cost impacts.

Although neither natural nor constructed screening is viable along this portion of the property, the existing topography provides meaningful visual buffering. A natural elevation change and a small berm created during the construction of a large drainage swale help screen views toward the proposed barn. A photograph illustrating these existing site conditions is included.

In addition to the shallow bedrock that prevents the establishment of screening vegetation and makes artificial screening infeasible, Legacy Rose Farms would also like to note that the neighboring parcel currently utilizes its General Agricultural–zoned field as a commercial parking area each fall without any screening in place. During the fall season, the neighboring property permits patrons of the Winnegamie Golf Course to park in their rear field while cross-country sporting events are held. This activity is conducted under a contractual agreement with the golf course.

Legacy Rose Farms is not attempting to raise concerns regarding the neighboring property's operations; rather, this information is being provided to the Board for context. Despite functioning as a temporary commercial parking area during these events, the neighboring parcel is not required to provide screening from the Legacy Rose Farms residence when these parking activities occur.

With the combined constraints of shallow bedrock—which prevents the establishment of screening vegetation—and the neighboring parcel's seasonal use of its field as an unscreened commercial parking area, Legacy Rose Farms respectfully requests that alternative compliance be granted along these two property lines. This approval would allow for partial screening of the new commercial barn while acknowledging the site limitations and surrounding land use conditions.

Town of Clayton Zoning Code of Ordinance:
Chapter 9 -Town of Clayton Zoning Code of Ordinances – Attachment E Landscape Design Standards
Section C. Design Standards:
Code in which alternative compliance is requested:
" 1) Grounds Landscaping

a) A minimum of 20 landscape points consisting of deciduous and evergreen trees shall be provided on a prorated basis for every 4,500 square feet of impervious surface.
2. For commercial, institutional and multi-family (3+ units) development:
a. Low deciduous trees shall not make up more that 50 percent (50%) of the total number of trees.

2) Building Landscaping

b) Tier 2 Building Landscaping
1. 100% of the building side(s) facing the public right-of-ways shall be landscaped with a variety of appropriate plant materials in a wood mulch or stone landscaping bed which is a minimum of 6' wide measured from the building façade and continuing around the corners of adjacent sides for a minimum distance equals to 25% of the length of the entire side walls."

Alternative Compliance:
Legacy Rose Farms is zoned General Agriculture and is not a developed or commercially zoned property. The intended use of the site is limited to equestrian training within the barn and stables. In addition, the rear farm field is actively used for agricultural production which is consistent with the property's zoning designation. Requiring the parcel to install grounds landscaping would directly interfere with these ongoing agricultural operations and would hinder the farm's ability to function as intended.

Beyond the operational constraints, introducing additional landscaping near the barns and stables presents safety concerns. Horses can become easily spooked by unfamiliar vegetation, movement, or obstructions, increasing the risk of injury to the animals, staff, and visiting clients. These risks make additional plantings inappropriate and unsafe in proximity to equestrian facilities.

For these reasons—including the property's agricultural zoning, the negative impacts on farm operations, and the potential safety hazards associated with additional landscaping—Legacy Rose Farms respectfully requests approval of alternative landscaping compliance.

The property also includes a single-family residence along its frontage on Winnegamie Drive. This home façade is the only building face visible from the public right-of-way. Photographs provided in the supplemental materials demonstrate that established residential landscaping already exists along this frontage. Given the presence of this existing landscaping and the fact that the parcel is not commercially zoned, Legacy Rose Farms respectfully requests alternative compliance for frontage landscaping requirements.

Town of Clayton Zoning Code of Ordinance:
Chapter 9 -Town of Clayton Zoning Code of Ordinances – Article 8 – Land Use
Section 9.08-210 Exterior Lighting:
Code in which alternative compliance is requested:
"(b) Exterior lighting, whether freestanding or mounted on a building or structure, shall be:
(1) Certified by the International Dark-Sky Association (IDA) as dark sky compliant; documentation shall be provided to verify certification."

Alternative Compliance:
Legacy Rose Farms has submitted supplemental documentation for the exterior lighting proposed for the new commercial barn, as well as the lighting currently installed on the existing barn, which is also planned for conversion to a commercial use. Of the three total fixtures, two are not formally certified by the International Dark-Sky Association (IDA). These fixtures include the existing Ledvance (Sylvania Lighting) can lights and the proposed Acuity Brands can lights.

Although these fixtures do not carry an IDA certification, they meet all applicable technical requirements outlined in the *DarkSky Approved Luminaires Program, Version 3.1*. Section 2.2 establishes performance standards related to uplight, high-angle light, color temperature, shielding, and dimming. Both the existing Ledvance fixtures and the proposed Acuity Brands fixtures comply with these criteria and therefore satisfy the ordinance intent despite the absence of an IDA-issued certification

Section 2.2 of the DarkSky Approved Luminares Program Version 3.1 states,

"A. Uplight: The following are maximum percentages of total luminaire lumens, or maximum lumen amounts, allowed between 90 and 180 degrees above nadir, inclusive (i.e., LCS zones UL and UH combined):

1. Luminaries emitting 1,000 lumens or less: A maximum of 5 lumens total is allowed.
2. Luminaires emitting more than 1,000 lumens: No more than 0.5% of total luminaire lumen output is allowed, up to a maximum of 50 lumens.

B. High angle light: For Luminaries whose lowest light emitting surface is more than 1.2 meters (4 feet) above the ground the following maximum percentages of total luminaire lumens are allowed between 80 degrees and 90 degrees from nadir (i.e., LCS zones FVH and BVH combined):

1. Luminares with a Type V or Type VS light distribution (see section 1.3.F and 1.3.G respectively): No more than 5% of the total luminaire lumen output is allowed.
2. Luminaires with all other distribution types: No more than 3% of luminaire's total lumen output is allowed.

C. Shielding options: For pole mounted street, area, roadway, and parking lot luminaires a pre- or post-installation shielding option must be available and included in the product data sheet.

D. CCT: The light source CCT shall not exceed nominal 3000 K.

E. Dimming: The luminaire shall be dimmable to 10% or less of its full light output rating."

Both the existing Ledvance fixtures and the proposed Acuity Brands can lights meet the technical requirements for Dark Sky compliance. Each fixture emits fewer than 1,000 lumens—approximately 800 lumens for the Ledvance lights and 891 lumens for the Acuity Brands lights. Because these fixtures are recessed can lights installed beneath the barn's overhang, their mounting configuration and orientation prevent any light emission between 80 and 90 degrees from nadir. Additionally, neither fixture is pole-mounted and therefore shielding provisions are not applicable.

Both lighting models include adjustable color temperature settings, and each will be configured to operate at a 3000-K color temperature to meet ordinance requirements. The existing Ledvance fixtures are already equipped with dimmers, and dimming capability will be provided for all new Acuity Brands fixtures as well.

Given the fixtures' compliance with Section 2.2 of the DarkSky guidelines, Legacy Rose Farms respectfully requests alternative approval for these two can-light models.

Town of Clayton Zoning Code of Ordinance:
Chapter 9 -Town of Clayton Zoning Code of Ordinances – Attachment E Landscape Design Standards
Section C. Design Standards:
Code in which alternative compliance is requested:
" (b) Parking Lot Landscaping
1.a) Parking spaces must be separated by a planting island or peninsula at the rate of one island/peninsula for each row of twelve (12) consecutive parking spaces for a single row configuration…"

Alternative Compliance:
Legacy Rose Farms serves many clients with special needs, including individuals who utilize wheelchairs. To ensure safe and efficient access to the new barn, the facility does not intend to install a landscape island between the 14 parking stalls along the east side of the building. Maintaining a clear, unobstructed paved area allows clients and staff to access the barn safely from any parking space.

As noted previously, this parcel is not a commercially zoned property, and therefore the application of full commercial landscaping standards is not practical or appropriate. Additionally, the installation of a landscape island would interfere with essential operational activities, including winter plowing and snow removal.

To offset the absence of a parking-lot island and to enhance the appearance of the barn frontage, Legacy Rose Farms proposes installing a 5-foot landscaping bed along the east side of the building. This improvement will beautify the primary entrance area and help address the intent of the parking-lot landscaping requirement. The existing natural tree line to the east, along with the building itself on the west, already provides effective visual screening of the parking area from the adjacent property.

For these reasons, and in conjunction with the additional building-side landscaping being proposed, Legacy Rose Farms respectfully requests alternative compliance from the parking-lot landscaping requirement. See plan sheet 08 and site photos.

Town of Clayton Zoning Code of Ordinance:
Chapter 9 -Town of Clayton Zoning Code of Ordinances – Article 12 – Signs
Section 9.12-13 General sign standards by type of sign:
Code in which alternative compliance is requested:
"(b) Free-standing sign. A free-standing sign shall comply with each of the following:

(2) No part of a sign may be closer than 10 feet to the front property boundary line or within the side yard or rear yard setback established for the zoning district in which the sign is located."

Alternative Compliance:
Legacy Rose Farms has an existing farm sign located along Winnegamie Drive, positioned just west of the driveway entrance. The sign is installed approximately 6.5 feet from the road right-of-way (center of sign to ROW line), which does not meet the required 10-foot front yard setback. Legacy Rose Farms is requesting alternative compliance due to significant visibility limitations caused by the dense tree line within the public right-of-way east of the driveway. This vegetation obstructs drivers' views of the driveway and the sign, making it easy for visitors—both new and returning—to miss the entrance.

When drivers fail to see the driveway in time, they may brake abruptly to turn, creating a potential traffic hazard. If they pass the entrance, finding a safe location to turn around becomes challenging, particularly for vehicles hauling horse trailers. The nearest practical turnaround location is the Winnegamie Golf Course parking lot; however, increased use of this facility by large vehicles could negatively impact golf course operations and patrons and it is not a legal turn-around.

Due to these safety considerations and the limited sight distance from the roadway to the property entrance, Legacy Rose Farms respectfully requests approval of alternative compliance for the existing sign placement. Included below are photographs illustrating the visibility obstruction caused by the tree line, as well as images of the sign and its surrounding landscape.

Town of Clayton Zoning Code of Ordinance:
Chapter 9 -Town of Clayton Zoning Code of Ordinances – Article 8-Land Use
Section 9.08-315 Commercial Stable:
"(b) Review parameters. As part of the review of the site plan and operation plan, the handling and disposal of animal waste generated by this use shall be addressed along with required setbacks from adjoining properties and the maximum number livestock that may be kept on the premise."

Comment:
Legacy Rose Farms is in the process of obtaining a new waste management permit for the new commercial barn. The status of the permit is in review with the county as the county will not issue a waste management permit until a stormwater permit is issued. Negotiations with the county are ongoing to obtain the stormwater permit. Once the permit is issued by the county, Legacy Rose Farms will present the waste management permit and operation plan to the Town of Clayton for approval. Legacy Rose Farms asks for conditional approval of this ordinance and will provide the necessary information as soon as it is obtained.

If you have any questions please give me a call.

Respectfully,

McMahon Associates, Inc.

Brad D. Werner, P.E.
Vice President / Sr Municipal Engineer

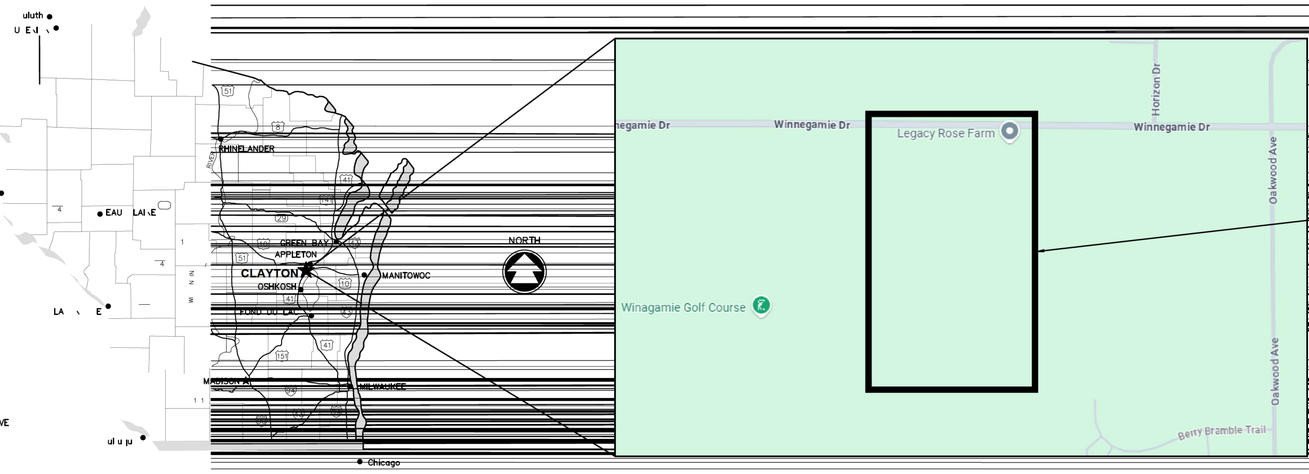
BDW:car

Enclosures

cc: Legacy Rose Farms Submission Packet

NEW EQUESTRIAN BUILDING: LEGACY ROSE FARM
TOWN OF CLAYTON

WINNEBAGO COUNTY, WISCONSIN
MCM # L0905-09-25-00507



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DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

McMAHON
ENGINEERS \ ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

SHEET INDEX

01 ABBREVIATIONS, SYMBOLS & NOTES
02 EXISTING CONDITIONS
03 SITE PLAN
04 GRADING AND UTILITY PLAN
05 EROSION CONTROL PLAN
06 EROSION CONTROL DETAILS
07 MISCELLANEOUS DETAILS
08 LANDSCAPE PLAN

DATE
APRIL 13, 2026
PROJECT NO.
L0905-09-25-00507

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2. \I \T N T\U TI N, THE NT\A T \ HALL VE\IFY \ E ITE \A E Y FIEL HE KIN TW EN HMA\K AN A MINIMUM F NE 1 ITE FEATU\E A H WN N THE E LAN . THE NT\A T \ HALL IMME IATELY N TIFY M MAH N F ANY VE\TI AL I \E AN Y.
3. THE \ E\TY LINE , \I HT– F–WAY LINE AN THE\ \ E\TY INF \MATI N N THI \AWIN WE\E EVEL E \ TAINE A A\T F THE UNTY E \A HI INF \MATI N Y TEM \ TH\ U H THE UNTY \ E\TY TAX MA IN FUN TI N. M MAH N E N T UA\ANTEE THI INF \MATI N T E \E T, U\\ENT \ M LETE. THE \ E\TY AN \I HT– F–WAY INF \MATI N A\E INTEN E F\ U E A A ENE\AL \EFE\EN E AN A\E N T INTEN E \ UITA LE F \ ITE– E IFI U E. ANY U E T THE NT\A\Y F THE A VE TATE U E I THE \E N I ILITY F THE U E\ AN U H U E I AT THE U E\' WN \I K.
4. N T\EE \ H\U A\E T E \EM VE WITH UT \I \ A \ VAL F\ M THE WNE\.

THI LAN ET WA \EATE WITH CIVIL3D 2022 M MAH N' " I LAIME\ F \ T\AN FE\ F ELE T\ NI FILE " F \M NE S TO BE I NE IF A Y F THE ELE T\ NI FILE A\E \E.UE TE . M MAH N MAKE N \E \E ENTATI N \E A\ IN THE M ATHORITY OF THE E FILE WITH THE\ FTWA\E, N \ E M MAH N \E \E ENT THAT THE FILE WILL NVE\T T THE\ FTWA\E WITH ANY CHAN

STANDARD SYMBOLS (PLAN VIEW ONLY)

2" IRON PIPE FOUND	TELEPHONE CABLE – BURIED
1 1/4" REBAR FOUND	ELECTRIC CABLE – BURIED
1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET	UTILITIES – OVERHEAD
1" (1.315 OD) IRON PIPE FOUND	FIBER OPTIC CABLE – BURIED
1" IRON PIPE SET	GAS MAIN
3/4" IRON REBAR FOUND	CABLE TELEVISION – BURIED
3/4" IRON PIPE FOUND	DITCH LINE
3/4"x 24" IRON REBAR WEIGHING 1.5 LB/LF SET	STREET C/L OR R/L
MAG NAIL FOUND	PROPERTY LINE
MAG NAIL SET	RIGHT OF WAY LINE
MAG SPIKE FOUND	SECTION LINE
MAG SPIKE SET	EXISTING CONTOURS
CHISEL CROSS FOUND	PROPOSED CONTOURS
CHISEL CROSS SET	EXISTING RAINFOWN SEWER
COUNTY MONUMENT	EXISTING SANITARY SEWER
CONCRETE MONUMENT FOUND	PROPOSED SANITARY SEWER
CONCRETE SPIKE SHOWN HOLLOW	EXISTING WATER MAIN
CONTROL POINT (VERTICAL)	PROPOSED WATER MAIN
SOIL BORING or MONITORING WELL	EXISTING STORM SEWER
POWER POLE	PROPOSED STORM SEWER
POWER POLE W/GUY WIRE	EXISTING CURB & GUTTER
TELEPHONE OR TELEVISION PEDESTAL	PROPOSED CURB & GUTTER
MAILBOX	PROPOSED REVERSE CURB & GUTTER
SIGN	EXISTING CULVERT WITH END SECTIONS
RAILROAD CROSS BUCK	PROPOSED CULVERT WITH END SECTIONS
RAILROAD GATE ARM	BUILDING OUTLINE
RAILROAD TRACKS	FENCE LINE
LIGHT POLE	RAW BOX AREAS
WOOD POLE	SILT FENCE
TRAFFIC SIGNAL	GUARD RAIL
TRAFFIC SIGNAL MAST ARM	DITCH CHECK
CONIFEROUS TREE	INLET PROTECTION
DECIDUOUS TREE	TRACKING PAD
TREE OR BRUSH LINE	TURBIDITY BARRIER OR SHEET PILING
ROCK OUTCROPS (MORE)	SANDBAG CONTAINMENT
HANDICAPPED PARKING STALL	SLOPE INTERCEPT
EXISTING SPOT ELEVATION	LIMITS OF DISTURBANCE

760.00	PROPOSED SPOT ELEVATION	EXISTING	PROPOSED
<-->	DRAINAGE HIGH POINT		ASPHALT PAVEMENT
-->	DRAINAGE DIRECTION		
○	EXISTING MANHOLE		CONCRETE SIDEWALK/DRIVEWAY
●	PROPOSED MANHOLE		
⊞	EXISTING INLET		GRAVEL
■	PROPOSED INLET		
⊕	EXISTING YARD DRAIN		RIP-RAP (SIZE AS SPECIFIED)
⊕	PROPOSED YARD DRAIN		
CO	EXISTING CLEAN-OUT		EROSION MAT
CO	PROPOSED CLEAN-OUT		
▣	EXISTING DOWNSPOUT		TURF REINFORCEMENT MAT (TRM)
▣	PROPOSED DOWNSPOUT		
⊠	EXISTING WATER VALVE		
Φ	PROPOSED WATER VALVE		
	EXISTING CURB STOP		
○	PROPOSED CURB STOP		
	EXISTING FIRE HYDRANT		
	PROPOSED FIRE HYDRANT		
Φ	PROPOSED WATER FITTING		
▶	PROPOSED WATER REDUCER		
⊏	PROPOSED ENDCAP		
⊕	GAS VALVE		

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT http://www.dnr.wi.gov/runoff/stormwater/techstds.htm. REGRAD SHALL BE IN ACCORDANCE WITH SECTION 606, WISCONSIN SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

[ ] LAND APPLICATION OF POLYACRYLAMIDE (1051)	[ ] TIE-WATERING (1061)
[ ] WATER APPLICATION OF POLYMERS (1051)	[X] DITCH CHECK (1062)
[ ] NON-SYNTHETIC EROSION MAT (1053)	[ ] SEDIMENT TRAP (1063)
[ ] CHANNEL EROSION MAT (1053)	[ ] SEDIMENT BASIN (1064)
[ ] VEGETATIVE BUFFER (1054)	[X] INLET PROTECTION (1060)
[ ] SEDIMENT BALE BARRIER (1055)	[ ] CONSTRUCTION DIVERSION (1066)
[X] SILT FENCE (1056)	[ ] GRADING PRACTICES (1067)
[X] TRACKING PAD & TIRE WASHING (1057)	[X] DUST CONTROL (1068)
[X] MULCHING (1058)	[ ] TURBIDITY BARRIER (1069)
[X] SEEDING (1059)	[ ] OIL SKIMMER (1070)
[ ] STORM DRAIN INLET PROTECTION (1060)	[ ] MANUFACTURED PERIMETER PRODUCTS (1071)

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:

A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
G. DISCHARGE OF SEDIMENT FROM EROSIVE OUTLET FLOWS.
H. TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.
I. TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
E. DIVERT CLEAN WATER AWAY FROM EXPOSED SOILS.
F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF PERSON WHO PERFORMED THE INSPECTION; ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

McMAHON ENGINEERS ARCHITECTS
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NEW EQUESTRIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
ABBREVIATIONS, SYMBOLS & NOTES

DESIGNED | DRAWN
PROJECT NO. 10905-09-25-00507
DATE APRIL 13, 2026
SHEET NO. 01

PARCEL #: 006004103
COLLECTOR / LOCATED
9819 OAKWOOD AVE
PARCEL ZONED: R-2 SUBURBAN RESIDENTIAL

PARCEL #: 006004202
CHRIS & BRITTANY VOIGT
3411 WINNEGAMIE DR
PARCEL ZONED: A-2 GENERAL AGRICULTURE

WINNEBAGO COUNTY

WINNEGAMIE DRIVE

P.L.

TREE LINE

TRANSFORMER

ELECTRIC SERVICE

18" CMP CULVERT
INV 858.12 W
INV 858.32 E

ADA PARKING STALL

PARKING STALLS

ASPHALT (TYP)

18" CPP STORM SEWER
INV 858.09

GRAVEL

BARN W/ 6 STABLES AND INDOOR RIDING ARENA

QUONSET HUT

CONCRETE BLOCK RETAINING WALL

SEPTIC CLEAN OUT (TYP)

WELL

FEEDER

HORSE PADDOCK

FENCE (TYP)

HUT

AGRICULTURAL FIELD

DRAINAGE DITCH

18" CPP CULVERT
INV 859.12 W
INV 859.18 E

RIP RAP

18" CPP STORM SEWER
INV 856.86

PARCEL #: 006004201
DANIEL & NANCY J SEFLOW
4111 WINNEGAMIE DR
PARCEL ZONED: AGRICULTURE

LAWN

HOUSE

LAYFLAT

UTILITY ARENA

WOOD FENCE

ASPHALT

SEPTIC TANK

HOLDING TANK

VENT

CULVERT

18" X 47' CMP CULVERT
INV 847.

EXISTING SITE AREA SUMMARY

	DESCRIPTION	S.F.	ACRES	%
	TOTAL PROPERTY	780,644	17.921	100.00%
A.	**EXISTING SITE CONDITIONS**			
	DESCRIPTION	**S.F.**		
	RESIDENTIAL BUILDING FOOTPRINT	5,835	0.134	0.75%
	BARN/QUONSET HUT BUILDING FOOTPRINT	17,524	0.402	2.24%
	OUTDOOR RIDING ARENA	11,149	0.256	1.43%
	HORSE PADOCKS	38,368	0.881	4.91%
	CONCRETE PAVEMENT/SIDEWALK	3,192	0.073	0.41%
	ASPHALT	2,096	0.048	0.27%
	GRAVEL	31,065	0.713	3.98%
	EXISTING IMPERVIOUS	**109,219**	**2.507**	**13.99%**
	EXISTING GREENSPACE	**671,425**	**15.414**	**86.01%**

N. TH

30 15 0 30

SCALE – FEET

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NO.	DATE	REVISION

NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EXISTING CONDITIONS

DESIGNED	DRAWN
BDW	BDJ

PROJECT NO.
L0905-09-25-00507

DATE
APRIL 13, 2026

SHEET NO.
02

GENERAL SITE PLAN NOTES:

STOP SIGNS SHALL BE INSTALLED AT ALL ENTRY POINTS TO THE PUBLIC STREETS. STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST VERSION.

N RTH

1

ALE – FEET

SITE PLAN KEY NOTES:

1. PROPOSED BUILDING REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITI NAL INFORMATION.
2. EXISTING DRAINAGE DITCH.
. \AINA E IT H. \EFE\ T \A IN LAN.
4. EXI TIN T \M ULVE\T T \EM VE .
. T \M EWE\. \EFE\ T \A IN LAN.
. NEW " WATE\ E\VI E.
7. ADA A E IBLE PARKIN TALL . ADA A E IBLE PARKIN TALL I N /B LLARD RE\IRED. REFER T N TR TI N DETAIL .
. 4" PAINT TRIPE (YELL W).
9. 7" CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS.
10. MEDIUM RIPRAP. REFER TO GRADING PLAN AND DETAILS.
11. EXISTING GRAVEL DRIVEWAY.
12. EXISTING BARN.
13. EXISTING HORSE PADDOCK.
14. EXI TIN WATER PI KET
1 . EXI TIN A PHALT PAVEMENT.
1 . EXI TIN A PHALT PAVEMENT T BE REM VED.
17. BERM
18. GRAVEL DRIVE/BUILDING ACCESS.
19. EXISTING TREE LINE.
20. 18' X 10' PARKING STALLS.
21. LIMITS OF DISTURBANCE.
22. EXISTING SANITARY SEWER.
23. EXISTING WATER LATERAL.
4. ANITARY EWER.
. L ATI N F NEW EPTI TANK/M ND Y TEM.
. EN L ED D MP TER L ATI N.
27. OVERFLOW PARKING (NOT STRIPED).
28. EXISTING PARKING STALLS.
29. WOODEN FENCE – PINE WOOD POSTS, 3 HORIZONTAL OAK 1"X 6" FENCING, 4' TALL
30. 4' TALL ELECTRIC FENCE
31. EXISTING CONCRETE RETAINING WALL.
. ' N RETE IDEWALK.
. ' PARKIN L T LAND APIN BED.
4. NEW PADD K.
. A RI LT RE FIELD / F T RE PADDOCK
. NEW OUTDOOR RIDING ARENA.
. OUTDOOR RIDING ARENA SEATING AREA.
38. LAWN / GREEN SPACE
39. MEDIUM RIPRAP.
40. JERSEY BARRIER.

PROJECT SITE AREA SUMMARY

NOTE: TABLE ONLY FOR AREA WITHIN PROJECT LIMITS

	DESCRIPTION	S.F.	ACRES	%
	TOTAL PROJECT AREA	149,582	3.434	100.00%
A.	**EXISTING SITE CONDITIONS**			
	DESCRIPTION	**S.F.**		
	ASPHALT	1,134	0.026	0.76%
	GRAVEL	8,753	0.201	5.85%
	EXISTING IMPERVIOUS	9,887	0.227	6.61%
	EXISTING GREENSPACE	139,695	3.207	93.39%
B.	**NEW CONSTRUCTION**			
	DESCRIPTION	**S.F.**		
	NEW BUILDING	18,000	0.413	12.03%
	CONCRETE PAVEMENT	2,259	0.052	1.51%
	CONCRETE SIDEWALK	1,000	0.023	0.67%
	GRAVEL	32,906	0.755	22.00%

C.	**PROPOSED PROJECT AREA SITE CONDITIONS**					
	DESCRIPTION	**EXISTING**	**PROPOSED**	**TOTAL**	**ACRES**	**%**
	BUILDING FOOTPRINT	0	18,000	**18,000**	0.413	12.03%
	ASPHLAT/GRAVEL/CONCRETE	9,887	36,165	**46,052**	1.057	30.79%
	TOTAL IMPERVIOUS	9,887	54,165	**64,052**	1.470	42.82%
	GREEN SPACE PROVIDED WITHIN PROJECT LIMITS			85,530		57.18%
	GREEN SPACE REQUIRED (30% MIN.)			44,875		30.00%

D.	**OVERALL PROPOSED SITE CONDITION**			
	DESCRIPTION	**S.F.**	**ACRES**	**%**
	TOTAL PROPERTY	780,644	17.921	521.88%
	TOTAL BUILDING FOOTPRINT	39109	0.898	5.01%
	TOTAL GRAVEL	52896	1.214	6.78%
	TOTAL CONCRETE PAVEMENT/SIDEWALK	8434	0.194	1.08%
	TOTAL ASPHALT	962	0.022	0.12%
	TOTAL OUTDOOR RIDING ARENA	11149	0.256	1.43%
	TOTAL HORSE PADDOCKS	38368	0.881	4.91%
	TOTAL IMPERVIOUS	150918	3.465	19.33%
	TOTAL GREEN SPACE PROVIDED	629,726	14.457	80.67%
	TOTAL GREEN SPACE REQUIRED (30%)	234193	5.376	30.00%

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REVISION | DATE | NO.

REVISION | DATE | NO.

NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
SITE PLAN

DESIGNED	DRAWN
BDW	BDJ

PROJECT NO.
L0905-09-25-00507

DATE
APRIL 13, 2026

SHEET NO.
03

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FINISHED MAJOR CONTOUR
- FINISHED MINOR CONTOUR
- NEW \AVEL
- NEW N \ETE AVEMENT
- × . FINI HE \AVEL/ N \ETE ELEVATI N

ENE\AL \A IN LAN N TE :

NT\AT \ HALL E \E NILE F \E\ IN NT\ L E T MANA EMENT \A TI E U\IN LAN I TU\ IN A TIVTIE . \EFE\ T THE E\ IN NT\ L LAN.

ALL A\EA THAT A\E N T UIL IN , AVEMENT, I EWALK \ LAN A E E HALL E\E T \E WITH T IL EE , FE\TILIZE\ AN MUL H \E\ I N MAT. A\EA T \E EIVE E\ IN MAT A\E H WN N THI LAN.

A\EL # 41
YLVE TE\ J Y E\ T
1 AKW AVE

A\EL # 4
HJ \JITTANY
V I T
411 WINNE AMIE \

EXI TIN T\EE LINE

64" Ø 0.33% =18" CMP CULVERT
W/ ENDWALLS
INV 858.49 E
INV 857.13 W

1. 1%

858.49
860.00
861.24

MAINTAIN 1 " E A\AT N ETWEEN WATE\ E\ I E AN T \M ULVE\T

NEW " WATE\ E\ I E

858.13

LIMITS OF DISTURBANCE

1.50%

EXISTING TREE LINE

P.L

862.43 862.49 862.50 862.75 862.80 863.65 866.82
862.75 863.00 866.01
862.80 862.80 862.80 862.72 864.50
862.90 862.90 862.90

COORDINATE WATER SERVICE CONNECTION WITH PLUMBING CONTRACTOR

COORDINATE SANITARY SERVICE CONNECTION WITH PLUMBING CONTRACTOR

PROPOSED BARN
100'-0" = 863.00

0.50%

0.97%

862.50 862.68

862

LOWER CULVERT TO ALLOW FOR PROPER DRAINAGE.
E: 858.67
W: 858.56

860 0.97% 862
858 859 860

LIMITS OF DISTURBANCE

NORTH

20 10 0 20
SCALE - FEET

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NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
GRADING AND UTILITY PLAN

DESIGNED	DRAWN
BDW	BDJ

PROJECT NO.
10905-09-25-00507

DATE
APRIL 13, 2026

SHEET NO.
04

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FINISHED MAJOR CONTOUR
- FINISHED MINOR CONTOUR
- E\ IN NT\ L ILT FEN E
- TEM \A\Y IT H HE K

ENE\AL E\ IN NT\ L N TE :

ALL E\ IN NT\ L HALL E IN A \ AN E WITH WI N IN E A\TMENT F NATU\AL \E U\ E W N\ TE HNI AL TAN A\ .

ALL A\EA THAT A\E N T UIL IN , AVEMENT, I EWALK \ LAN A E E HALL E \E T \E WITH T IL EE , FE\TILIZE\ AN MUL H.

