PLAN COMMISSION

Wednesday, November 11, 2026 – 6:30 PM

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

AGENDA

CALL TO ORDER

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

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

A. Plan Commission Public Hearing on a Conditional Use Permit Application submitted by Kurt & Emily Ulrich for a proposed household livestock use located at 8950 Center Rd, specifically described as Tax ID #006-0296-04.

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, September 9, 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 October 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

A. Administrator's Report

BUSINESS

A. Discussion/Action: Plan Commission review & recommendation on a Conditional Use Permit Application submitted by Kurt & Emily Ulrich for a proposed household livestock use located at 8950 Center Rd, specifically described as Tax ID #006-0296-04.
B. Discussion/Action: Plan Commission review & recommendation on a Certified Survey Map Application submitted by Mike Roubal on behalf of Heuer Enterprises LLC to reconfigure Tax ID #006-0316.
C. Discussion/Action: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 3rd Addition of Scholar Ridge Estates.

UPCOMING MEETING ATTENDANCE

A. Town Board (6:30 pm start unless otherwise noted) - Nov 18; Dec 2 & 16; Jan 6 & 20
B. Plan Commission (6:30 pm start unless otherwise noted) - Dec 9; Jan 13; Feb 10
C. Special Town Electors Meeting - Nov 18 beginning at 6 pm

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

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

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

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

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

TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Town of Clayton will hold Public Hearings beginning at 6:30 pm on Wednesday, November 11, 2026, in the Town Office Meeting Room located at 8348 Hickory Ave, Larsen, WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Conditional Use Application:

THE PETITIONER(S): Kurt & Emily Ulrich have submitted a Conditional Use Application for a proposed household livestock use located at 8950 Center Rd, specifically described as Tax ID # 006-0296-04.

Copies of the Conditional Use Application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. All interested parties and any objections to this request being granted will be heard at the Public Hearings. If you cannot attend the Public Hearings, you may submit written comments to the Town Clerk before 4:00 pm on the date of the Public Hearings.

Dated this 27th day of October, 2026
Kelsey Faust-Kubale, Clerk

Publish Wednesday, October 28, 2026
and
Wednesday, November 4, 2026

Post on or before October 28, 2026

006-0296-04 CUP



10/15/2026, 11:43:23 AM

1:1,670

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Adjacent Counties

Lakes, Ponds and Rivers

Navigable Waterways

Navigable - Permanent (unchecked)

Navigable - Intermittent (unchecked)

Navigable - Stream (unchecked)

Navigable - Permanent (checked)

Navigable - Intermittent (checked)

Navigable - Stream (checked)

Tax Parcel Boundary

Road ROW

2025 Air Photo

Red: Band_1

Green: Band_2

Winnebago County GIS

Winnebago County GIS
Winnebago County GIS | Nearmap | Imagery Date: April 2020 |

PLAN COMMISSION

Wednesday, September 09, 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 Sleik
Town Board Rep. Christianson

EXCUSED
Commissioner Ketter

STAFF
Administrator Wisnefske
Clerk Faust-Kubale
Code Administrator Kamke

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, August 12, 2026 Plan Commission Meeting

MOTION
Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to approve the Minutes of the Wednesday, August 12, 2026 Plan Commission Meeting as presented.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission

John Borchert, 8761 State Rd 76, Neenah, had questions about the Future Land Use and Future Roads Maps.

CORRESPONDENCE

A. Distribution of the August 2026 Building Inspection Report

DRAFT

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

A. Administrator's Report

BUSINESS

A. Discussion/Action: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahon Associates, Inc. on behalf of Trident Holdings, LLC to create two new lots from Tax ID #006-0340-03-01 (2517 W American Dr).

MOTION
Motion made by Town Board Rep. Christianson, **Seconded** by Commissioner Sleik to recommend approval of the CSM submitted by McMahon Associates, Inc. on behalf of Trident Holdings, LLC.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

A. Plan Commission (6:30 pm start unless otherwise noted) - Oct 14; Nov 11; Dec 9
B. Town Board (6:30 pm start unless otherwise noted) - Sept 16; Oct 7 & 21; Nov 4 & 18

ADJOURNMENT

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 6:51 pm.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Sleik, Town Board Rep. Christianson
Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

DRAFT

INTERMUNICIPAL REPORT OCTOBER PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
10/1/2026	464-26-10B	GUY GRUETT	3152 BUTTERCUP	REROOF	DEAN RATCHMAN	$ 60,000.00	$ 100.00	$ 80.00
10/1/2026	465-26-10B	KEVIN GAST	2672 FAIRVIEW	GARDEN SHED	SELF	$ 15,000.00	$ 182.00	$ 145.60
10/5/2026	466-26-10B	SCOTT GILLIAM	3115 WESTFIELD	DETACHED GARAGE	SELF	$ 13,000.00	$ 270.00	$ 216.00
10/5/2026	467-26-10P	VANS REALTY	2638 CORNELL	NSFD PLUMB	TIM RAUSCH	$ 19,945.00	$ 565.30	$ 452.24
10/5/2026	468-26-10H	CORBETT CONST	2663 VANDERBILT	NSFD HVAC	BLACK-HAAK	$ 10,000.00	$ 503.84	$ 403.07
10/5/2026	469-26-10H	CORBETT CONST	2653 VANDERBILT	NSFD HVAC	BLACK-HAAK	$ 10,000.00	$ 503.80	$ 403.04
10/6/2026	470-26-10B	PHILIP MECCA	8322 MARLO	FINISH BASEMENT	SELF	20,000.00	$ 291.20	$ 232.96
10/6/2026	471-26-10E	PHILIP MECCA	8322 MARLO	FINISH BASEMENT ELECT	GILLETTE ELECT	$ 1,500.00	$ 145.60	$ 116.48
10/8/2026	472-26-10B	CORBETT CONST	2653 VANDERBILT	NSFD	CORBETT CONST	$ 325,000.00	$ 1,100.00	$ 880.00
10/8/2026	473-26-10B	CORBETT CONST	2663 VANDERBILT	NSFD	CORBETT CONST	$ 325,000.00	$ 1,100.00	$ 880.00
10/8/2026	474-26-10E	CORBETT CONST	2653 VANDERBILT	NSFD ELECT	QUANTUM ELECT	$ 12,000.00	$ 503.80	$ 403.04
10/8/2026	475-26-10E	CORBETT CONST	2663 VANDERBILT	NSFD ELECT	QUANTUM ELECT	$ 12,000.00	$ 503.84	$ 403.07
10/8/2026	476-26-10P	CORBETT CONST	2663 VANDERBILT	NSFD PLUMB	TIM RAUSCH	$ 17,069.00	$ 503.84	$ 403.07
10/8/2026	477-26-10P	CORBETT CONST	2653 VANDERBILT	NSFD PLUMB	TIM RAUSCH	$ 17,069.00	$ 503.80	$ 403.04
10/12/2026	478-26-10B	HENRY VANOUDENHOVEN	3601 JADETREE	DETACHED GARAGE	AFFORDABLE CONST	$ 107,000.00	$ 330.00	$ 264.00
10/12/2026	479-26-10E	KEITH & APRIL GILBERTSON	8426 WHISPERING MEADOWS	ELECT INGROUND POOL	SPRANGERS ELECT	$ 6,000.00	$ 100.00	$ 80.00
10/12/2026	480-26-10P	ANNA & STEPHEN SELJAN	8393 MOESER	ADDITION PLUMB	WATTERS PLUMB	$ 3,500.00	$ 178.40	$ 142.72
10/12/2026	481-26-10E	ANNA & STEPHEN SELJAN	8393 MOESER	ADDITION ELECT	TWINS ELECT	$ 12,000.00	$ 178.40	$ 142.72
10/12/2026	482-26-10E	VANS REALTY	2638 CORNELL	NSFD ELECT	QUANTUM ELECT	$ 12,000.00	$ 565.30	$ 452.24
10/12/2026	483-26-10H	DGV PROP / PFEFFERLE	2586 W AMERICAN	REMODEL HVAC	ADVANTAGE MECH	$ 250,000.00	$ 6,249.90	$ 4,999.92
10/12/2026	484-26-10E	HEIDI WALLACE	2650 LAWRENCE	SHED ELECT	KEEGAN THOMPSON	$ 4,250.00	$ 122.40	$ 97.92
10/12/2026	485-26-10H	VANS REALTY	2638 CORNELL	NSFD HVAC	BLACK-HAAK	$ 7,500.00	$ 565.30	$ 452.24
10/26/2026	486-26-10B	CHAD KRUEGER	8363 ST NORBERT	COVERED PATIO	SELF	$ 3,000.00	$ 250.00	$ 200.00
10/26/2026	487-26-10B	MARCUS MCGUIRE	2694 CORNELL	NSFD	MARCUS MCGUIRE HOMES	$ 380,000.00	$ 1,100.00	$ 880.00
10/26/2026	488-26-10B	DARREN WIEGERT	9606 LOIS	ADDITION	N J SCHMIDT CONST	$ 140,000.00	$ 382.00	$ 305.60
10/26/2026	489-26-10B	EAGLE HEIGHTS APARTMENTS	9111 EAGLE HEIGHTS	MAIL HUT & PAVILION	RODAC	$ 141,000.00	$ 428.00	$ 342.40
10/26/2026	490-26-10E	EAGLE HEIGHTS APARTMENTS	9111 EAGLE HEIGHTS	ELECT TO HUT & PAVIL.	HIPKE ELECTRIC	$ 2,500.00	$ 164.00	$ 131.20
10/26/2026	491-26-10H	RUSTY & LIZ HALL	3075 RIDGEWAY	GAS LINE INSTALL	SPRINGHETTI	$ 6,000.00	$ 100.00	$ 80.00
10/26/2026	493-26-10H	ANDREW & LYNN TESKA	2675 LAWRENCE	NSFD HVAC	OSHKOSH HEATING & AIR	$ 18,250.00	$ 644.20	$ 515.36
10/26/2026	494-26-10E	LEE HEETER	3525 HICKORY HILL	GEN INSTALL	COUNTRYSIDE ELECT	$ 3,000.00	$ 100.00	$ 80.00
10/26/2026	495-26-10H	ANNA & STEPHEN SELJAN	8393 MOESER	ADDITION HVAC	HONEST HEATING	$ 5,200.00	$ 178.40	$ 142.72
10/27/2026	496-26-10B	CORBETT CONST	2691 VANDERBILT	NSFD	CORBETT CONST	$ 325,000.00	$ 1,100.00	$ 880.00
10/27/2026	497-26-10E	CORBETT CONST	2691 VANDERBILT	NSFD ELECT	QUANTUM ELECT	$ 12,000.00	$ 536.60	$ 429.28
10/27/2026	498-26-10P	CORBETT CONST	2691 VANDERBILT	NSFD PLUMB	TIM RAUSCH	$ 18,000.00	$ 536.60	$ 429.28
10/27/2026	499-26-10B	MARK WINTER HOMES	2695 CORNELL	NSFD	MARK WINTER HOMES	$ 450,000.00	$ 1,100.00	$ 880.00
10/27/2026	500-26-10B	MARK WINTER HOMES	2627 VANDERBILT	NSFD	MARK WINTER HOMES	$ 450,000.00	$ 1,100.00	$ 880.00
10/27/2026	501-26-10P	MARCUS MCGUIRE	2694 CORNELL	NSFD PLUMB	PERFORMANCE PLUMB	$ 150,000.00	$ 521.40	$ 417.12
10/27/2026	502-26-10E	MARCUS MCGUIRE	2694 CORNELL	NSFD ELECT	BLACK-HAAK	$ 14,200.00	$ 521.40	$ 417.12
10/27/2026	503-26-10H	MARCUS MCGUIRE	2694 CORNELL	NSFD HVAC	BLACK-HAAK	$ 9,800.00	$ 521.40	$ 417.12
					TOTALS	**$ 3,387,783.00**	**$ 24,350.72**	**$ 19,480.58**
TOWN OF WINNECONNE PERMITS:								
10/6/2026	103-26-10B	ANDREW THIEDE	7024 KROHN	RAZE HOUSE	KLUMBUS BUILDERS	$ 3,000.00	$ 55.00	$ 44.00
10/6/2026	104-26-10B	ANDREW THIEDE	7024 KROHN	NSFD	KLUMBUS BUILDERS	$ 560,000.00	$ 500.00	$ 400.00
10/6/2026		ANDREW THIEDE	7024 KROHN	TOWN FEES	KLUMBUS BUILDERS		$ 610.00	
10/28/2026	105-26-10H	RUSS WAGNER	6425 SANDCRANE	NSFD HVAC	SERVICE 1ST	$ 12,000.00	$ 157.68	$ 126.14
10/28/2026	106-26-10P	RUSS WAGNER	6425 SANDCRANE	NSFD PLUMB	MURPHYS PLUMB	$ 18,100.00	$ 157.68	$ 126.14
10/28/2026	107-26-10B	BIGGAR BY DESIGN	6810 FORMILLER	DETACHED GARAGE	BIGGAR BY DESIGN	$ 120,000.00	$ 381.80	$ 305.44
10/28/2026	108-26-10B	ALEX HOEL	5928 COURTNEY PLUMMER	REMOD	C G S CONST	$ 116,531.00	$ 166.50	$ 133.20
10/28/2026	109-26-10B	ROGER ROZEK	6874 LAKESHORE	REROOF	SELF	$ 15,000.00	$ 50.00	$ 40.00
					TOTALS	**$ 844,631.00**	**$ 2,078.66**	**$ 1,174.93**

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Conditional Use Permit Application submitted by Kurt & Emily Ulrich for a proposed household livestock use located at 8950 Center Rd, specifically described as Tax ID #006-0296-04.

