



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF August 7, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Town of Clayton - Town Zoning Change (Tax ID Nos: 006-0535-03-01 and part of 006-0535-06-04) – Town of Clayton.

The town zoning change for Town of Clayton is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning changes from R-1 (Rural Residential District) to P-1 (Public/Institutional) and from R-1 (Rural Residential District) to R-3 (Two-Family Residential) and Winnebago County's land use plan shows future land use as Public/Institutional and Residential respectively.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

2. Robbin Parker - Town Zoning Change (Tax ID No: 006-0817-05) – Town of Clayton.

The town zoning change for Robbin Parker is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agricultural District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as Non-Residential (Abandoned Landfill Sites).

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

3. Ryan and Amber Pheifer - Town Zoning Change (Tax ID No: 006-0015-03) – Town of Clayton.

The town zoning change for Ryan and Amber Pheifer is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from

A-2 (General Agricultural District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as Agricultural and Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

TOWN OF CLAYTON

ORDINANCE 2020-Z006

**AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING
ORDINANCE MAP**

WHEREAS, one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 update to the Town's Comprehensive Plan; and

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

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

Section 1: The Official Zoning Map of the Town of Clayton is amended as follows:

Property Owner(s):

Town of Clayton, 8348 County Road T, Larsen, WI 54947

Legal description of property:

For property located south of 8326 County Road T, Larsen, WI 54947 specifically describes as Part of Tax ID # 006-0535-06-04 located in the Southwest ¼ of the Northwest ¼ of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The above described property is hereby rezoned from:

The application is to re-zone the property from R-1 (Rural Residential) to R-3 (Two-Family Residential).

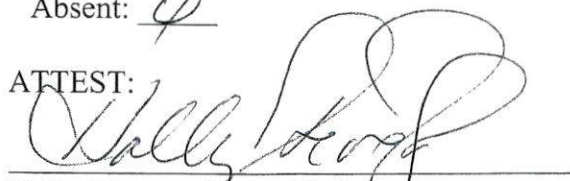
Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 15th, day of July 2020

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


Russell D. Geise, Chair

ATTEST:


Holly Stevens, Town Clerk

Town of Clayton

RE-ZONING APPLICATION

Mail: 8348 County Road T – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026 Email – tocadmin@new.rr.com

Property Owner(s): Town of Clayton + White Feather Properties LLC
Address/Zip: 8348 Cty Rd T, Larsen 2517 N Alexander St, Appleton 54911
Phone: _____ Fax: _____ E-Mail: _____

Applicant: Town of Clayton

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

Address/City/Zip: _____

Phone: _____ Fax: _____ E-Mail: _____

Describe the reason for the Re-Zoning: Selling portion of 006-0535-08-04
to White Feather Properties for parking
From R1 to R3

Re-Zoning Specifics:

No. of Lots: 2 Total Acreage: _____ Tax Key No.: 006 0935 06 03
006 0535 06 04

Legal Description: _____

Current Zoning: R1 + R3

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

Applicant Signature: Jeri Straw Administrator Date: 6/8/2020

For Town Use Only

Fee (see Fee Schedule)

Fee: N/A Check # _____ Receipt _____ Date _____

Date Received Complete _____ By _____ App. No. _____

Review Meetings – Plan Comm _____ Town Board _____

Newspaper Publication Dates _____ & _____ Posting Date _____

300' Neighborhood Notice Distribution _____

Re-Zoning is: Approved _____ Denied _____

Comments _____

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.

TOWN OF CLAYTON

ORDINANCE 2020-Z005

**AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING
ORDINANCE MAP**

WHEREAS, one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 update to the Town's Comprehensive Plan; and

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

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The above described property is hereby rezoned from:


The application is to re-zone the property from R-1 (Rural Residential) to P-1 (Public Institutional).

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 15th, day of July 2020

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


Russell D. Geise, Chair

ATTEST:

Holly Stevens, Town Clerk

Town of Clayton

RE-ZONING APPLICATION

Mail: 8348 County Road T – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026 Email – tocadmin@new.rr.com

Property Owner(s): Town of Clayton
Address/Zip: 8348 County Road T, Larsen WI 54947
Phone: 920 836 2007 Fax: 920 836 2026 E-Mail: administrator@townofclayton.net
Applicant: Town of Clayton
Check: Architect ☐ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☐ Owner ☒

Address/City/Zip: _____
Phone: _____ Fax: _____ E-Mail: _____

Describe the reason for the Re-Zoning: CSM created to sell portion of
Parcel 006 053504 & to add remainder to 00605350301
for consistency

Re-Zoning Specifics: _____
No. of Lots: 2 Total Acreage: _____ Tax Key No.: 006 05350604

