

REZONING EXHIBIT

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER/SUBDIVIDER
 CLAYTON DEVELOPMENT GROUP, LLC
 ATTN: DEREK LIEBHAUSER
 2065 AMERICAN DRIVE, SUITE A
 NEENAH, WI 54956
 (920) 428-9451

NORTH 1/4 CORNER
 SEC. 24, T.20N., R.16E.
 ALUMINUM MONUMENT
 FOUND

NORTHEAST CORNER
 SEC. 24, T.20N., R.16E.
 ALUMINUM MONUMENT
 FOUND

MARTIN
 DRIVE

N89°22'50"E COUNTY ROAD II
 NORTH LINE OF NORTHEAST 1/4, SEC. 24

R/W WIDTH VARIES 1336.79'
 N89°22'50"E 2673.58'

AREA TO BE REZONED
 FROM A-2 TO B-2
 464,141 S.F.
 10.655 ACRES

N00°1'52"W 433.01'

S00°15'17"E 335.11'

UNPLATTED
 LANDS
 1/2 OF THE NORTHEAST 1/4, SEC. 24

S89°22'50"W 400.02'

S89°22'50"W 522.87'

S52°54'59"W

N00°37'10"W

515.98'

BEARINGS ARE REFERENCED TO THE
 NORTH LINE OF THE NORTHEAST 1/4 OF
 SECTION 24, TOWNSHIP 20 NORTH,
 RANGE 16 EAST, WHICH BEARS
 N89°22'50"E PER THE WISCONSIN
 COUNTY COORDINATE SYSTEM AS
 PUBLISHED FOR WINNEBAGO COUNTY



CENTER OF
 SEC. 24, T.20N., R.16E.
 ALUMINUM MONUMENT
 FOUND

SHEET 1 OF 2

McMAHON
 ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1" = 200'

Drawn By CWK Field Book Page

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284

File No.
 CAD

C:\Users\krefsmone\OneDrive\Documents\REZONE\REZONE EXHIBIT B-2.dwg, rezone exhibit sh1, Plot Date: 4/26/2023 10:38 AM, ckalkofen, W:\PROJ\CTS\C1069\092300271\CADD\Civil3D\Survey Documents\REZONE\REZONE EXHIBIT B-2.dwg, rezone exhibit sh1, Plot Date: 4/26/2023 10:38 AM, CSM No. 1863, LOT 2, UNPLATTED LANDS, WEST LINE OF THE NORTHEAST 1/4, SEC. 24 N00°1'52"W 2648.07', 2215.06'

REZONING EXHIBIT

DESCRIPTION OF LANDS TO BE REZONED TO COMMUNITY BUSINESS (B-2) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 464,141 square feet (10.655 acres) of land and more particularly described as follows:

Beginning at the North 1/4 corner of said Section 24; thence N89°22'50"E, 1336.79 feet along the North line of the Northeast 1/4 of said Section 24 to the East line of the West 1/2 of said Northeast 1/4; thence S00°15'17"E, 335.11 feet along said East line; thence S89°22'50"W, 522.87 feet; thence N00°37'10"W, 208.76 feet; thence S52°54'59"W, 515.98 feet; thence S89°22'50"W, 400.02 feet to the West line of the Northeast 1/4 of said Section 24; thence N00°11'52"W, 433.01 feet along said West line to the Point of Beginning.

