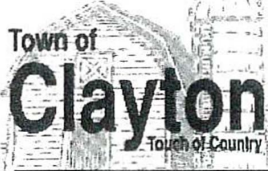


# 2017 SITE PLAN APPROVAL



8348 County Road T  
Larsen, WI 54947

Monday, May 22<sup>nd</sup>, 2017

Jim DePagter  
Sales Manager  
Horn's RV Center  
8120 Frontage Road  
Sheboygan, WI 53081

COPY

Re: Your Amendment to an Approved Site Plan for operating a Recreational Vehicle Dealership.

Mr. DePagter:

Please consider this letter as notice that the Town Board, at its Wednesday, May 17<sup>th</sup>, 2017 meeting, approved your Application for an Amendment to an Approved Site Plan for Horn RV. The Amended Site Plan approval is for property located at the east end of West American Drive in the Town of Clayton on property listed by Claymann Creek LLC, 5600 West Grand Market Drive, Suite 300, Appleton, WI 54913 (new address) and specifically identified as TAX ID # 006-0341. The Town Board approved your Application subject to the plan as submitted and the following conditions:

1. The Town Board did approve the site plan and the 5-year development schedule as proposed.
2. That the applicant apply for and receive any building and/or zoning permits required for construction on the site.
3. That any future sign be Town Ordinance compliant.
4. That in addition to the original Site Plan Approval Conditions, the project comply with the material submitted for review by the Town as it relates to the Site Plan Amendment Application.

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

Sincerely,

A handwritten signature in black ink that reads "Richard Johnston". The signature is written in a cursive, flowing style.

Richard Johnston, Town Administrator/Clerk

C.C. Matt Mrochinski, Project Coordinator  
Excel Engineering  
100 Camelot Drive  
Fond du Lac, WI 54935

To property file



PROJECT INFORMATION  
PROJECT NUMBER 1721680

PROPOSED SITE IMPROVEMENTS FOR:  
**HORN'S RV**  
WEST AMERICAN DRIVE • TOWN OF CLAYTON, WI 54956

PROFESSIONAL SEAL

PRELIMINARY DATES  
MAY 4, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

OVERALL SITE PLAN

SHEET NUMBER

**C1.2**

**SITE INFORMATION:**

LEGAL DESCRIPTION: PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6306 BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 12 TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

PROPERTY AREA: AREA = 435,583 S.F. (10.0 ACRES).

EXISTING ZONING: B-3 GENERAL BUSINESS

PROPOSED ZONING: B-3 GENERAL BUSINESS

PROPOSED USE: RV SALES CENTER

AREA OF SITE DISTURBANCE: 196,388 S.F. (4.51 AC.)

SETBACKS: BUILDING: FRONT = 30'  
SIDE = 10'  
SIDE = 7'  
REAR = 25'  
HIGHWAY = 55'

PAVEMENT: FRONT = 0'  
SIDE = 0'  
REAR = 0'

PROPOSED BUILDING HEIGHT 20' (MAX. HEIGHT ALLOWED: 22'-4")

PARKING REQUIRED: 1 SPACE PER 300 S.F. (11,895/300 = 40 SPACES REQ.)