Legal Description: _____

Current Zoning: R1 & PL

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

Applicant Signature: Jori Straw, Administrator Date: 6/8/2020

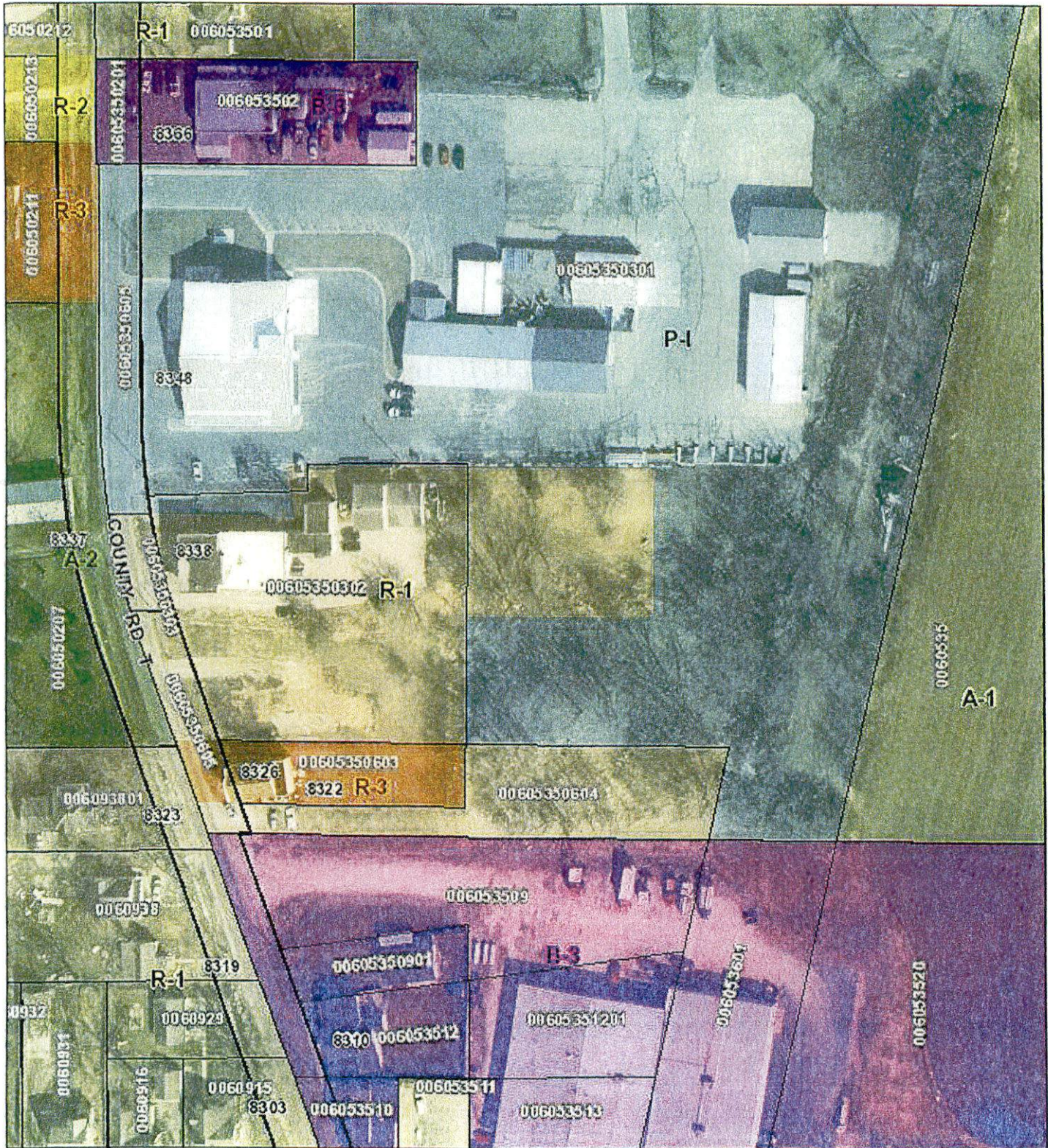
For Town Use Only

Fee (see Fee Schedule)

Fee: N/A Check # _____ Receipt _____ Date _____
Date Received Complete _____ By _____ App. No. _____
Review Meetings – Plan Comm July 8 Town Board July 15
Newspaper Publication Dates June 24 & July 1 Posting Date June 24
300' Neighborhood Notice Distribution June 24
Re-Zoning is: Approved _____ Denied _____
Comments _____

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.

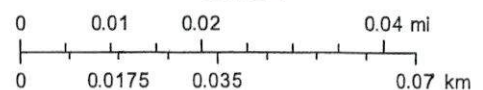
Clayton Town Zoning Site Map



June 8, 2020

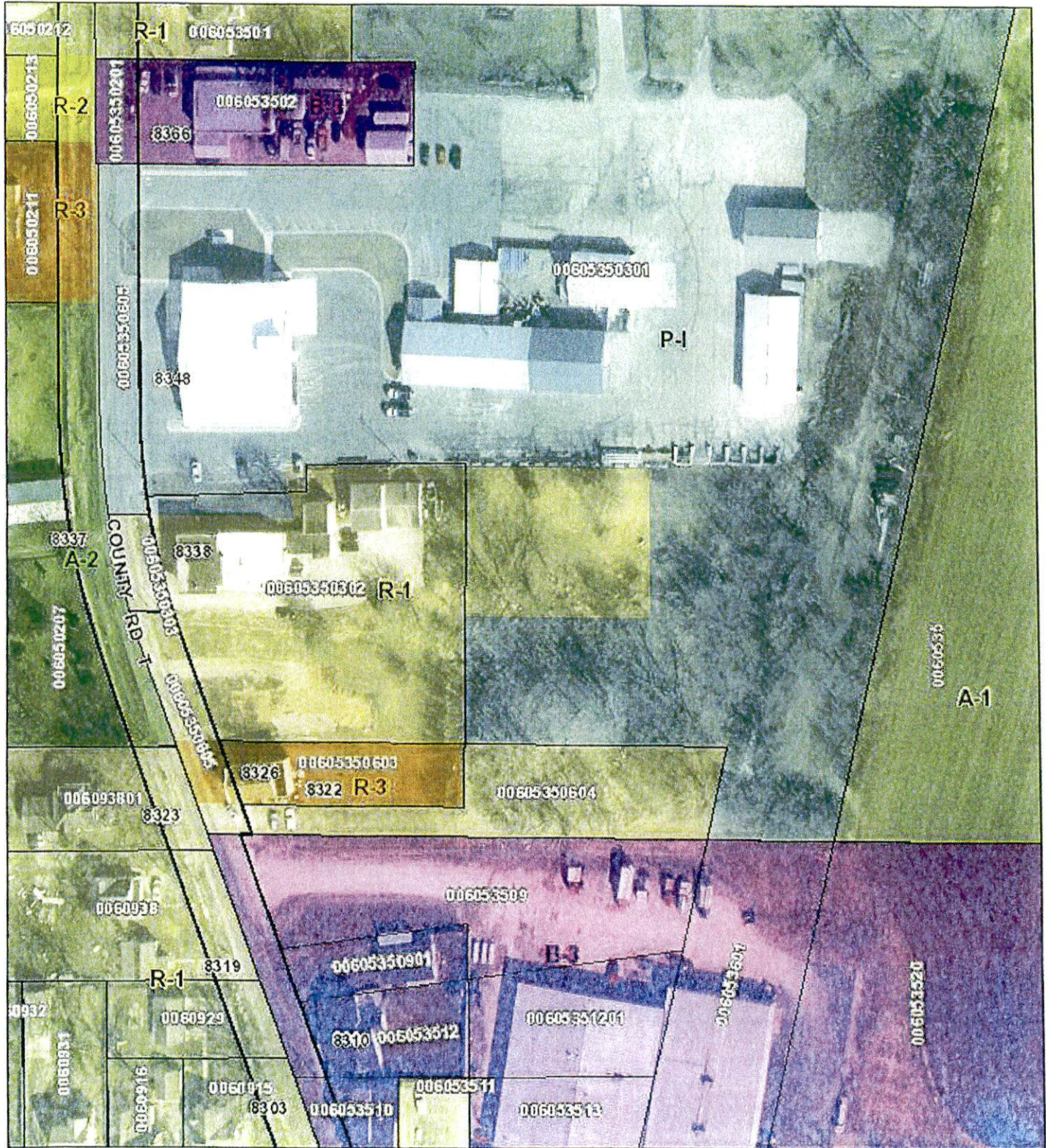
1:1,324

- | | |
|-------------------------|----------------------------|
| Physical Addresses | Navigable Waterways |
| Municipal Boundary | Permanent |
| Street Centerline at 94 | Intermittent |
| Road ROW | Stream |
| Tax Parcels | Lake Labels <1:9030 |
| | River Labels <1:3009 |



