



Winnebago County
Zoning Department
The Wave of the Future

MEMO FOR P & Z MEETING AGENDA OF MARCH 5, 2021

TO: Planning & Zoning Committee

FM: Zoning Administrator

RE: Review of Town Zoning Changes

1. Thomas Vrhovnik - Town Zoning Change (Tax ID No: 004-0497-03) – Town of Black Wolf.

The town zoning change for Thomas Vrhovnik is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Agriculture) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land use as Agricultural & Rural and Environmental.

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

2. Thomas & Patti Fenner - Town Zoning Change (Tax ID No: 004-0434-02) – Town of Black Wolf.

The town zoning change for Thomas & Patti Fenner is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from R-1 (Rural Residential) to A-2 (General Agriculture) and Winnebago County's future land use plan shows future land use as Residential.

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

3. Rodney & Paula Measure - Town Zoning Change (Tax ID No: 004-0175-01) – Town of Black Wolf.

The town zoning change for Rodney & Paula Measure is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan shows future land use as Residential and Environmental.

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

4. Kenneth Kreiter - Town Zoning Change (Tax ID No: 004-0144-02) – Town of Black Wolf.

The town zoning change for Kenneth Kreiter is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) and Winnebago County's future land use plan which, incorporates the City of Oshkosh' future land use plan, shows future land use as Residential.

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

5. Keith & Amber Schneider - Town Zoning Change (Tax ID No: 004-0288-01-02) – Town of Black Wolf.

The town zoning change for Keith & Amber Schneider is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from B-2 (Community Business) to R-1 (Rural Residential) and Winnebago County's future land use plan which, incorporates the City of Oshkosh' future land use plan, shows future land use as Residential.

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

6. Joshua & Carly Parker - Town Zoning Change (Tax ID No: 004-0505-02) – Town of Black Wolf.

The town zoning change for Joshua & Carly Parker is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

7. John Willeford - Town Zoning Change (Tax ID No: 004-0196-06-01) – Town of Black Wolf.

The town zoning change for John Willeford is consistent with Winnebago County's Future Land Use Plan. The Town of Black Wolf approved the zoning change from A-2 (General Farming) to R-1 (Rural Residential) to and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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

8. Town of Clayton - Town Zoning Change (Tax ID No: 006-0340-03) – 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 change from A-2 (General Agriculture) to P-1 (Public Institutional) and Winnebago County's future land use plan shows future land use as Non-Residential.

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

9. Luke & Ashley Herriges - Town Zoning Change (Tax ID Nos: 006-0040-07-01, 006-0040-07-02, 006-0040-07-03, 006-0040-07-04) – Town of Clayton.

The town zoning change for Luke & Ashley Herriges is consistent with Winnebago County's Future Land Use Plan. The Town of Clayton approved the zoning change from A-2 (General Agriculture) to RR (Rural Residential) and Winnebago County's future land use plan shows future land use as Agricultural and Rural.

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



Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

A-2 (general agriculture)
to R-1 (rural residential)
FLU: Agd rural
Environmental

1. Name of Property Owner: Thomas Vrhovnik
Address of Owner: 7777 Swiss Rd.
Oshkosh WI 54902
2. Name of Applicant: (Same)
Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): PT SE SW COM S 1/4 COR SEC 31 N 232.97 FT POB W 402.05 FT N 758.72 FT E 402.05 FT TO EL SE SW S 758.13 FT TO POB

4. Tax Parcel Number (if existing parcel): 004-0497-03

5. Section: 31 Town: 17 N Range: 17 E

6. Existing Zoning: A-2 Name of District: General Agriculture

7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

➤ The parcel was created in 1993

➤ The parcel has a non-conforming zoning designation because the Town requires a minimum of 10 acres to be Zoned A-2

➤ The property owner would like to have a conforming zoning designation.

➤ There are 7 R-1 (Residential) properties within 700 feet.

➤ Winnebago County has already switched the Shoreland Zoned portion of this parcel to R-1

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on December 7, 2019, and that all required notices were posted and/or mailed as required by local ordinance.





Thomas G. Verstegen
Thomas G. Verstegen

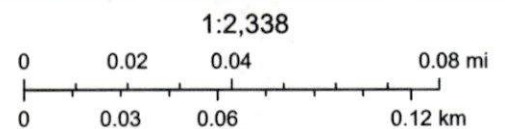
Date: 2/8/2021

Site Map



2/10/2021, 9:46:15 AM

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



Winnebago County GIS, Imagery Date: April 2020

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



TOWN OF BLACK WOLF

380 E. Black Wolf Ave.
Oshkosh, Wisconsin 54902

Office: (920) 688-1404
Fax: (920) 688-1405

R-1 (Rural Residential)
to A-2 (General Farming)

F2U: Residential

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Thomas + Patti Fenner

Address of Owner: 7017 Howlett Rd
Oshkosh, WI 54902

2. Name of Applicant: (SAME)

Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): That portion of parcel #004-0434-02 in Town Zoning that is currently not zoned A-2. See attached maps.

4. Tax Parcel Number (if existing parcel): 004-0434-02

5. Section: 29 Town: 17N Range: 17E

6. Existing Zoning: R-1 Name of District: Rural Residential

7. Proposed Zoning: A-2 Name of District: General Farming

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- > The Town of Black Wolf has a Comprehensive Plan
- > The zoning change is in compliance with that comprehensive plan.
- > The Comprehensive Plan calls for the Town to maintain Rural character
- > Rezoning back to A-2 will help maintain Rural character.
- > Reconfiguring the parcels makes for a more appropriate R-1 Parcel.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on June 4, 2018, and that all required notices were posted and/or mailed as required by local ordinance.