PARKING PROVIDED: 12 SPACES (2 H.C. ACCESSIBLE)  
\*NUMBER OF STALLS PROVIDED PREVIOUSLY APPROVED

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

BUILDING OCCUPANCY CLASSIFICATION = IJB

CLASS OF BUILDING CONSTRUCTION = B, M, & S1

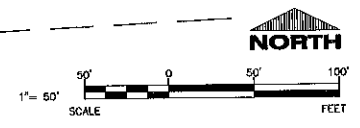
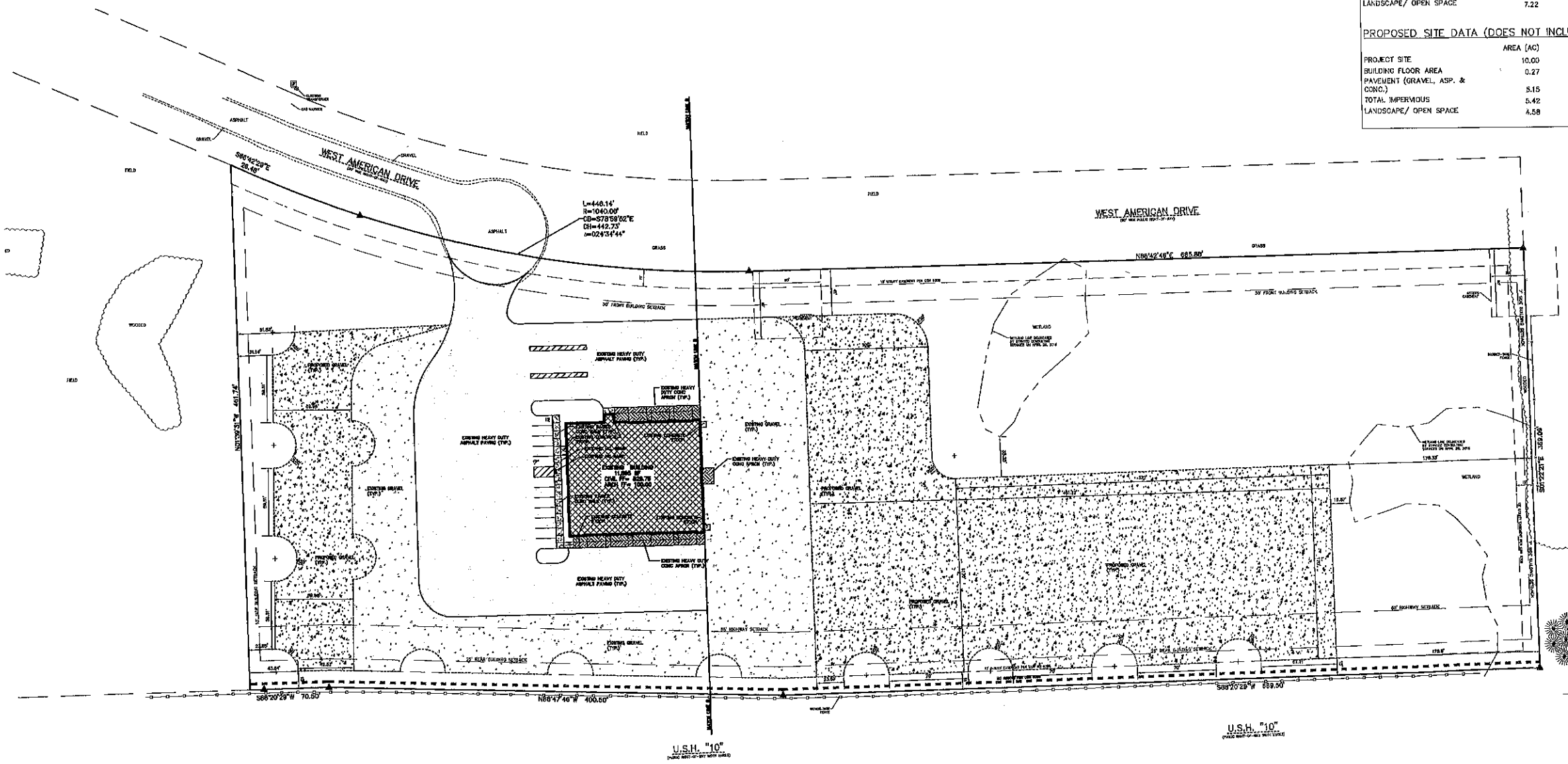
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%

