



PLAN COMMISSION

Wednesday, November 13, 2024 – 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 Re-Zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, October 9, 2024 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 2024 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & consideration of Resolution 2024-004 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Guy Grenfell to combine Tax ID #006-1254 and Tax ID #006-0808-02 into one (1) lot.
- C. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahon Associates, Inc. on behalf of Clayton Development Group, LLC to divide Tax ID #006-1799 into two (2) separate lots.
- D. Review/Recommendation: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Dec 11; Jan 15; Feb 12
- B. Special Town Electors Meeting - November 20 beginning at 6 pm
- C. Town Board (6:30 pm start unless otherwise noted) - Nov 20 (**immediately following the Special Town Electors Meeting**); Dec 4 & 18; Jan 8 & 22

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

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

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

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

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

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton will hold a Public Hearing at 6:30 PM on Wednesday, November 13, 2024, in the Town Hall Meeting Room located at 8348 Hickory Ave, Larsen, WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

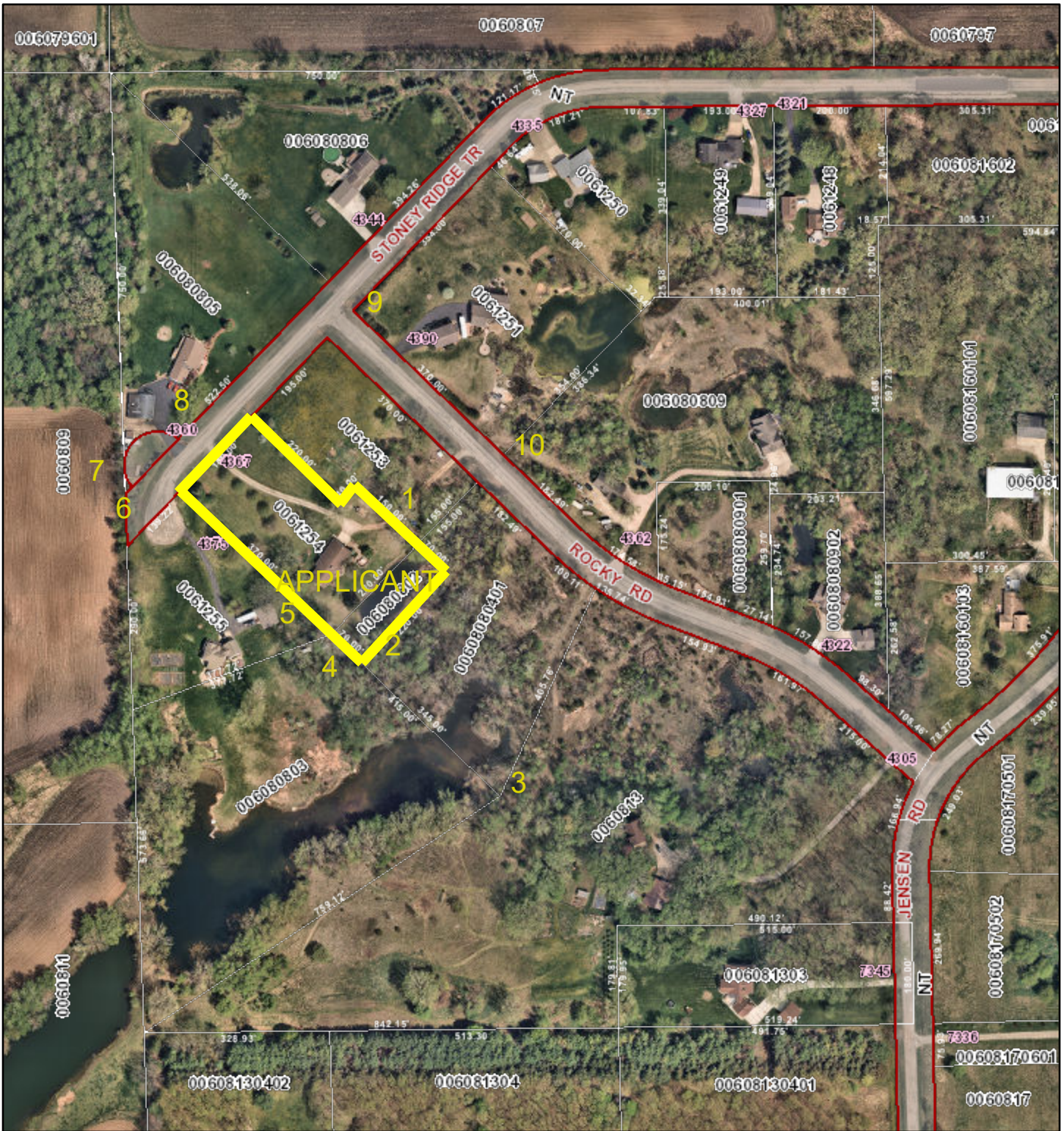
THE PETITIONER(s): Guy Grenfell requests approval to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

Copies of the Re-zoning 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 Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:00 PM on the date of the Public Hearing.

Dated this 25th day of October, 2024
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, October 30, 2024
and
Wednesday, November 6, 2024

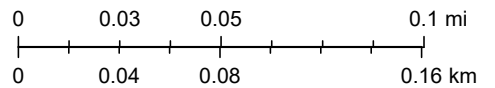
Post on or before October 30, 2024



10/16/2024, 9:37:37 AM

1:3,000

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Nearmap, Imagery Date: April 2020



PLAN COMMISSION

Wednesday, October 09, 2024 – 6:30 PM

Item A.

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

MINUTES

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

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

PRESENT

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

EXCUSED

Commissioner Dorow
Commissioner Hopkins

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Greenberg

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, September 11, 2024, Plan Commission Meeting

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, September 11, 2024 Plan Commission Meeting as presented.

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

Motion carried 5-0.

OPEN FORUM – Public comments addressed to the Plan Commission - NONE

CORRESPONDENCE

- A. Distribution of the September 2024 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Amerco Real Estate Company for a proposed addition of personal self-storage units on Tax ID #006-0306-07 (2927 Shady Ln).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to recommend denial of the Site Plan Review Application submitted by Amerco Real Estate Company.

