

Concept Plan Review Application

Town of Clayton Town Hall
 8348 Hickory Ave
 Larsen, WI 54947
 Phone: 920-836-2007
 Email: administrator@claytonwinnebago.wi.gov
 Website: https://www.townofclayton.net/



PROPERTY OWNER(S)

Name Troy Ribble
 Street Address 9618 Lind Lane
 City Neenah, State WI Zip Code 54956
 Phone 920 810 2319
 E-mail troy@roofmedics.com

APPLICANT

Check: Architect: Engineer: Surveyor: Attorney: Agent: Owner:
 Name: Same
 Address: Same Zip Code: _____
 Phone: _____ E-Mail: _____
 Describe the reason for the Concept Plan: _____

PROJECT/SURVEY SPECIFICS:

TYPE: CSM Commercial Industrial Residential Other

Total Acreage: _____ Tax Key Number: _____
 Existing Zoning: A2, B1, R1? Proposed Zoning: A2, B1, R1 + Light Industrial?

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

Signature [Signature] Today's Date 5/21/24

For Town Use Only

Fee (see Town Fee Schedule)

Fee: \$350.00 Date Received Complete: 5/21/24 Receipt: _____
 By: [Signature] Check #: _____

Review Meetings _____ History _____
 Concept is: Approved Approved with Condition Denied

Comments: _____

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

May 21, 2024

Re: Subdivision of approximately 15.48 acres north of the intersection of Highway 76 and Lind Lane, located between Lind Lane and Highway 76, north of Mosquito Squad and South of Lind Lane LLC.

To whom it may concern;

Please see the included concept. I am requesting a Concept Plan Review of the proposed subdivision, with comments for ways the subdivision could be improved to be more favorable for all.

My preference is for the following:

Lot 1 to be joined to Jordan Kitzmiller with whatever zoning change is needed for him to acquire that as part of his current lot with his primary residence.

Lot 2 to remain A2 but with a smaller acreage.

Lot 3 to be zoned for whatever zoning will allow Roof. Medics LLC to eventually build a building for our sheet metal shop, training center, and main facility. Light Industrial perhaps?

Lots 4 and 5 to be re-zoned A2.

If the above is not likely or realistic, I would like to understand why and if there is a way to make it more realistic. If it just simply won't work then I would request consideration of the following:

Lots 1 and 2 as referenced above.

Lots 3,4, and 5 to be re-zoned A2.

Finally, if neither of the above is realistic, then I would request the following:

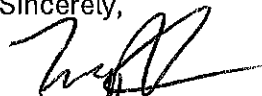
Lots 1 and 2 as referenced above.

Lot 4 rezoned to A2

Lots 3-5 left as B1.

Thank you for your consideration.

Sincerely,



Troy Ribble

Conceptual Sketch

All of Lot 1 of Certified Survey Map 7491 and part of Lot 2 of Certified Survey Map 7640, being part of the fractional West 1/2 of the Northwest 1/4, Section 1, T20N, R16E, Town of Clayton, Winnebago County, Wisconsin

Northwest Corner
Section 1-20-16
Found Harrison
monument
0.11' north of corner

LOT 1 (to be combined with lot to north)
17,110 s.f.
0.393 acres

KITZMILLER, JORDAN

LOT 2
292,260 s.f.
6.709 acres

LIND LANE (66')

LOT 3
238,752 s.f.
5.45 acres
+/-

LOT 5
217,844 s.f.
5.00 acres
+/-

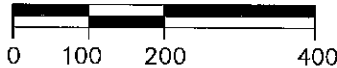
LOT 4
217,844 s.f.
5.00 acres
+/-

S.T.H. "76"

*124' - 300'
depending on
what zoning
will be allowed*



SCALE: 1"=200'



Hebert Associates, Inc.
Land Surveying

1110 W. Wisconsin Ave. 920-734-8373
Appleton, WI 54914 Fax: 920-734-3988

A survey for:

Troy Ribble

DATE: 5-6-24

DRAFTED BY: DH

SCALE: 1"=200'

DRAWING NUMBER:

24032A01

Town of Clayton

Sales Receipt

8348 Hickory Ave
Larsen, WI 54947 US
9208362007
adminassist@claytonwinnebago.gov
www.townofclayton.net



BILL TO

Troy Ribble

SALES #	DATE
1468	05/21/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/21/2024	Concept Plan Review Application -0-40 acres	Concept Plan Review Application 0-40 acres 006-0006-10-02	1	350.00	350.00

TOTAL 350.00
BALANCE DUE \$0.00

Use QRcode at top of this invoice to go to online payment page or
 Visit www.townofclayton.net
 Use the "Government" drop down
 Click Clayton Sanitary District #1.