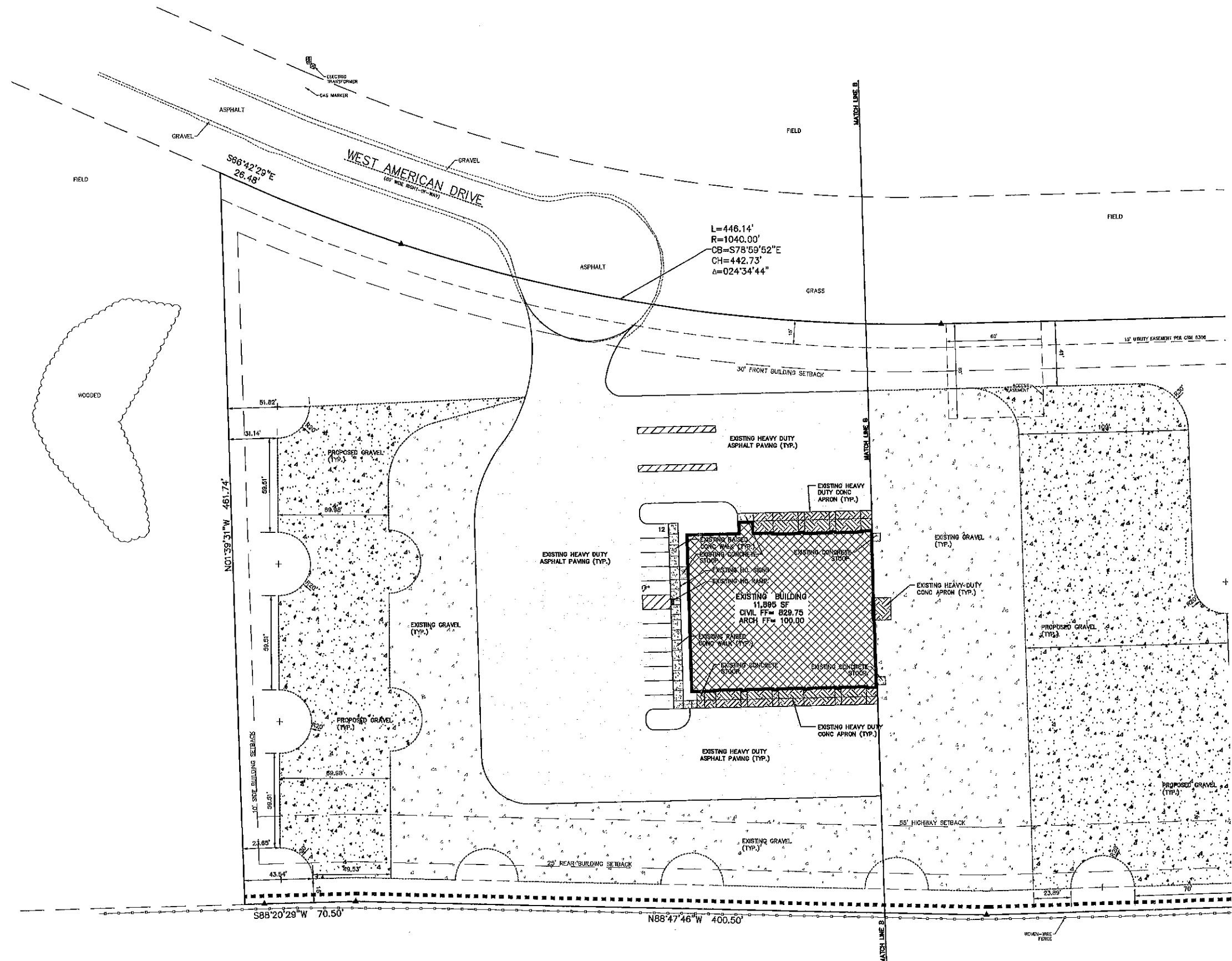
**EXISTING SITE DATA**

|                                 | AREA (AC) | AREA (SF) | RATIO |
|---------------------------------|-----------|-----------|-------|
| PROJECT SITE                    | 10.00     | 435,583   |       |
| BUILDING FLOOR AREA             | 0.27      | 11,895    | 2.7%  |
| PAVEMENT (GRAVEL, ASP. & CONC.) | 2.50      | 108,982   | 25.0% |
| TOTAL IMPERVIOUS                | 2.77      | 120,877   | 27.8% |
| LANDSCAPE/ OPEN SPACE           | 7.22      | 314,708   | 72.2% |