Property Information

- Parcel No.: 006-0296-04
- Owners: Kurt and Emily Ulrich
- Site Address: 8950 Center Road, Neenah, WI 54956
- Current Zoning: R-1
- Parcel Acreage: 3.00 acres

Adjoining Parcels and Zoning

The parcels adjoining the subject property are zoned A-2 and are classified as nonconforming. Their acreage varies from 2.40 acres to under 3.00 acres, which does not meet the minimum lot size required for the A-2 district. As a result, these lots are legal nonconforming parcels, and the lot pattern in the immediate area consists of small lots of similar size.

Background

The applicant requests a conditional use permit to keep personal horses for recreational use at the residence. The lot is 3.00 acres and zoned R-1.

Analysis

1. **Lot size.** The 3.00-acre lot is at or above the size of the adjoining parcels, which range from 2.40 to under 3.00 acres.
2. **County requirements.** The applicant must comply with Winnebago County Land & Water requirements for animals on the property.
3. **State registration.** The applicant must register the premises with DATCP.
4. **Plan Commission authority.** The Plan Commission may limit the number of animals and attach any conditions to the property and the animals that it considers appropriate.

Recommendation

Staff has no concerns with the request. Any approval should be conditioned on the applicant complying with Winnebago County Land & Water requirements for animals and registering with DATCP, and the Plan Commission may also set a limit on the number of animals and add other conditions as it sees fit.

SUGGESTED MOTION(S):

Motion to recommend approval of the Conditional Use Permit Application submitted by Kurt & Emily Ulrich with 3 possible conditions.

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

Respectfully Submitted,
Kelsey

Cedar CORPORATION
Community Infrastructure • Architecture • Environmental Services
1695 Bellevue Street
Green Bay, WI 54311
920-491-9081
www.cedarcorp.com

MEMO

Date	November 6, 2026
To	Town of Clayton
From	Krista Kamke, Code Reviewer
Subject	Ulrich Conditional Use Permit

The proposal is for private keeping of horses on a small, rural residential lot. The subject property is located at 8950 Cender Road, being a 3.00 acre parcel 006-029604. It is zoned R-1 Rural Residential district, with the Future Land Use map identifying this as Agriculture/Rural. The property currently has a home and accessory building located on it.

The Zoning Ordinance Exhibit 8-1 lists Household Livestock on properties with area between 2.5 acres but less than 5 acres on line 17.22, and this use requires a conditional use permit for properties zoned R-1 Rural Residential district. Note 14 on the Exhibit calls out that this use can only be allowed with an established principal residential use or where the residential dwelling is occupied by the owner. The proposal does meet these criteria. No Site Plan review is specifically required by the ordinance for a property with these features (zoning, acreage, existing uses) for the proposed use.

Division 10 of Article 8 lists the special standards for accessory land uses, and the household livestock is found under 9.08-462. The criteria state the land for this use cannot be less than 2.5 acres, that the number of animals shall be set by the Winnebago County Land and Water Conservation Department, that the animals must be confined on the property by fencing or other suitable enclosures, and that any building enclosures must meet building setbacks of the zoning district, plus and additional 10 feet. The setbacks for accessory buildings in the R-1 district are 30 feet for the street yard and 3 feet for side and rear yards, so any buildings must be at least 40 feet from the road right-of-way and at least 13 feet from the side and rear lot lines.

Review of the site map and operational plan appear to meet Town standards. The Plan Commission may request the applicant add to the site map the location of the existing residential lighting being utilized. Any future lighting installations will be encouraged to follow Dark Sky Certifications, but the code does not currently require it for this accessory use. There was some concern on the construction materials of the dry lot, but there are no Town-enforced Zoning Ordinance standards for such.

The applicant has discussed with the Town staff the purposeful siting location of the manure area, as it was the only area identified by the Winnebago County Land & Water Conservation dept staff as appropriate for the parcel and existing site features. The suggested conditions below are based on the code requirements, ordinance intent, and substantial evidence. If the applicant meets, or agrees to meet, all the requirements and conditions, the Town shall grant the conditional use permit.

Suggested conditions of approval:

1. The use shall only continue while the principal use of the property is residential and/or the applicant resides at the property dwelling.
2. The applicant shall obtain the approvals and permits necessary from the Winnebago County Land and Water Conservation Department within 12 months of Town of Clayton Conditional Use Permit issuance, or prior to locating the horses on the property, whichever comes first.
3. A copy of any permits or approvals obtained by the applicant shall be supplied to the Town for filing in the approval record.
4. The applicant shall submit a final site map to the Town indicating location of existing lighting.

Updated 5-2021

Division 4, Ordinance 9.07-51

Conditional Use Application

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

Town of CLAYTON WI
Touch of Country

Property Owner(s)

Name Kurt and Emily Ulrich

Street Address 8950 Center Rd

City Neenah State WI Zip Code 54956

Phone 920.209.0950

E-mail emilyUlrich5@gmail.com

Applicant:

Check: Architect: ____ Engineer: ____ Surveyor: ____ Attorney: ____ Agent: ____ Owner: X

Name: Emily Ulrich

Address: 8950 Center Rd Neenah WI Zip Code: 54956

Phone: 920.209.0950 E-Mail: emilyUlrich5@gmail.com

Describe the reason for the Conditional Use: Parsonal / Recreational horse keeping, Pasture and dry lot (non-commercial)

Conditional Use Specifies:

Number of Lots: 1 Total Acreage: 3 Tax Key #: 029 1604

Legal Description: Pt SW SW DESC AS Lot 1 of CSM-6888 3.00 A

Current Zoning: Residential

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

Applicant Signature: Emily Ulrich Date: 10/10/26

For Town Use Only

Fee (see Town Fee Schedule)

Fee: $1350.00 Check #: 1305 Receipt: 7042 Date: 10/12/26

Review Meetings - Plan Comm ____ Received By: Coralu G.

Town Board ____

Newspaper Publication Dates: ____ & ____ Posting Date: ____

300ft Neighborhood Notice Distribution: ____

Conditional Use is: ○Approved ○Denied

Comments: ____

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

SITE PLAN & OPERATIONAL NARRATIVE PROPOSAL

Conditional Use Permit Application: Recreational Horse Keeping & Pasture

1. General Information

- **Applicants / Property Owners:** Kurt and Emily Ulrich
- **Property Address:** 8950 Center Rd, Neenah, WI 54956 (Town of Clayton, Winnebago County)
- **Proposed Land Use:** Non-commercial, recreational keeping of personal horses for pleasure riding and enjoyment.
- **Commercial Activity: None.** No commercial boarding, public riding lessons, or equestrian events will take place on this property.

2. Property Overview & Layout Features

- **Existing Structures:** Pole building (designated for indoor dry hay storage and equipment) and existing electrical and freeze-proof hydrants.
- **Property Boundary Buffers & Setbacks:** All pasture fencing will maintain a **minimum setback of 12 feet** from exterior property lines. This dedicated perimeter zone ensures adequate space for property maintenance, weed control, and equipment passage without disturbing neighboring properties.
- **Pasture Breakdown:**
  - **Pasture 1:** ~8,487 sq. ft.
  - **Pasture 2:** ~8,619 sq. ft.
  - **Additional Pasture Area:** ~27,885 sq. ft.
- **Shade & Natural Cover:** A 12' x 20' run-in shelter mounted on skids will be located on the north side of the dry lot to provide shelter from weather and sun. Surrounding mature tree lines offer supplemental shade and natural windbreaks.
- **Lighting: No commercial or high-intensity flood lighting** will be installed. Existing residential lighting will be utilized, eliminating light spillover or glare onto adjacent properties or public roads.

3. Grazing, Feed & Dry Lot Management

- **Rotational Pasture Grazing:** Pastures will be managed through a rotational system to prevent overgrazing, maintain heavy root turf, preserve soil health, and prevent pasture erosion.
- **Feeding Area & Food Waste Reduction:** Pasture feeding will utilize a covered "Haysaver" style feeder positioned adjacent to the dry lot to keep hay protected from rain/snow and significantly reduce feed scatter and organic waste accumulation.
- **Dry Lot Specifications:**
    - **Size & Location:** Dry lot area centered between pastures, measuring 65′ x 100′ (approx. 6,500 sq. ft.). This designated space serves as a safe exercise and containment area for horses during wet weather to prevent soil erosion and turf damage, as well as a controlled environment if needed for medical or therapeutic care.
    - **Construction & Drainage:** The dry lot will be excavated approximately 10 inches and built using a multi-layer design: a heavy-duty geotextile fabric base layer, followed by a rock base layer, an intermediate stabilizing layer, and topped with a cushion layer of crushed limestone screenings or recycled asphalt. This structure ensures a mud-free surface, proper drainage, footing protection for animals, and easy waste removal.
- **Watering Systems:** Automatic waterer or livestock tank connected to the freeze-proof hydrant positioned right at the edge of the dry lot.

4. Manure & Environmental Management Plan

- **Dedicated Storage Area:** A designated 15′ x 18′ manure area is established to the south/east of the dry lot.
- **Well & Septic Setbacks:** The manure area is strictly sited **more than 50 feet away** from any private wellhead or septic system/drainfield to protect groundwater quality and comply with environmental standards.
- **Removal Schedule:** Manure will be collected from the dry lot and shelter areas regularly and hauled off-site at least once per year (or sooner as needed) in full compliance with all county and town regulations.
- **Integrated Fly Management:** In addition to regular cleanup, environmentally friendly fly control measures—such as non-toxic fly traps—will be utilized to minimize pest activity and ensure neighbor comfort.
- **County Consultation & Waste Management Permitting:** We have proactively consulted with the Winnebago County Land and Water Conservation Department

regarding our facility plans. We fully understand that upon approval of this Conditional Use Permit, we will contact the department to obtain all necessary permits required and ensure complete compliance with all local and county waste management regulations.

5. Fencing, Gates & Security

- **Fence Line Construction:** Fencing will be professionally installed by **Oak Haven Fence LLC**, featuring heavy-duty roundwood posts with larger posts installed in the corners to withstand livestock pressures.
- **Height & Enclosure Type:** Fencing will be built to an appropriate height for horses using high-visibility electrified polywire to ensure secure containment.
- **Gates & Access:** Access points feature 12-foot swinging gates with two-way lockable latches to prevent accidental escape.

6. Community & Neighborhood Compatibility

- **Surrounding Land Use & Existing Livestock:** The proposed recreational horse keeping aligns directly with the surrounding agricultural character of the immediate neighborhood:
    - Our **east lot line is directly shared with an existing active pasture** on the neighboring property that houses sheep and Highland cows.
    - Several other surrounding neighbors in the nearby area (though not directly touching our property lines) also keep horses on their properties.
- **Aesthetics & Property Upkeep:** The owners are deeply committed to maintaining clean pasture turf, high-quality fence lines, and neat facilities that preserve the rural aesthetic of the Town of Clayton.
- **Neighborhood Support:** Letters of approval from surrounding adjacent neighbors have been attached to this application package.
- **Closing & Family Commitment:** Our family shares a deep passion for horses and equestrian care. Having previously worked in veterinary medicine and with established relationships with local equine veterinarians and farriers, we feel strongly that we can provide a safe, healthy, and happy home for our horses while maintaining our property to the highest standards. Obtaining this Conditional Use Permit will allow us to create a quality home for our animals right on our property, and we remain fully committed to being responsible, respectful neighbors. We sincerely appreciate your time and consideration of our request.

September 17, 2026

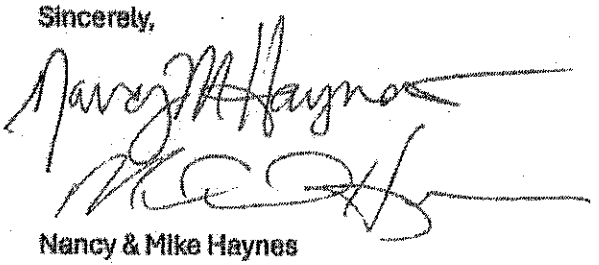
To Whom It May Concern:

We are writing in support of Emily and Kurt Ulrich's pending request, if approved, to keep a horse on their property. As neighbors who share a property line with them, we are familiar with the care and attention they give to their home and land.

Emily and Kurt maintain a beautiful and well-kept property, and we have every confidence they will continue to do so responsibly with the addition of a horse. Based on our experience as adjoining neighbors, we do not have any concerns about their plans and are fully supportive of their request.

We respectfully hope you will approve their plans so they can move forward.

Sincerely,



Nancy & Mike Haynes
8930 Center Road, Neenah WI 54956

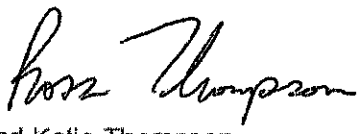
October 2, 2026

To Whom It May Concern,

We are writing as adjoining neighbors on two sides of the Ulrichs' property. We are in full support of Emily and Kurt Ulrich's request to keep a horse (or horses) on their property. We have discussed their plans and have no doubt they will maintain their land, nor do we have any concerns about them responsibly housing a horse (or horses) here.

We kindly urge you to approve their application.

