



BOARD OF SUPERVISORS MEETING

Wednesday, April 15, 2026 at 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

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, April 1, 2026 Town Board Meeting

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA

Individuals properly signed in may speak directly to the Town Board on non-repetitive Town Matters whether on or not on the agenda. Commentators must wait to be called, must speak from the podium, directing their comments to the Board. 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 Board'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 March 2026 Building Inspection Report
- B. Distribution of the March 2026 Winnebago County Tonnage Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Winnebago County Sheriff's Department – Public Concerns and Issues
- B. Larsen/Winchester Sanitary District Report
- C. Administrator's Report
- D. Chair & Supervisor Reports

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. Renewal - Debra Toll, Winagamie Golf Course

BUSINESS REFERRED BY THE PLAN COMMISSION

- A. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-Z003 to Amend the Official Town of Clayton Zoning Map for the rezoning of approximately 0.23 acres of proposed Lot 1 (8393 Moser Ln) from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).
- B. Plan Commission Recommendation: Town Board review & consideration of 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.

- C. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-Z004 to Amend the Official Town of Clayton Zoning Map for the rezoning of 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).
- D. Plan Commission Recommendation: Town Board review & consideration of 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.
- E. Plan Commission Discussion: Town Board 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.

BUSINESS

- A. Discussion/Action: Town Board review & consideration of Resolution 2026-002 Authorizing the Issuance and Sale of \$10,385,000 General Obligation Promissory Notes, Series 2026A.
- B. Discussion/Action: Town Board review & consideration of revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - May 6 & 20; Jun 3 & 17; July 1 & 15
- B. 176th Annual Meeting of the Town's Electors - April 21 at 6:30 pm
- C. Annual Reorganizational Meeting - April 21 immediately following the Town Electors Meeting
- D. Plan Commission (6:30 pm start unless otherwise noted) - May 13; Jun 10; July 8
- E. 1st Board of Review Meeting - May 6 at 6:00 pm

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

Respectfully submitted,

Russell D. Geise
Town Chairperson

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 Town Board 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 Town Board 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: --



BOARD OF SUPERVISORS MEETING

Wednesday, April 01, 2026 at 6:30 PM

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

MINUTES

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

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

PRESENT

Town Chair Geise
Supervisor Lettau
Supervisor Grundman
Supervisor Christianson
Supervisor Reif

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Treasurer Fietzer
Attorney LaFrombois

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, March 18, 2026 Town Board Meeting

MOTION

Motion made by unanimous consent to approve the minutes of the Wednesday, March 18, 2026, Town Board Meeting as presented.

Motion carried by unanimous voice vote.

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA

CORRESPONDENCE

- A. Distribution of Notice from Neenah Joint School District of Resolution in Support of Full Transparency for Taxpayers

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. County Board Supervisor Report
- B. Winnebago County Sheriff's Department – Public Concerns and Issues
- C. Department of Public Safety Report
- D. Larsen/Winchester Sanitary District Report
- E. Administrator's Report
- F. Chair & Supervisor Reports

BUSINESS

- A. Discussion/Action: Town Board review & consideration of a request from Village of Fox Crossing for the installation of a street light at the intersection of County Rd BB & Clayton Ave.

MOTION

Motion made by unanimous consent to deny the request for cost sharing of the installation of a street light at the intersection of County Rd BB & Clayton Ave.

Motion carried by unanimous voice vote.

- B. Discussion/Action: Town Board review & consideration of implementation of design/construction standards for town infrastructure.

MOTION

Motion made by unanimous consent to approve the design & construction standards for town infrastructure as presented.

Motion carried by unanimous voice vote.

- C. Discussion/Action: Town Board review & consideration of updates to the Mailbox Installation & Plowing Damage Replacement Policy.

MOTION

Motion made by Supervisor Grundman, **Seconded** by Supervisor Reif, to approve the revisions to the Mailbox Installation & Plowing Damage Replacement Policy as presented.

Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif

Motion carried 5-0.

REVIEW OF DISBURSEMENTS

- A. Check Summary Register

UPCOMING MEETING ATTENDANCE

- A. 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
- B. Plan Commission (6:30 pm start unless otherwise noted) - Apr 8; May 13; Jun 10
- 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

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

MOTION

Motion made by unanimous consent to adjourn at 7:25 pm.