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

Motion carried 5-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahan Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to postpone this item to the November 13, 2024, Plan Commission Meeting.

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

Motion carried 5-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Nov 13; Dec 11; Jan 15, 2025
- B. Town Board (6:30 pm start unless otherwise noted) - Oct 16 (**immediately following the Clayton Sanitary District #1 Meeting**); Nov 6 & 20 (**immediately following the Special Town Electors Meeting**); Dec 4 & 18
- C. Clayton Sanitary District #1 - October 16 beginning at 6 pm
- D. Special Town Electors Meeting - November 20 beginning at 6 pm

ADJOURNMENT**MOTION**

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:05 pm.

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

Motion carried 5-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

MEMORANDUM

Business Items A & B

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & consideration of Resolution 2024-004 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

AND

Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Guy Grenfell to combine Tax ID #006-1254 and Tax ID #006-0808-02 into one (1) lot.

After reviewing the proposed rezone and single lot CSM combining PINs 006-1254 (4367 Stoney Ridge Trail) and 006-0808-02, Code Administrator Greenberg has the following comments:

1. PIN 006-0054 is 1.66 acres and located in the Town's Suburban Residential (R-2) District. PIN 006-0808-02 is 0.35 acres in size and located in the Town's General Agriculture (A-2) District. The existing use of the subject property is single-family residential; There is a private pond on PIN 006-0808-02.
2. The subject lands are located in Tier 2 of the Town's Land Use Plan and designated in the Residential Single-Duplex Category.
3. PIN 006-0808-02 is proposed to be rezoned to the Suburban Residential (R-2) District to avoid multiple base zoning districts on one lot. A rezone from A-2 to R-2 is consistent with Land Use Plan recommendations.
4. There are no mapped floodplains or navigable waterways.
5. There are no mapped wetlands.
6. The property is not subject to Outagamie County Airport Zoning or Winnebago County Shoreland Zoning.
7. The subject property is not located within any planned sewer service areas and/or sanitary districts.
8. The adjacent residential lots to the east and west are zoned R-2 Suburban Residential District.
9. The applicable minimum lot requirements for unsewered lots in the R-2 District are as follows:
 - a. Minimum lot size: 20,000 sq. ft.
 - b. Minimum lot width: 100 ft.
 - c. Minimum road frontage: 33 ft.
 - d. Minimum side yard (principal building): 7 ft. on one side and 10 ft. on the other side.
 - e. Minimum rear yard (principal building): 25 ft.
 - f. Accessory Buildings Max: 1,200 sf. plus 1% of lot area in excess of lot size requirements;
10. Proposed Lot 1 complies with all R-2 District dimensional requirements.

It is my opinion that the rezoning may be approved, subject to the following condition of approval:

1. Within twelve (12) months of this approval, the owner must record a Certified Survey Map, which is in substantial conformance with the submitted CSM.

It is my opinion that the CSM may be approved, subject to the following conditions of approval:

1. The lands within PIN 006-0808-02, must be rezoned to the R-2 Suburban Residential District, prior to recording the CSM.
2. Per WI s. 236.25 (2) (c) The surveyor's seal shall be signed, sealed and dated on all pages.
3. The following well casing note shall be added: "The lot created by this document is located in the Special Well Casing Pipe Depth Area. This area has been established due to naturally occurring Arsenic contamination problems in this area affecting many wells. Individuals who plan on drilling a well should consult with the Wisconsin Department of Natural Resources, or a drilling professional, to determine how to comply with the provisions of s. NR 812.12(3) of the Wisconsin Administrative Code."

SUGGESTED MOTION(S):

Motion to approve Resolution 2024-003 Recommending the Re-zoning of Property from the A-2 (General Agriculture District) to R-2 (Suburban Residential District).

Motion to recommend approval of the CSM submitted by Guy Grenfell with the three (3) listed conditions.

Respectfully Submitted,
Kelsey

RE-ZONING APPLICATION

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



PROPERTY OWNER

Name: Guy Grenfell
 Street Address: 4367 Stoneyrige Trail
 City: Oshkosh State: WI Zip Code: 54904
 Phone: 920-202-2856
 E-mail: ggrenfell18@gmail.com

APPLICANT

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

Name: Guy Grenfell
 Address: 4367 Stoneyrige Trail Oshkosh, WI Zip Code: 54904
 Phone: 920-202-2856 E-Mail: ggrenfell18@gmail.com
 Describe the reason for the Re-Zoning: Merging to 1 lot

RE-ZONING SPECIFICS

Number of Lots: 2 Total Acreage: 2.01 Tax Key Number: 0061254
 Legal Description: Residential and Pond 006080802

Current Zoning: _____

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

Applicant Signature: [Signature] Date: 10/4/24

Town Use Only Fee (see Town Fee Schedule)

Fee: 500 Check #: 4855 Receipt #: _____ Date: 10/4/24
 Date Received Complete: 10/4/24 By: Kou Applic. #: _____
 Review Meetings - Plan Comm _____ Town Board _____
 Newspaper Publication Dates: _____ & _____ Posting Date: _____
 300ft Neighborhood Notice Distribution: _____
 Re-Zoning is: Approved Denied
 Comments: _____

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












Site Map

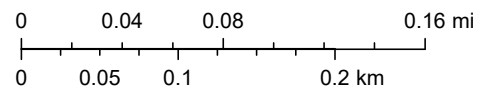
Item A.