Sincerely,



Ross and Katie Thompson
8962 Center Rd
Neenah, WI 54956

October 10, 2026

To Whom It May Concern,

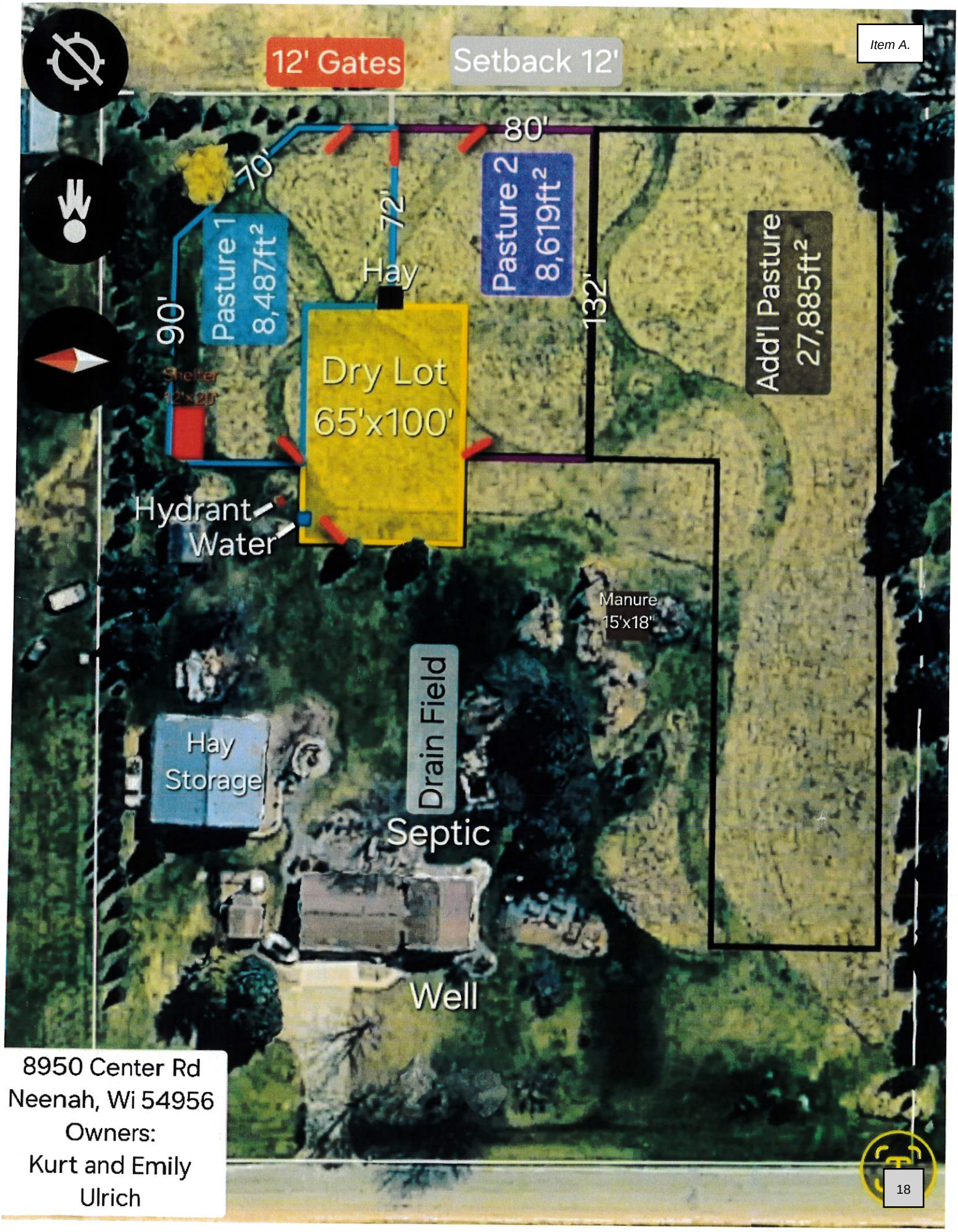
We are writing as neighbors living directly across the street from Emily and Kurt Ulrich. We fully support their application for a conditional use permit to house horses on their property. After reviewing their plans and discussing the project with them, we have complete confidence that they will maintain their property to a high standard and manage their land responsibly.

We have no concerns regarding their request and respectfully urge the board to approve their application.

Sincerely,

William P. Grotjan
Sarah M. Grotjan

William Grotjan
Sarah Grotjan
8933 Center Rd
Neenah, WI 54956



8950 Center Rd
Neenah, Wi 54956
Owners:
Kurt and Emily
Ulrich



8950 Center Rd
Neenah, Wi 54956
Owners:
Kurt and Emily
Ulrich

Site Map/ Boundary Lines



10/12/2026, 7:34:31 AM

1:2,777

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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

Winnebago County GIS

Winnebago County GIS
Winnebago County GIS | Nearmap | Imagery Date: April 2020 |

Floodplain Site Map



10/12/2026, 7:31:37 AM

1:3,706

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Winnebago County GIS

Flood Determinations
Flood Determination Area
Flood Hazard Zones
FIRM Map Panel
Tax Parcels
FIRM Map Panel

Designation
Floodway (Zone AE)
100-Year Floodplain (Zone AE)
Approximate 100-Year Floodplain (Zone A)
500-Year Floodplain (Zone X)
Outside Floodplain (Zone X)

Winnebago County GIS
Winnebago County GIS | Imagery Date: April 2020 | Nearmap |

County Zoning Site Map



10/12/2026, 7:27:59 AM

1:4,778

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Winnebago County GIS

District Code/Description

- R-1 - Rural Residential
- R-2 - Suburban Residential
- R-3 - Two-Family Residential
- R-4 - Multi-Family Residential
- R-8 - Manufactured/Mobile Home Community
- PDD - Planned Development District
- B-1 - Local Service
- B-2 - Community Business
- B-3 - General Business
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- A-1 - Agribusiness
- A-2 - General Agriculture

Winnebago County GIS

Winnebago County GIS | Nearmap | Imagery Date: April 2020 |

8950 CENTER RD



11/6/2026, 10:10:49 AM

1:835

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Adjacent Counties

Lakes, Ponds and Rivers

Navigable Waterways

Navigable - Permanent (unchecked)

Navigable - Intermittent (unchecked)

Navigable - Stream (unchecked)

Navigable - Permanent (checked)

Navigable - Intermittent (checked)

Navigable - Stream (checked)

Tax Parcel Boundary

Road ROW

2025 Air Photo

Red: Band_1

Green: Band_2

Winnebago County GIS

Winnebago County GIS
Winnebago County GIS | Nearmap | Imagery Date: April 2020 |

MEMORANDUM

Business Item B

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Certified Survey Map Application submitted by Mike Roubal on behalf of Heuer Enterprises LLC to reconfigure Tax ID #006-0316.

This proposal seeks to divide one lot zoned A-2 General Agriculture District into four new code-conforming lots, with no zoning district change proposed. The extent of wetland areas from the 2022 determination are shown on the proposed survey map.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by Mike Roubal on behalf of Heuer Enterprises LLC.

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

Respectfully Submitted,
Kelsey

Community Infrastructure • Architecture • Environmental Services

MEMO

1695 Bellevue Street
Green Bay, WI 54311
920-491-9081
www.cedarcorp.com

Date	November 6, 2026
To	Town of Clayton
From	Krista Kamke, Code Reviewer
Subject	Heuer CSM

This survey proposes to create four buildable lots from parcel 006-0316, located at the northeast corner of Oakwood Avenue and Fairview Road. The current 28.25 acre parcel is proposed for division into parcels ranging from 5.0 acres to 7.7 acres. The acreages of the new proposed lots are each sufficient to remain zoned A-2 General Agriculture district, so no rezone action is required. The Town's Future Land Use map identified the areas of proposed Lot 1 as residential, and proposed lots 2-4 as light industrial uses.

There are four soil evaluation reports already on file for the parent parcel from previous ownership, but none appear to be located on the proposed Lot 1 area. A condition of approval is suggested below to have a soil evaluation report completed for this lot to ensure suitable space exists for a residential septic system.

There is no shoreland zoning applicable to this property, and no floodplain extents mapped. The parent property is not within any Sewer Service Area or Sanitary District Boundary. There are substantial wetland areas mapped, and those have been added to the updated survey map page. With this limitation barring property access from Oakwood Avenue, all properties will have driveway accesses along Fairview Road. After review with the Town Engineer, there is sufficient space to install code-conforming private access points to each proposed lot in the future.

It is staff opinion that the Plan Commission should recommend approval to Town Board of this certified survey map request for Town Board action, with conditions listed below.

1. The Extraterritorial Approval line for the City of Neenah shall be removed from the survey prior to Town signature.
2. A soil evaluation report for proposed Lot 1 shall be completed and submitted to Winnebago County for review.

RECEIVED
OCT 13 2026

Certified Survey Map (CSM) Review 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/

Property Owner(s)

Name: Heuer Enterprises LLC Attn: Josh Heuer

Street Address: 9119 Clayton Ave. Apt. 3

City: Neenah State: WI Zip Code: 54956

Phone: 920 585-6089

E-mail: j.heuer@vandeheys.com

Applicant:

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

Name: Mike Roubal

Address: 1377 Midway Road, Menasha Zip Code: 54952

Phone: 920 731-0381 E-Mail: _____

Describe the reason for the CSM Review: 4-lot CSM

Survey Specifics:

Number of Lots: 4 Total Acreage: 28.244 Tax Key Number: 006-0316

Legal Description: SW SW EXC E 1 RD & EXC CSM-3068 & EXC HWY-PT D1170371 -10.78A
28.25 A.

Surveyor: Michael Roubal

Zoning: A-2 Registration Number: 2442

Address: 1377 Midway Road

Phone: 920 731-0381 Email: miker@martenson-eisele.com

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

Signature

10-07-2026
Today's Date

For Town Use Only

Fee (see Town Fee Schedule)

Fee: 500 Map Deposit Fee: — Check #: 72989 Date: 10/13/26

*Map Deposit fee is fully refundable if a recorded copy of the approved document is submitted to the Town within 90 days of the Town Board approval.

Date Received Complete: 10/13/26 By: KM

Review Meetings - Plan Comm _____ Town Board _____

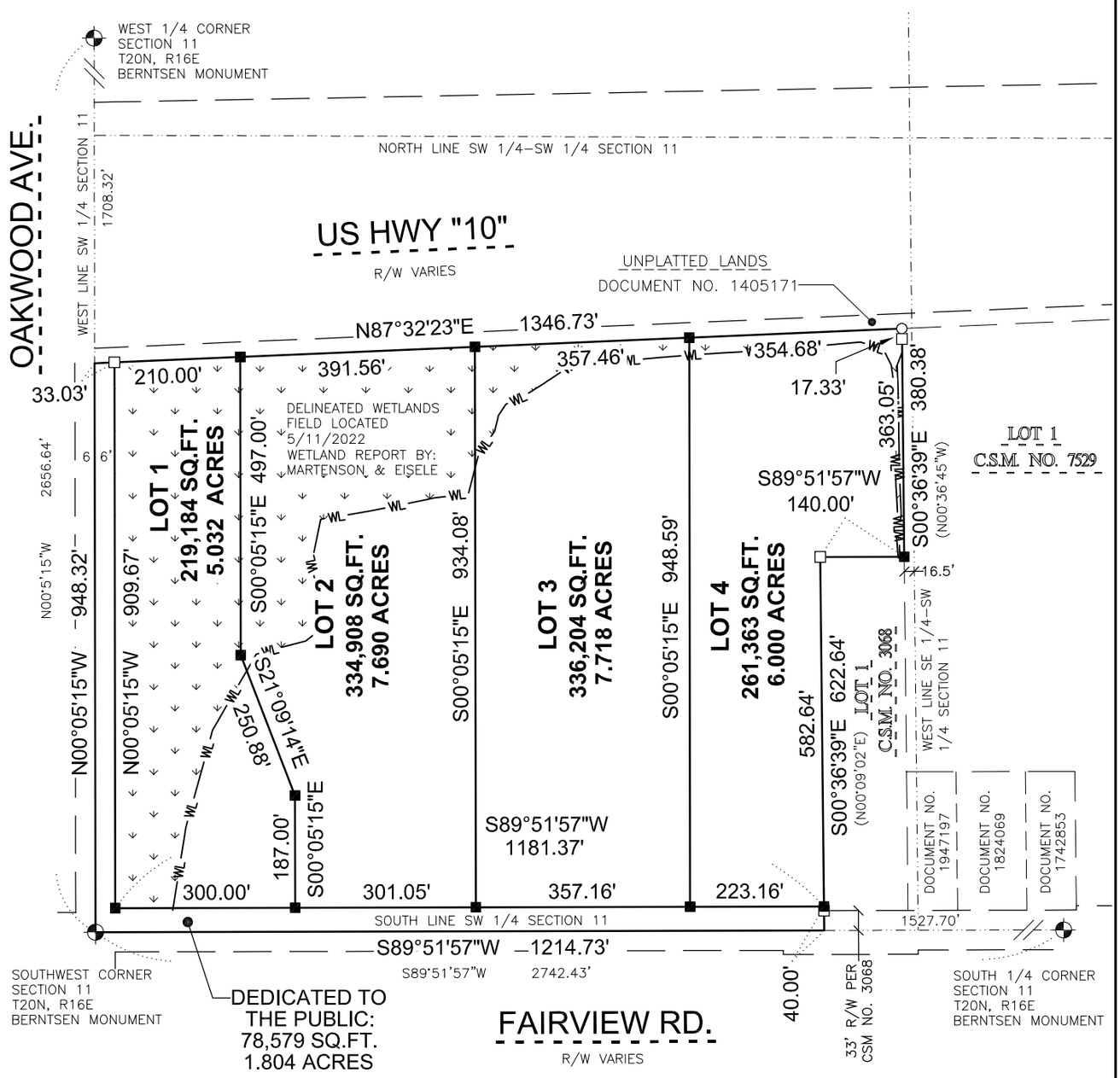
CSM is: □Approved □Approved with Condition □Denied

Recorded Document Submittal Deadline (90 days from TB Approval): _____

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

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 11 BEARS N00°05'15"W

1" = 250'

0 250 500

SCALE IN FEET

N

SEE RIGHT TO FARM NOTICE ON SHEET 2

LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- □ 1" O.D. IRON PIPE FOUND
- ○ 3/4" REBAR FOUND
- ⌖ GOVERNMENT CORNER
- ( ) PREVIOUSLY RECORDED TIE

Martenson & Eisele
1377 Midway Road
Menasha, WI 54952
info@martenson-eisele.com
920.731.0381

Architecture
Engineering
Surveying
Environmental

SURVEY FOR
JOSH HEUER
9119 CLAYTON AVE. APT. 3
NEENAH, WI 54956

PROJECT NO. 1–2218–001
FILE 1–2218–001_CSM SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: G.Smith

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN OF CLAYTON RIGHT TO FARM NOTICE:
THE LOTS CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

SURVEYOR'S CERTIFICATE:
I, MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED, DEDICATED, AND MAPPED, AT THE DIRECTION OF JOSH HEUER, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN,MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 05 MINUTES 15 SECONDS WEST 948.32 FEET, ALONG THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 87 DEGREES 32 MINUTES 23 SECONDS EAST 1346.73 FEET, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DOCUMENT NO.1405171; THENCE SOUTH 00 DEGREES 36 MINUTES 39 SECONDS EAST 380.38 FEET, ALONG A WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7529; THENCE SOUTH 89 DEGREES 51 MINUTES 57 SECONDS WEST 140.00 FEET, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3068; THENCE SOUTH 00 DEGREES 36 MINUTES 39 SECONDS EAST 622.64 FEET, ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3068; THENCE SOUTH 89 DEGREES 51 MINUTES 57 SECONDS WEST 1214.73 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING. CONTAINING 1,230,238 SQUARE FEET [28.244 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF CLAYTON, CITY OF NEENAH, AND WINNEBAGO COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, DEDICATING, AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20__.