Winnebago County GIS
Imagery Date: March, 2015

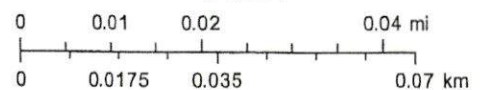
Clayton Town Zoning Site Map



June 8, 2020

1:1,324

- | | |
|-------------------------|----------------------------|
| Physical Addresses | Navigable Waterways |
| Municipal Boundary | Permanent |
| Street Centerline at 94 | Intermittent |
| Road ROW | Stream |
| Tax Parcels | Lake Labels <1:9030 |
| | River Labels <1:3009 |



Winnebago County GIS
Imagery Date: March, 2015

Town of Clayton

CERTIFIED SURVEY MAP REVIEW APPLICATION

Mail: 8348 CTR "T" - Larsen, WI 54947
Phone - 920-836-2007 Fax - 920-836-2026
Email - administrator@townofclayton.net Web Page - www.townofclayton.net

Property Owner (s): Town of Clayton & White Feather Properties LLC
Address/Zip: 8348 Cty Rd T, Larsen 54947 2517 N Alexander St Appleton 54911
Phone: 920-836-2007 Fax: 920-836-2026 E-Mail: administrator@townofclayton.net
Applicant: TDC

Check: Architect ☐ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☐ Owner ☒
Address/City/Zip: 8348 Cty Rd T Larsen 54947
Phone: _____ Fax: _____ E-Mail: _____

Describe the reason for the Certified Survey Map: TDC selling western part of
tax ID # 006-0535-06-04 to White Feather Properties for parking

Survey Specifics:

No. of Lots: 3 Total Acreage: 12.353 Tax Key No.: 00605350603

Legal Description: See CSM for legal description

Zoning: _____

Surveyor: Gary Zahringer, M&E Registration No.: S-2098

Address/City/Zip: 1377 Midway Road

Phone: 731-0381 Fax: _____ E-Mail: _____

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

Applicant Signature: Mr. Straw, Administrator Date: 6/8/2020

For Town Use Only (See Fee Schedule)

Review Fee: <u>N/A</u>	Map Deposit Fee*: _____	Check #: _____	Date: _____
*Map Deposit fee is fully refundable if a recorded copy of the approved document is submitted to the Town within 90 days of the Town Board approval.			
Received of: _____		Refund to: _____	
Date Rec'd Complete: _____		By: _____	
Review Meetings - Plan Comm _____		Town Board _____	
C.S.M. is: Approved _____		Approved with Condition _____ Denied _____	
Recorded Document Submittal Deadline (90 days from TB Approval): _____			

Notes: 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 20 working days prior to meeting.

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7588,
ALL OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 6840,
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4,
SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR
TOWN OF CLAYTON
8348 COUNTY ROAD "T"
LARSEN, WI 54947

NORTHWEST CORNER
SECTION 20
T20N-R16E
ALUMINUM MONUMENT

UNPLATTED LANDS
OWNER: NORTHEAST ASPHALT, INC.
DOCUMENT NO. 889814

ABANDONED
RAILROAD
OWNER:
WINNEBAGO
COUNTY

UNPLATTED LANDS
OWNER: WINNEBAGO COUNTY
DOCUMENT NO. 548766

LOT 1

LOT 1
524,993 SQ.FT.
12.052 ACRES

C.S.M. NO. 7588

UNPLATTED LANDS
OWNER: DAVID & LORI WEYLAND
DOCUMENT NO. 1191540

SEE SHEET 2
FOR NOTES

LEGEND

- 1" O.D. IRON PIPE SET,
18" LONG, WEIGHING
1.130LBS. PER LIN. FOOT
- P.K. NAIL FOUND
- 1" O.D. IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ⊕ GOVERNMENT CORNER

LINE TABLE

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 20°10'49" W	76.76'
L2	S 00°04'03" W	21.23'
L3	S 88°10'21" W	126.98'
L4	N 89°49'19" W	168.48'
L5	N 00°05'34" E	20.00'
L6	S 89°49'19" E	200.00'

LOT 2 —
13,105 SQ.FT.
0.301 ACRES

BUILDING CORNER
ENCROACHES 2.0'
INTO THE R/W

CURVE DATA

C1
RADIUS = 537.65'
DELTA = 007°45'58"
LENGTH = 72.88'
CHORD = N04°07'37.0"W
72.82'

WEST 1/4 CORNER
SECTION 20
T20N-R16E
ALUMINUM MONUMENT

UNPLATTED LANDS
OWNER: LARSEN COOPERATIVE
DOCUMENT NO. 837080

1" = 200'

0 200 400

SCALE IN FEET

BEARINGS ARE REFERENCED TO THE WINNEBAGO
COUNTY COORDINATE SYSTEM IN WHICH THE
WEST LINE OF THE NORTHWEST 1/4 OF
SECTION 20 BEARS S 00°21'03" E

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0018-100

FILE 1-0018-100csm.dwg SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7588,
ALL OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 6840, LOCATED IN THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN OF CLAYTON RIGHT TO FARM NOTE:

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

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED, AT THE DIRECTION OF THE TOWN OF CLAYTON, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7588, RECORDED AS DOCUMENT NO. 1809568, AND ALL OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 6840, RECORDED AS DOCUMENT NO. 1666849, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN. CONTAINING 538,098 SQUARE FEET [12.353 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

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

GIVEN UNDER MY HAND THIS 27TH DAY OF MAY, 2020.

GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

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

OWNERS OF RECORD:
WHITE FEATHER PROPERTIES, LLC
TOWN OF CLAYTON
TOWN OF CLAYTON

RECORDING INFORMATION:
DOCUMENT NO. 1809763
DOCUMENT NO. 1785369
DOCUMENT NOS. 1810967, 1668149, 1607232,
1184070, 1053519, 558443,
V584 P467, V1029 P467

PARCEL NUMBER:
006-0535-06-03
006-0535-06-04
006-0535-03-01

CERTIFIED SURVEY MAP NO. _____

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ALL OF LOTS 3 AND 4 OF CERTIFIED SURVEY MAP NO. 6840, LOCATED IN THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 20, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD APPROVAL:

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

DATED THIS _____ DAY OF _____, 2020.

TOWN CHAIRPERSON

TOWN CLERK

TREASURER'S CERTIFICATE:

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

TOWN TREASURER

DATE

COUNTY TREASURER

DATE

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

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

ON _____ DAY OF _____, 2020.

CHAIRMAN, PLANNING AND ZONING COMMITTEE

TOWN OF CLAYTON OWNERS CERTIFICATE:

TOWN OF CLAYTON, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY
VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE
DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

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

DATED THIS _____ DAY OF _____, 2020.