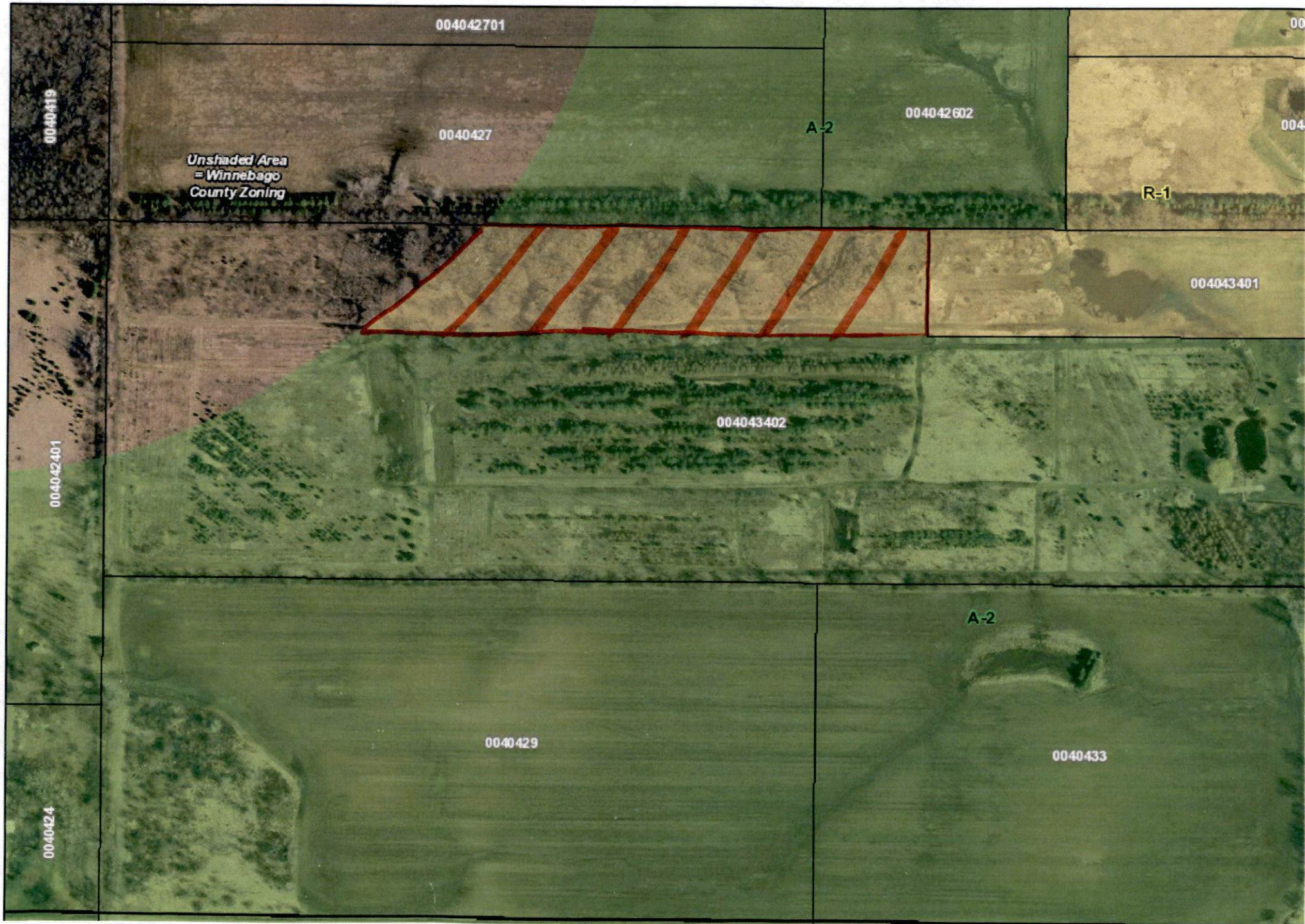
Thomas G. Verstegen
Thomas G. Verstegen

Date: 6-18-18



- To be rezoned

Black Wolf Town Zoning Site Ma



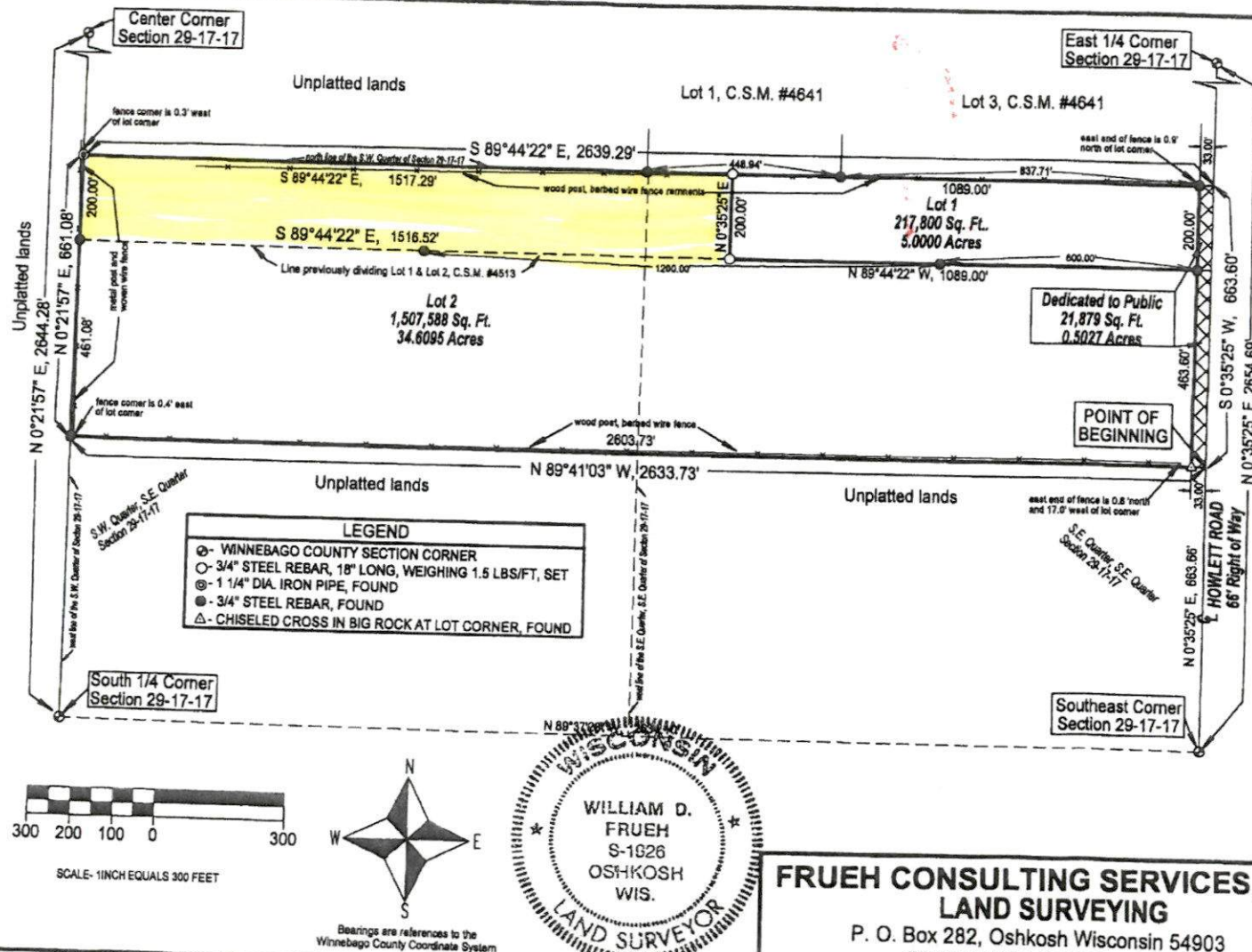
CERTIFIED SURVEY MAP NUMBER

PAGE 1 OF 4

BEING A RECONFIGURATION OF CERTIFIED SURVEY MAP NUMBER 4513, WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 17 EAST, IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR: Thomas D. and Patti A. Fenner
PARCEL NUMBERS: 0040430 & 0040434

Survey Dated: April 30, 2018



- To be rezoned

BEING A RECONFIGURATION OF CERTIFIED SURVEY MAP NUMBER 4513, WHICH IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 17 EAST, IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
WINNEBAGO COUNTY)

I, WILLIAM D. FRUEH, Wisconsin Registered Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a parcel being a reconfiguration of Certified Survey Map Number 4513, which is part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 29, Township 17 North, Range 17 East, in the Town of Black Wolf, Winnebago County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast Corner of said Section 29, Township 17 North, Range 17 East; thence North 0°35'25" East, along the East line of the Southeast Quarter of said Section 29, a distance of 663.66 feet; the POINT OF BEGINNING; thence North 89°41'03" West, a distance of 2633.73 feet, to the west line of the Southeast Quarter of said Section, thence North 0°21'57" East, along the west line of said Southeast Quarter, a distance of 661.08 feet, to the north line of said Southeast Quarter, thence South 89°44'22" East, along the north line of said Southeast Quarter, a distance of 2639.29 feet, to the east line of said Southeast Quarter, thence South 0°35'25" West, along the east line of said Southeast Quarter, a distance of 663.60 feet, to the POINT OF BEGINNING; said described tract containing 1,747,285 Square Feet (40.1121 Acres), more or less.

SAID PARCEL IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I have made this survey by the direction of Thomas D. and Patti A. Fenner, owners 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.

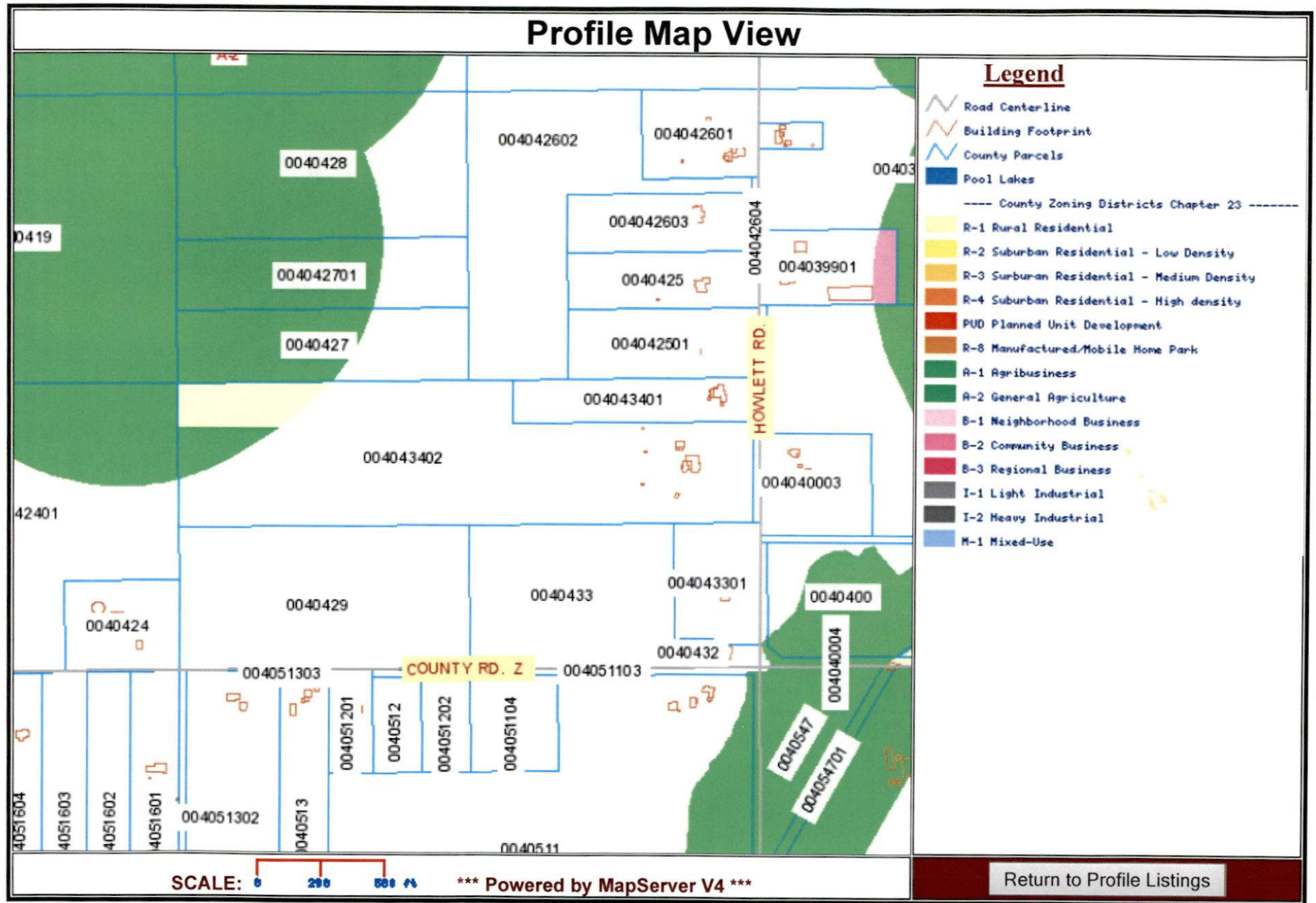
This CSM is contained wholly within the property described in the following Parcel Numbers: 0040430 and 0040434. The Document Numbers of the property are 1723127 & 1762923.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Subdivision Ordinance of the Town of Black Wolf.