Motion carried by unanimous voice vote.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT MARCH PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
3/4/2026	72-26-3P	ROCK SOLID PROPERTIES	8334 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 17,500.00	\$ 523.60	\$ 418.88
3/4/2026	73-26-3B	STEVE VOSTER	2680 CASSY	FINISH BASEMENT	SELF	\$ 20,000.00	\$ 400.00	\$ 320.00
3/4/2026	74-26-3P	LORBIECKI HOMES	8372 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 507.80	\$ 406.24
3/4/2026	75-26-3P	LORBIECKI HOMES	8375 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 501.30	\$ 401.04
3/4/2026	76-26-3P	LORBIECKI HOMES	8367 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 512.30	\$ 409.84
3/4/2026	77-26-3P	LORBIECKI HOMES	8322 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 512.30	\$ 409.84
3/4/2026	78-26-3E	LORBIECKI HOMES	8367 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 512.30	\$ 409.84
3/4/2026	79-26-3E	LORBIECKI HOMES	8367 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 512.30	\$ 409.84
3/4/2026	80-26-3E	LORBIECKI HOMES	8372 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 507.80	\$ 406.24
3/4/2026	81-26-3E	LORBIECKI HOMES	8375 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 501.30	\$ 401.04
3/5/2026	82-26-3E	MARCUS MCGUIRE HOMES	8314 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 520.00	\$ 416.00
3/5/2026	83-26-3H	MARCUS MCGUIRE HOMES	8314 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 520.00	\$ 416.00
3/5/2026	84-26-3E	MARCUS MCGUIRE HOMES	8310 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 574.00	\$ 459.20
3/5/2026	85-26-3H	MARCUS MCGUIRE HOMES	8310 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 574.00	\$ 459.20
3/5/2026	86-26-3E	MARCUS MCGUIRE HOMES	2639 CORNELL	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 521.40	\$ 417.12
3/5/2026	87-26-3H	MARCUS MCGUIRE HOMES	2639 CORNELL	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 521.40	\$ 417.12
3/23/2026	88-26-3B	DALE MART	8510 HWY 76	COMMERCIAL REMOD	JJ GEFERS	\$ 7,000.00	\$ 320.00	\$ 256.00
3/23/2026	89-26-3B	CHRIS ANDERSON	2950 OAKRIDGE	RAZE HOUSE	SELF	\$ 10,000.00	\$ 100.00	\$ 80.00
3/23/2026	90-26-3B	ADAM REICHENBERGER	3044 RIDGEWAY	ADDITION	SELF	\$ 30,000.00	\$ 275.00	\$ 220.00
3/23/2026	91-26-3E	ADAM REICHENBERGER	3044 RIDGEWAY	ADDITION ELECT	SELF	\$ 2,500.00	\$ 137.50	\$ 110.00
3/26/2026	92-26-3P	MARCUS MCGUIRE HOMES	2650 CORNELL	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 547.50	\$ 438.00
3/26/2026	93-26-3E	MARCUS MCGUIRE HOMES	2650 CORNELL	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 547.50	\$ 438.00
3/26/2026	94-26-3P	MARCUS MCGUIRE HOMES	8300 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 513.40	\$ 410.72
3/26/2026	95-26-3P	MARCUS MCGUIRE HOMES	8318 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 508.70	\$ 406.96
3/26/2026	96-26-3P	MARCUS MCGUIRE HOMES	8314 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 520.00	\$ 416.00
3/26/2026	97-26-3P	MARCUS MCGUIRE HOMES	8310 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 574.00	\$ 459.20
3/26/2026	98-26-3P	MARCUS MCGUIRE HOMES	2639 CORNELL	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 521.40	\$ 417.12
3/26/2026	99-26-3H	MARCUS MCGUIRE HOMES	2650 CORNELL	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 547.50	\$ 438.00
3/26/2026	100-26-3P	MARCUS MCGUIRE HOMES	8309 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 509.50	\$ 407.60
3/26/2026	101-26-3E	JARED GIPP	9359 BROAD MEADOW	NSFD ELECT	HIPKE ELECT	\$ 20,000.00	\$ 757.00	\$ 605.60
3/26/2026	102-26-3P	JARED GIPP	9359 BROAD MEADOW	NSFD PLUMB	POWELL PLUMB	\$ 25,000.00	\$ 747.00	\$ 597.60
3/26/2026	103-26-3H	JARED GIPP	9359 BROAD MEADOW	NSFD HVAC	BOUCHERS HVAC	\$ 20,000.00	\$ 757.00	\$ 605.60
3/31/2026	104-26-3E	HOFFMAN HOMES	8342 MARLO	NSFD ELECT	KEEHN ELECT	\$ 10,500.00	\$ 518.08	\$ 414.46
3/31/2026	105-26-3E	CHARTER COMM	HWY 76 & CTY II	SERVICE	EISCH ELECT	\$ 2,000.00	\$ 150.00	\$ 120.00
3/31/2026	106-26-3H	STELLAS DEVELOPMENT	8329 MARLO	NSFD HVAC	K KELLY	\$ 13,400.00	\$ 593.60	\$ 474.88
3/31/2026	107-26-3E	STELLAS DEVELOPMENT	8329 MARLO	NSFD ELECT	RHINE ELECT	\$ 15,000.00	\$ 593.60	\$ 474.88
3/31/2026	108-26-3P	STELLAS DEVELOPMENT	8329 MARLO	NSFD PLUMB	K KELLY	\$ 15,551.00	\$ 593.60	\$ 474.88
3/31/2026	109-26-3B	BARNEY RACINE	3571 GOLFWOOD	DECK	TRU-FRAME	\$ 24,620.00	\$ 248.00	\$ 198.40
TOTALS						\$ 536,071.00	\$ 18,801.68	\$ 15,041.34

