



BOARD OF SUPERVISORS MEETING

Wednesday, July 19, 2023 at 6:30 PM

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

AGENDA

CALL TO ORDER

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

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, July 5, 2023, Town Board Meeting

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA

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

CORRESPONDENCE

- A. Distribution of the June 2023 Winnebago County Tonnage Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

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

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. Renewal - Melissa Larsen

BUSINESS REFERRED BY THE PLAN COMMISSION

- A. Plan Commission Recommendation: Motion to approve/deny a Final Plat Review Application submitted by McMahan Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Final Plat, dividing Tax ID #006-0617 (2689 County Rd II) & Tax ID #006-0618 into 49 lots and 2 outlots intended for a combination of commercial/business, multi-family residential, two-family residential, & single-family residential uses.
- B. Plan Commission Recommendation: Motion to approve a Conditional Use Application submitted by McMahan Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen

- (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.
- C. Plan Commission Recommendation: Motion to approve a Site Plan Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.
- D. Plan Commission Recommendation: Motion to approve a Certified Survey Map (CSM) submitted by Davel Engineering & Environmental Inc., on behalf of Donald & Tara Hennessey for approval of a CSM dividing Tax ID #006-0114-03 (9365 Center Rd) into two (2) lots.
- E. Plan Commission Discussion: Plan Commission Resolution 2023-005 Recommending Adoption of the Town of Clayton Comprehensive Plan 2040.

BUSINESS

- A. Discussion/Action: Town Board review & consideration of the Certificate of Payment #1 for Eagle Heights Dr & Wing Ln. Sanitary Sewer, Street & Stormwater Pond Construction submitted by MCC, Inc. in the amount of \$251,880.62.
- B. Discussion/Action: Town Board review & consideration of a revised Developer Agreement submitted by G&L Properties for a proposed machining & repair services development on Tax ID #006-0340-02-01.
- C. Discussion/Action: Town Board review & consideration of a Developer Agreement submitted by PRE/3, LLC for a proposed multi-family residential development on Tax ID #006-0328-01.
- D. Discussion/Action: Town Board review & consideration of the Tax Increment Financing (TIF) Application submitted by PRE/3, LLC for a proposed multi-family residential development on Tax ID #006-0328-01.

REVIEW OF DISBURSEMENTS

- A. Check Summary Register

REVIEW OF GENERAL FUND BUDGET UPDATES

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - August 2 & 16; Sept 6 & 20; Oct 4 & 18
- B. Plan Commission (6:30 pm start unless otherwise noted) - August 9 & 23; Sept 13; Oct 11

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

Respectfully submitted,

Russell D. Geise
Town Chairperson

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

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

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

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



BOARD OF SUPERVISORS MEETING

Wednesday, July 05, 2023 at 6:30 PM

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

MINUTES

CALL TO ORDER

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

SUPERVISORS

- Town Chair Geise
- Supervisor Lettau
- Supervisor Grundman
- Supervisor Christianson
- Supervisor Reif

STAFF

- Administrator Wisnefske
- Clerk Faust-Kubale
- Treasurer Zolp
- Attorney LaFrombois

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, May 17, 2023 Town Board Meeting

CORRECTION - Board will be approving the minutes of the June 21, 2023, Town Board Meeting, not May 17, 2023, as stated.

MOTION:

Motion made by unanimous consent to approve the Wednesday, June 21, 2023 Town Board Meeting Minutes.

Motion carried by unanimous voice vote.

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA - NONE

CORRESPONDENCE

- A. Distribution of the June 2023 Building Inspection Report
- B. Distribution of the Framework and Instructions for Local Government Spirit Fund Spending from the Winnebago County Executive received June 29, 2023
- C. Distribution of the meeting materials for the July 5, 2023, Fox West Regional Sewerage Commission meeting

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. County Board Supervisor Report

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

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. New - Marina Dahl
- B. Renewal - Jan Cavanaugh
- C. Renewal - Kayla Fritsch
- D. Renewal - Nicole Kellogg

BUSINESS

- A. Discussion/Action: Town Board review & consideration of Resolution 2023-005 A Resolution Approving an Intergovernmental Agreement to Satisfy Eligibility for a Recycling Consolidation Grant for Calendar Year 2024.

MOTION:

Motion made by Supervisor Christianson, **Seconded** by Supervisor Lettau to approve Resolution 2023-005 and direct staff to submit the approved Resolution to Winnebago County Solid Waste Management Board.

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

Motion carried 5-0.

- B. Discussion/Action: Town Board review & consideration of a Request for Funds & Memorandum of Understanding between the Wisconsin Elections Commission (WEC) and Town of Clayton to participate in the 2023 Absentee Ballot Envelope Subgrant Program.

MOTION:

Motion made to approve the Request for Funds & Memorandum of Understanding & direct Staff to submit to the Wisconsin Elections Commission.

Motion carried by unanimous voice vote.

REVIEW OF DISBURSEMENTS

- A. Check Summary Register

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - July 19; August 2 & 16; Sept 6 & 20
- B. Plan Commission (6:30 pm start unless otherwise noted) - July 12; August 9 & 23; Sept 13

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

MOTION:

Motion made by unanimous consent to adjourn at 6:52 pm.
Motion carried by unanimous voice vote.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

JOHN M. RABE, P.E.
Director

www.winnebago-county-solid-waste.com
solidwaste@winnebago-county-wi.gov



Winnebago County

Solid Waste Management Board

The Wave of the Future


LANDFILL/ADMINISTRATIVE
100 W. COUNTY RD. Y
OSHKOSH, WI 54901

PHONE (920) 232-1800
FAX (920) 424-1189

Item A.

DATE: July 7, 2023

TO: Contracted Responsible Units

FROM: Kathy Hutter – Operations Manager
khutter@winnebago-county-wi.gov 
920-232-1853

RE: June 2023 Signing Municipality Update & Monthly Scale Reports

Recycling Success through Behavioral Change – The Recycling Partnership recently released its 2023 Knowledge Report, *Accelerating Behavior Change to Achieve a Circular Economy*, a study focused on what behaviors inhibit or improve recycling across America. In this study, the Recycling Partnership has identified four key themes for us to consider as we strive for recycling success and grow local programs (page 9). The Four Themes, summarized:

1. We have Systematic Communications – build a 'communications infrastructure' to make it easier for recyclers to learn how's and why's as change occurs within the industry.
2. People have Confidence in Recycling Outcomes – reinforce confidence through transparency.
3. Engagement and Outreach are Tailored to Different Audiences – multi-level, modular outreach, applied over time supports behavior change.
4. Recycling Systems are Designed with Behavior in Mind – the functionality of recycling within the home is set on "household rules" and highlighting in-home processes that already lead to recycling successes will influence others to modify behaviors for similar outcomes.

Winnebago County Solid Waste Staff will continue to evaluate the themes presented in the Recycling Partnership's 2023 Knowledge Report to develop education and outreach strategy for the 2nd half of 2023 and beyond. We hope to provide you with an update in the fall. To view the entire Recycling Partnership 2023 Knowledge Report, visit: <https://recyclingpartnership.org/knowledge-report-download/>

The WDNR Recycling Consolidation Grant 2024 Cooperative Agreement – was emailed to Municipal Clerks and Public Works Staff on June 13, 2023 (City of Neenah, City of Oshkosh excluded). Please complete and return the Agreement to me via email or mail by August 18th. We will combine all returned Agreements into a packet and redistribute it to you for your records. Keep in mind that by completing this paperwork, your community will qualify for additional WDNR Recycling Grant Funds.

KH/kh

S:\Landfill\52811 Recycling Programs\811 RUGs\RUG LETTERS\2023\07 RUGJUL23

**WINNEBAGO COUNTY SOLID WASTE MANAGEMENT BOARD
2023 RECYCLING TONNAGE REPORT**

	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	SS Tons	
T. Algoma	52.22	40.80	59.90	44.38	38.41	47.89							283.60	T. Algoma
T. Black Wolf	18.31	17.47	25.05	21.19	17.39	28.28							127.69	T. Black Wolf
T. Clayton	39.17	32.53	37.70	25.63	34.41	45.63							215.07	T. Clayton
V. Fox Crossing	117.11	91.65	109.11	102.55	97.92	111.13							629.47	V. Fox Crossing
T. Neenah	22.30	22.00	31.36	23.72	25.23	30.97							155.58	T. Neenah
T. Nekimi	9.29	8.81	11.58	8.82	9.59	12.90							60.99	T. Nekimi
T. Omro	12.21	11.04	13.62	9.82	11.32	10.65							68.66	T. Omro
T. Vinland	17.67	11.85	12.19	13.25	15.46	16.37							86.79	T. Vinland
T. Winchester	15.16	12.90	10.58	16.67	11.40	13.29							80.00	T. Winchester
T. Winneconne	25.03	18.78	23.01	21.86	18.30	25.23							132.21	T. Winneconne
T. Wolf River	6.18	4.46	4.17	6.63	5.71	4.30							31.45	T. Wolf River
V. Winneconne	13.62	12.64	13.53	13.17	22.26	25.68							100.90	V. Winneconne
C. Menasha	122.60	110.42	92.37	112.10	119.36	132.70							689.55	C. Menasha
C. Neenah	184.77	138.68	168.27	158.72	180.38	180.72							1011.54	C. Neenah
C. Omro	15.48	15.83	13.73	17.90	17.68	26.48							107.10	C. Omro
C. Oshkosh	347.56	277.07	325.52	303.96	333.94	348.48							1936.53	C. Oshkosh
Other SS	255.55	197.60	340.91	278.45	302.45	335.63							1710.59	Other SS
TOTAL TONS	1274.23	1024.53	1292.60	1178.82	1261.21	1396.33							7427.72	TOTAL TONS