_____
MICHAEL L. ROUBAL, PROFESSIONAL LAND SURVEYOR S-2442

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
HEUER ENTERPRISES, LLC	DOCUMENT NO. 1871833	006-0316

TOWN BOARD APPROVAL:
THIS CERTIFIED SURVEY MAP IN THE TOWN OF CLAYTON, IS HEREBY APPROVED AS SURVEYED, DIVIDED, DEDICATED, AND MAPPED BY THE TOWN BOARD OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

DATED THIS _____DAY OF _____, 20__.

_____ _____
TOWN CHAIRPERSON TOWN CLERK

TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

_____ _____
TOWN TREASURER DATE COUNTY TREASURER DATE

PROJECT NO. 1-2218-001
SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF WINNEBAGO, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

ON _____DAY OF _____, 20__.

_____
CHAIRMAN, PLANNING AND ZONING COMMITTEE

CITY OF NEENAH EXTRA TERRITORIAL APPROVAL:
THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF NEENAH.

DATED THIS _____DAY OF _____, 20__.

_____

CORPORATE OWNER'S CERTIFICATE:
HEUER ENTERPRISES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED ON THIS MAP.

HEUER ENTERPRISES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF CLAYTON, CITY OF NEENAH, AND WINNEBAGO COUNTY

DATED THIS _____DAY OF _____, 20__.

_____
JOSH HEUER, OWNER

STATE OF WISCONSIN)
)SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 20__, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES:_____)

PROJECT NO. 1-2218-001
SHEET 3 OF 3

WINNEBAGO CTY
DEC 20 2021
PLANNING DEPT

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County: Winnebago	
Parcel I.D.: 0060316	
Reviewed by	Date

Property Owner: Vander Heiden Fam LTD PTNRSHP	Property Location: Govt. Lot SW ¼ SW ¼ S 11 T 20 N R 16 ☑ E (or) ☐ W
Property Owner's Mailing Address: 2775 Fairview Road	Site Address or CSM and Lot #: CSM3068

City	State	Zip Code	Phone Number			Nearest Road
Neenah	WI	54956	( )	☐ City ☐ Village ☒ Town	Clayton	Fairview and Oakwood Rds

☒ New Construction ☐ Replacement Use: ☒ Residential / Number of bedrooms 5 ☐ Public or commercial – Describe: _____

Code derived design flow rate 750 GPD

Flood Plan elevation if applicable _____ ft.

Parent material Glacial Till

General comments and recommendations: Test area suitable for mound system

A1 Boring # ☐ Boring ☒ Pit Ground surface elev. 96.6 ft. Depth to limiting factor 26 in. / elev. 94.4 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-12	10YR 3/2	—	SIL	2msbk	mvfr	AS	2vf-f	0.4	0.8
EB	12-20	7.5YR 5/4	—	SICL	2csbk	mfr	CS	1vf	0.4	0.6
Bt1	20-26	7.5YR 4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
Bt2	26-31	7.5YR 4/4	F1F 5YR 5/8	CL	2vfsbk	mfr	CS	0	0.4	0.6
C	31-38	5YR 5/8	F2F 5YR 5/8	CL	2cabk	mfr	—	0	0.4	0.6

A2 Boring # ☐ Boring ☒ Pit Ground surface elev. 97.7 ft. Depth to limiting factor 21 in. / elev. 95.95 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR 3/2	—	SIL	2msbk	mvfr	AS	2vff	0.6	0.8
Bt1	10-16	7.5YR 4/4	—	CL	2fsbk	mfr	CS	1f	0.4	0.6
Bt2	16-21	5YR 4/4	—	CL	3fsbk	mfr	CS	0	0.4	0.6
2C	21-32	5YR 5/4	C2D 5YR 5/8	C	1vsbk	mfr	—	0	0.0	0.0

CST Name (Please Print)	Signature	CST Number
Kenneth Thomspon		061600001
Address: 1990 Prospect Ct Appleton Wi 54914	Date Evaluation Conducted: 11/3/2021	Telephone Number: 920 733 7590

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

Item B.

A3 Boring # ☐ Boring ☒ Pit Ground surface elev. 98.5 ft. Depth to limiting factor 25 in. / elev. 96.4 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR 3/2	—	SIL	2msbk	mvfr	AS	2vff	0.6	0.8
Bt	10-16	7.5YR 4/4	—	SCL	2fsbk	mfr	CS	1f	0.4	0.6
2C1	16-25	7.5YR 5/4	—	LS	0sg	ml	CS	—	0.7	1.6
2C2	25-38	7.5YR 4/3	C2P 5YR 5/8	LFS	0sg	ml	—	—	0.5	1.0

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

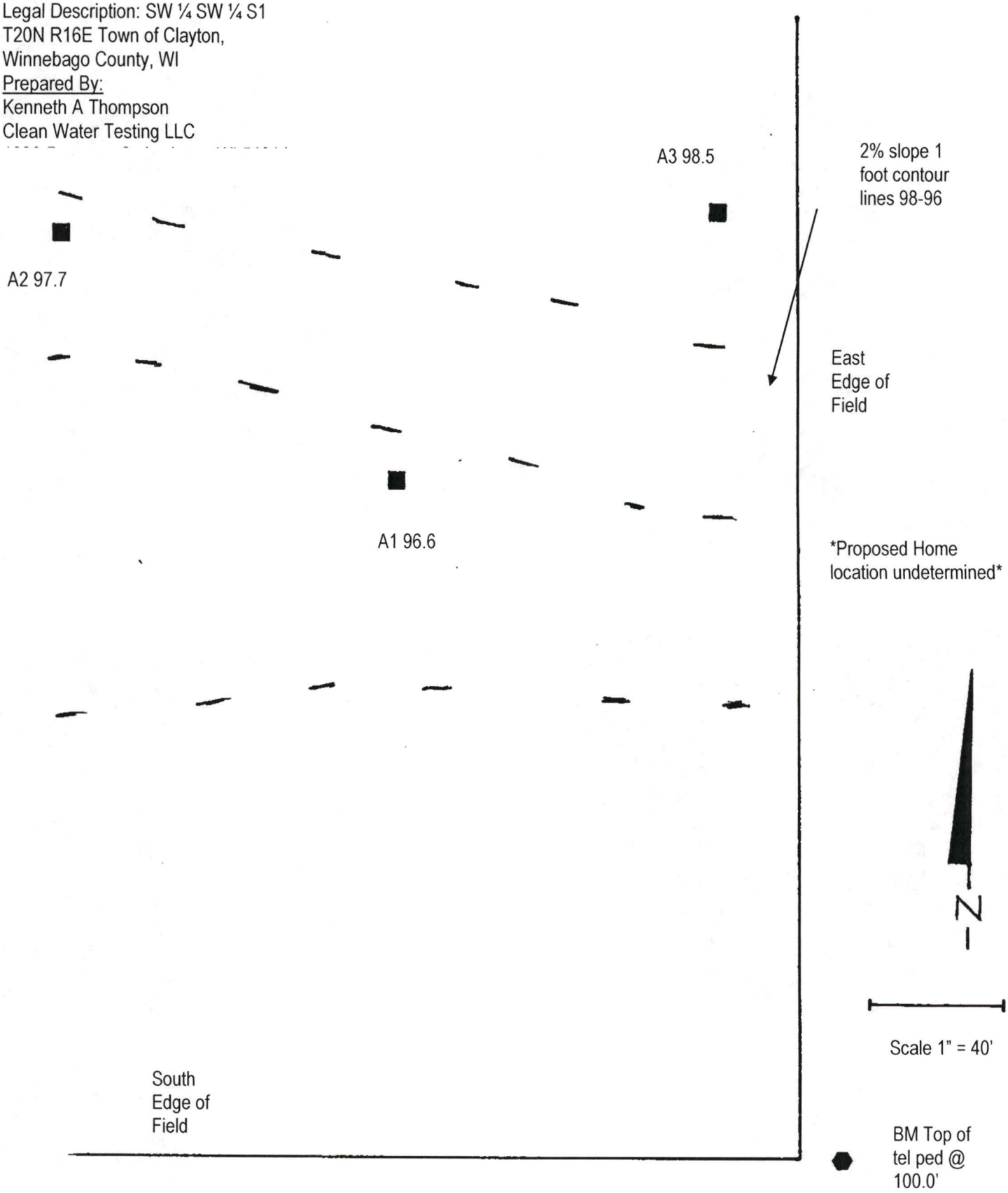
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Plot Plan:
Property Owner: Vander Heiden Fam Ltd Ptnrshp
Tax Parcel: 0060316
Legal Description: SW ¼ SW ¼ S1 T20N R16E Town of Clayton, Winnebago County, WI
Prepared By:
Kenneth A Thompson
Clean Water Testing LLC



WINNEBAGO CTY DEC 20 2021 PLANNING DEPT

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County: Winnebago	
Parcel I.D.: 0060316	
Reviewed by	Date

Property Owner: Vander Heiden Fam LTD PTNRSHP	Property Location: Govt. Lot SW ¼ SW ¼ S 11 T 20 N R 16 ☑ E (or) ☐ W
Property Owner's Mailing Address: 2775 Fairview Road	Site Address or CSM and Lot #: CSM3068

City	State	Zip Code	Phone Number	☐ City ☐ Village ☒ Town	Nearest Road
Neenah	WI	54956	( )	Clayton	Fairview and Oakwood Rds

☒ New Construction ☐ Replacement Use: ☒ Residential / Number of bedrooms 4 ☐ Public or commercial – Describe: _____

Code derived design flow rate 600 GPD

Flood Plan elevation if applicable _____ ft.

Parent material Glacial Till

General comments and recommendations: Test area Suitable for mound system

C1 Boring # ☐ Boring ☒ Pit Ground surface elev. 99.0 ft. Depth to limiting factor 18 in. / elev. 97.5 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR3/2	—	CL	2mabk	mfr	AS	1vf	0.4	0.6
Bt1	10-18	5YR4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
Bt2	18-28	5YR4/4	C2D5YR5/8	CL	2fsbk	mf:	CS	0	0.4	0.6
C	28-44	5YR5/4	C2D5YR5/8	SICL	1vfsbk	mf:	—	0	0.2	0.3

C2 Boring # ☐ Boring ☒ Pit Ground surface elev. 101.8 ft. Depth to limiting factor 19 in. / elev. 100.2 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-6	10YR3/2	—	SIL	2csbk	mfr	AS	1vf	0.6	0.8
Bt1	6-15	5YR4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
Bt2	15-19	5YR4/4	—	CL	2fsbk	mf:	CS	0	0.4	0.6
C	19-37	5YR5/4	C2D5YR5/8	SICL	1vfsbk	mf:	—	0	0.2	0.3

CST Name (Please Print)	Signature	CST Number
Kenneth Thomspon		061600001
Address: 1990 Prospect Ct Appleton Wi 54914	Date Evaluation Conducted: 11/3/2021	Telephone Number: 920 733 7590

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

C3 Boring # ☐ Boring ☒ Pit Ground surface elev. 98.0 ft. Depth to limiting factor 26 in. / elev. 95.8 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR 3/2	—	CL	2msbk	mfr	AS	lvf	0.4	0.6
BE	10-16	5YR 5/4	—	CL	2msbk	mfr	CS	0	0.4	0.6
Bt	16-26	5YR 4/6	—	CL	3fsbk	mf:	CS	0	0.4	0.6
C	26-34	5YR 5/4	C2F 5YR 5/8	SIC	1fsbk	mf:	—	0	0.0	0.0

C4 Boring # ☐ Boring ☒ Pit Ground surface elev. 101.0 ft. Depth to limiting factor 21 in. / elev. 99.25 ft.

