



PLAN COMMISSION

Wednesday, September 09, 2026 – 6:30 PM

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

AGENDA

CALL TO ORDER

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

APPROVAL OF MINUTES

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

OPEN FORUM – Public comments addressed to the Plan Commission

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

CORRESPONDENCE

- A. Distribution of the August 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

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

UPCOMING MEETING ATTENDANCE

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

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

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

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

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

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



PLAN COMMISSION

Wednesday, August 12, 2026 – 6:30 PM

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

MINUTES

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

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

PRESENT

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

EXCUSED

Commissioner Sleik

STAFF

Administrator Wisniewski
 Clerk Faust-Kubale
 Code Administrator Kamke
 Planner Jaworski

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential

Johanna Wittmann, 2685 Fairview Rd, Neenah, shared concerns about traffic on Fairview as a result of these potential changes & asked when WISDOT gets involved in traffic concerns.

Fred Ebbesen, 3689 Country Woods Ct, Neenah, shared concerns about having high-density residential area(s) in this proposed development.

Karen Thorne, 8759 Clayton Ave, Neenah, questioned where this proposed development planned for entrances and exits.

Joe Wilz, 2593 Fairview Rd, Neenah, shared concerns about possible utility costs for existing residents if the proposed development moves ahead.

Debbie Manteufel, 2761 Fairview Rd, Neenah, shared concerns about drainage from the proposed development, as it is an existing issue with the land as it is now.

Jeremiah Euclide, 2818 Fairview Rd, Neenah, shared concerns about the loss of the rural feel of the area if the proposed development moves ahead, concerns about increased traffic, possible utility costs for existing residents and/or special assessments that may be levied, & that this proposed development does not fit the community.

Max Rasmussen, 2789 Fairview Rd, Neenah, expressed that he wants a berm constructed between his property and this proposed development.

Nina Hardell, 1650 Eugene St, Menasha, shared concerns about water runoff coming onto her property, which is adjacent to the proposed development.

Nancy Irvine, 3022 Windfield Dr, Neenah, shared concerns about the decrease in the proposed park & recreation area.

Jen Olson, 2687 Fairview Rd, Neenah, shared concerns that no agreement has been finalized with her family, as the owners of Tax ID #006-0352-01 and Tax ID #006-0352-01-01, regarding the developer's purchase and/or land swap.

Brad Rhymer (Vierbicher), 400 Security Blvd, addressed the concerns shared by previous speakers, & emphasized this is the next step in bringing this proposed development forward.

Tracy Schettle, N1448 Westhaven Dr, Greenville, would like to keep the greenspace and see those borders protected.

Scott Lehmann, 2722 Fairview Rd, Neenah, shared concerns about how the Town will be able to provide services for a development this large and the addition of 3,200 new residents.

Chair Knapinski read out written comments received by the Clerk from Rich Fischer, 8685 Oakwood Ave, Neenah, opposing the proposed development and changes.

PUBLIC HEARING CLOSED AT 7:12 PM

- B. Plan Commission Public Hearing on a Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, requesting approval to re-zone approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).

Johanna Wittmann, 2685 Fairview Rd, Neenah, shared concerns about Tax ID #006-0352-01 and Tax ID #006-0352-01-01 being included in the application, as it is not under contract by the developer.

Jeremiah Euclide, 2818 Fairview Rd, Neenah, shared his preference to eliminate any R-4 zoning with apartment buildings.

Jen Olson, 2687 Fairview Rd, Neenah, questioned what portion of Tax ID #006-0352-01 would be rezoned, as they (current property owner) had only discussed trading a portion of that parcel.

Nina Hardell, 1650 Eugene St, Menasha, followed up that they were told as part of the possible land swap the parcel would remain zoned agricultural.

Brad Rhymer (Vierbicher), 400 Security Blvd, noted that Tax ID #006-0352-01-01 was included in error on the application, and the applicants have not included that parcel in their planning & calculations.

Chair Knapinski read out written comments received by the Clerk from Megan Euclide, 2818 Fairview Rd, Neenah, opposing the proposed development and changes.