TOWN OF WINNECONNE PERMITS:

3/24/2026	12-26-3B	SARAH BINDER	6004 ACHTERBERG	REROOF	SECURITY LUEBKE	\$ 27,406.00	\$ 50.00	\$ 40.00
3/24/2026	13-26-3B	MARK VANDENBOOGARD	5111 WASHINGTON	BASEMENT REMOD	SELF	\$ 10,000.00	\$ 242.00	\$ 193.60
3/24/2026	14-26-3E	MARK VANDENBOOGARD	5111 WASHINGTON	BASEMENT REMOD ELECT	SELF	\$ 1,000.00	\$ 72.00	\$ 57.60
3/24/2026	15-26-3B	BRIAN GIBBS	5130 ISLAND	REROOF	INFINITY EXTERIORS	\$ 25,000.00	\$ 50.00	\$ 40.00
3/24/2026	16-26-3B	PATRICK BUSHMAN	6545 WOODVIEW	REROOF	PREFERRED REMOELING	\$ 13,200.00	\$ 50.00	\$ 40.00
3/24/2026	17-26-3E	BILL POWELL	6497 PAULSEN	SERVICE	DIERSEN ELECT	\$ 2,000.00	\$ 60.00	\$ 48.00
3/24/2026	18-26-3H	BART ARMSTRONG		NSFD HVAC	BLACK-HAAK	\$ 37,000.00	\$ 109.80	\$ 87.84
TOTALS						\$ 115,606.00	\$ 633.80	\$ 507.04

**WINNEBAGO COUNTY SOLID WASTE MANAGEMENT BOARD
2026 RECYCLING TONNAGE REPORT**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	
001	T. Algoma	59.51	37.84	39.13									136.48	T. Algoma
002	T. Black Wolf	21.20	16.02	16.15									53.37	T. Black Wolf
003	T. Clayton	35.64	29.53	37.76									102.93	T. Clayton
004	V. Fox Crossing	120.57	91.51	69.38									281.46	V. Fox Crossing
005	T. Neenah	27.00	23.98	22.62									73.60	T. Neenah
006	T. Nekimi	8.55	7.47	7.93									23.95	T. Nekimi
008	T. Omro	11.73	9.70	12.72									34.15	T. Omro
013	T. Vinland	12.57	11.27	15.40									39.24	T. Vinland
014	T. Winchester	15.21	10.59	11.01									36.81	T. Winchester
015	T. Winneconne	28.56	22.77	17.30									68.63	T. Winneconne
016	T. Wolf River	6.11	5.68	6.43									18.22	T. Wolf River
017	V. Winneconne	19.95	14.41	14.37									48.73	V. Winneconne
018	C. Menasha	124.16	72.29	117.31									313.76	C. Menasha
019	C. Neenah	170.64	138.93	155.01									464.58	C. Neenah
020	C. Omro	28.79	14.37	20.55									63.71	C. Omro
021	C. Oshkosh	304.20	261.49	288.22									853.91	C. Oshkosh
	Other SS	153.95	189.01	442.96									785.92	Other SS
	TOTAL TONS	1148.34	956.86	1294.25									3399.45	TOTAL TONS