A\EL # 41
YLVE TE\ J Y E\ T
1 AKW AVE

A\EL # 4
HJ JITTANY
V I T
411 WINNE AMIE \

EXI TIN T\EE LINE

EXISTING TREE LINE

LIMITS OF DISTURBANCE

P.L

1. 1%

1.50%

T\A KIN A

CONCRETE WASHOUT

0.50%

0.97%

DITCH CHECK (TYP)

SILT FENCE (TYP)

LIMITS OF DISTURBANCE

NORTH

20 10 0 20

SCALE: 1"=20'

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MADISON OFFICE
1445 McMAHON DRIVE NEENAH, WI 54956
MAILING P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

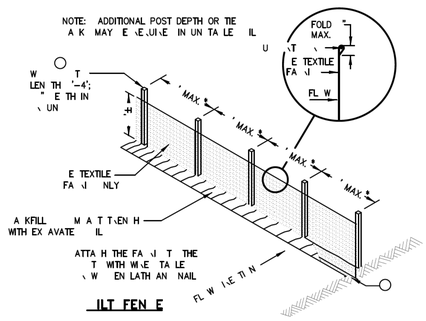
NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EROSION CONTROL PLAN

DESIGNED	DRAWN
BDW	BDJ

PROJECT NO.
L0905-09-25-00507

DATE
APRIL 13, 2026

SHEET NO.
05



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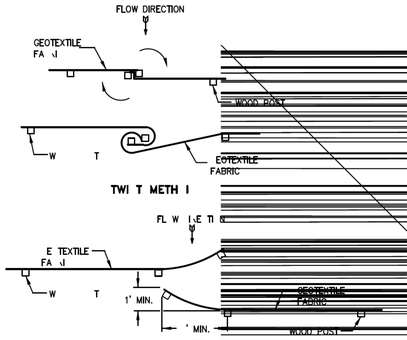

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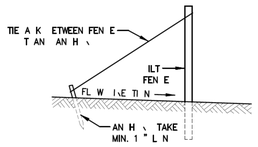

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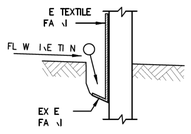

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T\EN H AN A KFILL
③ W T HALL E A MINIMUM SIZE OF 1/4" X 1
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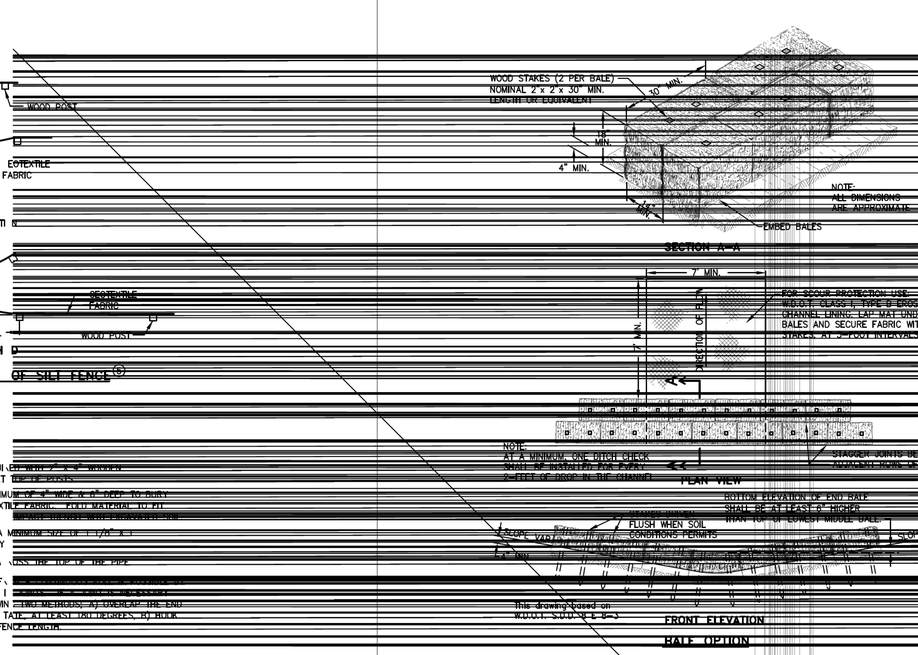
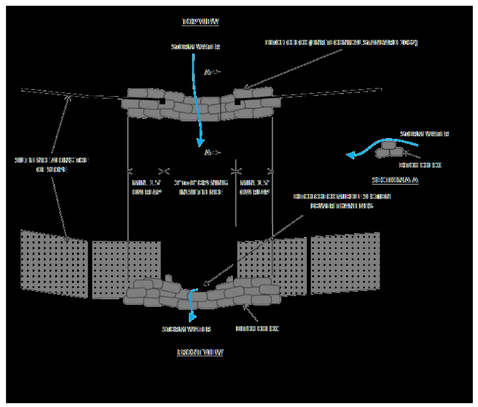
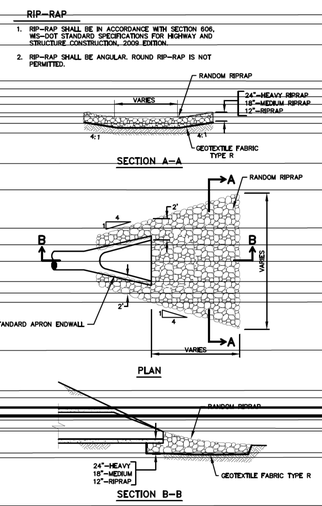
T AN TWI T, \ \ TATE, AT LEAST TEN DEGREES, A) HOOK
THE EN F EA H ILT FENCE LENGTH

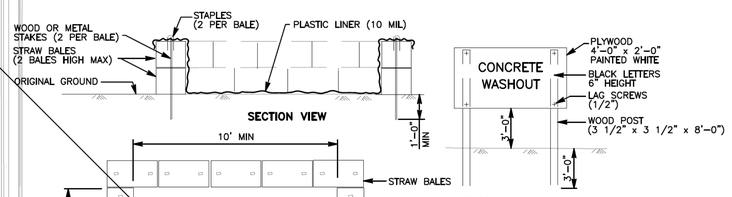


DITCH CHECK DETAIL



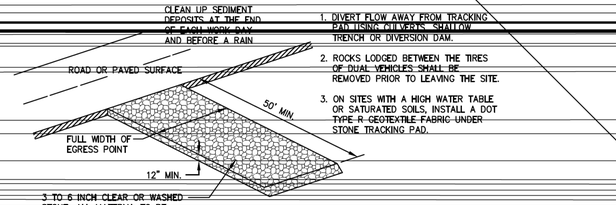


RIPRAP AT STORM SEWER OUTFALL



NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT FACILITY



1. DIVERT FLOW AWAY FROM TRACKING PAD USING DIKES, SHALLOW TRENCH OR DIVERSION DAM.
2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE R GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.

TRACKING PAD

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE
NEENAH, WI 54956
PHONE 920.751.4200
FAX 920.751.4284
MCMGRP.COM

NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EROSION CONTROL DETAILS

DESIGNED	DRAWN
–	–

PROJECT NO.
10905–09–25–00507
DATE
APRIL 13, 2026
SHEET NO.
06

" \EINF \E N \ETE
AVEMENT TY E A-FA IN
IN A \ AN E WITH WI . .T. E IFI ATI N
ALL J INT T E AWE

1 " A E A \E ATE EN E 1 1/4"

TA LE M A TE U \A E.
" \ WHE \E IN FILL E TI N, LA E
" E IAL A KFILL" IN " LIFT
AN M A T A \ IN T
E IFI ATI N

N \ETE AVEMENT

4" WIDE YELL W PAINT"

4" WIDE YELL W PAINT
LOADING AREA STRIPES, 3' O.C. AT 45°

FINISHED CONTOUR ELEVATION
RESTORE ALL AREAS THAT ARE NOT PAVEMENT, SIDEWALK,
OR LANDSCAPE BEDS WITH WISDOT SEED MIXTURE #4 OR NO-MOW
FESCUE (SEE LANDSCAPE PLAN),FERTILIZER, AND/OR MULCH.

SALVAGED 4" TOPSOIL

INTERNATIONAL SYMBOL
OF ACCESSIBILITY (ISA)
YELLOW PAINT
(TYP.)

4" (TYP.)

9' (TYP.)

9'

9'

9'

TY I AL LANDSCAPED SECTION

* REFER TO GRADING PLAN DETAILS
FOR ADA 2% CROSS SLOPE MAXIMUM

ADA PARKING LOT STRIPING

1"

RESERVED
PARKING

VEHICLES WITH
VET OR DES PLATES OR
STATE DISABLED CARD

THIS SPACE

VAN ACCESSIBLE

GREEN
WHITE
BLUE
GREEN

18"

1"

RESERVED
PARKING

VEHICLES WITH
VET OR DES PLATES OR
STATE DISABLED CARD

THIS SPACE

GREEN
WHITE
BLUE
GREEN

18"

ACCESSIBLE PARKING STALL SIGN

MUTCD R7-8W, TAPCO 373-05776 OR EQUAL
MUTCD R7-8P, TAPCO 373-05791 OR EQUAL

A

HAN I A I N

4"x4" TL TU E
AINT LA K

4"

1 " IA.
N . IE\

A E IBLE A\KIN TALL I N I ETAIL

8'-0"

NO DIG FENCE POST W/ VINYL SLEEVE

6'X8' WHITE VINYL FENCE PANEL

6'-0"

MIN DEPTH 48"

6" REINFORCED CONCRETE
PAVEMENT TYPE A-FA IN
IN ACCORDANCE WITH WI D.O.T. SPECIFICATIONS
ALL JOINTS TO BE SAWED

12" BASE AGGREGATE DENSE 1 1/4"

STABLE COMPACTED SUBGRADE,
OR WHERE IN FILL SECTION, PLACE
"SPECIAL BACKFILL" IN 6" LIFTS
AND COMPACT ACCORDING TO
SPECIFICATIONS

N RETE DUMPSTER PAD

DUMPSTER ENCLOSURE FENCE

McMAHON
ENGINEERS ARCHITECTS
MADISON, MILWAUKEE
1445 McMAHON DRIVE NEENAH, WI 54956
MAILING P.O.BOX 1025 NEENAH, WI 54957-1025
PHONE 920.751.4200 FAX 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

NO.	DATE	REVISION

NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
MISCELLANEOUS DETAILS

DESIGNED —
DRAWN —
PROJECT NO.
10905-09-25-00507
DATE
APRIL 13, 2026
SHEET NO.
07

P:\Projects\WI\PRF F:\Users\...\AppData\...\Division 26\...\Miscellaneous Details.dwg, Miscellaneous Details, Plot Date: 4/1/... PM, ...

NOTES:

T=TREES; S=SHRUB; E=EVERGREEN; B-B=BALLED IN BURLAP; B.R.=BARE ROOT; P=POTTED; T.S.= TREE SPADE.

THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ ARCHITECTS APPROVAL.

ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEN OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 3301 OR SUPAC 2P AND THEN WITH 3" OF HARDWOOD BARK MUL H, F\EE F WEE AN I EA E. THE A\K HALL E \AKE T \ U E A UNIF \M TEXTU\E. U MIT AM LE F HE\ I I E, AN A\K MUL H T EN INEE\/A\ HITE T F \ A \ VAL. N AY F IN TALLATI N WATE\ HE\ I I E T A TIVATE IF NE E A\Y.

ALL T NE MAINTENAN E T\I T E F\EE F WEE AN \A , T\EATE WITH A N N-LEA HIN \E-EME\ ENT HE\ I I E, \EEN \ E.UAL, E\ MANUFA TU\E\' E IFI ATI N AN VE\E WITH TY A\ 1 \ U A AN THEN WITH " F T NE MUL H, F\EE F WEE AN I EA E. THE T NE HALL E \AKE T \ U E A UNIF \M TEXTU\E. U MIT AM LE F HE\ I I E, AN A\K MUL H T EN INEE\/A\ HITE T F \ A \ VAL. N AY F IN TALLATI N WATE\ HE\ I I E T A TIVATE IF NE E A\Y.

EE THI A E F \ LANTIN AN TAKIN ETAIL .

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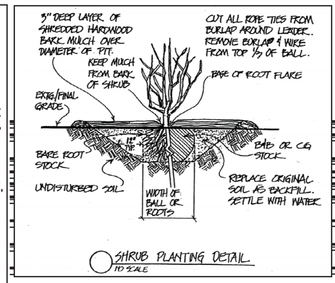
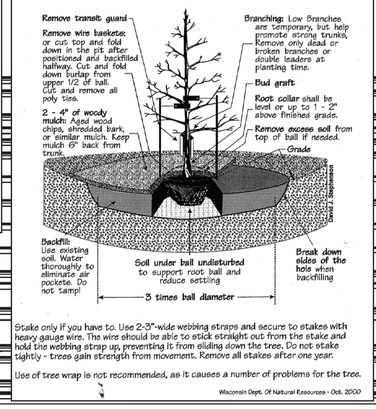
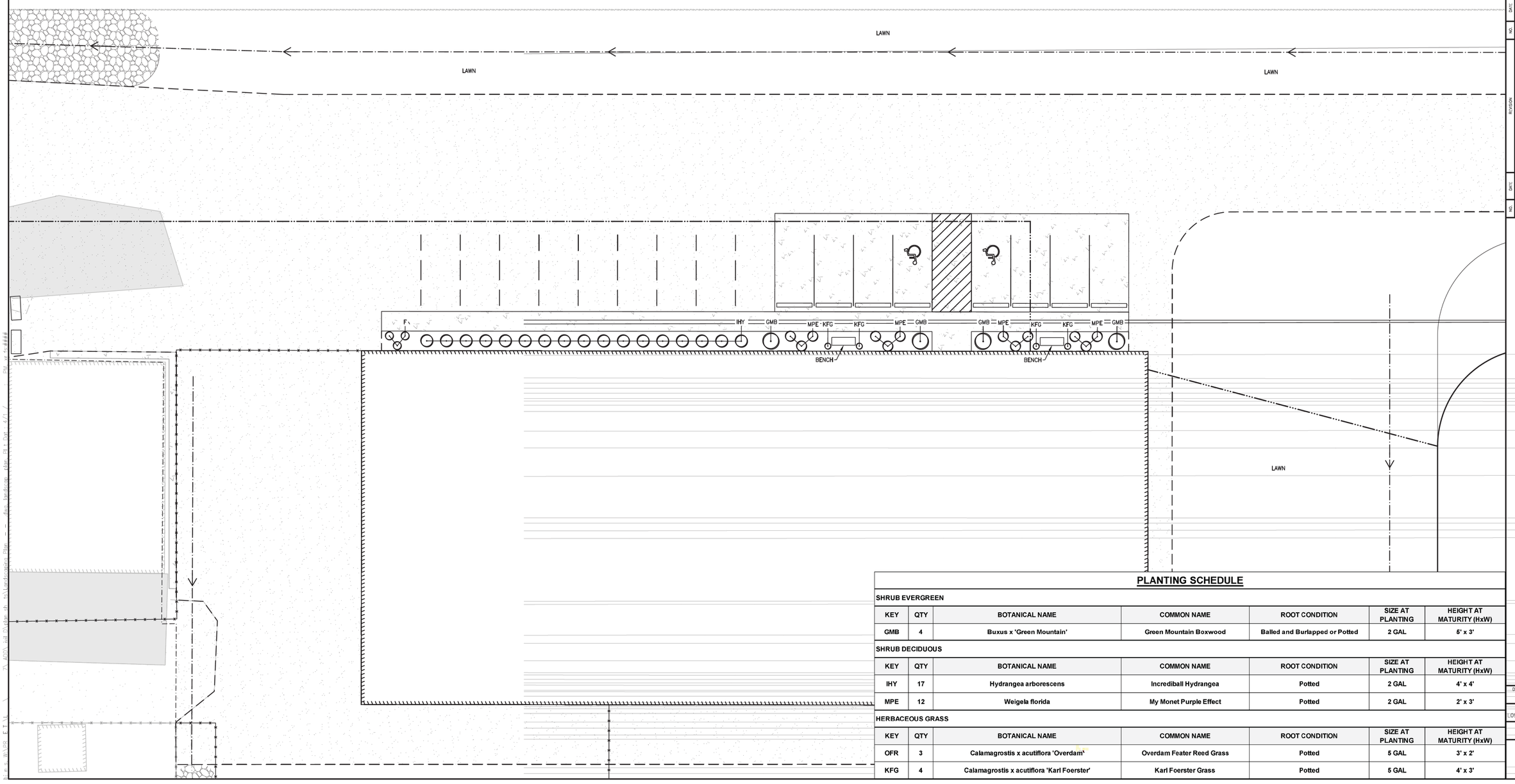


SHRUB PLANTING DETAIL
NOT TO SCALE





SCALE - FEET

PLANTING SCHEDULE

SHRUB EVERGREEN

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT AT MATURITY (HxW)
GMB	4	Buxus x 'Green Mountain'	Green Mountain Boxwood	Balled and Burlapped or Potted	2 GAL	5' x 3'

SHRUB DECIDUOUS

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT AT MATURITY (HxW)
IHY	17	Hydrangea arborescens	Incrediball Hydrangea	Potted	2 GAL	4' x 4'
MPE	12	Weigela florida	My Monet Purple Effect	Potted	2 GAL	2' x 3'

HERBACEOUS GRASS

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT AT MATURITY (HxW)
OFR	3	Calamagrostis x acutiflora 'Overdam'	Overdam Feater Reed Grass	Potted	5 GAL	3' x 2'
KFG	4	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	Potted	5 GAL	4' x 3'

PRELIMINARY
NOT FOR CONSTRUCTION

McMAHON ENGINEERS ARCHITECTS
451 MAIN STREET, SUITE 1
NEENAH, WI 54956
PHONE: 920.751.4284 MCMGRP.COM

NO.	DATE	REVISION

NEW EQUESTRTIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
LANDSCAPE PLAN

DESIGNED	DRAWN
BDW	BDJ

PROJECT NO.
L0905-09-25-00507

DATE
APRIL 13, 2026

SHEET NO.
08

NEW EQUESTRIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
EXISTING LANDSCAPING PLAN BY WOLFRATH LANDSCAPING

NO.	DATE	REVISION

NO.	DATE	REVISION

DESIGNED –
DRAWN –
PROJECT NO. L0905-09-25-00507
DATE OCT 10, 2025
SHEET NO. **1**

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
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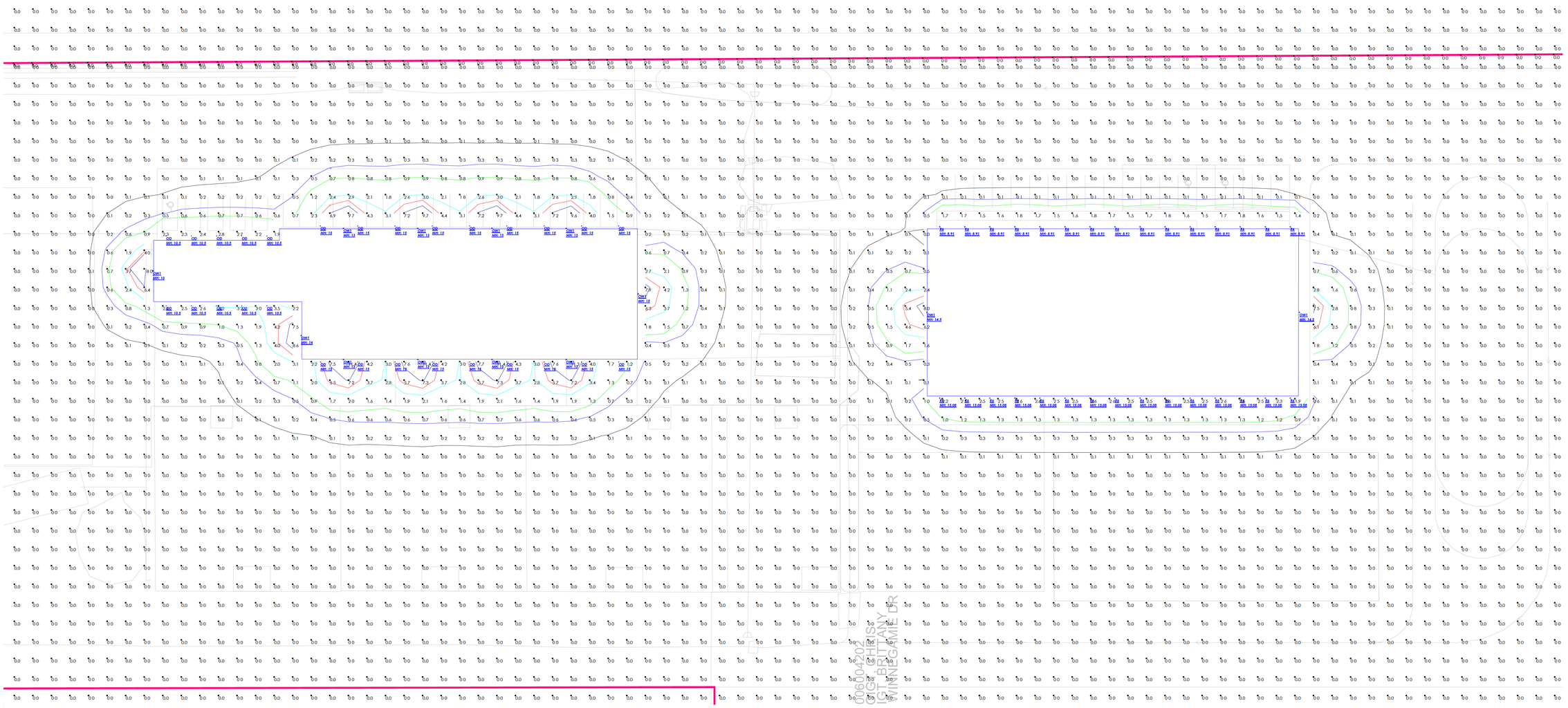


Luminaire Schedule									
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	IES Class
	28	OD	Ledvance (Sylvania Lighting)	63054 - LEDMD4R3A800-3000K type 5 short throw, light disc, full downward throw	Single	0.900	803	9.9	Type VS
	13	OW1	Cooper Lighting	AXCS4A-W type 3 distribution, full cutoff wallpack	Single	0.900	5520	43.7	Type III
	30	R6	Acuity Brands	65BEMW SWW5 90CRI 30K LED type 5 short throw, recessed can, full downward throw	Single	0.900	920	10.4	Type VS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	0.23	18.0	0.0	N.A.	N.A.
EAST PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

PLAN NOTES:
- PROPERTY LINES SHOWN AS MAGENTA COLOR
- LIGHTING DESIGN AND FIXTURE SELECTION FOLLOW TOWN OF CLAYTON SITE LIGHTING DESIGN REQUIREMENTS AS CALLED OUT IN THE 2019 TOWN ORDINANCE 9.08-210
- ALL SELECTED LIGHTING IS FULL CUTOFF TO PUSH LIGHT DOWN TOWARDS THE GROUND AND ELIMINATING LIGHT TRESPASS AT THE PROPERTY LINES.

1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALUCULATIONS.
   VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

06004202
GIGI THUSS
LGT BRITTANY
WINNEGAMIE DR

VIKING electric
A Sonepar Company

#	Date	Comments
1	10/2/2025	Updated fixture selection and plan information

Revisions

OWNER: CHRIS & BRITTANY VOIGHT
PROJECT ADDRESS: 3411 WINNEGAMIE DR
CLAYTON, WISCONSIN

Drawn By: JB
Project #: 158332
Date:3/9/2026

Scale: 1" = 20'
Sheet Size: 48X36

PHOTOMETRIC SITE PLAN

NEW EQUESTRTIAN BUILDING FOR:
LEGACY ROSE FARMS, CLAYTON WISCONSIN

ES001 REV2

SUBMITTAL DRAWINGS

LEGACY ROSE HORSE RIDING EGRESS - 158332 Neenah , WI

CR FOCHS
NEENAH, WI

vikingelectric.com

Brian Thorkildsen

Project Manager
Phone: 920-232-7878 Moblie#920-594-4103
Brian.Thorkildsen@vikingelectric.com

Oshkosh - 2755 Atlas Ave / 920-232-7878

DON STEINER -Field Account Manager
Phone :920-232-7874 Mobile 920-236-6050
Don.Steiner@vikingelectric.com

VIKING electric
A Sonepar Comp

Table of Contents

Datasheets

Type	Manufacturer	Model Number
OD	LEDVANCE	LEDMD4R3A800ST9SC3WH (63054)
OW1	COOPER	AXCS4A-W
R6	ACUITY	65BEMW-SWW5-90CRI

www.ledvanceUS.com

LEDVANCE

LEDVANCE Luminaires

SLIM CCT SELECTABLE MICRODISK

PERFORMANCE CLASS™

Application

The LEDVANCE Performance Class Slim CCT Selectable Microdisk is a slim profile LED downlight kit with remote driver that at either 120Vac or 120-277Vac. The 1/2" height allows for installation directly under joists in new and remodel construction.

Benefits and Features

- High CRI (>90) ensures a high quality light
- 1/2" height facilitates installations in most residential applications
- IC Rated for contact with ceiling insulation
- All necessary quick connectors are included with each SKU
- Up to 87 LPW
- 2700K, 3000K, 3500K, 4000K, 5000K color temperature selectable via the switch located on the driver
- Offered in 6.5, 10, 14, 19, and 23 watt versions
- Energy savings up to 92%

Electrical

- Offered in 120V or 120-277V (see ordering guide for further details)
- Power Factor >0.9
- THD <20%
- Offered in Phase-Cut dimming and 0-10V dimming models (see ordering guide for further details)

Rated Life

- 50,000 hours (L_{90})

Warranty

- 5-year
- NLB Trusted Warranty Program

Ambient Operating Range

- -4°F to +104°F (-20°C to +40°C)

Installation

- For installation into 3", 4", 6", 8" and 12" ceiling cut-outs.
- Universal Metal Frame sold separately as accessory for new construction: fits all sizes in Slim MICRODISK portfolio.
- Quick connectors are included in the box with purchase of each SKU

Wattage Comparison

Traditional Source	LED System Wattage	Energy Savings
100W BR40	8W	92%
120W Incandescent	13W	90%
23W CFL	16W	30%
32W CFL	20W	63%
40W CFL	27W	48%

Certifications and Listings

- cETLus
- RoHS
- FCC
- Title 24 Compliant
- TAA
- ENERGY STAR®
- Suitable for wet locations
- FT6 listed cable
- Suitable for use in closets, compliant with NFPA 70, NEC section 410.16 (A)(3) and 410.16 (C)(5)

Specification Data

Catalog #	Type
Project	
Comments	
Prepared by	

Ordering Guide

LEDMD	XR	3A /	XXXX	XXX	X	9	SC3 /	XX
Product Name LEDMD = LED Slim MICRODISK	Dimensions 3R = 3" Round 4R = 4" Round 6R = 6" Round 8R = 8" Round 12R = 12" Round	Generation 3A = Generation 3A	Lumens 500 = 500 Lumens 800 = 800 Lumens 1200 = 1200 Lumens 1600 = 1600 Lumens 2000 = 2000 Lumens	Voltage S = 120V UNV = 120-277V	Dimming T = Triac Dimming D = 0-10V Dimming	CRI 9 = >90	CCT SC3 = 2700/3000/3500/4000/5000K	Color/Finish WH = White Finish BL = Black Finish

Ordering Information

Item Number	Ordering Abbreviation	Power (W)	Total Fixture Lumens (lm)	LPW	Input Voltage	Dimming	CRI	Color Temp (CCT)	IC Rated	MTO*
63053	LEDMD3R3A/500ST9SC3/WH	6.5	500	77	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63059	LEDMD4R3A/800ST9SC3/BL	10	800	80	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63054	LEDMD4R3A/800ST9SC3/WH	10	800	80	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63055	LEDMD6R3A/800ST9SC3/WH	10	800	80	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63060	LEDMD6R3A/800ST9SC3/BL	10	800	80	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63056	LEDMD6R3A/1200ST9SC3/WH	14	1200	86	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63057	LEDMD8R3A/1600ST9SC3/WH	19	1600	84	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63058	LEDMD12R3A/2000ST9SC3/WH	23	2000	87	120V	Phase-cut	>90	2700/3000/3500/4000/5000K	Yes	–
63598	LEDMD4R3A800UNVD9SC3/WH	10	800	80	120-277V	0-10V	>90	2700/3000/3500/4000/5000K	Yes	MTO
63599	LEDMD6R3A800UNVD9SC3/WH	14	800	80	120-277V	0-10V	>90	2700/3000/3500/4000/5000K	Yes	MTO
63600	LEDMD6R3A1200UNVD9SC3/WH	14	1200	86	120-277V	0-10V	>90	2700/3000/3500/4000/5000K	Yes	MTO
63601	LEDMD8R3A1600UNVD9SC3/WH	19	1600	84	120-277V	0-10V	>90	2700/3000/3500/4000/5000K	Yes	MTO
63603	LEDMD4R3A800UNVD9SC3/BL	10	800	80	120-277V	0-10V	>90	2700/3000/3500/4000/5000K	Yes	MTO
63604	LEDMD6R3A800UNVD9SC3/BL	10	800	80	120-277V	0-10V	>90	2700/3000/3500/4000/5000K	Yes	MTO

*Made to Order

Compatible Phase-Cut Dimmers

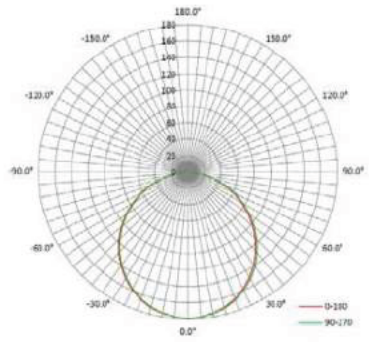
Make	Leading or Trailing Edge	Model
Leviton SureSlide	L	6674
Lutron Maestro C-L	L	MACL-153M
Lutron Diva	L	DVCL-153P
Lutron Caseta	L	PD-6WCL
Legrand Radiant	L	RHCL453P
Lutron Diva	T	DVELV-300P
Lutron Maestro	T	MAELV-600

Compatible 0-10V Dimmers

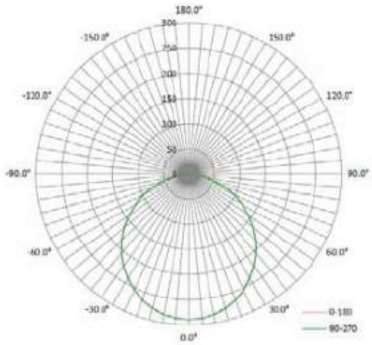
Make	Type	Model
Leviton	0-10V	DS710
Leviton	0-10V	IP710
Lutron	0-10V	NTSTV-DV
Lutron	0-10V	DVSTV
Lutron	0-10V	DVTV-WH
Legrand	0-10V	H4FBL3PW

Photometric Information

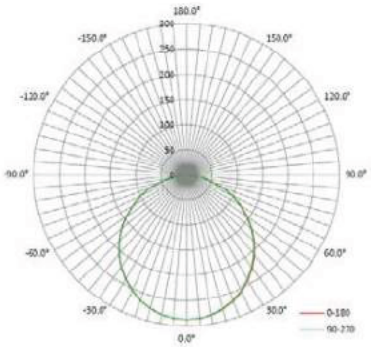
8W 3"



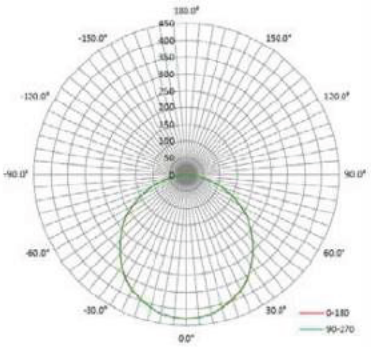
13W 4"



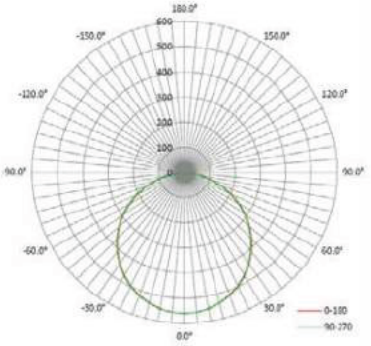
13W 6"



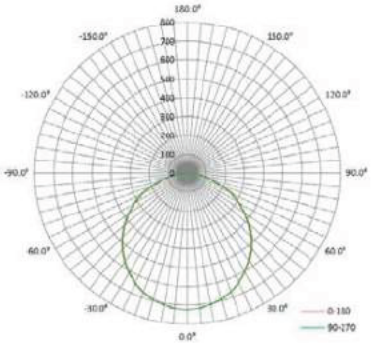
16W 6"



20W 8"



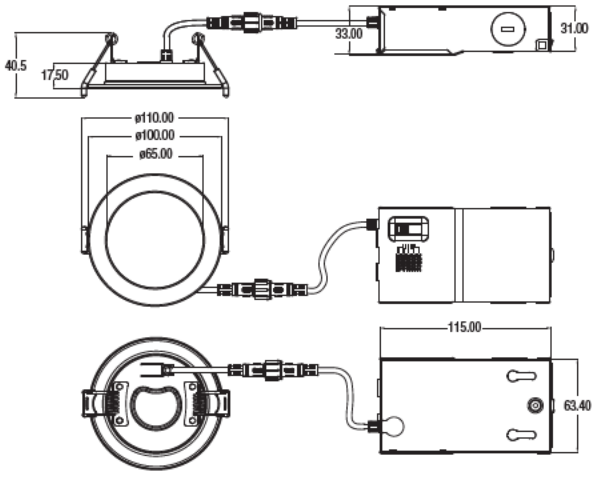
27W 12"



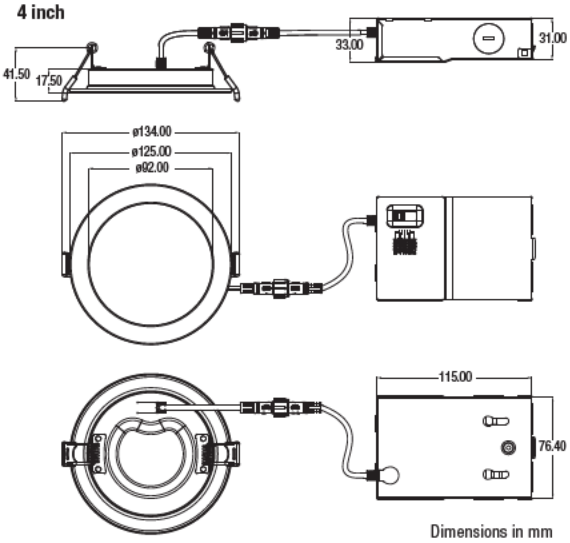
Physical Information

Lamp Description	Diameter (in)	Height (in)
3R = 3" round	4.33	0.69
4R = 4" round	5.28	0.69
6R = 6" round	7.32	0.69
8R = 8" round	9.49	0.69
12R = 12" round	13.5	0.69

3 inch



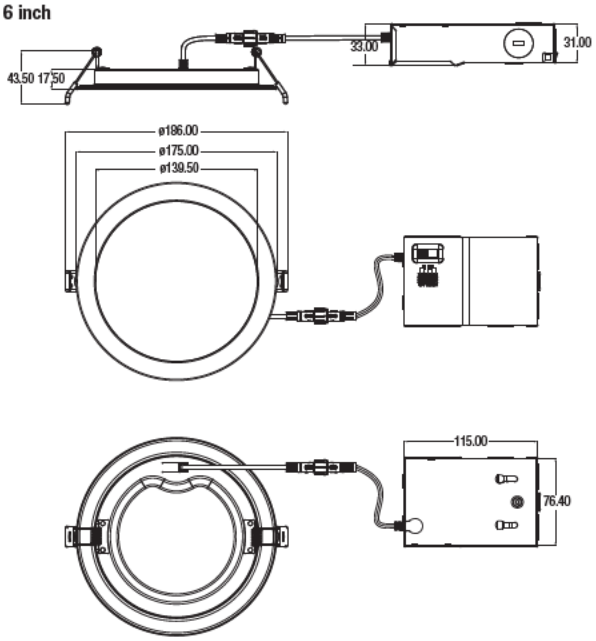
4 inch



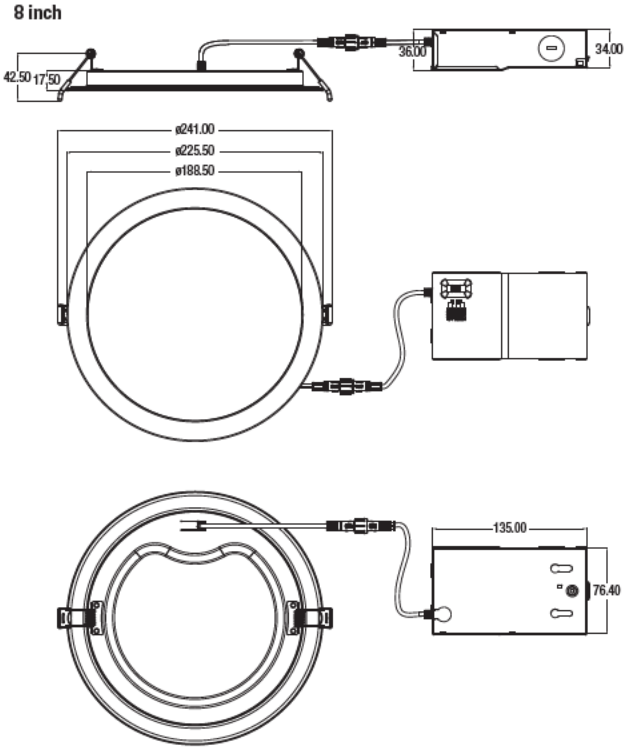
Dimensions in mm

Physical Information (continued)