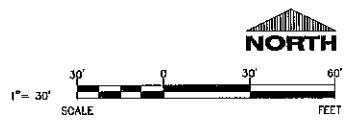
**PROPOSED SITE DATA (DOES NOT INCLUDE FUTURE)**

|                                 | AREA (AC) | AREA (SF) | RATIO |
|---------------------------------|-----------|-----------|-------|
| PROJECT SITE                    | 10.00     | 435,583   |       |
| BUILDING FLOOR AREA             | 0.27      | 11,895    | 2.7%  |
| PAVEMENT (GRAVEL, ASP. & CONC.) | 5.15      | 224,120   | 51.5% |
| TOTAL IMPERVIOUS                | 5.42      | 236,015   | 54.2% |
| LANDSCAPE/ OPEN SPACE           | 4.58      | 199,568   | 45.8% |





U.S.H. "10"  
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)



**EXCEL**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
 PHONE: (920) 926-9800  
 WWW.EXCELENGINEER.COM

**PROJECT INFORMATION**  
 PROJECT NUMBER 1721680

PROPOSED SITE IMPROVEMENTS FOR:  
**HORN'S RV**  
 WEST AMERICAN DRIVE • TOWN OF CLAYTON, WI 54956

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 MAY 4, 2017  
 NOT FOR CONSTRUCTION

**SHEET INFORMATION**  
 WEST SITE PLAN  
 SHEET NUMBER  
**C1.2A**

**2017 SITE PLAN APPROVAL**

100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 924-9800  
WWW.EXCELENGINEER.COM