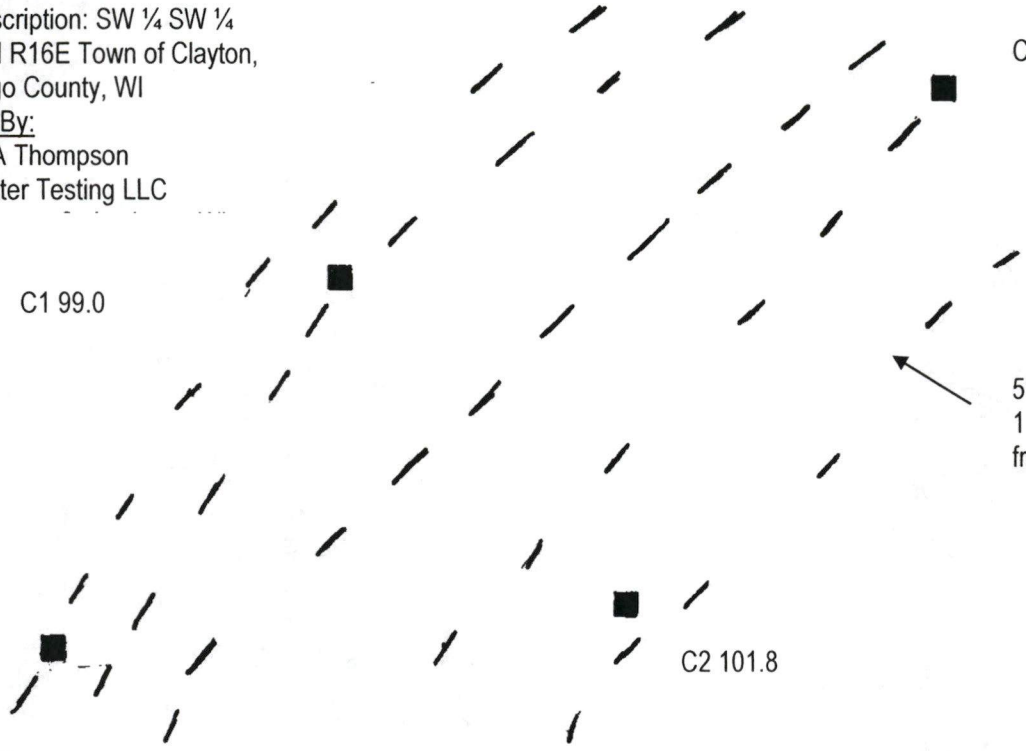
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR 3/2	—	SIL	2msbk	mfr	AS	lvf	0.6	0.8
BE	10-14	5YR 5/3	—	SIL	2fsbk	mfr	CS	0	0.6	0.8
Bt	14-21	5YR 4/4	—	CL	2fsbk	mf;	CS	0	0.4	0.6
Bt	21-28	5YR 4/4	f1f 5YR 5/8	CL	1fsbk	mf;	GS	0	0.2	0.3
C	28-38	5YR 5/4	C2D 5YR 5/8	SICL	1fsbk/om	mf:	—	0	0.2/0.0	0.3/0.0

☐ Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Plot Plan:
Property Owner: Vander Heiden Fam Ltd Ptnrshp
Tax Parcel: 0060316
Legal Description: SW ¼ SW ¼ S11 T20N R16E Town of Clayton, Winnebago County, WI
Prepared By:
Kenneth A Thompson
Clean Water Testing LLC



Proposed Home location undetermined

Oakwood Road off map to West

Scale 1" = 40'

N

Edge of Field

Approx Edge of Fairview Road

BM Bolt in Power Pol @ 100.0'

WINNEBAGO CTY
DEC 20 2021
PLANNING DEPT

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County: Winnebago	
Parcel I.D.: 0060316	
Reviewed by	Date

Property Owner: Vander Heiden Fam LTD PTNRSHP	Property Location: Govt. Lot SW ¼ SW ¼ S 11 T 20 N R 16 ☑ E (or) ☐ W
Property Owner's Mailing Address: 2775 Fairview Road	Site Address or CSM and Lot #: CSM3068

City	State	Zip Code	Phone Number			Nearest Road
Neenah	WI	54956	( )	☐ City ☐ Village ■ Town: Clayton		Fairview and Oakwood Rds

☒ New Construction ☐ Replacement — Use: ☒ Residential / Number of bedrooms: 5 ☐ Public or commercial – Describe: _____

Code derived design flow rate: 750 GPD

Flood Plan elevation if applicable: _____ ft.

Parent material: Glacial Till

General comments and recommendations: Test area suitable for mound system

B1 Boring # ☐ Boring ☒ Pit — Ground surface elev. 95.4 ft. — Depth to limiting factor 24 in. / elev. 93.4 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-14	10YR 3/2	—	SIC	2msbk	mfr	AS	1vf	0.6	0.8
Bt1	14-24	7.5YR 4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
C	24-36	5YR 4/6	F2P 5YR 5/8	CL	2fsbk	mfr	—	0	0.4	0.6

B2 Boring # ☐ Boring ☒ Pit — Ground surface elev. 94.2 ft. — Depth to limiting factor 24 in. / elev. 92.2 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR 3/2	—	SIC	2msbk	mfr	AS	1vf	0.6	0.8
Bt	10-24	5YR 4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
C	24-33	5YR 5/4	F2D 5YR 5/8	CL	1fsbk	mfr	—	0	0.4	0.6

CST Name (Please Print)	Signature	CST Number
Kenneth Thomspon		061600001
Address: 1990 Prospect Ct Appleton Wi 54914	Date Evaluation Conducted: 11/3/2021	Telephone Number: 920 733 7590

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

B3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 94.2 ft. Depth to limiting factor 24 in. / elev. 92.2 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
Ap	0-9	10YR3/2	—	SIC	2msbk	mfr	AS	lvf	0.6	0.8
Bt	9-24	5YR4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
C	24-33	5YR5/4	f2D5YR5/8	CL	1fsbk	mfr	—	0	0.4	0.6

☐ Boring #

☐ Boring
☐ Pit

Ground surface elev._____ft. Depth to limiting factor_____in. / elev._____ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2

☐ Boring #

☐ Boring
☐ Pit

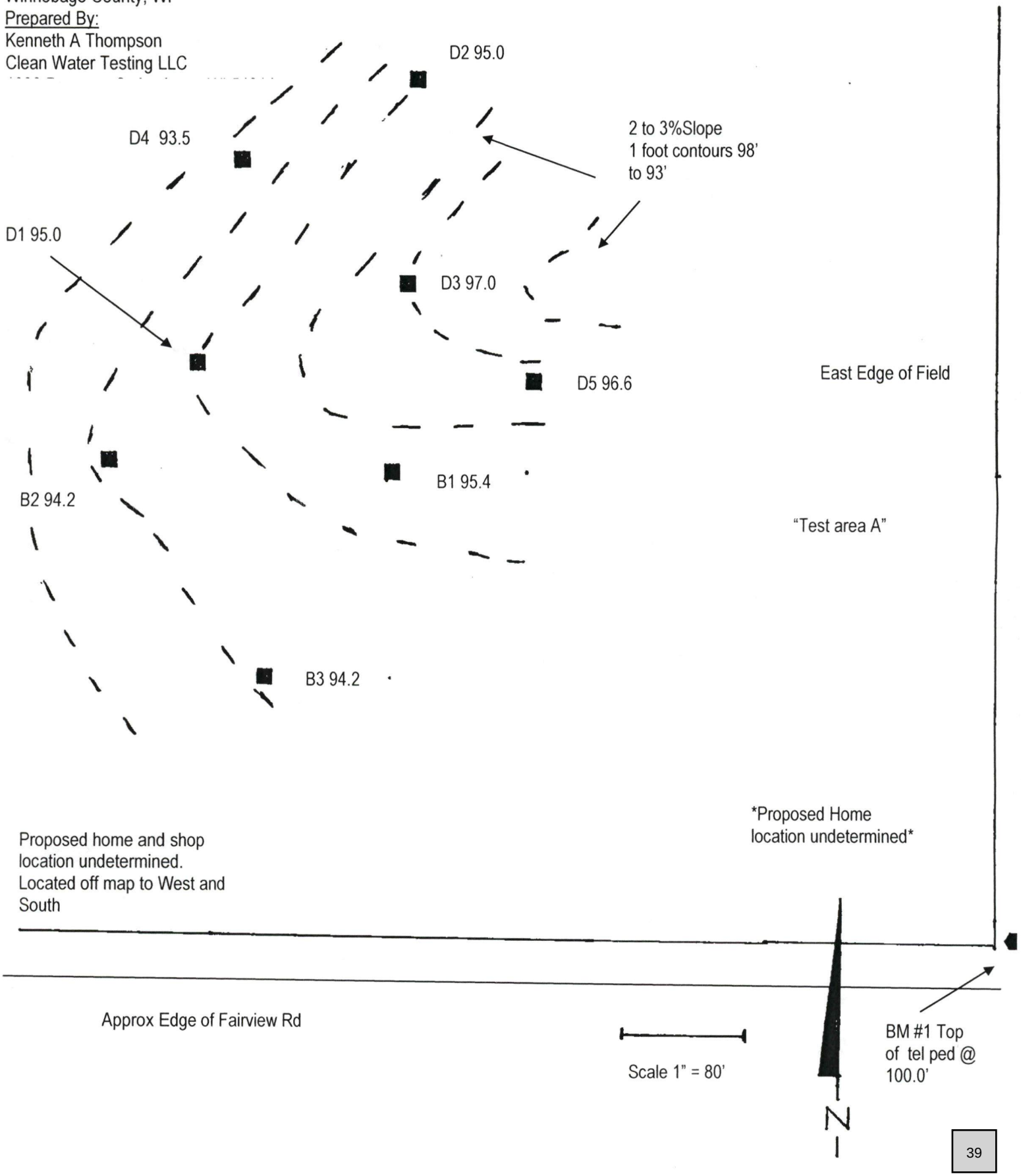
Ground surface elev._____ft. Depth to limiting factor_____in. / elev._____ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Plot Plan:
Property Owner: Vander Heiden Fam Ltd Ptnrshp
Tax Parcel: 0060316
Legal Description: SW ¼ SW ¼ S1 T20N R16E Town of Clayton, Winnebago County, WI
Prepared By:
Kenneth A Thompson
Clean Water Testing LLC



WINNEBAGO CTY
DEC 20 2021
PLANNING DEPT

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County: Winnebago	
Parcel I.D.: 0060316	
Reviewed by	Date

Property Owner: Vander Heiden Fam LTD PTNRSHP	Property Location: Govt. Lot SW ¼ SW ¼ S 11 T 20 N R 16 ☑ E (or) ☐ W
Property Owner's Mailing Address: 2775 Fairview Road	Site Address or CSM and Lot #: CSM3068

City	State	Zip Code	Phone Number		Nearest Road
Neenah	WI	54956	( )	☐ City ☐ Village ☒ Town, Clayton	Fairview and Oakwood Rds

☒ New Construction ☐ Replacement
Use: ☒ Residential / Number of bedrooms 4
☒ Public or commercial – Describe: 30 employees
Code derived design flow rate 990 GPD
Flood Plan elevation if applicable _____ ft.
Parent material Glacial Till
General comments and recommendations: Test area suitable both for mound system. 4 x 150 = 600, 30 employees x 13 gpd = 390, 600 + 390 = 990

D1 Boring # ☐ Boring ☒ Pit Ground surface elev. 95.0 ft. Depth to limiting factor 17 in. / elev. 93.5 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-7	10YR 3/2	—	CL	2 Cabk	mfi	AS	lvf	0.4	0.6
Bt	7-17	5YR 4/4	—	CL	2fsbk	mfi	CS	0	0.4	0.6
C	17-31	5YR 5/4	C2D 5YR 5/8	CL	2vfsbk/om	mfi	—	0	0.4/0.0	0.6/0.0

D2 Boring # ☐ Boring ☒ Pit Ground surface elev. 95.0 ft. Depth to limiting factor 21 in. / elev. 93.25 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-9	10YR 3/2	—	CL	2Cabk	mfi	AS	lvf	0.4	0.6
Bt	9-21	5YR 4/4	—	CL	2fsbk	mfi	CS	0	0.4	0.6
C	21-35	5YR 5/4	5YR 5/8	C	2vfsbk/om	mfi	—	0	0.4/0.0	0.6/0.0

CST Name (Please Print)	Signature	CST Number
Kenneth Thomspon		061600001
Address: 1990 Prospect Ct Appleton Wi 54914	Date Evaluation Conducted: 11/3/2021	Telephone Number: 920 733 7590

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

D3 Boring # ☐ Boring ☒ Pit Ground surface elev. 97.0 ft. Depth to limiting factor 19 in. / elev. 95.4 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-12	10YR 3/2	—	SIL	2csbk	mfr	AS	1vf	0.6	0.8
BE	12-16	5YR 5/3	—	CL	2fsbk	mfr	CS	0	0.4	0.6
Bt1	16-19	5YR 4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
Bt2	19-23	5YR 4/4	C2D5YR5/8	CL	1vfsbk	mfr	CS	0	0.2	0.3
C	23-38	5YR 5/4	C2D5YR5/8	C	OM	—	—	0	0.0	0.0

D4 Boring # ☐ Boring ☒ Pit Ground surface elev. 93.5 ft. Depth to limiting factor 20 in. / elev. 91.8 ft.