11/5/2024, 8:16:48 AM

1:4,823

- | | |
|---|--|
|  Adjacent Counties |  Navigable - Permanent (checked) |
|  Lakes, Ponds and Rivers |  Navigable - Intermittent (checked) |
| Navigable Waterways |  Navigable - Stream (checked) |
|  Navigable - Permanent (unchecked) |  Tax Parcel Boundary |
|  Navigable - Intermittent (unchecked) |  Road ROW |
|  Navigable - Stream (unchecked) |  Municipal Boundary |

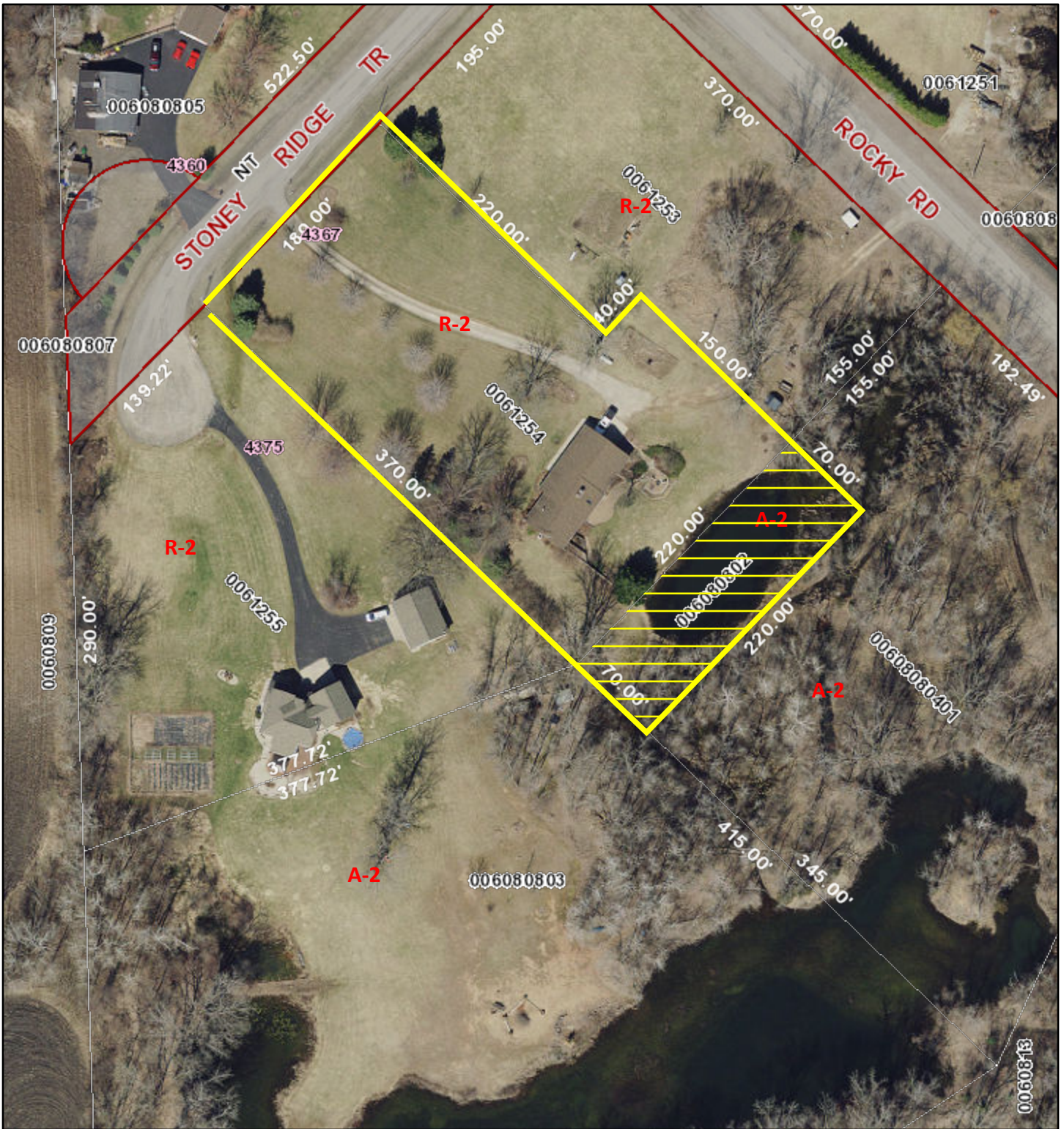


Winnebago County GIS, Imagery Date: April 2020



Proposed Rezone From A-2 to R-2

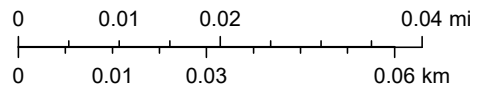
Item A.



11/5/2024, 8:16:57 AM

1:1,206

- Adjacent Counties
- Navigable - Permanent (checked)
- Lakes, Ponds and Rivers
- Navigable - Intermittent (checked)
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW



Winnebago County GIS, Imagery Date: April 2020

TOWN OF CLAYTON
PLAN COMMISSION RESOLUTION # 2024-004
RE-ZONING OF TAX ID #006-0808-02

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

Owner: Guy Grenfell & Elizabeth Fedie

Applicant: Guy Grenfell

Location: Property immediately adjacent to Tax ID #006-1254 addressed 4367 Stoney Ridge Trail

Legal Description: Being a part of the Northeast ¼ of the Southwest ¼, Section 32, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, Wisconsin.

Parcel Number: The property is known as Tax ID # 006-0808-02

Explanation: Applicant is requesting a Zoning Change for approximately 0.35 acres of the existing Tax ID from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

Town Findings:

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

Signed: _____
Dick Knapinski, Plan Commission Chair

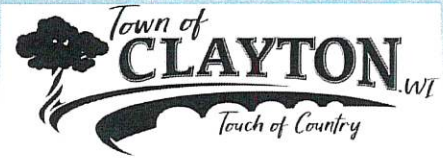
Date:

Attest: _____
Kelsey Faust-Kubale, Town Clerk

Date:

Certified Survey Map (CSM) Review Application

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



Property Owner(s)

Name GUY GRENFELL, ELIZABETH FEDIE

Street Address 4367 STONEY RIDGE TAIL

City OSHKOSH State WI Zip Code 54904

Phone 920-202-2856

E-mail ggrenfell18@gmail.com

Applicant:

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

Name: GUY GRENFELL

Address: 4367 STONEY RIDGE TRAIL, OSHKOSH, WI Zip Code: 54904

Phone: 920-202-2856 E-Mail: ggrenfell18@gmail.com

Describe the reason for the CSM Review: COMBINE 2 LOTS INTO 1

Survey Specifics:

Number of Lots: 1 Total Acreage: 2.02 Tax Key Number: 0061254 AND 006080802

Legal Description: SEE CSM

Surveyor: ANDREW HUNTER

Zoning: CURRENTLY R-2 AND A-2 Registration Number: S-2835

Address: 5020 LEONARD PT. RD. OSHKOSH, WI 54904

Phone: 920-410-7744 Email: andy@wisconsinlandsurveying.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.

