



PROJECT LOCATION

PRELIMINARY PLAT SCHOLAR RIDGE ESTATES

ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND 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

- LEGEND**
- 3/4" IRON REBAR FOUND
 - RECORDED BEARING AND/OR DISTANCE
 - S.F. SQUARE FEET
 - CERTIFIED LAND CORNER WINNEBAGO COUNTY
 - EXISTING STORM ENDWALL
 - EXISTING UTILITY VAULT
 - EXISTING MAILBOX
 - EXISTING POST
 - EXISTING SIGN
 - UTILITY POLE
 - UTILITY POLE W/GUY WIRE
 - TELEPHONE OR TELEVISION PEDESTAL
 - EXISTING BUILDING
 - EXISTING CONTOURS
 - EXISTING CULVERT WITH END SECTIONS
 - TREE OR BRUSH LINE
 - SOIL BORING LOCATION
 - TV CABLE TELEVISION - BURIED
 - G GAS MAIN
 - E ELECTRIC CABLE - BURIED
 - FO FIBER OPTIC CABLE - BURIED
 - EXISTING FENCE
 - DITCH LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - EXISTING ASPHALT PAVEMENT
 - EXISTING GRAVEL
 - EXISTING CONCRETE PAVEMENT
 - WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022

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

SURVEYOR:
DOUGLAS E. WOELZ
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 16 EAST, WHICH BEARS N89°22'51"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
- TOWN OF CLAYTON
- VILLAGE OF FOX CROSSING
- WINNEBAGO COUNTY PLANNING & ZONING



EXIST SANITARY SEWER LOCATED 2600 FEET TO THE EAST MCMAHON IS CURRENTLY IN DESIGN TO EXTEND TO THIS SITE.



McMAHON
McMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
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PRELIMINARY PLAT - SCHOLAR RIDGE ESTATES
PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 24, T20N, R16E,
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYED	DRAWN
DEW	MJA
PROJECT NO.	C1069 09-23-00271
DATE	APRIL, 2023
SHEET NO.	1 OF 2

PRELIMINARY PLAT SCHOLAR RIDGE ESTATES

ALL OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND 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

NOTES

- THE SUBJECT PROPERTY IS CURRENTLY ZONED: A-2 GENERAL AGRICULTURAL
 - PROPOSED ZONING FOR THIS DEVELOPMENT:
 - (3 LOTS & 1 OUTLOT) LOTS 1 THRU 3 & OUTLOT 1 - LOCAL SERVICE BUSINESS (B-1) DISTRICT OR COMMUNITY BUSINESS (B-2) DISTRICT
 - (2 LOTS) LOTS 4 & 5 - MULTIFAMILY RESIDENTIAL (R-4) DISTRICT
 - (19 LOTS & 1 OUTLOT) LOTS 6 THRU 17, LOTS 27 THRU 30, LOTS 35 THRU 37 AND OUTLOT 2 - TWO-FAMILY RESIDENTIAL (R-3) DISTRICT
 - (134 LOTS & 2 OUTLOTS) LOTS 18 THRU 26, LOTS 31 THRU 34, LOTS 38 THRU 158 AND OUTLOTS 3 & 4 - SUBURBAN RESIDENTIAL (R-2) DISTRICT - TOTAL DEVELOPMENT = 158 LOTS & 4 OUTLOTS
 - FRONTYARD BUILDING SETBACKS TO BE 30 FEET FOR SUBURBAN & TWO-FAMILY RESIDENTIAL LOTS AND 40 FEET FOR MULTIFAMILY RESIDENTIAL LOTS
 - THE TOTAL AREA OF THIS DEVELOPMENT = 101.661 ACRES
 - NET SUBDIVIDED AREA = 81.485 ACRES
 - DEDICATED STREET AREA = 20.176 ACRES
 - LINEAL FEET OF STREETS = 14,197 LIN. FEET.
 - MINIMUM LOT REQUIREMENTS PER ZONING ORDINANCES (SEWERED LOTS):
 - (B-1) BUSINESS DISTRICT/(B-2) COMMUNITY BUSINESS DISTRICT
MINIMUM LOT SIZE = 15,000 S.F.
MINIMUM LOT WIDTH = 85 FEET
MINIMUM ROAD FRONTAGE = 75 FEET
 - (R-4) MULTIFAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 15,000 S.F.
MINIMUM LOT WIDTH = 120 FEET
MINIMUM ROAD FRONTAGE = 33 FEET
 - (R-3) TWO-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT SIZE (TWO FAMILY UNITS) = 10,000 S.F.
MINIMUM LOT WIDTH = 85 FEET
MINIMUM ROAD FRONTAGE = 33 FEET
 - (R-2) SUBURBAN RESIDENTIAL DISTRICT
MINIMUM LOT SIZE = 9,000 S.F.
MINIMUM LOT WIDTH = 65 FEET
MINIMUM ROAD FRONTAGE = 33 FEET - MINIMUM LOT SIZE WITHIN DEVELOPMENT = 10,537 S.F. (LOT 124)
 - MINIMUM LOT WIDTH WITHIN DEVELOPMENT = 80 FEET
 - MINIMUM ROAD FRONTAGE WITHIN DEVELOPMENT = 55.27 FEET (LOTS 32 & 33)
 - AVERAGE LOT SIZE (R-2) SUBURBAN RESIDENTIAL DISTRICT = 13,769 S.F.
 - AVERAGE LOT SIZE (R-3) TWO-FAMILY RESIDENTIAL DISTRICT = 16,473 S.F.
 - ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT.
 - SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES.
 - ALL LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER.
 - OUTLOTS TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON OR BY A HOME OWNERS ASSOCIATION.
 - PRIVATE RESTRICTIONS/COVENANTS TO BE FILED WITH THE FINAL PLAT.
 - A JURISDICTIONAL DETERMINATION/ARTIFICIAL WETLAND EXEMPTION REQUEST IS TO BE FILED WITH THE WISCONSIN DNR'S OFFICE TO ALLOW THE FILLING OF WETLAND AREAS SHOWN ON LOTS 45, 46 & 47 (WETLAND AREA IS LESS THAN 10,000 S.F.)
 - ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/ OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE DRAINING AS ORIGINALLY DESIGNED. THE COST OF THE REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.
 - THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.
 - ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
 - RIGHT TO FARM COVENANT:
THE LOTS CREATED ON THIS MAP IS 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 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.
- DRAINAGE EASEMENT RESTRICTIONS:**
THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING AND EXCAVATING EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLES; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE CASEMENT.
- MAINTENANCE OF DRAINAGE IMPROVEMENTS:**
MAINTENANCE OF DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. WINNEBAGO COUNTY AND THE TOWN RETAIN THE RIGHT TO PERFORM MAINTENANCE OR REPAIRS. THE COST OF THE MAINTENANCE AND REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS. THE PURCHASE OF ANY LOT CONSTITUTES A WAIVER OF OBJECTION AND AGREEMENT TO PAY ANY SUCH ASSESSMENT WHICH SHALL BE PLACED ON THE TAX BILL AS A SPECIAL ASSESSMENT.
- DRAINAGE MAINTENANCE EASEMENT:**
WINNEBAGO COUNTY AND THE TOWN SHALL HAVE AN UNQUALIFIED RIGHT TO ENTER UPON ANY DRAINAGE EASEMENT OR OUTLOT FOR INSPECTION AND, IF NECESSARY, MAINTENANCE AND REPAIR OF THE DRAINAGE WAYS AND ASSOCIATED DRAINAGE IMPROVEMENTS.
- *ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/ OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE DRAINING AS ORIGINALLY DESIGNED. THE COST OF THE REPAIR OR RELOCATION MUST BE BORNE BY THE PARTY OR HIS AGENT DAMAGING THE DRAIN.*