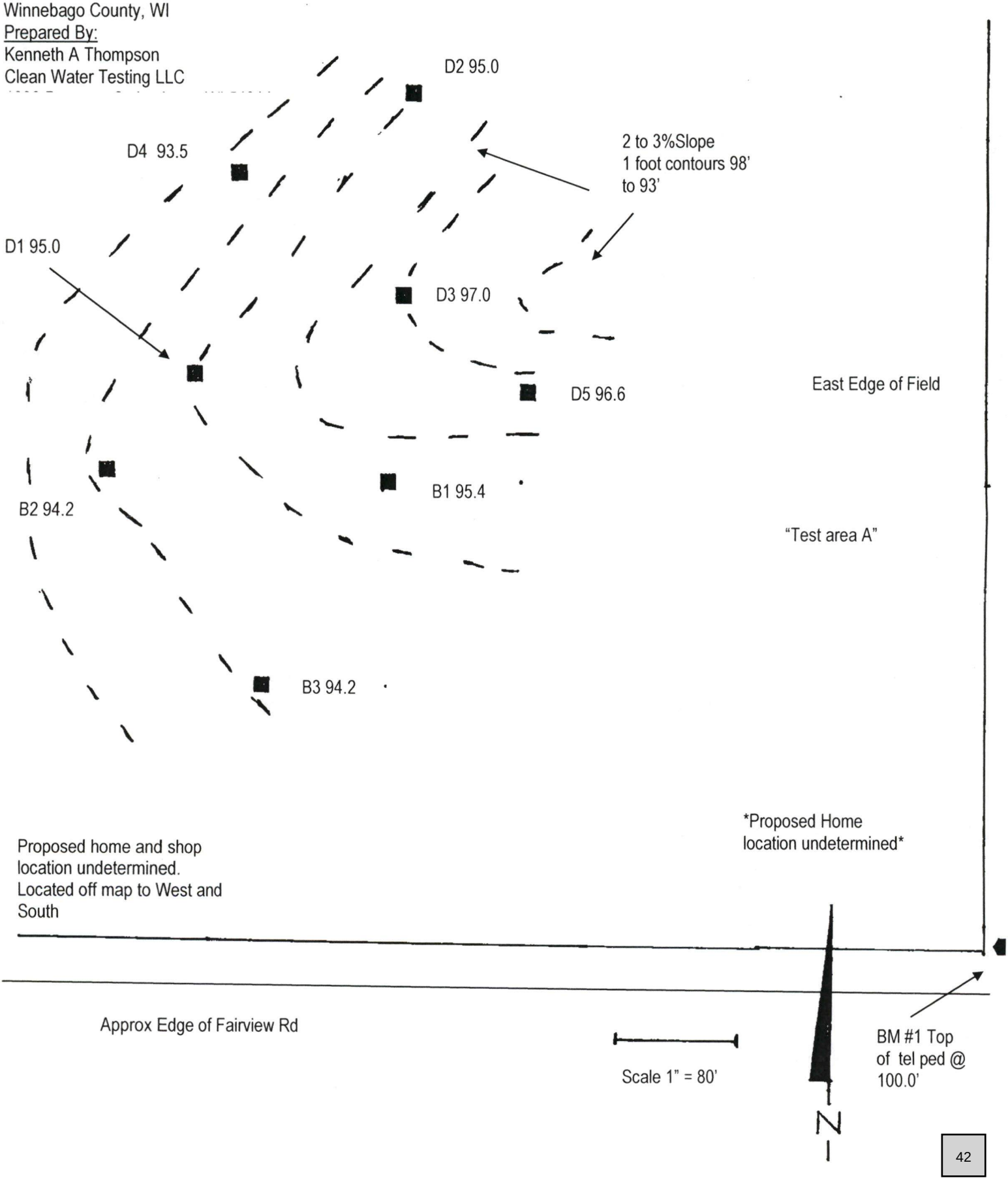
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-10	10YR 3/2	—	SIL	2fsbk	mfr	AS	1vf	0.6	0.8
BE	11-15	5YR 5/3	—	SIL	2fsbk	mfr	CS	0	0.6	0.8
Bt1	15-20	5YR 4/4	—	CL	3fsbk	mfr	CS	0	0.4	0.6
Bt2	20-26	5YR 4/4	C3P5YR5/8	CL	2fsbk	mfr	CS	0	0.4	0.6
C	26-38	5YR 5/4	C2D5YR5/8	SIC	1vfsbk	mvfr	—	0	0.0	0.0

D5 Boring # ☐ Boring ☒ Pit Ground surface elev. 96.6 ft. Depth to limiting factor 23 in. / elev. 94.7 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	*Eff#2
Ap	0-9	10YR 3/2	—	SIL	2fsbk	mfr	AS	1vf	0.6	0.8
Bt1	9-17	5YR 4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
Bt2	17-23	5YR 4/4	—	CL	2fsbk	mfr	CS	0	0.4	0.6
C	23-38	5YR 5/4	C2D5YR5/8	CL	1fsbk	mfr	—	0	0.2	0.3

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

Plot Plan:
Property Owner: Vander Heiden Fam Ltd Ptnrshp
Tax Parcel: 0060316
Legal Description: SW ¼ SW ¼ S1 T20N R16E Town of Clayton, Winnebago County, WI
Prepared By:
Kenneth A Thompson
Clean Water Testing LLC



MEMORANDUM

Business Item C

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 3rd Addition of Scholar Ridge Estates.

This memo gives the Plan Commission background on the Scholar Ridge Third Addition (Phase 4) Final Plat application and the timeline for action.

Action requested: recommendation to the Town Board for action at their December 2, 2026, meeting.

Background
The applicant submitted a final plat application for Scholar Ridge Phase 4 on October 12, 2026. The plat proposes 28 lots on approximately 10.98 acres located on parcel 006-06320101, which was zoned R-2 Suburban Residential district by the Town on June 7, 2023. This Town rezone action has not been adopted by the Winnebago County Board, which reflects the zoning still as A-2 General Agriculture district.
Wisconsin Statute §236.11 outlines that when a plat is submitted for review, a timer begins that enforces prompt resolution of land division requests. For a final plat, an approving authority has 60 days to act, which in this case is the Town Board action to approve, approve with conditions, or reject. Failure to act by the deadline creates a default approval without any conditions, per §236.11(2)(a). Alternatively, the Town and applicant may agree to an extended review period, which should be done in writing.

Review Timeline
- **October 12, 2026:** Application submitted. The 60-day statutory review period begins.
- **October 13, 2026:** The Town emailed the applicant's engineer a list of missing application information.
- **October 26, 2026:** The Town received the proposed covenants from the developer.
- **October 27, 2026:** The Town emailed the engineer/developer requesting the seven supporting documents. The same day, the engineer responded with two of the items on the list.
- **November 3, 2026:** The Town emailed the engineer/developer requesting the remaining five outstanding plans, reports, and/or proof of application for approvals from review agencies.
- **November 4, 2026:** The Town received an email from the engineer stating that everything had been submitted and was awaiting reviews. No proof of such application has been provided to the Town by the applicant, as was requested by the Town on October 13.
- **December 11, 2026:** The 60-day statutory review period ends unless the applicant agrees in writing to an extension. Without Town action otherwise, final plat is approved by default with no conditions.

Application Status
The application submitted on October 12 did not include all required information. The Town identified the deficiencies on October 13 and followed up with the applicant's engineer on October 27 and November 3. Although the engineer stated on November 4 that all items had been submitted, the Town has not received the following:

- Stormwater/Erosion Control documentation (two items)
- Sewer extension documentation
- Water service documentation (two items)

Effect on Review
Because these items have not been provided, the Town has not been able to review them. The Town requested review of the proposals submitted to the other review agencies (DNR, ECWRPC, etc.) to ensure the information submitted to review agencies is aligned with future Town plans, including sewer services and water utility infrastructure. Staff cannot make a complete and defensible recommendation on approving the final plat until the information is received and reviewed.

Staff/Engineer Comments
The final plat submitted is consistent in layout and design as the preliminary plat that was conditionally approved on July 17, 2024. The conditions of that preliminary plat approval included the requirement that final plans and reports be submitted for Town review prior to final plat approval. Since that has not occurred, the final plat is not consistent with the preliminary plat conditions of approval.
The Town Engineer has not yet been able to review the Utility and Road Construction plans that were provided by the applicant two weeks after the submittal deadline.

Options for the Commission
1. Recommend rejection, with reasons stated in writing, including the missing stormwater, erosion control, sewer, and water plans, reports, and approvals.
2. Request that the applicant agree in writing to extend the review period so the applicant can supply the outstanding information for Town review, allowing time for the Town to consult with the relevant review authorities as needed.
3. Recommend conditional approval, with conditions stated in writing.
4. Recommend approval of the preliminary plat as submitted.

Recommendation
Staff recommends that the Plan Commission recommend rejection of the preliminary plat. This will allow the developer time to gather and submit all needed information, including the stormwater/erosion control, sewer, and water documentation.
Conditional approval of the final plat, contingent on the review and approval of all required supplemental information, puts Town staff in a situation to assume Plan Commission and Town Board intent if any discrepancies or issues arise in the reviews. This approach is not recommended.

SUGGESTED MOTION(S):

Motion to recommend rejection of the Final Plat Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for the 3rd Addition of Scholar Ridge Estates.

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

Respectfully Submitted,
Kelsey

Final ~~Preliminary~~ Plat Review Application

Submit 11"x17" PDF; 1 full-sized PDF; & 1 full-sized Hard Copy

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

Property Owner(s)

Address: 2065 American Drive, Suite A, Neenah WI Zip Code: 54956

Phone: 920-428-9451 E-Mail: derek@sparkdevco.com

Applicant:

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

Name: Doug Woelz

Address: 1445 McMahon Drive, Neenah, WI Zip Code: 54956

Phone: 920-751-4200 E-Mail: dwoelz@mcmgrp.com

Plat Title:

Number of Lots: 28 Total Acreage: 10.98 Tax Key Number: 00606320101

Legal Description: Part of the NW1/4-SE1/4 Sec.24 T20N, R16E Zoning: R-2

Surveyor: Douglas E. Woelz Registration #: S-2327

Address: 1445 McMahon Drive, Neenah, WI Zip Code: 54956

Phone: 920-751-4200 E-Mail: dwoelz@mcmgrp.com

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

Douglas E. Woelz 10-12-2026

Signature Today's Date

For Town Use Only

Fee (see Town Fee Schedule)

Fee: _____ Check #: _____ Receipt: _____ Date: _____

Date Received Complete: _____ By: _____ Applic. #: _____

Review Meeting _____ History _____

Preliminary Plat is: □Approved □Approved with Condition □Denied

Public Improvement Agreement Signed: □Yes □No

10 Copies submitted to County: □Yes □No 11" x 17" submitted: □Yes □No

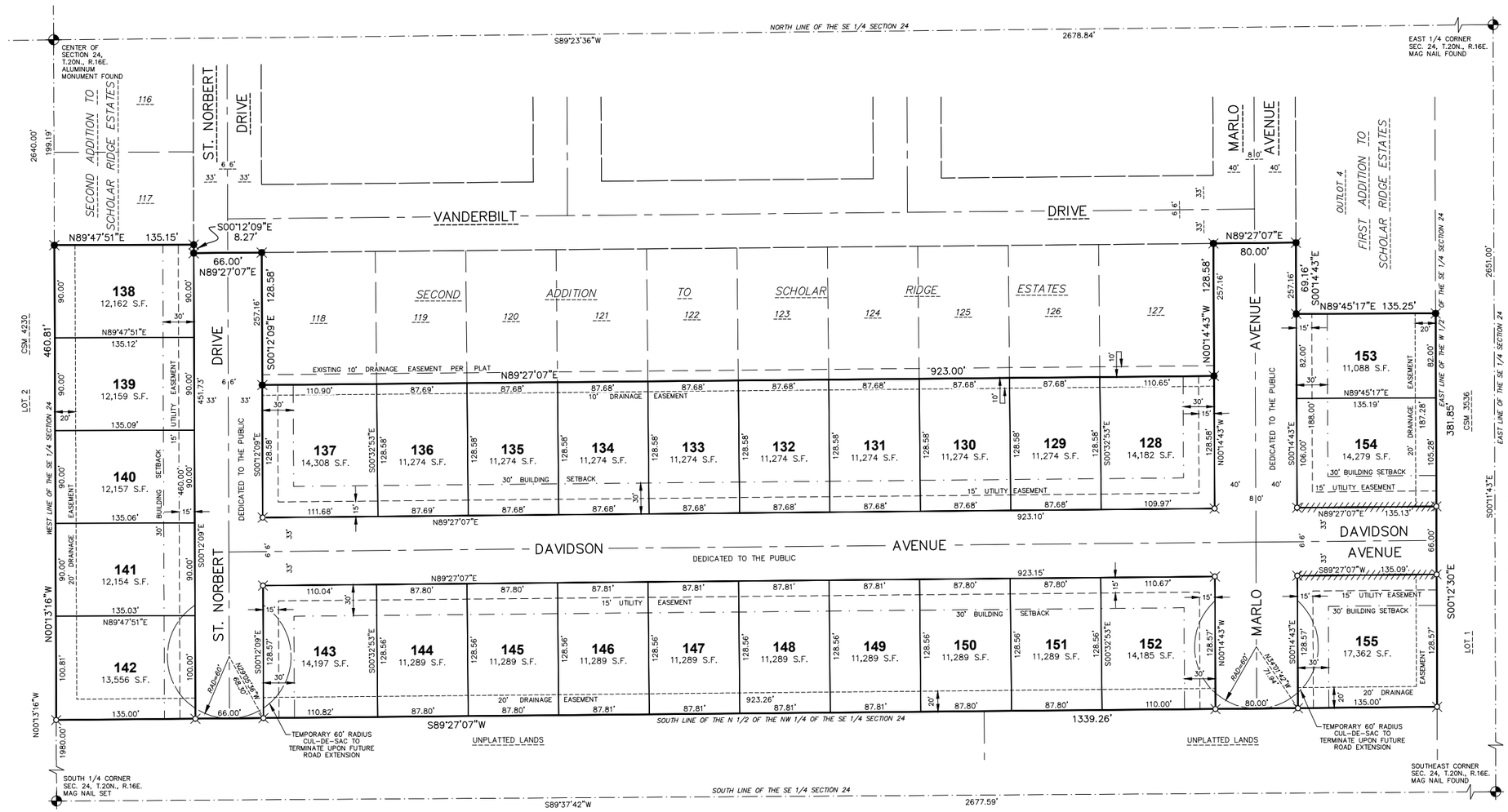
15 Copies submitted to Town: □Yes □No

Comments: _____

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

THIRD ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



OWNER & SUBDIVIDER:
CLAYTON DEVELOPMENT GROUP, LLC
ATTN: DEREK LIEBHAUSER
2065 AMERICAN DRIVE, SUITE A
NEENAH, WI 54956
PHONE 920-428-9451

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE 920-751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

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

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N00°13'16"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

60 30 0 60
SCALE – FEET
1" = 60'

LEGEND

- 1 1/4" x 18" ROUND STEEL REBAR WEIGHING 4.3 lbs./lineal ft. SET
- 1 1/4" REBAR FOUND
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" ROUND STEEL REBAR, WEIGHING 1.50 LBS./LIN. FT.
- CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. – SQUARE FEET
- RIGHT-OF-WAY (R.O.W.) LINE
- PROPERTY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- DRAINAGE OR DRAINAGE & STORM SEWER EASEMENT
- 15' UTILITY EASEMENT, UNLESS NOTED OTHERWISE
- TEMPORARY DRIVEWAY ACCESS RESTRICTION ON LOTS 154 AND 155 (SEE NOTES)

NOTES:

1. THIS PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT NO. 1900006, BEING ALL OF TAX PARCEL NUMBER 00606320101.
2. WINNEBAGO COUNTY SHALL NOT ISSUE ANY PERMIT FOR CONSTRUCTION UNTIL SUCH TIME AS A "SEWER" PERMIT, OR OTHER SUITABLE WRITTEN CONSTRUCTION AUTHORIZATION, HAS BEEN ISSUED BY THE SANITARY DISTRICT FOR CONNECTION TO THE DISTRICTS FACILITIES.
3. TOTAL AREA OF ROADWAY DEDICATION FOR MARLO AVENUE, ST. NORBERT DRIVE & DAVIDSON AVENUE IS 135,795 SQUARE FEET (3.12 ACRES).
4. LOTS 154 AND 155 ARE SUBJECT TO A TEMPORARY DRIVEWAY ACCESS RESTRICTION. NO DRIVEWAY ACCESS TO DAVIDSON AVENUE IS PERMITTED AS PLATTED. THIS RESTRICTION SHALL TERMINATE UPON THE FUTURE EXTENSION OF DAVIDSON AVENUE.