Andrew Hunter REPRESENTATIVE, SURVEYOR 10-4-2024

Signature Today's Date

For Town Use Only

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

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

CERTIFIED SURVEY MAP _____ **SHEET 1 OF 3**

LOT 8, STONEY RIDGE ACRES, RECORDED AS DOCUMENT NO. 742456, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

NOTES

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY) NAD 83(2011), WHERE THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32 BEARS N01°16'25"W.

"THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP 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."

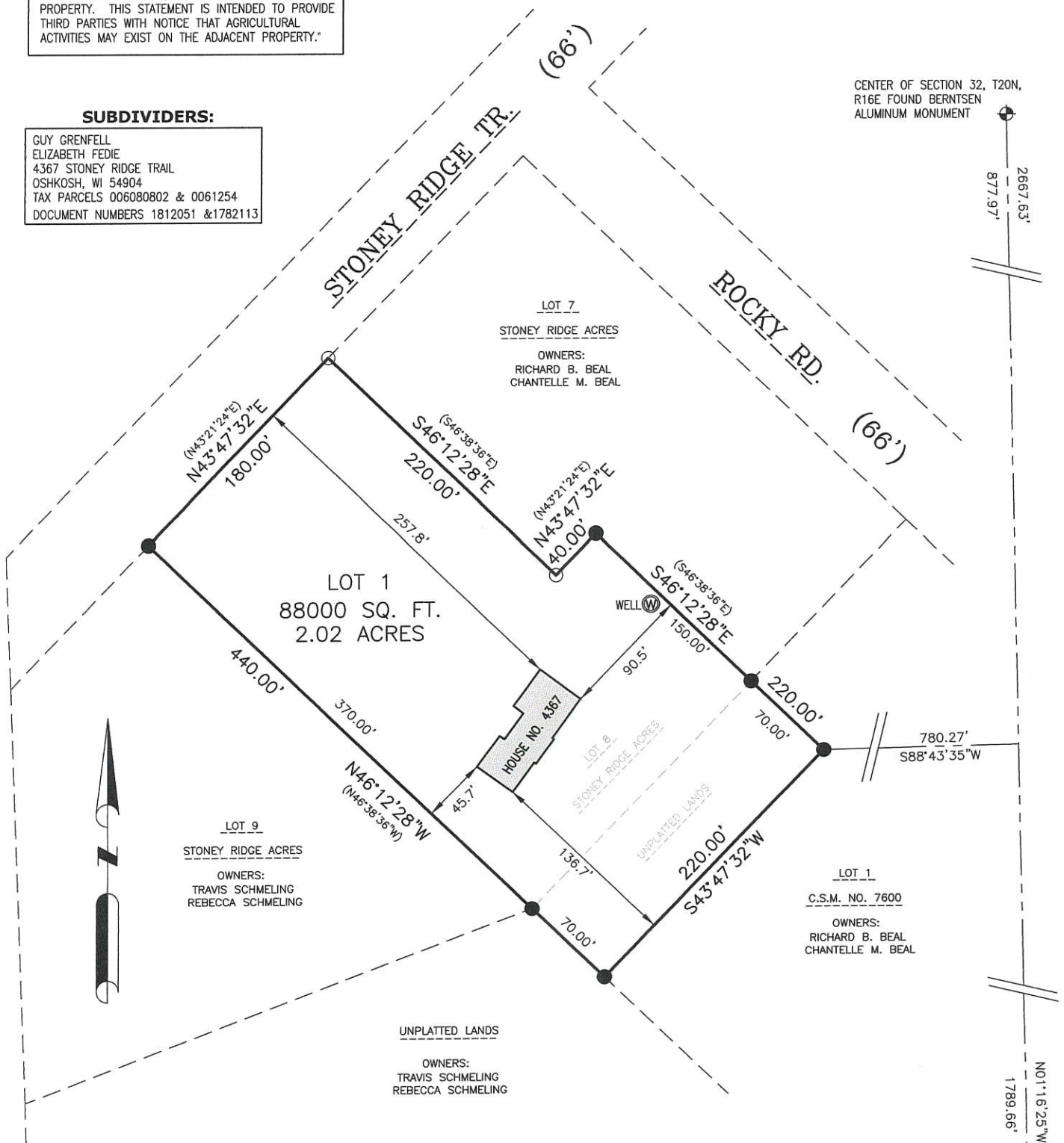


LEGEND

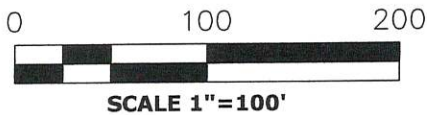
- DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- DENOTES 1" IRON PIPE FOUND
- () DENOTES RECORD DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT

SUBDIVIDERS:

GUY GRENFELL
ELIZABETH FEDIE
4367 STONEY RIDGE TRAIL
OSHKOSH, WI 54904
TAX PARCELS 006080802 & 0061254
DOCUMENT NUMBERS 1812051 & 1782113



9/19/2024	<p>WISCONSIN LAND SURVEYING INC. <i>Professional Service You Can Trust</i></p>
PROJECT 6087	
SHEET 1 OF 3	
3552 GLEN OAKS PASS GREEN BAY, WI 54311 www.wisconsinlandsurveying.com (920)410-7744	



CERTIFIED SURVEY MAP

SHEET 2 of 3

LOT 8, STONEY RIDGE ACRES, RECORDED AS DOCUMENT NO. 742456, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN**

I, ANDREW L. HUNTER, WISCONSIN PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY;