PUBLIC HEARING CLOSED AT 7:32 PM

- C. Plan Commission Public Hearing on a Comprehensive Plan Amendment submitted by the Town of Clayton, for a proposed amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001, adopted January 21, 2026: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7; (b) the reproduction of unamended text in the amendment to Chapter 11, page 30; and (c) unfilled drafting placeholders in the Appendix F amendment table.

PUBLIC HEARING CLOSED AT 7:33 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, July 8, 2026 Plan Commission Meeting

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase to approve the Minutes of the Wednesday, July 8, 2026 Plan Commission Meeting as presented.

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

Motion carries 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission

CORRESPONDENCE

- A. Distribution of the July 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-008 Making a Recommendation to the Town Board of Supervisors regarding Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson &

Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Haase to recommend approval of the Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al with Resolution 2026-008.

Voting Yea: Commissioner Haase, Commissioner Ketter

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

Motion failed 2-4.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to recommend denial of the Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al with Resolution 2026-008.

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

Voting Nay: Commissioner Haase, Commissioner Ketter

Motion carried 4-2.

- B. Discussion/Action: Plan Commission review & consideration of Resolution 2026-009 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, requesting approval to re-zone approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to recommend denial of the Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al with Resolution 2026-009.

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

Motion carried 6-0.

- C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-010 Making a Recommendation to the Town Board of Supervisors regarding a Comprehensive Plan Amendment submitted by the Town of Clayton, for a proposed amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001, adopted January 21, 2026: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7; (b) the reproduction of unamended text in the amendment to Chapter 11, page 30; and (c) unfilled drafting placeholders in the Appendix F amendment table.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to recommend approval of the amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001 with Resolution 2026-010.

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

Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Sept 9; Oct 14; Nov 11
- B. Town Board (6:30 pm start unless otherwise noted) - Aug 19; Sept 2 & 16; Oct 7 & 21
- C. Board of Review - Aug 25 beginning at 10 am

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:13 pm.