4/30/18
Date

William D. Frueh
William D. Frueh, Registered Land Surveyor S-1926





A-2 (General Farming)
to R-1 (Rural Residential)

FLU: Residential
Environmental



Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: Rodney and Paula Measure
Address of Owner: 6801 Country Club Road
Oshkosh, WI 54902
2. Name of Applicant: (Same)
Address of Applicant: _____
3. Legal Description of area to be rezoned (attach CSM, if applicable): Lot 1 of CSM 7557
4. Tax Parcel Number (if existing parcel): 004-0175-01
5. Section: 25 Town: 17 N Range: 16 E
6. Existing Zoning: A-2 Name of District: General Farming
7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

- There are 5 residential lots within 1000 ft of the parcel.
- The zoning change is required to make the 5 acre parcel compliant with the Town's Zoning Ordinance.
- The CSM creating the 5 acre parcel has already been approved.

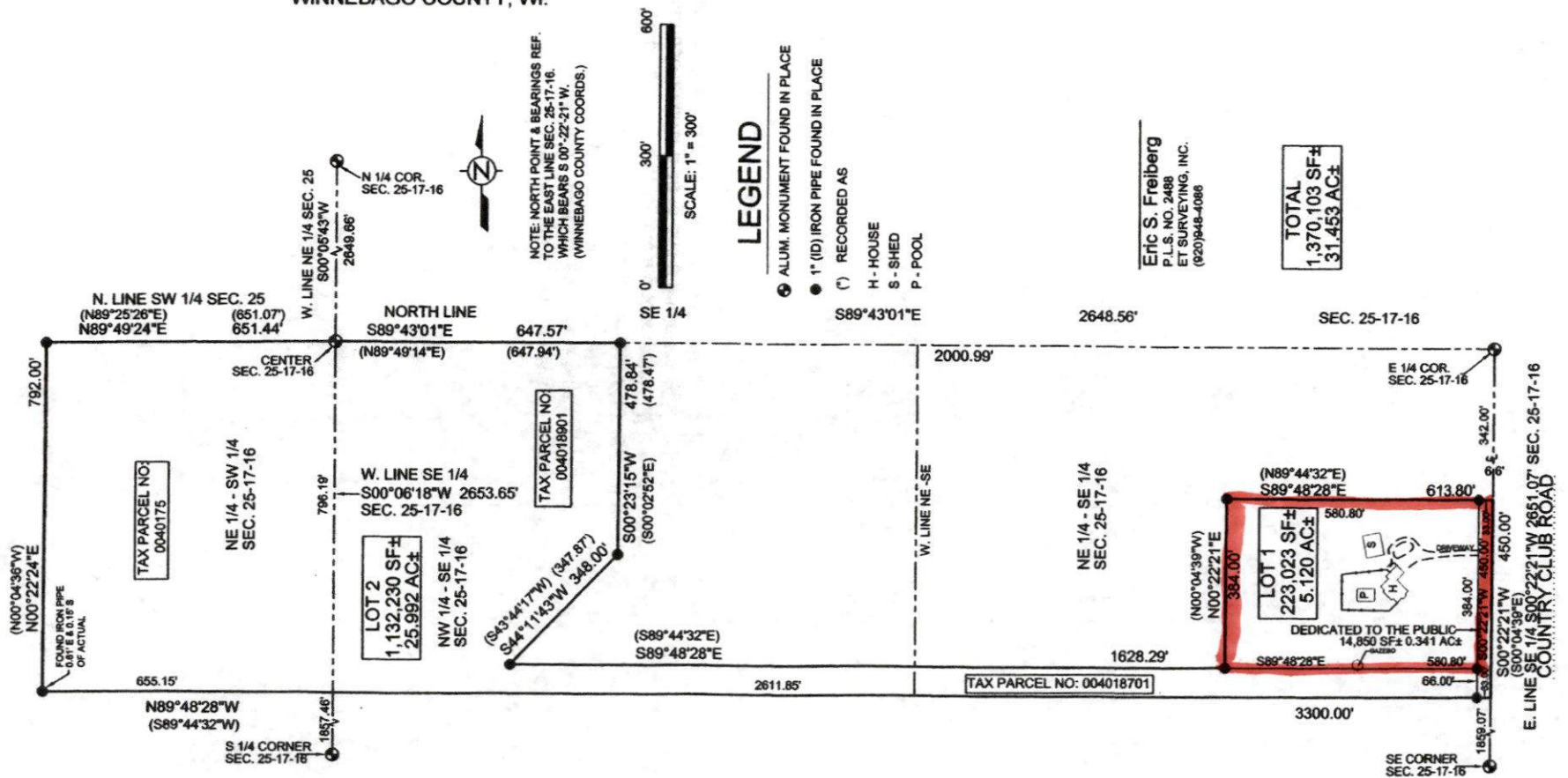
I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on November 4, 2019, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

Date: 2-8-2021

CERTIFIED SURVEY MAP

FOR
RODNEY MEASURE
BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND IN THE NORTH 1/2 OF THE SOUTHEAST 1/4
ALL IN SECTION 25,
T. 17 N., R. 16 E., TOWN OF BLACK WOLF,
WINNEBAGO COUNTY, WI.





Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

A-2 (general farming)
to R-1 (rural residential)
FLU: Residential
(City of Oshkosh)

1. Name of Property Owner: Kenneth Kreiter
Address of Owner: 1118 Cty Rd I
Oshkosh, WI 54902
2. Name of Applicant: Russell Moss
Address of Applicant: 3472 Lone Elm Ave
Van Dyne, WI 54979
3. Legal Description of area to be rezoned (attach CSM, if applicable): Lot 1 of CSM # 7552
4. Tax Parcel Number (if existing parcel): 004-0144-02
5. Section: 24 Town: 17 N Range: 16 E
6. Existing Zoning: A-2 Name of District: General Farming
7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

- The CSM creating the 8 acre parcel has already been approved.
- The zoning change is required to make the 8 acre parcel conform to the Town's Zoning Ordinance (10 acre minimum for A-2 Zoning)
- There are scattered residential parcels along County Rd I

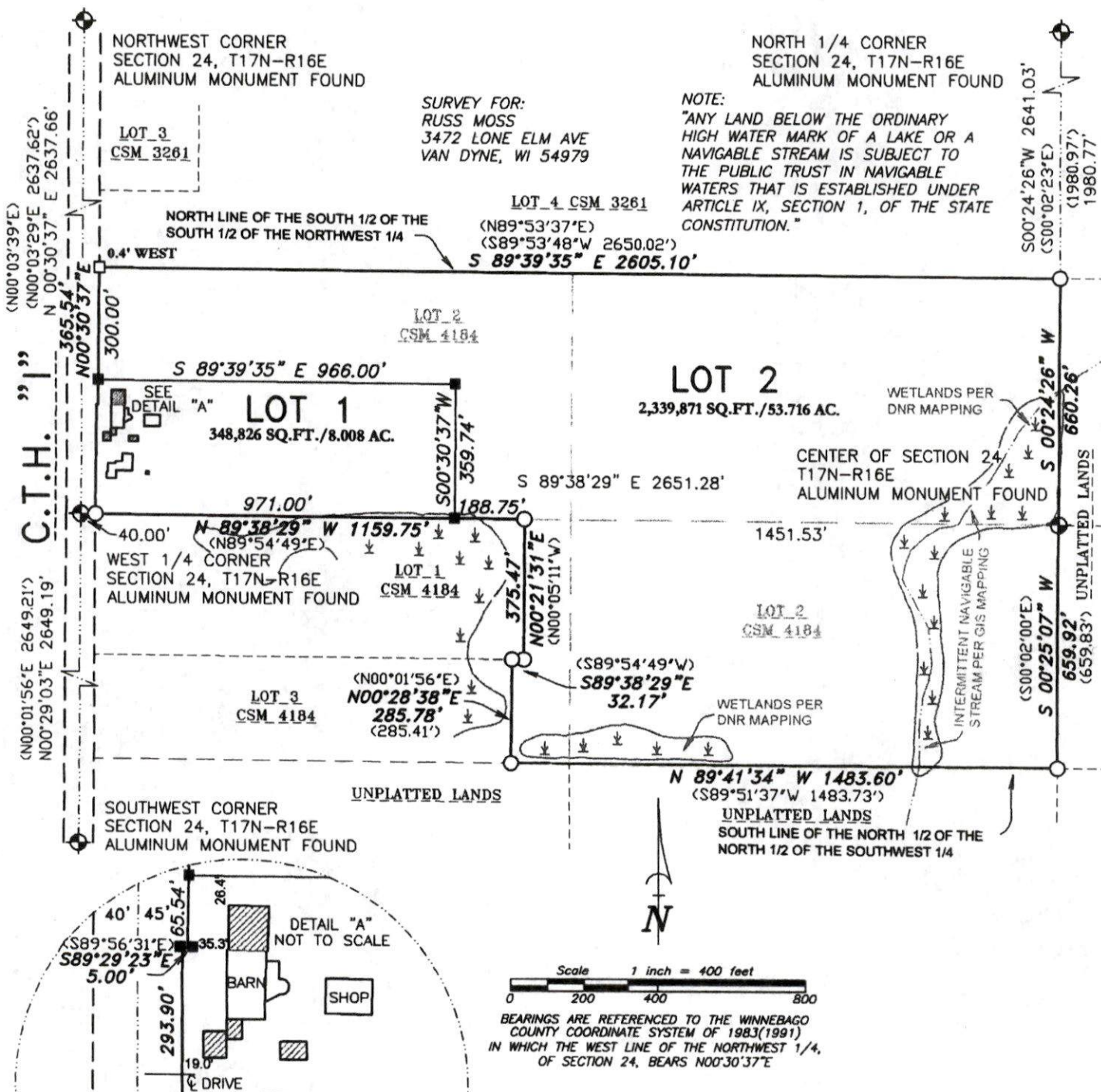
I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on August 5, 2019, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