THAT I HAVE SURVEYED, COMBINED AND MAPPED LOT 8, STONEY RIDGE ACRES, RECORDED AS DOCUMENT NO. 742456, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN., WHICH IS BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 01°16'25" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1789.66 FEET; THENCE SOUTH 88°43'35" WEST 780.27 FEET TO A WESTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7600 AND THE POINT OF BEGINNING; THENCE SOUTH 43°47'32" WEST ALONG THE WEST LINE OF SAID LOT 1, 220.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 46°12'28" WEST ALONG THE SOUTH LINE OF LOT 8, STONEY RIDGE ACRES AND THE EXTENSION THEREOF, 440.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STONEY RIDGE TRAIL, BEING THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 43°47'32" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 180.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 8; THENCE SOUTH 46°12'28" EAST ALONG SAID NORTHEASTERLY LOT LINE, 220.00 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LOT LINE, NORTH 43°47'32" EAST 40.00 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY LOT LINE AND THE EXTENSION THEREOF, SOUTH 46°12'28" EAST 220.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 88,000 SQ. FT. (2.02 ACRES) AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PARCEL NUMBERS 006080802 AND 0061254, AS DESCRIBED IN DOCUMENT NUMBER 1812051 AND 1782113.

THAT I HAVE MADE THIS SURVEY BY THE DIRECTION OF GUY GRENFELL AND ELIZABETH FEDIE, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, COMBINING AND MAPPING THE LAND, AND THE LAND SUBDIVISION ORDINANCES OF THE TOWN OF CLAYTON AND WINNEBAGO COUNTY.

ANDREW HUNTER, PROFESSIONAL
WISCONSIN LAND SURVEYOR S-2835-008

DATE: _____

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF CLAYTON AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 20 _____

GUY GRENFELL

ELIZABETH FEDIE

STATE OF WISCONSIN)
:SS

COUNTY)

PERSONALLY, CAME BEFORE ME THIS _____ DAY OF _____ 20 _____ THE AFOREMENTIONED GUY GRENFELL AND ELIZABETH FEDIE TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFIED SURVEY MAP

SHEET 3 of 3

LOT 8, STONEY RIDGE ACRES, RECORDED AS DOCUMENT NO. 742456, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

WINNEBAGO COUNTY TREASURERS CERTIFICATE

AS DULY ELECTED WINNEBAGO COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

WINNEBAGO COUNTY TREASURER

DATE

TOWN OF CLAYTON TREASURERS CERTIFICATE

AS DULY ELECTED TOWN OF CLAYTON TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

TOWN OF CLAYTON TREASURER

DATE

CLAYTON TOWN BOARD CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP, BEING LOT 8, STONEY RIDGE ACRES, RECORDED AS DOCUMENT NO. 742456, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN IS HEREBY APPROVED.

DATE

TOWN BOARD REPRESENTATIVE

CERTIFICATE OF WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

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

AUTHORIZED SIGNATURE

DATE

PRINTED NAME

THIS DOCUMENT WAS DRAFTED BY ANDREW HUNTER

MEMORANDUM

Business Item C

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahon Associates, Inc. on behalf of Clayton Development Group, LLC to divide Tax ID #006-1799 into two (2) separate lots.

After review of the proposed 2-lot CSM dividing PIN 006-1799 (8433-51 Marlo Ave), Code Administrator Greenberg has the following comments:

1. The subject property is located in the Town's Multifamily Residential (R-4) District. The existing use of the subject property is multi-family residential.
2. There are twelve (12) existing multifamily buildings. Five buildings would be located on Lot 1 (7.074 acres) and the other seven would be on Lot 2 (8.127 acres).
3. Lot 1 would have a dedicated road access point to Marlo Ave. Lot 2 would have a shared access point with Lot 1 to Marlo Ave.
4. There is no mapped floodplain.
5. There are no mapped wetlands.
6. A non-navigable ditch runs along the northern boundary of the subject lands.
7. The property is not subject to Outagamie County Airport Zoning or Winnebago County Shoreland Zoning.
8. The subject property is located in the Fox West Sewer Service Area and Town of Clayton Sanitary District.
9. The applicable minimum (sewered) lot requirements for the R-4 District are as follows:
 - a. Minimum lot size: 15,000 sq. ft.
 - b. Minimum lot width: 120 ft.
 - c. Minimum road frontage: 33 ft.
 - d. Minimum side yard (principal building): 15 ft.
 - e. Minimum rear yard (principal building): 40 ft.
 - f. Floor area ratio maximum: 50%
 - g. Accessory Buildings Max: No limitation.
10. Proposed Lots 1 and 2 comply with the R-4 District Requirements.

It is my opinion that the CSM may be approved, subject to the following conditions of approval:

1. Per WI s. 236.25 (2) (c) The surveyor's seal shall be signed, sealed and dated on all pages.

In addition, I offer the following for consideration:

Due to the fact that Lot 2 does not have dedicated access and will share access with Lot 1, the Town could consider requiring an access easement and associated shared driveway agreement to be submitted for review and approval, prior to signing the CSM.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by McMahon Associates on behalf of Clayton Development Group, LLC with the one (1) listed condition.

Respectfully Submitted,
 Kelsey

Certified Survey Map (CSM) Review Application

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



Property Owner(s)

Name Clayton Development Group, LLC

Street Address 2065 American Drive, Suite A

City Neenah State WI Zip Code 54956

Phone (920) 428-9451

E-mail derek@groundedpropertygroup.com

Applicant:

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

Name: Douglas E. Woelz-McMahon Associates, Inc.

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

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

Describe the reason for the CSM Review: _____

divide Lot 4 of Scholar Ridge Estates into 2 separate lots

Survey Specifics:

Number of Lots: 2 Total Acreage: 15.201 Tax Key Number: 0061799

Legal Description: all of Lot 4 of Scholar Ridge Estates, recorded as Document No. 1914856, located in the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin

Surveyor: Douglas E. Woelz-McMahon Associates, Inc.

Zoning: R-4 Registration Number: S-2327

Address: 1445 McMahon Drive Neenah, WI 54956

Phone: (920) 751-4200 Email: 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.