**PROJECT INFORMATION**  
PROJECT NUMBER 1721680

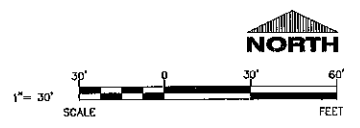
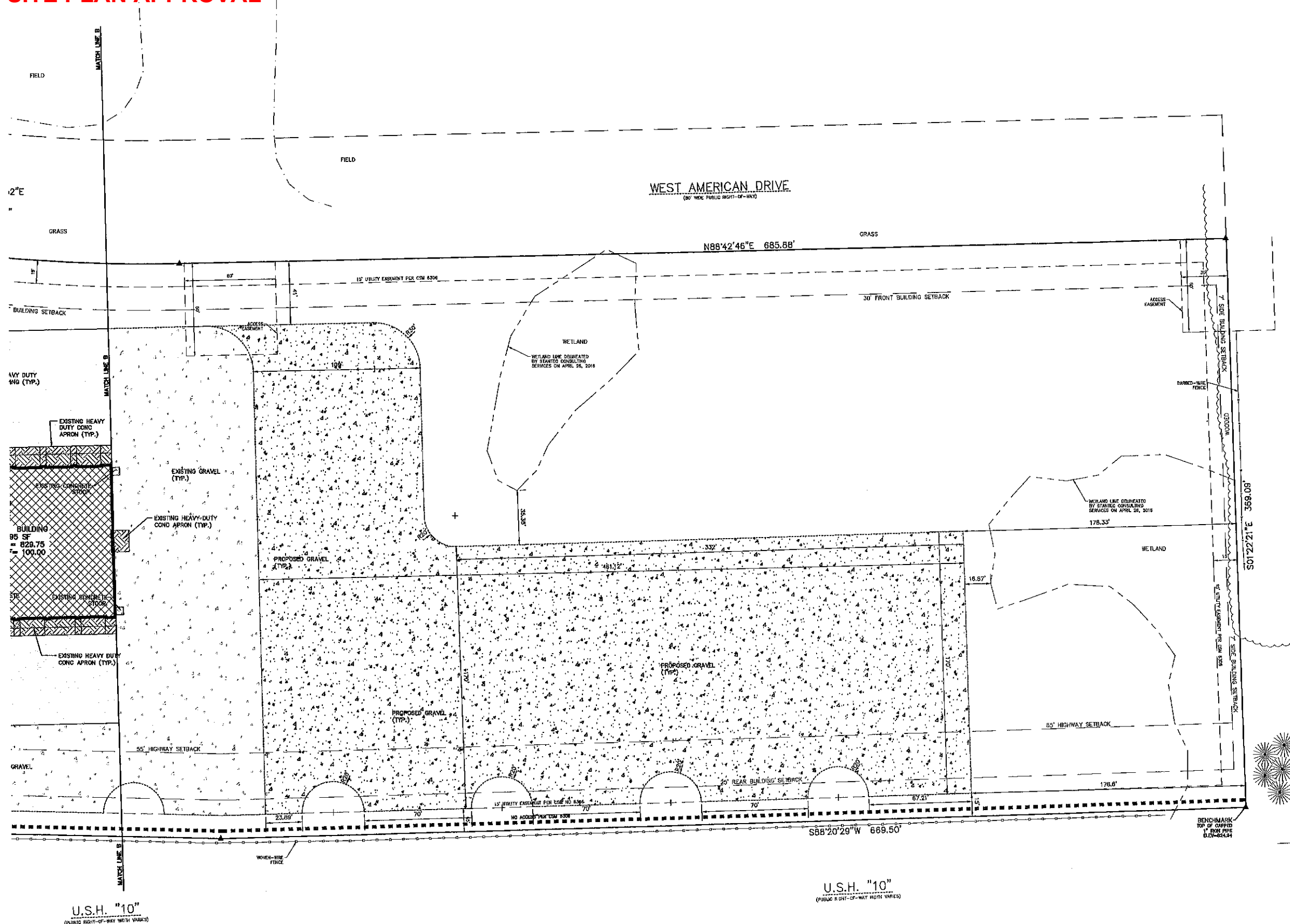
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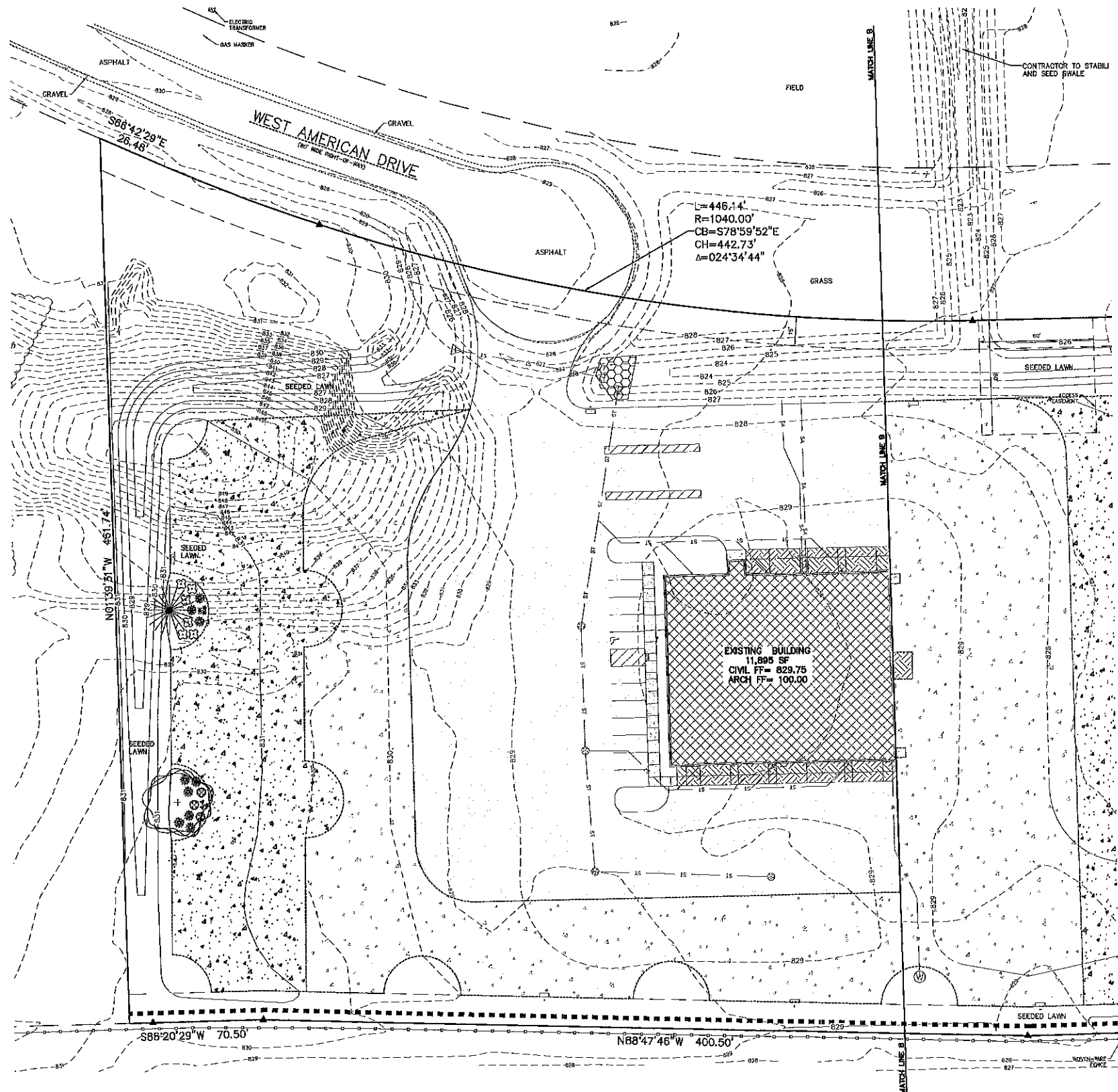
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
MAY 4, 2017