SHEET 2 OF 2

REZONING EXHIBIT

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'50"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY

200 100 0 200

SCALE - FEET

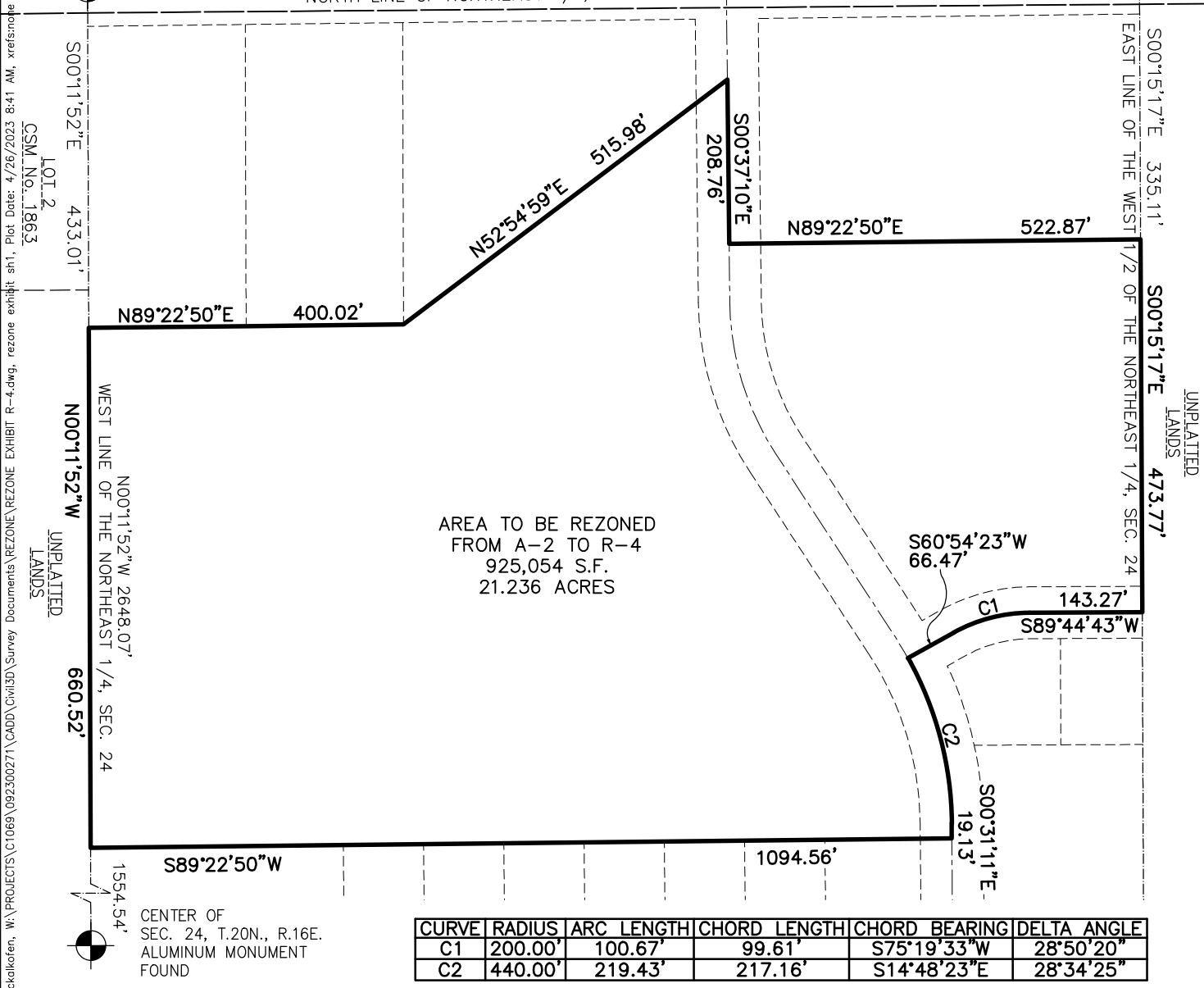
OWNER/SUBDIVIDER
 CLAYTON DEVELOPMENT GROUP, LLC
 ATTN: DEREK LIEBHAUSER
 2065 AMERICAN DRIVE, SUITE A
 NEENAH, WI 54956
 (920) 428-9451

NORTH 1/4 CORNER
 SEC. 24, T.20N., R.16E.
 ALUMINUM MONUMENT
 FOUND

NORTHEAST CORNER
 SEC. 24, T.20N., R.16E.
 ALUMINUM MONUMENT
 FOUND

1336.79'