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

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT AUGUST PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
8/3/2026	300-26-8B	CORBETT CONST	2669 VANDERBILT	NSFD	CORBETT CONST	\$ 325,000.00	\$ 1,100.00	\$ 880.00
8/3/2026	301-26-8H	CORBETT CONST	2669 VANDERBILT	NSFD HVAC	BLACK-HAAK	\$ 10,982.00	\$ 503.10	\$ 402.48
8/3/2026	302-26-8P	CORBETT CONST	2669 VANDERBILT	NSFD PLUMB	TIM RAUSCH	\$ 19,171.00	\$ 503.10	\$ 402.48
8/4/2026	303-26-8P	ROCK SOLID	8361 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 550.20	\$ 440.16
8/4/2026	304-26-8B	JIM GIDDINGS	8055 CAVENDISH	REROOF	SECURITY ROOFING	\$ 45,282.00	\$ 100.00	\$ 80.00
8/4/2026	305-26-8B	JUSTIN JOHNSON	2657 MEGAN WAY	INGROUND POOL	CANNONBALL POOLS	\$ 100,000.00	\$ 150.00	\$ 120.00
8/4/2026	306-26-8E	JUSTIN JOHNSON	2657 MEGAN WAY	INGROUND POOL ELECT	HOMETOWN ELECT	\$ 4,000.00	\$ 100.00	\$ 80.00
8/4/2026	307-26-8E	HOFFMANN HOMES	8307 MARLO	NSFD ELECT	KEEHN ELECT	\$ 12,000.00	\$ 551.80	\$ 441.44
8/4/2026	308-26-8P	HOFFMANN HOMES	8307 MARLO	NSFD PLUMB	PERFORMANCE PLUMB	\$ 19,000.00	\$ 551.80	\$ 441.44
8/5/2026	309-26-8B	PATSY MCLEAN	3905 CTY II #6	RAZE MOBILE HOME	ANVIL CONST	\$ 11,500.00	\$ 100.00	\$ 80.00
8/5/2026	310-26-8E	CORBETT CONST	2669 VANDERBILT	NSFD ELECT	DIERSEN ELECT	\$ 10,000.00	\$ 503.10	\$ 402.48
8/5/2026	311-26-8B	CORBETT CONST	8322 XAVIER	NSFD	CANNONBALL POOLS	\$ 325,000.00	\$ 1,100.00	\$ 880.00
8/5/2026	312-26-8E	CORBETT CONST	8322 XAVIER	NSFD ELECT	DIERSEN ELECT	\$ 10,000.00	\$ 502.90	\$ 402.32
8/5/2026	313-26-8H	CORBETT CONST	8322 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,982.00	\$ 502.90	\$ 402.32
8/5/2026	314-26-8P	CORBETT CONST	8322 XAVIER	NSFD PLUMB	TIM RAUSCH	\$ 19,171.00	\$ 502.90	\$ 402.32
8/10/2026	315-26-8B	ROCKSOLID	2686 CORNELL	NSFD	ROCKSOLID	\$ 350,000.00	\$ 1,100.00	\$ 880.00
8/10/2026	316-26-8E	ROCKSOLID	2686 CORNELL	NSFD ELECT	BADER ELECT	\$ 10,000.00	\$ 526.40	\$ 421.12
8/10/2026	317-26-8H	ROCKSOLID	2686 CORNELL	NSFD HVAC	MATHEWS HVAC	\$ 12,000.00	\$ 526.40	\$ 421.12
8/10/2026	318-26-8B	ANGELA NICKEL	4072 CTY II	SIDING	SELF	\$ 3,000.00	\$ 100.00	\$ 80.00
8/11/2026	319-26-8B	ANDI MOORE	2654 BREAKER TR	INGROUND POOL	SELF	\$ 115,000.00	\$ 150.00	\$ 120.00
8/11/2026	320-26-8E	ANDI MOORE	2654 BREAKER TR	INGROUND POOL ELECT	KAMPO ELECT	\$ 20,000.00	\$ 100.00	\$ 80.00
8/11/2026	321-26-8B	JAY LARSON	8077 GOLDEN PRIMROSE	DETACHED GARAGE	SELF	\$ 14,500.00	\$ 226.80	\$ 181.44
8/11/2026	322-26-8B	KEITH GILBERTSON	8426 WHISPERING MEADOWS	INGROUND POOL	SELF	\$ 100,000.00	\$ 150.00	\$ 120.00
8/11/2026	323-26-8E	KEITH GILBERTSON	8426 WHISPERING MEADOWS	INGROUND POOL ELECT	SPRANGERS ELECT	\$ 20,000.00	\$ 100.00	\$ 80.00
8/12/2026	324-26-8H	HOFFMANN HOMES	8307 MARLO	NSFD HVAC	BAUMGART HVAC	\$ 10,000.00	\$ 518.08	\$ 414.46
8/12/2026	325-26-8B	JUSTIN LUBINSKI	9117 CENTER	NSFD	KUHLOW BLDERS	\$ 1,100,000.00	\$ 1,399.60	\$ 1,119.68
8/12/2026	326-26-8B	JUSTIN LUBINSKI	9117 CENTER	DETACHED GARAGE	KUHLOW BLDERS	\$ 200,000.00	\$ 826.80	\$ 661.44
8/17/2026	327-26-8B	BRANDON SWEENEY	2629&2631 PRINCETON	NEW DUPLEX	JEFF HEITING BUILDERS	\$ 650,000.00	\$ 1,693.40	\$ 1,354.72
8/17/2026	328-26-8E	BRANDON SWEENEY	2629&2631 PRINCETON	NEW DUPLEX ELECT	PACKERLAND ELECT	\$ 15,000.00	\$ 879.20	\$ 703.36
8/17/2026	329-26-8H	BRANDON SWEENEY	2629&2631 PRINCETON	NEW DUPLEX HVAC	HAAK HVAC	\$ 15,000.00	\$ 879.20	\$ 703.36
8/17/2026	330-26-8P	BRANDON SWEENEY	2629&2631 PRINCETON	NEW DUPLEX PLUMB	INTEGRITY PLUMB	\$ 20,000.00	\$ 879.20	\$ 703.36
8/17/2026	331-26-8B	ERIC POPPY	3749 FAIRVIEW	DETACHED GARAGE	SELF	\$ 100,000.00	\$ 598.00	\$ 478.40
8/17/2026	332-26-8E	ERIC POPPY	3749 FAIRVIEW	DETACHED GARAGE ELECT	NORTHLAND ELECT	\$ 10,000.00	\$ 324.00	\$ 259.20
8/17/2026	333-26-8H	ERIC POPPY	3749 FAIRVIEW	DETACHED GARAGE HVAC	MODERN SHEET METAL	\$ 5,000.00	\$ 324.00	\$ 259.20
8/17/2026	334-26-8P	ERIC POPPY	3749 FAIRVIEW	DETACHED GARAGE PLUMB	KELDERMAN PLUMB	\$ 4,000.00	\$ 324.00	\$ 259.20
8/17/2026	335-26-8H	JAMES MARSH	2608 OAKCREST	A/C REPLACEMENT	BLACK-HAAK	\$ 6,000.00	\$ 100.00	\$ 80.00
8/18/2026	336-26-8B	JOSHUA TOMASZEWSKI	3260 WISMER	DECK	SELF	\$ 10,000.00	\$ 278.00	\$ 222.40
8/18/2026	337-26-8B	STEPHEN SELJAN	8393 MOESER	ADDITION	LINKED LIVING HOMES	\$ 224,395.00	\$ 356.00	\$ 284.80
8/19/2026	338-26-8B	TOM KLINKHAMMER	2633 BREAKER TR	DECK	3RD GEN DECKS	\$ 8,000.00	\$ 250.20	\$ 200.16
8/19/2026	339-26-8H	PAUL WESTBERG	3654 EMERALD CROWN	A/C REPLACEMENT	BLACK-HAAK	\$ 14,000.00	\$ 100.00	\$ 80.00
8/19/2026	340-26-8E	COURTNEY KNOEK	7459 JENSEN	KIT REMOD ELECT	UNLIMITED ENTERPRISE	\$ 8,000.00	\$ 170.00	\$ 136.00
8/19/2026	341-26-8P	COURTNEY KNOEK	7459 JENSEN	KIT REMOD PLUMB	QUANDT PLUMB	\$ 1,250.00	\$ 170.00	\$ 136.00
8/19/2026	342-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #13	STORAGE CONDOS	WILDFLOWER	\$ 200,000.00	\$ 667.40	\$ 533.92
8/19/2026	343-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #14	STORAGE CONDOS	WILDFLOWER	\$ 200,000.00	\$ 667.40	\$ 533.92
8/19/2026	344-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #15	STORAGE CONDOS	WILDFLOWER	\$ 200,000.00	\$ 667.40	\$ 533.92
8/19/2026	345-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #16	STORAGE CONDOS	WILDFLOWER	\$ 200,000.00	\$ 667.40	\$ 533.92