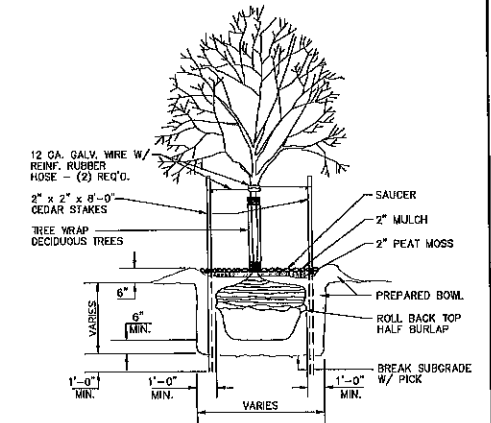
**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**  
EAST SITE PLAN  
SHEET NUMBER  
**C1.2B**

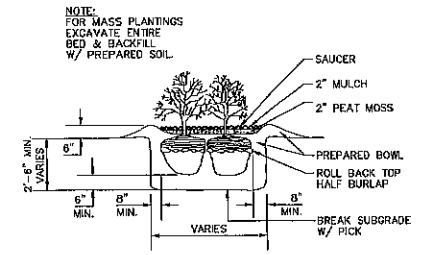




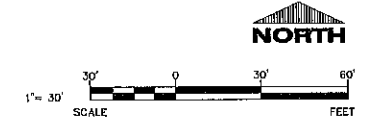
| LANDSCAPING NOTES |                              |                             |              |          |
|-------------------|------------------------------|-----------------------------|--------------|----------|
| SYMBOL            | COMMON NAME                  | BOTANICAL NAME              | PLANTED SIZE | QUANTITY |
| DECIDUOUS TREES   |                              |                             |              |          |
| ⊙                 | Sugar Maple                  | Acer saccharum              | 3"           | 3        |
| EVERGREEN TREES   |                              |                             |              |          |
| ●                 | Austrian Pine                | Pinus nigra                 | 4'           | 3        |
| EVERGREEN SHRUBS  |                              |                             |              |          |
| ⊙                 | Dwarf Norway Spruce          | Picea abies 'Pumila'        | 2'           | 27       |
| DECIDUOUS SHRUBS  |                              |                             |              |          |
| ⊙                 | Welgela Cornus               | Welgela Florida 'saurtator' | 24"          | 9        |
| ⊙                 | Rhododendron                 | Rhododendron haaga          | 15"-18"      | 18       |
| PERENNIALS        |                              |                             |              |          |
| *                 | Blue Autumn Aster            | Aster 'blue autumn'         | 1 gal pot    | 9        |
| *                 | Black-eyed Susan - Goldsturm | Rudbeckia fulgida           | 1 gal pot    | 9        |