THIS INSTRUMENT DRAFTED BY: AMY SEDLAR

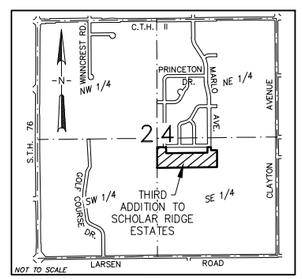
WISCONSIN
DOUGLAS E. WOELZ
S-2327
KIMBERLY, WI
LAND SURVEYOR

10-12-2026

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

Certified _____

Department of Administration



LOCATION MAP
SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

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

THIRD ADDITION TO SCHOLAR RIDGE ESTATES

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S–2327, certify that I have surveyed, divided and mapped part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 478,088 square feet (10.98 acres) of land more particularly described as follows:

Commencing at the South 1/4 corner of said Section 24; Thence N00°13'16"W, 1980.00 feet along the West line of the Southeast 1/4 of said Section 24 to the Point of Beginning; Thence continuing N00°13'16"W, 460.81 feet along said West line to the South line of the Second Addition to Scholar Ridge Estates, recorded in File 4 of Plats on Page 133 as Document No. 1967054; Thence N89°47'51"E, 135.15 feet along said South line; Thence S00°12'09"E, 8.27 feet continuing along said South line; Thence N89°27'07"E, 66.00 feet continuing along said South line; Thence S00°12'09"E, 128.58 feet continuing along said South line; Thence N89°27'07"E, 923.00 feet continuing along said South line; Thence N00°14'43"W, 128.58 feet continuing along said South line to the South line of the First Addition to Scholar Ridge Estates, recorded in File 4 of Plats on Page 128 as Document No. 1950262; Thence N89°27'07"E, 80.00 feet along said South line; Thence S00°14'43"E, 69.16 feet continuing along said South line; Thence N89°45'17"E, 135.25 feet continuing along said South line to the East line of the West 1/2 of the Southeast 1/4 of Section 24; Thence S00°12'30"E, 381.85 feet along said East line to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24; Thence S89°27'07"W, 1339.26 feet along said South line to the Point of Beginning.

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

Dated this 12th day of October, 2026

Douglas E. Woelz, S–2327
Wisconsin Professional Land Surveyor

WISCONSIN DOUGLAS E. WOELZ S-2327 KIMBERLY, WI LAND SURVEYOR

TOWN OF CLAYTON APPROVAL:
We hereby certify that the Third Addition to Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Town Board of the Town of Clayton on this _____ day of _____, 20___.

_____
Town Chairperson – Russ Geise Date

STATE OF WISCONSIN
)ss
COUNTY OF WINNEBAGO

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

_____
Clerk – Kelsey Faust–Kubale Date

CERTIFICATE OF TOWN TREASURER
As duly elected Town Treasurer, I hereby certify that in accordance with the records in our office, there are no unpaid taxes or unpaid special assessments affecting any of the lands included in the Third Addition to Scholar Ridge Estates as of the date listed below:

_____
Town Treasurer Date
LuAnn Fietzer

CERTIFICATE OF COUNTY TREASURER
As duly elected Winnebago County Treasurer, I hereby certify that the records in our office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the Third Addition to Scholar Ridge Estates as of the date listed below:

_____
County Treasurer Date
Amber L. Hoppa

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

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

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

_____
Derek Liebhauser – Owner/President

State of Wisconsin)
)SS
_____County)

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

_____
Notary Public,

_____ County, WI

My Commission Expires: _____

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

IN WITNESS WHEREOF, the said Citizens State Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at LaCrosse, Wisconsin, and its corporate seal to be hereinto affixed this _____ day of _____, 20____.
In the Presence of: CITIZENS STATE BANK

_____
Authorized Officer

_____
Print Name Title

State of Wisconsin)
)SS
_____County)

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

_____
Notary Public,

_____ _____ County, WI

My Commission Expires: _____

VILLAGE OF FOX CROSSING EXTRATERRITORIAL APPROVAL:
We hereby certify that the Third Addition to Scholar Ridge Estates in the Town of Clayton, Winnebago County was approved and accepted by the Village of Fox Crossing.

on this _____ day of _____, 20_____.

_____
Village Manager – Jeffrey S. Sturgell Date

WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE:
Approved by the Winnebago County Planning & Zoning Committee

this _____ day of _____, 20____.

_____
Chair Planning and Zoning Committee Date
Howard Miller

NOTES:

1. 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.
2. 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.

DRAINAGE EASEMENT RESTRICTIONS: THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING AND EXCAVATING EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.

MAINTENANCE OF DRAINAGE IMPROVEMENTS: MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. WINNEBAGO COUNTY AND THE TOWN RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.

DRAINAGE MAINTENANCE EASEMENT: WINNEBAGO COUNTY AND THE TOWN OF CLAYTON SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT OR OUTLOT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.

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

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

UTILITY EASEMENT PROVISIONS
An easement for electric, natural gas, and communications service is hereby granted by Clayton Development Group, LLC as Grantors, to
WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,
WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies.
Spectrum Mid–America, LLC, Grantee,
TDS Metrocom, LLC, Grantee,
WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and
their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

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

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

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

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

Certified _____

Department of Administration

Scholar Ridge Estates
Phase 4 (3rd Addition)
Culvert Sizing Results
Town of Clayton, Winnebago Co., WI
McM No. C1069 - 09-23-00771

Lot #	Culvert Slope (%)	Culvert Size
128	1.00%	24
129	1.00%	24
130	1.00%	24
131	1.00%	24
132	1.00%	24
133	1.00%	24
134	1.00%	24
135	1.00%	24
136	1.00%	24
137	1.00%	24
138	0.50%	18
139	0.50%	18
140	0.50%	24
141	0.50%	24
142	0.50%	18
143	1.00%	18
144	1.00%	18
145	1.00%	18
146	1.00%	18
147	1.00%	18
148	1.00%	18
149	1.00%	18
150	1.00%	18
151	1.00%	18
152	1.00%	18
153	0.50%	24
154	0.50%	18
155	0.50%	18

SIZE	MIN SLOPE	CAPACITY @ n= 0.011	CAPACITY @ n= 0.013	CAPACITY @ n= 0.023
15"	0.50%	5.40	4.57	2.58
18"	0.50%	8.78	7.43	4.20
21"	0.50%	13.24	11.20	6.33
24"	0.50%	18.90	16.00	9.04

0.50% slope

Size	Q (cfs)	i (in/hr)	C	Max Area (ac)	*avg lot to CL (acres)*	*no. lots max (typ)*
18" CMP	4.20	6.5	0.38	**1.70**	*0.301*	*5.6*
24" CMP	9.00	6.5	0.38	**3.64**	*0.301*	*12.1*
30" CMP	16.40	6.5	0.38	**6.64**	*0.301*	*22.1*

1.00% slope

18" CMP	5.90	6.5	0.38	2.39
24" CMP	12.70	6.5	0.38	5.14
30" CMP	23.10	6.5	0.38	9.35

GENERAL NOTES:

PHASE 4 LIMITS

60 30 0 60
SCALE – FEET

PHASE 3

PHASE 4

VANDERBILT DR.

30' (TYP.)

24' (TYP.)

66' R/W

BUILDING SETBACK (TYP.)

15' UTILITY EASEMENT (TYP.)

DAVIDSON AVE.

INV=RIM 867.68

2.131 AC

1.509 AC (3.640 AC)

3.102 AC

0.277 AC (3.917 AC)

0.619 AC (2.040 AC)

0.345 AC (1.420 AC)

0.21 AC (1.91 AC)

1.700 AC

1.076 AC

3.416 AC (5.326 AC)

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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NO.	DATE	REVISION

SCHOLAR RIDGE ESTATES – PHASE 3 (2nd Addition)
TOWN OF CLAYTON, WINNEBAGO CO., WI
OVERALL SITE PLAN

DESIGNED	DRAWN
ZRL	ZRL

PROJECT NO.
C1069-09-23-00271.03

DATE
JANUARY 30, 2026

SHEET NO.
49

oschmidt, W:\PROJECTS\C1069\092300271_Phase 4\CADD\Civil3D\Figures–Exhibits\Culvert Sizing Map – Phase 4.dwg, 3 overall site plan, Plot Date: 10/13/2026 3:37 PM, xrefs:none

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Plat **R**eview
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
https://doa.wi.gov/platreview

October 30, 2026

Douglas Woelz
MC MAHON ASSOCIATES INC
dwoelz@mcmgrp.com

FILE NO. 122622
THIRD ADDITION TO SCHOLAR RIDGE ESTATES
Town of Clayton, Winnebago County

Dear Douglas Woelz:

You have submitted THIRD ADDITION TO SCHOLAR RIDGE ESTATES for review. The Department of Administration does not object to the final plat bearing the 10-12-2026 signing date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.

DEPARTMENT OF ADMINISTRATION COMMENTS:
The Department of Administration has no conditions for this plat.

NOTE TO ALL: The surveyor indicated that all exterior monuments have been set and that the Town of Clayton has temporarily waived placing the interior monuments per s. 236.15 (1) (h), Wis. Stats.

The plat shall be presented to the Town of Clayton for final approval and signing. The Town of Clayton, during its review of the plat, will have resolved when applicable that the plat:
- complies with local ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

(Continued)

If there are any questions concerning this review, please contact our office, using the information at the top.

Sincerely,



Adam Gile, PLS
Plat Review
Email: plat.review@wi.gov

Enc: Recordable Document

cc: Clayton Development Group, LLC attn: Derek Liebauser, Owner
Clerk, Town of Clayton
Winnebago County Planning Agency
Register of Deeds
ECWRPC
Village of Fox Crossing

PLAT RECEIVED FROM SURVEYOR ON 10/12/2026; REVIEWED ON 10/28/2026

DECLARATION OF RESTRICTIVE COVENANTS
FOR THIRD ADDITION TO SCHOLAR RIDGE ESTATES
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

Clayton Development Group, LLC ("CDG"), the owner of Lots 128-155 in Third Addition to Scholar Ridge Estates, a subdivision located in the Town of Clayton, Winnebago County, Wisconsin and legally described on Exhibit A attached hereto, makes the following declaration as to limitations, restrictions, and uses to which the lots in Third Addition to Scholar Ridge Estates (the "Subdivision") may be put. These declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and persons claiming under them, for the benefit of, and limitations on, all future owners and persons claiming under them.

RESTRICTIONS ON USE, STRUCTURES AND SITE DEVELOPMENT FOR LOTS 128-155

1) **Purpose**. These covenants are set forth to ensure the use of the property within the Subdivision for residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to assure each lot owner the full benefit and enjoyment of their lot and home, with no greater restriction on the free and undisturbed use thereof than is necessary to ensure the same advantages to all of the other lot and home owners.

2) **Land Use and Building Type**. No lot, whether alone or in combination with one or more other lots in this Subdivision, shall be used except for single-family residential purposes and restricted as follows:

   a) All dwellings shall not have less than a two-car garage attached unless approved by CDG or Assignee.

   b) All the dwellings and garages which front on any street shall be finished with a minimum of 25% "natural exterior" consisting of, but not limited to, brick, stone, or other masonry except by approved variance by CDG or assignee for certain styles of homes, such as "Salt Box", etc.

   c) All dwellings shall have a roof pitch of not less than 7/12 and be constructed with a 30-year architectural shingle or better quality.

   d) One single-story storage shed/garage shall be allowed per lot with dwelling. No lot is allowed to have only a storage shed/garage without an occupied dwelling already constructed. Shed/garage must be stick built to match dwelling architectural design. Any shed/garage shall be located to the rear of the dwelling on said lot and shall meet any requirements set by the Town of Clayton.

   e) If at any time farm/field drain tile is disturbed, damaged or destroyed during the digging or construction process, said farm/field drain tile must be reconnected by lot owner to properly function and not restrict ground water flow.