Date: 2/8/2021

CERTIFIED SURVEY MAP NO. 7552

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 4184, AND
PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
NORTHWEST 1/4, ALL BEING PART OF THE SOUTHWEST
1/4 OF THE NORTHWEST 1/4, PART OF THE SOUTHEAST
1/4 OF THE NORTHWEST 1/4, PART OF THE NORTHWEST
1/4 OF THE SOUTHWEST 1/4 AND PART OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN
SECTION 24, TOWNSHIP 17 NORTH, RANGE 16 EAST,
TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.





Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

B-2 (Community Business)
to R-1 (Rural Residential)
FLU: Residential
(City of Oshkosh)

1. Name of Property Owner: Keith and Amber Schneider
Address of Owner: 4780 Cty Rd R
Oshkosh, WI 54902
2. Name of Applicant: (Same)
Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable): That portion of Lot 2, CSM #7521 that is not zoned R-1.

4. Tax Parcel Number (if existing parcel): 004-0288-01-02

5. Section: 18 Town: 17 N Range: 17 E

6. Existing Zoning: B-2 Name of District: Community Business

7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.

➤ A strip of land 11.63 feet wide was purchased from an adjoining property to accommodate a driveway.

➤ The small strip of land is zoned B-1

➤ A zoning change is required to avoid dual zoning on the same parcel.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on August 5, 2019, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

Date: 2/8/2021

PART OF GOVERNMENT LOT 1, IN SECTION 18,
TOWNSHIP 17 NORTH, RANGE 17 EAST, TOWN OF
BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.

NORTH 1/4 CORNER
SECTION 18, T17N-R17E
1" SURVEY NAIL FOUND

WITNESS CORNER TO THE EAST 1/4
CORNER SECTION 18, T17N-R17E
ALUMINUM MONUMENT FOUND

SOUTH U.S. HWY "45"
R/W WIDTH VARIES

Scale 1 inch = 100 feet

BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM OF 1983(1991) IN WHICH THE WEST LINE OF GOVERNMENT LOT 1 OF SECTION 18, BEARS S00°29'17"E

C.T.H. "R"

LOT 1
72,741 SQ.FT./1.670 AC.
TAX PARCEL 004028801

PAVEMENT

BUILDING #4731 & #4733

RESIDENCE #4780

TAX PARCEL 004028811

LOT 2
23,756 SQ.FT.,
0.545 AC.

PLAT OF SURVEY DATED 2-09-01 BY ROHLIG LAND SURVEYING

UNPLATTED LANDS

LEGEND

- 1-1/4" O.D. IRON PIPE SET, 18" LONG,
WEIGHING 1.130 LBS. PER LIN. FOOT
- 3/4" REBAR FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- △ 1-1/4" CRIMPED IRON PIPE FOUND
- GOVERNMENT CORNER FOUND

WISCONSIN
JAMES E. SMITH
S-1803
OSHKOSH, WI

 101 West Main Street
Omro, WI 54963
www.martenson-eisele.com
P 920.685.6240 F 920.685.6340

PROJECT NO. 0-2372-001
FILE 2372001CSM SHEET 1 OF 4
This instrument was drafted by: DSL

Black Wolf Town Zoning Site Map



2/10/2021, 9:13:52 AM

District Code / Description

A-1 - Agri-Business

A-2 - General Farming

R-1 - Rural Residential (Non-Subdivided)

R-2 - Suburban Residential (Subdivided)

R-3 - Two Family Residential

R-4 - Multiple-Family Residential (Sewered)

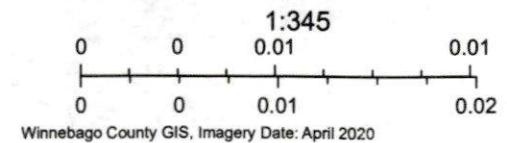
R-5 - Planned Residential (Sewered)

MH-1 - Mobile Home (Subdivided, Sewered)

B-1 - Local Service

B-2 - Community Business

B-3 - General Business





Town of Black Wolf

380 E. Black Wolf Ave. Oshkosh, Wisconsin 54902

Office: (920) 688-1404

info@townofblackwolf.com

ZONING CHANGE SUBMITTAL FORM

A-2 (General Farming)
to R-1 (Rural Residential)
FLU: Ag & Rural

1. Name of Property Owner: Joshua and Carly Parker
Address of Owner: 1027 Martin Ave
Fond du Lac, WI 54935
2. Name of Applicant: Leon Luker
Address of Applicant: 7558 Swiss Rd
Oshkosh, WI 54902
3. Legal Description of area to be rezoned (attach CSM, if applicable): Lot 2 of CSM #5289
4. Tax Parcel Number (if existing parcel): 004-0505-02
5. Section: 31 Town: 17 N Range: 17 E
6. Existing Zoning: A-2 Name of District: General Farming
7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ☒ Denied ☐

9. Findings:

- > The Town of Black Wolf has a Comprehensive Plan
- > The zoning change is in compliance with that comprehensive plan.

> A minimum of 10 acres is required for A-2 Zoning in the Town of Black Wolf

> The CSM (#5289) creating this 2.0 Acre parcel has been approved.

> This zoning change is required to make the zoning conform with the Town's Zoning Ordinance.

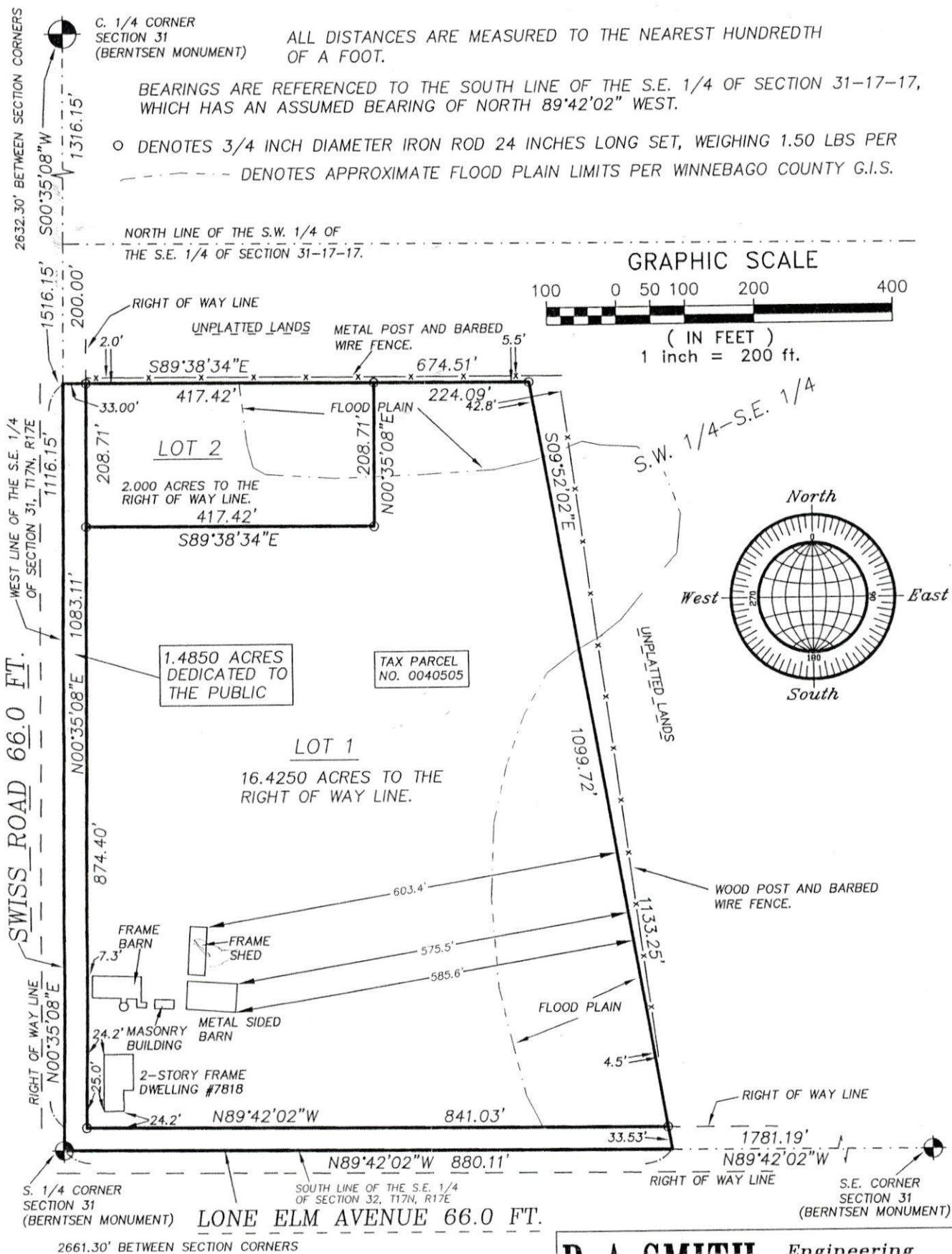
> There are 9 parcels within 1000 ft Zoned Residential