	<u>Population</u>	<u>SS lbs./person</u>		<u>Population</u>	<u>SS lbs./person</u>		<u>Population</u>	<u>SS lbs./person</u>
T. Algoma	6,927	81.88	T. Omro	2,356	58.29	C. Menasha	18,490	74.59
T. Black Wolf	2,431	105.05	T. Vinland	1,773	97.90	C. Neenah	27,726	72.97
T. Clayton	4,375	98.32	T. Winchester	1,796	89.09	C. Omro	3,644	58.78
V. Fox Crossing	19,011	66.22	T. Winneconne	2,627	100.65	C. Oshkosh	66,929	57.87
T. Neenah	3,701	84.07	T. Wolf River	1,212	51.90			
T. Nekimi	1,334	91.44	V. Winneconne	2,542	79.39	Total	166874	68.52

MEMORANDUM

Plan Commission Item A

From: Administrator/Staff
To: Town Board
Re: Plan Commission Recommendation: Motion to approve/deny a Final Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Final Plat, dividing Tax ID #006-0617 (2689 County Rd II) & Tax ID #006-0618 into 49 lots and 2 outlots intended for a combination of commercial/business, multi-family residential, two-family residential, & single-family residential uses.

Attached please find a copy of the Draft Minutes for the Plan Commission Meeting held July 12, 2023.

There were a number of conditions outlined that the Plan Commission recommends if the Board wishes to approve the Final Plat. Those discussed conditions are:

1. A second emergency access from CTH II to Princeton Dr/St Norbert Dr shall be provided as approved by Clayton Protective Services Department.
2. Approve Princeton Dr & St Norbert Dr street names, as proposed, with appropriate street signage designating each.
3. Grant a waiver/variance to the Town's Minimum Road Design Standards Policy for road construction materials for all platted roads within the final plat, as described below:
 - a. 4 inches total asphalt pavement (1 3/4-inch upper/surface layer over 2 1/4-inch lower/binder layer)
 - b. 12 inches total gravel base (6 inches of 1 1/4-inch Base Aggregate Dense over 6 inches of 3-inch Base Aggregate Dense)
 - c. Geogrid (Bi-axial, Type SR) over prepared and verified subgrade per Town standardsAll other minimum road design standards described in the Town's Minimum Road Design Standards Policy shall be enforced.
4. As part of the Public Improvement Agreement subdivided shall provide the Town an irrevocable financial surety to cover costs of road failure if road failure were to occur within 30 years after construction.
5. Revised Utility & Road Construction Plans addressing comments from the Town Engineer & Village of Fox Crossing Utilities shall be submitted to and approved by the Town Engineer, Town of Clayton Sanitary District #1, and Village of Fox Crossing Utilities prior to commencing construction.
6. Town shall accept ownership of Outlots 1 and 2, as well as the maintenance responsibilities for the stormwater facilities on those Outlots.
7. Town Board to determine if the pedestrian facilities consisting of an 8-foot wide asphalt trail along the east side of Marlo Ave, as shown on the Utility & Road Construction Plans, are adequate for the subdivision.
8. Town Board shall determine if fee in lieu of land dedication pursuant to Section 7.10.08 (4)(b) of the Town Subdivision Ordinance is acceptable.

9. Approve temporary turnarounds/culs-de-sac, as proposed.
10. Subdivider shall finalize USPS service plan and, if using Cluster Mailbox Units (CBUs), CBU locations shall be identified on the final plat and a note shall be added to the final plat indicating:
 - a. That the Subdivider is responsible for initial installation/construction; and
 - b. Responsible parties for all CBU structure/foundation maintenance & replacement costs
11. State Certification of Final Plat shall be provided to the Town.

Please note **Condition #7** where the Commissioners have left it to the Board to decide if they deem the pedestrian facilities adequate for a subdivision of this magnitude.

Please note **Condition #8** that acceptance of fee in lieu will require the Town to purchase land **within the subject parcel(s)** for the construction of public facilities. Administrator Wisnefske will be available to provide more detail on this item.

In addition to the conditions/recommendations listed above, our Planner, Code Administrator, & Engineer at Cedar Corp recommend the following items be listed as well within the Board's final approval:

- All permits and approvals required by the Wisconsin Department of Natural Resources and Winnebago County for stormwater management and erosion control shall be obtained prior to commencing construction.
- The Wisconsin Department of Natural Resources jurisdictional determination/wetland exemption or Individual Permit for wetland disturbance shall be obtained prior any filling/disturbance of wetlands.
- All permits and approvals required by the Wisconsin Department of Natural Resources, Town of Clayton, Village of Fox Crossing, and Town of Clayton Sanitary District #1 for sanitary sewer, water main, and street construction shall be obtained prior to commencing construction of such public facilities.
- Subdivider shall execute a Public Improvement Agreement with the Town and provide requisite financial security for all public improvements pursuant to Section 7.10.06 prior to Town approval and as a condition of Town approval of the Final Plat.

Suggested Starting Motion:

*Motion to approve the Final Plat submitted by McMahon Associates on behalf of Clayton Development Group, LLC with all Staff & Plan Commission recommendations and conditions, and deeming the pedestrian facilities outlined in Plan Commission Recommendation #7 **adequate/inadequate**, and **accepting/denying** fee in lieu of dedication as outlined in Plan Commission Recommendation #8.*

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted,
Kelsey



PLAN COMMISSION

Wednesday, July 12, 2023 at 6:30 PM

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

MINUTES

CALL TO ORDER

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

PRESENT

- Chair Knapinski
- Commissioner Haskell
- Commissioner Nemecek - excused at 8:41 pm
- Commissioner Ketter
- Commissioner Hopkins
- Town Board Rep. Christianson

EXCUSED

- Commissioner David Dorow

STAFF

- Administrator Wisnefske
- Clerk Faust-Kubale
- Planner Jaworski
- Code Administrator Kussow

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Public Hearing on a Conditional Use Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.

NO PUBLIC COMMENTS - HEARING CLOSED AT 6:31 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, June 14, 2023, Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the minutes of the Wednesday, June 14, 2023, Plan Commission Meeting.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson
Motion carried 6-0.

- B. Approval of the Minutes of the Wednesday, June 28, 2023 Plan Commission Meeting

MOTION

Motion made by Town Board Rep. Christianson, **Seconded** by Commissioner Nemecek to approve the minutes of the Wednesday, June 28, 2023, Plan Commission Meeting.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson
Motion carried 6-0.

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

CORRESPONDENCE

- A. Distribution of the June 2023 Building Inspection Report
 B. Distribution of an article from the July 6, 2023, Appleton Post Crescent regarding a subdivision expansion in Village of Greenville.

BUSINESS

- A. 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 (2689 County Rd II) & Tax ID #006-0618 into 49 lots and 2 outlots intended for a combination of commercial/business, multi-family residential, two-family residential, & single-family residential uses.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Town Board Rep. Christianson to recommend approval to the Town Board for 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 (2689 County Rd II) & Tax ID #006-0618 into 49 lots and 2 outlots intended for a combination of commercial/business, multi-family residential, two-family residential, & single-family residential uses with the following conditions/recommendations:

1. A second emergency access from CTH II to Princeton Dr/St Norbert Dr shall be provided as approved by Clayton Protective Services Department.
2. Approve Princeton Dr & St Norbert Dr street names, as proposed, with appropriate street signage designating each.
3. Grant a waiver/variance to the Town's Minimum Road Design Standards Policy for road construction materials for all platted roads within the final plat, as described below:

- a. 4 inches total asphalt pavement (1 3/4-inch upper/surface layer over 2 1/4-inch lower/binder layer)
- b. 12 inches total gravel base (6 inches of 1 1/4-inch Base Aggregate Dense over 6 inches of 3-inch Base Aggregate Dense)
- c. Geogrid (Bi-axial, Type SR) over prepared and verified subgrade per Town standards

All other minimum road design standards described in the Town's Minimum Road Design Standards Policy shall be enforced.