Signature _____ Today's Date _____

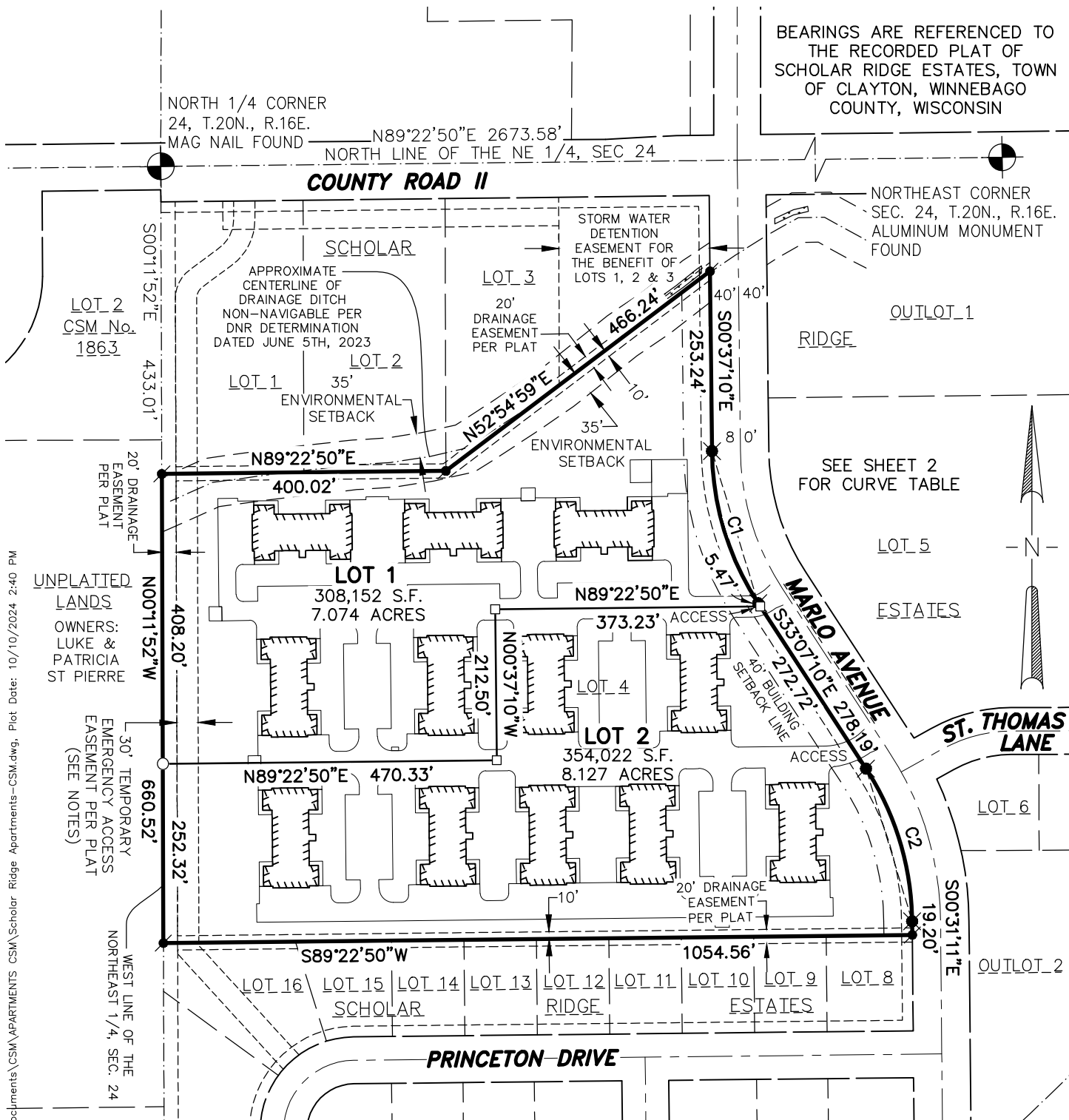
For Town Use Only

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

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

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 4

ALL OF LOT 4 OF SCHOLAR RIDGE ESTATES, RECORDED AS DOCUMENT NO. 1914856, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



LEGEND

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - MAG NAIL SET IN PAVEMENT
- - 3/4" STEEL REBAR FOUND
- ⊗ - 1 1/4" STEEL REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET
- ▬ - 15' UTILITY EASEMENT PER PLAT (UNLESS OTHERWISE NOTED)
- ▨ - EXISTING BUILDING
- ▧ - WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022

OWNER: CLAYTON DEVELOPMENT GROUP, LLC ATTN. DEREK LIEBHAUSER 2065 AMERICAN DRIVE, SUITE A NEENAH, WI 54956



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

DRAFTED BY: Corey W. Kalkofen

c:\alkofen\w\PROJECTS\C1069_092300271\CADD\Civil3D\Survey Documents\CSM\APARTMENTS CSMA\Scholar Ridge Apartments-CSM.dwg, Plot Date: 10/10/2024 2:40 PM

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 4

ALL OF LOT 4 OF SCHOLAR RIDGE ESTATES, RECORDED AS DOCUMENT No. 1914856, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 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 all of Lot 4 of Scholar Ridge Estates, recorded as Document No. 1914856, located in the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin, containing 662,174 square feet (15.201 acres) of land.

That I have made this survey by the direction of the Owner(s) of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes and subdivision regulations of Winnebago County and the Town of Clayton in surveying, dividing and mapping the same.

Given under my hand and seal this ____ day of _____, 20____.