TREE PLANTING DETAIL  
NO SCALE



SHRUB PLANTING DETAIL  
NO SCALE



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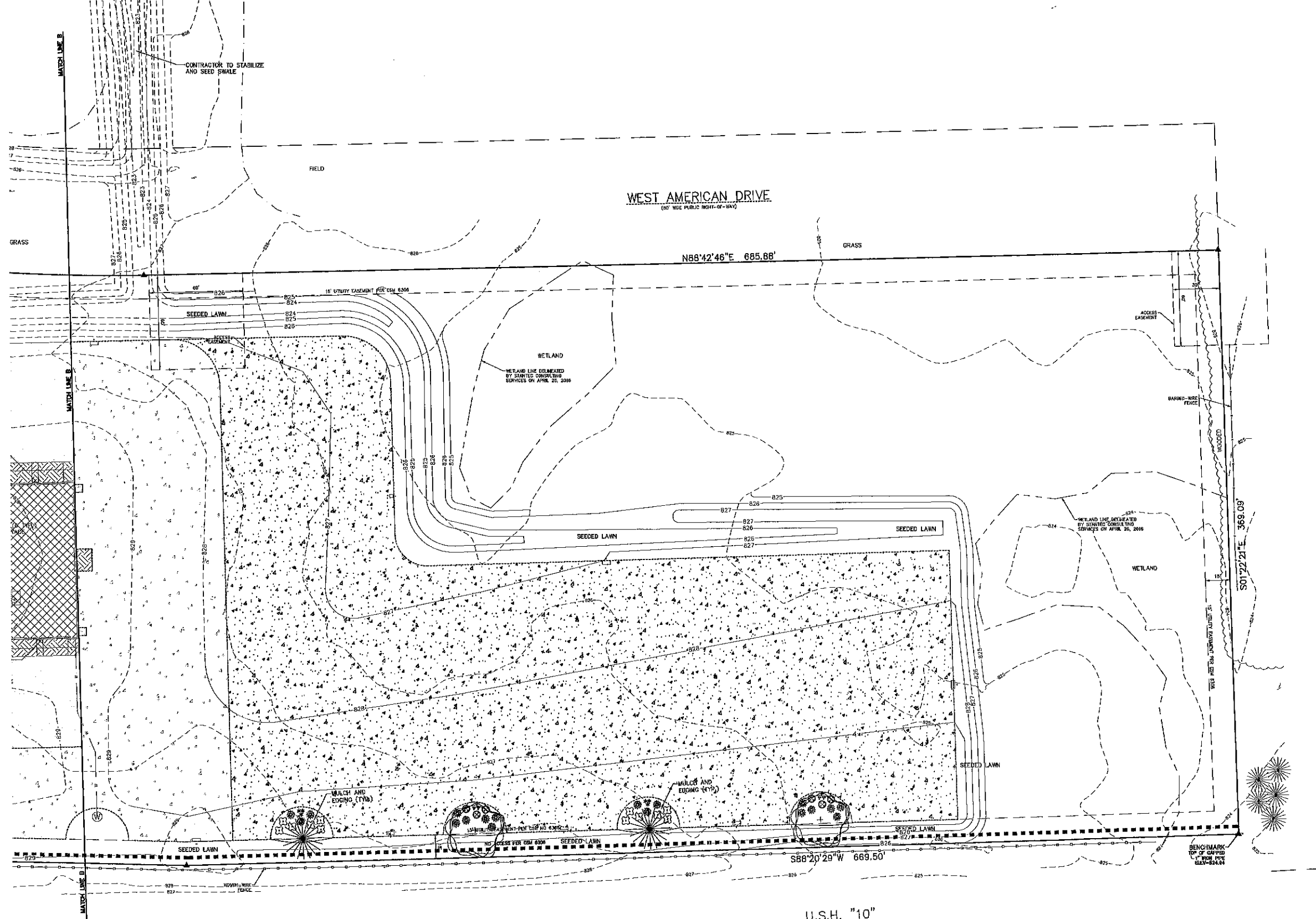
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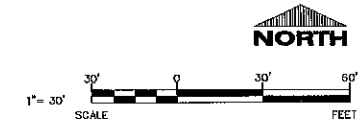
SHEET INFORMATION  
WEST LANDSCAPE PLAN  
SHEET NUMBER  
**C1.5A**

**2017 SITE PLAN APPROVAL**



U.S.H. "10"  
(PUBLIC RIGHT-OF-WAY NORTH VARIES)

U.S.H. "10"  
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SHEET NUMBER  
**C1.5B**