TOWN CHAIRPERSON

TOWN CLERK

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2020, THE ABOVE OWNER(S)
TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

SIGNATURE

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

(EXPIRES: _____)

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TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

CORPORATE OWNERS CERTIFICATE:

WHITE FEATHER PROPERTIES, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

WHITE FEATHER PROPERTIES, LLC, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF CLAYTON AND WINNEBAGO COUNTY

DATED THIS _____ DAY OF _____, 2020.

SIGNATURE

PRINT NAME AND TITLE

STATE OF WISCONSIN)
) SS
WINNEBAGO COUNTY)

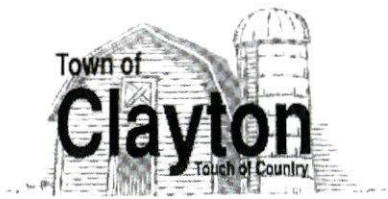
PERSONALLY CAME BEFORE ME ON THE ____ DAY
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TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

SIGNATURE

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION (IS PERMANENT)

(EXPIRES: _____)



Tuesday, July 21, 2020



County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901

Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning Application forms submitted by Town of Clayton, 8348 County Road T, Larsen, WI 54947 for property located south of 8348 County Road T specifically described as Part of Tax ID #006-0535-03-01 and Part of Tax Id #006-0535-06-04, both located in the Southwest ¼ of the Northwest ¼ of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The Applications are to re-zone the properties from R- 1 (Rural Residential) to P-1 (Public Institutional) and R-1 (Rural Residential) to R-3 (Two-Family Residential).

Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Tori Straw
Town Administrator

CC County Clerk, Sue Ertmer



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF August 7, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

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A-2 (General Agricultural District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as Agricultural and Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

A-2 to R-1 FLU: Non-Residential
(Abandoned Landfill Sites)

TOWN OF CLAYTON

ORDINANCE 2020-Z007

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ORDINANCE MAP**

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Robbin Parker, 7364 Jensen Road, Oshkosh, WI 54904

Legal description of property:

For property located at 7364 Jensen Road specifically describes as Part of Tax ID #006-0817-05 being part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 32, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The above described property is hereby rezoned from:

The application is to re-zone the property from A-2 (General Agricultural District) to R-1 (Rural Residential District).

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.

Adopted this 15th, day of July 2020

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


Russell D. Geise, Chair

ATTEST:

Holly Stevens, Town Clerk

Town of Clayton

RE-ZONING APPLICATION

Mail: 8348 County Road T – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026 Email – tocadmin@new.rr.com

Property Owner(s): Robbin Parker
Address/Zip: 7364 Jensen Rd Oshkosh 54904
Phone: 920-379-5525 Fax: _____ E-Mail: _____

Applicant: Robbin Parker
Check: Architect _____ Engineer _____ Surveyor _____ Attorney _____ Agent _____ Owner ☒
Address/City/Zip: 7364 Jensen Rd Oshkosh 54904
Phone: 920-379-5525 Fax: _____ E-Mail: _____

Describe the reason for the Re-Zoning: Divide existing parcel to create a new buildable lot

Re-Zoning Specifics:

No. of Lots: 2 Total Acreage: 9.33 Tax Key No.: 006081705
Legal Description: Part of the West 1/2 of the Southeast 1/4 of section 32
Current Zoning: A2 to R1 T20N, R16E

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

Applicant Signature: Ross Date: 6/16/20

For Town Use Only

Fee (see Fee Schedule)

Fee: 250.00 Check # 4990 Receipt _____ Date 6/16/20
Date Received Complete 6/16/20 By THS App. No. _____
Review Meetings – Plan Comm 7/8/20 Town Board 7/15/20
Newspaper Publication Dates 7/1/20 & 6/24/20 Posting Date 6/24/20
300' Neighborhood Notice Distribution 6/24/20
Re-Zoning is: Approved _____ Denied _____
Comments _____

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.

Parker Re-zone Neighbors Map



June 17, 2020

Physical Addresses



Road ROW

Road ROW area

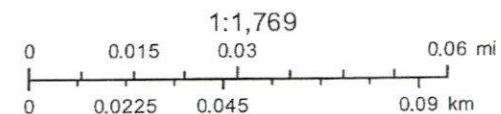
Municipal Boundary



Tax Parcel Boundary (white)

Street Centerline

Tax Parcel Boundary



Winnebago County GIS
Imagery Date: March, 2015

Winnebago County GIS
Winnebago County GIS | Imagery Date: March, 2015 |

Town of Clayton
CERTIFIED SURVEY MAP REVIEW APPLICATION

Mail: 8348 CTR "T" – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026
Email – administrator@townofclayton.net Web Page – www.townofclayton.net

Property Owner (s): ROBBIN PARKER

Address/Zip: 7364 JENSEN ROAD, OSHKOSH, WI 54904

Phone: 920-379-5565 Fax: _____ E-Mail: rparker@gallowaycompany.com

Applicant: ROBBIN PARKER

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

Address/City/Zip: 7364 JENSEN ROAD, OSHKOSH, WI 54904

Phone: 920-379-5565 Fax: _____ E-Mail: rparker@gallowaycompany.com

Describe the reason for the Certified Survey Map: _____

DIVIDE EXISTING PARCEL TO CREATE A NEW BUILDABLE LOT

Survey Specifics:

No. of Lots: 2 Total Acreage: 9.33 Tax Key No.: 006081705

Legal Description: PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, T20N, R16E

Zoning: AG

Surveyor: ANDREW HUNTER

Registration No.: S-2835

Address/City/Zip: 5020 LEONARD PT. RD. OSHKOSH, WI 54904

Phone: 920-410-7744 Fax: _____ E-Mail: andy@wisconsinlandsurveying.com

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

Applicant Signature: _____ Date: _____

For Town Use Only

(See Fee Schedule)

Review Fee: 250 Map Deposit Fee*: 250 Check #: 4990 Date: 6/16/20

*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.

Received of: ROBBIN PARKER Refund to: ROBBIN PARKER

Date Rec'd Complete: 6/16/20 By: HS

Review Meetings – Plan Comm 7/8/20 Town Board 7/15/20

C.S.M. is: Approved _____ Approved with Condition _____ Denied _____

Recorded Document Submittal Deadline (90 days from TB Approval): 10/15/20

Notes: 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 20 working days prior to meeting.