- 4. As part of the Public Improvement Agreement subdivided shall provide the Town an irrevocable financial surety to cover costs of road failure if road failure were to occur within 30 years after construction.
- 5. Revised Utility & Road Construction Plans addressing comments from the Town Engineer & Village of Fox Crossing Utilities shall be submitted to and approved by the Town Engineer, Town of Clayton Sanitary District #1, and Village of Fox Crossing Utilities prior to commencing construction.
- 6. Town shall accept ownership of Outlots 1 and 2, as well as the maintenance responsibilities for the stormwater facilities on those Outlots.
- 7. Town Board to determine if the pedestrian facilities consisting of an 8-foot wide asphalt trail along the east side of Marlo Ave, as shown on the Utility & Road Construction Plans, are adequate for the subdivision.
- 8. Town Board shall determine if fee in lieu of land dedication pursuant to Section 7.10.08 (4)(b) of the Town Subdivision Ordinance is acceptable.
- 9. Approve temporary turnarounds/culs-de-sac, as proposed.
- 10. Subdivider shall finalize USPS service plan and, if using Cluster Mailbox Units (CBUs), CBU locations shall be identified on the final plat and a note shall be added to the final plat indicating:
 - a. That the Subdivider is responsible for initial installation/construction; and
 - b. Responsible parties for all CBU structure/foundation maintenance & replacement costs
- 11. State Certification of Final Plat shall be provided to the Town.

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

Voting Nay: Commissioner Ketter

Motion carried 5-1.

- B. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing

development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Hopkins to recommend approval of a Conditional Use Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 with the following Staff recommendations & conditions:

1. The project shall comply with all applicable local, state, & federal codes/ordinances.
2. Stormwater management & grading/erosion control plans shall be approved by the Town, Winnebago County, & Wisconsin Department of Natural Resources prior to commencing construction. Winnebago County & Wisconsin Department of Natural Resources permits/approvals for stormwater management & erosion control shall be obtained prior to commencing construction.
3. Future accessory buildings shall maintain the same theme & material selections as the principal buildings.
4. A revised Landscape Plan shall be submitted to the Town for review & approval by the Plan Commission & Town Board. The revised Landscape Plan shall be approved & all landscaping shall be installed prior to issuance of any occupancy permit(s)/approval(s) by the Town.
5. No obstructions, such as structures, parking or vegetation, greater than 3 feet in height above the centerline of intersecting street or driveway grades, whichever grade is lower, shall be permitted in a vision clearance triangle.
6. Any proposed signage shall comply with the applicable requirements of Article 12 and Attachment E of the Town Zoning Ordinance.
7. Any substantial changes and/or additions to the site plan and/or building plans shall be reviewed & approved by the Plan Commission & Town Board in accordance with the Town of Clayton Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson
Motion carried 6-0.

- C. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by McMahon Associates on behalf of Clayton

Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Town Board Rep. Christianson to recommend approval of a Site Plan Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings with the following Staff recommendations/conditions:

1. The project shall comply with all applicable local, state, & federal codes/ordinances.
2. Stormwater management & grading/erosion control plans shall be approved by the Town, Winnebago County, & Wisconsin Department of Natural Resources prior to commencing construction. Winnebago County & Wisconsin Department of Natural Resources permits/approvals for stormwater management & erosion control shall be obtained prior to commencing construction.
3. Future accessory buildings shall maintain the same theme & material selections as the principal buildings.
4. A revised Landscape Plan shall be submitted to the Town for review & approval by the Plan Commission & Town Board. The revised Landscape Plan shall be approved & all landscaping shall be installed prior to issuance of any occupancy permit(s)/approval(s) by the Town.
5. No obstructions, such as structures, parking or vegetation, greater than 3 feet in height above the centerline of intersecting street or driveway grades, whichever grade is lower, shall be permitted in a vision clearance triangle.
6. Any proposed signage shall comply with the applicable requirements of Article 12 and Attachment E of the Town Zoning Ordinance.
7. Any substantial changes and/or additions to the site plan and/or building plans shall be reviewed & approved by the Plan Commission & Town Board in accordance with the Town of Clayton Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins, Town Board Rep. Christianson
Motion carries 6-0.

- D. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Davel Engineering & Environmental,

Inc., on behalf of Donald & Tara Hennessey for approval of a CSM dividing Tax ID #006-0114-03 (9365 Center Rd) into two (2) lots.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Haskell to recommend approval of the CSM submitted by Davel Engineering & Environmental, Inc., on behalf of Donald & Tara Hennessey for approval of a CSM dividing Tax ID #006-0114-03 (9365 Center Rd) into two (2) lots with the following Staff recommendation/condition:

1. The "Undelineated Wetland <2Ac." on Lot 1, per the Winnebago County Hydrologic Viewer, shall be shown on the face of the CSM.

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

Motion carried 5-0.

- E. Review/Recommendation: Plan Commission review & recommendation on Resolution 2023-005 Recommending Adoption of the Town of Clayton Comprehensive Plan 2040.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Ketter to approve Resolution 2023-005 Recommending Adoption of the Town of Clayton Comprehensive Plan 2040, with a minor change to 11-13 regarding verbiage on 12 dwelling units, and standard grammatical proofreading corrections.

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

Motion carried 5-0.

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - August 2 & 16; Sept 6 & 20; Oct 4 & 18
- B. Plan Commission (6:30 pm start unless otherwise noted) - August 9 & 23; Sept 13; Oct 11

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Town Board Rep. Christianson to adjourn at 8:48 pm.

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

Motion carried 5-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

Date	7-5-2023 Rev 7-7-2023
To	Kelly Wisnefske, Town Administrator, Town of Clayton
From	Matt Stephan, P.E.
Subject	Scholar Ridge Estates – Phase 1 – 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 unstamped plans dated June, 2023 and Stormwater Management Plan dated April 26, 2023, both prepared by McMahon Associates, Inc.

We offer the following comments regarding our review:

WATERMAIN:

Watermain is called off on CTH “II” for the top of the pipe to be 6.5-feet below the center line of the road. If standard ditches are present along CTH “II”, hydrant leads will have between 4 and 4.5-feet of cover. Additionally, when rural roadways are reconstructed to urban sections (as areas become more and more urbanized) the roadway is typically lowered eliminating ditches, which would result in the mainline watermain to have reduced cover. We recommend the watermain located in CTH “II” right-of-way be lowered at least 1-foot to provide more cover over hydrant leads and cover in the future if CTH “II” is ever reconstructed as an urban section. Insulation over the hydrant leads should be required at ditch crossings even if the main is lowered.

It appears there is a high point in the watermain at approximate station 62+80 CTH “II”. This high point should be shifted to the location of the hydrant at station 62+20. We also recommend that hydrant tees on a 16-inch main at high points be installed at a 45-degree angle from horizontal with a 45-degree bend attached to the tee to assist in removal of air trapped in the 16-inch main during flushing.

Watermain through the development is called off as top of main to be 6.5-foot below centerline elevation. This will result in approximately 4-foot of cover over hydrant leads and water services at the location of the ditch flowline. We recommend minimum of 4-inches of insulation over all hydrants and water services through ditches and the modification of the water service detail showing the water service dipping down at ditch lines.

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.

A flushing device is required at the end of the 8-inch watermain stub located at station 35+60 Marlo Ave.

There is a high point in the watermain at approximate station 37+20 Marlo Ave. We recommend watermain be designed to move the highpoint to a hydrant tee for ease of flushing out trapped air.

We recommend adding a valve and restraining the last 40-feet of watermain at the east end of St. Thomas Lane for the ease in future extension.

Watermain on sheets 18 and 19 is all shown with less than 6.5-foot of cover from the proposed centerline profile. Adjust watermain in profile to provide a minimum of 6.5-foot of cover.

Watermain on sheet 17 from station 68+20 to Station 71+40 is shown with less than 6.5-foot of cover from the proposed centerline profile. Adjust watermain in profile to provide a minimum of 6.5-foot of cover.

There is a high point in the watermain at approximate station 67+50 St. Norbert Drive. We recommend watermain be designed to move the highpoint to a hydrant tee for ease of flushing out trapped air or add or move a hydrant to the high point.

A flushing device is required at the end of the 8-inch watermain stub located at station 39+00 Lawrence Lane.

Watermain on Lawrence Lane from station 40+78 to Station 50+00 is shown with less than 6.5-foot of cover from the proposed centerline profile. Adjust watermain in profile to provide a minimum of 6.5-foot of cover.

Watermain in the Lawrence Court is shown with 5-foot of cover from the tee to the hydrant. Adjust watermain in profile to provide a minimum of 6.5-foot of cover.

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.

Sanitary sewer main between MH 17 and MH 18 runs underneath the right-of-way line. We recommend the main be adjusted to be at least 10-feet in the right-of-way such that utilities located in the utility easement will not be impacted by future sanitary sewer work / maintenance.