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on July 1, 2021, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas Verstegen
Thomas G. Verstegen

Date: 2/8/2021

PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 31, T17N, R17E,
IN THE TOWN OF BLACK WOLF, WINNEBAGO COUNTY, WISCONSIN.



R. A. SMITH
& ASSOCIATES, INC.

Engineering
driven by
vision

920-231-3119 fax 231-9872
2850 UNIVERSAL STREET
OSHKOSH, WI. 54904

Land Surveying

| | |
|-------------------------|--------------|
| SURVEY DRAWING NO. | 3575B |
| SURVEY PROJECT NO. | 7003575 |
| ENGINEERING PROJECT NO. | |
| DATE: | MAY 29, 2003 |



TOWN OF BLACK WOLF

380 E. Black Wolf Ave.
Oshkosh, Wisconsin 54902

Office: (920) 688-1404
Fax: (920) 688-1405

*A-2 (General Farming)
to R-1 (Rural Residential)
FLU, Ag & Rural*

ZONING CHANGE SUBMITTAL FORM

1. Name of Property Owner: John Willeford

Address of Owner: 7794 Country Club Rd
Oshkosh, WI 54902

2. Name of Applicant: (Same)

Address of Applicant: _____

3. Legal Description of area to be rezoned (attach CSM, if applicable):
Lot 1 of newly approved CSM (see Attached) CSM # 7451

4. Tax Parcel Number (if existing parcel): 004-0496-0601

5. Section: 31 Town: 17 N Range: 17 E

6. Existing Zoning: A-2 Name of District: General Farming

7. Proposed Zoning: R-1 Name of District: Rural Residential

To be completed by Town of Black Wolf:

8. Town Board Action: Approved ✓ Denied _____

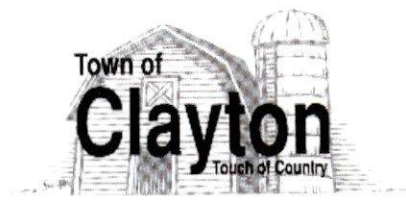
9. Findings:

- The Town of Black Wolf has a Comprehensive Plan
- The zoning change is in compliance with that comprehensive plan.
- There are 5 parcels zoned R-1 within 1000 ft of this parcel.
- The newly approved CSM requires this zoning change for the parcel to be compliant.
- There was no opposition to the zoning change from neighbors.

I, Thomas G. Verstegen, Town of Black Wolf Zoning Administrator, hereby certify that a Public Hearing was conducted on January 7, 2019, and that all required notices were posted and/or mailed as required by local ordinance.

Thomas G. Verstegen
Thomas G. Verstegen

Date: 1-21-19



*A-2 (General Agriculture) to P-1 (Public Institutional)
FLU: Non-Residential*

Thursday, January 21, 2021

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 submitted by the Town of Clayton, for part of the property located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 006-0340-03, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to P-1 (Public Institutional District).

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

MEMORANDUM

Agenda Item II – A and VI – A

From: Administrator
To: Plan Commission
Re: Plan Commission Public Hearing on a Re-zoning application submitted by the Town of Clayton, for part of the property located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 006-0340-03, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to P-1 (Public Institutional District).

And

Plan Commission review and recommendation on a Re-zoning application submitted by the Town of Clayton, for part of the property located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 006-0340-03, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to P-1 (Public Institutional District).

Site Location: The property is located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 006-0340-03, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

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

Property Owners: Town of Clayton
8348 County Road T
Larsen, WI 54947

Consultant: N/A

Property Information:

1. The surrounding properties are zoned:
 - a) North:
A-2 (General Agriculture District) and R-1 (Rural Residential District)
 - b) South:
A-2 (General Agriculture District) and R-1 (Rural Residential District)

- c) East:
Village of Fox Crossing Zoning
- d) West:
B-3 (General Business District)

Property Information Specific to Tax ID # 006-0340-03:

1. The property is owned by Town of Clayton, 8348 County Road T, Larsen, WI 54947
2. The Lot is 9.17 acres.
3. The property is in the Neenah Joint School District (3892).
4. The property is currently zoned by the Town as A-2 (General Agricultural District).
5. The property **is** within the Extraterritorial Jurisdiction of the Village of Fox Crossing.
6. The property is **not** within the Shoreland Area.
7. The property has no Navigable Stream and Surface Water Drainage Information.
8. The property has no Outagamie County Airport Zoning and Height Limitation Information.
9. The property is in Zone X (Outside Floodplain) of the County Floodplain and FEMA Special Flood Hazard Area.
10. The property has no Wisconsin Wetland Inventory Information.
11. The property is in the Department of Natural Resources Special Well Casing area.
12. The Future Land Use Planning Information is Business (Commercial & Industrial) and Public/Institutional (Transportation).
13. The current land use is consistent with the Town's adopted Land Use Plan.
14. The proposed land use is consistent with the Future Land Use Plan.

Staff Comments on the proposed Re-Zoning:

Although the proposed P-I zoning and "major utility installation" use of the property does not appear on its surface to fit the "business" Future Land Use Map designation, it is our interpretation that the proposed P-I zoning district and "major utility installation" use are in substantial compliance with the Town's Comprehensive Plan due to the following reasons:

1. Utilities and Community Facilities Goal #1 is: *"Locate new municipal facilities where they can best serve the residents of the Town of Clayton. Utilize specialized studies to determine cost feasibility of future infrastructure systems."* The subject lot in which the "major utility installation" use is proposed in a location where it can best serve the residents of the Town of Clayton. Furthermore, the cost feasibility of constructing the "major utility installation" on the subject lot is maximized due to the Town being the current owner of the subject lot.
2. A "major utility installation" use is an allowed use in all zoning districts. Proposing to rezone this lot to a "business" zoning district (i.e., B-1, B-2, & B-3) to better fit the "business" Future Land Use Map designation is an option, but the Town has determined that rezoning the subject lot to P-I better reflects the actual proposed use. A "major utility installation" use is a conditional use in all of the "business" zoning districts and the P-I zoning district. Therefore, the same permit/approval requirements for a "major utility installation use" will need to be met for the P-I zoning district as any of the "business" zoning districts.
3. The subject lot and surrounding area are included in an Area Development Plan (ADP)/Master Plan Study currently being developed and expected to be completed in the next four months. After the ADP is completed, it is anticipated that the Future Land Use

Map will be amended to better reflect existing and planned future land uses. The proposed rezoning of the subject lot and proposed "major utility installation" use will be in complete compliance with the Comprehensive Plan after the ADP is completed and the Future Land Use Map is subsequently amended.

Staff Recommendations:

Staff does recommend approval of the proposed rezoning with the condition of the approval of the Certified Survey Map (CSM) on this agenda.

Respectfully Submitted,
Tori

To print, click the disk icon below -> then PDF

1 of 1

Find | Next



Parcel Profile Report for 006034003

Real Estate Property & Tax Information

[Interactive Map](#)

This tax information was compiled on THURSDAY, JANUARY 7, 2021

[More Details](#)

Mailing Address:

**TOWN OF CLAYTON
8348 COUNTY RD T
LARSEN WI 54947**

Owner(s):

TOWN OF CLAYTON

Tax Parcel Number:

006034003

Tax District:

006-TOWN OF CLAYTON

Acres:

9.17

School District:

3892-NEENAH JOINT SCHOOL DISTRICT

[Interactive Map](#)

Assessed Values

[More Assessment Details](#)

Land:

\$0

Improvements:

\$0

Total:

\$0

Brief Property Description (for a complete legal description, see recorded document):

PT NE SE DESC AS LOT 2 OF CSM-7342 9.17 A.