	Population	SS lbs./person		Population	SS lbs./person		Population	SS lbs./person
T. Algoma	6,922	39.43	T. Omro	2,422	28.20	C. Menasha	18,683	33.59
T. Black Wolf	2,440	43.75	T. Vinland	1,752	44.79	C. Neenah	27,817	33.40
T. Clayton	4,954	41.55	T. Winchester	1,797	40.97	C. Omro	3,631	35.09
V. Fox Crossing	19,331	29.12	T. Winneconne	2,665	51.50	C. Oshkosh	67,504	25.30
T. Neenah	3,648	40.35	T. Wolf River	1,222	29.82			
T. Nekimi	1,322	36.23	V. Winneconne	2,519	38.69	Total	168629	31.00

*Population updated on 1/1/25 from Dept. of Admin. "January 1, 2025 Final Population Estimates"
https://doa.wi.gov/DIR/Final_Ests_Muni_2025.pdf
https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Estimates.aspx

** Other SS - in 2017 include all direct haul to OC (City Disposal, etc.)



PLAN COMMISSION

Wednesday, April 08, 2026 – 6:30 PM

Item A.

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

MINUTES

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

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

PRESENT

Chair Knapinski
 Commissioner Haskell
 Commissioner Nemecek
 Commissioner 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.
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

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

MEMORANDUM

Business Referred by Plan Commission

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of Ordinance 2026-Z003 to Amend the Official Town of Clayton Zoning Map for the rezoning of approximately 0.23 acres of proposed Lot 1 (8393 Moser Ln) from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Ordinance 2026-Z003 to Amend the Official Town of Clayton Zoning Map.*

Re: Town Board review & consideration of 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.

SUGGESTED MOTION(S):

Motion to approve the CSM Application submitted by Stephen & Anna Seljan with the one (1) recommended condition.

Re: Town Board review & consideration of Ordinance 2026-Z004 to Amend the Official Town of Clayton Zoning Map for the rezoning of 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).

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Ordinance 2026-Z004 to Amend the Official Town of Clayton Zoning Map.*

Re: Town Board review & consideration of 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.

SUGGESTED MOTION(S):

Motion to approve the CSM Application submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase with the two (2) recommended conditions.

Re: Town Board 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 TO BE TAKEN

Respectfully Submitted
Kelsey

TOWN OF CLAYTON
PLAN COMMISSION RESOLUTION # 2026-004
RE-ZONING OF PORTION OF TAX ID #006-0502-05

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

Owner: Stephen & Anna Seljan

Applicant: Stephen & Anna Seljan

Location: SE NE EXC COM SE COR W 716 FT N 200 FT E 575 FT N 180 FT E TO EL S TO POB & EXC N 281 FT OF E 208.56 FT & EXC CSM-939 CSM-1132 CSM-1312 CSM-1045 & PLATTED AREA & EXC D1317405 18.67 A.

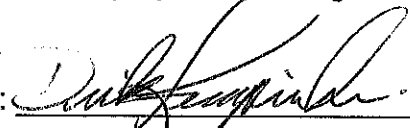
Legal Description: Being a part of the Southeast 1/4 of the Northeast 1/4, Section 19, Township 20 North, Range 16 East, in the Town of Clayton, County of Winnebago, Wisconsin.