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

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

ROADWAY, GRADING, STORMWATER:

We recommend the road be constructed to the Town's standard:

Upper Layer: 6" of $\frac{3}{4}$ " dense graded base course

Lower Layer: 15" of 2-1/2 breaker run, or 3" dense graded base course material

Provide either geotextile fabric or geogrid.

Call off on the plans that the perforated drain tile shall be surrounded by four inches of $\frac{3}{4}$ " clear crushed stone, and topped with 6" of topsoil.

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.

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.

We have several questions regarding runoff curve numbers in the stormwater report that will be discussed with the design engineer for clarification.

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

MEMORANDUM

Plan Commission Items B, C, & D

From: Administrator/Staff

To: Town Board

Re: Plan Commission Recommendation: Motion to approve a Conditional Use Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.

AND

Plan Commission Recommendation: Motion to approve a Site Plan Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC for a proposed multi-family housing development consisting of fifteen (15) 12-unit multi-family buildings located on approximately 19.6 acres of Tax ID #006-0617 addressed 2689 County Rd II, Neenah, WI.

AND

Plan Commission Recommendation: Motion to approve a Certified Survey Map (CSM) submitted by Davel Engineering & Environmental Inc., on behalf of Donald & Tara Hennessey for approval of a CSM dividing Tax ID #006-0114-03 (9365 Center Rd) into two (2) lots.

Suggested Motion – Item B:

Motion to approve the Conditional Use Application for Clayton Development Group, LLC with all Staff & Plan Commission recommendations and conditions.

Suggested Motion – Item C:

Motion to approve the Site Plan Review Application for Clayton Development Group, LLC with all Staff & Plan Commission recommendations and conditions.

Suggested Motion – Item D:

Motion to approve the CSM for Donald & Tara Hennessey dividing Tax ID #006-0114-03 into two lots with all Staff & Plan Commission recommendations and conditions.

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted,
Kelsey

MEMORANDUM

Plan Commission Item E

From: Administrator/Staff

To: Town Board

Re: Plan Commission Resolution 2023-005 Recommending Adoption of the Town of Clayton Comprehensive Plan 2040.

Attached please find a copy of the signed Plan Commission Resolution 2023-005. There is a Public Hearing scheduled for final adoption of the Plan in August, so no action is needed from the Board at this time.

DISCUSSION ITEM ONLY – THIS WILL BE UP FOR PUBLIC HEARING IN AUGUST

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted,
Kelsey

**TOWN OF CLAYTON PLAN COMMISSION
RESOLUTION 2023-005
A RESOLUTION RECOMMENDING ADOPTION OF THE TOWN OF CLAYTON
COMPREHENSIVE PLAN 2040**

WHEREAS, the Town of Clayton has deemed it is in its best interest and that of its citizens to develop a Comprehensive Plan that would address the needs of the Town of Clayton, and;

WHEREAS, the Town of Clayton has requested the assistance of Cedar Corp in the development and finalization of the Comprehensive Plan for the Town of Clayton, and;

WHEREAS, the Town of Clayton adopted a Public Participation Plan to guide public input, and;

WHEREAS, the Comprehensive Plan was developed with input from the Town of Clayton Town Board, the Plan Commission, the Parks & Trails Committee, interested residents and property owners of the Town of Clayton, and other interested municipalities, organizations, and agencies, and;

WHEREAS, copies of the Comprehensive Plan have been made available to the residents and property owners of the Town of Clayton at the Town Hall and Town website and;

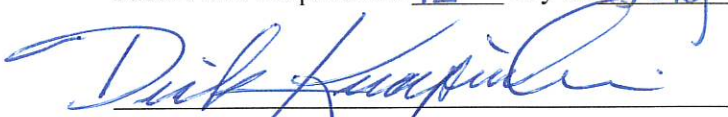
WHEREAS, the Comprehensive Plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation, and;

WHEREAS, the Comprehensive Plan specifies goals and objectives, identifies where growth should occur, makes recommendations for future development in the Town of Clayton through the use of text, tables, and maps, and includes a mechanism for the review and update on the Plan on a regular basis, and;

NOW, THEREFORE BE IT RESOLVED by the Town of Clayton Plan Commission to recommend to the Town of Clayton Town Board the adoption of the Town of Clayton Comprehensive Plan 2040 by ordinance.

Vote: Yes: 5 No: 0 Absent: 2 Abstain: 0

Passed and adopted this 12th day of July, 2023.


Dick Knapinski, Plan Commission Chair

Attest: 
Kelsey Faust-Kubale, Town Clerk

Plan Commission Roll Call Vote Tally

Meeting Date: 7/12/23

Agenda Item: Plan Commission review & recommendation on Resolution 2023-005
Recommending Adoption of the Town of Clayton Comprehensive Plan
2040.

Motion by: BH

Second by: RK

Motion to approve Resolution 2023-005 A Resolution Recommending Adoption of the Town of Clayton Comprehensive Plan 2040.

Commissioner Vote:	Aye	Nay	Abstain
6 Chair Knapinski	<u>X</u>	_____	_____
5 Commissioner Ketter	<u>X</u>	_____	_____
4 Commissioner Nemecek	_____	_____	<u>X ABSENT</u>
3 Commissioner Haskell	<u>X</u>	_____	_____
2 Commissioner Hopkins	<u>X</u>	_____	_____
7 Commissioner Dorow	_____	_____	<u>X ABSENT</u>
1 Town Board Rep. Christianson	<u>X</u>	_____	_____

MEMORANDUM

Business Item A

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of the Certificate of Payment #1 for Eagle Heights Dr & Wing Ln. Sanitary Sewer, Street & Stormwater Pond Construction submitted by MCC, Inc. in the amount of \$251,880.62.

Attached please find a copy of the Certificate for Payment #1 submitted by MCC, Inc. for work performed on the construction of the above-listed projects.

The Administrator has reviewed the certificate of payment and feels the Certificate of Payment is correct and should be paid.

If the Board agrees, a motion to approve the Certificate for Payment would be in order.

Suggested Motion:

A motion to approve the Certificate for Payment #1 for Eagle Heights Dr & Wing Ln. Sanitary Sewer, Street & Stormwater Pond Construction submitted by MCC, Inc. in the amount of \$251,880.62

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted,
Kelsey

RECEIVED
JUL 11 2023

June 27, 2023

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

Re: Town of Clayton
Eagle Heights Drive & Wing Lane
Water Main, Sanitary Sewer, Street & Stormwater Pond Construction
Certificate for Payment #1
McM. No. C0023-09-22-00286.24

Dear Kelly:

Enclosed herewith is Certificate for Payment #1 for the above referenced project. This Certificate is issued to MCC, Inc. in the amount of \$251,880.62 for partial payment for work performed through June 26, 2023.

Please process the enclosed, and forward payment to MCC, Inc. Should you have any questions, please contact our office at your convenience.

Respectfully,

McMahon Associates, Inc.

A handwritten signature in black ink, appearing to read "Brad D. Werner".

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

BDW:car

cc: MCC, Inc.

Enclosure: Certificate for Payment #1

CERTIFICATE FOR PAYMENT

TOWN OF CLAYTON
8348 Hickory Avenue
Larsen, WI 54947

Contract No. C0023-09-22-00286.24
Project File No. C0023-09-22-00286
Certificate No. One (1)
Issue Date: June 27, 2023
Project: Eagle Heights Dr & Wing Ln Water Main,
Sanitary Sewer, Street & SW Pond Const.

This Is To Certify That, In Accordance With The Contract Documents Dated: (Date of Contract Agreement)

MCC, Inc.
2600 N. Roemer Road
PO Box 1137
Appleton, WI 54912-1137

Is Entitled To Partial Payment For Work Performed Through: June 26, 2023

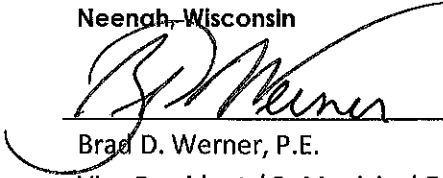
- Contractor's Application for Payment Attached
- Itemized Cost Breakdown Attached

Original Contract	<u>\$867,008.45</u>	Completed To Date	<u>\$265,137.50</u>
Net Change Orders	<u>\$0.00</u>	Retainage 5%	<u>\$13,256.88</u>
Current Contract Amount	<u>\$867,008.45</u>	Subtotal	<u>\$251,880.62</u>
		Previously Certified	<u>\$0.00</u>

Amount Due This Payment: \$251,880.62

Please process and forward payment to MCC, Inc.