Document Number:

1762689

Site Address(es):

9023 CLAYTON AVE

NEENAH WI 54956

Public Land Survey System (PLSS) Information

[Interactive Map](#)

Physical Location(s):

NE 1/4, SE 1/4 of Section 12, T.20N. - R.16E., TOWN OF CLAYTON

General Zoning Information

District:

A-2

Description:

**GENERAL AGRICULTURE
DISTRICT**

Jurisdiction:

TOWN OF CLAYTON

[Interactive Map](#)

Extraterritorial:

VILLAGE OF FOX CROSSING

Shoreland:

NONE

[Interactive Map](#)

Navigable Stream and Surface Water Drainage Information

[Interactive Map](#)

Classification:

NONE

Source:

Type:

Surface Water Drainage Dist:

NONE

Airport Zoning and Height Limitation Information

Airport:

NONE

District(s):

Elevation Range:

822 - 828

Height Limitation(s):

1009 - 1009

Building Height:

181 - 187

County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information

[Interactive Map](#)

County District:

NONE

SFHA Zone:

ZONE X

SFHA Zone Type:

OUTSIDE FLOODPLAIN

FIRM Panel:

55139C0100E

Map Effective Date:

MARCH 17, 2003

Wisconsin Wetland Inventory Information

[Interactive Map](#)

Area Code: Area Description:

NONE

Source:

Activity:

Docket Number:

Action Date:

WETLAND DELINEATION REPORT[WIC-NE-2017-71-03695](#)

2017/12/05

Future Land Use Planning Information

County Use:

NON-RESIDENTIAL**PUBLIC/INSTITUTIONAL**

Municipal Planning Authority:

TOWN OF CLAYTON**TOWN OF CLAYTON**

Municipal Use:

BUSINESS (COMMERCIAL & INDUSTRIAL)**TRANSPORTATION****Elevation Information (NAVD88, US Survey Feet)**[Interactive Map](#)

Range:

822 - 828

Elevation Change:

6

Average:

825**Soil Survey Information**[Interactive Map](#)

Symbol:

Name:

HrB**Hortonville silt loam, 2 to 6 percent slopes****LzB****Lorenzo variant loam, 2 to 8 percent slopes****MaA****Manawa silty clay loam, 0 to 3 percent slopes****MtA****Mosel silt loam, 0 to 3 percent slopes**

Drainage Class:

Well drained**Moderately well drained****Somewhat poorly drained****Somewhat poorly drained**

Farmland Class:

II**III****II****II**

Hydrologic Group:

C**C/D****D****C/D****Election Information**

Type:

WINNEBAGO COUNTY BOARD OF SUPERVISORS

District:

29

Voting Ward:

1

Supervisor:

[RACHEL A. YOUNGQUIST](#)

Polling Place:

**CLAYTON MUNICIPAL BUILDING
8348 COUNTY RD. T****2010 United States Census Bureau Information**[More Details](#)

State and County FIPS code(s):

55 139

Tract:

002300

Block:

2005

Total Population:

42**Historical Photography Information**

Flight Year:

File Name:

1941[AIW-2B-145-41.tif](#)**1957**[AIW-1T-83-57.tif](#)**1975**[2016-75.tif](#)**1981**[I-2-81.tif](#)**Special Casing Area Requirements for Arsenic Information**[Casing Map](#)**Special well casing depth area for Winnebago County - effective October 1, 2004**[More Details](#)

This report was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business.

Page 1 of 1
1/9/2021 11:25:37 AM

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 Cty Rd 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: 8348 Cty Rd T, Larsen, WI 54947
Phone: 920 836 2007 **Fax:** 920 836 2026 **E-Mail:** administrator@townofclayton.net

Describe the reason for the Re-Zoning: one acre parcel at east end to be rezoned to P-1 from A-2 for purpose of pumping station needed to supply water to customers on Hwy 76

Re-Zoning Specifics:

No. of Lots: 1 **Total Acreage:** 1 **Tax Key No.:** part of 006-0340-03
Legal Description: all of lot 2 of CSM 7342 doc #1762489, Parcel 006-0340-03 specifically described as NE 1/4 of SE 1/4 Section 12, T20N, R16E, Town of Clayton, County of Winnebago, State of Wisconsin
Current Zoning: A-2

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: Josie Straw **Date:** 12/21/20

For Town Use Only Fee (see Fee Schedule)

Fee: N/A **Check #** N/A **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
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton, County of Winnebago will hold a Public Hearing at 7:00 p.m. on Wednesday, January 13, 2021, in the Town Office meeting room located at 8348 CTR "T", Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

THE PETITIONER(s): Plan Commission Public Hearing on a Re-zoning application submitted by the Town of Clayton, for part of the property located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 006-0340-03, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to P-1 (Public Institutional District)

Copies of the Re-zoning Application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 p.m. on the date of the Public Hearing.

Dated this 30th day of December, 2020

Publish on December 30, 2020

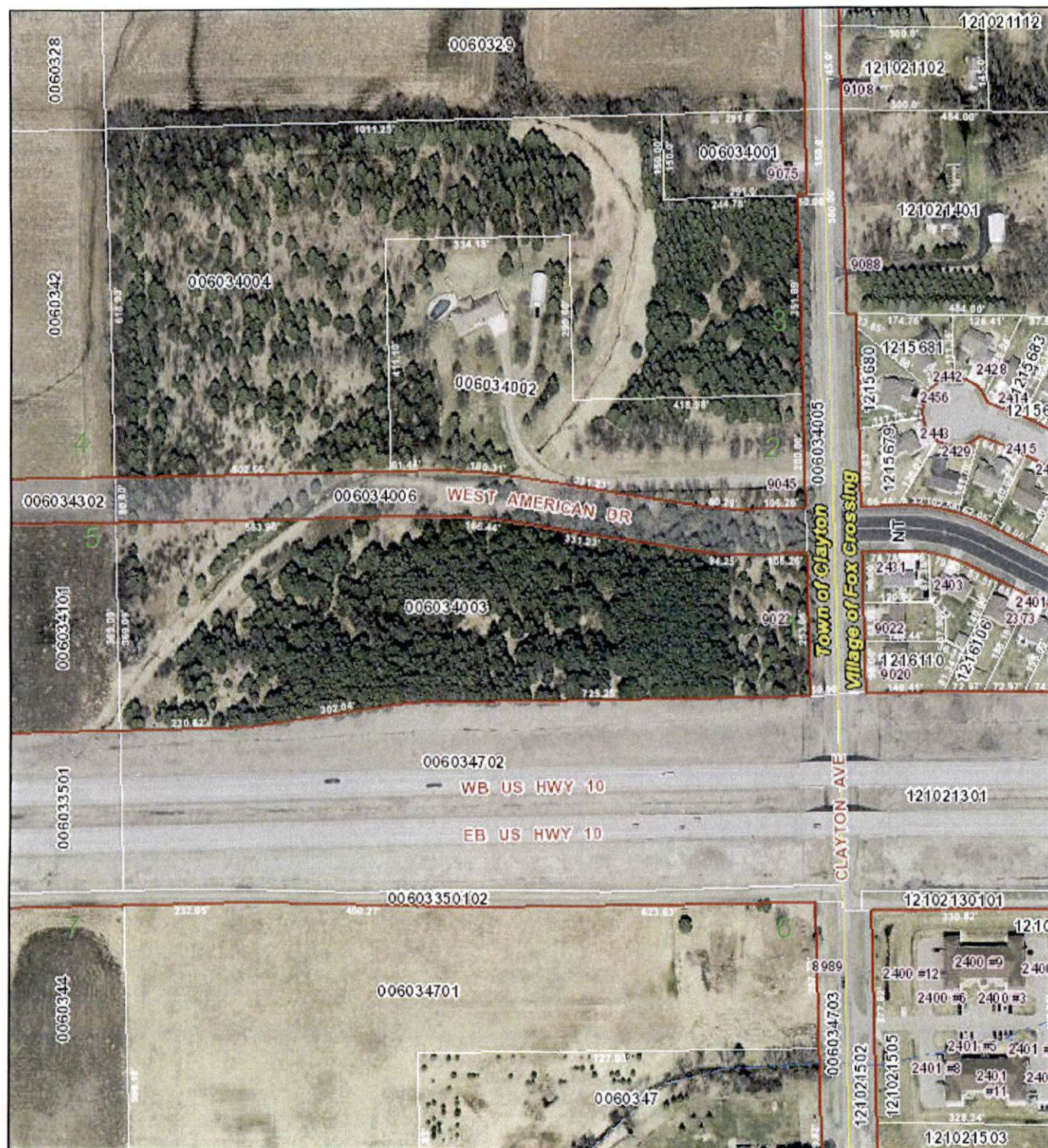
and

Publish on January 6, 2021

Post on December 30, 2020

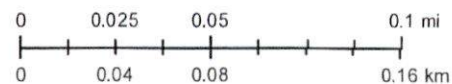
By: Holly Stevens, Clerk

006-0340-03 Pump House ReZoning Neighbors Map



December 23, 2020

1:3,032



Winnebago County GIS
Imagery Date: April 2020

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

Town of Clayton
006-0340-03 9023 Clayton Ave
300' Property List

| | NAME | MAILING ADDRESS | CITY | STATE | ZIP |
|---|---------------------|--------------------|-----------|-------|-------|
| 1 | Town of Clayton | 8348 County Rd T | Larsen | WI | 54947 |
| 2 | Kim Maurer | 9045 Clayton Ave | Neenah | WI | 54956 |
| 3 | Town of Clayton | 8348 County Rd T | Larsen | WI | 54947 |
| 4 | Town of Clayton | 8348 County Rd T | Larsen | WI | 54947 |
| 5 | ARV Investments LLC | 8120 S Frontage Rd | Sheboygan | WI | 53081 |
| 6 | Town of Clayton | 8348 County Rd T | Larsen | WI | 54947 |



December 29, 2020

Town of Clayton
8348 County Rd T
Larsen, WI 54947

Dear Property Owner:

Notice is hereby given that the Plan Commission of the Town of Clayton, County of Winnebago will hold a Public Hearing at 7:00 p.m. on Wednesday, January 13, 2021 in the Town Office meeting room located at 8348 CTR "T", Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application. Following the Public Hearing the Plan Commission will consider the Re-zoning Application and make a recommendation on the Application to the Town Board. The Town Board will act on the Plan Commission's recommendation at the next regular Town Board Meeting scheduled for 7:00 P.M. on Wednesday, January 20, 2021. Town Residents will have an opportunity to express any concerns they may have relative to the Re-zoning Application at the Public Hearing before the Plan Commission or at the Town Board meeting.