N89°22'50"E COUNTY ROAD II R/W WIDTH VARIES 1336.79'
 NORTH LINE OF NORTHEAST 1/4, SEC. 24 N89°22'50"E 2673.58'



AREA TO BE REZONED
 FROM A-2 TO R-4
 925,054 S.F.
 21.236 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	100.67'	99.61'	S75°19'33\"W	28°50'20\"
C2	440.00'	219.43'	217.16'	S14°48'23\"E	28°34'25\"

W:\PROJETS\C1069\092300271\CADD\Civil3D\Survey Documents\REZONE\REZONE EXHIBIT R-4.dwg, rezone exhibit sh1, Plot Date: 4/26/2023 8:41 AM, xref:snote
 GSM No. 1863
 LOT 2
 UNPLATTED LANDS
 UNPLATTED LANDS
 UNPLATTED LANDS
 UNPLATTED LANDS

REZONING EXHIBIT

DESCRIPTION OF LANDS TO BE REZONED TO MULTI-FAMILY RESIDENTIAL (R-4) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 925,054 square feet (21.236 acres) of land and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 24; thence S00°11'52"E, 433.01 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning; thence N89°22'50"E, 400.02 feet; thence N52°54'59"E, 515.98 feet; thence S00°37'10"E, 208.76 feet; thence N89°22'50"E, 522.87 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 24; thence S00°15'17"E, 473.77 feet along said East line; thence S89°44'43"W, 143.27 feet to the start of a 200.00 foot radius curve to the left; thence 100.67 feet along the arc of said curve having a 99.61 foot chord which bears S75°19'33"W; thence S60°54'23"W, 66.47 feet to the start of a 440.00 foot radius curve to the right; thence 219.43 feet along the arc of said curve having a 217.16 foot chord which bears S14°48'23"E; thence S00°31'11"E, 19.13 feet; thence S89°22'50"W, 1094.56 feet to the West line of the Northeast 1/4 of said Section 24; thence N00°11'52"W, 660.52 feet along said West line to the Point of Beginning.

SHEET 2 OF 2

McMAHON
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1" = 200'

Drawn By CWK Field Book _____ Page _____

1445 McMAHON DRIVE NEENAH, WI 54956
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Tel: (920) 751-4200 Fax: (920) 751-4284

File No.
CAD

REZONING EXHIBIT

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20
NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NORTHEAST 1/4 OF
SECTION 24, TOWNSHIP 20 NORTH, RANGE
16 EAST, WHICH BEARS N89°22'50"E PER
THE WISCONSIN COUNTY COORDINATE
SYSTEM AS PUBLISHED FOR WINNEBAGO
COUNTY

200 100 0 200



SCALE - FEET

OWNER/SUBDIVIDER
CLAYTON DEVELOPMENT GROUP, LLC
ATTN: DEREK LIEBHAUSER
2065 AMERICAN DRIVE, SUITE A
NEENAH, WI 54956
(920) 428-9451

NORTH 1/4 CORNER
SEC. 24, T.20N., R.16E.
ALUMINUM MONUMENT
FOUND

NORTHEAST CORNER
SEC. 24, T.20N., R.16E.
ALUMINUM MONUMENT
FOUND 1336.79'

N89°22'50"E 2673.58'
NORTH LINE OF NORTHEAST 1/4, SEC. 24
1336.79'

EAST LINE OF THE WEST
1/2 OF THE NORTHEAST
1/4, SEC. 24
S00°15'17"E 808.88'

UNPLATTED
LANDS

N60°54'23"E
66.47'

C1 N89°44'43"E
143.27'

S00°15'17"E
428.14'±

1094.56'

N89°22'50"E

N00°31'11"W
19.13'