3) **Architectural Control**. As long as CDG owns any lot in the Subdivision, no dwelling, structure, or fence may be erected on any lot in this Subdivision until the plans and specifications have been submitted to and approved by CDG or its assignee. Requests for approvals can be sent to jill@visionrealtyanddev.com or its assignee.
4) **Setback Lines.** Setback lines shall conform to local zoning regulations and the recorded Plat of the Subdivision.

5) **Minimum Floor Area and Design.** All structures to be erected in the Subdivision shall be of pleasing external design and shall conform with all established setback lines, and any dwelling which fails to conform to the specified minimum areas shall not be permitted on any lot. The square footage of the main structure, exclusive of lower level (basement), open porches, breezeways and garages shall be not less than:

Lots 128-155	
One story above grade	1600 sq. ft.
Story and a half above grade	1800 sq. ft.
Two story above grade	2000 sq. ft.

6) **Basement.** All homes shall have either basements or standard 4' (four foot) footing walls.

7) **Grade.** A licensed surveyor is required for any lot staking. No structure or lawn shall be permitted until proper grades for each have been set in accordance with the approved drainage plan for the Subdivision, the cost of which setting shall be borne by the lot owner.

8) **Drainage.** No lot owner shall block, dam or otherwise obstruct the flow of surface water drainage so as to cause such water to back-up onto the lot of another property owner or so as to restrict the use or enjoyment of any other lot by any other lot owner. Each lot owner, as a part of the post-home construction finishing/grading/ landscaping process is responsible to bring their lot into compliance with the approved Subdivision drainage plan.

9) **Vacant Lot Maintenance.** The lot owner is required to perform all necessary maintenance/upkeep of the lot and right-of-way areas. No trash, waste, brush, weeds or long grass is permitted.

10) **Construction Site.** No building material shall be placed on any lot more than thirty (30) days prior to the date construction is to begin. At all times during construction, the site shall be maintained, to CDG's reasonable satisfaction, in a neat and orderly manner. All trash and waste shall be kept in sanitary containers. Outdoor burning of construction debris is prohibited. Builders and/or lot owners shall maintain a dumpster on each construction site and shall be responsible to ensure such dumpster is emptied as often as necessary to ensure debris does not extend over the top edge allowing it to be blown out and onto surrounding properties.

11) **Fill.** CDG reserves the right to direct the disposition of any fill, including excess excavation fill which is to be removed from any lot, at the lot owner's expense. However, such disposition as directed by CDG shall be within a one-mile radius of the lot from which it is being removed. If CDG does not require specific disposition of any excess fill, the lot owner

shall be responsible to locate a site for such disposition and pay all costs associated therewith.

12) **Completion of Home**. Construction of all residential buildings shall be completed prior to occupancy and within twelve (12) months of the start of construction. Lawns shall be completed within twelve (12) months of occupancy. No rock, sand, or "desert" landscaping in place of grass is permitted.

13) **Driveways**. All dwellings shall, within one (1) year of completion of permanent street paving, install a paved concrete driveway of stable and permanent construction extending from the vehicular entrance of the garage to the driveway apron. The portion of the driveway extending from the driveway apron to the edge of the finished roadway surface (including over any culvert) shall be constructed of asphalt only. Concrete shall not be permitted between the driveway apron and the edge of the roadway.

14) **Utility Services**. All utility services including, but not limited to, electrical, phone, gas, and cable must be underground to and from buildings.

15) **Postal Boxes**. Cluster box units (CBU's) will be placed in the development. It is the residents ongoing responsibility for transferring keys, box maintenance, snow removal, etc. Lock changes/replacement keys are done through the USPS.

16) **Used Buildings**. No used buildings shall be moved onto any lot.

17) **Accessory Structures**. No accessory structure, including but not limited to storage sheds, swimming pools, swing sets, dog runs, etc. shall be permitted forward of the rear line of the residential structure. All accessory structures must meet local zoning requirements. Any storage shed or similar building shall be stick built (framed) construction on a concrete slab, and shall match the dwelling to the extent feasible.

18) **Temporary Structures, Outbuildings or Trailers**. No structures of a temporary nature, such as trailers, mobile homes, campers, tents, shacks, barns or similar structures shall be permitted on any lot either temporarily or permanently. No structure other than a completed residence shall be occupied.

19) **Personal Property Storage**. Outside storage of recreational vehicles, snowmobiles, boats, trailers, minibikes, fishing shanties, etc., shall not be allowed for a term longer than three (3) days.

20) **Signs and Antennae**. No sign or antenna including outside earth stations (satellite dishes) shall be displayed or exposed to the public view except as follows: One sign of not more than six (6) square feet in area advertising the property for sale, or by a builder to advertise the property during the construction and sales period, except that CDG, as developer, may utilize signs of any size for advertising properties in said Subdivision for sale.

21) **Unlicensed Vehicles and Salvage Materials**. No unlicensed vehicles or junk yards or storage areas for cars or other salvage materials of any nature shall be permitted on any lot or combination of lots within the Subdivision.

22) **Commercial Businesses**. Except as may be permitted by local zoning regulations and as authorized in writing by CDG, no commercial business shall be allowed to be conducted at any time from any lot or combination of lots within the Subdivision.

23) **Short Term Leasing**. No dwelling within the Subdivision may be leased or rented for a period of less than thirty (30) days. Each owner shall provide copies of any lease or other rental agreement pursuant to which anyone other than such owner is occupying a dwelling within the Subdivision to CDG and, once the Association is formed pursuant to Section 35, below, to the Association. No accessory structure may be leased to, or otherwise used by, anyone other than the owner(s) of the associated dwelling.

24) **Trash**. All trash and waste shall be kept in sanitary containers. No sanitary container is to be put in front of any dwelling sooner than the day before regularly scheduled pick-up.

25) **Nuisances**. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an unreasonable annoyance or nuisance to other lot owners or occupants of dwellings in the Subdivision.

26) **Zoning, Health, and Other Laws and Regulations.** All zoning, health and other laws, ordinances and regulations promulgated by any governmental unit having jurisdiction over the Subdivision and which pertain to said Subdivision shall be strictly observed and complied with.

27) **Pools**. No above ground swimming pool shall be allowed in the Subdivision.

28) **Berm/Fence**. In the event CDG constructs a berm and/or fence in the Subdivision along selected lots, neither current nor subsequent owners of these lots shall alter such berm or the plantings on it, or any fence that may be erected upon it, or elsewhere in the Subdivision. Homeowner is responsible to submit for review a scope of work detailing the specs for installation of fencing. Specs must include location, material, and height of proposed fence. Written approval is required prior to installation of fencing. Town permit must be obtained, and you must be in compliance with all applicable zoning requirements with the Town of Clayton. Fences shall be constructed of metal ornamental only. In no event shall chain link or other metal or wire fencing be constructed- as it will not be permitted. Metal Fences shall be a black ornamental three rail. No spiked or pointed decorative accents are permitted. No fence shall be constructed in excess of seventy-two inches (72") above finished grade. Fence height is measured at the top of the highest point of the fence. The homeowner is responsible for the upkeep and general maintenance of the fence. Fence is to be maintained in a condition that continues to meet the specs that was initially submitted for approval. This includes replacement of broken fence slats and/or posts.

29) **Trees.** No trees planted or transplanted within the Subdivision by CDG shall be moved, trimmed, cut down or otherwise disturbed without the prior written consent of CDG so long as CDG still owns any lot in the Subdivision.

30) **Animals.** No animals, livestock, or poultry of any kind shall be kept, bred, or raised on any lot in this Subdivision except as normal household pets provided, they are not kept, bred, or maintained for any commercial purpose.

31) **Storage Tanks.** No above ground or underground storage tanks shall be permitted upon any lot.

32) **Hunting/Firearms.** No hunting or discharging of any firearm shall be allowed within the Subdivision.

33) **Subdivision of Lots.** No lot may be subdivided into a smaller lot.

34) **Outlot Conveyance Restrictions.** All outlots shall be deeded to the Town of Clayton.

35) **Property Owners Association.** CDG or the agreement of at least seventy-five percent (75%) of the lots in the Subdivision can form a Property Owners Association if a need for one is determined. Every lot owner to which these covenants apply shall be a member of Third Addition to Scholar Ridge Estates Owners Association (the "Association") (if formed) and shall participate in the operation of the Association in accordance with the Bylaws of the Association. So long as CDG owns at least one lot in the subdivision, CDG shall have the right to appoint the majority of the members on the Board of Directors of the Association. The Board of Directors of the Association is empowered under the Bylaws of the Association, to fix and collect assessments to provide for the operation, care, maintenance and upkeep of all areas for which the Association is responsible. In its exercise of authority under said Bylaws, the Board of Directors has the power and duty to collect interest on overdue assessments and to suspend voting rights of an Association member during any period in which such member is in default in the payment of said assessment, in addition, any unpaid assessments may become a lien against the member's property within the subdivision. The Board of Directors may vary the amount of the annual assessment by not more than fifteen percent (15%) from the immediately preceding year without membership approval, and by more than fifteen percent (15%) only when so authorized by a majority vote of the Association.

36) **Storm Water Detention Facilities.** Outlots will be owned and maintained by the Town of Clayton. There shall be no swimming or wading within, or any floating or other navigation upon any storm water detention facilities or drainage ways located within the Subdivision. No fishing is permitted on storm water detention facilities located in the Subdivision. The deposit of fertilizer, grass clippings, or other organic materials into drainage ways or storm water detention facilities located within the Subdivision, or any other polluting thereof shall be prohibited. Brush piles, fish cribs, stones, rocks, gravel, or trees shall not be deposited into any drainage way or storm water detention facility. No fish or other aquatic animals shall be released into the drainage ways or storm water detention facilities and anyone releasing unauthorized fish or other aquatic animals into the drainage ways or storm water detention facilities shall be charged removal costs. The feeding or releasing of ducks or geese within the Subdivision shall be prohibited. No cars, trucks, snowmobiles or other motorized vehicles, cross country skies, snowshoes, ice skates or other devices are allowed on the drainage ways or storm water detention facilities during the winter or at any other time. CDG shall not be liable for costs, expenses, damages or injury incurred by those lot owners or their guests or invitees who violate these restrictions. Lot owners are solely responsible for abiding by all covenants and restrictions and will bear any costs, or damages or restitution necessary because of the actions of their children, guests, or invitees. The Town of Clayton shall have the unqualified right to enter upon any drainage easement for inspection, maintenance or repair of drainage ways and storm water facilities. The Town of Clayton retains the right to special assess the cost of care and maintenance of all drainage ways and associated storm water facilities within the Plat. The

payments of said care and maintenance costs shall be assessed equally to all platted lots within the Scholar Ridge Estates Subdivision.

37) **Enforcement.**

a) Upon the violation of any one or all of the provisions of this Declaration, CDG, the Association, or a lot owner, as the case may be, shall have the right to proceed at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions, and shall be entitled to both equitable and legal relief, including reasonable attorneys' fees. Any failure of such enforcement shall not be deemed a waiver of a right to do so or the acquiescence of any violation subsequent or otherwise.

b) CDG or the Association, as the case may be, shall have the right to levy and collect an assessment (which is due upon receipt of notice) against any lot for any costs and expenses incurred by CDG or the Subdivision, as the case may be, in the enforcement of the provisions of this Declaration with respect to such lot, including without limitation, the costs of consultants and actual attorneys' fees, whether or not litigation is commenced with respect thereto. CDG or the Subdivision shall further have the right to levy and collect an assessment against all lots in the Subdivision for reimbursement of costs and attorneys' fees incurred by CDG or the Subdivision in the enforcement of this Declaration, provided, that (i) said assessment shall be equally allocated to all platted lots in the Subdivision, including those owned by CDG, and (ii) any enforcement costs recovered from the violating lot owner shall be credited or refunded to owners of lots against which the assessments were made.

c) Any assessments not paid when due shall bear interest at a rate of twelve percent (12%) until paid in full, and such unpaid assessment, together with the interest thereon, shall constitute a continuing lien against the real estate for which the assessment is made. Said lien may be foreclosed in the same manner as real estate mortgages under Wisconsin law, provided that such liens shall be subordinate to any purchase money for construction mortgage. The assessment and interest thereon shall further be the personal obligation of the applicable lot owner.

38) **Disturbance of Survey Stakes.** No pole, pedestal, buried cable or other object shall be placed so as to disturb any survey stake or to obstruct any vision along any lot lines or street. Any disturbance of a survey stake is a violation of Section 236.32 of the Wisconsin Statutes.

39) **Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force a defect.

40) **Amendment.** This Declaration may be modified, clarified, changed and/or amended at any time and in any manner by written declaration setting forth such modification, change, clarification and/or amendment, which has been executed by the owners of at least seventy-five percent (75%) of the lots in the Subdivision, in such form as to allow it to be recorded in the relevant County Register's Office; provided, however, that such modification, change, clarification and/or amendment shall require the written approval of CDG, so long as CDG owns any lot(s) in the Subdivision. Further, so long as CDG owns

any property in the Subdivision, CDG, by itself alone, shall be entitled to modify, clarify, change, amend and/or terminate the covenants, conditions and restrictions.

41) **Term.** These conditions, restrictions, and requirements are covenants running with the land.

42) **Interpretation.** These declarations shall be construed and interpreted in favor of restricting the use of each lot consistent with the purposes hereof and any ambiguity shall be resolved against any lot owner who installs any structure or engages in any activity not clearly authorized under these declarations. These covenants are subject to enforcement under Wisconsin Law.

Executed this _____ day of _____, 2025.

CLAYTON DEVELOPMENT GROUP, LLC

By: _____
Derek Liebhauser

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

Personally, came before me this _____ day of _____, 2025, the above named Derek Liebhauser, to me known to be the Manager of Clayton Development Group, LLC and the person who executed the foregoing instrument, and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires _____

EXHIBIT A

Scholar Ridge Estates Part of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ of Section 24 Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin Lots:

128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155