Certified By:
McMAHON ASSOCIATES, INC.
Neenah, Wisconsin



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

CERTIFICATE FOR PAYMENT #1

TOWN OF CLAYTON
EAGLE HEIGHTS DRIVE & WING LANE
WATER MAIN, SANITARY SEWER, STREET & STORMWATER POND CONSTRUCTION
 Contract No. C0023-09-22-00286.24

Engineer: McMAHON ASSOCIATES, INC.
 1445 McMahon Drive
 PO Box 1025
 Neenah, WI 54956 / 54957-1025

MCC, INC.
 2600 N. Roemer Road
 PO Box 1137
 Appleton, WI 54912-1137

BASE BID | GENERAL

Item	Description	Qty	Unit
1.	Mobilization - Entire Project	1	L.S.
2.	Traffic Control - Entire Project	1	L.S.
3.	Erosion Control - Eagle Heights Drive, Wing Lane, and Non-Pond Utilities	1	L.S.
4.	Dewatering, Water Control - Eagle Heights Drive, Wing Lane and Non-Pond Utilities	1	L.S.

SUB-TOTAL (Items 1. through 4., Inclusive)

Bid Quantities		Cert-Pay 01		Completed To Date	
Unit Price	Total	Qty	Total	Qty	Total
\$61,000.00	\$61,000.00	0.10	\$6,100.00	0.10	\$6,100.00
\$2,050.00	\$2,050.00		\$0.00	0	\$0.00
\$960.00	\$960.00		\$0.00	0	\$0.00
\$0.01	\$0.01		\$0.00	0	\$0.00
\$64,010.01		\$6,100.00		\$6,100.00	

BASE BID | SANITARY AND WATER

Item	Description	Qty	Unit
5.	8 Inch Sanitary Sewer, SDR 35	1,757	L.F.
6.	4 Foot Diameter Sanitary Manhole	103	V.F.
7.	12 Inch Water Main, C909	1,640	L.F.
8.	8 Inch Water Main, C909	75	L.F.
9.	6 Inch Hydrant Lead, C909	40	L.F.
10.	6 Inch Hydrant Lead, C909 Certalok	56	L.F.
11.	Hydrant	4	Ea.
12.	12 Inch Valve	3	Ea.
13.	8 Inch Valve	2	Ea.
14.	6 Inch Valve	4	Ea.
15.	Clear and Grub Sanitary Sewer Route	1	L.S.
16.	Utility Trench Restoration Outside Right-of-Way (Topsoil, Seed, Mulch, Est. at 4,700 S.Y.)	1	L.S.

SUB-TOTAL (Items 5. through 16., Inclusive)

Bid Quantities		Cert-Pay 01		Completed To Date	
Unit Price	Total	Qty	Total	Qty	Total
\$47.50	\$83,457.50	1,380	\$65,550.00	1,380	\$65,550.00
\$368.00	\$37,904.00	75	\$27,600.00	75	\$27,600.00
\$78.00	\$127,920.00	1,220	\$95,160.00	1,220	\$95,160.00
\$67.75	\$5,081.25	30	\$2,032.50	30	\$2,032.50
\$48.00	\$1,920.00		\$0.00	0	\$0.00
\$50.00	\$2,800.00	84	\$4,200.00	84	\$4,200.00
\$5,490.00	\$21,960.00	3	\$16,470.00	3	\$16,470.00
\$4,625.00	\$13,875.00	2	\$9,250.00	2	\$9,250.00
\$2,765.00	\$5,530.00	1	\$2,765.00	1	\$2,765.00
\$1,995.00	\$7,980.00	3	\$5,985.00	3	\$5,985.00
\$3,000.00	\$3,000.00	1	\$3,000.00	1	\$3,000.00
\$4,045.00	\$4,045.00	1	\$4,045.00	1	\$4,045.00
\$315,472.75		\$236,057.50		\$236,057.50	

BASE BID | STREET AND STORM

Item	Description	Qty	Unit
17.	Clearing and Grubbing of Road Right-of-Ways	1	L.S.
18.	Roadway Ditch Construction	3,900	L.F.
19.	Roadway Excavation, Est. at 4,300 C.Y.	1	L.S.
20.	24" x 38" HERCP Class IV Concrete Culvert	136	L.F.
21.	19" x 30" HERCP Class IV Concrete Culvert	88	L.F.
22.	18 Inch N-12 HDPE Storm Sewer	55	L.F.
23.	24 Inch N-12 HDPE Storm Sewer	76	L.F.
24.	18 Inch CMP Endwall	1	Ea.
25.	Remove and Reuse Existing 24 Inch CMP Endwall	1	Ea.
26.	24" x 38" HERCP Concrete Culvert Apron Endwall with Trash Rack	4	Ea.
27.	19" x 30" HERCP Concrete Culvert Apron Endwall with Trash Rack	2	Ea.
28.	60 Inch Storm Manhole	5	V.F.
29.	Heavy Rip Rap	17	S.Y.
30.	Geogrid	6,200	S.Y.
31.	Road Base, 3 Inch Base Aggregate Dense	6,300	TON
32.	Road Base, 1-1/4 Inch Base Aggregate Dense	2,100	TON
33.	Terrace Restoration (Topsoil, Fine Grade, Seed, Fertilizer, Erosion Mat, Est. at 3,700 S.Y.)	1	L.S.

SUB-TOTAL (Items 17. through 33., Inclusive)

Bid Quantities		Cert-Pay 01		Completed To Date	
Unit Price	Total	Qty	Total	Qty	Total
\$9,000.00	\$9,000.00	1	\$9,000.00	1	\$9,000.00
\$0.01	\$33.00		\$0.00	0	\$0.00
\$96,997.00	\$96,997.00		\$0.00	0	\$0.00
\$135.35	\$18,407.60		\$0.00	0	\$0.00
\$109.75	\$9,658.00		\$0.00	0	\$0.00
\$54.50	\$2,997.50		\$0.00	0	\$0.00
\$63.25	\$4,807.00		\$0.00	0	\$0.00
\$485.00	\$485.00		\$0.00	0	\$0.00
\$285.00	\$285.00		\$0.00	0	\$0.00
\$2,475.00	\$9,900.00		\$0.00	0	\$0.00
\$1,885.00	\$3,770.00		\$0.00	0	\$0.00
\$915.00	\$4,575.00		\$0.00	0	\$0.00
\$33.60	\$571.20		\$0.00	0	\$0.00
\$1.50	\$9,300.00		\$0.00	0	\$0.00
\$12.14	\$76,482.00		\$0.00	0	\$0.00
\$12.14	\$25,494.00		\$0.00	0	\$0.00
\$32,917.50	\$32,917.50		\$0.00	0	\$0.00
\$305,679.80		\$9,000.00		\$9,000.00	

BASE BID | STORMWATER POND

Item	Description	Qty	Unit
34.	Erosion Control - Eagle Heights Stormwater Pond and Fill Area	1	L.S.
35.	Dewatering, Water Control - Eagle Heights Stormwater Pond and Pond Utilities	1	L.S.
36.	Clearing and Grubbing	1	L.S.
37.	Pond Excavation (Est. at 21,000 C.Y.)	1	L.S.
38.	Ditch Construction	42	L.F.
39.	12 Inch RCP	317	L.F.
40.	12 Inch RCP Endwall	1	Ea.
41.	12 Inch RCP Endwall with Trash Guard	1	Ea.
42.	30 Inch RCP	64	L.F.
43.	30 Inch RCP Endwall	2	Ea.
44.	30 Inch RCP Endwall with Trash Guard	2	Ea.
45.	Storm Manhole	12	V.F.
46.	Venting Trench with 6 Inch Perforated Drain Tile Pipe and Gravel Backfill	1,050	L.F.
47.	Connector Venting Trench with 6 Inch Drain Tile Pipe	41	L.F.
48.	Outlet Structure Devices (Flap Gates, Orifice Cap, Bar Guard)	4	Ea.
49.	6 Inch Galvanized Vent	2	Ea.
50.	Medium Rip Rap	195	S.Y.
51.	Disk and Compact Side Slopes and Bottom	10,500	S.Y.
52.	Remove Unacceptable Soil in Pond and Replace with Clay Liner, 4 Ft. Thick	1,575	S.Y.
53.	Geotechnical Engineering - Pond	1	L.S.
54.	Till/Deconsolidate Topsoil	10,200	S.Y.
55.	Temporary Pond Restoration	1	Ac.
56.	Pond Grass Restoration (General Seed, Fertilizer, Mulch)	1,150	S.Y.
57.	Geogrid (Trall)	1,550	S.Y.
58.	1-1/4 Inch Crushed Aggregate Base Course (Trall)	1,020	TON
59.	Fill Area Restoration (Respread Topsoil and Seed)	8	Ac.