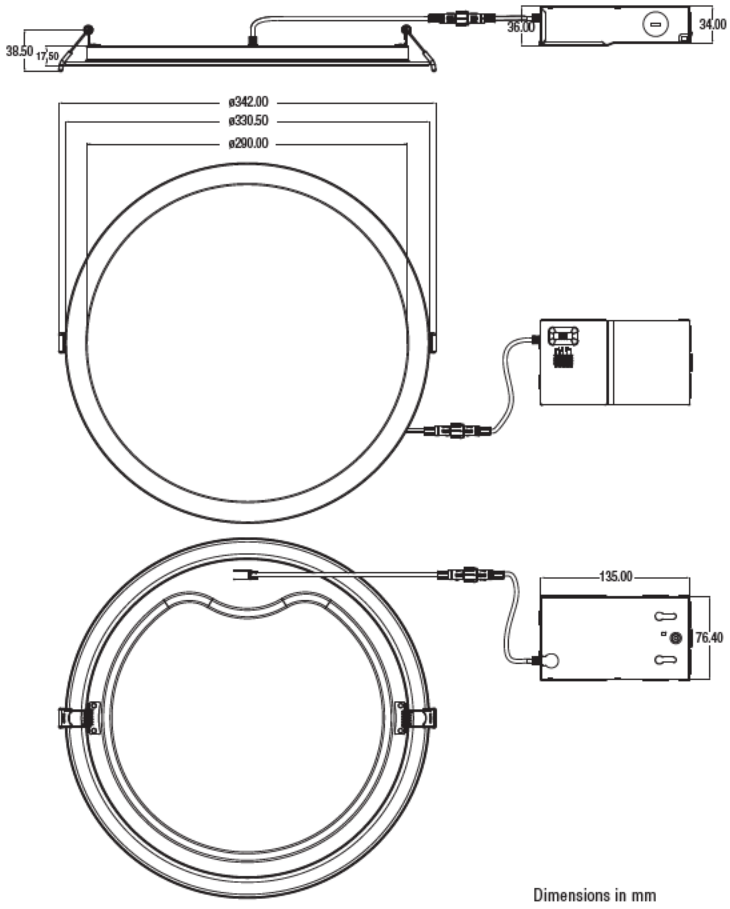
6 inch



8 inch



12 inch

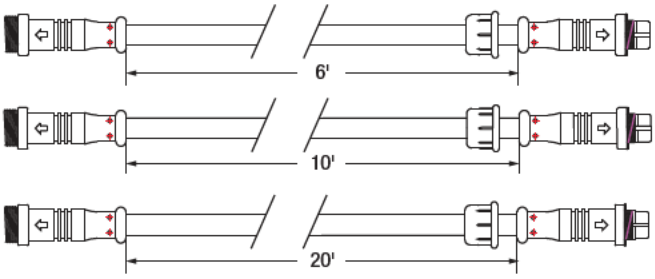


Dimensions in mm

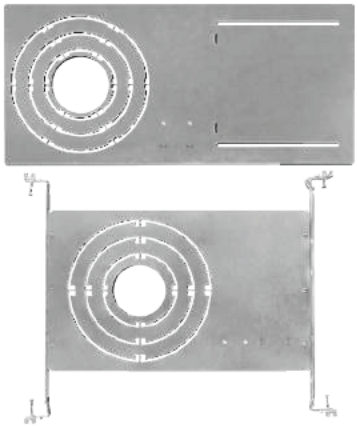
Accessories

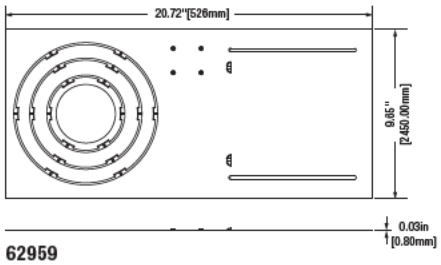
Item Number	Ordering Abbreviation	Item Description
63202	SLIMMD3A3/TRIMBLK	Black trim for 3" models
63203	SLIMMD3A3/TRIMBZ	Bronze trim for 3" models
63204	SLIMMD3A3/TRIMSN	Satin nickel trim for 3" models
63205	SLIMMD3A4/TRIMBLK	Black trim for 4" models
63206	SLIMMD3A4/TRIMBZ	Bronze trim for 4" models
63207	SLIMMD3A4/TRIMSN	Satin nickel trim for 4" models
63208	SLIMMD3A6/TRIMBLK	Black trim for 6" models
63209	SLIMMD3A6/TRIMBZ	Bronze trim for 6" models
63210	SLIMMD3A6/TRIMSN	Satin nickel trim for 6" models
63211	SLIMMD3A8/TRIMBLK	Black trim for 8" models
63212	SLIMMD3A8/TRIMBZ	Bronze trim for 8" models
63213	SLIMMD3A8/TRIMSN	Satin nickel trim for 8" models
63214	SLIMMD3A12/TRIMBLK	Black trim for 12" models
63215	SLIMMD3A12/TRIMBZ	Bronze trim for 12" models
63216	SLIMMD3A12/TRIMSN	Satin nickel trim for 12" models

Item Number	Ordering Abbreviation	Length	Width
60793	LEDMD6FTEXCBL	6ft	–
60794	LEDMD10FTEXCBL	10ft	–
60795	LEDMD20FTEXCBL	20ft	–
62959	LEDSLIMMDFRAME	20.72in (526mm)	9.65in (2450mm)



Metal Frame





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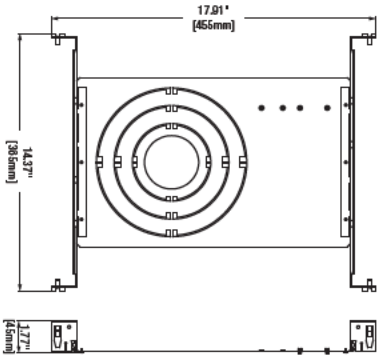

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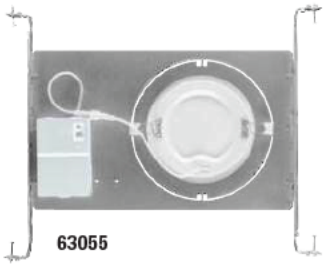
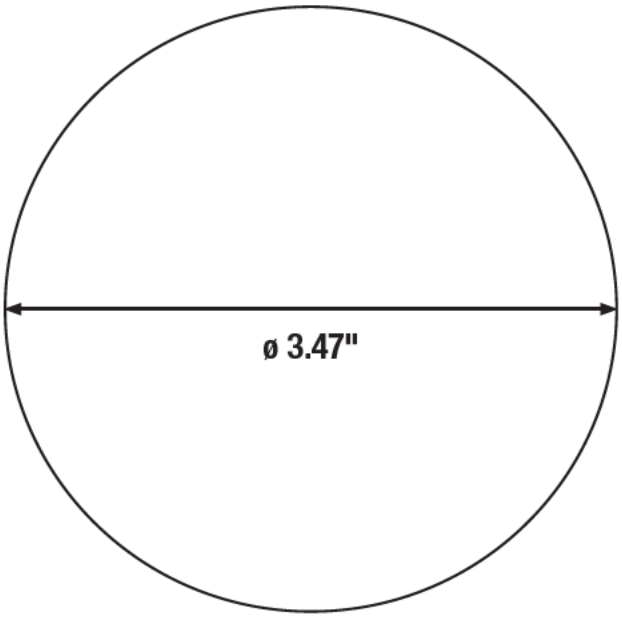
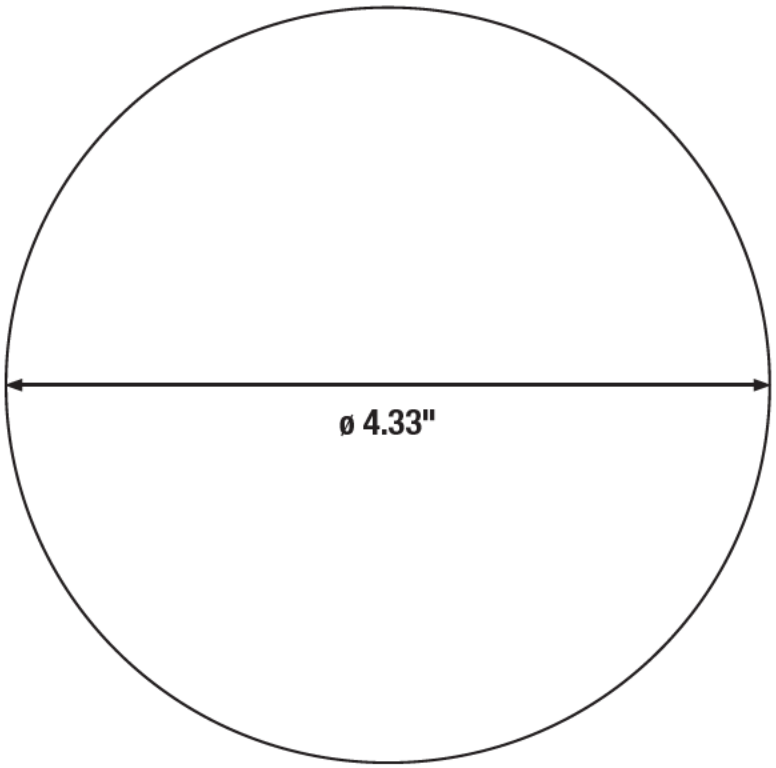

63055

Hole Cut Templates

MD3 Hole Cut Template

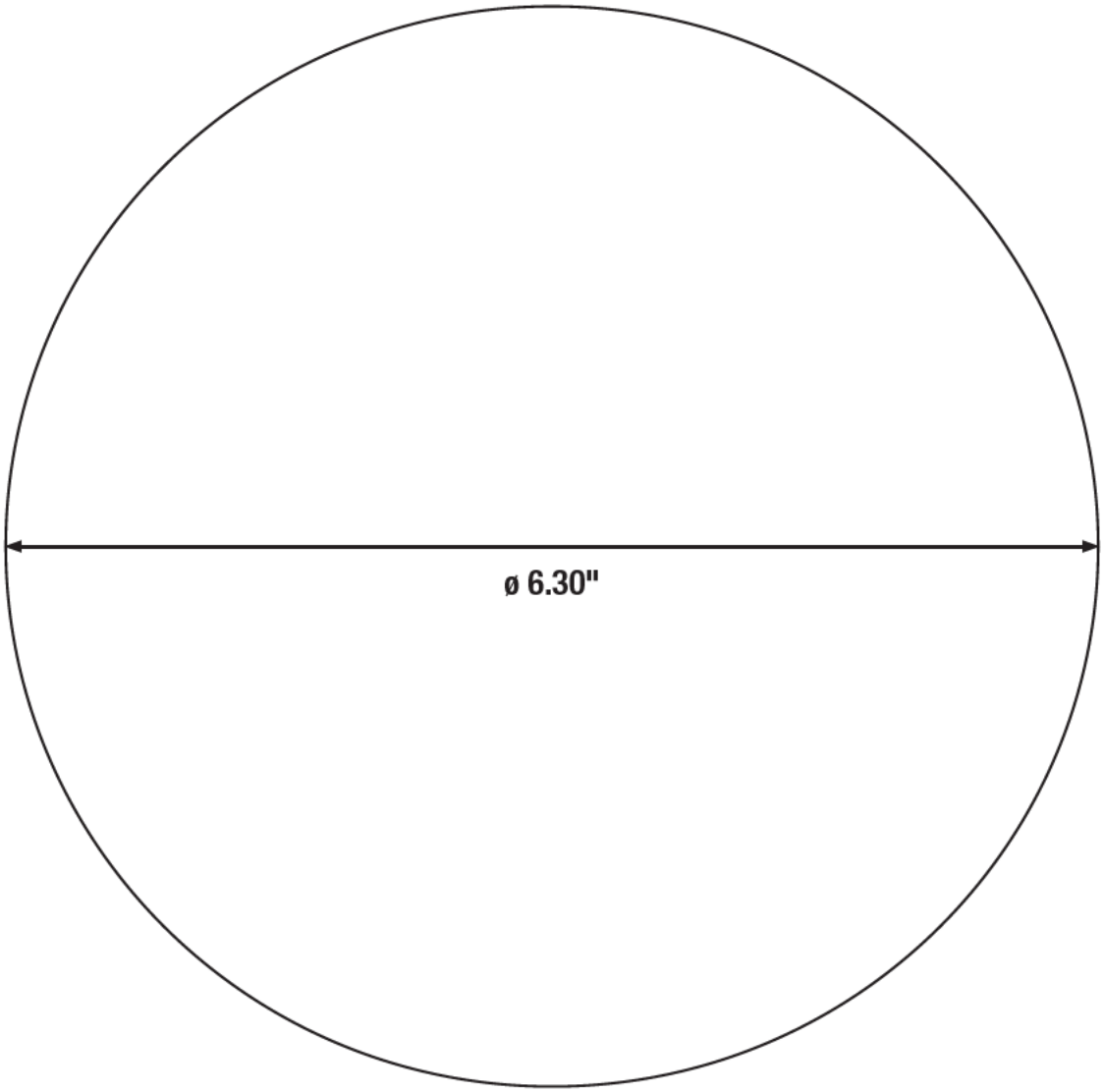


MD4 Hole Cut Template



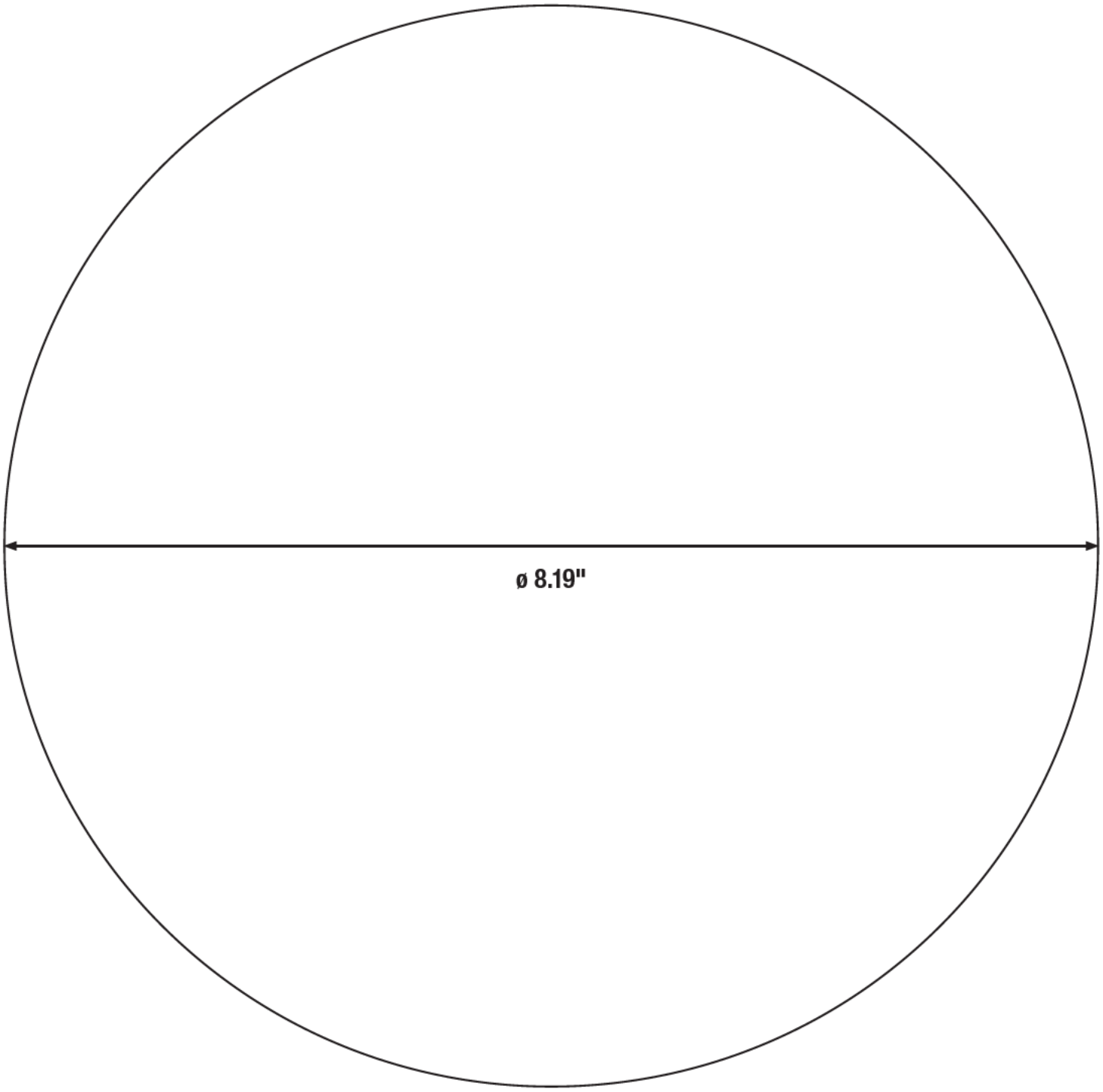
Hole Cut Templates

MD6 Hole Cut Template



Hole Cut Templates

RT8 Hole Cut Template



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Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

Lumark

Axcent

Wall Mount Luminaire

Product Certifications & Features

CERTIFIED · 3G VIB · IP66 · ISO CERTIFIED · selectable lumens · DUSK-TO-DAWN · DLC LISTED · DLC LISTED PREMIUM · FC CLASS A CAN ICES-005 · RoHS COMPLIANT · DARKSKY APPROVED[1] · Light ARchitect™ · BAA · TAA · BABA · WaveLinx · 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 7

Quick Facts

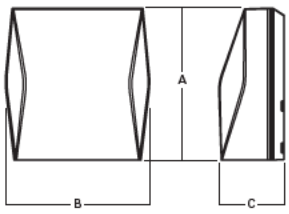
- Available in 12W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 177LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

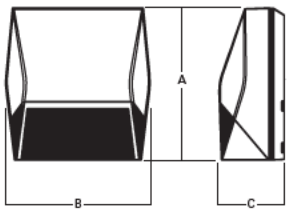
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

Full Cutoff



Refractive Lens[2]



Deep Back Housing

Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

NOTES:
1. DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
2. Refractive Lens option does not comply with DarkSky.

Lumark — AXCS / AXCL Axcent

Ordering Information

SAMPLE NUMBER: **AXCS1A-AP-347V**

Domestic Preferences	Model Series [1]	LED Color Temperature	Color	Options (Add as Suffix)
[Blank]=Standard **BAA**=Buy American Act [26] **TAA**=Trade Agreements Act [26] **BABA**=Build America Buy America Act [28]	**Full Cutoff** [29] **AXCS1A**=12W **AXCS2A**=16W **AXCS3A**=23W **AXCS4A**=38W **AXCS5A**=45W **AXCL6A**=50W **AXCL8A**=66W **AXCL10A**=89W **AXCL12A**=116W **Refractive Lens** **AXCS1ARL**=12W **AXCS2ARL**=16W **AXCS3ARL**=23W **AXCS4ARL**=38W **AXCS5ARL**=45W **AXCL6ARL**=50W **AXCL8ARL**=66W **AXCL10ARL**=89W **AXCL12ARL**=116W	**[Blank]**=4000K, Neutral **C**=5000K, Cool **W**=3000K, Warm [25]	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2] **480V**=480V [2] **PC1**=Photocontrol 120V [3, 4, 5] **PC2**=Photocontrol 208-277V, 347V, 480V [4, 5, 6] **PC**=Photocontrol 120-277V, 347V, 480V [4, 7, 8] **KKIT**=Knuckle Floodlight Mount [7] **TRNKIT**=Trunnion Floodlight Mount **SFKIT**=Slipfitter Floodlight Mount **PMAKIT**=Pole Mount Arm **WPS2XX**=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [4, 9, 10, 11] **WPS4XX**=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [4, 9, 10, 11] **WLS2XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [4, 9, 10, 11] **WLS4XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [4, 9, 10, 11] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [4, 9, 12] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [4, 9, 12] **MSP-L12**=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height [4, 9, 12] **MSP-L30**=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height [4, 9, 12] **CBP**=Cold Weather Battery Pack [3, 14, 15, 16, 17, 18] **CBP-CEC**=Cold Weather Battery Pack, CEC compliant [3, 13, 14, 15, 16, 17] **10K**=10kV/10kA Surge Protection **HA**=50°C High Ambient [14, 18] **GRF**=Glare Reducing Lens [19] **AHD145**=After Hours Dim, 5 Hours [5, 20] **AHD245**=After Hours Dim, 6 Hours [5, 20] **AHD255**=After Hours Dim, 7 Hours [5, 20] **AHD355**=After Hours Dim, 8 Hours [5, 20]

Accessories (Order Separately) [21, 27]

VS/AXCS-XX=Vandal Shield Axcent Small [7, 22]
VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor) [7, 22]
WG/AXCS=Wire Guard Axcent Small [7]
WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor) [7]
VS/AXCL-XX=Vandal Shield Axcent Large [5, 22]
VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor) [5, 22]
WG/AXCL=Wire Guard Axcent Large [5]
WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor) [5]
BB/AXC=Axcent Lumen Select Back Box, Carbon Bronze [23]
BB/AXC-PC=Axcent Lumen Select Back Box with PC, Carbon Bronze [23, 24]
BB/AXC-WT=Axcent Lumen Select Back Box, Summit White [23]
BB/AXC-WT-PC=Axcent Lumen Select Back Box with PC, Summit White [23, 24]

KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small) [7]
SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small) [7]
TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small) [7]
TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large) [5]
SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large) [5]
PMAKIT-XX=Pole Mount Kit
ISHH-01=Integrated Sensor Programming Remote [25]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages.
3. Not available in 347 or 480 VAC.
4. Button photocontrol and any motion sensor (MSP or LWR) not offered together.
5. Only available on AXCL6-AXCL12 models.
6. Used with 277, 347, and 480 VAC options.
7. Only available on AXCS1-AXCS5 models.
8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information.
9. Uses deep back housing.
10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
11. Replace XX with sensor color (WH, BZ, or BK).
12. The ISHH-01 accessory is required to adjust parameters.
13. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models.
14. Not available with AXCS5 or AXCL12 models.
15. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models.
16. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
17. CBP cannot be used with PC and motion sensor (MSP). CBP can be used with PC or motion sensor (MSP).
15. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models.
16. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
17. CBP cannot be used with PC and motion sensor (MSP). CBP can be used with PC or motion sensor (MSP).
18. Can not be ordered with CBP or PC options.
19. Use dedicated IES files on product website for lumen values and distributions.
20. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
21. Replace XX with color designation.
22. For use with full cutoff lens configurations only.
23. Lumen Select functionality not available in conjunction with any motion sensor option (MSP). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP).
24. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems.
25. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be seperately analyzed under domestic preference requirements.
27. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
29. DarkSky approved when ordered with 3000K or warmer CCT.

Stock Ordering Information

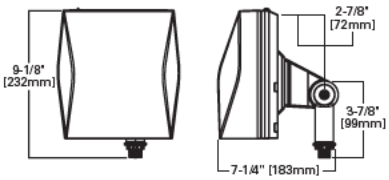
Model Series [1]			
Full Cutoff		Refractive Lens	
AXCS1A=12W	AXCL10A=102W	AXCS1ARL=12W	AXCL10ARL=89W
AXCS2A=16W	AXCL12A=123W	AXCS2ARL=16W	AXCL12ARL=116W
AXCS3A=23W	AXCL6A-347V=50W	AXCS3ARL=23W	AXCL6ARL-347V=50W
AXCS4A=38W	AXCL8A-347V=66W	AXCS4ARL=38W	AXCL8ARL-347V=66W
AXCS5A=45W	AXCL10A-347V=89W	AXCS5ARL=45W	AXCL10ARL-347V=89W
AXCL6A=56W	AXCL12A-347V=116W	AXCL6ARL=50W	AXCL12ARL-347V=116W
AXCL8A=72W		AXCL8ARL=66W	

Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

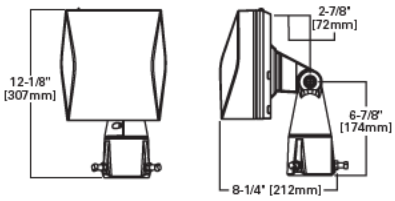
Lumark AXCS / AXCL Axcent

Mounting Details

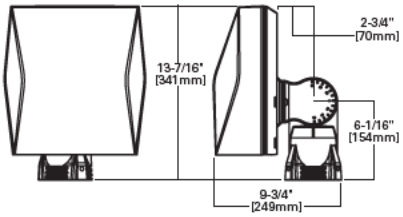
Knuckle Mount (Small)
Knuckle thread: 3/4" NPS



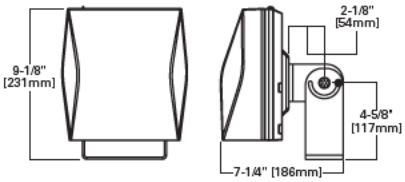
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | **EPA:** 0.60



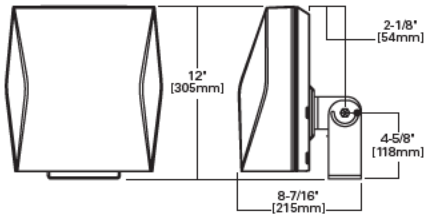
Slipfitter Mount (Large)
Tenon OD: 2-3/8" | **EPA:** 0.60



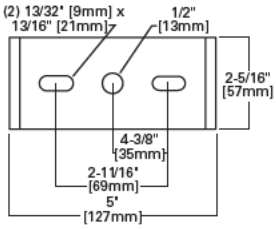
Trunnion Mount (Small)



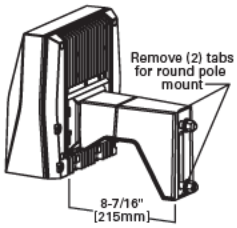
Trunnion Mount (Large)



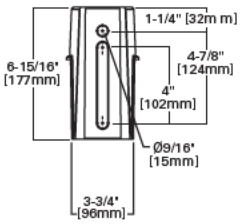
Trunnion Mount Detail



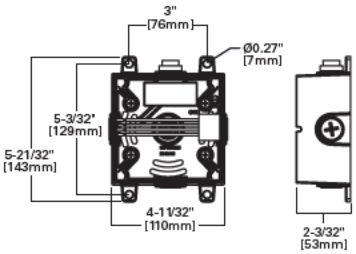
Pole Mount Arm (Large)
EPA: 1.10



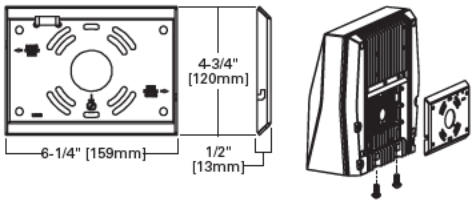
Pole Mount Arm Drill Pattern



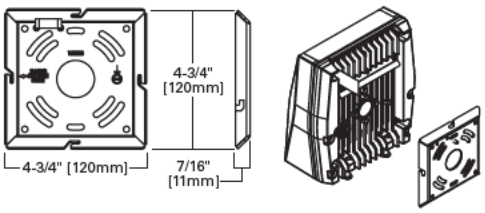
Lumen Select Back Box



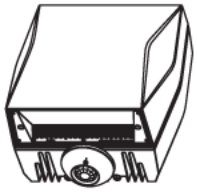
Wall Mount Plate Detail (Large)



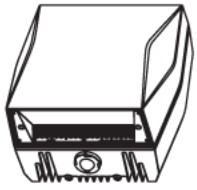
Wall Mount Plate Detail (Small)



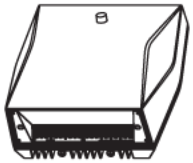
Wavelinx Sensor



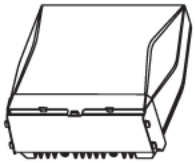
MSP Sensor



Button Photocontrol



Vandal Shield



Wire Guard

Lumark AXCS / AXCL Axcent

Product Specifications

Construction
- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical
- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress
- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack
- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Compliance
- cULus certified for use in -40°C to 40°C ambient environments
- Full cutoff models are IDA Certified 3000K and warmer only
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Components shipped separately may be separately analyzed under domestic preference requirements.

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		12	16	23	38	45
Input Current @ 120V (A)		0.10	0.13	0.19	0.32	0.38
Input Current @ 240V (A)		0.05	0.07	0.10	0.16	0.19
Input Current @ 277V (A)		0.04	0.06	0.08	0.14	0.16
Input Current @ 347V (A)		0.03	0.05	0.07	0.11	0.13
Input Current @ 480V (A)		0.03	0.03	0.05	0.08	0.09
Configuration						
Full Cutoff	4000K/5000K Lumens	1,786	2,589	3,551	5,500	6,348
	3000K Lumens	1,509	2,188	3,001	4,648	5,365
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,894	2,745	3,765	5,832	6,731
	3000K Lumens	1,600	2,320	3,182	4,928	5,688
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Lumark AXCS / AXCL Axcent

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		50	66	89	115
Input Current @ 120V (A)		0.41	0.54	0.74	0.96
Input Current @ 240V (A)		0.21	0.27	0.37	0.48
Input Current @ 277V (A)		0.18	0.24	0.32	0.42
Input Current @ 347V (A)		0.14	0.19	0.26	0.33
Input Current @ 480V (A)		0.10	0.14	0.19	0.24
Configuration					
Full Cutoff	4000K Lumens	7,594	9,716	12,719	16,302
	5000K Rating	7,501	9,598	12,564	16,103
	3000K Lumens	6,502	8,319	10,890	13,958
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	10,331	13,665	16,637
	5000K Rating	7,714	10,205	13,498	16,434
	3000K Lumens	6,686	8,845	11,700	14,244
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		16	20	27	42
Input Current @ 120V (A)		0.13	0.17	0.23	0.35
Input Current @ 240V (A)		0.07	0.08	0.11	0.18
Input Current @ 277V (A)		0.06	0.07	0.10	0.15
Configuration					
Full Cutoff	4000K/5000K Lumens	742	792	789	644
	3000K Lumens	627	670	667	545
Refractive Lens	4000K/5000K Lumens	787	841	837	684
	3000K Lumens	664	710	708	655

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		54	70	93
Input Current @ 120V (A)		0.45	0.58	0.77
Input Current @ 240V (A)		0.22	0.29	0.38
Input Current @ 277V (A)		0.19	0.25	0.33
Configuration				
Full Cutoff	4000K/5000K Lumens	141*10W=1410		
	3000K Lumens	122*10=1220		
Refractive Lens	4000K/5000K Lumens	151*10=1510		
	3000K Lumens	131*10=1310		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCL6A*	13645910 or 13645979	69%	47%
AXCL8A*	13645970 or 13645984	69%	47%
AXCL10A*	13645971 or 13645989	69%	47%
AXCL12A*	13645972 & 13645993	72%	49%

Lumark AXCS / AXCL Axcent

Energy and Performance Data

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)
Up to 3A	
25°C	88%
40°C	87%
50°C	87%
Up to 4A	
25°C	88%
40°C	87%
50°C	87%
Up to 5A	
25°C	87%
40°C	86%

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)
Up to 8A	
25°C	89%
40°C	87%
50°C	86%
Up to 10A	
25°C	88%
40°C	86%
50°C	85%
Up to 12A	
25°C	85%
40°C	82%

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

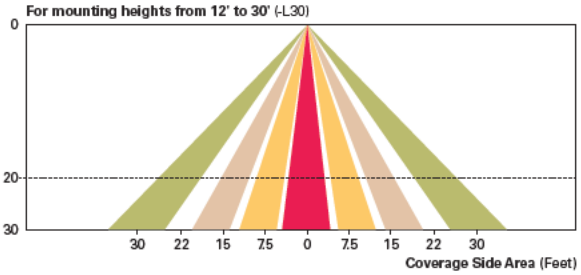
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

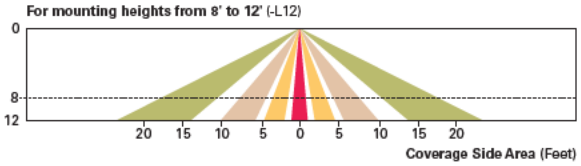
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

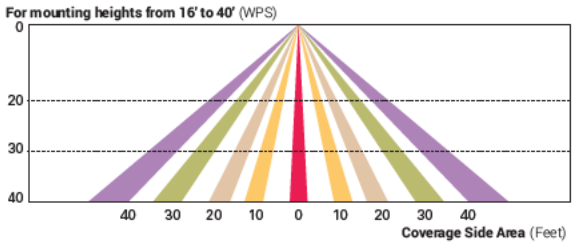
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.





WaveLinx Wireless Control and Monitoring System The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

JUNO

E Series LED Trim Kit

5"/6" Switchable White LED Downlight

Project:
Fixture Type:
Location:
Contact/Phone:

65BE/65SE SWW5 Series

Product Features

The 5"/6' recessed LED trim kit is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or new construction and remodel applications. The LED downlight maintains at least 70% light output for 50,000 hours.