8/19/2026	346-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #17	STORAGE CONDOS	WILDFLOWER	\$	200,000.00	\$	667.40	\$	533.92
8/19/2026	347-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #26	STORAGE CONDOS	WILDFLOWER	\$	191,000.00	\$	936.80	\$	749.44
8/19/2026	348-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #27	STORAGE CONDOS	WILDFLOWER	\$	191,000.00	\$	936.80	\$	749.44
8/19/2026	349-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #28	STORAGE CONDOS	WILDFLOWER	\$	191,000.00	\$	936.80	\$	749.44
8/19/2026	350-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #29	STORAGE CONDOS	WILDFLOWER	\$	191,000.00	\$	936.80	\$	749.44
8/19/2026	351-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #30	STORAGE CONDOS	WILDFLOWER	\$	191,000.00	\$	936.80	\$	749.44
8/19/2026	352-26-8B	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #72	STORAGE CONDOS	WILDFLOWER	\$	191,000.00	\$	936.80	\$	749.44
8/20/2026	353-26-8E	SBA STRUCTURES	7526 HWY 76	SERVICE	INFRA SERVICE GROUP	\$	10,000.00	\$	150.00	\$	120.00
8/24/2026	354-26-8B	ERIC SLOAN	8375 MARLO	DETACHED GARAGE	SELF	\$	18,000.00	\$	207.60	\$	166.08
8/24/2026	355-26-8B	ROCK SUUTALA	3215 LARSEN	DETACHED GARAGE	SELF	\$	25,000.00	\$	274.80	\$	219.84
8/24/2026	356-26-8E	ROCK SUUTALA	3215 LARSEN	DETACHED GARAGE ELECT	SELF	\$	1,000.00	\$	162.40	\$	129.92
8/25/2026	357-26-8E	RAY ASPLUND	3667 PARK LANE DRIVE	SERVICE CHANGE	HOME BACK UP	\$	13,000.00	\$	150.00	\$	120.00
8/25/2026	358-26-8E	DON PRELLWITZ	2628 OAKRIDGE	GENERATOR INSTALL	QUANTUM ELECT	\$	11,900.00	\$	150.00	\$	120.00
8/25/2026	359-26-8B	BRIAN BLUMENBERG	2554 FAIRVIEW	REMODO	PORTSIDE BUILDERS	\$	44,775.00	\$	428.00	\$	342.40
8/25/2026	360-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #13	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	283.70	\$	226.96
8/25/2026	361-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #14	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	283.70	\$	226.96
8/25/2026	362-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #15	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	283.70	\$	226.96
8/25/2026	363-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #16	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	283.70	\$	226.96
8/25/2026	364-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #17	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	283.70	\$	226.96
8/25/2026	365-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #26	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	418.40	\$	334.72
8/25/2026	366-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #27	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	418.40	\$	334.72
8/25/2026	367-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #28	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	418.40	\$	334.72
8/25/2026	368-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #29	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	418.40	\$	334.72
8/25/2026	369-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #30	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	418.40	\$	334.72
8/25/2026	370-26-8E	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #72	STORAGE CONDO ELECT	RHINE ELECTRIC	\$	10,500.00	\$	418.40	\$	334.72
8/25/2026	371-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #13	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	283.70	\$	226.96
8/25/2026	372-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #14	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	283.70	\$	226.96
8/25/2026	373-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #15	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	283.70	\$	226.96
8/25/2026	374-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #16	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	283.70	\$	226.96
8/25/2026	375-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #17	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	283.70	\$	226.96
8/25/2026	376-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #26	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	418.40	\$	334.72
8/25/2026	377-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #27	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	418.40	\$	334.72
8/25/2026	378-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #28	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	418.40	\$	334.72
8/25/2026	379-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #29	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	418.40	\$	334.72
8/25/2026	380-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #30	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	418.40	\$	334.72
8/25/2026	381-26-8H	WILDFLOWER DEVELOPMENT	7577 BLACK TOP #72	STORAGE CONDO HVAC	BRUSS HEATING	\$	3,500.00	\$	418.40	\$	334.72
8/27/2026	382-26-8B	AMERICAN DR LLC	2586 AMERICAN DR	COMMERCIAL REMOD	CONSOLIDATED CONST	\$	1,783,096.00	\$	1,250.00	\$	1,000.00
8/27/2026	383-26-8B	ANDY TESKE	2675 LAWRENCE	NSFD	MM RESIDENTAL	\$	700,000.00	\$	1,188.40	\$	950.72
8/27/2026	384-26-8P	ANDY TESKE	2675 LAWRENCE	NSFD PLUMB	ATOMIC PLUMB	\$	36,000.00	\$	644.20	\$	515.36
8/31/2026	385-26-8P	AMERICAN DR LLC	2586 AMERICAN DR	COMMERCIAL REMOD PLUMB	JT PLUMB	\$	38,500.00	\$	6,249.96	\$	4,999.97