THE PETITIONER(s): Plan Commission Public Hearing on a Re-zoning application submitted by the Town of Clayton, for part of the property located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 006-0340-03, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to P-1 (Public Institutional District)

Copies of the Re-zoning Application are available at the Town Hall or by contacting the Town Clerk at (920) 836-2007. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 P.M. on the date of the Public Hearing.

Holly Stevens, Clerk

CONFIRMATION



435 E. Walnut
Green Bay, WI 54301
(888)774-7744

CLAYTON, TOWN OF
8348 COUNTY ROAD T
LARSEN WI 54947-9730

| <u>Account</u> | <u>AD#</u> | <u>Net Amount</u> | <u>Tax Amount</u> | <u>Total Amount</u> | <u>Payment Method</u> | <u>Payment Amount</u> | <u>Amount Due</u> |
|---|------------|------------------------|-------------------|---------------------|-----------------------|-----------------------|-------------------|
| GWM-1011114 | 0004524884 | \$81.24 | \$0.00 | \$81.24 | Credit Card | \$0.00 | \$81.24 |
| Sales Rep: SSchommer | | Order Taker: SSchommer | | | <u>Order Created</u> | 12/23/2020 | |
| <u>Product</u> | | <u># Ins</u> | <u>Start Date</u> | <u>End Date</u> | | | |
| GWM-APC-Appleton Post Crescent | | 2 | 12/30/2020 | 01/06/2021 | | | |
| GWM-APCW-Appleton Post Crescent Digital | | 28 | 12/30/2020 | 01/26/2021 | | | |

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 12/23/2020

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

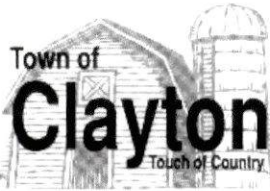
Notice is hereby given that the Plan Commission of the Town of Clayton, County of Winnebago will hold a Public Hearing at 7:00 p.m. on Wednesday, January 13, 2021, in the Town Office meeting room located at 8348 CTR "T", Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

THE PETITIONER(s): Plan Commission Public Hearing on a Re-zoning application submitted by the Town of Clayton, for part of the property located at 9023 Clayton Ave, Neenah, specifically described as Tax ID# 008-0340-03, being a part of Section 12, Township 20 North, Range 18 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to P-1 (Public Institutional District)

Copies of the Re-zoning Application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2307. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 p.m. on the date of the Public Hearing.

Dated this 30th day of December, 2020

By: Holly Steves, Clerk
Runs: 12/30/2020, 1/6/2021 WNAJLP



A2 (general agriculture)
to RR (rural residential)
FLU: Ag & rural

Thursday, August 20, 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 submitted by the James Sehloff, PLS, Davel Engineering, 1164 Province Terr, Menasha, WI 54952, for properties owned by Luke and Ashley Herriges, located west and north of 3022 W Shady Lane, Neenah, specifically described as Tax ID# 006-0040-07, being a part of Section 2, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture) to R-1 (Rural Residential).

01
02
03
04

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

TOWN OF CLAYTON

ORDINANCE 2020-Z010

**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:

Luke and Ashley Herriges, 1598 Redwing Drive, Neenah, WI 54956

Legal description of property:

For property located on Shady Lane specifically described as Tax ID# 006-0040-07, all of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the SW ¼ of the SE ¼ of Section 2, 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 19th day of August 2020

Vote: Yes: 4 No: 0 Abstain: 0 Absent: 1


Russell D. Geise, Chair

ATTEST:


Holly Stevens, Town Clerk



DOC# 1836258
NATALIE STROHMMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI
RECORDED ON:
12/01/2020 01:21 PM
RECORDING FEE: 30.00
PAGES: 5

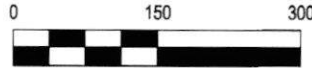
Certified Survey Map No. 7692

All of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the Southwest 1/4 of the Southeast 1/4 of the Section 02, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Survey for:
Luke & Ashley Herges
1598 Redwing Drive
Neenah, WI 54956

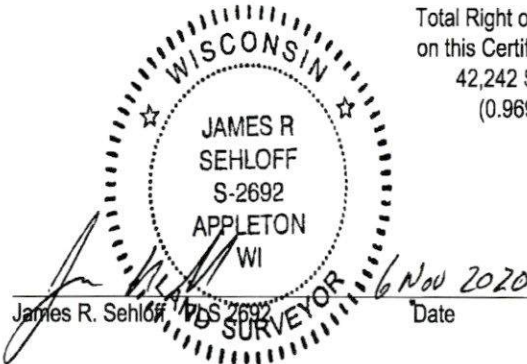
LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- ⊙ Government Corner Recorded As
- () Delineated Wetlands



Bearings are referenced to the South line of the Southeast 1/4, Section 02, T20N, R16E, assumed to bear N88°22'52"W, base on the Winnebago County Coordinate System.

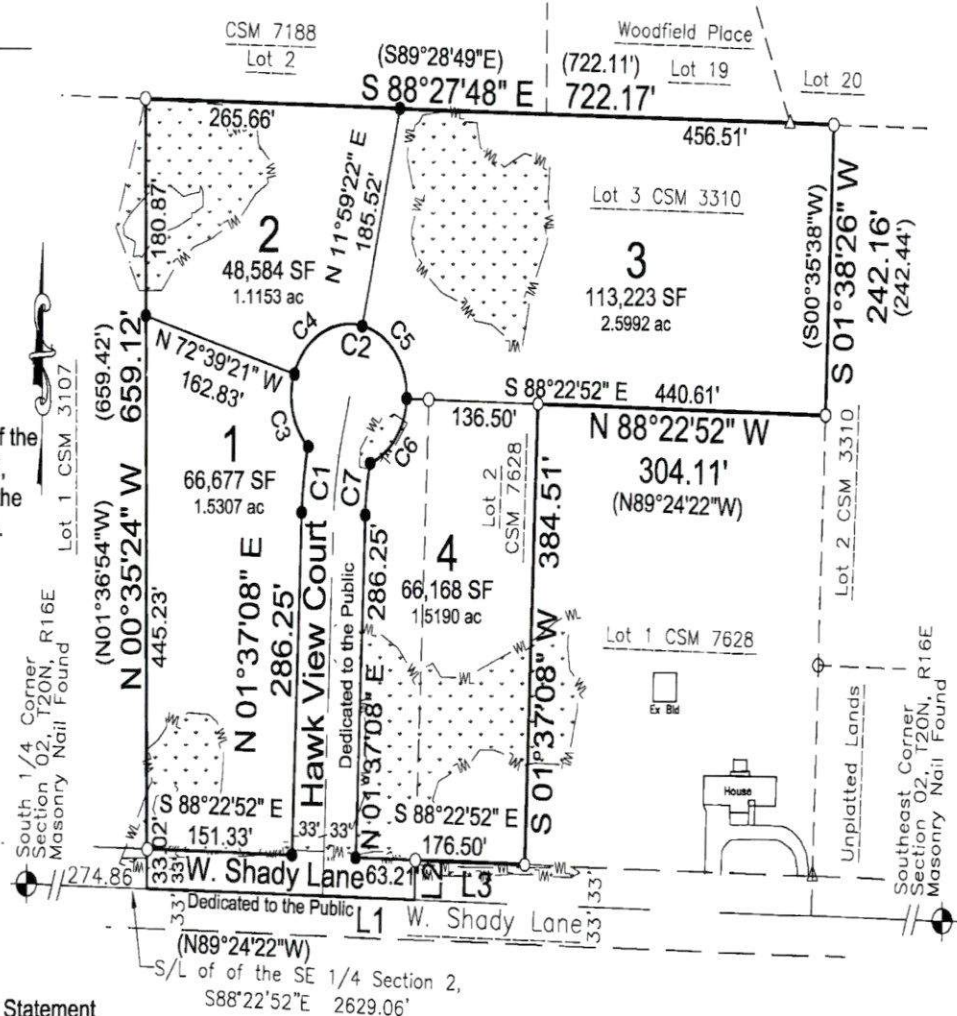
Total Right of Way Dedicated on this Certified Survey Map:
42,242 Square Feet
(0.9697 Acres)