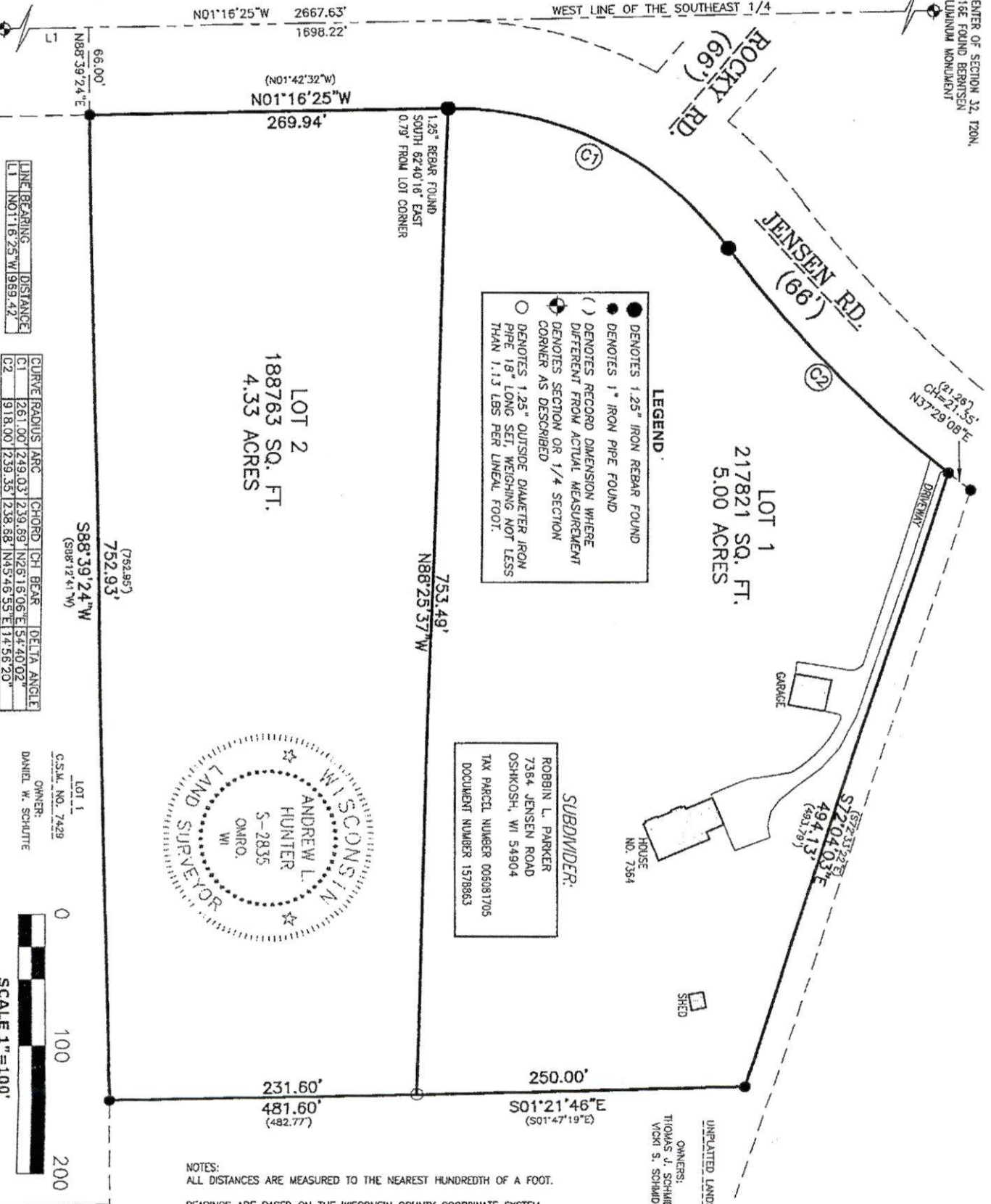
CERTIFIED SURVEY MAP SHEET 1 OF 3

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SOUTH 1/4 CORNER OF
SECTION 32, T20N, R16E
FOUND BERNTSEN
ALUMINUM MONUMENT



CENTER OF SECTION 32, T20N,
R16E FOUND BERNTSEN
ALUMINUM MONUMENT



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

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

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

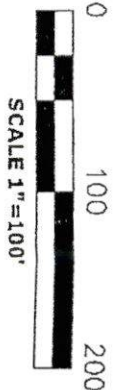
6/9/2020

PROJECT 5604

SHEET 1 OF 3

WISCONSIN
LAND SURVEYING INC.
Professional Service You Can Trust

5020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744



PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN**

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH IS BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 01°16'25" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 969.42 FEET; THENCE NORTH 88°39'24" EAST 66.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF JENSEN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 01°16'25" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 269.94 FEET; THENCE NORTHEASTERLY 249.03 FEET ALONG SAID EAST RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT, WHOSE RADIUS IS 261.00 FEET AND WHOSE CHORD BEARS NORTH 26°16'06" EAST 239.69 FEET; THENCE NORTHEASTERLY 239.35 FEET ALONG SAID EAST RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT, WHOSE RADIUS IS 918.00 FEET AND WHOSE CHORD BEARS NORTH 45°46'55" EAST 238.68 FEET; THENCE SOUTH 72°04'03" EAST 494.13 FEET; THENCE SOUTH 01°21'46" EAST 481.60 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7429; THENCE SOUTH 88°39'24" WEST 752.93 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 406,584 SQ. FT. (9.33 ACRES) AND IS SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN PARCEL NUMBER 006081705, BEING THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 1578863.

THAT I HAVE MADE THIS SURVEY BY THE DIRECTION OF GUY ROBBIN L. PARKER, OWNER OF SAID LAND.

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

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

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

DATE: _____

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

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

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

ROBBIN L. PARKER _____

STATE OF WISCONSIN)
:SS
_____) COUNTY)

PERSONALLY, CAME BEFORE ME THIS _____ DAY OF _____ 20____ THE AFOREMENTIONED ROBBIN L. PARKER TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

WINNEBAGO COUNTY TREASURERS CERTIFICATE

I _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER FOR WINNEBAGO COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE _____ TREASURER _____

TOWN OF CLAYTON TREASURERS CERTIFICATE

I _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER FOR THE TOWN OF CLAYTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATE _____ TREASURER _____

CLAYTON TOWN BOARD CERTIFICATE OF APPROVAL

THIS CERTIFIED SURVEY MAP, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN IS HEREBY APPROVED.

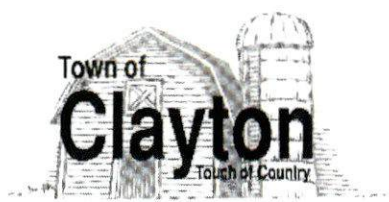
DATE _____ TOWN BOARD REPRESENTATIVE _____

CERTIFICATE OF WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

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

AUTHORIZED SIGNATURE _____ DATE _____

PRINTED NAME _____



Tuesday, July 21, 2020

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901



Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning Application form submitted by Robbin Parker, 7364 Jensen Road, Oshkosh, WI 54904, for property located at 7364 Jensen Road specifically describes as Part of Tax ID #006-0817-05 being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The Application is to re-zone the properties from A-2 (General Agricultural) to R-1 (Rural Residential).

Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Tori Straw
Town Administrator

CC County Clerk, Sue Ertmer



Winnebago County

Zoning Department

The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF August 7, 2020

TO: Planning & Zoning Committee

FM: Zoning Administrator 

RE: Review of Town Zoning Changes

1. Town of Clayton - Town Zoning Change (Tax ID Nos: 006-0535-03-01 and part of 006-0535-06-04) – Town of Clayton.

The town zoning change for Town of Clayton is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning changes from R-1 (Rural Residential District) to P-1 (Public/Institutional) and from R-1 (Rural Residential District) to R-3 (Two-Family Residential) and Winnebago County's land use plan shows future land use as Public/Institutional and Residential respectively.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

2. Robbin Parker - Town Zoning Change (Tax ID No: 006-0817-05) – Town of Clayton.

The town zoning change for Robbin Parker is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agricultural District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as Non-Residential (Abandoned Landfill Sites).

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

3. Ryan and Amber Pheifer - Town Zoning Change (Tax ID No: 006-0015-03) – Town of Clayton.

The town zoning change for Ryan and Amber Pheifer is consistent with Winnebago County's Land Use Plan. The Town of Clayton approved the zoning change from

A-2 (General Agricultural District) to R-1 (Rural Residential District) and Winnebago County's land use plan shows future land use as Agricultural and Residential.

RECOMMENDATION: Approve a motion to forward zone change to County Board for action.

A-2 to R-1 Ag & Rural

TOWN OF CLAYTON

ORDINANCE 2020-Z008

**AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING
ORDINANCE MAP**

WHEREAS, one or more applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances have been filed with the Town Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearings the proposed amendments have been reviewed and recommended to the Town Board by the Town's Plan Commission; and

WHEREAS, the applications for amendments to the Map of the Town of Clayton Zoning Code of Ordinances does comply with both the Town's existing land use and future land use elements of the CY 2015/16 update to the Town's Comprehensive Plan; and

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

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

Section 1: The Official Zoning Map of the Town of Clayton is amended as follows:

Property Owner:

Ryan and Amber Pheifer, 9336 Timber Ridge Road, Neenah, WI 54956

Legal description of property:

For property located on Timber Ridge Road specifically described as part of Tax ID# 006-0015-03 located in part of the Southeast ¼ of the Southwest 1/4 of Section 1, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The above described property is hereby rezoned from:

The application is to re-zone the property from A-2 (General Agricultural District) to R-1 (Rural Residential District).

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the Town of Clayton Zoning Code of Ordinances shall be effective upon approval by the Winnebago County Board.


Adopted this 15th, day of July 2020

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



Russell D. Geise, Chair

ATTEST:



Holly Stevens, Town Clerk

Town of Clayton

RE-ZONING APPLICATION

Mail: 8348 County Road T – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026 Email – tocadmin@new.rr.com

Property Owner(s): Ryan and Amber Pheifer

Address/Zip: 9336 Timber Ridge Rd. Neenah, WI

Phone: 920 378-1715 Fax: _____ E-Mail: ryan.pheifer@pheifer.com

Applicant: Randy Oettinger-Mach IV Engineering & Surveying

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

Address/City/Zip: 2260 Salscheider Ct. Green Bay, WI 54313

Phone: 920 615-1914 Fax: _____ E-Mail: roettinger@mach-iv.com

Describe the reason for the Re-Zoning: Rezone to Rural Residential to have the proper zoning
to split the property with a CSM. (R-1)

Re-Zoning Specifics:

No. of Lots: 1 Total Acreage: 5.42 Tax Key No.: 006001503

Legal Description: Lot 4 of CSM #5136 (part of the SE-SW of Sec. 1, T20N-R16E)

Current Zoning: A-2 General Agriculture


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

Applicant Signature:  Date: April 29, 2020

For Town Use Only

Fee (see Fee Schedule)

Fee: 250.00 Check # REC 7458 Receipt _____ Date 5/4/2020

Date Received Complete MAY 04 2020 By  App. No. _____

Review Meetings – Plan Comm JUNE 10 Town Board JUNE 17

Newspaper Publication Dates MAY 27 & JUNE 3 Posting Date MAY 27

300' Neighborhood Notice Distribution MAY 27

Re-Zoning is: Approved _____ Denied _____

Comments _____

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 20 working days prior to meeting.

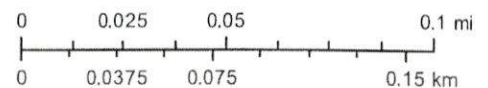
006-0015-03 ReZoning



May 4, 2020

1:2,901

- | | |
|-----------------------------|--------------------------------------|
| Physical Addresses | Navigable Waterways |
| Municipal Boundary | Navigable - Permanent (unchecked) |
| Street Centerline | Navigable - Intermittent (unchecked) |
| Road ROW | Navigable - Stream (unchecked) |
| Tax Parcel Boundary (white) | Navigable - Permanent (checked) |
| Tax Parcel Boundary | Navigable - Intermittent (checked) |
| Road ROW area | Navigable - Stream (checked) |



Winnebago County GIS
Imagery Date: March, 2015

Town of Clayton

CERTIFIED SURVEY MAP REVIEW APPLICATION

Mail: 8348 CTR "T" – Larsen, WI 54947
Phone – 920-836-2007 Fax – 920-836-2026
Email – administrator@townofclayton.net Web Page – www.townofclayton.net

Property Owner (s): Ryan and Amber Pheifer

Address/Zip: 9336 Timber Ridge Rd. Neenah, WI 54956

Phone: 920 378-1715 Fax: _____ E-Mail: ryan.pheifer@pheifer.com

Applicant: Randall Oettinger

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

Address/City/Zip: 2260 Salscheider Ct. Green Bay, WI 54313

Phone: 920 615-1914 Fax: _____ E-Mail: roettinger@mach-iv.com

Describe the reason for the Certified Survey Map: To create an additional residential lot

Survey Specifics:

No. of Lots: 2 Total Acreage: 5.42 Tax Key No.: 006001503

Legal Description: Lot 4 of CSM 5136 (Part of the SE-SW Sec. 1 T20N-R16E)

Zoning: _____

Surveyor: Randall Oettinger Registration No.: S-2349

Address/City/Zip: 2260 Salscheider Ct. Green Bay WI 54313

Phone: 920 615-1914 Fax: _____ E-Mail: roettinger@mach-iv.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.

Applicant Signature: Randall Oettinger Date: April 29, 2020

For Town Use Only

(See Fee Schedule)

Review Fee: 250.00 Map Deposit Fee*: 250.00 Check #: 7458 Date: 5/4/2020

*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.

Received of: MACH IV ENGINEERING & SURVEYING LLC Refund to: SAME

Date Rec'd Complete: MAY 04 2020 By: H8

Review Meetings – Plan Comm JUNE 10 Town Board JUNE 17

C.S.M. is: Approved _____ Approved with Condition _____ Denied _____

Recorded Document Submittal Deadline (90 days from TB Approval): AUG 15, 2020

SEPT

Notes: 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 20 working days prior to meeting.