SUB-TOTAL (Items 34. through 59., Inclusive)

TOTAL (Items 1. through 59., Inclusive)

Bid Quantities		Cert-Pay 01		Completed To Date	
Unit Price	Total	Qty	Total	Qty	Total
\$7,980.00	\$7,980.00	1	\$7,980.00	1	\$7,980.00
\$729.84	\$729.84		\$0.00	0	\$0.00
\$6,000.00	\$6,000.00	1	\$6,000.00	1	\$6,000.00
\$76,723.92	\$76,723.92		\$0.00	0	\$0.00
\$8.75	\$367.50		\$0.00	0	\$0.00
\$45.00	\$14,265.00		\$0.00	0	\$0.00
\$975.00	\$975.00		\$0.00	0	\$0.00
\$1,350.00	\$1,350.00		\$0.00	0	\$0.00
\$104.00	\$6,656.00		\$0.00	0	\$0.00
\$1,395.00	\$2,790.00		\$0.00	0	\$0.00
\$2,720.00	\$5,440.00		\$0.00	0	\$0.00
\$535.00	\$6,339.75		\$0.00	0	\$0.00
\$5.00	\$5,250.00		\$0.00	0	\$0.00
\$13.00	\$533.00		\$0.00	0	\$0.00
\$275.00	\$1,100.00		\$0.00	0	\$0.00
\$800.00	\$1,600.00		\$0.00	0	\$0.00
\$23.00	\$4,485.00		\$0.00	0	\$0.00
\$0.80	\$8,400.00		\$0.00	0	\$0.00
\$4.40	\$6,930.00		\$0.00	0	\$0.00
\$2,280.00	\$2,280.00		\$0.00	0	\$0.00
\$0.08	\$816.00		\$0.00	0	\$0.00
\$3,630.00	\$4,029.30		\$0.00	0	\$0.00
\$1.15	\$1,322.50		\$0.00	0	\$0.00
\$1.50	\$2,325.00		\$0.00	0	\$0.00
\$12.90	\$13,158.00		\$0.00	0	\$0.00
\$0.01	\$0.08		\$0.00	0	\$0.00
\$181,845.89		\$13,980.00		\$13,980.00	
\$867,008.45		\$265,137.50		\$265,137.50	

Completed to Date:	\$265,137.50	\$265,137.50
Retainage:	\$13,256.88	\$13,256.88
Subtotal:	\$251,880.62	\$251,880.62
Previous Application:		\$0.00
Amount Due This Application:		\$251,880.62

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 29705

Project: 3248SW, Eagle Heights Drive, Clayton

Application No.: 1

Distribution to:
 Owner
 Architect
 Contractor

To Owner: TOWN OF CLAYTON
 8348 HICKORY AVE

LARSEN, WI 54947

Via Architect:

From Contractor: MCC, Inc.
 PO Box 1137

Appleton, WI 54912-1137

Period To:

Project Nos:

Contract Date:

Contract For:

CONTRACTOR'S APPLICATION FOR PAYMENT

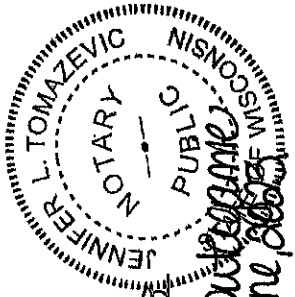
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$867,008.45
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$867,008.45
4. Total Completed and Stored To Date	\$265,137.50
5. Retention:	
a. 5.00% of Completed Work	\$13,256.88
b. 0.00% of Stored Material	\$0.00
Total Retention	\$13,256.88
6. Total Earned Less Retention	\$251,880.62
7. Less Previous Certificates For Payments	\$0.00
8. Current Payment Due	\$251,880.62
9. Balance To Finish, Plus Retention	\$615,127.83

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: MCC, Inc.

By: Joseph L. Murphy, Sr. Date: 6/27/23



State of: Wisconsin
 County of: Douglas
 day of: June 2023
 My Commission Expires: 01/09/2023

ARCHITECT'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 251,880.62

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retention for line items may apply.

Application No. : 1
 Application Date : 06/26/23
 To:
 Architect's Project No.:

Invoice #: 29705 Contract : 3248SW, Eagle Heights Drive, Clayton

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retention
			From Previous Application (D+E)	In Place					
1	Mobilization - Entire Project	61,000.00	0.00	6,100.00	0.00	0.00	6,100.00	54,900.00	
2	Traffic Control - Entire Project	2,050.00	0.00	0.00	0.00	0.00	0.00	2,050.00	
3	Erosion Control - Eagle Heights Drive, Wing Lane, and Non-Po	960.00	0.00	0.00	0.00	0.00	0.00	960.00	
4	De-watering, Water Control - Eagle Heights Drive, Wing Lane A	0.01	0.00	0.00	0.00	0.00	0.00	0.01	
5	8 Inch Sanitary Sewer, SDR 35	83,457.50	0.00	65,550.00	0.00	0.00	65,550.00	17,907.50	
6	4 Foot Diameter Sanitary Manhole	37,904.00	0.00	27,600.00	0.00	0.00	27,600.00	10,304.00	
7	12 Inch Water Main, C909	127,920.00	0.00	95,160.00	0.00	0.00	95,160.00	32,760.00	
8	8 Inch Water Main, C909	5,081.25	0.00	2,032.50	0.00	0.00	2,032.50	3,048.75	
9	6 Inch Hydrant Lead, C909	1,920.00	0.00	0.00	0.00	0.00	0.00	1,920.00	
10	6 Inch Hydrant Lead, C909 Certalok	2,800.00	0.00	4,200.00	0.00	0.00	4,200.00	-1,400.00	
11	Hydrant	21,960.00	0.00	16,470.00	0.00	0.00	16,470.00	5,490.00	
12	12 Inch Valve	13,875.00	0.00	9,250.00	0.00	0.00	9,250.00	4,625.00	
13	8 Inch Valve	5,530.00	0.00	2,765.00	0.00	0.00	2,765.00	2,765.00	
14	6 Inch Valve	7,980.00	0.00	5,985.00	0.00	0.00	5,985.00	1,995.00	
15	Clear and Grub Sanitary Sewer Route	3,000.00	0.00	3,000.00	0.00	0.00	3,000.00	0.00	
16	Utility Trench Restoration Outside Right-of-Way (Topsoil, Se	4,045.00	0.00	4,045.00	0.00	0.00	4,045.00	0.00	
17	Clearing and Grubbing of Road Right-of-Ways	9,000.00	0.00	9,000.00	0.00	0.00	9,000.00	0.00	
18	Roadway Ditch Construction	33.00	0.00	0.00	0.00	0.00	0.00	33.00	
19	Roadway Excavation, Est. At 4,300 C.Y.	96,997.00	0.00	0.00	0.00	0.00	0.00	96,997.00	
20	24" x 38" HERCP Class IV Concrete Culvert	18,407.60	0.00	0.00	0.00	0.00	0.00	18,407.60	
21	15" x 30" HERCP Class IV Concrete Culvert	9,658.00	0.00	0.00	0.00	0.00	0.00	9,658.00	
22	18 Inch N-12 HDPE Storm Sewer	2,997.50	0.00	0.00	0.00	0.00	0.00	2,997.50	
23	24 Inch N-12 HDPE Storm Sewer	4,807.00	0.00	0.00	0.00	0.00	0.00	4,807.00	
24	18 Inch CMP Endwall	485.00	0.00	0.00	0.00	0.00	0.00	485.00	
25	Remove and Reuse Existing 24 Inch CMP Endwall	285.00	0.00	0.00	0.00	0.00	0.00	285.00	
26	24" x 38" HERCP Concrete Culvert Apron Endwall with Trash Ra	9,900.00	0.00	0.00	0.00	0.00	0.00	9,900.00	
27	15" x 30" HERCP Concrete Culvert Apron Endwall with Trash Ra	3,770.00	0.00	0.00	0.00	0.00	0.00	3,770.00	

Item A.

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retention for line items may apply.

Application No.: 1
 Application Date: 06/26/23
 To:
 Architect's Project No.:

Invoice #: 29705 Contract: 3248SW, Eagle Heights Drive, Clayton

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E Work Completed This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retention
			From Previous Application (D+E)	This Period In Place					
28	60 Inch Storm Manhole	4,575.00	0.00	0.00	0.00	0.00	0.00	4,575.00	
29	Heavy Rip Rap	571.20	0.00	0.00	0.00	0.00	0.00	571.20	
30	Geogrid	9,300.00	0.00	0.00	0.00	0.00	0.00	9,300.00	
31	Road Base, 3 Inch Base Aggregate Dense	76,482.00	0.00	0.00	0.00	0.00	0.00	76,482.00	
32	Road Base, 1-1/4 Inch Base Aggregate Dense	25,494.00	0.00	0.00	0.00	0.00	0.00	25,494.00	
33	Terrace Restoration (Topsoil, Fine Grade, Seed, Fertilizer, Erosion Control - Eagle Heights Stormwater Pond and Fill Are Dewatering, Water Control - Eagle Heights Stormwater Pond An	32,917.50	0.00	0.00	0.00	0.00	0.00	32,917.50	
34	Erosion Control - Eagle Heights Stormwater Pond and Fill Are Dewatering, Water Control - Eagle Heights Stormwater Pond An	7,980.00	0.00	7,980.00	7,980.00	0.00	7,980.00	0.00	
35	Dewatering, Water Control - Eagle Heights Stormwater Pond An	729.84	0.00	0.00	0.00	0.00	0.00	729.84	
36	Clearing and Grubbing	6,000.00	0.00	0.00	0.00	0.00	0.00	0.00	
37	Pond Excavation (Est. At 21,000 C.Y.)	76,723.92	0.00	6,000.00	6,000.00	0.00	6,000.00	76,723.92	
38	Ditch Construction	367.50	0.00	0.00	0.00	0.00	0.00	367.50	
39	12 Inch RCP	14,265.00	0.00	0.00	0.00	0.00	0.00	14,265.00	
40	12 Inch RCP Endwall	975.00	0.00	0.00	0.00	0.00	0.00	975.00	
41	12 Inch RCP Endwall with Trash Guard	1,350.00	0.00	0.00	0.00	0.00	0.00	1,350.00	
42	30 Inch RCP	6,656.00	0.00	0.00	0.00	0.00	0.00	6,656.00	
43	30 Inch RCP Endwall	2,790.00	0.00	0.00	0.00	0.00	0.00	2,790.00	
44	30 Inch RCP Endwall with Trash Guard	5,440.00	0.00	0.00	0.00	0.00	0.00	5,440.00	
45	Storm Manhole	6,339.75	0.00	0.00	0.00	0.00	0.00	6,339.75	
46	Venting Trench with 6 Inch Perforated Drain Tile Pipe and Gr	5,250.00	0.00	0.00	0.00	0.00	0.00	5,250.00	
47	Connector Venting Trench with 6 Inch Drain Tile Pipe	533.00	0.00	0.00	0.00	0.00	0.00	533.00	
48	Outlet Structure Devices (Flap Gates, Orifice Cap, Bar Guard	1,100.00	0.00	0.00	0.00	0.00	0.00	1,100.00	
49	6 Inch Galvanized Vent	1,600.00	0.00	0.00	0.00	0.00	0.00	1,600.00	
50	Medium Rip Rap, 8 Inch To 12 Inch Diameter, 1.5 Ft. Thick	4,485.00	0.00	0.00	0.00	0.00	0.00	4,485.00	
51	Disc And Compact Side Slopes And Bottom	8,400.00	0.00	0.00	0.00	0.00	0.00	8,400.00	
52	Remove Unacceptable Soil In Pond And Replace With Clay Liner	6,930.00	0.00	0.00	0.00	0.00	0.00	6,930.00	

Item A.

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retention for line items may apply.

Application No. : 1
 Application Date : 06/26/23
 To:
 Architect's Project No.:

Invoice #: 29705 Contract : 3248SW. Eagle Heights Drive, Clayton

A Item No.	B Description of Work	C Scheduled Value	D		E Work Completed This Period In Place	F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retention
			From Previous Application (D+E)	Work Completed This Period In Place					
53	Geotechnical Engineering - Pond	2,280.00	0.00	0.00	0.00	0.00	2,280.00	0.00%	
54	Till/Deconsolidate Topsoil	816.00	0.00	0.00	0.00	0.00	816.00	0.00%	
55	Temporary Pond Restoration	4,029.30	0.00	0.00	0.00	0.00	4,029.30	0.00%	
56	Pond Grass Restoration (General Seed, Fertilizer, Mulch)	1,322.50	0.00	0.00	0.00	0.00	1,322.50	0.00%	
57	Geogrid (Trail)	2,325.00	0.00	0.00	0.00	0.00	2,325.00	0.00%	
58	1-1/4 Inch Crushed Aggregate Base Course (Trail)	13,158.00	0.00	0.00	0.00	0.00	13,158.00	0.00%	
59	Fill Area Restoration (Re-spread Topsoil, Seed, Fertilizer,	0.08	0.00	0.00	0.00	0.00	0.08	0.00%	
Grand Totals		867,008.45	0.00	265,137.50	0.00	265,137.50	601,870.95	30.58%	13,256.88

Item A.



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
 Fax: 920-749-3384

INVOICE # 29705

Item A.

Estimate # 1
 Architect Project #

To : Customer # 92773
 TOWN OF CLAYTON
 8348 HICKORY AVE
 LARSEN, WI 54947

Invoice #: 29705
 Date: 06/26/23
 Customer Reference: C0023-09-22-00286.24 CLAYTON
 Invoice Due Date: 08/26/23
 Payment Terms: NET 60 DAYS
 Project Manager: Sam Woelfel

Contract :3248SW. Eagle Heights Drive, Clayton

Make Check Payable to: MCC INC.

Total US Dollars Due **251,880.62**

MCC imposes a surcharge on payments made by credit card, which is not greater than our cost of acceptance.

Item #	Contract Item	Units	U/M	Unit Price	Total
1	Mobilization - Entire Project	0.10	LSB	61,000.00	6,100.00
2	Traffic Control - Entire Project	0.00	LSB	2,050.00	0.00
3	Erosion Control - Eagle Heights Drive, Wing Lane, and Non-Po	0.00	LSB	960.00	0.00
4	Dewatering, Water Control - Eagle Heights Drive, Wing Lane A	0.00	LSB	0.01	0.00
5	8 Inch Sanitary Sewer, SDR 35	1,380.00	LF	47.50	65,550.00
6	4 Foot Diameter Sanitary Manhole	75.00	VF	368.00	27,600.00
7	12 Inch Water Main, C909	1,220.00	LF	78.00	95,160.00
8	8 Inch Water Main, C909	30.00	LF	67.75	2,032.50
9	6 Inch Hydrant Lead, C909	0.00	LF	48.00	0.00
10	6 Inch Hydrant Lead, C909 Certalok	84.00	LF	50.00	4,200.00
11	Hydrant	3.00	EA	5,490.00	16,470.00
12	12 Inch Valve	2.00	EA	4,625.00	9,250.00
13	8 Inch Valve	1.00	EA	2,765.00	2,765.00
14	6 Inch Valve	3.00	EA	1,995.00	5,985.00
15	Clear and Grub Sanitary Sewer Route	1.00	LSB	3,000.00	3,000.00
16	Utility Trench Restoration Outside Right-of-Way (Topsoil, Se	1.00	LSB	4,045.00	4,045.00
17	Clearing and Grubbing of Road Right-of-Ways	1.00	LSB	9,000.00	9,000.00
18	Roadway Ditch Construction	0.00	LF	0.01	0.00
19	Roadway Excavation, Est. At 4,300 C.Y.	0.00	LSB	96,997.00	0.00
20	24" x 38" HERCP Class IV Concrete Culvert	0.00	LF	135.35	0.00
21	19" x 30" HERCP Class IV Concrete Culvert	0.00	LF	109.75	0.00
22	18 Inch N-12 HDPE Storm Sewer	0.00	LF	54.50	0.00
23	24 Inch N-12 HDPE Storm Sewer	0.00	LF	63.25	0.00
24	18 Inch CMP Endwall	0.00	EA	485.00	0.00
25	Remove and Reuse Existing 24 Inch CMP Endwall	0.00	EA	285.00	0.00
26	24" x 38" HERCP Concrete Culvert Apron Endwall with Trash Ra	0.00	EA	2,475.00	0.00
27	19" x 30" HERCP Concrete Culvert Apron Endwall with Trash Ra	0.00	EA	1,885.00	0.00
28	60 Inch Storm Manhole	0.00	VF	915.00	0.00
29	Heavy Rip Rap	0.00	SY	33.60	0.00



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
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INVOICE # 29705

Item A.

Estimate # 1
 Architect Project #

To : Customer # 92773
 TOWN OF CLAYTON
 8348 HICKORY AVE
 LARSEN, WI 54947

Invoice #: 29705
 Date: 06/26/23
 Customer Reference: C0023-09-22-00286.24 CLAYTON
 Invoice Due Date: 08/25/23
 Payment Terms: NET 60 DAYS
 Project Manager: Sam Woelfel

Contract :3248SW. Eagle Heights Drive, Clayton

Make Check Payable to: MCC INC.

Total US Dollars Due 251,880.62

MCC imposes a surcharge on payments made by credit card, which is not greater than our cost of acceptance.