- 5 switchable white color temperatures to choose from via switch; 2700K, 3000K, 3500K, 4000K, 5000K CCT; 90 CRI
- Lumens: 900L standard, 1200 w/ HL option
- Adjustable torsion spring allows fitment into many 5" and 6" cans
- Baffle or smooth trim options with designer color finish trim inserts (sold separately)

Applications

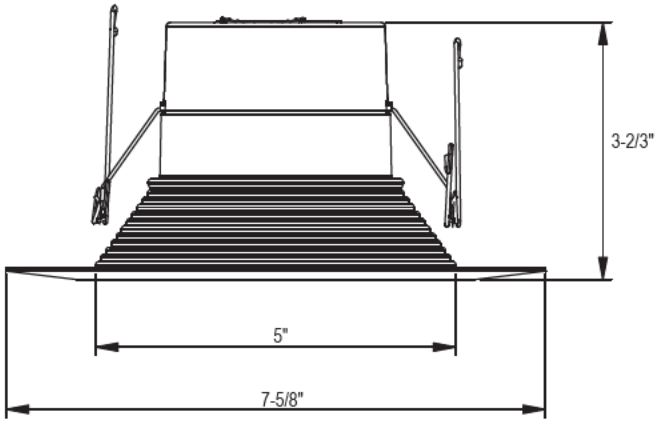
- Retrofit into existing downlight cans or new and remodel construction in residential and light commercial applications
- Suitable for installation in standard and shallow-height rough-in sections
- Wet rated and air-loc: perfect for showers, bathrooms, and outdoor soffits

Performance

Delivered Lumens	Nominal 900L; 1200L at 3000K
LED Color Temperature	Switchable White (2700K, 3000K, 3500K, 4000K, 5000K) Default set at 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to10%

For a list of compatible dimmers see JUNOESERIES-DIM

Dimensions



Specifications

Aperture: 5"
Ceiling opening: 5.25"
Overlap trim: 7.62"
Height: 3.67"

Ships with:

E26 Adapter

65BE/65SE SWW5

JUNO E Series LED Trim Kit

5"/6" Switchable White LED Downlight

Looking for Contractor Select readily available configurations? Click here to visit Contractor Select™ spec sheet or go to www.contractorselect.com

ORDERING INFORMATION

Downlight

Example: 65BEMW SWW5 90CRI

Series		LED		Color Temperature		Rendering Index	
65BEMW	6" Juno E Series Baffle Trim Kit	**(Blank)**	Standard Lumen (900L)	**SWW5**	Switchable White (2700K, 3000K, 3500K, 4000K, 5000K)	**90CRI**	90+ CRI
65SEMW	6" Juno E Series Smooth Trim Kit	**HL**	Hi Lumen (1200L)				

Notes
1. Contractor Pack packaging option available on 65BEMW and 65SEMW high lumen

Accessories: *Order as separate catalog number.*	
TSA6 J6	6" torsion spring adaptor (pack of 6)
LEDRETROWHIP	Replacement E26 screw base adapter for installation into incandescent housings

Contractor Pack (CP6) Ordering Examples:

Example 1: Ordered in Qty of 1
Ordered Line: Qty: 1 65SEMW HL SWW5 90CRI CP6 M2
*Will receive 1 box with 6 units not individually packaged

Example 2: Ordered in Qty of 2
Ordered Line: Qty: 2 65SEMW HL SWW5 90CRI CP6 M2
*Will receive 1 master carton that includes 2 separate boxes with 6 units in each box not individually packaged

Pairs perfectly with Juno housings for a complete downlight solution: Order housings as separate catalog number.

QC6 Series - New Construction Quick Connect LED Housing

QC6R Series - New Construction Quick Connect LED Housing

TRIM INSERTS

TRIM INSERTS (for field configuration; ordered separately) **Example:** 65SEBN R4

Series/Finish				Packaging	
65BEMB	6" Baffle, Matte Black	**65SEMB**	6" Smooth, Matte Black	R4	Retail Pack of 4 units
65BEBN	6" Baffle, Matte Nickel	**65SEBN**	6" Smooth, Brush Nickel		
65BEORB	6" Baffle, Oil-Rubbed Bronze	**65SEORB**	6" Smooth, Oil-Rubbed Bronze		

6" Baffle, Matte Black **(65BEMB)**

6" Baffle, Brush Nickel **(65BEBN)**

6" Baffle, Oil-Rubbed Bronze **(65BEORB)**

6" Smooth, Matte Black **(65SEMB)**

6" Smooth, Brush Nickel **(65SEBN)**

6" Smooth, Oil-Rubbed Bronze **(65SEORB)**

Pre-Install color finish trim insert over white 6" E Series downlight.

Press down color finish tabs for post-installation to create final LED 6" downlight.

65BE/65SE SWW5

JUNO

E Series LED Trim Kit

5"/6" Switchable White LED Downlight

Specifications

LED Downlight Trim Kit
Aluminum spun reflector with deep regression for reduced glare • Inner reflector cone funnels light through the pressed-in diffused lens • All-in-one design where LED light engine mounts directly to trim for ease of installation into existing 5" or 6" recessed housings with medium base sockets • Provided with torsion springs.

LED Light Engine
LEDs are mounted directly to aluminum housing providing superior thermal management to ensure long life • Switchable white LED color temperature technology offers 2700K, 3000K, 3500K, 4000K, 5000K all in one trim • 90 CRI minimum • Accommodates 120 volts DC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see JUNOESERIES-DIM.

Electrical Connections
Trim features quick connect plug installed as standard for installation into Juno quick connect housings with mating connector • Trim ships with a medium base socket adapter whip for installation into 5" or 6" incandescent housings with medium base sockets.

Optical System
Diffused lens at end of mixing chamber to provide even light distribution for general illumination • 900L is equivalent to 75W BR30 lamp • 1200L is equivalent to 120W PAR30 lamp.

Designer Color Finish Trim Inserts (sold separately)
Color Finish Trim inserts are accessory rings that attach to the 65BE/65SE trim kit for a permanent finish. The finishes are available in Baffle or Smooth option:

- Black
- Brush Nickel
- Oil-Rubbed Bronze

Life
Rated for 50,000 hours at 70% lumen maintenance.

Labels
CSA certified to US and Canadian safety standards • ENERGY STAR® certified product • Suitable for wet location • Air-Loc certified in accordance with ASTM E283-2004 • NOM Certified • Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements • T20 Certified.

Testing
All reports are based on published industry procedures; field performance may differ from laboratory performance.

Warranty 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Specifications subject to change without notice.

PERFORMANCE DATA

	65BE/65SE 900L	65BE/65SE 1200L
Input Voltage	120V	120V
Input Power Typical	10.5W (+/-5%)	13.9W (+/-5%)
Power Factor	.9	.9
Frequency	60 Hz	60 HZ
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)
Minimum Starting Temp	-20°C (-4°F) minimum	-20°C (-4°F) minimum

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

65BEMW HL SWW5 90CRI M6

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
2700K soft white | blanc doux	
1160 lumens | 88 lumens per watt	
3000K warm white | blanc chaud	
1190 lumens | 87 lumens per watt	
3500K neutral white | blanc neutre	
1203 lumens | 87 lumens per watt	
4000K cool white | blanc froid	
1216 lumens | 86 lumens per watt	
5000K daylight | blanc neutre	
1224 lumens | 83 lumens per watt	
Watts	13.9
Color Accuracy (CRI) Précision des couleurs (CRI)	90

65BEMW SWW5 90CRI M6

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
2700K soft white | blanc doux	
882 lumens | 84 lumens per watt	
3000K warm white | blanc chaud	
891 lumens | 85 lumens per watt	
3500K neutral white | blanc neutre	
913 lumens | 87 lumens per watt	
4000K cool white | blanc froid	
921 lumens | 88 lumens per watt	
5000K daylight | blanc neutre	
931 lumens | 89 lumens per watt	
Watts	10.5
Color Accuracy (CRI) Précision des couleurs (CRI)	90

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65BE/65SE SWW5

JUNO

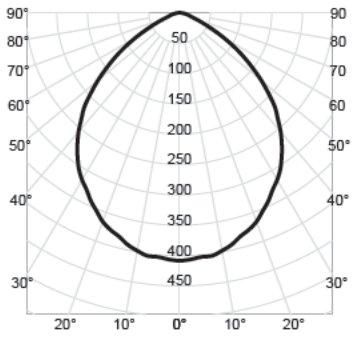
E Series LED Trim Kit

5"/6" Switchable White LED Downlight

PHOTOMETRICS

Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire

65BEMW SWW5 90CRI, 2700K, Input Watts: 10.4, Delivered Lumens: 882, LPW: 84.8, S/MH: 1.15, Test No: ISF 202495P1



CP Summary

0°	
0°	409
5°	404
15°	382
25°	342
35°	290
45°	219
55°	128
65°	46
75°	14
85°	3
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	311	35%
0° - 40°	497	56%
0° - 60°	800	91%
0° - 90°	882	100%
90° - 180°	0	0%
0° - 180°	882	100%

Coefficients of Utilization

ρf	ρc	ρw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	20% 50% 50%	20% 50% 30%	20% 50% 10%
		0	119	119	119	116	116	116	111	111	111
		1	107	104	100	105	102	99	101	98	96
		2	96	90	85	94	88	84	90	86	82
		3	85	78	73	84	77	72	81	75	71
		4	77	69	63	75	68	63	73	67	62
		5	69	61	55	68	61	55	66	59	54
		6	63	55	49	62	54	49	60	53	48
		7	57	49	44	57	49	43	55	48	43
		8	53	45	39	52	44	39	51	44	39
		9	48	41	36	48	40	35	47	40	35
		10	45	37	32	44	37	32	43	37	32

Cone of Light

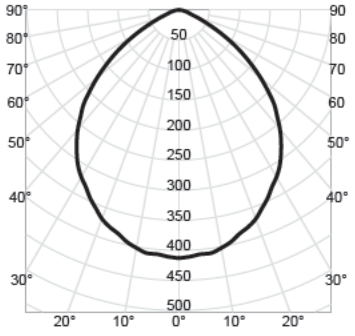
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	11.4	12.7
8.0	6.4	16.9
10.0	4.1	21.1
12.0	2.8	25.3
14.0	2.1	29.6

Beam Angle: 93.1°
Field Angle: 136.0°

Luminance (cd/sq.m)

	Average Luminance
0°	31,746
45°	24,093
55°	17,402
65°	8,524
75°	4,350
85°	2,583

65BEMW SWW5 90CRI, 3000K, Input Watts: 10.4, Delivered Lumens: 891, LPW: 85.7, S/MH: 1.15, Test No: ISF 202495P2



CP Summary

0°	
0°	413
5°	408
15°	385
25°	345
35°	293
45°	222
55°	130
65°	47
75°	15
85°	3
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	314	35%
0° - 40°	502	56%
0° - 60°	808	91%
0° - 90°	891	100%
90° - 180°	0	0%
0° - 180°	891	100%

Coefficients of Utilization

ρf	ρc	ρw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	20% 50% 50%	20% 50% 30%	20% 50% 10%
		0	119	119	119	116	116	116	111	111	111
		1	107	104	100	105	102	99	101	98	96
		2	96	90	85	94	88	84	90	86	82
		3	85	78	73	84	77	72	81	75	71
		4	77	69	63	75	68	63	73	67	62
		5	69	61	55	68	61	55	66	59	54
		6	63	55	49	62	54	49	60	53	48
		7	57	49	44	57	49	43	55	48	43
		8	53	45	39	52	44	39	51	44	39
		9	48	41	36	48	40	35	47	40	35
		10	45	37	32	44	37	32	43	37	32

Cone of Light

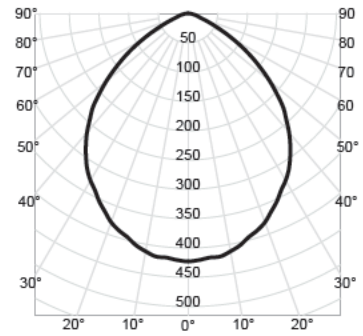
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	11.5	12.7
8.0	6.4	16.9
10.0	4.1	21.1
12.0	2.9	25.3
14.0	2.1	29.6

Beam Angle: 93.1°
Field Angle: 136.0°

Luminance (cd/sq.m)

	Average Luminance
0°	32,070
45°	24,339
55°	17,580
65°	8,611
75°	4,394
85°	2,610

65BEMW SWW5 90CRI, 3500K, Input Watts: 10.4, Delivered Lumens: 913, LPW: 87.8, S/MH: 1.15, Test No: ISF 202495P3



CP Summary

0°	
0°	423
5°	418
15°	395
25°	354
35°	300
45°	227
55°	133
65°	48
75°	15
85°	3
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	322	35%
0° - 40°	514	56%
0° - 60°	828	91%
0° - 90°	913	100%
90° - 180°	0	0%
0° - 180°	913	100%

Coefficients of Utilization

ρf	ρc	ρw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	20% 50% 50%	20% 50% 30%	20% 50% 10%
		0	119	119	119	116	116	116	111	111	111
		1	107	104	100	105	102	99	101	98	96
		2	96	90	85	94	88	84	90	86	82
		3	85	78	73	84	77	72	81	75	71
		4	77	69	63	75	68	63	73	67	62
		5	69	61	55	68	61	55	66	59	54
		6	63	55	49	62	54	49	60	53	48
		7	57	49	44	57	49	43	55	48	43
		8	53	45	39	52	44	39	51	44	39
		9	48	41	36	48	40	35	47	40	35
		10	45	37	32	44	37	32	43	37	32

Cone of Light

Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	11.8	12.7
8.0	6.6	16.9
10.0	4.2	21.1
12.0	2.9	25.3
14.0	2.2	29.6

Beam Angle: 93.1°
Field Angle: 136.0°

Luminance (cd/sq.m)

	Average Luminance
0°	32,864
45°	24,941
55°	18,015
65°	8,824
75°	4,503
85°	2,674

65BE/65SE SWW5

JUNO

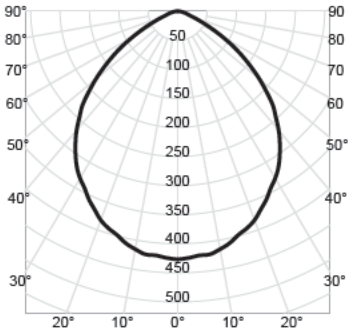
E Series LED Trim Kit

5"/6" Switchable White LED Downlight

PHOTOMETRICS

Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire

65BEMW SWW5 90CRI, 4000K, Input Watts: 10.4, Delivered Lumens: 921, LPW: 88.6, S/MH: 1.15, Test No: ISF 202495P4



CP Summary 0°		Zonal Lumen Summary Zone	Lumens	% Fixture
0°	427	0° - 30°	324	35%
5°	422	0° - 40°	519	56%
15°	398	0° - 60°	836	91%
25°	357	0° - 90°	921	100%
35°	303	90° - 180°	0	0%
45°	229	0° - 180°	921	100%
55°	134			
65°	48			
75°	15			
85°	3			
90°	0			

Coefficients of Utilization

ρf	ρc	80%			20% 70%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	107	104	100	105	102	99	101	98	96
2	96	90	85	94	88	84	90	86	82
3	85	78	73	84	77	72	81	75	71
4	77	69	63	75	68	63	73	67	62
5	69	61	55	68	61	55	66	59	54
6	63	55	49	62	54	49	60	53	48
7	57	49	44	57	49	43	55	48	43
8	53	45	39	52	44	39	51	44	39
9	48	41	36	48	40	35	47	40	35
10	45	37	32	44	37	32	43	37	32

Cone of Light

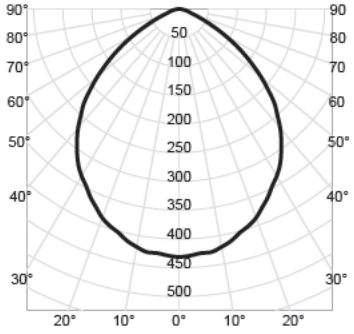
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	11.9	12.7
8.0	6.7	16.9
10.0	4.3	21.1
12.0	3.0	25.3
14.0	2.2	29.6

Beam Angle: 93.1°
Field Angle: 136.0°

Luminance (cd/sq.m)

	Average Luminance
0°	33,153
45°	25,161
55°	18,174
65°	8,902
75°	4,542
85°	2,698

65BEMW SWW5 90CRI, 5000K, Input Watts: 10.4, Delivered Lumens: 931, LPW: 89.5, S/MH: 1.15, Test No: ISF 202495P5



CP Summary 0°		Zonal Lumen Summary Zone	Lumens	% Fixture
0°	431	0° - 30°	328	35%
5°	426	0° - 40°	524	56%
15°	403	0° - 60°	845	91%
25°	361	0° - 90°	931	100%
35°	306	90° - 180°	0	0%
45°	231	0° - 180°	931	100%
55°	136			
65°	49			
75°	15			
85°	3			
90°	0			

Coefficients of Utilization

ρf	ρc	80%			20% 70%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	107	104	100	105	102	99	101	98	96
2	96	90	85	94	88	84	90	86	82
3	85	78	73	84	77	72	81	75	71
4	77	69	63	75	68	63	73	67	62
5	69	61	55	68	61	55	66	59	54
6	63	55	49	62	54	49	60	53	48
7	57	49	44	57	49	43	55	48	43
8	53	45	39	52	44	39	51	44	39
9	48	41	36	48	40	35	47	40	35
10	45	37	32	44	37	32	43	37	32

Cone of Light

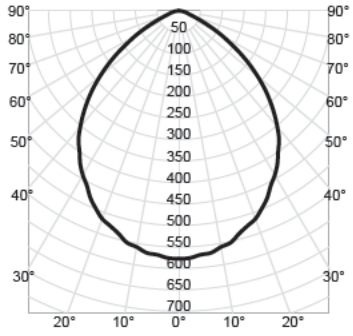
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	12.0	12.7
8.0	6.7	16.9
10.0	4.3	21.1
12.0	3.0	25.3
14.0	2.2	29.6

Beam Angle: 93.1°
Field Angle: 136.0°

Luminance (cd/sq.m)

	Average Luminance
0°	33,513
45°	25,434
55°	18,371
65°	8,999
75°	4,592
85°	2,727

65BEMW SWW5 HL 90CRI, 2700K, Input Watts: 14.5, Delivered Lumens: 1230, LPW: 84.8, S/MH: 1.14, Test No: ISF 202133P1



CP Summary 0°		Zonal Lumen Summary Zone	Lumens	% Fixture
0°	577	0° - 30°	438	36%
5°	570	0° - 40°	697	57%
15°	537	0° - 60°	1,118	91%
25°	481	0° - 90°	1,230	100%
35°	399	90° - 180°	0	0%
45°	297	0° - 180°	1,230	100%
55°	172			
65°	61			
75°	19			
85°	3			
90°	0			

Coefficients of Utilization

ρf	ρc	80%			20% 70%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	107	104	101	105	102	99	101	98	96
2	96	90	85	94	89	84	90	86	82
3	86	78	73	84	77	72	81	76	71
4	77	69	63	76	68	63	73	67	62
5	69	61	55	68	61	55	66	60	55
6	63	55	49	62	54	49	60	54	48
7	58	49	44	57	49	44	55	48	43
8	53	45	39	52	45	39	51	44	39
9	49	41	36	48	41	36	47	40	36
10	45	38	33	45	37	33	44	37	32

Cone of Light

Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	16.0	12.3
8.0	9.0	16.4
10.0	5.8	20.4
12.0	4.0	24.5
14.0	2.9	28.6

Beam Angle: 91.3°
Field Angle: 135.8°

Luminance (cd/sq.m)

	Average Luminance
0°	44,848
45°	32,628
55°	23,364
65°	11,170
75°	5,590
85°	2,621

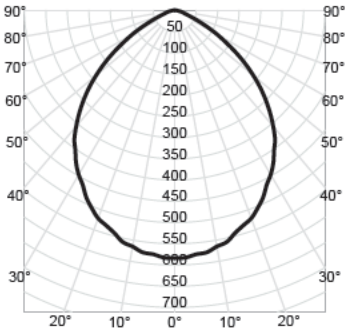
JUNO E Series LED Trim Kit

5"/6" Switchable White LED Downlight

PHOTOMETRICS

Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance Data at 30" Above Floor for a Single Luminaire

65BEMW SWW5 HL 90CRI, 3000K, Input Watts: 14.5, Delivered Lumens: 1244, LPW: 85.8, S/MH: 1.14, Test No: ISF 202133P2



CP Summary 0°		Zonal Lumen Summary Zone	Lumens	% Fixture
0°	584	0° - 30°	443	36%
5°	577	0° - 40°	705	57%
15°	543	0° - 60°	1,131	91%
25°	487	0° - 90°	1,244	100%
35°	403	90° - 180°	0	0%
45°	300	0° - 180°	1,244	100%
55°	174			
65°	61			
75°	19			
85°	3			
90°	0			

Coefficients of Utilization

ρf	ρc	ρw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	50% 50%	50% 30%	50% 10%
		0	119	119	119	116	116	116	111	111	111
		1	107	104	101	105	102	99	101	98	96
		2	96	90	85	94	89	84	90	86	82
		3	86	78	73	84	77	72	81	76	71
		4	77	69	63	76	68	63	73	67	62
		5	69	61	55	68	61	55	66	60	55
		6	63	55	49	62	54	49	60	54	48
		7	58	49	44	57	49	44	55	48	43
		8	53	45	39	52	45	39	51	44	39
		9	49	41	36	48	41	36	47	40	36
		10	45	38	33	45	37	33	44	37	32

Cone of Light

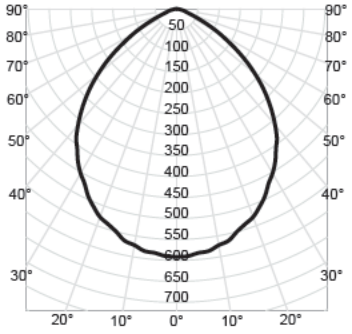
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	16.2	12.3
8.0	9.1	16.4
10.0	5.8	20.4
12.0	4.1	24.5
14.0	3.0	28.6

Beam Angle: 91.3°
Field Angle: 135.8°

Luminance (cd/sq.m)

Average Luminance	
0°	45,359
45°	33,000
55°	23,631
65°	11,298
75°	5,653
85°	2,651

65BEMW SWW5 HL 90CRI, 3500K, Input Watts: 14.5, Delivered Lumens: 1260, LPW: 86.9, S/MH: 1.14, Test No: ISF 202133P3



CP Summary 0°		Zonal Lumen Summary Zone	Lumens	% Fixture
0°	591	0° - 30°	448	36%
5°	584	0° - 40°	715	57%
15°	550	0° - 60°	1,145	91%
25°	493	0° - 90°	1,260	100%
35°	409	90° - 180°	0	0%
45°	304	0° - 180°	1,260	100%
55°	177			
65°	62			
75°	19			
85°	3			
90°	0			

Coefficients of Utilization

ρf	ρc	ρw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	50% 50%	50% 30%	50% 10%
		0	119	119	119	116	116	116	111	111	111
		1	107	104	101	105	102	99	101	98	96
		2	96	90	85	94	89	84	90	86	82
		3	86	78	73	84	77	72	81	76	71
		4	77	69	63	76	68	63	73	67	62
		5	69	61	55	68	61	55	66	60	55
		6	63	55	49	62	54	49	60	54	48
		7	58	49	44	57	49	44	55	48	43
		8	53	45	39	52	45	39	51	44	39
		9	49	41	36	48	41	36	47	40	36
		10	45	38	33	45	37	33	44	37	32

Cone of Light

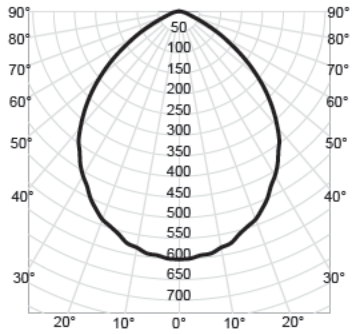
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	16.4	12.3
8.0	9.2	16.4
10.0	5.9	20.4
12.0	4.1	24.5
14.0	3.0	28.6

Beam Angle: 91.3°
Field Angle: 135.8°

Luminance (cd/sq.m)

Average Luminance	
0°	45,944
45°	33,425
55°	23,935
65°	11,443
75°	5,726
85°	2,685

65BEMW SWW5 HL 90CRI, 4000K, Input Watts: 14.5, Delivered Lumens: 1280, LPW: 88.3, S/MH: 1.14, Test No: ISF 202133P4



CP Summary 0°		Zonal Lumen Summary Zone	Lumens	% Fixture
0°	601	0° - 30°	456	36%
5°	594	0° - 40°	726	57%
15°	559	0° - 60°	1,163	91%
25°	501	0° - 90°	1,280	100%
35°	415	90° - 180°	0	0%
45°	309	0° - 180°	1,280	100%
55°	180			
65°	63			
75°	19			
85°	3			
90°	0			

Coefficients of Utilization

ρf	ρc	ρw	80% 50%	80% 30%	80% 10%	20% 70% 50%	20% 70% 30%	20% 70% 10%	50% 50%	50% 30%	50% 10%
		0	119	119	119	116	116	116	111	111	111
		1	107	104	101	105	102	99	101	98	96
		2	96	90	85	94	89	84	90	86	82
		3	86	78	73	84	77	72	81	76	71
		4	77	69	63	76	68	63	73	67	62
		5	69	61	55	68	61	55	66	60	55
		6	63	55	49	62	54	49	60	54	48
		7	58	49	44	57	49	44	55	48	43
		8	53	45	39	52	45	39	51	44	39
		9	49	41	36	48	41	36	47	40	36
		10	45	38	33	45	37	33	44	37	32

Cone of Light

Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	16.7	12.3
8.0	9.4	16.4
10.0	6.0	20.4
12.0	4.2	24.5
14.0	3.1	28.6

Beam Angle: 91.3°
Field Angle: 135.8°

Luminance (cd/sq.m)

Average Luminance	
0°	46,674
45°	33,956
55°	24,315
65°	11,625
75°	5,817
85°	2,728

65BE/65SE SWW5

JUNO

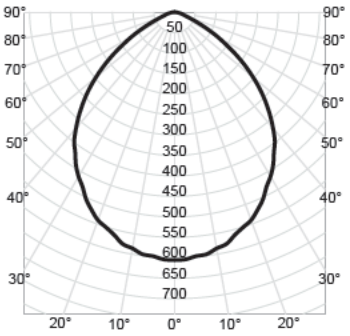
E Series LED Trim Kit

5"/6" Switchable White LED Downlight

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire

65BEMW SWW5 HL 90CRI, 5000K, Input Watts: 14.5, Delivered Lumens: 1290, LPW: 89.0, S/MH: 1.14, Test No: ISF 202133P5



CP Summary

	0°
0°	605
5°	598
15°	563
25°	505
35°	418
45°	311
55°	181
65°	64
75°	20
85°	3
90°	0

Zonal Lumen Summary

Zone	Lumens	% Fixture
0° - 30°	459	36%
0° - 40°	732	57%
0° - 60°	1,172	91%
0° - 90°	1,290	100%
90° - 180°	0	0%
0° - 180°	1,290	100%

Coefficients of Utilization

ρf	80%			20%			50%		
ρc	70%			70%			50%		
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	107	104	101	105	102	99	101	98	96
2	96	90	85	94	89	84	90	86	82
3	86	78	73	84	77	72	81	76	71
4	77	69	63	76	68	63	73	67	62
5	69	61	55	68	61	55	66	60	55
6	63	55	49	62	54	49	60	54	48
7	58	49	44	57	49	44	55	48	43
8	53	45	39	52	45	39	51	44	39
9	49	41	36	48	41	36	47	40	36
10	45	38	33	45	37	33	44	37	32

Cone of Light

Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	16.8	12.3
8.0	9.5	16.4
10.0	6.1	20.4
12.0	4.2	24.5
14.0	3.1	28.6

Beam Angle: 91.3°
Field Angle: 135.8°

Luminance (cd/sq.m)

	Average Luminance
0°	47,039
45°	34,222
55°	24,506
65°	11,716
75°	5,863
85°	2,749

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NEW EQUESTRIAN BUILDING: LEGACY ROSE FARMS
TOWN OF CLAYTON, WINNEBAGO COUNTY, WI
TRUCK TURNING MOTION

NO.	DATE	REVISION
#		
#		
#		
#		
#		
#		

NO.	DATE	REVISION

DESIGNED BDW | DRAWN BDJ

PROJECT NO. L0905-09-25-00507

DATE APRIL 13, 2026

SHEET NO. EX1

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGR@MCMAHON.COM

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P.L.

P.L.

P.L.

P.L.

D

D

PARCEL #: 006004103
SYLVESTER J YOGERST
9619 OAKWOOD AVE

NORTH

SCALE – FEET
20 10 0 20

Bjones, W:\PROJECTS\L0905\092500507\CADD\Civil3D\Plan Sheets\Site Plan 2-25-26.dwg, Truck turning motion, Plot Date: 4/10/2026 2:44 PM, xrefs:####

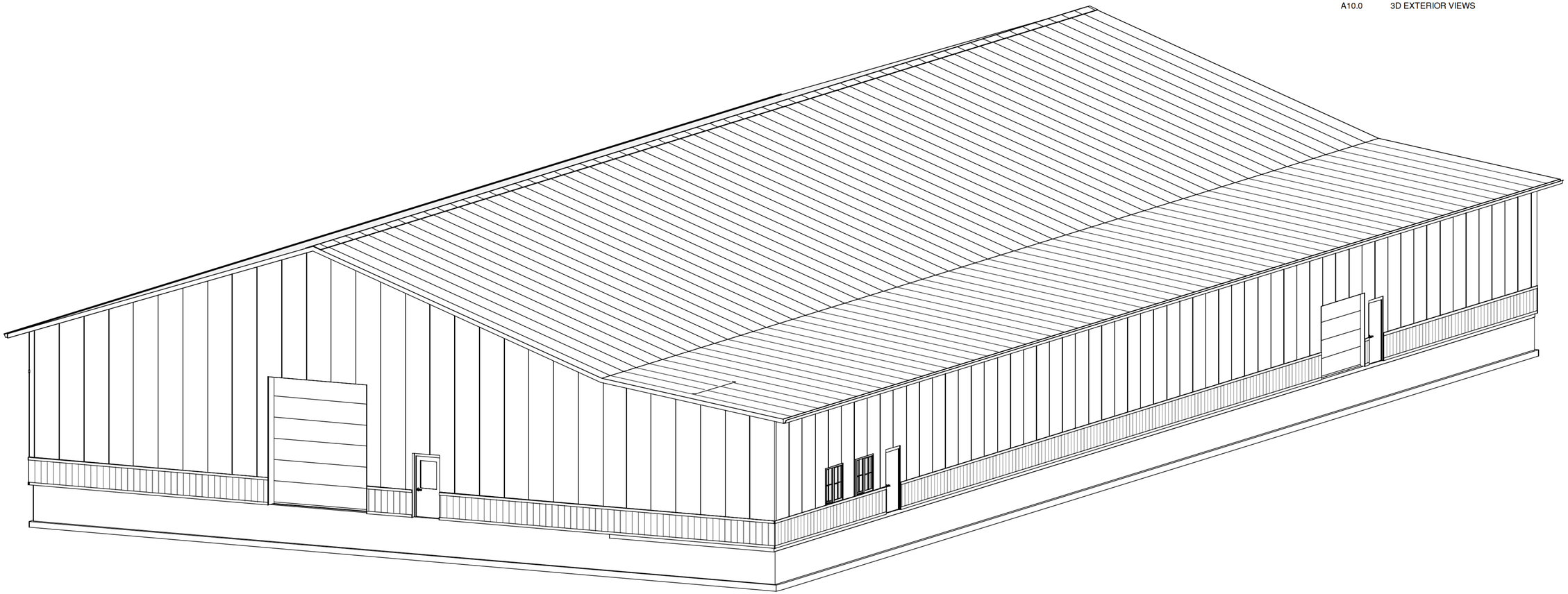
PROPOSED RIDING ARENA

Neenah, WI 54956

03/12/2026

SHEET LIST

T1.0	TITLE SHEET
G1	GENERAL NOTES
G2	ADA CLEARANCES
A1.1	OVERALL BUILDING LAYOUT
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS
A4.0	EXTERIOR BUILDING ELEVATIONS
A4.1	EXTERIOR BUILDING ELEVATIONS
A6.0	SCHEDULES
A8.0	REFLECTED CEILING PLANS
A10.0	3D EXTERIOR VIEWS