Parcel Number: The affected property is known as Tax ID #006-0502-05


Explanation: Applicant is requesting a zoning change for approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

Town Findings:

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

Signed: 
Dick Knapinski, Plan Commission Chair

Date: 4/8/2024

Attest: 
Kelsey Faust-Kubale, Town Clerk

Date: 4/8/24

TOWN OF CLAYTON

ORDINANCE 2026-Z003

AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING MAP – WINNEBAGO COUNTY, WISCONSIN

WHEREAS, one or more applications for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” have been filed with the Town of Clayton Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearing(s), the proposed amendment(s) have been reviewed and recommended to the Town of Clayton Board of Supervisors by the Town’s Plan Commission; and

WHEREAS, the application(s) for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” does comply with the Town’s future land use element of the Town of Clayton Comprehensive Plan 2040; and

WHEREAS, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Article 7 of the Town of Clayton Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Board of Supervisors of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin”:

Section 1: The Official “Town of Clayton Zoning Map – Winnebago County, Wisconsin” is amended as follows:

A. Property Owner(s):

Anna & Stephen Seljan, 8393 Moser Ln, Larsen, WI 54947

Legal description of the property:

All being a part of the Southeast 1/4 of the Northeast 1/4, Section 19, Township 20 North, Range 16 East, all in the Town of Clayton, County of Winnebago, Wisconsin.

Findings of Fact:

1. The Town of Clayton has an adopted Comprehensive Plan.
2. The Future Land Use Plan Map of the Comprehensive Plan shows the subject properties as “Residential – Single and Duplex”.
3. The proposed Suburban Residential (R-2) District is consistent with the aforementioned “Residential – Single and Duplex” future land use category.

4. Therefore, a zoning map amendment from Two-Family Residential (R-3) District to Suburban Residential (R-2) District is consistent with the adopted Comprehensive Plan.

5. The zoning map amendment is compatible with adjacent land uses.

The above-described property is hereby rezoned from:

Two-Family Residential (R-3) District to Suburban Residential (R-2) District

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” shall be effective upon approval by the Winnebago County Board.

Adopted this _____ day of _____, 20_____

Vote: Yes: _____ No: _____ Abstain: _____ Absent: _____

ATTEST:

Russell D. Geise, Town Chair

Kelsey Faust-Kubale, Town Clerk

TOWN OF CLAYTON
PLAN COMMISSION RESOLUTION # 2026-005
RE-ZONING OF TAX ID #006-0006-09-02; TAX ID #006-0006-09-03

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

Owner: Joshua Kitzmiller

Applicant: Doug Woelz

Location: PT NW NW DESC AS LOT 2 OF CSM-8172 5.25 A. and PT NW NW & PT SW NW DESC AS LOT 3 OF CSM-8172 5.03 A.

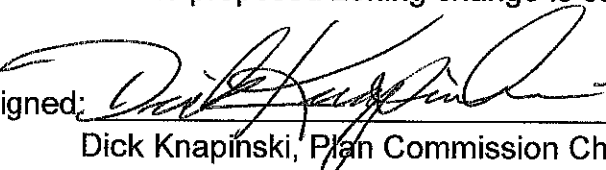
Legal Description: Both being a part of the Northwest ¼ of the Northwest ¼, Section 1, Township 20 North, Range 16 East; and being a part of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 20 North, Range 16 East, all in the Town of Clayton, County of Winnebago, Wisconsin.

Parcel Number: The affected properties are known as Tax ID #006-0006-09-02 and Tax ID #006-0009-09-03.

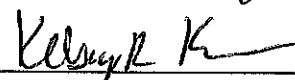
Explanation: Applicant is requesting a zoning change for approximately 1.55 acres of Tax ID #006-006-09-02 and approximately 3.45 acres of Tax ID #006-006-09-03 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Town Findings:

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

Signed: 
Dick Knapinski, Plan Commission Chair

Date: 4/8/2026

Attest: 
Kelsey Faust-Kubale, Town Clerk

Date: 4/8/26

TOWN OF CLAYTON

ORDINANCE 2026-Z004

**AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING MAP
– WINNEBAGO COUNTY, WISCONSIN**

WHEREAS, one or more applications for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” have been filed with the Town of Clayton Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearing(s), the proposed amendment(s) have been reviewed and recommended to the Town of Clayton Board of Supervisors by the Town’s Plan Commission; and

WHEREAS, the application(s) for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” does comply with the Town’s future land use element of the Town of Clayton Comprehensive Plan 2040; and

WHEREAS, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Article 7 of the Town of Clayton Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Board of Supervisors of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin”:

Section 1: The Official “Town of Clayton Zoning Map – Winnebago County, Wisconsin” is amended as follows:

A. Property Owner(s):

Joshua Kitzmiller, 9670 Lind Ln, Neenah, WI 54956

Legal description of the property:

All being a part of the Northwest 1/4 of the Northwest 1/4; and also the Southwest 1/4 of the Northwest 1/4, Section 1, Township 20 North, Range 16 East, all in the Town of Clayton, County of Winnebago, Wisconsin.