Douglas E. Woelz, WI Professional Land Surveyor S-2327

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	226.89'	223.86'	S16°52'10"E	32°30'00"
C2	400.00'	227.59'	224.53'	S16°49'10"E	32°35'59"

NOTES:

ENVIRONMENTAL SETBACK CORRIDOR PROTECTIONS:

THE FOLLOWING USES, STRUCTURES AND ACTIVITIES ARE PROHIBITED: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH PUBLIC STREET AND UTILITY CROSSINGS AND DRAINAGE IMPROVEMENTS AND FACILITIES; CONSTRUCTION OF ANY BUILDING OR STRUCTURE INCLUDING FENCES; THE DUMPING OF TRASH, GARBAGE OR COMPOST; THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND; THE REMOVAL OF NATIVE VEGETATION; AND THE MOWING OR CUTTING OF VEGETATION LOWER THAN EIGHT (8) INCHES. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND HIS/HER/ITS SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS MAY BE ENFORCED BY ANY LOT OWNER, HOMEOWNERS' ASSOCIATION OR THE TOWN OF CLAYTON BY PROCEEDINGS IN LAW OR EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE THESE RESTRICTIONS. THESE RESTRICTIONS SHALL NOT BE AMENDED, WAIVED OR TERMINATED WITHOUT A RECORDED WRITTEN INSTRUMENT AND THE EXPRESS WRITTEN CONSENT OF THE TOWN OF CLAYTON.

RIGHT TO FARM COVENANT:

THE LOTS CREATED ON THIS 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 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.

30' TEMPORARY EMERGENCY ACCESS EASEMENT AS SHOWN TO BE USED FOR EMERGENCY PURPOSES ONLY. THIS EASEMENT SHALL TERMINATE UPON THE DEDICATION OF SECONDARY PUBLIC ACCESS BEING PROVIDED TO SERVICE THE SCHOLAR RIDGE ESTATES DEVELOPMENT.

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.

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.

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 4

ALL OF LOT 4 OF SCHOLAR RIDGE ESTATES, RECORDED AS DOCUMENT NO. 1914856, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

TOWN OF CLAYTON BOARD APPROVAL

We hereby certify that the Town of Clayton Board of Supervisors approved this Certified Survey Map by voice vote at their regular meeting of _____, with/without conditions, and we do hereby certify that all conditions were satisfied and the approval was granted and effective on this _____ day of _____, 20_____.

Town Chairperson
Russell D. Geise

Date

Town Clerk
Kelsey Faust-Kubale

Date

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un-paid taxes or un-paid special assessments on any of the lands included in this Certified Survey Map.

Town Treasurer
LuAnn Fietzer

Date

County Treasurer
Amber L. Hoppa

Date

NOTES

- THIS CSM IS ALL OF TAX PARCEL No. 0061799.
- THE PROPERTY OWNER OF RECORD IS CLAYTON DEVELOPMENT GROUP, LLC.
- THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 1900006.

VILLAGE OF FOX CROSSING APPROVAL (EXTRATERRITORIAL)

We hereby certify that this Certified Survey Map 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

MEMORANDUM**Business Item D**

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 approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

The Commissioners requested this item be brought back at the November 13 meeting to allow for time for the Engineer reviewing on behalf of the Town to submit comments. Per Engineer Stephan, there were areas where the minimum slope in ditches is less than the required 1.0%. McMahon has prepared an exhibit with the ditches highlighted and grade called out for the Commission to review.

SUGGESTED MOTION(S):

Motion to recommend approval of the Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC as presented.

Respectfully Submitted,
Kelsey

Date	11-6-2024
To	Kelly Wisnefske, Town Administrator, Town of Clayton
From	Matt Stephan, P.E.
Subject	Scholar Ridge Estates – Phase II – Engineering Review

Cedar Corporation was asked to provide an engineering review for the above referenced project regarding Sanitary Sewer, Watermain, Stormwater Management, Grading, and Erosion Control.

Items reviewed are stamped plans dated August 19, 2024 and Stormwater Management Plan dated October 26, 2024, both prepared by McMahon Associates, Inc.

We offer the following comments regarding our review:

WATERMAIN:

Watermain depth is fine in roadways, however water services and hydrant leads will have approximately 5-feet of cover crossing ditches. We recommend installing 4-inches of insulation 12’ in length over hydrant leads and water services centered on ditch centerline.

There is a high point in the watermain at approximate station 52+00 Marlo Avenue. We recommend adjusting hydrant locations or adding a hydrant such that a hydrant is located at the high point which will be beneficial in purging air from the water main.

Curb stops through the development are shown 12-feet outside of the right-of-way. We recommend curb stops be located at the right-of-way line.

Many communities require a culvert be installed in ditches at hydrants such that water utility staff and fire personnel do not have to cross through ditches to access hydrants. We would recommend a 10-foot long culvert be installed at all hydrants located behind ditch flowlines.

Recommend installing watermain on Cornell Avenue from the tee at Xavier Dr. to the east at a flat grade, to avoid trapping air in the wm stub.

Please provide a copy of the DNR watermain submittal and approval when received to our office for our records.

We recommend that joint restraint vs blocking and buttress' be used on watermain bends and fittings. Much of the watermain trench walls will be disturbed during the installation of deep sanitary sewer.

SANITARY SEWER:

We note no drop of elevation across manholes from upstream to downstream.

Please provide service area maps, flow calculations, and design depth calculations for our records.

We recommend a greater separation than 8-foot where possible due to the depth of the sanitary sewer.

Marker posts should be installed at the end of sanitary sewer laterals and should be called off on the lateral detail.

Call off typical depth of sewer laterals at the right-of-way on the Riser Detail.

ROADWAY, GRADING, STORMWATER:

There are a number of ditches in the proposed Phase II that do not meet the Town's Minimum Road Design Standards. Ditch grades shall not be less than 1.0% per standards. There are a number of ditches that have 0.50% slope, and other non-conforming ditches ranging from 0.50% to 1.0%. On Xavier Drive, at station 3+50, the ditches are flat at a high point in the road.

Ditch for-slopes shall not be less than 4:1 slope per standards. There are ditches with less than that, the worst being 2.35:1 slope.

Call off on the plans that the perforated drain tile shall be surrounded by 4-inches of ¾" clear crushed stone. The detail for Ditch Drain Tile shows 3-inches.

Call off on the plans that the connections of drain tile below paved areas shall be Schedule 40 PVC.

Show on plans where drain tile will connect to either storm structures, culverts, or where they will discharge.

Install inlet / catch basins at locations where drain tiles connect to drain tile branches.
(intersections)

Recommend installation of temporary sediment traps to prevent siltation of the permanent stormwater detention facilities.

Please provide any culvert sizing calculations and call off required culvert sizes for proposed driveways that will be located within dedicated road right-of-way.