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STAMP

PLAN BID SET

PROPOSED RIDING ARENA
Neenah, WI 54956

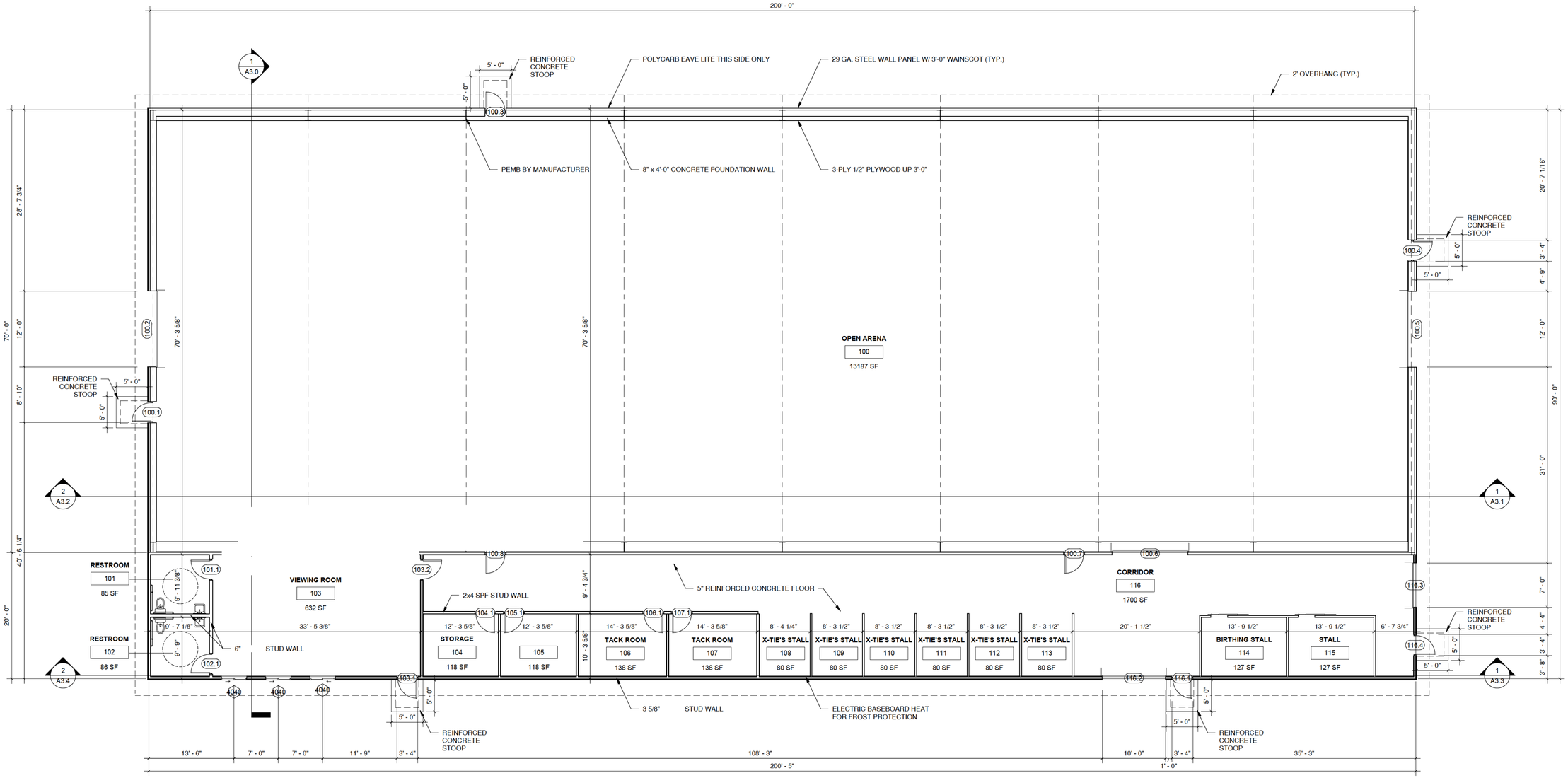
SALES REP: ANDREW WALLACE 920-595-0345
03/12/2026

#	Date	Description

Project Status
PROJECT #: 25198
DRAWN BY: ACE
CHECKED BY: XX

TITLE SHEET

T1.0



1 LEVEL 1 - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PLAN BID SET

PROPOSED RIDING ARENA
Neenah, WI 54956

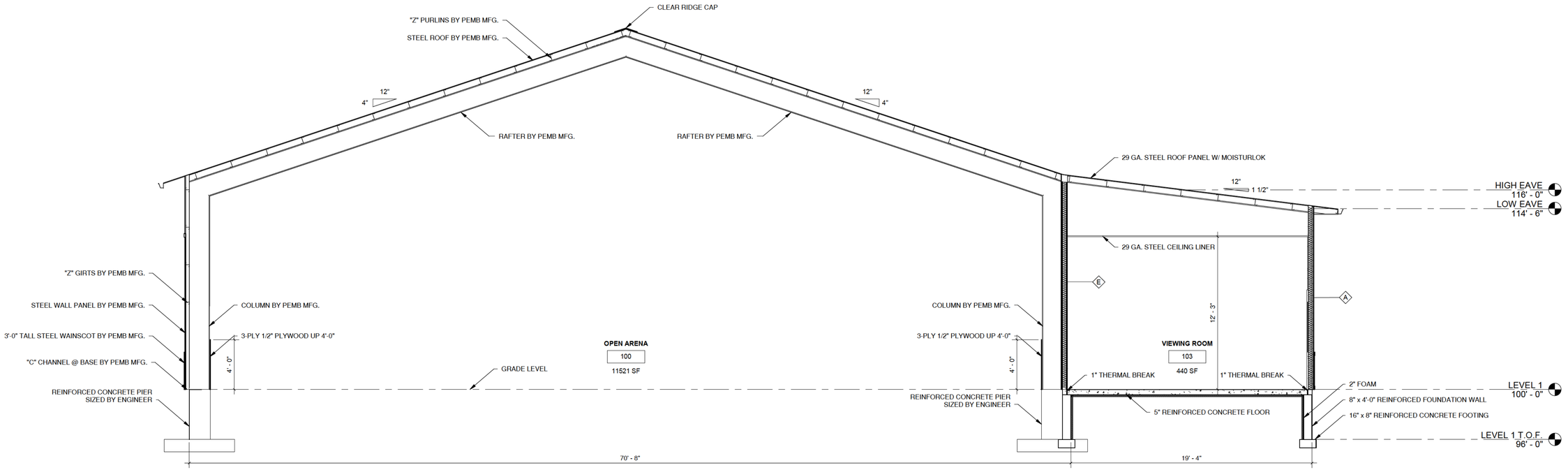
SALES REP: ANDREW WALLACE 920-595-0345
04/09/2026

#	Date	Description

Project Status
PROJECT #: 25198
DRAWN BY: ACE
CHECKED BY: XX

OVERALL BUILDING LAYOUT

A1.1



1 SECTION 01
SCALE: 1/4" = 1'-0"

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03/12/2026

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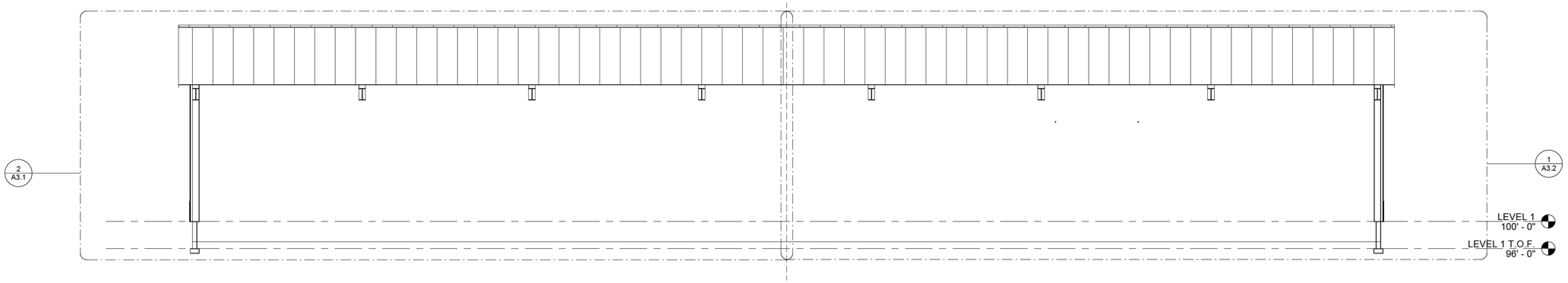
BUILDING SECTIONS

A3.0



1 SECTION 02a
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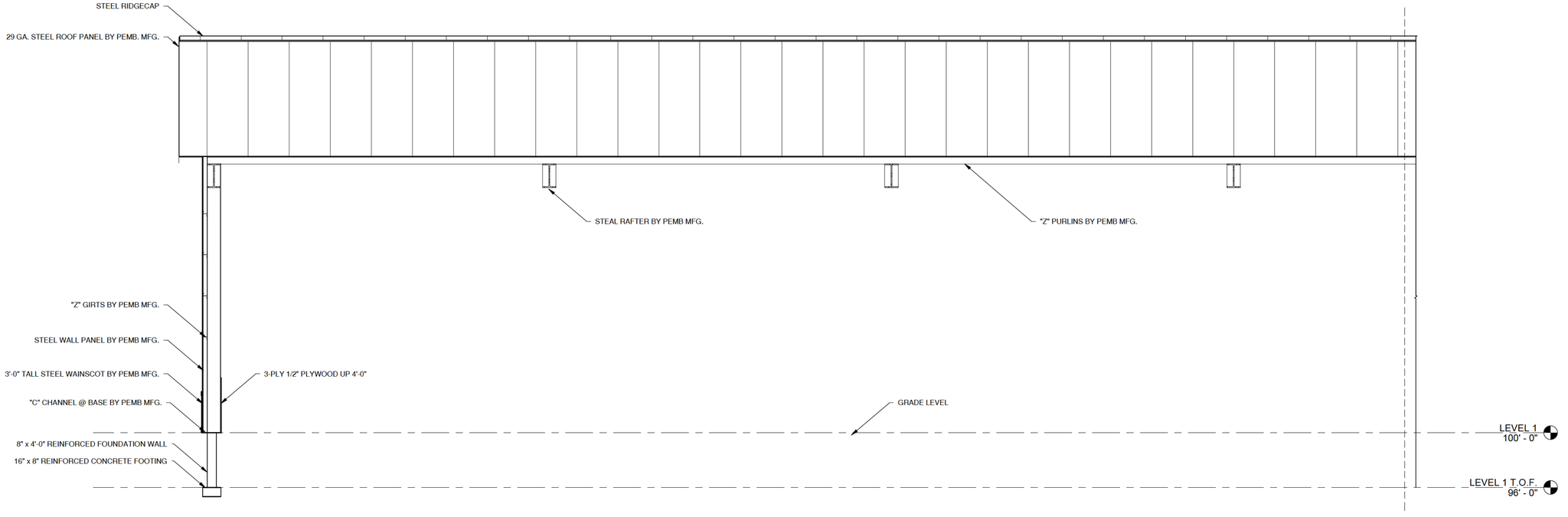

2 SECTION 02 - WEST SIDE
SCALE: 1/4" = 1'-0"

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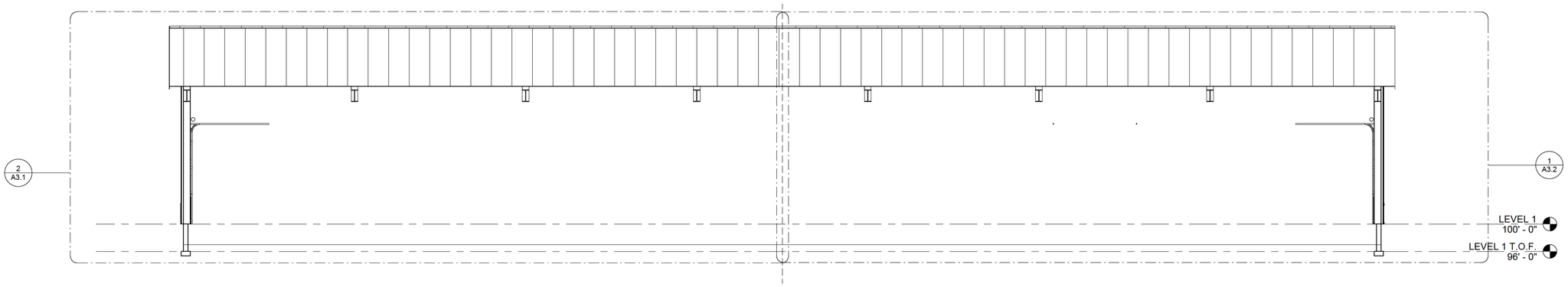
SALES REP: ANDREW WALLACE 920-595-0345
03/12/2026

#	Date	Description

Project Status
PROJECT #: 25198
DRAWN BY: ACE
CHECKED BY: XX

BUILDING SECTIONS

A3.1



2 SECTION 02b
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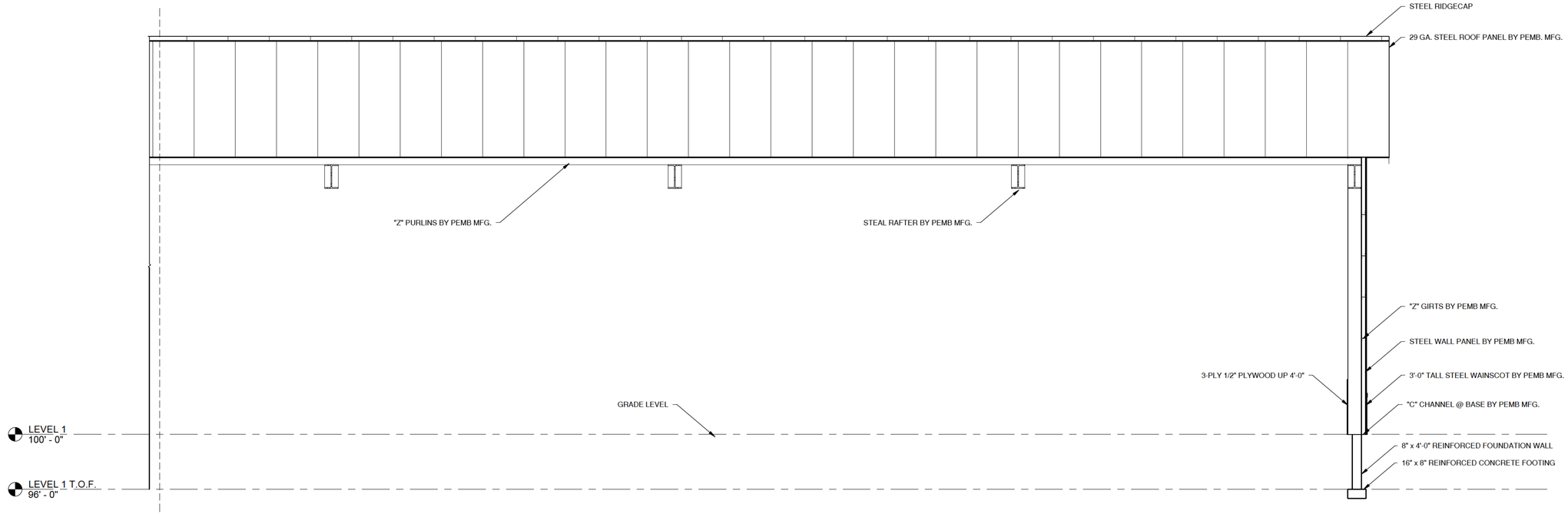

1 SECTION 02 - EAST SIDE
SCALE: 1/4" = 1'-0"

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03/12/2026

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Project Status
PROJECT #: 25198
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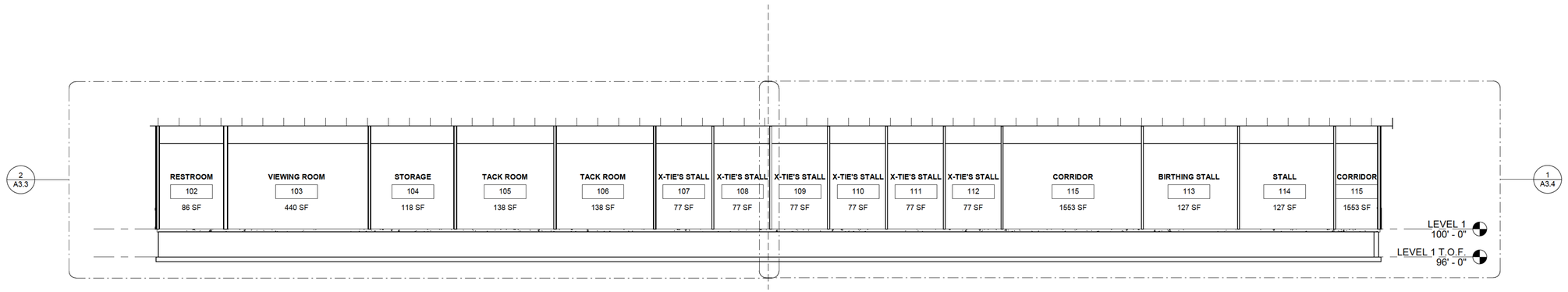
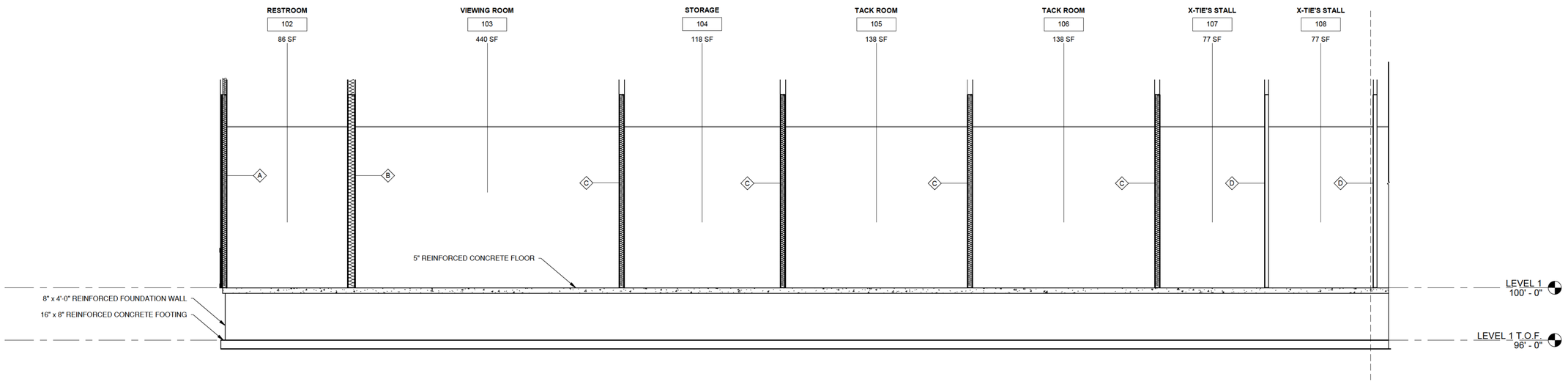
CHECKED BY: XX

BUILDING SECTIONS

A3.2



1 SECTION 03a
SCALE: 1/8" = 1'-0"



2 SECTION 03 - WEST SIDE
SCALE: 1/4" = 1'-0"

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03/12/2026

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Project Status
PROJECT #: 25198
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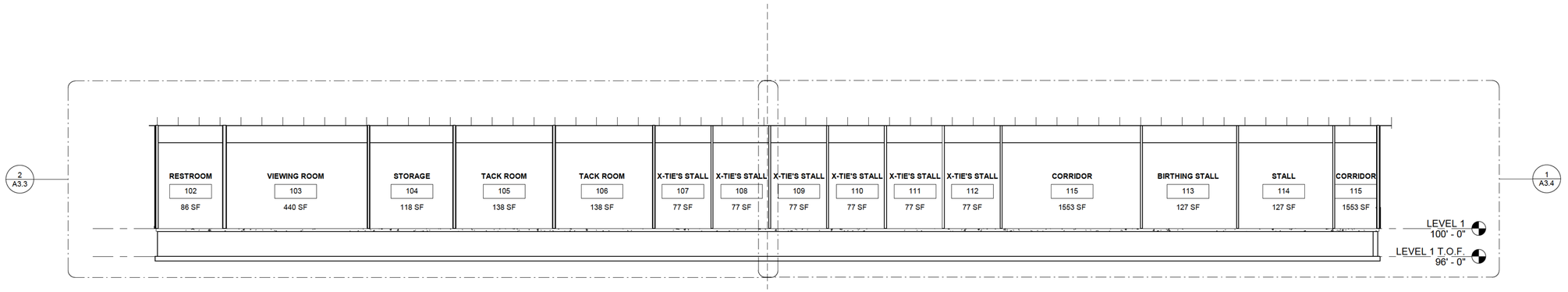
BUILDING SECTIONS

A3.3



2 SECTION 03b
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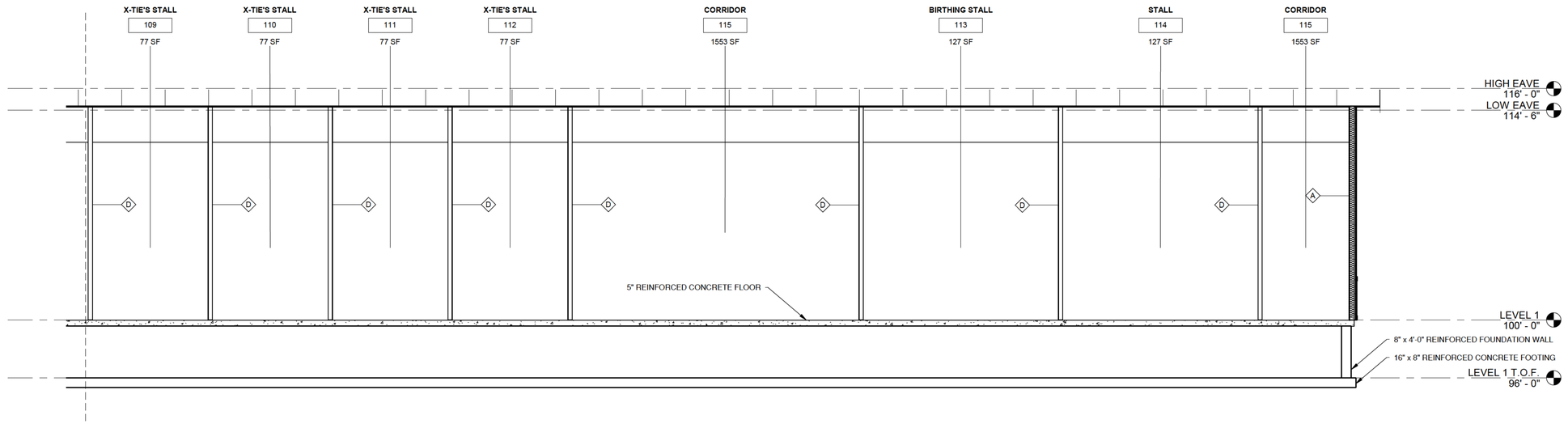

1 SECTION 03 - EAST SIDE
SCALE: 1/4" = 1'-0"

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03/12/2026

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Project Status
PROJECT #: 25198
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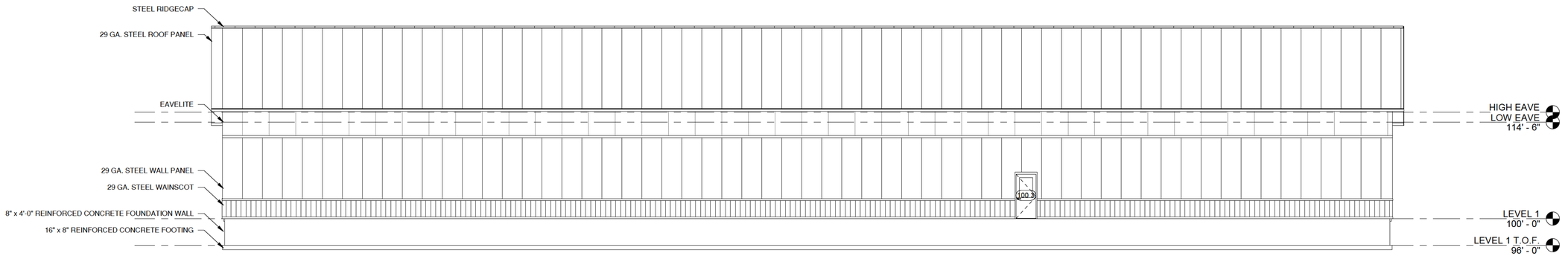
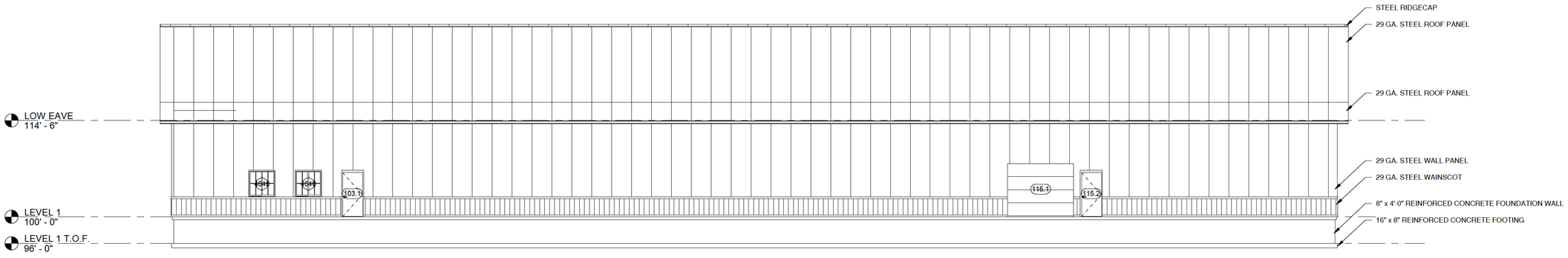
BUILDING SECTIONS

A3.4



1 EXT. BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXT. BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

* THE ELEVATIONS DEPICTED ARE FLAT AND LEVEL, AS THE SLOPES OF THE BUILDING HAVE NOT BEEN VERIFIED AGAINST FIELD CONDITIONS. THESE ELEVATIONS ARE INTENDED FOR GENERAL ILLUSTRATIVE PURPOSES ONLY.

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03/12/2026

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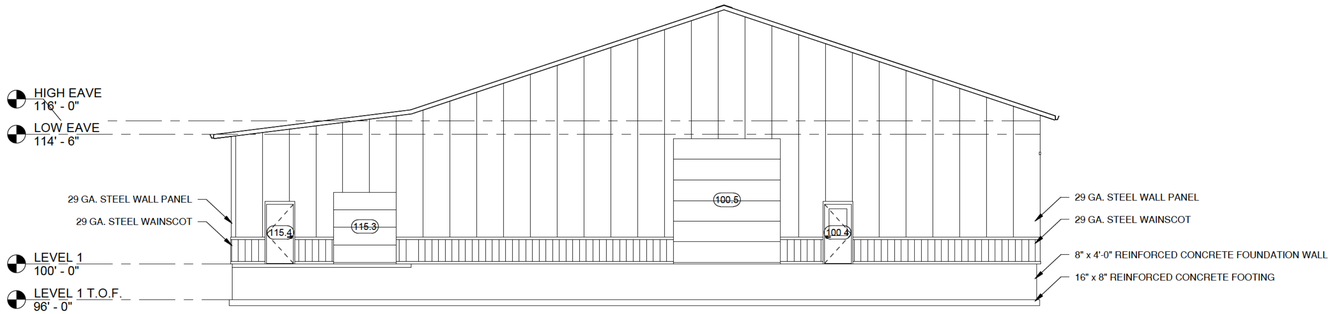
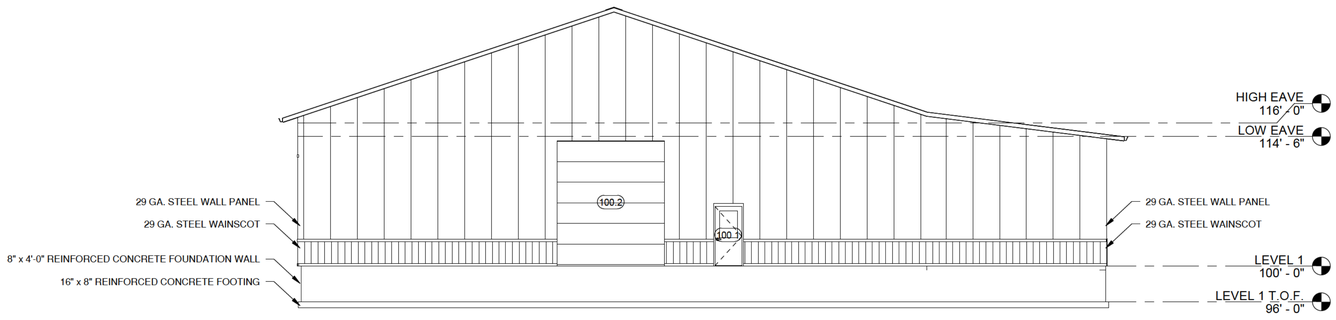
EXTERIOR BUILDING ELEVATIONS

A4.0



1 EXT. BUILDING ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 EXT. BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"

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SALES REP: ANDREW WALLACE 920-595-0345
03/12/2026

#	Date	Description

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PROJECT #: 25198
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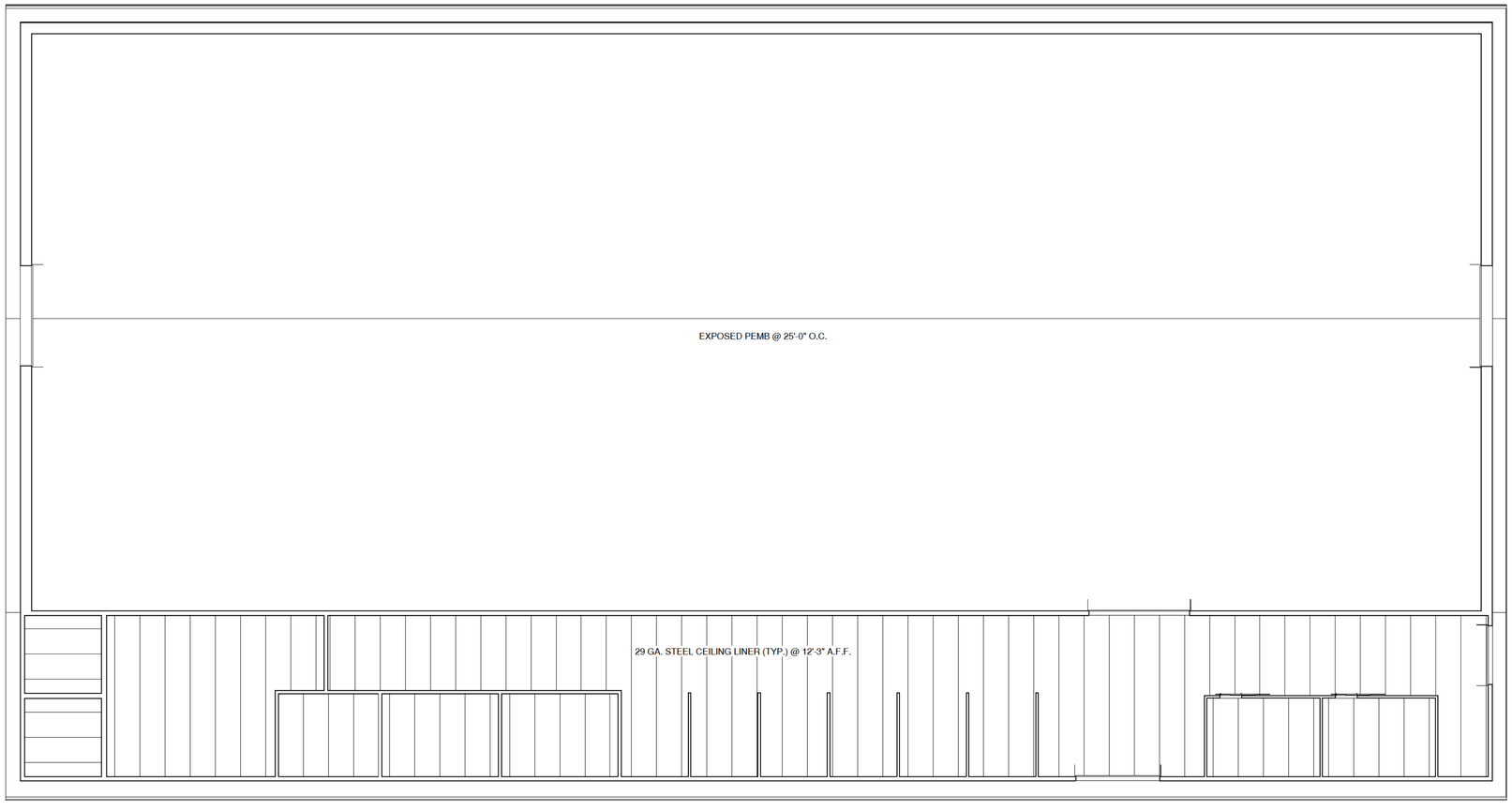
CHECKED BY: XX

EXTERIOR BUILDING ELEVATIONS

A4.1



NOTE:

ALL LIGHTING DETAILS SUPPLIED BY ELECTRICIAN

1 LEVEL 1 - RCP
SCALE: 1/8" = 1'-0"

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SALES REP: ANDREW WALLACE 920-595-0345
03/12/2026

#	Date	Description

Project Status
PROJECT #: 25198
DRAWN BY: ACE
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REFLECTED CEILING PLANS

A8.0

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PROPOSED RIDING ARENA
Neenah, WI 54956

SALES REP: ANDREW WALLACE 920-595-0345
09/24/2025

#	Date	Description

Project Status
PROJECT #: 25198
DRAWN BY: ACE
CHECKED BY: XX

3D EXTERIOR VIEWS

A10.0

MEMORANDUM

Business Item B

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

Please see the following comments from Code Administrator Kamke:

The Zoning Ordinance lists the dimensional standards for each district in Exhibit 8-2. For the A-2 General Agriculture district, further categorization is required to determine setbacks, minimum and maximum building area, and lot coverage limits, if any. The three categories for A-2 are “Residential”, “Farm”, or “Nonresidential / Nonfarm”.

Generally, the “Residential” and “Nonresidential / Nonfarm” categories allow structures closer to the lot lines but impose limits on how much of the lot can be covered by accessory buildings, and also can restrict the number of structures that can be built on a lot. The “Farm” category requires larger building setback distances but does not limit the structure quantity, size, or total lot coverage.

Usually, an ordinance will have a definition that guides the community on how to apply each category to different situations. However, Clayton’s definition for ‘farm’ only applies to A-1 agri-business district lands, and is the state language definition used for administration of the farmland preservation tax credit program. This program is not currently active in the Town of Clayton but ordinance provisions still exist should the County and Town decided to expand their participation in that program.

The issue in categorizing what is a “Farm” in the context of A-2 lands is a frequent issue Town staff encounter. Approximately 65% of the taxable land in the Town of Clayton is zoned A-2 General Agriculture. Of this, over half of those parcels do not meet the 5-acre minimum that is required for the zoning district. Legal but nonconforming lots are granted full use of the property, if they show they qualify under the category they claim. The regulation of accessory buildings in particular will continue to be a difficult point of conflict until changes are made to the ordinance to address this gap.

Farming can be achieved on small plots of land, and it’s understood that many specialty types of agricultural operations can thrive on small acreage lots. Examples include the raising of fish for consumption, the keeping of bees for pollination services and honey production, the cultivation of flowers for sale, use of vertical gardening systems, and the care of individual or small herds of livestock for varied products (dairy, wool, meat, showing, etc.).