Findings of Fact:

1. The Town of Clayton has an adopted Comprehensive Plan.
2. The Future Land Use Plan Map of the Comprehensive Plan shows the subject properties as “Residential – Single and Duplex” and “Gateway Commercial & Retail”.
3. The proposed Rural Residential (R-1) District is consistent with the aforementioned “Residential – Single and Duplex” future land use category.

- 4. Therefore, a zoning map amendment from General Agriculture (A-2) District to Rural Residential (R-1) District is consistent with the adopted Comprehensive Plan.
- 5. The zoning map amendment is compatible with adjacent land uses.

The above-described property is hereby rezoned from:
 General Agriculture (A-2) District to Rural Residential (R-1) District

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” shall be effective upon approval by the Winnebago County Board.

Adopted this _____ day of _____, 20_____

Vote: Yes: _____ No: _____ Abstain: _____ Absent: _____

ATTEST:

 Russell D. Geise, Town Chair

 Kelsey Faust-Kubale, Town Clerk

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of Resolution 2026-002 Authorizing the Issuance and Sale of \$10,385,000 General Obligation Promissory Notes, Series 2026A.

Representatives from Ehlers and Administrator Wisnefske may be present at the meeting for any additional questions the Board may have.

SUGGESTED MOTION(S):

*Motion and **ROLL CALL** to approve Resolution 2026-002 and direct Staff to publish and post accordingly.*

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

Respectfully Submitted,
Kelsey

RESOLUTION NO. 2026-002

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE
OF \$10,385,000 GENERAL OBLIGATION PROMISSORY
NOTES, SERIES 2026A

WHEREAS, on March 18, 2026, the Town Board of the Town of Clayton, Winnebago County, Wisconsin (the "Town") adopted a resolution (the "Set Sale Resolution"), providing for the sale of General Obligation Promissory Notes, Series 2026A (the "Notes") for public purposes, including:

- (a) paying the cost of road projects in Tax Incremental District No. 1;
- (b) improving an existing building as part of the Town Hall project (collectively with (a), the "Project");
- (c) refunding the Note Anticipation Notes, Series 2021B, dated June 3, 2021 (the "2021B Notes"); and
- (d) refunding the Water System and Sewer System Revenue Bond Anticipation Notes, Series 2021C, dated June 3, 2021 (the "2021C Notes") (collectively with (c), the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the Town Board hereby finds and determines that the Project is within the Town's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Town Board deems it to be necessary, desirable and in the best interest of the Town to refund the Refunded Obligations for the purpose of providing permanent financing for the projects financed by the Refunded Obligations;

WHEREAS, the Town is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue the Notes for such public purposes and to refinance its outstanding obligations;

WHEREAS, pursuant to the Set Sale Resolution, the Town has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Notes to pay the cost of the Project and the Refunding;

WHEREAS, Ehlers, in consultation with the officials of the Town, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on April 15, 2026;

WHEREAS, the Town Clerk (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Notes for public sale on April 15, 2026;

WHEREAS, the Town has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the Town. Ehlers has recommended that the Town accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town that:

Section 1. Ratification of the Notice of Sale and Offering Materials. The Town Board hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the Town and Ehlers in connection with the preparation and distribution of the Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Notes. For the purpose of paying the cost of the Project and the Refunding, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of TEN MILLION THREE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$10,385,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The Chairperson and Town Clerk or other appropriate officers of the Town are authorized and directed to execute an acceptance of the Proposal on behalf of the Town. The good faith deposit of the Purchaser shall be applied in accordance with the Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2026A"; shall be issued in the aggregate principal amount of \$10,385,000; shall be dated May 4, 2026; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on April 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2027. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service

Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on April 1, 2035 and thereafter shall be subject to redemption prior to maturity, at the option of the Town, on April 1, 2034 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the Town, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Proposal specifies that [some of] the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the Town shall direct.]