We recommend the bottom of the outlet structures be 4-feet below normal water level to prevent the structure from frost heave.

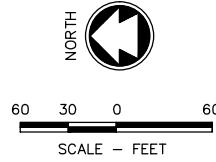
Provide typical section details for the 8-foot wide trail including details of trail – driveway crossings and trail - roadway crossings.

Curb tapers should be added to the ends of curb and gutter sections to protect snow plow impacts.

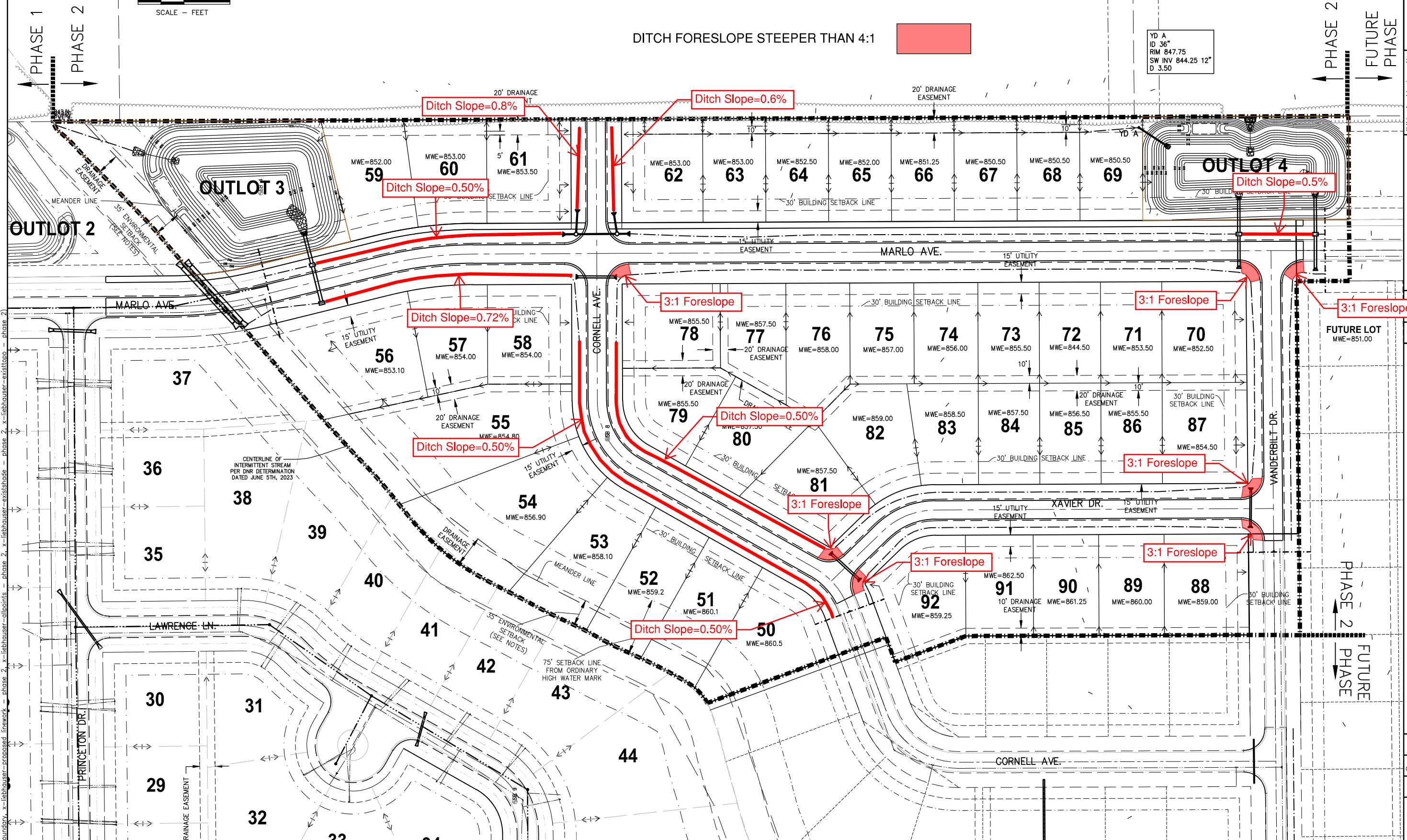
DITCH SLOPE EXHIBIT MAP

DITCH LONGITUDINAL SLOPE < 1.0% (Town Design Standard)

DITCH FORESLOPE STEEPER THAN 4:1



YD A
ID 36"
RIM 847.75
SW INV 844.25 12"
D 3.50



Item D.
McMAHON
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
PH 920.751.4200 FX 920.751.4284 MCM@MCMACOM

SCHOLAR RIDGE ESTATES - PHASE 2
TOWN OF CLAYTON, WINNEBAGO CO., WI

DESIGNED ZRL	DRAWN ZRL
PROJECT NO. C1069-09-23-00271.02	
DATE NOVEMBER 4, 2024	
SHEET NO. EX 30	

z:\projects\1069\092300271\Phase 2\CADD\Civil3D\Figures-Exhibits\Ditch Slope Exhibit\Phase 2 - x-liebrauser-existshade - phase 2.dwg, 11/7/2024 7:53 AM, xrefs: (x-liebrauser-existshade, x-liebrauser-existtopo, x-culverts-arrows, scholar ridge estates phase 2 boundary, x-liebrauser-proposed linework - phase 2, x-liebrauser-existshade - phase 2, x-liebrauser-existtopo - phase 2)

This submittal is in reference to Staff comment #5 for Scholar Ridge Estates Phase 2.

5. Prior to consideration of the final plat, documentation shall be provided to the Town indicating the drain tile, intake structure, and multiple rock wall/dam structures identified in the WDNR navigability letter have been removed and/or adequately addressed.

Picture taken facing upstream of the navigable waterway at West property line of Liebhauser parcel. Large rocks or “dam structure” have been removed from the waterway.



Picture taken facing downstream of the navigable waterway at East property line of Liebhauser parcel. Large rocks or “dam structure” have been reoved from the waterway.