If someone owns a 3 acre legal lot zoned A-2, should they be able to build a barn with no limit on footprint or height? What if the lot is only 1.5 acres? There’s a concern that a large building could be requested for permits on a smaller acreage lot, and the Town

wants clearer direction on how to manage these, and determine what is agriculture, versus what is desired for a ‘toy shed’ or workshop space that isn’t related to agriculture.

There are three realistic options for the Plan Commission to pursue.

- Option 1: Expand current definition of farm to cover all districts.
    - This is an easy change, but it does not solve the actual problems outlined above.

- Option 2: Update dimensional standards table Exhibit 8-2 for A-2. Several prongs could be explored:
    - Could make “Farm” mean the property must be 10 acres, or require that the 5 acre minimum for the district MUST be met to qualify as a “Farm”.
    - Could change the limit on “Residential” category to allow a larger percentage of the lot to be covered with accessory buildings. Change could be if it’s a substandard lot, can only be 70% of the lot covered by any type of structure (driveway and patios and all buildings etc), or 50% covered by accessory buildings, or any other limit the Town would like to pursue.

- Option 3: Create new definition for farm for when it relates to A-2 land, do not change the table.

The options will mainly come down to requiring either use or acreage requirements, or requiring both use and acreage requirements.

Staff requests the Plan Commission to determine which option they would like to pursue, so that staff can compile information and example language for the desired path to update the code for clarity.

SUGGESTED MOTION(S):

Motion to recommend (Option 1 / Option 2 / Option 3) to the Town Board for further definition.

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

MEMORANDUM

Business Item C

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & consideration of Resolution 2026-006 Recommending Amendments to Chapter 7.10 Subdivision Ordinance.

Please see the following comments from Code Administrator Kamke:

The state legislature sent changes to the governor last year to make updates to Chapter 236 of state statute, which regulates the procedures and process for all land divisions in Wisconsin. The governor signs those changes into law in December 2025, with an effective date of July 1, 2026. Statute requires that a planning agency in a governing unit (Planning Commission in the Town of Clayton) provide a recommendation to the governing body (Town Board), who shall then hold a public hearing prior to adoption. This ordinance has gone largely untouched since its adoption in 2005. While it is recognized that the Town should undertake a more comprehensive revision or rescind/recreate this ordinance soon, the proposed edits here are to remain compliant with amended law and known jurisdictional changes.

The changes in your packet are categorized into three groups:

1. Yellow highlight are the required changes to align with 2025 Act 68. See below. ("Must Do")
2. Blue highlight are the recommended changes that relate to the County Shoreland ordinance jurisdictional changes and are similar in nature to the Zoning Ordinance and Comprehensive Plan amendments that occurred earlier in the year. ("Recommended" changes)
3. Green highlights are those edits that are easy to make now, since other amendments are happening anyway. This includes updates to renamed or renumbered codes and policies, as well as making long-overdue removals of irrelevant parts of the ordinance and small changes to align policy with practice. This is mainly in reference to when the ordinance was created, it recreated the Winnebago County subdivision ordinance at the time, but without editing the passages that applied to areas outside the Town of Clayton. Examples to Neenah Slough, City of Neenah maps, and Table exhibits that were never included in the Town ordinance. ("Might as well" change)

In general, the 2025 WI Act 68 changes are as follows:

- Add new intents to the purposes of the ordinance, and removes others. This section of the statute has not been updated since 1955, and land use has changed substantially in the state over the last 70 years.
    - Overcrowding of land and congestion in the streets and highways have both been struck. The higher density use of land is something that is now being encouraged, from promoting "in-fill" development to preserving farmland and preventing sprawl.
    - Focus on community-supporting development, from variety of housing types to 'complete streets' that promote connectivity. This makes it easier for not only those who want to live and work in these areas, but also for maintenance of those streets.

- Requires communities to offer pre-submittal conceptual review of plats.
    - Town of Clayton historically has offered this, so the only language that needed to be added was that the opinions provided by any participant in those meetings would not be binding.
- Update any requirement for 'final' plans or reports at the preliminary plat level, to allow the submission of preliminary plans and reports.
    - The creation of fully designed and engineer stamped plans for stormwater, sewer, water, and road construction is an expensive endeavor. This law change now gives assurance to a developer that those investment costs will be recouped, since submission of final plans can be a condition of approval, but can no longer be required before the Town will review a preliminary plat.
- Edit any passages that required the installation or acceptance of public improvements before a plat would be reviewed or recorded.
    - Town of Clayton didn't have much in this category, but other communities would require the sewer or roads to be installed before they would approve the plat. Like above, that was a huge financial burden to take on without knowing if the plat would be approved at all, so now it can be a CONDITION of approval and time limited, but cannot be required prior to approval or recording of the subdivision plat.
    - Also within this category is the requirement to release building permits once substantial completion of public improvements has occurred. A common situation apparently was that a community would require the acceptance of a roadway before they would issue a building permit or allow occupancy for a new home. The logic was that if there is no accepted public access to the site, the site is not yet buildable or able to be occupied. In reality, a road can be substantially completed but not yet accepted. There is access to the site on dedicated right-of-way that intends to be conveyed to the community, and so building approvals should not be withheld if the public improvements are substantially completed. Substantially completed is defined in statute. Note that the installation of such improvements can still be required, but should be through a developer agreement with financial securities.
- Community must endorse/sign the final plat in 10 days from submittal by subdivider, if the plat has met all conditions and obtained all other approvals from other agencies. Clerk must also add language to the face of the plat if the subdivision did not receive action from the community in time, which defaults it to a 'deemed approved' category. Law change requires this to be called out, which improves record keeping.

SUGGESTED MOTION(S):

*Motion **AND ROLL CALL** to recommend approval of the proposed revisions to the Town of Clayton Subdivision Ordinance with Resolution 2026-006.*

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

TOWN OF CLAYTON, WI

RESOLUTION 2026-006

RECOMMENDING AMENDMENTS TO CHAPTER 7.10 SUBDIVISION ORDINANCE (WI ACT 68)

WHEREAS, the Town of Clayton periodically amends the Subdivision Ordinances to address concerns and issues; and

WHEREAS, the 2025 Wisconsin Act 68 was enacted on December 9, 2025, and identifies changes to Wis. Stats. Ch. 236, which affects local subdivision and land division control ordinances; and

WHEREAS, such amendments generally include changes to the purpose, conceptual review of plat maps before submission, requirements for complete applications, and conditions that can be required as terms of approval; and

WHEREAS, the Town of Clayton wishes to adopt an ordinance for land division and subdivision platting that is consistent with Wis. Stats. Ch. 236; and

WHEREAS, on May 13, 2026, the Town of Clayton Plan Commission discussed the proposed changes and is offering a recommendation to the Town Board of Supervisors.

NOW THEREFORE BE IT RESOLVED by the Town of Clayton Plan Commission, Winnebago County, Wisconsin, hereby recommends amendment of Chapter 7.10 Subdivision Ordinance.

Vote: Yes ____ No: ____ Absent: ____ Abstain: ____

Town of Clayton:

_____

Dick Knapinski, Plan Commission Chair

Attest:

_____

Kelsey Faust-Kubale, Town Clerk

TOWN OF CLAYTON
SUBDIVISION ORDINANCE
~~TOWN OF CLAYTON~~

Winnebago County Wisconsin

Chapter 7.10

Adopted August 15th, 2012

Drafted by Richard J. Carlson
Silton, Seifert, Carlson & Gamble, SC
331 E. Washington St.
Appleton WI 54911
(CY 2005)

Revised by Town of Clayton Staff
(CY 2012, 2026)

Key to Proposed Changes:

Changes proposed to remain compliant with 2025 Act 68 law changes.

Changes proposed to update references related to County Shoreland jurisdictional changes.

Changes proposed to update references to existing code, statute, policies, and other administrative edits.

TABLE OF CONTENTS

7.10.01 INTRODUCTION 3

7.10.02 GENERAL PROVISIONS 4

7.10.03 RECREATIONAL TRAILS 6

7.10.04 ENVIRONMENTAL SETBACK CORRIDORS 7

7.10.05 DRAINAGE AND STORMWATER MANAGEMENT 8

7.10.06 CONSTRUCTION OF PUBLIC IMPROVEMENTS 10

7.10.07 SEWAGE DISPOSAL SYSTEMS 12

7.10.08 DEDICATIONS AND RESERVATIONS ..... 13~~12~~

7.10.09 HOMEOWNERS' ASSOCIATIONS 14

7.10.10 CONSERVATION SUBDIVISIONS ..... 15~~14~~

7.10.11 MINOR LAND DIVISION (CERTIFIED SURVEY MAP) PROCEDURES 19

7.10.12 PRELIMINARY PLAT PROCEDURES ..... 22~~21~~

7.10.13 FINAL PLAT PROCEDURES ..... 24~~23~~

7.10.14 PRELIMINARY PLAT TECHNICAL REQUIREMENTS ..... 26~~25~~

7.10.15 SUPPLEMENTARY PLAN AND INFORMATION REQUIREMENTS ..... 28~~27~~

7.10.16 FINAL PLAT REQUIREMENTS ..... 29~~27~~

7.10.17 CONDOMINIUM PLATS ..... 29~~28~~

7.10.18 RE-PLATS ..... 29~~28~~

7.10.19 STREETS ..... 30~~28~~

7.10.20 BLOCKS AND LOTS ..... 32~~31~~

7.10.01 INTRODUCTION

Note: To facilitate the best possible understanding by those who intend to plat and develop land within the Town of Clayton, this Subdivision Ordinance is based on the Winnebago County Subdivision Ordinance that went into effect (as amended) on March 22, 1989. The County Ordinance is being used as the basis for the Clayton Subdivision Ordinance because all platting in the Town must be consistent with County regulations.

(1) AUTHORITY

The provisions of this chapter are adopted by the Town of Clayton Town Board which has adopted Village Powers pursuant to the authority granted by Chapters 61 and 236, Wisconsin Statutes. This ordinance shall require either a Certified Survey Map or Subdivision Plat to create new land parcels or lots in the Town of Clayton.

(2) TITLE

This chapter shall be known as, referred to, or cited as the "Town of Clayton Subdivision Ordinance."

(3) PURPOSE AND INTENT

The purpose of this chapter is to regulate and control the division of land within the unincorporated areas of the Town of Clayton to:

(a) Promote the public health, safety, and general welfare.

(b) Further the orderly layout and use of land.

(c) ~~Prevent the overcrowding of land~~Ensure that land is developed in a manner that supports healthy, livable communities.

(d) ~~Lessen congestion in streets and highways~~Foster the development of a range of housing types.

~~(d)~~(e) Advance complete streets that prioritize safety, comfort, and accessibility for pedestrians, cyclists, transit riders, and motorists alike.

~~(e)~~(f) Provide for adequate light and air.

(g) Facilitate adequate provisions for water, sewerage, and other public requirements.

~~(f)~~(h) Encourage development patterns that provide safe and convenient transportation choices for a variety of users;

~~(g)~~(i) Provide for proper ingress and egress.

~~(h)~~(j) Promote proper monumenting of subdivided land and conveyance by accurate legal description.

~~(i)~~(k) Protect adjacent farms and other uses from adverse secondary effects of development.

(4) ABROGATION AND GREATER RESTRICTIONS

It is not intended by this chapter to repeal, abrogate, annul, impair, or interfere with any existing

easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, when this chapter imposes greater restrictions, the provisions of this chapter shall govern.

(5) INTERPRETATION

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Town and County and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

(6) SEVERABILITY

It is hereby declared to be the legislative intent that should any provision of this ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance in its entirety or any part thereof, other than that so declared to be invalid.

7.10.02 GENERAL PROVISIONS

(1) JURISDICTION

The jurisdiction of this chapter shall include all lands within the Town of Clayton. However, in no instance shall the provisions of this chapter apply to:

(a) Transfers of interest in land by will or pursuant to court order.

(b) Leases for a term not to exceed 10 years, mortgages or easements.

(c) Sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the resultant lots are not reduced below the minimum size required by these regulations, the ~~County~~Town of Clayton Zoning Ordinance, or other applicable laws or ordinances. For the purpose of this section, an additional lot is deemed to be created if the parcel being sold or created is not combined with the adjoining parcel by means of a new legal description in accordance with Subpart (3).

(2) COMBINING LOTS

Lots shall be combined into one parcel according to Subpart (3) when one or more of the following occurs:

(a) The requirements of Subpart (1) are not met.

(b) A use, structure, or structural addition occupies more than one lot under the same ownership.

(c) When existing substandard lots of record are platted according to Ch. 236 Wis. Stats., and the ~~County~~ Town Zoning Administrator determines that the intent of the district will not be maintained at the time of construction.

(3) COMBINING DESCRIPTION

Land described in Subpart (2) shall be combined into one parcel by Certified Survey Map procedures and recorded in the County Register of Deeds office.

(4) COMPLIANCE

Any division of land within the jurisdictional limits of these regulations which results in a land division, re-plat, or condominium plat as defined herein shall not be entitled to recording and/or improvements to the land unless it is in compliance with all the requirements of this chapter and with the following that are in effect when an application for the division of land is received by the Town of Clayton:

(a) Adopted County Shoreland Zoning, Floodplain Zoning, Sanitarytion, Stormwater and Erosion Control, and Subdivision and Platting Ordinances.

(b) Town and County Access Control Ordinances.

(c) Applicable Town Ordinances, including the Town of Clayton Zoning Ordinance.

(d) The provisions of Chapter 236, Wisconsin Statutes.

(e) Provisions of the Winnebago County Land Records Ordinance as enumerated in Section 8.05 of the Winnebago County Code.

(f) Town of Clayton Comprehensive Plan.

(g) Town of Clayton Official Map.

(5) LAND SUITABILITY

No land shall be divided which is held unsuitable for any proposed use by the Town Board for reason of flooding, inadequate drainage, soil and water formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or inadequate sewage disposal capabilities, or any other feature likely to be harmful to the health, safety, or welfare of future residents of the proposed subdivision or of the community. The Town Board, in applying the provisions of this chapter shall, in writing, cite the particular facts upon which it bases its conclusion that the land is not suitable for the proposed use and shall afford the applicant an opportunity to present evidence regarding such suitability at a public hearing. Thereafter, the Town Board may affirm, modify or withdraw its determination of unsuitability.

(6) VARIANCES

(a) In any particular case where it can be shown that by reason of exceptional topographic or other physical conditions, strict compliance with any requirement of this chapter would cause practical difficulty and unnecessary hardship, the Town Board may vary such requirement to the extent deemed just and proper so as to relieve such difficulty or hardship, provided such relief may be granted without detriment to the public good and without impairing the intent and purpose of this chapter or the desirable general development of the Town and County.

(b) The Town Board, at its discretion, if it determines it necessary for the public good, may conduct a public hearing to permit parties interested to comment on the variance request.

(c) If a hearing is determined necessary, the applicant shall be responsible for payment of a hearing fee as established by the Town of Clayton. The Town Board shall then fix a reasonable time and place for the hearing. Notice of the time and place of such hearing shall be given by publication as a Class 2 notice of the local newspaper according to Ch.

985, Wisconsin Statutes. All property owners within 300 feet of the subject site, as listed on official tax property rolls as of the date of application, shall be notified by first class mail with an Affidavit of Mailing at least 10 days prior to the date of such hearing.

(d) A majority vote of the entire membership of the Town Board shall be required to grant any modification to these regulations, and any modification that is granted shall be entered in the minutes of the Town Board setting forth the reasons which, in the opinion of the Town Board, justified the modification.

(7) VIOLATIONS

No person shall build upon, divide, convey, record, or monument any land in violation of this chapter or of the Wisconsin Statutes. No permit shall be issued authorizing the building on or improvement of any lot, or the improvement or development of any subdivision, re-plat or condominium plat within the jurisdiction of this chapter until the provisions and requirements of this chapter have been fully met. The Town may institute appropriate actions or proceedings to enjoin violations of this chapter or of the applicable Wisconsin Statutes.

(8) PENALTIES

(a) Recordation improperly made shall be subject to the provisions of Sec. 236.30, Wisconsin Statutes.

(b) Conveyance of lots in unrecorded plats shall be subject to the provisions of Sec. 236.31, Wisconsin Statutes.

(c) Monuments disturbed or not placed shall be subject to the provisions of Sec. 236.32, Wisconsin Statutes.

(d) An Assessor's plat may be ordered by the Town when a subdivision is created by successive divisions as provided in Sec. 236.31(2), Wisconsin Statutes.

(e) Any person failing to comply with the provisions of this chapter shall be subject to a penalty as provided in Article 14, Enforcement, of the Town of Clayton Zoning Code, as adopted by reference herein~~Sec. 25.04 of the Winnebago County General Code~~.

(9) APPEALS

Any person aggrieved by an objection to a plat or failure to approve a plat may appeal therefrom as provided in Sections 236.13(5) and 62.23(7), Wisconsin Statutes.

7.10.03 RECREATIONAL TRAILS

(1) TRAIL REQUIREMENTS

The subdivider shall dedicate land for and construct recreational trails as provided herein.

(a) Recreational trails shall conform to the Town of Clayton Official Map and the Town of Clayton Comprehensive Plan~~, if applicable, the City of Neenah Official Map~~. In areas for which an official map does not apply, the recreational trail layout shall recognize the functional classification of trail types and shall be developed and located in proper

relation to existing and proposed trails in the Town of Clayton and adjacent communities, with due regard to topographical conditions, natural features, parks and community facilities.

(b) Recreational trails may be located within street rights-of-way or along the rear of lots as determined by the Plan Commission.

(2) TRAIL STANDARDS

The minimum right-of-way width and minimum surface width shall comply with trail specifications contained in the Town of Clayton Minimum Road Design Standards Policy ~~Development Ordinance~~ and Town of Clayton Official Map.

7.10.04 ENVIRONMENTAL SETBACK CORRIDORS

(1) PURPOSE

Environmental setback corridors shall be provided for the purpose of conveying stormwater runoff, filtering pollutants from upslope overland flow areas, providing flood storage, and maintaining habitat. Sufficient vegetative cover shall be preserved and maintained to provide bank stability within the environmental setback area. Placements of fill material, construction of permanent structures, buildings, and improvements shall be prohibited within the environmental setback corridor except for road and utility crossings. Construction of stormwater management facilities may be permitted within the environmental setback corridor provided these facilities are based on sound engineering practices and do not interfere with the purpose of the environmental corridors.

(2) SETBACK STANDARDS

The minimum setback for the environmental setback corridor shall be provided on each side of the watercourse centerline as follows:

(a) 25 feet for watercourses with watersheds less than 81 acres,

(b) 35 feet for watercourses with watersheds of 81-350 acres,

(c) 45 feet for watercourses with watersheds greater than 350 acres.~~,~~

~~(d) 100 feet for the main channel of the Neenah Slough downstream from County Road GG; in no case will the setback exceed the mapped floodplain boundary..~~

(3) APPLICABILITY

Applicable watercourses are those shown on the official Winnebago County Shoreland ~~Water Course~~ Map. Additions or deletions to the Winnebago County Shoreland ~~Water Course~~ Map must be field verified by ~~the~~ Winnebago County ~~Land Conservation Department~~ or its designee.

Environmental setback corridors also apply to lands upslope from designated wetlands adjacent to applicable watercourses. Environmental setback corridors for wetlands shall be the same distances described above.

(4) ENVIRONMENTAL SETBACK CORRIDOR PROTECTIONS

The environmental setback corridor setback line shall be shown on the face of the plat. The environmental setback corridor shall be protected by the following provisions expressly noted on the face of the plat:

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.

7.10.05 DRAINAGE AND STORMWATER MANAGEMENT

(1) GENERAL CONSIDERATIONS

The following considerations shall be observed in managing surface water and stormwater runoff:

(a) Natural topography and land cover features (such as natural watercourses, natural swales, natural depressions, native soil infiltrating capacity and natural groundwater recharge areas) shall be preserved and used to the maximum extent possible.

(b) Emergency overland flow for all stormwater facilities shall be provided to prevent exceeding safe capacity of downstream drainage facilities and to prevent endangerment of downstream property or public safety.

(c) Drainage ways shall conform to the Town's plans and obligations for MS4 compliance.~~Official Map for Waterways.~~

(d) The design of stormwater facilities shall implement the Wisconsin Best Management Practices and shall address water quality as well as water quantity.

(2) DRAINAGE PARAMETERS

Storm drainage facilities shall be designed to permit the unimpeded flow of natural watercourses, to insure the drainage of all points along the line of streets, and to provide positive drainage away from on-site sewage disposal facilities. In designing storm drainage facilities, special consideration shall be given to protect against shoreland erosion, siltation of surface waters, and excess water runoff onto adjacent property. The Town may require that easements or drainage ways of sufficient width to accommodate anticipated stormwater runoff be provided. All stormwater facilities shall be constructed in accordance with plans and specifications approved by Winnebago County.

(3) STORMWATER MANAGEMENT

Stormwater management standards and stormwater management plans shall comply with the Winnebago County Erosion Control and Stormwater Management Ordinance. No land division or subdivision shall be given final approval~~ed~~ unless and until a stormwater management plan has been approved by the Town of Clayton and a permit issued by Winnebago County.

(4) SUBMITTALS

Preliminary d~~D~~rainage and stormwater management plans required in connection with the standards and requirements of the Winnebago County Erosion Control and Stormwater Management Ordinance ~~shall also~~may be submitted to the Town of Clayton for review and comment at the time of preliminary plat submittal for major subdivisions and prior to Certified Survey Map approval for minor subdivisions. Submittal of final plans and reports may be a condition of approval of the preliminary plat, and shall be required for final plat review.

(5) SURFACE WATER AND STORMWATER DRAINAGE FACILITY PROTECTIONS

The surface water and stormwater drainage facility protections required by this section shall be expressly noted on the face of the final plat or certified survey map with the purpose, location, and dimensions clearly shown on the plat or certified survey map. The protections shall expressly grant to the Town the right to enforce the protections. The Town may, in its discretion, also require such protections and the right of Town enforcement to be separately set forth in an easement/restrictive covenant recorded with the Winnebago County Register of Deeds office.

(a) Drainage ways. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within a street or road right-of-way, the drainage way shall be protected by a perpetual unobstructed easement not less than 20 feet in width with satisfactory access to a public right-of-way. Drainage way easements shall be protected by the following express provisions:

1. 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, unless such structure will protect the public and/or has been issued a permit from the Town.

2. Maintenance of Drainage Improvements. Maintenance of drainage ways and associated drainage improvements shall be the responsibility of the property owners. ~~Winnebago County and t~~The Town retains 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.

3. Drainage Maintenance Easement. ~~Winnebago County and t~~The Town shall have an unqualified right to enter upon any drainage easement or outlot for inspection

and, if necessary, maintenance and repair of the drainage ways and associated drainage improvements.

(b) Drainage Detention / Retention Facilities. All drainage detention, drainage retention or drainage basin facilities shall be protected by a perpetual unobstructed easement with satisfactory access to a public right-of-way. Drainage detention, retention or basin facilities shall be subject to the same protection provisions as drainage ways in sub (a).

(c) Outlots for Drainage Facilities. The Town may, when it deems it necessary for the health, safety or welfare of the present and future population of the area and necessary for the preservation of drainage facilities, require that any drainage way or drainage detention/ retention facility, in whole or part, be made part of an outlot for dedication or subsequent conveyance to a homeowners' association subject to the protections and restrictions set forth in this section.

(d) Drain Tiles. The face of the final plat shall contain the following statement:

"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."

(e) Grades. The face of the plat shall contain the following statement:

"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."

(6) DEDICATION OF DRAINAGE FACILITIES

The Town may, when it deems it necessary for the health, safety and welfare of the present and future population of the area; necessary for the future development of the watershed; and necessary for the preservation of drainage facilities, require that any drainage way or drainage detention facility be dedicated to the Town.

(7) OFF SITE DRAINAGE

Whenever a proposed drainage system will require the conveyance of surface water across private property outside of the subdivision or land division, the Town may require that appropriate drainage rights be secured and indicated on the plat or certified survey map.

(8) EROSION AND SEDIMENT CONTROL

Erosion and sediment standards and plans shall comply with the Winnebago County Erosion Control and Stormwater Management~~Erosion and Sediment Control~~ Ordinance. No land division or subdivision shall be given final approval~~ed~~ unless and until an erosion and sediment control plan has been approved and a permit issued by Winnebago County.

7.10.06 CONSTRUCTION OF PUBLIC IMPROVEMENTS

(1) COSTS

The subdivider shall agree to install and construct all public improvements required by this Ordinance at the subdivider's expense. The subdivider shall provide financial security, to ensure those improvements are made within a reasonable time after the plat is approved. The subdivider may request that the Town install and construct all or part of the public improvements required by this Ordinance at the subdivider' s expense. All drainage facilities, whether or not dedicated to the Town, shall be deemed public improvements.

(2) CONSTRUCTION STAKING

All construction staking for rough grading, street subgrade, street gravelling and detention or retention drainage basins shall be verified by the Town Engineer at the subdivider's expense.

(3) COMPLETION

The subdivider shall construct and install all public improvements except final street pavement within two years of Certified Survey Map or final plat approval unless otherwise agreed by the Town. Final street pavement shall be installed when 50% of the lots have been developed or when required by the Town, by Town Order. The Town, in its discretion, may install street chip coat sealing at the subdivider' s expense.

(4) PUBLIC IMPROVEMENT AGREEMENT

As a condition of Certified Survey Map or final plat approval, the subdivider shall enter into a Public Improvement Agreement in recordable form with the Town. The Public Improvement Agreement shall contain the following provisions:

(a) Estimated Improvement Costs. The itemized estimated costs of the following public improvements: (1) street drainage; (2) street base course construction; (3) street chip coat sealing; (4) street signage; (5) final pavement; (6) other public improvements such as street lighting and curb and gutter, if applicable; and (7) Town engineering, inspection, legal and administrative costs.

(b) Improvements in Phases. A subdivider may make improvements to a final plat in phases if approved by the Town Board. The approval may not be unreasonably withheld by the Town Board. If the final plat is to be developed in phases, the financial security referred to in (c) and (d) below will be limited to the phase that is currently being improved. The security will not be required sooner than is reasonably necessary before the commencement of the installation of the improvements.

(c) Financial Security for Public Improvements:

1. Cash escrow. If the subdivider and the Town agree that the Town will construct required public improvements, the subdivider shall establish, prior to final plat approval, a cash escrow account for the benefit of the Town and in the name of the Town in an amount of not less than 115% of the estimated costs. The escrow instructions shall provide: (1) that the subdivider shall have no right to a return of any of the funds except as authorized by the Town upon the completion of the improvements; and (2) that the escrow agent shall have a legal duty to deliver the escrowed funds to the Town upon receipt of written notice from the Town signed by the Town Board Chair and attested to by the Town Clerk, whether or not the

subdivider protests delivery of the funds. The escrow agent shall be acceptable to the Town.

2. Letter of Credit. If the subdivider constructs required public improvements, the subdivider shall provide a letter of credit for the benefit of the Town and in the name of the Town in an amount not less than 115% of the estimated cost. The letter of credit: (1) shall be irrevocable; (2) shall be for a term sufficient to cover completion of the improvements; and (3) shall only require the Town to present the financial institution with a sight draft and a written notice signed by the Town Chair and attested to by the Town Clerk in order for the Town to draw funds under the letter of credit. The issuer of the letter of credit shall be acceptable to the Town.

(d) Financial Security for Final Pavement. Final street pavement shall not be installed until 50% of the lots in the land division or subdivision have been developed or when required by the Town, by Town Order. The subdivider shall provide, prior to final plat approval, a separate cash escrow account or letter of credit as provided in paragraphs 1 and 2 above for final pavement in an amount of not less than 1205% of the estimated cost for final pavement.

(e) Waiver of Special Assessment Notices and Proceedings. The subdivider shall waive any statutory special assessment notices and proceedings.

(f) Promise to Pay. The subdivider shall promise to pay the Town the full cost of all public improvements.

(5) DEFERRAL OF PUBLIC IMPROVEMENTS

The Town may defer the construction or installation of public improvements when, in its judgment, such improvements are not yet necessary or appropriate because of the inadequacy or nonexistence of connecting facilities. Any determination to defer such improvements shall be made on the record. The Town may enter into an agreement with the subdivider with regard to the timing and financial security to be provided in connection with any deferred improvement.

(6) RELEASE OF SECURITY

Upon the completion, inspection and acceptance of the public improvements, the Town shall provide the subdivider with an accounting of Town costs in connection with the improvements, and in the case of a cash escrow account, release unused funds to the subdivider, or in the case of a letter of credit, termination of the obligation.

(7) INSPECTION AND ACCEPTANCE

The Town shall inspect all public improvements required by this ordinance. Upon satisfactory completion, the Town shall accept such public improvements on the record at a Town Board meeting.

7.10.07 SEWAGE DISPOSAL SYSTEMS

(1) SUBDIVISIONS WITHIN A SANITARY DISTRICT AND SEWER SERVICE AREA

A subdivision within a sanitary district and within a sewer service area shall provide public sanitary sewer service.

(2) SUBDIVISIONS WITHIN A SANITARY DISTRICT ONLY

A subdivision within a sanitary district but not a sewer service area may provide for private on-site sewage disposal but shall include the following statement on the face of the final plat: "Public sanitary sewer service may be provided at a future date at the lot owner's expense."

(3) SUBDIVISION OUTSIDE A SANITARY DISTRICT

A subdivision located outside of a sanitary district shall be designed and arranged to facilitate on-site sewage disposal systems meeting the requirements of Chapter ~~COMM~~ SPS 383 of the Wisconsin Administrative Code and all applicable County ordinances.

7.10.08 DEDICATIONS AND RESERVATIONS

(1) STREETS, PEDESTRIAN TRAILS, DRAINAGE FACILITIES AND OTHER PUBLIC WAYS

Whenever a tract of land to be divided or subdivided embraces all or any part of a proposed street, recreational trail, drainage way, drainage facility or other public way which has been designated in an adopted Town plan~~,~~ or Town of Clayton Official Map, ~~or if applicable, City of Neenah Official Map,~~ such street, recreational trail, drainage way, drainage facility or other public way shall be made part of the plat and either dedicated to the Town or reserved by the subdivider in the locations and dimensions indicated on such plan or map.

(2) PARKS, PLAYGROUNDS AND PUBLIC ACCESS

Whenever a tract of land to be divided or subdivided embraces all or any part of a proposed park, playground, public access or other public land which has been designated in an adopted Town plan or Town of Clayton Official Map, ~~or if applicable, City of Neenah Official Map,~~ such proposed public lands shall be made a part of the plat and shall either be dedicated to the public or be reserved for acquisition at undeveloped land costs for a period not to exceed 5 years from the date of recording, unless extended by mutual agreement between the subdivider and the Town. If the reserved land is not acquired by the Town within the above time limit, the land shall be released to the owner.

(3) PUBLIC ACCESS TO NAVIGABLE WATERS

All public access to the water's edge~~low water mark~~ of navigable lakes and streams required by Section 236.16(3) Wisconsin Statutes shall be at least 60 feet wide to provide sufficient areas for turning movements and parking.

(4) DEDICATION REQUIREMENTS

In order to ensure that adequate park, playground and recreational open space is provided in the Town to serve the additional need created by the division or subdivision of land, the following provisions are established:

(a) Land Dedication. The subdivider shall dedicate the following percentages of the parcel to be divided or subdivided to provide for park, playground and recreational open space:

Single family zoning	6%
Two family zoning	8%
Multiple family zoning	12%
Planned Unit developments	12%

Consideration shall be given to the preservation of scenic, historic and unique environmental sites. The Town shall have the sole discretion to determine the suitability, adequacy and appropriateness of lands proposed for dedication. The Town shall retain the right to refuse any proposed dedication.

(b) Fee in Lieu. In the event the Town Board deems a dedication is unsuitable, inadequate or inappropriate, for each new dwelling unit allowed by the division or subdivision a $500.00 fee in lieu of dedication shall be paid prior to the issuance of a building permit. Any new lot created with a dwelling that existed prior to the effective date of this ordinance shall be exempt.

(c) Park and Recreation Escrow Account. All in lieu payments received by the Town shall be deposited in a segregated non-lapsing fund to be used for park and recreation area development including site acquisition and related improvements.

(d) Part Dedication Fee Part Fee in Lieu. In the event the Town Board deems a land dedication suitable in part but not suitable, adequate or appropriate for the entire percentage required in subparagraph (a), the Town Board may approve a dedication for less than the required percentage of the parcel. The portion so dedicated shall be valued at pre-development per acre acquisition costs or as established by the Town Assessor. The value of the portion dedicated shall be credited to the required fee in lieu amount in subparagraph (b) divided by the number of lots.

7.10.09 HOMEOWNERS' ASSOCIATIONS

(1) APPLICABILITY

The Town may, in its discretion, require the creation of a Homeowners' Association for all lot owners in the subdivision plat as a condition of final plat approval.

(2) ASSOCIATION REQUIREMENTS

A Homeowners' Association shall be responsible for the ownership and maintenance of any common open spaces and any outlot containing a drainage facility. A Homeowners' Association shall be responsible for the maintenance of any drainage facilities and drainage easements within the subdivision plat. The Homeowners' Association shall be created and operated under the following provisions:

(a) The subdivider shall submit all documentation in connection with the creation of a Homeowners' Association and its powers, duties and responsibilities for Town review

prior to final plat approval.

(b) The Association shall be created as a separate legal entity by the subdivider with its bylaws, organization and responsibilities contained in a document recorded with the County Register of Deeds.

(c) Membership in the Association shall be mandatory for all lot owners and their successors and assigns.

(d) The Association shall be authorized to levy fees and assessments against all lots in an amount sufficient for the payment of real estate taxes and to discharge its duties and responsibilities.

(e) Unpaid fees and assessments by any lot owner shall become and remain a lien on the lot until paid; with the Association authorized to bring any action necessary against a lot owner for the collection of fees and assessments.

(f) Modification of any by-laws including the duties and responsibilities of the Association and the levying of fees and assessments shall require approval of the Town.