TOTALS **\$ 8,967,004.00** **\$ 48,042.04** **\$ 38,433.63**

TOWN OF WINNECONNE PERMITS:

8/4/2026	74-26-8B	METZ FAM TRUST	6435 WIESNER	CHANGE GARAGE TO BEDROOM	AT BUILDERS	\$	38,536.00	\$	121.33	\$	97.06
8/4/2026	75-26-8E	METZ FAM TRUST	6435 WIESNER	ELECT	EBERT ELECT	\$	4,000.00	\$	57.40	\$	45.92
8/4/2026	76-26-8H	METZ FAM TRUST	6435 WIESNER	HVAC	MARTENS HVAC	\$	6,000.00	\$	57.40	\$	45.92
8/6/2026	77-26-8B	KYLE KASUBUSKI	6764 FORMILLER	DETACHED GARAGE	BIGGAR BY DESIGN	\$	60,000.00	\$	165.00	\$	132.00
8/6/2026	78-26-8B	KEN FUHRMAN	7105 CLOW	DETACHED GARAGE	SELF	\$	20,000.00	\$	153.00	\$	122.40
8/6/2026	79-26-8B	THE STORAGE PLACE	6392 CROSS	SELF STORAGE	A&M CONST	\$	213,000.00	\$	834.40	\$	667.52
8/6/2026	80-26-8B	MIKE FIXMER	7110 SHORELINE	REPAIR BOAT HOUSE/ DECK	SELF	\$	26,000.00	\$	69.00	\$	55.20
8/24/2026	81-26-8H	RANDY SWAN	5960 INDIAN SHORE	A/C REPLACEMENT	BLACK-HAAK	\$	6,000.00	\$	40.00	\$	32.00
8/26/2026	82-26-8B	ROCKWELL DAEHLER	6779 SUNSET	ADDN	PORTSIDE	\$	200,400.00	\$	213.90	\$	171.12