Tori Straw, Town Administrator, Town of Clayton

From: Randy Oettinger <roettinger@mach-iv.com>
Sent: Wednesday, June 17, 2020 9:04 AM
To: Tori Straw, Town Administrator, Town of Clayton
Subject: FW: Airport Overlay Zone 2B-Town of Clayton CSM

Hello,

Here is the email from Steve



Randall J. Oettinger
Mach IV Engineering & Surveying, LLC
2260 Salscheider Court
Green Bay, WI 54313
Office: (920) 712-2324
Cell: (920) 615-1914
roettinger@mach-iv.com

From: Swanson, Steve P. <Steve.Swanson@outagamie.org>
Sent: Wednesday, June 10, 2020 3:45 PM
To: Randy Oettinger <roettinger@mach-iv.com>
Cc: VandenLangenberg, Chad <Chad.Vandenlangenberg@outagamie.org>; Pausma, Jason D. <Jason.Pausma@outagamie.org>
Subject: RE: Airport Overlay Zone 2B-Town of Clayton CSM

Randy,

I would concur with the township on this one. Each new lot needs to meet the density requirement of two acres. Per my voice message, if you are going to have more than one residence on a lot you can apply your rationale, but once you create new parcels you need to meet the density standard.

Sec. 10-608. Special uses of AOD2, airport overlay district zone 2 are as follows:

(1)Residential, provided it is the principal premises of a farm operation which exceeds 35 acres or if it is within zone 2B at a density of not more than one unit per two acres of land and occupying not more than 50 percent of the lot area.

For what it's worth, we apply the same standard in our zoning code. More than one residence can be located on a lot, but the structures need to be located in a fashion that they could be split and meet the frontage, setback standards. I hope this helps. Give me a call with any questions and have a great day.

sps

Steven P. Swanson
Zoning Administrator
Outagamie County

320 S Walnut Street
Appleton, WI 54911
920 832-5046

From: Randy Oettinger [<mailto:roettinger@mach-iv.com>]
Sent: Wednesday, June 10, 2020 12:13 PM
To: Swanson, Steve P. <Steve.Swanson@outagamie.org>
Subject: Airport Overlay Zone 2B-Town of Clayton CSM

** CAUTION: This is an external message. DO NOT click links, open attachments or reply unless you know the content is safe **

Hello,

The Town of Clayton is going to table our CSM tonight because Lot 2 is under 2 acres. I think the requirement is "1 unit per two acres."

Our map will have two units per 5.42 acres (Lots 1 & 2 combined acreage).

Am I interpreting this wrong?



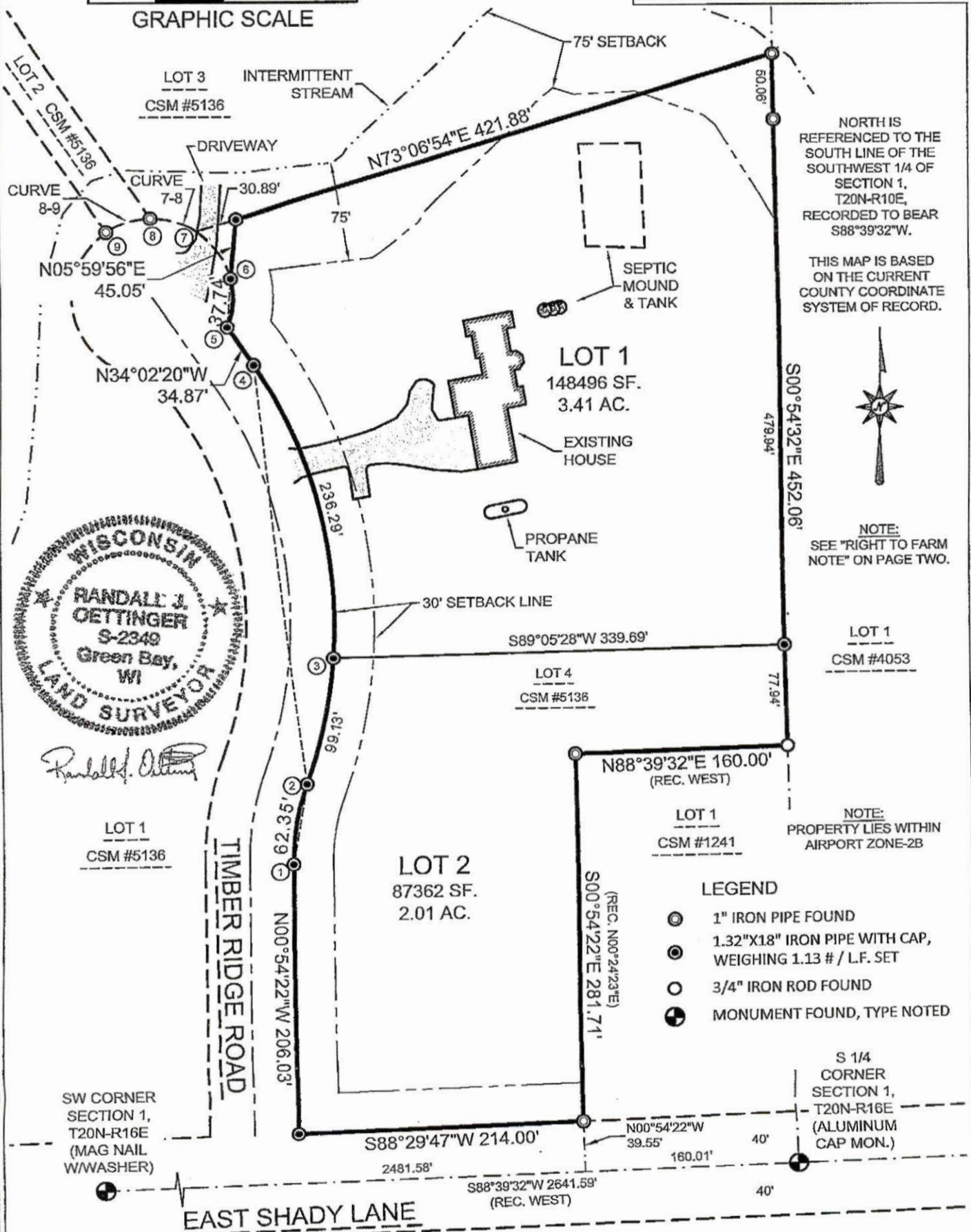
Randall J. Oettinger
Mach IV Engineering & Surveying, LLC
2260 Salscheider Court
Green Bay, WI 54313
Office: (920) 712-2324
Cell: (920) 615-1914
roettinger@mach-iv.com

CERTIFIED SURVEY MAP

PART OF LOT 4 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 5136, (DOCUMENT #1208535), WINNEBAGO COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