7.10.10 CONSERVATION SUBDIVISIONS

(1) CONSERVATION BY DESIGN SUBDIVISIONS WILL BE OPTIONAL

(2) PURPOSE

To conserve open space by grouping lots with reduced individual lot sizes, provided that overall density within the subdivision is maintained. The remaining undeveloped area within the subdivision provides open space and helps to preserve the scenic and natural qualities of the land being divided, especially any applicable environmentally sensitive areas of the Town of Clayton. The grouping of residences will facilitate common water and sewage disposal systems and encourage the improved use of land while respecting the preservation of natural resources.

(3) APPLICABILITY

Any subdivision or CSM where the total area of land to be developed is at least five (5) acres may follow the Conservation Subdivision Ordinance. Other land divisions with less than five acres may use the Conservation Subdivision Ordinance with special approval from the Town Board.

(4) SITE ANALYSIS PLAN

As a part of the concept plan phase a study of existing site features shall be prepared and provided to the Town prior to the on-site inspection. This site analysis must include the following:

(a) A topographic map, based on a U.S.G.S. Quadrangle map or aerial topography at not less than two (2) foot contours;

(b) Soil boundaries as shown on the Winnebago County Soil Survey maps published by the Soil Conservation Service;

(c) The location of significant features such as woodlands, tree-lines, open fields or meadows, scenic views into or out from the property, watershed divides and drainage ways, fences or stone walls, rock outcrops, existing structures, easements, roads, tracks and trails; and

(d) The identity of both Primary Conservation Areas (floodways, wetlands, and steep slopes, as defined in the process for computing "Adjusted Tract Acreage") and potential Secondary Conservation Areas.

The Site Analysis Plan shall form the basis for the conceptual Preliminary Plan, which shall show the tentative location of houses, streets, lot lines, and greenway lands.

(5) GENERAL REQUIREMENTS

Proposed Conservation Subdivisions shall be platted in accordance with the following requirements and procedures of this chapter:

(a) Density. The maximum permitted number of lots in such developments shall be determined by dividing the total adjusted tract acreage by the minimum lot size(s) required in the Town Zoning Ordinance. As an alternate method, the total number of lots within a Conservation Subdivision may be based upon a yield plan showing the number of lots that could be attained if the land were platted using the standard lot size and lot width. Such a yield plan shall be subject to Town approval and every lot shall be viable for development in order to be counted. Greater density may be permitted based upon Section 7.10.10 (6) (b) described below.

(b) Water and Sewer. Water supply and sewage disposal shall meet the minimum standards of all State, County, or Town regulations.

(c) Design. The Design Standards, as contained within this chapter, may, at the discretion of the Board, be relaxed as an incentive in developing Conservation Subdivisions. Standards that can be relaxed in order to permit more creative land division design include, but are not limited to, lot shape and depth, length of cul-de-sac roads, and road right-of-way width. However, the lots shall be of sufficient size to provide buildable room for reasonable development based on the intended use.

(d) Trail Connections. If pedestrian trails are included within any Conservation Subdivision, such trails may, at the developers' discretion, be connected to any regional pedestrian trails established by the Town, Winnebago County, any adjacent community, or the State of Wisconsin, subject to approval by the owner of the trail.

(6) OPEN SPACE REQUIREMENTS

(a) Open space required for Conservation Subdivisions shall be based upon the Town's Comprehensive Plan, the contour, character, and aesthetics of the land being developed, and may include areas identified by the Town of Clayton as both Primary and Secondary Conservation Areas.

(b) Minimum Open Space. In order to receive relaxation of the design standards, as described in subsection 7.10.10 (5) (a) above, permanent open space shall be designated on the plat and shall be at least thirty (30%) of the gross site area of the tract being

divided. In addition, as an incentive for establishing greater open space, the number of lots within the subdivision may be increased above the number prescribed in subsection 7.10.10 (5) (a), as follows:

1. The total amount of open space shall be at least thirty five percent (35%) of the gross site area.

2. All of the areas identified in the Town's Comprehensive Plan as primary conservation areas shall be included within the permanent open space to the extent practical.

3. Of the area gained as a result of reduced right-of-way widths or lots less than the normal minimum area, at least two thirds (2/3) shall be included as additional open space. The remaining one-third (1/3) may be used for additional platted lots above the density prescribed in subsection 7.10.10 (5) (a) above.

(c) The minimum required open space may include storm water management facilities, active recreation facilities, and man-made ponds. However, not more than fifty percent (50%) of the required open space shall consist of active recreation facilities and permanent ponds.

(d) The required open space may be used, without restriction, for underground drainage fields for individual or community septic systems, subject to the requirements of the Winnebago County ~~Private Sewage System~~Sanitary Ordinance.

(e) The required open space shall be designated as undivided open space and shall be protected by a permanent conservation easement prohibiting further development and setting other standards safeguarding the site's special resources. Such conservation easements shall be in a form acceptable to the Town and duly recorded with the Winnebago County Register of Deeds. A narrative describing the ownership, use, and maintenance responsibilities of the open space may be required by the Town.

(f) Open space shall abut the largest practical number of lots within the Conservation Subdivision. The Town may require safe and convenient pedestrian access to the open space from all lots not adjoining the open space.

(g) The design of open space should be sufficient to allow for the intended use, such as agriculture, natural resource protection, recreation, storm water management, etc.

(7) EVALUATION CRITERIA

The Town Plan Commission shall recommend and the Town Board shall evaluate proposed Conservation Subdivisions to determine whether the proposed conceptual preliminary plan effectively meets the following criteria:

(a) The Conservation Subdivision design should identify and, to the extent possible, preserve all environmentally sensitive areas.

(b) The design should create sufficient buffer areas to minimize conflicts between residential and other uses.

(c) The development should be visually buffered from existing public roads, such as by placing lots at the far edges of fields or by a planting screen consisting of a variety of

trees, shrubs, and wildflowers.

(d) The Conservation Subdivision design should recognize and preserve, where possible, existing hedgerows and tree lines between fields or meadows, and should minimize impacts on large woodlands (greater than five (5) acres), especially those containing many mature trees or a significant wildlife habitat. When any woodland is developed, great care shall be taken to situate all disturbed areas (buildings, roads, yards, septic disposal fields, etc.) in locations where there are no large trees or obvious wildlife areas, to the fullest extent practicable.

(e) The Conservation Subdivision design should leave scenic views and vistas unblocked or uninterrupted, particularly as seen from public thoroughfares. In wooded areas where the sense of enclosure is a feature that should be maintained, a deep "no-build, no-cut" buffer should be provided, to preserve existing vegetation.

(f) The Conservation Subdivision design should respect and preserve sites of historic, archaeological, or cultural significance, and their environs, insofar as needed to safeguard the character of the feature, including stone walls, barn foundations, cellar holes, earthworks, and burial grounds.

(g) The Conservation Subdivision should protect rural roadside character and promote public safety and roadway carrying capacity by avoiding development fronting directly on or taking access onto collector or arterial roads.

(h) If the Conservation Subdivision design includes a pedestrian circulation system, it should be designed to assure pedestrian safety, and consideration should be given to providing a connection to adjoining properties or pedestrian trail systems.

(i) The Conservation Subdivision design should provide open space that is in a reasonably contiguous configuration. Fragmentation of open space should be minimized and not divided into numerous small parcels located in various parts of the development. To the greatest extent practical, open space should be designed as a single block with logical, smooth-flowing boundaries. Long thin strips of conservation land shall be avoided, unless the area needing conservation is linear or unless such configuration is necessary as a trail connection or similar corridor.

(j) Wherever possible, the open space should generally abut or connect with existing or potential open space land on adjacent parcels (such as in other subdivisions, public parks, or properties owned by or leased to private land organizations). Such open space may be designed as part of a larger contiguous and integrated parkway or system of trails.

(8) OWNERSHIP OF OPEN SPACE

(a) Ownership Options:

Different ownership and management options may apply to the permanently protected open space created by the development. The open space shall remain titled as undivided interest in ownership and may be owned and managed by any of the following options:

1. A private individual or entity such as the original landowner.

2. A duly established homeowners' association or condominium association for the development, as approved by the Town.

3. A recognized land trust or organization approved and acceptable to the Town.

4. The Town, Winnebago County, or other public entity or agency, subject to acceptance by the applicable unit of government.

(b) Dedications and Easements:

If open space is proposed to be dedicated to the public it shall first be offered to the Town, and if the Town does not accept, then to Winnebago County. The Town may, but shall not be required to, accept a dedication of open space. Such dedication shall take the form of a fee simple ownership and there shall be no cost of acquisition other than any costs incidental to the transfer of ownership such as title insurance. Land proposed for dedication shall be accessible to all the residents of the Town.

1. The Town may, but shall not be required to, accept easements for public use of any portion or portions of undivided open space land. The Town may require a Town of Clayton public land dedication, easement, or combination thereof through designated open space to facilitate trail connections.

(c) Transfer of Ownership or Easement to a Private Organization.

An owner may transfer open space lands or conservation easements to a private, nonprofit organization, among whose purposes it is to conserve open space and/or natural resources, provided that:

1. The organization is acceptable to the Town and is a bona fide private organization with perpetual existence;

2. The conveyance contains appropriate provisions for a proper reversion or retransfer clause in the event that the organization becomes unwilling or unable to continue carrying out its functions; and

3. The developer and the organization enter into a maintenance agreement acceptable to the Town.

(d) Failure to Maintain. Failure to adequately maintain the undivided open space in reasonable order and condition constitutes a violation of this chapter. The Town is hereby authorized to give notice, by personal service or by United States mail, to the owner and/or easement holder, of any violation, directing the owner to remedy the same within thirty (30) days. In the event of repeated violations, the Town Board may determine it is necessary to take on maintenance responsibilities for any common open space established through this chapter and pursuant to Wisconsin Statutes levy a Special Assessment on the property for the costs associated with maintaining the open space.

7.10.11 MINOR LAND DIVISION (CERTIFIED SURVEY MAP) PROCEDURES

(1) APPLICABILITY

When it is proposed to create up to four (4) lots or building sites, or when it is proposed to divide

a block, lot or outlot into four (4) or fewer lots or building sites within a recorded subdivision plat the subdivider shall file a Certified Survey Map (CSM). Any lot or lots being created by CSM having five (5) acres or less intended for residential use must first be approved for a ~~residential~~ zoning district that ~~allows residential principal use~~ by ~~Winnebago County~~the Town of Clayton. ~~Proof of rezoning will be required upon application for a residential CSM intended for residential use.~~

(2) CONSULTATION

Before filing a Certified Survey Map of any parcel of land, the subdivider shall consult with the Town for advice and assistance to assure the division does not conflict with local, county or regional plans or ordinances.

(3) CSM SKETCH MAP

The subdivider shall provide the Town with a reasonably accurate sketch of the land being considered for division. It may be a free hand drawing but must be of a sufficient scale so that conditions can be determined and reviewed for access to adjacent streets, analysis of soil types, topography, drainage, and generally for the impact the land division would have on surrounding property. Such map shall describe the entire ownership involved in the process of division, however, where the division results in a residual parcel not intended for immediate sale or other conveyance, the Town Plan Commission may recommend, and the Town Board may waive, the requirement for inclusion of the residual parcel. In this case, a supplementary map of reasonable accuracy shall be attached showing the relationship to the original ownership of the parcel or parcels being severed.

(4) CSM SUBMITTAL

After consultation with the ~~tentative~~ Town ~~approval~~ as to a general land division, the subdivider shall proceed to have a Certified Survey Map prepared. The Certified Survey Map shall be drawn in accordance with this ordinance. The subdivider shall file two (2) copies and an accessible digital file ~~fifteen (15) copies~~ of the CSM along with an application form (available from the Town Clerk) accompanied by a filing fee (retained on record at the Town Clerk's office). Said filing must be made with the Town Clerk by the submittal deadline as updated and published by the Town. ~~at least ten business days prior to the Town Plan Commission meeting.~~

(5) FEES

An application fee, as established by the Town, shall be paid in full at the time of CSM submittal.

(6) CSM REVIEW

Within five (5) business days after filing, the Town Clerk shall transmit a copy of the Certified Survey Map to all affected Boards, Commissions, or Departments for their review and recommendations concerning matters within their jurisdictions. Their recommendations shall be transmitted to the Town within ten (10) days from the date the Certified Survey Map is filed. The Certified Survey Map shall be reviewed by the Plan Commission for conformance with this ordinance and all ordinances, rules, regulations and the Town's Comprehensive Plan. The

Certified Survey Map shall be prepared by a registered land surveyor in accordance with the provisions contained in Chapter 236.34, Wisconsin Statutes, and shall show clearly on its face the following:

(a) All existing buildings, setbacks, private wells, on-site sewage systems, watercourses, wetlands, floodplains, drainage ditches, names of adjacent owners, setbacks to structures on adjacent property and other features pertinent to division of property including but not limited to all delineated wetlands.

(b) Location of access to public roads.

(c) Date of the map with a graphic scale.

(d) Name and address of person for whom the survey was made.

(e) An owner's certificate and approval signature of the Town Chair, and Treasurer's certificate in accordance with Chapter 236.21(3) Wisconsin Statutes, shall be the only approvals required for recording unless additional approvals are necessary for dedication purposes.

(f) All comers shall be monumented.

~~(f)~~(g) Right to farm notice as applicable per section 823.08 Wis. Stats.

The map shall include the certificate of the surveyor, giving a clear and concise description of the land surveyed by bearings and distances, commencing with two comers marked and established in the United States public land survey. The surveyor's certificate shall state that the surveyor has complied with the requirements of Chapter 236, Wisconsin Statutes.

(7) PUBLIC IMPROVEMENTS

Any minor land division involving or requiring public improvements shall be subject to the applicable public improvement standards and requirements specified in this ordinance. The subdivider shall agree to install and construct all public improvements required by this Ordinance at the subdivider's expense. The subdivider shall provide financial security, to ensure those improvements are made within a reasonable time after the plat is approved. The subdivider may request that the Town install and construct all or part of the public improvements required by this Ordinance at the subdivider' s expense.~~All public improvements shall be installed by the subdivider or the Town at the subdivider's expense.~~ The subdivider shall execute a Public Improvement Agreement with the Town and provide the requisite financial security pursuant to Section 7.10.15(4) prior to Town approval and as a condition of Town approval of a Certified Survey Map.

(8) CSM APPROVAL

The Plan Commission shall, within ninety (9~~3~~0) days from the date of filing of the Certified Survey Map, recommend approval, conditional approval, or rejection of the Certified Survey Map and shall transmit the Certified Survey Map along with its recommendations to the Town Board. The Town Board shall approve, conditionally approve, or reject such Certified Survey Map within sixty (60) days from the date of filing of the Certified Survey Map unless the time is extended by written agreement with the subdivider. If the Certified Survey Map is rejected, the reason shall be stated in the minutes of the meeting and forwarded to the subdivider. If the

Certified Survey Map is approved, the Town Board shall cause the Town Clerk to so certify on the face of the original Certified Survey Map and return the Certified Survey Map to the subdivider.

(9) RECORDATION

The Certified Survey Map shall be recorded with the County Register of Deeds.

(a) The certified survey map shall be offered for recording in the Winnebago County Register of Deeds office in conformance withs. 236.34 Wis. Stats.

(b) When a Certified Survey Map has been so recorded, the parcels of land in the map may be described by reference to the number of the survey, the volume and page where recorded, and the name of the County. The subdivider shall file one (1) accessible digital format copy ~~ten (10) copies~~ of the recorded Certified Survey Map with the Town Clerk for distribution to the Town Engineer, the East Central Regional Planning Commission, Building Inspector, Utilities, Assessor and other departments.

(10) ASSESSOR'S PLAT

An Assessor's Plat may be ordered by the Town Board at the expense of the subdivider when a subdivision as defined herein is created by successive divisions as provided in Section 236.31(2) of the Wisconsin Statutes.

7.10.12 PRELIMINARY PLAT PROCEDURES

(1) PRELIMINARY PLAT ~~CONSULTATION~~PRE-SUBMISSION CONCEPTUAL REVIEW

When it is proposed to divide land into more than four (4) lots or building sites, the subdivider shall have an initial consultation with the Town Administrator, Town Engineer and/or the Town Board and other appropriate county and regional planning agencies before proceeding with platting procedures. Conceptual reviews and opinions provided in the consultation are not binding on the Town, subdivider, or other planning agency. The purpose of the consultation is to inform the subdivider of the parameters, regulations and policies in regard to the following issues:

(a) The suitability of the site for development.

(b) The accessibility of the site.

(c) The availability of public facilities such as sewer, water, school, parks, etc., and public services such as police and fire, etc.

(d) Soil conditions and drainage patterns.

(e) The impact of the proposed development on any existing and contemplated public and private improvements, and the impact of the proposed development on adjacent properties including but not limited to the direction and flow of surface water drainage and culvert capacities.

(f) Zoning of the site and regulations that apply.

(g) Required public improvements.

(2) SKETCH MAP

The subdivider shall provide the Town with a reasonably accurate sketch map (it may be a free-hand drawing in sufficient scale to determine conditions) on a topographic survey map indicating the nature of the above conditions. The initial sketch map should take into account the intent of this ordinance as well as any other reviewing agencies' comments obtained in contacts with other appropriate agencies. A second meeting may be required if the sketch plan needs to be materially altered to meet the criteria identified in this ordinance.

The sketch plan will be reviewed as it relates to:

(a) Topography, based on a U.S.G.S. quadrangle map.

(b) The improvements, design, dedications or reservations required by these regulations.

(c) Continuity to existing development within 300 feet of all boundaries.

(d) Regulations as set down by Chapter 236, Wisconsin Statutes.

(e) Regulations established under Chapter ~~COMM~~ SPS 383 of the Wisconsin Administrative Code (septic systems).

(f) Regulations established under Chapter TRANS 233 of the Wisconsin Administrative Code as it relates to highway regulations.

(g) Applicable County codes.

(h) Consistency with the Town's Comprehensive Plan and any other Town ordinances and policies.

(i) For property within a Town sanitary district, the proposed plat shall be consistent with the plans for providing sanitary sewer service.

(j) Environmentally sensitive areas as depicted on the Winnebago County GIS.

(3) PRELIMINARY PLAT SUBMITTAL

The subdivider shall file the following items for preliminary plat review with the Town Clerk at least thirty (30) days prior to the Town Plan Commission meeting:

(a) One (1) ~~Fifteen (15)~~ copy~~ies~~ of the preliminary plat that was filed directly with the County planning agency.

(b) Two (2) ~~Three (3)~~ 11" by 17" copies of the plat.

~~(b)~~(c) One (1) accessible digital format copy of the plat.

~~(c)~~(d) Application form (available from the Town Clerk).

The subdivider should also file a copy with the utility companies having jurisdiction over the subject area so that required easements can be determined. A subdivision within a sanitary district and sewer service area must include district sanitary sewer service. Responses from the utilities ~~will need to~~shall be submitted to the Town Clerk ~~when the preliminary plat is filed~~as a condition of preliminary plat approval.

(4) FEES

An application fee as established by the Town shall be paid in full at the time of the submittal.

(5) PRELIMINARY PLAT REVIEW

Within five (5) business days after filing, the Town Clerk shall transmit five (5) copies to the Town Plan Commission, fifteen (15) copies to the Town Board, and one (1) copy to the East Central Regional Planning Commission., ~~and one (1) copy to the City of Neenah (if within the City of Neenah's extraterritorial plat review area).~~

The subdivider will be responsible for submitting the required copies for State agency review according to 236.12(6) Wisconsin Statutes. State review comments returned to the subdivider shall be forwarded to the Town Clerk ~~for inclusion in the Town's plat review.~~

~~T~~As a condition of approval, the subdivider must provide the Town with a copy of the State certification that there are no objections.

The preliminary plat shall be reviewed by the Plan Commission for conformance with this ordinance and all other ordinances, rules, regulations, and the Town's Comprehensive Plan. The preliminary plat shall then be forwarded to the Town Board with a Plan Commission recommendation for approval or rejection. The Town Board is hereby designated as approving authority for all preliminary plats.

(6) PUBLIC COMMENT

In order to facilitate public comment, the Town Clerk shall notify all property owners within 300 feet of the subject site with a meeting agenda listing the subdivision of the proposed site. Notification shall be by first class mail not less than five (5) days prior to the Town meeting. The Clerk shall prepare an Affidavit of Mailing. At the meeting, the Town Board shall permit the public to comment on the proposed plat.

(7) PRELIMINARY PLAT APPROVAL

Within ninety (90) days of the date of filing the preliminary plat with the Town Clerk, the Town Board shall approve, conditionally approve, or reject such plat in accordance with Section 236.11(I) of the Wisconsin Statutes unless the time is extended by written agreement with the subdivider. Failure of the Town Board to act within ninety (90) days shall constitute an approval. One (1) copy of the plat shall be returned to the subdivider with the date and action endorsed thereon. If approved conditionally or rejected, a letter setting forth the conditions of approval or the reasons for rejection shall accompany the plat. A copy of the plat and letter shall be filed in the Town Clerk's office.

7.10.13 FINAL PLAT PROCEDURES

(1) FINAL PLAT SUBMITTAL

The subdivider shall file the following items for final plat review with the Town Clerk at least fifteen (15) days prior to the Town Plan Commission meeting:

(a) One (1) Fifteen (15) copy~~ies~~ of the final plat that was filed directly with the County

planning agency.

(b) ~~Three~~ Two (~~3~~2) 11" by 17" copies of the plat.

(c) Application form (available from the Town Clerk).

(d) The subdivider shall also file ~~five~~ one (~~5~~1) accessible digital format copy~~ies~~ of any proposed restrictive covenants and homeowners' association by-laws for the proposed plat.

(e) Copies of all required state and county permits, or proof of application for such if the permits have not yet been issued.

(2) FEES

An application fee as established by the Town shall be paid in full at the time of the submittal.

(3) FINAL PLAT REVIEW

Within five (5) business days after filing, the Town Clerk shall transmit five (5) copies to the Town Plan Commission, three (3) copies to the Town Board, and one (1) copy to the East Central Regional Planning Commission~~., and one (1) copy to the City of Neenah (if within the City of Neenah's extraterritorial plat review area).~~

The subdivider shall be responsible for submitting the required copies for State agency review according to 236.12(3~~6~~) of the Wisconsin Statutes. State review comments returned to the subdivider shall be forwarded to the Town Clerk for inclusion in the Town review. The subdivider must provide the Town with a copy of the State certification that there are no objections. 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. The final plat shall then be forwarded to the Town Board with a Plan Commission recommendation for approval or rejection.

(4) PUBLIC IMPROVEMENTS

Any major land division involving or requiring public improvements shall be subject to the applicable public improvement standards and requirements specified in this ordinance. The subdivider shall agree to install and construct all public improvements required by this Ordinance at the subdivider's expense. The subdivider shall provide financial security, to ensure those improvements are made within a reasonable time after the plat is approved. The subdivider may request that the Town install and construct all or part of the public improvements required by this Ordinance at the subdivider' s expense.~~All public improvements shall be installed by the subdivider or the Town at the subdivider's expense.~~ The subdivider shall execute a Public Improvement Agreement with the Town and provide the requisite financial security pursuant to Section 7.10.06(4)(c~~:15(4) (b)~~ prior to Town approval and as a condition of Town approval of a final plat. The submission of ~~Failure to submit~~ an approved, executed Public Improvement Agreement and approved, executed financial guarantee shall be conditions of approval for a ~~deemed an incomplete~~ final plat ~~submittal~~.

(5) FINAL PLAT APPROVAL

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.

The final plat may, if permitted by the Town Board, constitute only that portion of the approved preliminary plat that the subdivider proposes to record at that time. If the final plat is not submitted within thirty-six (36) months of the last required approval of the preliminary plat, the Town Board may refuse to approve the final plat, extend the time for submission of the final plat, or require the subdivider to resubmit a preliminary plat.

The Town Board shall ask a professional engineer, a planner, or another person charged with the responsibility to review plats to provide the Town Board with his or her conclusions as to whether the final plat conforms substantially to the preliminary plat and with his or her recommendation on approval of the final plat. The conclusions and recommendation shall be made a part of the record of the proceeding at which the final plat is being considered and are not required to be submitted in writing.

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 in accordance with Section 236.11(2) of the Wisconsin Statutes, unless the time is extended by written agreement with the subdivider. 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. 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 is entitled to be recorded.~~, upon demand, a~~ A certificate to that effect shall be made on the face of the plat by the Town Clerk no later than 10 days after the subdivider submits the final plat with the required certificates and affidavits..

(6) RECORDATION

Following final plat approval by the Town Board and ~~required improvements either installed or~~ a Public Improvement Agreement and financial guarantee being executed and filed, the Town Clerk shall sign the certification form on the plat. The owner or his agent must have the plat, restrictive covenants, and, if required by the Town, the Public Improvement Agreement, and instrument or document creating a Homeowners' Association, recorded in the Winnebago County Register of Deeds office in conformance withs. 236.25 and withs. 236.27 Wis. Stats.

7.10.14 PRELIMINARY PLAT TECHNICAL REQUIREMENTS

(1) PRELIMINARY PLAT INFORMATION REQUIREMENTS

A preliminary plat shall be required for all major subdivisions and shall be based upon a survey by a registered land surveyor. The plat shall be prepared on reproducible material at a scale of not more than 100 feet to the inch and shall show correctly on its face the following information.

(a) Title under which the proposed subdivision is to be recorded.

(b) Legal description and general location of the proposed subdivision and relative location to a nearby municipality.

(c) Date, scale, and north arrow.

(d) Names and addresses of the owner, subdivider and land surveyor preparing the plat.

(e) Entire area contiguous to the proposed plat owned or controlled by the applicant shall be included on the preliminary plat even though only a portion of such area is proposed for immediate development. The Town Board may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.

(f) Approximate length and bearing of the exterior boundaries of the proposed subdivision referenced to a comer established in the U.S. Public Land Survey and the total acreage encompassed thereby.

(g) Contours at vertical intervals of not more than one foot where the slope of the ground surface is less than 10% and of not more than four feet where the slope of the surface is 10% or more. Elevations shall be marked on such contours based on mean sea level datum, or, where in the judgment of the Town Board undue hardship would result because of the remoteness of the parcel from a mean sea level reference elevation, another datum may be used.

(h) Water elevations of adjoining lakes and streams at the date of survey, ordinary high water elevation, and designated floodplains, wetlands and surface water drainageways regulated under the authority of the Winnebago County Shoreland Zoning Ordinance and this ordinance.

(i) Location, right-of-way width and names of all existing and proposed streets, alleys or other public ways, easements, railroads and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.

(j) Location and names of any adjacent subdivisions, parks, schools, and cemeteries and owners of record of abutting unplatted lands.

(k) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto, together with any legally established centerline elevations, all to the datum used for the contours.

(l) Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drainpipes, the locations of manholes, catch basins, hydrants, power and telephone poles and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sewers or water mains are located on or immediately adjacent to the tract, the nearest such sewers or water mains which might be extended to serve the tract shall be indicated by their directions and distance from the tract, size and invert elevations.

(m) Locations of all existing property boundary lines, structures, drives, streams or water courses, wetlands, rock outcrops, wooded areas, railroad tracks and other similar significant features within the tract being subdivided or immediately adjacent thereto.

(n) Dimensions of all lots, together with proposed lot and block numbers.

(o) In the preliminary plat stage, show the location and dimension of sites to be reserved or dedicated for parks, playgrounds, pedestrian walkways, drainageways or other public use, or which are to be used for group housing, shopping centers, church sites or other non-public uses not requiring platting. In conservation subdivisions, conservation areas or open space (both primary and secondary) must be identified.

(p) Approximate radii of all curves.

(q) Existing zoning and proposed uses on and adjacent to the proposed subdivision.

(r) Corporate limit lines.

(s) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to the access.

(t) Any proposed lake and stream improvement or relocation and proposed filling, grading, lagooning and dredging. When applicable, ~~and~~ the subdivider shall provide the notice of application for the State Department of Natural Resources ~~approval~~permitting as a condition of approval~~, when applicable~~.

~~(u) Seasonally wet areas.~~

~~(v)~~(u) Wetlands and all areas identified for wetland delineations, including inventoried wetlands, seasonally wet and inundated areas, extent of known or suspected hydric soils, and other wetland indicators present or suspected on the subject site. When applicable, d~~D~~elineation of wetland areas by a recognized wetland specialist shall be a condition of approval.

(2) SUPPLEMENTARY PLAN AND INFORMATION REQUIREMENTS

(a) Street Plans and Profiles. The subdivider shall provide preliminary street plans and profiles showing existing ground surface, proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision, when requested by the Town, and all elevations, plans and profiles shall meet the approval of the Town Engineer.

(b) Testing. The Town Engineer may require that borings and soundings be made in designated areas to ascertain subsurface soil, rock and water conditions including the depth to bedrock and the depth to groundwater table. All subdivisions not served by a public sanitary sewer service shall comply with the provisions of Chapter ~~COMM~~ SPS 383, Wisconsin Administrative Code. All appropriate data shall be submitted with the preliminary plat.

(c) Affidavit. The surveyor preparing the preliminary plat shall certify on the face of the plat that is a correct representation of all existing land divisions and features and that the surveyor has fully complied with the provisions of this chapter.

(d) Drainage and Stormwater Plans. The subdivider shall provide the Town two (2) copies for Town review and comment of preliminary drainage and stormwater plans the subdivider submitted to Winnebago County ~~for Town review and comment~~.

(e) Preliminary plans and specifications for potable water supplies.

(f) Right to farm notice as applicable per section 823.08 Wis. Stats.

7.10.15 FINAL PLAT REQUIREMENTS

(1) GENERAL REQUIREMENTS

A final plat prepared by a registered land surveyor shall be required for all subdivisions. It shall comply in all respects with the requirements of Sec. 236.20, Wisconsin Statutes. The final plat shall show correctly on its face, in addition to the information required by Sec. 236.20, Wisconsin Statutes, all lands reserved for future public acquisition or reserved for the common use of property owners within the plat. If common property is located within the plat, then provisions for its use and maintenance must also be provided along with the plat.

(2) SURVEYING AND MONUMENTING

Final plats shall meet all the surveying and monumenting requirements of Sec. 236.15, Wisconsin Statutes.

(3) CERTIFICATES

Final plats shall provide all the certificates required by Sec. 236.21, Wisconsin Statutes, and, in addition, the surveyor shall certify that he/she has complied with all the provisions of this ordinance.

7.10.16 CONDOMINIUM PLATS

(1) GENERAL

Condominium plats shall be subject to the preliminary plat procedures of Section 7.10.04. The final plat procedures of Section 7.10.05 shall not apply.

(2) APPLICATION OF ORDINANCE REQUIREMENTS

All ordinance requirements pertaining to land suitability, required improvements, design standards for improvements and dedication requirements shall apply to condominium plats.

7.10.17 RE-PLATS

(1) NOT AFFECTING AREAS DEDICATED TO THE PUBLIC

Any re-plat which does not affect areas dedicated to the public shall follow the preliminary and final plat procedures of this ordinance and comply with requirements of this ordinance.

(2) AFFECTING AREAS DEDICATED TO THE PUBLIC

Any re-plat which does affect areas dedicated to the public shall follow the procedures of Section 236.36, Wisconsin Statutes, provided, that minor revisions to street and trail rights-of-way may be made by the procedures of Section 66.1003, Wisconsin Statutes, if allowed by the Town.

7.10.18 STREETS

(1) STREET ARRANGEMENT

The subdivider shall dedicate land for and construct streets as provided herein.

(a) Streets shall conform to the Town of Clayton Comprehensive Plan and the Town of Clayton Official Map~~, and, if applicable, to the City of Neenah Official Map~~. In areas for which an official map does not apply, the street layout shall recognize the functional classification of street types and shall be developed and located in proper relation to existing and proposed streets, with due regard to topographical conditions, natural features, utilities, land uses and public convenience and safety.

(b) All land divisions shall be designed so as to provide each lot with satisfactory access to a public street as provided herein.

(c) The following criteria shall apply for street arrangement in all proposed land divisions:

1. Arterial Streets. Arterial streets shall be arranged so as to provide ready access to centers of employment, high density residential areas, centers of government activity, community shopping areas, community recreation and points beyond the boundaries of the community. They shall also be properly integrated with and related to the existing and proposed system of major streets and highways and shall be, insofar as practicable, continuous and in alignment with existing or planned streets with which they are to connect.

2. Collector Streets. Collector streets shall be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the major street and highway system and shall be properly related to special traffic generators such as schools, churches, shopping centers, and other concentrations of population; and to the major streets into which they feed.

3. Minor Streets. Minor streets shall be arranged to conform to the topography, to discourage any use by through traffic, to permit the design of efficient storm and sanitary sewerage systems, and to require the minimum street area necessary to provide safe and convenient access to abutting property.

4. Street Intersections.

   i. Streets shall intersect each other as nearly as possible at right angles and not more than two streets shall intersect at one point unless approved by the Town Board.

   ii. The number of intersections along major streets and highways shall be according to standards of the Wisconsin Department of Transportation, Winnebago County, and/or the Town of Clayton.

   iii. Street jogs with centerline offsets of less than 125 feet shall not be approved.

5. Proposed Streets. Proposed streets shall extend to the boundary lines of the tract being divided unless prevented by topography or other physical conditions or unless, in the opinion of the Town Board, such extension is not necessary or

desirable for the coordination of the layout of the subdivision or for the advantageous development of adjacent land tracts. The subdivider shall provide an environmental assessment as to the suitability of that portion of the adjacent land tract contemplated to be used for the future extension of the street. Such streets shall terminate with a temporary turnaround of 120 feet right-of-way diameter and a roadway of not less than 90 feet in diameter.

6. Arterial Street and Highway Protection. Whenever the proposed land division contains or is adjacent to a major street or highway adequate protection of residential properties is required. Adequate protection is met by limiting access and separating through and local traffic and shall be provided by reversed frontage, with screen planting contained in a non-access reservation along the rear property line or by the use of frontage streets.

7. Reserve Strips. Reserve strips controlling access to streets or alleys shall be prohibited except where their control is definitely placed with the permission of the Town or the County.

8. Alleys. Alleys may be required in commercial and industrial districts to provide for off-street loading and service access but shall not be approved in residential districts unless required by unusual topography or other exceptional conditions. Dead-end alleys shall not be approved and alleys shall not connect to a federal, state or county trunk highway.