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Town are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Town a direct annual irrepealable tax in the years 2026 through 2039 for the payments due in the years 2027 through 2040 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Town shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Town and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Town for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Town then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Town, if one has not already been created, a debt service fund, separate and

distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Town may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2026A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Town at the time of delivery of and payment for the Notes; (ii) any premium not used for the Refunding which may be received by the Town above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Town, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Town, unless the Town Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Town and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted

Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Town, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Town represents and covenants that the projects financed by the Notes and by the Refunded Obligations and the ownership, management and use of the projects will not cause the Notes or the Refunded Obligations to be "private activity bonds" within the meaning of Section 141 of the Code. The Town further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Town further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Town Clerk or other officer of the Town charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Town certifying that the Town can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Town also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Town will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Town by the manual or facsimile signatures of the Chairperson and Town Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Town of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the Town has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and

directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Town hereby authorizes the officers and agents of the Town to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, which is hereby appointed as the Town's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Town hereby authorizes the Chairperson and Town Clerk or other appropriate officers of the Town to enter into a Fiscal Agency Agreement between the Town and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 12. Persons Treated as Owners; Transfer of Notes. The Town shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Chairperson and Town Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Town shall cooperate in any such transfer, and the Chairperson and Town Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Town at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Town agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Town Clerk or other authorized representative of the Town is authorized and directed to execute and deliver to DTC on behalf of

the Town to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Town Clerk's office.

Section 15. Payment of Issuance Expenses. The Town authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 16. Official Statement. The Town Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Town in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Town official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Town Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The Town hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Town to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Chairperson and Town Clerk, or other officer of the Town charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Town's Undertaking.

Section 18. Redemption of the Refunded Obligations. The Refunded Obligations are hereby called for prior payment and redemption on May 21, 2026 at a price of par plus accrued interest to the date of redemption.

The Town hereby directs the Town Clerk to work with Ehlers to cause timely notice of redemption, in substantially the forms attached hereto as Exhibit F-1 and Exhibit F-2 and incorporated herein by this reference (the "Notices"), to be provided at the times, to the parties and in the manner set forth on the Notices. Any and all actions heretofore taken by the officers and agents of the Town to effectuate the redemption of the Refunded Obligations are hereby ratified and approved.

Section 19. Record Book. The Town Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Town are authorized to take all actions necessary to obtain such municipal bond insurance. The Chairperson and Town Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Chairperson and Town Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

DRAFT

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Town Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded April 15, 2026.

Russell D. Geise
Chairperson

ATTEST:

Kelsey Faust-Kubale
Town Clerk

(SEAL)

DRAFT

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on April 1, ____, ____, and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on April 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)]

EXHIBIT E

(Form of Note)

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
	WINNEBAGO COUNTY	
NO. R-____	TOWN OF CLAYTON	\$_____
	GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026A	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, _____	May 4, 2026	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the Town of Clayton, Winnebago County, Wisconsin (the "Town"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2027 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Town are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$10,385,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Town pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of road projects in Tax Incremental District No. 1 and improving an existing building as part of the Town Hall project and refunding certain obligations of the Town, as authorized by a resolution adopted on April 15, 2026. Said resolution is recorded in the official minutes of the Town Board for said date.

The Notes maturing on April 1, 2035 and thereafter are subject to redemption prior to maturity, at the option of the Town, on April 1, 2034 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Town, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the resolution referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Town, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Town kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Town appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Town for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Town may treat and consider

the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

DRAFT

IN WITNESS WHEREOF, the Town of Clayton, Winnebago County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Chairperson and Town Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

By: _____
Russell D. Geise
Chairperson

(SEAL)

By: _____
Kelsey Faust-Kubale
Town Clerk

DRAFT

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned resolution of the Town of Clayton, Winnebago County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

EXHIBIT F-1

NOTICE OF FULL CALL*

TOWN OF CLAYTON
 WINNEBAGO COUNTY, WISCONSIN
 NOTE ANTICIPATION NOTES, SERIES 2021B
 DATED JUNE 3, 2021

NOTICE IS HEREBY GIVEN that the Notes of the above-referenced issue which mature on the date and in the amount; bear interest at the rate; and has a CUSIP No. as set forth below have been called for prior payment on May 21, 2026 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
06/01/2026	\$6,175,000	2.00%	184423BY6

Upon presentation and surrender of said Notes to Associated Trust Company, National Association, Green Bay, Wisconsin, the registrar and fiscal agent for said Notes, the registered owners thereof will be paid the principal amount of the Notes plus accrued interest to the date of prepayment.