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

11/6/2020 2:00 PM J:\Projects\6039phe\dwg\Civil 3D\6039CSM2.dwg Printed by: jim



Right to Farm Statement

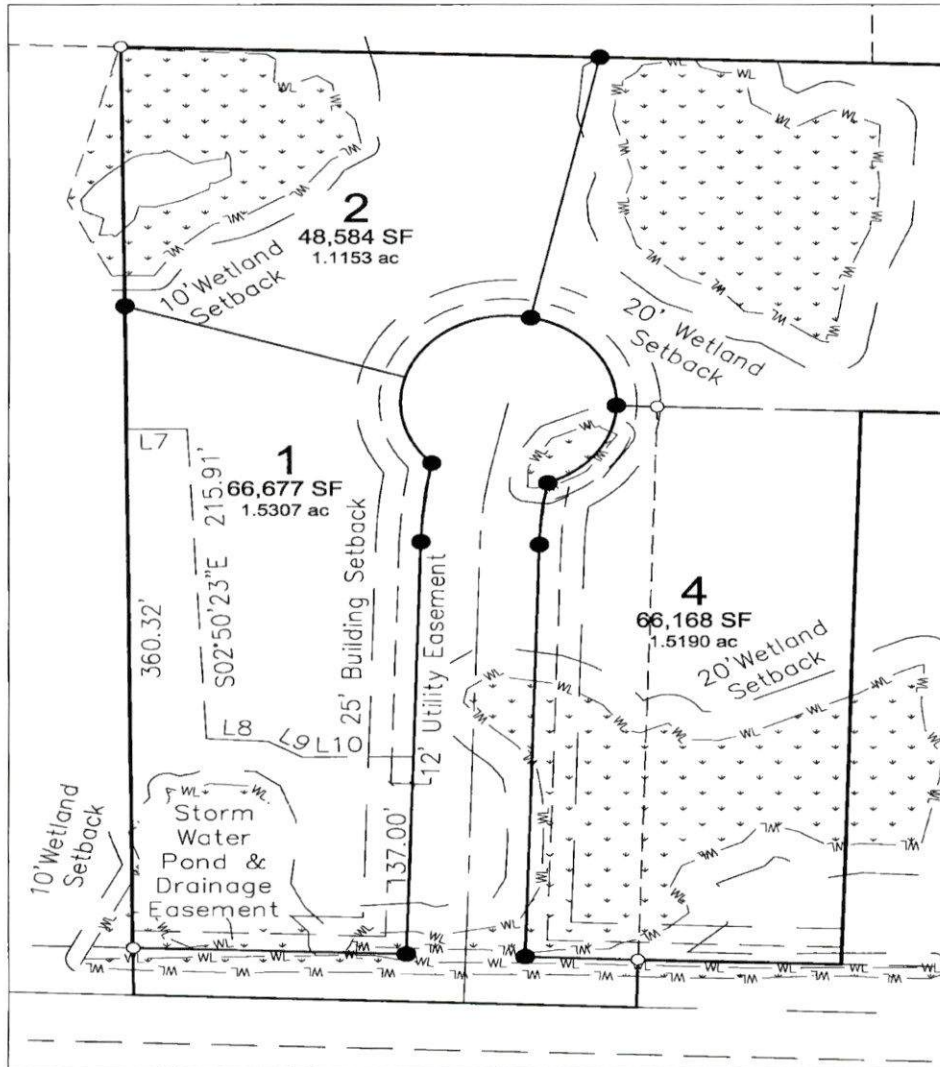
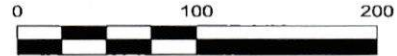
The Lot created on the Certified Survey Map is adjacent to properties that, as of this document, are being used for agricultural purposes. Some individuals believe that the activities associated with the agricultural use constitute a nuisance or conflict with the quiet enjoyment of their property. This statement is intended to provide third parties with notice that agricultural activities may exist on the adjacent properties.

File: 6039CSM2.dwg
Date: 11/06/2020
Drafted By: jim
Sheet: 1 of 5

Certified Survey Map No. 7692

All of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the Southwest 1/4 of the Southeast 1/4 of Section 02, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Easement & Setback Detail



Note

Wetland are shown based on a delineation prepared by Travis A. Stuck, WDNR "Professionally Assured Wetland Delineator" with a report dated May 12, 2020.

LINE TABLE

| Line | Bearing | Length |
|------|---------------|---------|
| L1 | N 88°22'52" W | 279.27' |
| L2 | N 01°37'08" E | 33.00' |
| L3 | S 88°22'52" E | 113.29' |
| L7 | S 89°24'36" W | 33.67' |
| L8 | S 86°54'13" E | 34.02' |
| L9 | S 59°23'38" E | 21.82' |
| L10 | N 89°24'36" E | 61.74' |



Certified Survey Map No. 1692

All of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the Southwest 1/4 of the Southeast 1/4 of Section 02, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Clayton and Winnebago County, and under the direction of Luke C. & Ashley R. Herriges, the property owners of said land, I have surveyed divided and mapped this Certified Survey Map; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 3, CSM 3310, recorded as Doc No. 919706, and all of Lot 2, CSM 7628, recorded as Doc No. 1820212, all being part of the Southwest 1/4 of the Southeast 1/4 of Section 02, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin, containing 336,895 Square Feet (7.7340 Acres) of land, subject to all easements, and restrictions of record.

Given under my hand this 6th day of November, 2020

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



Owners' Certificate

As the property owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

We do further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Winnebago County Planning and Zoning Dept.
Town of Clayton

Dated this 12 day of November, 2020


Luke C. Herriges, Owner

Ashley Herriges
Ashley R. Herriges, Owner

State of Wisconsin)
)SS
WINNEBAGO County)

Personally came before me on the 12 day of NOVEMBER, 2020, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Don Sargent
Notary Public, Wisconsin

My Commission Expires 1-22-21



Certified Survey Map No. 7692

All of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the Southwest 1/4
of the Southeast 1/4 of Section 02, Township 20 North, Range 16 East,
Town of Clayton, Winnebago County, Wisconsin.

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Luke C. & Ashley R. Herriges, Grantors, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We
Energies, Grantee,
SBC, Grantee,
and
Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time
to time, facilities used in connection with overhead and underground transmission and distribution of
electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is
now or may hereafter be used, all in, over, under, across, along and upon the property shown within those
areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets
and alleys, whether public or private, together with the right to install service connections upon, across within
and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim
or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the
right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to
have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry
by the Grantees or their agents. This
restoration, however, does not apply to the initial installation of said underground and/or above ground
electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots
which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over
Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without
the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided
property shall not be altered by more than four inches without written consent of grantees.

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



Luke C. Herriges

11-12-2020

Date



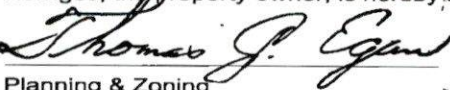
Ashley R. Herriges

11/12/2020

Date

County Planning & Zoning Committee Approval Certificate

Resolved, that this certified survey map in the Town of Clayton, Winnebago County, Luke C. & Ashley R.
Herriges, the property owner, is hereby approved by Winnebago County.



Planning & Zoning
Committee Chairman

12-01-2020

Date



James R. Sehloff Professional Land Surveyor No. S-2692 Date 12-01-2020

Certified Survey Map No. 7692

All of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the Southwest 1/4 of the Southeast 1/4 of Section 02, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Clayton, Winnebago County, Luke C. & Ashley R. Herriges, the property owner, is hereby approved by the Town Board of the Town of Clayton.

[Signature]
Chairman

11-17-20
Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Clayton.

[Signature]
Clerk

11-17-2020
Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the Town of Clayton and Winnebago County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this certified survey map.

[Signature]
Town Treasurer

11/16/20
Date

[Signature]
County Treasurer

11/20/20
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:
Luke C. & Ashley R. Herriges

Recording Information:
Doc No. 1793696
Doc No. 1825087

Parcel Number(s):
006004007
006003805

| CURVE TABLE | | | | | | | |
|-------------|---------|-----------------|--------------|------------|---------------|--------------------|---------------------|
| Curve | Radius | Chord Direction | Chord Length | Arc Length | Central Angle | Tangent Bearing-in | Tangent Bearing-out |
| C1 | 333.00' | N 06°21'41" E | 55.07' | 55.13' | 9°29'07" | N 01°37'08" E | N 11°06'15" E |
| C2 | 60.00' | S 78°03'39" E | 66.01' | 307.10' | 293°15'22" | N 44°41'20" W | S 68°34'02" W |
| C3 | 60.00' | N 13°40'20" W | 61.83' | 64.96' | 62°01'59" | N 44°41'20" W | N 17°20'39" E |
| C4 | 60.00' | N 59°40'01" E | 80.80' | 88.64' | 84°38'43" | N 17°20'39" E | S 78°00'38" E |
| C5 | 60.00' | S 38°11'45" E | 76.84' | 83.39' | 79°37'45" | S 78°00'38" E | S 01°37'08" W |
| C6 | 60.00' | S 35°05'35" W | 66.19' | 70.11' | 66°56'54" | S 01°37'08" W | S 68°34'02" W |
| C7 | 267.00' | N 06°15'30" E | 43.19' | 43.24' | 9°16'44" | N 01°37'08" E | N 10°53'52" E |


James R. Sehloff, Professional Land Surveyor No. S-2692 Date 6 Nov 2020