9. Street Names. Street names shall not be duplicated or be similar to existing street names and existing street names shall be projected or continued wherever possible.

(2) STREET DESIGN STANDARDS

(a) Right-of-Way. The minimum right-of-way of all proposed streets shall be as specified in the Town of Clayton ~~or the City of Neenah~~ Official Map~~s~~, or, if no width is specified, the minimum right-of-way width shall be as required by the Town Board and the Clayton Minimum Road Design Standards Policy~~Development Ordinance~~.

(b) Roadway and Surface Width. Minimum roadway width and surface width of all new roads shall comply with the Town of Clayton Minimum Road Design Standards Policy ~~Development Ordinance~~ or Section 82.50, Wisconsin Statutes.

(c) Cul-de-sacs. Cul-de-sac streets designed to have one end permanently closed should not normally exceed 600 feet in length, but can be up to 1,000 feet in length provided density is not more than 15 housing units being served by said street. The Town may require a~~n Official Mapped Street Stub or~~ future connection to an existing road to decrease the permanent length of a cul-de-sac street. Such streets shall terminate in a circular turnaround having a minimum right-of-way radius of 60 feet and a minimum roadway radius of 45 feet. For streets serving commercial or industrial uses there shall be a minimum right-of-way radius of 65 feet and a minimum roadway radius of 50 feet.

(d) Street grades. Street grades shall comply with the Town of Clayton Minimum Road Design Standards Policy ~~Development Ordinance~~ as supplemented by Section 82.50,

Wisconsin Statutes. Street grades shall be established wherever practicable so as to avoid excessive grading, excessive removal of ground cover and tree growth, and general leveling of the topography.

(e) Radii of curvature. When a continuous street centerline deflects at any one point by more than 10 degrees, a circular curve shall be introduced having a radius of curvature on such centerline of not less than 100 feet on minor streets. For streets serving commercial or industrial uses or for collector streets; when a continuous street centerline deflects at any one point by more than 5 degrees, a circular curve shall be introduced having a radius of curvature on such centerline of not less than 500 feet. There shall be 200 feet of tangent introduced between curves. There shall be a minimum of 100 feet of centerline tangent between the end of a curve and a street intersection.

(f) Half streets. Half streets shall be prohibited except where the other half has already been dedicated or their alignment is shown on an officially adopted street plan.

(3) LIMITED ACCESS HIGHWAY AND RAILROAD RIGHT-OF-WAY

Whenever the proposed land division contains or is adjacent to a limited access highway or railroad right-of-way, the design shall provide the following treatment:

(a) When residential lots within the proposed land division back upon the right-of-way of an existing or proposed limited access highway or railroad, the following restriction shall be lettered on the face of the plat: "Direct vehicular access to (Name of Road) from lots abutting such road is prohibited."

(b) Commercial and industrial districts should provide, on each side of the limited access highway or railroad, streets approximately parallel to and at a suitable distance from such highway or railroad to allow for the appropriate use of the land between such streets and highway or railroad, but not less than 150 feet.

(c) When intersecting a major street, highway, or collector street which crosses a railroad or highway, streets parallel to a limited access highway or railroad right-of-way shall be located at a minimum distance of 250 feet from such highway or railroad right-of-way. Such distance, where desirable and practicable, shall be determined with due consideration of the minimum distance required for the future separation of grades by means of appropriate approach gradients.

(d) Minor streets immediately adjacent and parallel to railroad rights-of-way shall be avoided.

7.10.19 BLOCKS AND LOTS

(1) BLOCKS

The widths, lengths and shapes of blocks shall be suited to the planned use of the land, the zoning requirements, the need for convenient access, control and safety of street traffic, and the limitations and opportunities of the topography.

(a) Length. Blocks in residential areas should not, as a general rule, be less than 500 feet nor

more than 1,500 feet in length, unless otherwise dictated.

(b) Width. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required, to separate residential development from through traffic or where lots abut a lake or stream.

(2) UTILITY EASEMENTS

All utility lines for electric power, cable television, fiber optics, and telephone service shall be placed underground in mid-block easements along rear lot lines except where such location is deemed unfeasible by the Town.

(3) LOTS

The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated.

(a) Side lot lines should be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines rather than cross them.

(b) Double frontage and reversed frontage lots shall be prohibited, except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

(c) Lot frontage.

1. Unless otherwise noted in Exhibit 8-2 of ~~Table 1~~ the Town of Clayton Zoning Ordinance as adopted by reference herein, all newly created lots shall have a minimum frontage of 33 feet on a public street, and where applicable, a minimum of 65~~33~~ feet at the ordinary high water mark of ~~on~~ navigable waters.

~~2. A CSM or plat creating a new parcel without frontage on a public street shall contain the following statement:~~

~~"Areas under County zoning jurisdiction. Applications for County zoning permits for residential structures (principal and/or accessory) and all other principal structures, except agricultural, shall not be considered for approval until the parcel meets the public street frontage and lot width requirements of the applicable non-agricultural zoning district".~~

(d) Areas and dimensions of lots shall conform to the requirements of Exhibit 8-2 of the Town of Clayton Zoning Ordinance as adopted by reference herein ~~Table 1 of this ordinance;~~ and in areas not served by public sewer shall, in addition, conform to the requirements of ~~the D.I.L.H.R.~~ SPS 385 Wisconsin Administrative Code. Whenever a tract is subdivided into parcels in excess of the zoning requirements, such parcels should be arranged and dimensioned so as to allow re-division of any such parcels into normal lots in accordance with the provisions of this chapter.

(e) Lots should be designed with a suitable proportion between width and depth. Neither

long narrow, nor wide shallow lots are normally desirable. Normal depth should not exceed 2 ½ times the width nor be less than 150 feet.

(f) Width of lots shall conform to the requirements of Exhibit 8-2 of the Town of Clayton Zoning Ordinance as adopted by reference herein ~~Table 1~~.

(g) Comer lots shall be designed with extra width to permit adequate building setbacks from both streets.

~~(h) Garage lots shall be established only in accordance with the intent of Section 17.10(1) of the County zoning ordinance. Area and width requirements of Table 1 of this ordinance shall be followed provided that administrative authorization to modify lot area is allowed in circumstances where unique conditions exist. In addition, the following standards shall be required of all garage lots:~~

~~1. The garage lot shall be located directly across from the "house lot;" and~~

~~2. The garage lot must be deed restricted by a separate instrument to the house lot, with said restriction to be submitted for recording at the time of submittal of the Certified Survey Map. The restriction shall specify that it is a perpetual restriction that may only be removed by written authorization of the Winnebago County zoning office at such time as the garage lot is being enlarged so as to meet other buildable lot standards.~~

(2) BUILDING SETBACK LINES

Building setback lines shall conform to the requirements established in the Town of Clayton Zoning Ordinance and Winnebago County Shoreland Zoning Ordinance. ~~Even though the Town of Clayton has adopted Winnebago County zoning, t~~The required setback lines shall ~~still~~ be shown on the face of the plat.

7.10.20 DEFINITIONS

ALLEY
A public or private right-of-way which provides secondary access to abutting properties.

ARTERIAL STREET
A street used, or intended to be used, primarily for fast or heavy through traffic. Arterial streets shall include freeways and expressways, as well as standard arterial streets, highways, and parkways.

BLOCK
A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers, and having an assigned number, letter or other name through which it may be identified.

BUILDING
A structure having a roof supported by columns or walls. When separated by division walls from the ground up and without openings, each portion of each building shall be deemed a separate building.

COLLECTOR STREET
A street used, or intended to be used, to carry traffic from minor streets to the major system of arterial streets, including principal entrance streets to residential developments.

COMPREHENSIVE PLAN
Means the "Town of Clayton Comprehensive Land Use Plan" for the development of the Town of Clayton, adopted according to statute, and including any amendment to such plan, which is now in effect.

CONSERVATION SUBDIVISION
A housing development in a rural setting that is characterized by compact lots and common open spaces, and where the natural features of the land are maintained to the greatest extent possible.

COUNTY
Reference to "County" shall mean Winnebago County and shall include any agency, department or committee thereof.

COUNTY PLANNING AND ZONING COMMITTEE
The County Planning and Zoning Committee, as authorized by Sec. 59.97, Wisconsin Statutes, or any other committee created by the County Board and authorized to plan land use.

COUNTY ~~PRIVATE SEWAGE SYSTEM~~ SANITARY ORDINANCE
The County ~~Private Sewage System~~Sanitary Ordinance which is included as Chapter 168 of the Winnebago County Code.

COUNTY ZONING ORDINANCE
The Winnebago County Town County Zoning Ordinance which is included as Chapter 23~~17~~ of the Winnebago County Code.

CUL-DE-SAC STREET
A minor street with only one outlet and having a turnaround for the safe and convenient reversal of traffic movement.

EXTRATERRITORIAL PLAT APPROVAL JURISDICTION
The unincorporated area, within 1-1/2 miles of a fourth-class city or village and within 3 miles of all other cities, over which cities and villages may exercise plat approval, provided they have enacted an official map ordinance or subdivision control ordinance in accordance with Sec. 236.10, Wisconsin Statutes, and have not waived such powers.

FINAL PLAT
The map of the plan of a subdivision and any accompanying material as described in Section 7.10.07 of this chapter.

FRONTAGE
The length of the front property line of the lot, lots, or tract of land abutting the right-of-way of a public street road or highway.

FRONTAGE STREET
A minor street, auxiliary to and located on the side of an arterial street, for control of access and for service to the abutting development.

GRADE
The slope of a road, street, or other public way specified in percent.

IMPROVEMENT, PUBLIC
Any sanitary sewer, storm sewer, drainage facility, water main, roadway, park, parkway, public access, sidewalk, recreational trail, pedestrian way, planting strip, off-street parking area, or other facility for which the ~~County or~~ Town, County, other public entity or agency, or organization approved by the Town may ultimately assume the responsibility for maintenance and operation.

LAND DIVISION
The act or process of dividing land into two or more parcels.

LOT
A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law; to be used, developed, or built upon as a unit, and containing the minimum frontage, width, and area sufficient to meet building, parking, setback, open space, sanitary, or other requirements.

LOT AREA
The total square footage lying within the peripheral boundaries of a parcel of land. In any zoning jurisdiction, the area of a lot specifically excludes:

The right-of-way of a public or private street;
Areas below the ordinary high water mark of a meandered navigable water body.

LOT, CORNER
A lot abutting two or more streets at their intersection, provided that the comer of such intersection shall have an angle of 135 degrees or less as measured on the lot side.

LOT, LEGAL
A unit of land existing under a single ownership, which complies with the applicable basic district standards for the Zoning District in which such lot is situated, or which meets the definition of a "lot of record" of this Ordinance, which is provided with the minimum frontage upon a public road, and which complies with all applicable Subdivision Laws and Ordinances.

LOT LINES
The peripheral boundaries of a parcel of land.

LOT OF RECORD
A lot of record shall mean a lot legally created and recorded in the Winnebago County Register of Deeds Office prior to or according to the Winnebago County Subdivision Ordinance of May 1, 1969, meeting applicable State and County Zoning and Subdivision Laws and Ordinances.

LOT, THROUGH
A lot which has a pair of opposite lot lines among two parallel streets and which is not a comer lot. On a through lot both street lines shall be deemed front lot lines.

LOT WIDTH
The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth. On irregularly (non-perpendicular) shaped lots, the width shall be the average width of the lot computed according to Chapter ~~COMM~~ SPS 383, Wisconsin Administrative Code. Lot width shall be measured as defined in Exhibit 8-5 of the Town of Clayton Zoning Ordinance, as adopted by reference herein. ~~t the street setback line applicable to the zoning district the parcel is located within. In the shoreland jurisdiction, the lot width shall also be measured at the shore yard setback line applicable to the zoning district the parcel is located within. At least 50% of the lot shall be greater than or equal to the required lot width.~~

MAJOR LAND DIVISIONS
The creation of five (5) or more parcels or building sites less than five acres in size by successive divisions within a period of five (5) years.

MAJOR STREET
Arterial and collector roads primarily intended for through traffic with a secondary function for direct access.

MINOR LAND DIVISIONS
The creation of one (1) but not more than four (4) parcels or building sites which divide land into a parcel or parcels of five (5) acres or smaller in size. Minor land divisions shall be created by Certified Survey Maps. Not more than four (4) parcels may be created by means of minor land division procedures within any five (5) year period from a lot, parcel or tract which existed on the effective date of this chapter.

MINOR STREET
A street used or intended to be used primarily for access to abutting properties.

OBSTRUCTION, DRAINAGEWAY

ARTIFICIAL OBSTRUCTION - Any obstruction other than a natural obstruction that is capable of reducing the carrying capacity of a stream or drainageway or may accumulate debris and thereby reduce the carrying capacity of a stream; such as fences, dams, planted trees and shrubs, and any other obstructions instituted as a result of human activity.

NATURAL OBSTRUCTION - Includes any rock, tree, gravel or analogous natural matter that is an obstruction and has been located within the stream or drainageway by a non-human cause.

OFFICIAL MAP
Refers to the Official Map adopted by the Town of Clayton, consistent with the Town's Comprehensive ~~Land Use~~ Plan, which includes and sets forth the identification, location, alignment, dimensions, and classification of existing and proposed public streets, highways, drainage ways, parkways, and park and recreation sites.

OUTLOT
A remnant parcel of land that is not to be used for building purposes, and is so designated on the plat.

PARCEL
A lot created by a division of land. A parcel(s) which is owned, controlled or managed as a single entity shall be treated as a single tract, unless separated by a public road or navigable and non-navigable waters. A parcel is created as of the date the deed, land contract, lease, etc., is recorded with the Register of Deeds Office.

PLANNING ADMINISTRATOR
The person designated by the ~~County~~ Town Plan~~ning and Zoning Committee~~ Commission to administer the Town of Clayton~~Winnebago County~~ Subdivision Ordinance.

PLAN COMMISSION
Refers to the Town of Clayton Plan Commission.

PRELIMINARY PLAT
A map showing the salient features of a proposed major subdivision submitted to the ~~County Planning and Zoning Committee and to the~~ Town of Clayton for purposes of preliminary consideration as described in Section 7.10.12~~04~~ of this ordinance.

PUBLIC WAY
Any public road, street, highway, walkway, recreational trail, drainageway, or part thereof.

RECREATIONAL TRAIL
A right-of-way of a width and location approved by the Town, conveyed to the Town by plat, certified survey, deed or easement that is designated for and restricted to recreational travel and use, containing an all weather durable surface path according to Town specifications.

SHORELAND JURISDICTION
The area within 1,000' of the ordinary high water mark of a navigable lake, pond or flowage; or within 300' of the ordinary high water mark of a river or stream; or to the landward side of a floodplain, whichever distance is greater.

STREET, PUBLIC
The right-of-way of any street, road, highway, lane, etc., dedicated to the public which generally provides access to abutting properties.

STREET, PRIVATE
The right-of-way of any private road, highway, lane, street, access easement, easement, etc., where the defined street or easement provides access to more than one parcel or principal structure.

SUBDIVISION
A division of land into two (2) or more lots, parcels, tracts or building areas for the purpose of sale or development. For the purpose of this ordinance, a subdivision shall include the division of land by

means of a Minor Plat (Certified Survey Map), Major Plat, or Condominium Plat~~, or Cluster Subdivision~~.

TOWN
Refers to the Town of Clayton.

TOWN ADMINISTRATOR
Refers to the Town of Clayton Town Administrator.

TOWN CLERK
Refers to the Town of Clayton Town Clerk.

TRACT
A contiguous area of land which exists or has existed in single ownership.

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ARTICLE 14
ENFORCEMENT

Sections

9.14-01	Legislative findings	9.14-05	Notice of violation
9.14-02	Authority for enforcement	9.14-06	Stop work order
9.14-03	Actions constituting violation	9.14-07	Other remedies
9.14-04	Enforcement procedure	9.14-08	Penalties

9.14-01 Legislative findings

The Town Board of Supervisors makes the following legislative findings:

(1) State law gives the Town the authority to ensure compliance with this chapter.

(2) The Town reserves all rights and remedies provided by state and federal law to ensure compliance.

9.14-02 Authority for enforcement

Pursuant to s. 62.23(7), Wis. Stats., the Town has the authority to enforce the provisions of this chapter.

9.14-03 Actions constituting a violation

Each separate action that is not in full compliance with this chapter or with a condition or requirement of a permit or an order issued pursuant to this chapter shall constitute a separate and distinct violation.

9.14-04 Enforcement procedure

(a) **Investigation**. After observing or receiving a complaint of an alleged violation, the zoning administrator shall investigate to determine if in fact a violation does exist. If the property owner does not allow the zoning administrator or any authorized agent of the Town the right to enter the subject property for the purpose of determining whether a violation exists or not, he or she may proceed to obtain a special inspection warrant from the court pursuant to s. 66.0119, Wis. Stats.

(b) **Notification of compliance**. If the zoning administrator determines that a violation does not exist, he or she shall notify the complainant explaining his or her finding.

(c) **Notification of violation**. If the zoning administrator determines that a violation does exist, he or she, in consultation with the Town's corporation counsel, shall send a written notice as described herein to the property owner.

(d) **Issuance of stop work order**. If the violation involves construction or any land development activity the zoning administrator shall:

(1) send a stop work order, as described in this part, by certified mail to the property owner or deliver it in person to the property owner, contractor, builder, or any other person engaged in work covered by the order; and

(2) post a stop work order in a prominent location on the site.

(e) **Lifting of stop work order**. Upon substantial evidence that the violation has been removed or otherwise corrected, the zoning administrator shall lift the stop work order.

(f) **Initiation of court action**. If work does not immediately cease on the premises, except to ensure compliance, or if the violation is not remedied within 30 days of the written notice, the zoning administrator shall work with the Town's corporation counsel to initiate court action as provided by in this part and as allowed by state law.

9.14-05 Notice of violation

(a) **Content**. The notice of violation shall include the following:

(1) a description of the violation,

(2) the section(s) of this chapter being violated,

(3) a statement describing the measures that would remedy the violation,

(4) the date by which the violation must be remedied and when a stop work order shall be issued if the violation is not remedied, and

(5) information concerning penalties for continued non-compliance.

(b) **Effect of violation notice**. Once a violation notice has been issued pursuant to this article:

(1) all construction or any land development activity directly related to the violation, except that which is done to ensure compliance, shall cease. All other work that is in compliance may continue, and

(2) the Town shall not issue any other permits or approvals for any development on the premises that is directly related to the violation.

9.14-06 Stop work order

(a) **Content**. A stop work order shall state the section of the Town code being violated, the name of an individual who should be contacted along with his or her work telephone number, a statement that all work on the premises must cease immediately until the zoning administrator rescinds the stop work order, and that removal of the stop work order constitutes a violation of this chapter.

(b) **Effect of stop work order**. Once a stop work order has been issued pursuant to this division:

(1) all work on the premises shall cease until such time as it is lifted, and

(2) the Town shall not issue any other permits or approvals for any development on the premises until such time as the order has been lifted.

(c) **Unauthorized removal of stop work order**. No person, other than a Town official or employee who is authorized to do so, shall remove a stop work order from the location it was posted. The removal of a stop work order by a person without authority to do so constitutes a violation of this chapter.

9.14-07 Other remedies

The county or any aggrieved person may apply to a court of competent jurisdiction for temporary or permanent injunctive relief to enjoin and restrain any person violating a provision of this chapter and exercise all other rights and remedies provided by law or in equity.

9.14-08 Penalties

(a) **Forfeiture**. Any person who violates this chapter shall be subject to a forfeiture as provided for in this section per violation along with the costs of prosecution. Any such person in default of payment of such forfeiture shall be imprisoned in the Winnebago County jail for not more than 6 months. Payment of a forfeiture does not relieve the person from complying with this chapter. Each and every day the violation continues shall constitute a separate offense. In addition, the Town of Clayton adopts the citation system of enforcement of this chapter pursuant to s. 66.0113, Wis. Stats.

(b) **Amount of forfeiture**. The Town of Clayton Town Board of Supervisors adopts by resolution a schedule showing the amount of the forfeiture for the following violations:

(1) Failure to obtain a permit or other approval as required

(2) All other violations of this chapter

(3) Cost pursuant to non-citation initiated civil complaint

Exhibit 8-2. Dimensional standards by zoning district

A-1 Agribusiness district

Lot density	The ratio of nonfarm residential acreage to farm acreage in the base farm tract after (EFFECTIVE DATE OF ADOPTION) shall not exceed 1:20, with a maximum of 4 nonfarm dwellings for a base farm tract.		
	Residential	**Farm**	**Nonresidential /Nonfarm**
Lot size, minimum:	43,000 sq. ft.	5.0 acres	43,000 sq. ft.
Lot size, maximum:	none, although a lot created after April 30, 2013 may not contain more than 2.0 acres of land previously used to produce forage or a crop	none	none, although a lot created after April 30, 2013 shall not contain more than 2.0 acres of land previously used to produce forage or a crop
Lot width, minimum:	100 ft.	200 ft.	200 ft.
Road frontage, minimum:	60 ft.	200 ft.	200 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [4,5]			
Street yard, minimum:	30 ft.	75 ft.	30 ft.
Side yard, minimum: [3]	20 ft. on each side for a principal building; 15 ft. on each side for a detached accessory building	15 ft.	20 ft. on each side for a principal building; 15 ft. on each side for a detached accessory building
Rear yard minimum:	25 ft. for a principal building; 15 ft. for a detached accessory building	50 ft.	25 ft. for a principal building; 15 ft. for a detached accessory building
Building height:			
Principal building, maximum:	35 ft.	the distance from the structure/building to the closest property boundary line	35 ft.
Accessory building, maximum:	18 ft.	the distance from the structure/building to the closest property boundary line	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft.	no limitation	no limitation
Accessory buildings, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]; 1 percent of lot area for buildings related to household livestock	no limitation	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	no limitation	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
4. Some land uses that may be allowed in this district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

continued on next page

Exhibit 8-2. Dimensional standards by zoning district - continued

A-2 General agriculture district

	Residential	Farm	Nonresidential / Nonfarm
Lot size, minimum:	5.0 acres	5.0 acres	5.0 acres
Lot size, maximum:	none	none	none
Lot width, minimum:	200 ft.	200 ft.	200 ft.
Road frontage, minimum:	200 ft.	200 ft.	200 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [4,5]			
Street yard, minimum:	30 ft.	75 ft.	30 ft.
Side yard, minimum: [3]	7 ft. on one side and 10 ft. on the other for a principal building;3 ft. on each side for a detached accessory building	15 ft.	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building
Rear yard minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building	50 ft.	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:			
Principal building, maximum:	35 ft.	the distance from the structure/building to the closest property boundary line	35 ft.
Accessory building, maximum:	18 ft.	the distance from the structure/building to the closest property boundary line	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft.	no limitation	no limitation
Accessory buildings, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]; 1 percent of lot area for buildings related to household livestock	no limitation	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	no limitation	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
4. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

continued on next page

Exhibit 8-2. Dimensional standards by zoning district - continued

R-1 Rural residential district (nonsubdivided)

	Single-family	Nonresidential
Lot size, minimum [3]:	43,000 sq. ft. for an unsewered lot; 12,000 sq. ft. for a sewered lot	43,000 sq. ft.
Lot size, maximum:	no limitation	no limitation
Lot width, minimum:	200 ft. for an unsewered lot; 85 ft. for a sewered lot	200 ft.
Road frontage, minimum:	33 ft.	200 ft. for an unsewered lot; 33 ft. for a sewered lot
Separation between detached buildings, minimum:	10 ft.	10 ft.
Yard setback: [6,7]		
Street yard, minimum:	30 ft.	30 ft.
Side yard, minimum: [5]	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building
Rear yard, minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley
Building height:		
Principal building, maximum:	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.
Floor area ratio, maximum:	no limitation	no limitation
Floor area:		
Principal building, minimum:	1,000 sq. ft.	no limitation
Accessory buildings, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]; 1 percent of lot area for buildings related to household livestock	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]
Number of detached accessory buildings, maximum:	no limitation	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
4. When an institutional building, such as a church, governmental office, or school, is permitted in a residential zoning district, such building may exceed the stated height limitation, up to a maximum height of 60 feet, provided such building is setback one foot from the required setback line for each foot the building exceeds the stated height limitation.
5. For lots that are less than 65 feet wide at the building setback line, the total side yard is 26 percent of the lot width, with no one side yard less than 5 feet.
6. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
7. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

continued on next page

Exhibit 8-2. Dimensional standards by zoning district - continued

R-2 Suburban residential district (subdivided)

	Single-family	Nonresidential
Lot size, minimum [3]:	20,000 sq. ft. for an unsewered lot; 9,000 sq. ft. for a sewered lot and nonshoreland; 10,000 sq. ft. for a sewered lot and shoreland	43,000 sq. ft.
Lot size, maximum:	none	no limitation
Lot width, minimum:	100 ft. for an unsewered lot; 65 ft. for a sewered lot	200 ft.
Road frontage, minimum:	33 ft.	200 ft. for an unsewered lot; 33 ft. for a sewered lot
Separation between detached buildings, minimum:	10 ft.	10 ft.
Yard setback: [6,7]		
Street yard, minimum:	30 ft.	30 ft.
Side yard, minimum: [5]	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building
Rear yard, minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:		
Principal building, maximum:	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.
Floor area:		
Principal building, minimum:	1,000 sq. ft.	no limitation
Accessory buildings, maximum:	1,200 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]; 1 percent of lot area for buildings related to household livestock	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]
Number of detached accessory buildings, maximum:	2 [2]	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
4. When an institutional building, such as a church, governmental office, or school, is permitted in a residential zoning district, such building may exceed the stated height limitation, up to a maximum height of 60 feet, provided such building is setback one foot from the required setback line for each foot the building exceeds the stated height limitation.
5. For lots that are less than 65 feet wide at the building setback line, the total side yard is 26 percent of the lot width, with no one side yard less than 5 feet.
6. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
7. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

R-3 Two-family residential district

	Two-family, 2 units	Twin home	Nonresidential
Lot size, minimum [3]:	43,000 sq. ft. for an unsewered lot; 10,000 sq. ft. for a sewered lot	21,500 sq. ft. per unit for an unsewered lot; 5,000 sq. ft. per unit for a sewered lot	30,000 sq. ft. for an unsewered lot; 15,000 sq. ft. for a sewered lot
Lot size, maximum:	no limitation	no limitation	no limitation
Lot width, minimum:	200 ft. for an unsewered lot; 85 ft. for a sewered lot	100 ft. per lot for an unsewered lot; 43 ft. per lot for a sewered lot	85 ft.
Road frontage, minimum:	33 ft.	17 ft. per lot with 34 contiguous ft. overall	100 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [6,7]			
Street yard, minimum:	30 ft.	30 ft.	30 ft.
Side yard, minimum: [5]	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building	9 ft. on one side with no setback along the shared property boundary line; 3 ft. for a detached accessory building	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building
Rear yard, minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley
Building height:			
Principal building, maximum:	35 ft.	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft.	500 sq. ft. per unit	no limitation
Accessory buildings, maximum:	1,200 sq. ft. per dwelling unit	1,200 sq. ft. per dwelling unit; 1 percent of lot area for buildings related to household livestock	1,200 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]
Number of detached accessory buildings, maximum:	2 [2]	2 [2]	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
4. When an institutional building, such as a church, governmental office, or school, is permitted in a residential zoning district, such building may exceed the stated height limitation, up to a maximum height of 60 feet, provided such building is setback one foot from the required setback line for each foot the building exceeds the stated height limitation.
5. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
6. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
7. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

R-4 Multi-family residential district – (3 or more dwelling units)

	Multifamily	Nonresidential
Lot size, minimum [3]:	15,000 sq. ft. for a sewered lot	24,000 sq. ft.
Lot size, maximum:	none	none
Lot width, minimum:	120 ft.	85 ft.
Road frontage, minimum:	33 ft.	100 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.
Yard setback: [6,7]		
Street yard, minimum:	40 ft.	40 ft.
Side yard, minimum: [5]	15 ft. on each side for a principal building; 3 ft. for a detached accessory building	15 ft. on each side for a principal building; 3 ft. for a detached accessory building
Rear yard minimum:	40 ft. for a principal building; 3 ft. for a detached accessory building	40 ft. for a principal building; 3 ft. for a detached accessory building
Building height:		
Principal building, maximum:	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.
Floor area ratio, maximum:	50 percent	50 percent
Floor area:		
Principal building, minimum:	500 sq. ft. per unit	no limitation
Accessory buildings, maximum:	500 sq. ft. per dwelling unit	1,200 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
4. When an institutional building, such as a church, governmental office, or school, is permitted in a residential zoning district, such building may exceed the stated height limitation, up to a maximum height of 60 feet, provided such building is setback one foot from the required setback line for each foot the building exceeds the stated height limitation.
5. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
6. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
7. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

R-8 Manufactured housing community district

Lot size, minimum: 2.0 acres

Lot size, maximum: no limitation

Lot width, minimum: 220 ft.

Road frontage, minimum: 100 ft.

Separation between detached buildings, minimum: 10 ft.

Yard setback: [1]

- Street yard, minimum: 30 ft.
- Side yard, minimum: 25 ft. on each side
- Rear yard minimum: 25 ft.

Building height:

- Principal building, maximum: 35 ft.
- Accessory building, maximum: 18 ft.

Notes:

1. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

P-I Public Institutional district

Lot size, minimum: 15,000 sq. ft. for a sewered lot; 30,000 sq. ft. for an unsewered lot [1]

Lot size, maximum: no limitation

Lot width, minimum: 85 ft. for a sewered lot; 100 ft. for an unsewered lot

Road frontage, minimum: 75 ft. for a sewered lot; 100 ft. for an unsewered lot

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [4,5]

- Street yard, minimum: 30 ft. [3]
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley
- Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

- Principal building, maximum: 35 ft. [2]
- Accessory building, maximum: 18 ft.

Floor area:

- Principal building, minimum: no limitation
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Buildings for uses permitted in this district may exceed the stated height limitation, up to a maximum height of 60 feet, provided such building is setback one foot from the required setback line for each foot the building exceeds the stated height limitation.
3. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
4. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district – continued

B-1 Local services business district

Lot size, minimum: 15,000 sq. ft. for a sewered lot; 30,000 sq. ft. for an unsewered lot [1]

Lot size, maximum: no limitation

Lot width, minimum: 85 ft. for a sewered lot; 100 ft. for an unsewered lot

Road frontage, minimum: 75 ft. for a sewered lot; 100 ft. for an unsewered lot

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [4,5]

- Street yard, minimum: 30 ft. [3]
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley
- Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

- Principal building, maximum: 35 ft. [2]
- Accessory building, maximum: 18 ft.

Floor area:

- Principal building, minimum: no limitation
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. When an institutional building, such as a church, governmental office, or school, is permitted in a commercial zoning district, such building may exceed the stated height limitation, up to a maximum height of 60 feet, provided such building is setback one foot from the required setback line for each foot the building exceeds the stated height limitation.
3. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
4. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

B-2 Community business district

Lot size, minimum: 15,000 sq. ft. for a sewered lot; 30,000 sq. ft. for an unsewered lot [1]

Lot size, maximum: no limitation

Lot width, minimum: 85 ft. for a sewered lot; 100 ft. for an unsewered lot

Road frontage, minimum: 75 ft. for a sewered lot; 100 ft. for an unsewered lot

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [2,3]

- Street yard, minimum: 30 ft.
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley
- Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

- Principal building, maximum: 35 ft.
- Accessory building, maximum: 18 ft.

Floor area:

- Principal building, minimum: no limitation
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
3. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

B-3 General business district

Lot size, minimum: 2.0 acres [1]

Lot size, maximum: none

Lot width, minimum: 300 ft.

Road frontage, minimum: 300 ft.

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [2,3]

- Street yard, minimum: 30 ft.
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley
- Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

- Principal building, maximum: 45 ft.
- Accessory building, maximum: 18 ft.

Floor area:

- Principal building, minimum: none
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
3. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

M-1 Mixed-use district

Lot size, minimum: 15,000 sq. ft. for a sewered lot; 30,000 sq. ft. for an unsewered lot [1]

Lot size, maximum: no limitation

Lot width, minimum: 85 ft. for a sewered lot; 100 ft. for an unsewered lot

Road frontage, minimum: 75 ft. for a sewered lot; 100 ft. for an unsewered lot

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [2,3]

- Street yard, minimum: 30 ft.
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley
- Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

- Principal building, maximum: 45 ft.
- Accessory building, maximum: 18 ft.

Floor area:

- Principal building, minimum: none
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
3. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

I-1 Light industrial district

Lot size, minimum: 10,000 sq. ft. for sewered lot; 20,000 sq. ft. for an unsewered lot; [1]

Lot size, maximum: none

Lot width, minimum: 100 ft.

Road frontage, minimum: 33 ft.

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [3,4]

- Street yard, minimum: 30 ft.
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other
- Rear yard minimum: 25 ft.

Building height:

- Principal building, maximum: 45 ft. [2]
- Accessory building, maximum: 30 ft. [2]

Floor area:

- Principal building, minimum: no limitation
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. When a commercial, institutional, or industrial building is situated on a parcel that adjoins a side yard of a parcel in a residential zoning district, no portion of such building located within 50 feet of the property boundary line shall exceed 120 percent of the maximum building height established for the residential zoning district.
4. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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Exhibit 8-2. Dimensional standards by zoning district - continued

I-2 Heavy industrial district

Lot size, minimum: 10,000 sq. ft. for sewered lot; 20,000 sq. ft. for an unsewered lot; [1]

Lot size, maximum: none

Lot width, minimum: 100 ft.

Road frontage, minimum: 33 ft.

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [3,4]

- Street yard, minimum: 30 ft.
- Side yard, minimum: 7 ft. on one side and 10 ft. on the other
- Rear yard minimum: 25 ft.

Building height:

- Principal building, maximum: no limitation [2]
- Accessory building, maximum: no limitation [2]

Floor area:

- Principal building, minimum: no limitation
- Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. When a commercial, institutional, or industrial building is situated on a parcel that adjoins a side yard of a parcel in a residential zoning district, no portion of such building located within 50 feet of the property boundary line shall exceed 130 percent of the maximum building height established for the residential zoning district.
3. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
4. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.