8/26/2026	83-26-8B	MICHAEL BOGENSCHUTZ	7084 KROHN	KIT REMOD	PORTSIDE	\$	86,000.00	\$	155.20	\$	124.16
8/26/2026	84-26-8B	JEFF WEYER	5958 HIAWATHA	REROOF	ALL AMERICAN CONST	\$	15,000.00	\$	50.00	\$	40.00
8/27/2026	85-26-8B	TIM SHEW	7266 QUIGLEY	NSFD	GM CUSTOM HOMES	\$	402,600.00	\$	500.00	\$	400.00
8/27/2026		TIM SHEW	7266 QUIGLEY	TOWN FEES	GM CUSTOM HOMES			\$	610.00		
TOTALS						\$	1,077,536.00	\$	3,026.63	\$	1,933.30

MEMORANDUM

Business Item A

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 Trident Holdings, LLC to create two new lots from Tax ID #006-0340-03-01 (2517 W American Dr).

Please see the comments below from Code Administrator Kamke:

This proposal is to divide one lot zoned B-2 Community Business to create two new code-conforming lots with no zoning district change proposed. The request is to divide the property to create opportunity to build a new principal building (office) on proposed Lot 1.

The existing parcel is located at 2517 West American Drive, situated between Eagle Heights Drive and the Town's booster pump station at the intersection of West American Drive and Clayton Avenue. Wetland delineations have been performed in this area in 2017, 2021, and specifically for this property again in 2026. The extent of wetland areas from the 2026 determination are shown on the proposed survey map.

The property is served by the public utilities of sewer from the Clayton Sanitary District #1, and water service as provided through Village of Fox Crossing Utilities. There is one building currently being constructed on the east side of proposed Lot 2, as was approved by the Town in 2025. Measurements from lot lines to the structure indicate the building is code-conforming to the required setbacks. Setbacks are documented in text on the map face, and match the standards for the B-2 zoning district.

Lot dimensional standards for sewer lots in the B-2 Community Business district require at least 15,000 square feet of area, minimum of 85 feet for average lot width, and at least 75 feet of road frontage. Using the equation in section C. of Exhibit 8-5, the average lot width for proposed Lot 1 is 195.96 feet and will have 321.42 feet of road frontage. The averaged lot width of Lot 2 calculates to over 926 feet and its road frontage exceeds 770 feet. Lot 1 is proposed for 1.076 acres (46,855 square feet) and Lot 2 will keep the remaining 7.099 acres (309,242 square feet), meaning both lots will meet the minimum dimensional standard requirements for the B-2 zoning district.

Staff recommends approval of this survey with the following conditions:

1. Remove the signature section for the Village of Fox Crossing Approval (Extraterritorial), since that authority was waived as part of the current intergovernmental boundary agreement.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by McMahon Associates, Inc. on behalf of Trident Holdings, LLC with the one (1) recommended staff condition.

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

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 Trident Holdings, LLC attn: Barry GillStreet Address 501 S. Nicolet RoadCity Appleton State WI Zip Code 54914Phone 920-739-1107E-mail bpgill@gillandgillsc.com**Applicant:**Check: Architect: _____ Engineer: _____ Surveyor: X Attorney: _____ Agent: _____ Owner: _____Name: Doug Woelz, McMahon Associates, Inc.Address: 1445 McMahon Drive, Neenah WI Zip Code: 54956Phone: 920-751-4200 E-Mail: dwoelz@mcmgrp.comDescribe the reason for the CSM Review: to create 2 buildable parcels**Survey Specifics:**Number of Lots: 2 Total Acreage: 8.175 Tax Key Number: 00603400301Legal Description: All of Lot 1 of Certified Survey Map No. 7739, being part of theNE 1/4 - SE 1/4 of Section 12, T20N, R16ESurveyor: Doug Woelz, McMahon Associates, Inc.Zoning: B-2 Registration Number: S-2327Address: 1445 McMahon Drive, Neenah WI 54956Phone: 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.