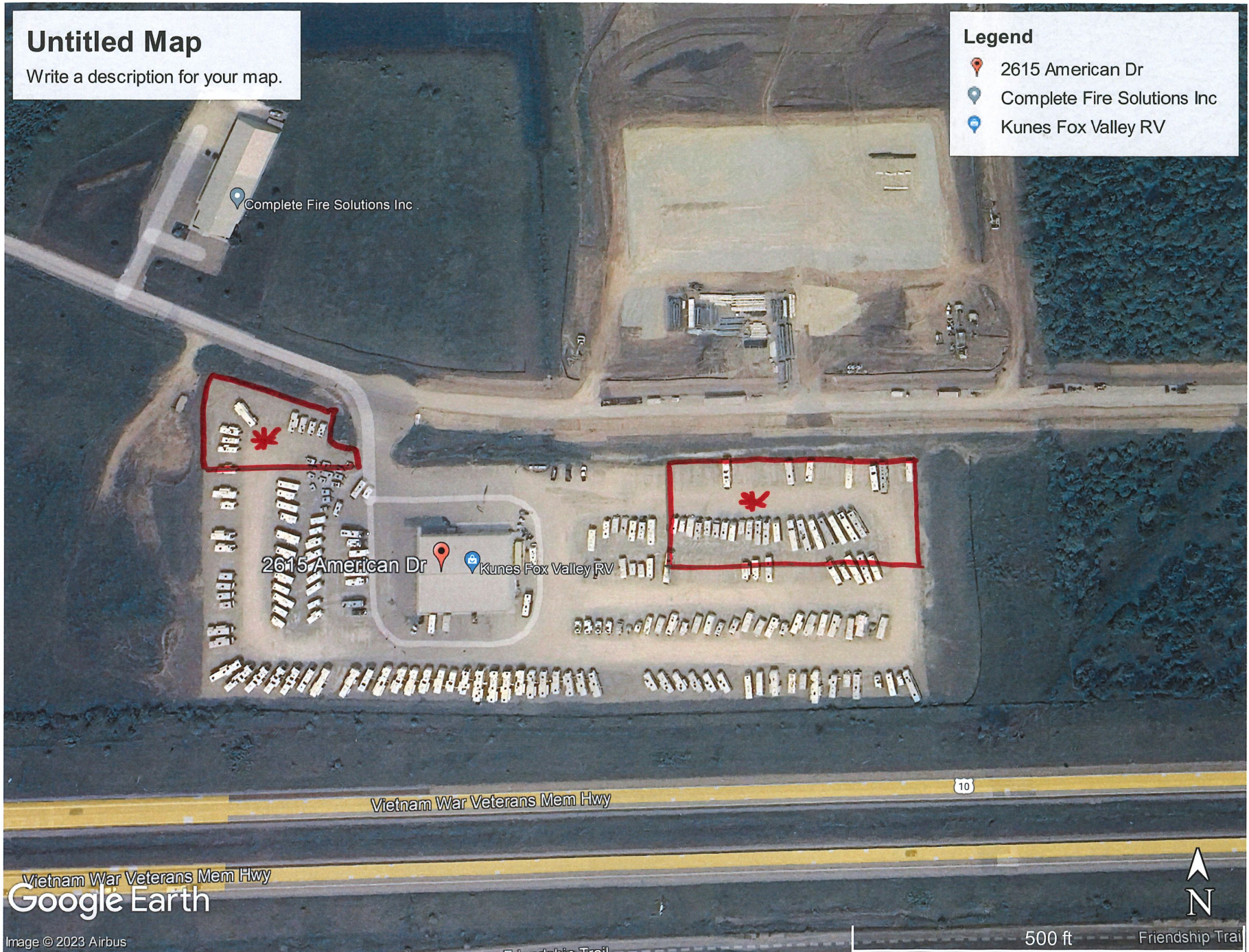
# Approximate 2022 Gravel Display Area Expansion Outside 2017 Site Plan Approval

## Untitled Map

Write a description for your map.

## Legend

-  2615 American Dr
-  Complete Fire Solutions Inc
-  Kunes Fox Valley RV



Vietnam War Veterans Mem Hwy  
Google Earth

Image © 2023 Airbus

500 ft

Friendship Trail