100 50 0 100

GRAPHIC SCALE



Randall J. Gettinger

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2280 Selchelder Court Green Bay, WI
54313 PH 920-585-5755; FAX 920-585-5757
www.mach-iv.com

CLIENT: RYAN PHEIFER

DRAFTED BY: RJO
TAX PARCEL NO.: 6001503

SCALE:

1"=100'

SHEET: 1 OF 3

PROJECT NO. 1736-01-20

DRAWING NO. 1535

CERTIFIED SURVEY MAP

PART OF LOT 4 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 5136, (DOCUMENT #1208535),
WINNEBAGO COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 1, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

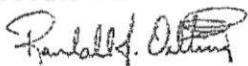
SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOT 4 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 5136, (DOCUMENT #1208535), WINNEBAGO COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 1, T20N-R16E; THENCE S88°39'32"W, 160.01 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N00°54'22"W, 39.55 FEET TO THE NORTH RIGHT OF WAY OF EAST SHADY LANE AND THE POINT OF BEGINNING; THENCE S88°29'47"W, 214.00 FEET ALONG SAID RIGHT OF WAY; THENCE N00°54'22"W, 206.03 FEET ALONG THE EAST RIGHT OF WAY OF TIMBER RIDGE ROAD; THENCE 62.35 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 167.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N09°47'23.5"E, 61.99 FEET; THENCE 335.41 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 352.46 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N06°46'35.5"W, 322.90 FEET; THENCE N34°02'20"W, 34.87 FEET ALONG SAID RIGHT OF WAY; THENCE 37.74 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N04°34'32"E, 37.12 FEET; THENCE N05°59'56"E, 45.05 FEET; THENCE N73°06'54"E, 421.88 FEET ALONG THE NORTH LINE OF LOT 4 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 5136, WINNEBAGO COUNTY RECORDS; THENCE S00°54'32"E, 530.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE S88°39'32"W, 160.00 FEET ALONG A SOUTH LINE OF SAID LOT, ALSO BEING THE NORTH LINE OF LOT 1 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 1241 (DOCUMENT #610026), WINNEBAGO COUNTY RECORDS; THENCE S00°54'22"E, 281.71 FEET ALONG SAID LOTS TO THE POINT OF BEGINNING.

BOUNDARY CONTAINS 235,859 SQUARE FEET/ 5.42 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE TOWN OF CLAYTON, AND THE WINNEBAGO COUNTY PLANNING COMMISSION IN SURVEYING, DIVIDING AND MAPPING THE SAME.



RANDALL J. OETTINGER PLS-2349
APRIL 02, 2020
REVISED JUNE 10, 2020 (ADJUST LOT 2)

RIGHT OF FARM NOTE:

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



CERTIFICATE OF PLANNING COMMITTEE:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF WINNEBAGO, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE ON ____ DAY OF _____, 20__.

PLANNING AND ZONING COMMITTEE

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE TOWN OF CLAYTON, AS SURVEYED AND MAPPED, IS HEREBY APPROVED THIS ____ DAY OF _____, 20__.

CHAIRMAN, PLANNING & ZONING COMMITTEE

TREASURER'S CERTIFICATE:

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

TOWN OF CLAYTON TREASURER DATE

COUNTY TREASURER DATE

CERTIFIED SURVEY MAP

PART OF LOT 4 OF VOLUME 1, CERTIFIED SURVEY MAPS, PAGE 5136, (DOCUMENT #1208535), WINNEBAGO COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, T20N-R16E, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF
(NAME OF BANK)
WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING,
MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE
CERTIFICATE OF _____, OWNER(S).
(NAME OF PROPERTY OWNER)

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY
(NAME OF BANK)

_____, ITS _____ AND COUNTERSIGNED BY _____
(PRINT NAME #1 ABOVE) (PRINT TITLE #1 ABOVE) (PRINT NAME #2 ABOVE)

ITS _____ AT _____, THIS _____ DAY OF _____, (YEAR).
(PRINT TITLE #2 ABOVE) (CITY) (STATE) (DAY) (MONTH)

(SIGNATURE #1) _____ (SIGNATURE #2) _____

(PRINT NAME #1) _____ (PRINT NAME #2) _____

(PRINT TITLE #1) _____ (PRINT TITLE #2) _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, _____, THE ABOVE NAMED OFFICERS OF SAID CORPORATION
(DAY) (MONTH) (YEAR)

TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH
OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS
SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF WISCONSIN] SS
COUNTY OF _____]

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED AND EASEMENTS GRANTED ON THIS CERTIFIED
SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS
CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR
OBJECTION:

TOWN OF CLAYTON
WINNEBAGO COUNTY PLANNING DEPARTMENT

RYAN M. PHEIFER DATE

AMBER S. PHEIFER DATE

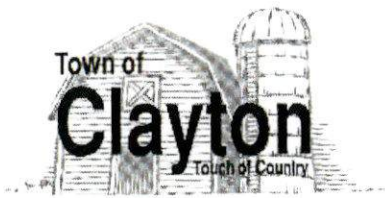
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
COUNTY, WISCONSIN

STATE OF WISCONSIN]
COUNTY OF _____] SS

Curve Data

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-2	62.35'	167.00'	61.99'	N09°47'23.5"E	21°23'31"	N20°29'09"E
2-3	99.13'	352.46'	98.80'	N12°25'44"E	16°06'51"	
3-4	236.29'	352.46'	231.89'	N14°50'01"W	38°24'38"	
2-4	335.41'	352.46'	322.90'	N06°46'35.5"W	54°31'29"	S20°29'09"W
5-6	37.74'	60.00'	37.12'	N04°34'32"E	36°02'13"	S22°35'39"W/N13°26'34"W
6-7	44.63'	60.00'	43.61'	N34°45'05"W	42°37'02"	
7-8	36.24'	60.00'	35.69'	N73°21'44"W	34°36'17"	
8-9	34.98'	60.00'	34.49'	S72°38'04"W	33°24'09"	



Tuesday, July 21, 2020

County Zoning Office
Attn: Cary A. Rowe
112 Otter Avenue
Oshkosh, WI 54901



Re: Town Board approved amendment to the Town's Zoning Code of Ordinances Map.

Mr. Cary A. Rowe:

Enclosed please find the material relative to the following amendment(s) to the Zoning Code of Ordinances, Zoning Map in the Town of Clayton:

Re-zoning Application form submitted by Ryan and Amber Pheifer, 9336 Timber Ridge Road, Neenah, WI 54956 for property located on Timber Ridge Road specifically described as part of Tax ID# 006-0015-03 located in part of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

The Application is to re-zone the properties from A-2 (General Agricultural) to R-1 (Rural Residential).

Should you have any questions relative to this request please feel free to call or E-mail me.

Sincerely,

Tori Straw
Town Administrator

CC County Clerk, Sue Ertmer