CENTERLINE OF
INTERMITTENT
STREAM PER
DNR MAPPING

AREA TO BE REZONED
FROM A-2 TO R-3
505,769 S.F.±
11.611 ACRES±

NW 1/4-NE 1/4
SW 1/4-NE 1/4

526'±

N04°32'12"W
156.70'±

767.86'

S89°22'50"W

N00°12'09"W
68.73'

S89°47'51"W
168.11'

1288.48'

CENTER OF
SEC. 24, T.20N., R.16E.
ALUMINUM MONUMENT
FOUND

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	100.67'	99.61'	N75°19'33"E	28°50'20"
C2	440.00'	219.43'	217.16'	N14°48'23"W	28°34'25"

SHEET 1 OF 2

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McMAHON
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1" = 200'

Drawn By CWK Field Book Page

1445 McMAHON DRIVE NEENAH, WI 54956
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File No.
CAD

REZONING EXHIBIT

DESCRIPTION OF LANDS TO BE REZONED TO TWO-FAMILY RESIDENTIAL (R-3) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 505,769 square feet (11.611 acres) of land more or less and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 24; thence S00°11'52"E, 1093.53 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning; thence N89°22'50"E, 1094.56 feet; thence N00°31'11"W, 19.13 feet to the start of a 440.00 foot radius curve to the left; thence 219.43 feet along the arc of said curve having a 217.16 foot chord which bears N14°48'23"W; thence N60°54'23"E, 66.47 feet to the start of a 200.00 foot radius curve to the right; thence 100.67 feet along the arc of said curve having a 99.61 foot chord which bears N75°19'33"E; thence N89°44'43"E, 143.27 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 24; thence S00°15'17"E, 428.14 feet more or less along said East line to the centerline of an intermittent stream; thence Southwesterly, 526 feet more or less along said centerline; thence N04°32'12"W, 156.70 feet more or less; thence S89°22'50"W, 767.86 feet; thence N00°12'09"W, 68.73 feet; thence S89°47'51"W, 168.11 feet to the West line of the Northeast 1/4 of said Section 24; thence N00°11'52"W, 266.06 feet along said West line to the Point of Beginning.

SHEET 2 OF 2

McMAHON
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1"= 200'