8-10-2026

Signature

Today's Date

For Town Use Only

Fee (see Town Fee Schedule)			
Fee: <u>\$550—</u>	Map Deposit Fee: <u>X</u>	Check #: <u>179488</u>	Date: <u>8/10/26</u>
*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: <u>8/10/26</u>	By: <u>Kau</u>		
Review Meetings - Plan Comm _____	Town Board _____		
CSM is:	☐ Approved	☐ Approved with Condition	☐ Denied
Recorded Document Submittal Deadline (90 days from TB Approval): _____			

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

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7739 RECORDED AS DOCUMENT NO. 1846297, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

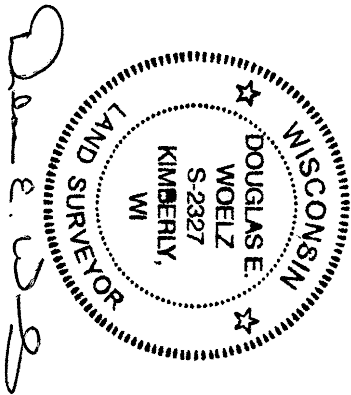
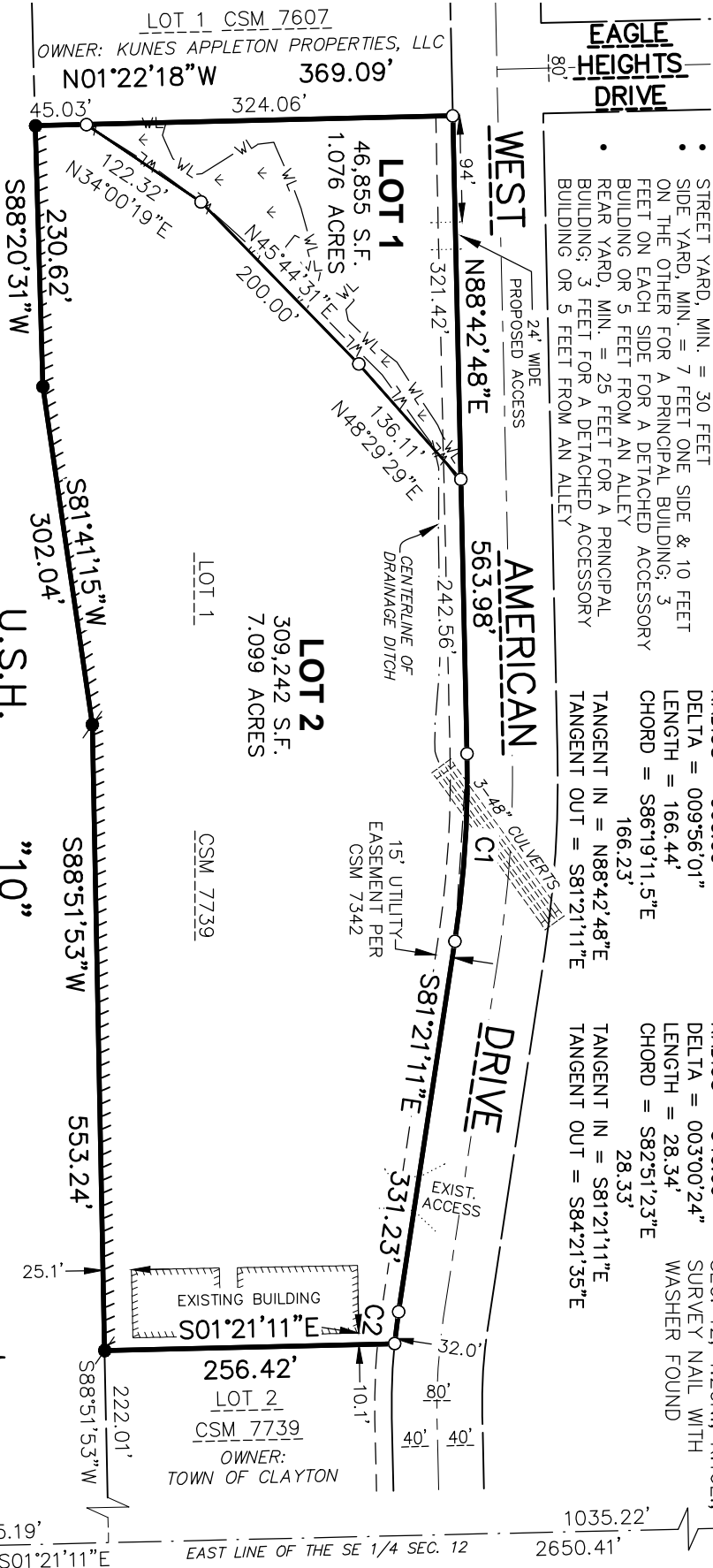
PARCEL IS CURRENTLY ZONED B-2
PER TOWN OF CLAYTON ZONING.