Item #	Contract Item	Units	U/M	Unit Price	Total
30	Geogrid	0.00	SY	1.50	0.00
31	Road Base, 3 Inch Base Aggregate Dense	0.00	TON	12.14	0.00
32	Road Base, 1-1/4 Inch Base Aggregate Dense	0.00	TON	12.14	0.00
33	Terrace Restoration (Topsoil, Fine Grade, Seed, Fertilizer,	0.00	LSB	32,917.50	0.00
34	Erosion Control - Eagle Heights Stormwater Pond and Fill Are	1.00	LSB	7,980.00	7,980.00
35	Dewatering, Water Control - Eagle Heights Stormwater Pond An	0.00	LSB	729.84	0.00
36	Clearing and Grubbing	1.00	LSB	6,000.00	6,000.00
37	Pond Excavation (Est. At 21,000 C.Y.)	0.00	LSB	76,723.92	0.00
38	Ditch Construction	0.00	LF	8.75	0.00
39	12 Inch RCP	0.00	LF	45.00	0.00
40	12 Inch RCP Endwall	0.00	EA	975.00	0.00
41	12 Inch RCP Endwall with Trash Guard	0.00	EA	1,350.00	0.00
42	30 Inch RCP	0.00	LF	104.00	0.00
43	30 Inch RCP Endwall	0.00	EA	1,395.00	0.00
44	30 Inch RCP Endwall with Trash Guard	0.00	EA	2,720.00	0.00
45	Storm Manhole	0.00	VF	535.00	0.00
46	Venting Trench with 6 Inch Perforated Drain Tie Pipe and Gr	0.00	LF	5.00	0.00
47	Connector Venting Trench with 6 Inch Drain Tile Pipe	0.00	LF	13.00	0.00
48	Outlet Structure Devices (Flap Gates, Orifice Cap, Bar Guard	0.00	EA	275.00	0.00
49	6 Inch Galvanized Vent	0.00	EA	800.00	0.00
50	Medium Rip Rap, 8 Inch To 12 Inch Diameter, 1.5 Ft. Thick	0.00	SY	23.00	0.00
51	Disc And Compact Side Slopes And Bottom	0.00	SY	0.80	0.00
52	Remove Unacceptable Soil In Pond And Replace With Clay Liner	0.00	SY	4.40	0.00
53	Geotechnical Engineering - Pond	0.00	LSB	2,280.00	0.00
54	Till/Deconsolidate Topsoil	0.00	SY	0.08	0.00
55	Temporary Pond Restoration	0.00	ACR	3,630.00	0.00
56	Pond Grass Restoration (General Seed, Fertilizer, Mulch)	0.00	SY	1.15	0.00
57	Geogrid (Trail)	0.00	SY	1.50	0.00
58	1-1/4 Inch Crushed Aggregate Base Course (Trail)	0.00	TON	12.90	0.00



P.O. Box 1137
 Appleton, WI 54912-1137
 Phone: 920-749-3360
 Fax: 920-749-3384

INVOICE # 29705

Item A.

Estimate # 1
 Architect Project #

To : Customer # 92773
 TOWN OF CLAYTON
 8348 HICKORY AVE
 LARSEN, WI 54947

Invoice #: 29705
 Date: 06/26/23
 Customer Reference: C0023-09-22-00286.24 CLAYTON
 Invoice Due Date: 08/26/23
 Payment Terms: NET 60 DAYS
 Project Manager: Sam Woelfel

Contract :3248SW. Eagle Heights Drive, Clayton

Make Check Payable to: **MCC INC.**

Total US Dollars Due **251,880.62**

MCC imposes a surcharge on payments made by credit card, which is not greater than our cost of acceptance.

Item #	Contract Item	Units	U/M	Unit Price	Total
59	Fill Area Restoration (Re-spread Topsoil, Seed, Fertilizer,	0.00	ACR	0.01	0.00
Total : Retainage : Total Completed to Date : Less Previous Applications : Total Due This Invoice :					265,137.50 13256.87 0.00 0.00 251,880.62

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of a revised Developer Agreement submitted by G&L Properties for a proposed machining & repair services development on Tax ID #006-0340-02-01.

Please find in your packets the revised Developer Agreement which includes several exhibits which the Attorney requested be brought to the Board for review. Both the Administrator and Attorney would recommend approval of the revised agreement to the Board.

Suggested Motion:

Motion to approve the revised Developer Agreement as presented with the additional exhibits.

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted
Kelsey

MEMORANDUM

Business Item C

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of a Developer Agreement submitted by PRE/3, LLC for a proposed multi-family residential development on Tax ID #006-0328-01.

Please find in your packets the Developer Agreement submitted by PRE/3 LLC for a proposed multi-family residential development. The proposed development would be adjacent to their completed Clayton Crossing Apartment complex.

Both the Administrator and Attorney would recommend approval of the revised agreement to the Board.

Suggested Motion:

Motion to approve the Developer Agreement submitted by PRE/3, LLC as presented.

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted
Kelsey

MEMORANDUM

Business Item D

From: Administrator/Staff

To: Town Board

Re: Town Board review & consideration of the Tax Increment Financing (TIF) Application submitted by PRE/3, LLC for a proposed multi-family residential development on Tax ID #006-0328-01.

Please find in your packets the TIF Application submitted by PRE/3 for the proposed Premier II multi-family development.

Suggested Motion:

Motion to approve the TIF Application submitted by PRE/3 as presented & authorize the Administrator to proceed as necessary to execute the agreement.

Should you have any questions relative to this information, please feel free to call or e-mail me.

Respectfully Submitted
Kelsey

7/13/2023 2:54 PM Reprint Check Register - Quick Report - Regular Page: 1
ACCT

NICOLET NATIONAL BANK (POOLED)

ALL Checks

Posted From: 7/01/2023 From Account:
Thru: 7/13/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
30206	7/05/2023	AIT BUSINESS TECHNOLOGIES LLC Monthly IT Services	2,375.98
30207	7/05/2023	AT&T MOBILITY CELL PHONE ACCT 287301363731	350.74
30208	7/05/2023	BASSETT MECHANICAL QRTLY INVOICE	1,254.00
30209	7/05/2023	CEDAR CORPORATION PLANNING&ZONING; SCHOLAR RIDGE; EAGLE HE	13,693.30
30210	7/05/2023	CLIFF'S TIRE & BATTERY INSTALL TIRES ON PUBLIC SAFETY VEHICLE	770.50
30211	7/05/2023	CONWAY SHIELD GLOBE BOOTS	1,282.00
30212	7/05/2023	COUNTRY VISIONS COOPERATIVE GAS TRUCK #99	272.69
30213	7/05/2023	FOX VALLEY TECHNICAL COLLEGE FD TRAINING ACCT 200064538	320.00
30214	7/05/2023	FRANKS RADIO SERVICE INC INV 123305 MINITOR VI STORED VOICE	2,382.48
30215	7/05/2023	GARROW OIL MARKETING INC 396236	2,019.78
30216	7/05/2023	GENERAL CODE CODE REVIEW SITE ANNUAL MAINTENANCE	995.00
30217	7/05/2023	KUNDINGER FLUID POWER BRUSH MOWER & CYLINDER REPAIR	13.59
30218	7/05/2023	KUNDINGER SERVICE AND REPAIR SOLUTIONS LLC CYLINDER REPAIR	144.73
30219	7/05/2023	LARSEN WINCHESTER SANITARY DISTRICT TOWN HALL/FIRE STATION & SHOP/PW	152.55
30220	7/05/2023	LITTLE CHUTE ACE HARDWARE STRAPS & BUCKLES	100.03
30221	7/05/2023	MCMAHON ASSOCIATES INC EAGLE HEIGHTS DRIVE AND WING LANE	17,159.80
30222	7/05/2023	N&M AUTO SUPPLY CREDIT MEMO ADJUSTMENT FOR CORE ONLY	55.38
30223	7/05/2023	ONWARD ACCOUNTING AND CONSULTING LLC TID TRANSACTION, CASH FL, PE-300 FOR JRB	275.00
30224	7/05/2023	POMP'S TIRE SERVICE INC CUST 2088644 TRUCK #16 TIRES	2,361.76

7/13/2023 2:54 PM Reprint Check Register - Quick Report - Regular Page: 2
ACCT

NICOLET NATIONAL BANK (POOLED)

ALL Checks

Posted From: 7/01/2023 From Account:
Thru: 7/13/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
30225	7/05/2023	RC MOWERS ASSEMBLY, ROLLER, BEARING	1,636.56
30226	7/05/2023	RIDGEWAY BP GAS TRUCK #20	1,244.82
30227	7/05/2023	TEAMSTERS LOCAL UNION 662 JUNE 2023 UNION DUES	186.00
30228	7/05/2023	VILLAGE OF FOX CROSSING RAILROAD REIMBURSEMENT FIRE 4/10/23	352.50
30229	7/05/2023	WI DEPT OF JUSTICE ACCT #G3091 BACKGROUND CHECKS	84.00
30230	7/05/2023	WI MEDIA POST CRESCENT NOTICES	322.35
30231	7/05/2023	WI PUBLIC SERVICE STREET LIGHTING	622.42
30232	7/05/2023	WI PUBLIC SERVICE STREET LIGHTING	292.15
30233	7/05/2023	WI PUBLIC SERVICE BOOSTER PUMP	249.41
30234	7/05/2023	WINNEBAGO COUNTY TREASURER 20% OF \$34.29 MFL DUE TO COUNTY	6.86
Grand Total			50,976.38