PROPERTY DESCRIPTION: All of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and 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 4,428,349 square feet (101.661 acres) of land more or less and described as follows:

Beginning at the North 1/4 corner of said Section 24; Thence N89°22'51"E, 1336.79 feet along the North line of the Northwest 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, 2648.34 feet along said East line to the Southeast corner thereof; 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 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 to the Southwest corner thereof; Thence N00°13'16"W, 660.00 feet along the West line of said Southeast 1/4 to the Center of said Section 24; Thence N00°11'52"W, 2648.07 feet along the West line of said Northeast 1/4 to the Point of Beginning.

NOTES:

- LAND DEDICATION REQUIREMENTS: (PARK, PLAYGROUND & RECREATION OPEN SPACE)
- SINGLE FAMILY ZONING - 6% LAND DEDICATION REQUIREMENT
TOTAL SINGLE FAMILY LOT AREA = 2,533,380 S.F. (58.158 ACRES)
LAND DEDICATION REQUIREMENT = 2,533,380 X .06 = 152,002.8 S.F. (3.49 ACRES)
- TWO FAMILY ZONING - 8% LAND DEDICATION REQUIREMENT
TOTAL TWO FAMILY LOT AREA = 505,765 S.F. (11.61 ACRES)
LAND DEDICATION REQUIREMENT = 505,765 X .08 = 40,461.2 S.F. (0.93 ACRES)
- MULTIPLE FAMILY ZONING - 12% LAND DEDICATION REQUIREMENT
TOTAL MULTIPLE FAMILY LOT AREA = 925,049 S.F. (21.24 ACRES)
LAND DEDICATION REQUIREMENT = 925,049 X .12 = 111,005.88 (2.55 ACRES)
- TOTAL LAND DEDICATION REQUIREMENT = 303,469.88 (6.97 ACRES)
LAND DEDICATION PROVIDED = 325,989 S.F. (7.48 ACRES)
TRAIL = 26,674 S.F. (0.61 ACRES)

 - OUTLOT 1 = 138,401 S.F. (3.17 ACRES)
 - OUTLOT 2 = 71,941 S.F. (1.65 ACRES)
 - OUTLOT 3 = 52,581 S.F. (1.21 ACRES)
 - OUTLOT 4 = 36,392 S.F. (0.84 ACRES)



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NO.	DATE	REVISION

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SHEET NO. 2 OF 2	

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