Said Notes will cease to bear interest on May 21, 2026.

By Order of the
 Town Board
 Town of Clayton
 Town Clerk

Dated _____

* To be provided to Associated Trust Company, National Association at least thirty-five (35) days prior to May 21, 2026. The registrar and fiscal agent shall be directed to give notice of such prepayment by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to May 21, 2026 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

EXHIBIT F-2

NOTICE OF FULL CALL*

TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN
WATER SYSTEM AND SEWER SYSTEM REVENUE BOND ANTICIPATION NOTES,
SERIES 2021C, DATED JUNE 3, 2021

NOTICE IS HEREBY GIVEN that the Notes of the above-referenced issue which mature on the date and in the amount; bear interest at the rate; and has a CUSIP No. as set forth below have been called for prior payment on May 21, 2026 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
06/01/2026	\$3,400,000	2.00%	184428AA8

Upon presentation and surrender of said Notes to Associated Trust Company, National Association, Green Bay, Wisconsin, the registrar and fiscal agent for said Notes, the registered owners thereof will be paid the principal amount of the Notes plus accrued interest to the date of prepayment.

Said Notes will cease to bear interest on May 21, 2026.

By Order of the
Town Board
Town of Clayton
Town Clerk

Dated _____

* To be provided to Associated Trust Company, National Association at least thirty-five (35) days prior to May 21, 2026. The registrar and fiscal agent shall be directed to give notice of such prepayment by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to May 21, 2026 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

Town staff would like the Town Board to determine which direction the Plan Commission should go on amending the definition of "farm" when in reference to A-2 zoned lands.

This is a common pinch point, as of the 23,000+ acres of land in the Town of Clayton, 13,700 acres are zoned A-2 (~60%). Of the A-2 parcels, 20% of them are less than the required 5-acre lot minimum. However, different types of agricultural production can be achieved on smaller lots, including maple syrup, eggs, wool from sheep/llama/alpaca/goat etc., bees (honey, wax, pollination services), and other specialty type operations.

Option 1: Expand the current definition of farm to cover all districts. – Easy, but doesn't solve the actual problem.

Option 2: Update Exhibit table for A-2. This could be to make 'Farm' be 10ac or more, require that to be a 'farm' you must meet the minimum 5-acre requirement, or change the limit for 'Residential' category to be a larger percentage of the lot, etc.

Option 3: Create a new definition for farm for when it relates to A-2 land, with no change to the table.

New definition options may include:

- Crops or goods produced on site are not for sale.
- Crops or goods produced on site are for sale for under a certain dollar amount per year.
- Crops or goods produced on the site must generate a certain dollar amount per year.
- Public is not invited onto the property for purchasing products, goods, or services.
- Aligning agricultural use with other jurisdictions' definitions, such as USDA and their 'livestock' definition.

Regarding what can be considered an agricultural use:

- Must use all the buildings on the property (new and old) for agricultural use.

Option 2 above will enter into a larger conversation about if the category 'farm' should have use AND acreage requirements, or if it is determined by use VS acreage requirements. As an example, a larger 20-acre parcel zoned A-2 can be fallow due to high groundwater making row cropping difficult, arguably making it a 20-acre residential use parcel, while a smaller 3.5-acre parcel zoned A-2 may be home to productive livestock and gardens that support a seasonal farm stand. *This is why we need a definition of farm for the A-2 district.*

The Town Board does not need to determine the definition, but should provide a direction that the Plan Commission will follow to resolve this persistent issue.

SUGGESTED MOTION(S):

Motion to remand this item to the Plan Commission May 13th meeting for further discussion and definition on (Option 1 / Option 2 / Option 3).

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

Respectfully Submitted,
Kelsey