SETBACKS:

- STREET YARD, MIN. = 30 FEET
- SIDE YARD, MIN. = 7 FEET ONE SIDE & 10 FEET ON THE OTHER FOR A PRINCIPAL BUILDING; 3 FEET ON EACH SIDE FOR A DETACHED ACCESSORY BUILDING OR 5 FEET FROM AN ALLEY
- REAR YARD, MIN. = 25 FEET FOR A PRINCIPAL BUILDING; 3 FEET FOR A DETACHED ACCESSORY BUILDING OR 5 FEET FROM AN ALLEY

CURVE DATA

C1	C2	EAST 1/4 CORNER
RADIUS = 960.00'	RADIUS = 540.00'	SEC. 12, T.20N., R.16E.,
DELTA = 009°56'01"	DELTA = 003°00'24"	SURVEY NAIL WITH
LENGTH = 166.44'	LENGTH = 28.34'	WASHER FOUND
CHORD = S86°19'11.5"E	CHORD = S82°51'23"E	
166.23'	28.33'	
TANGENT IN = S88°42'48"E	TANGENT IN = S81°21'11"E	
TANGENT OUT = S81°21'11"E	TANGENT OUT = S84°21'35"E	



8-10-2026

Revised August 26, 2026
DRAFTED BY: AMY M. SEDLAR

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

OWNER/SUBDIVIDER
TRIDENT HOLDINGS LLC
ATTN: BARRY GILL
502 S. NICOLET ROAD
APPLETON, WI 54914

- LEGEND**
- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lined ft. SET
 - - 3/4" IRON REBAR FOUND
 - - 1.315" O.D. IRON PIPE FOUND
 - - CERTIFIED LAND CORNER WINNEBAGO COUNTY
 - S.F. - SQUARE FEET
 - ACCESS RESTRICTED PER PROJECT 1517-03-21
 - WETLANDS AS DELINEATED BY WALLY SEDLAR OF McMAHON ASSOCIATES, INC., DATED JULY 3, 2026

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4, SECTION 12, T.20N., R.16E. WHICH BEARS S01°21'11"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

SOUTHEAST CORNER SEC. 12, T.20N., R.16E., SURVEY NAIL WITH WASHER FOUND

SCALE - FEET

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7739 RECORDED AS DOCUMENT NO. 1846297,
BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12,
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 1 of Certified Survey Map No. 7739 recorded as Document No. 1846297, being part of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 356,097 square feet (8.175 acres) of land.

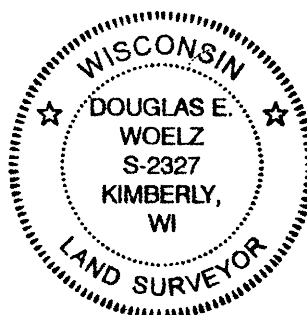
That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of all 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 the subdivision regulations of Winnebago County and the Town of Clayton in surveying, dividing and mapping the same.

Dated this 10th day of August, 2026



Douglas E. Woelz, S-2327
Wisconsin Professional Land Surveyor
Revised August 26, 2026



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

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

CERTIFICATE OF PLANNING & 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

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