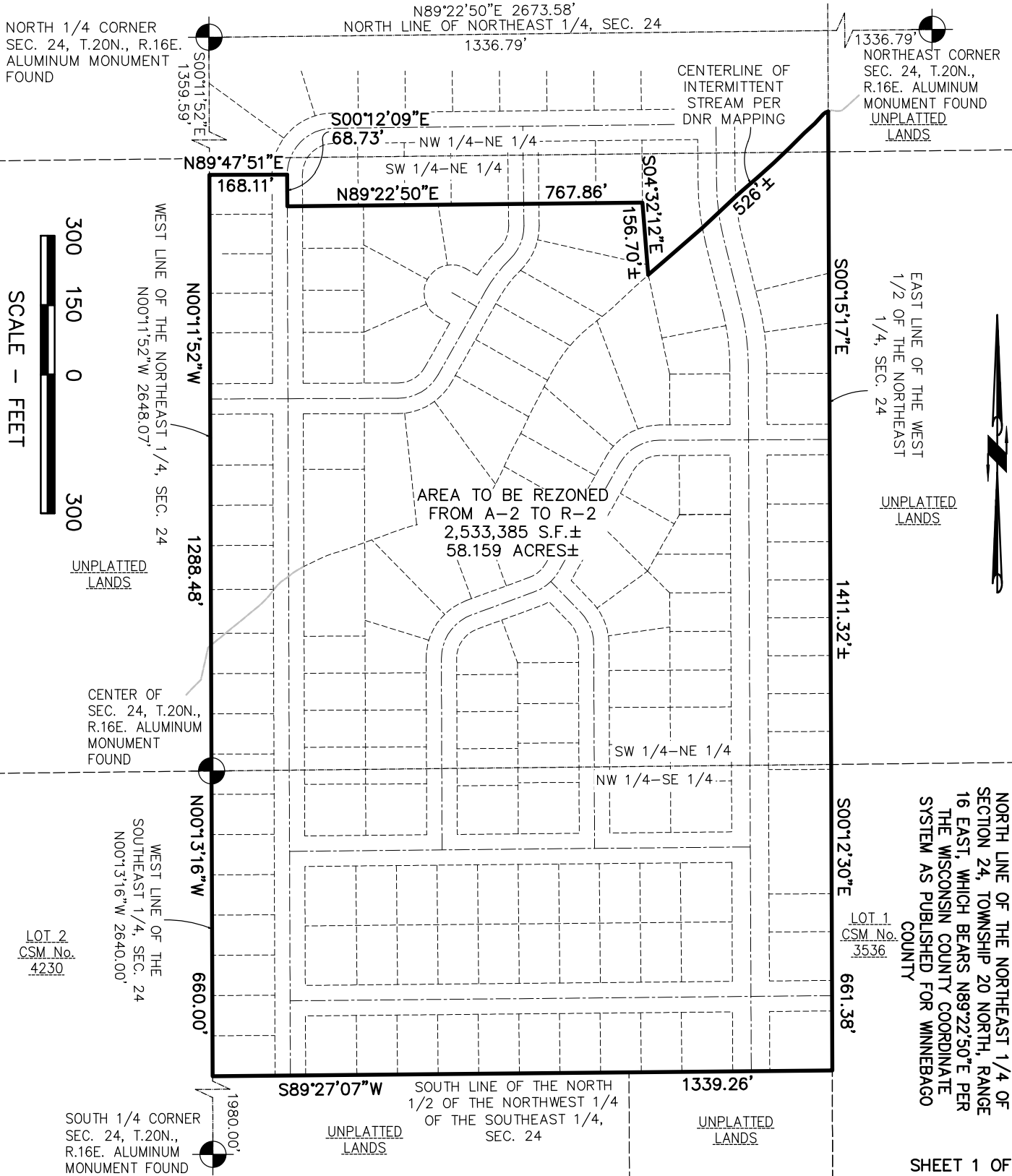
Drawn By CWK Field Book _____ Page _____

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File No.
CAD

REZONING EXHIBIT

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALL OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



skalkofen, W:\PROJECTS\C1069\092300271\CADD\Civil3D\Survey Documents\REZONE EXHIBIT R-2.dwg, rezone exhibit sh1, Plot Date: 4/26/2023 3:01 PM, xrefs:none

REZONING EXHIBIT

DESCRIPTION OF LANDS TO BE REZONED TO SUBURBAN RESIDENTIAL (R-2) DISTRICT:

A part of the Northwest 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4 and all of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 2,533,385 square feet (58.159 acres) of land more or less and more particularly described as follows:

Commencing at the North 1/4 corner of said Section 24; thence S00°11'52"E, 1359.59 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning; thence N89°47'51"E, 168.11 feet; thence S00°12'09"E, 68.73 feet; thence N89°22'50"E, 767.86 feet; thence S04°32'12"E, 156.70 feet more or less to the centerline of an intermittent stream; thence Northeasterly, 526 feet more or less along said centerline to the East line of the West 1/2 of the Northeast 1/4 of said Section 24; thence S00°15'17"E, 1411.32 feet more or less along said East line to the Northeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24; thence S00°12'30"E, 661.38 feet along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24 to the Southeast corner thereof; thence S89°27'07"W, 1339.26 feet along the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 24 to the Southwest corner thereof; thence N00°13'16"W, 660.00 feet along the West line of the Southeast 1/4 of said Section 24 to the Center of said Section 24; thence N00°11'52"W, 1288.48 feet along the West line of the Northeast 1/4 of said Section 24 to the Point of Beginning.

SHEET 2 OF 2

McMAHON
ENGINEERS ARCHITECTS

Project No. C1069 092300271 Date APRIL 2023 Scale 1"= 300'

Drawn By CWK Field Book _____ Page _____

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