

PROJECT LOCATION

LEGEND

3/4" IRON REBAR FOUND	TV	CABLE TELEVISION - BURIED
RECORDED BEARING AND/OR DISTANCE	G	GAS MAIN
SQUARE FEET	E	ELECTRIC CABLE - BURIED
CERTIFIED LAND CORNER	FO	FIBER OPTIC CABLE - BURIED
WINNEBAGO COUNTY	---	EXISTING FENCE
EXISTING STORM DRAIN	---	DITCH LINE
EXISTING UTILITY VAULT	---	PROPERTY LINE
EXISTING MAILBOX	---	RIGHT-OF-WAY LINE
EXISTING POST	---	SECTION LINE
EXISTING SIGN	---	TEMPORARY DRIVEWAY RESTRICTION (LOTS 22, 46 61, 62, 154 & 155)
UTILITY POLE	---	RESTRICTED ACCESS (LOTS 1, 2, 3 & OUTLET 1) (UNLESS OTHERWISE NOTED)
UTILITY POLE W/GUY WIRE	---	15' UTILITY EASEMENT ADJACENT TO ROAD RIGHT-OF-WAYS
TELEPHONE OR TELEVISION PEDESTAL	---	EXISTING ASPHALT PAVEMENT
EXISTING BUILDING	---	EXISTING GRAVEL
EXISTING CONTOURS	---	EXISTING CONCRETE PAVEMENT
EXISTING CULVERT WITH END SECTIONS	---	WETLANDS AS DELINEATED BY DAVEL ENGINEERING & ENVIRONMENTAL, INC. TRAVIS STUCK DATED OCT. 25, 2022
TREE OR BRUSH LINE	---	SHORELAND ZONING AREA
SOIL BORING LOCATION	---	

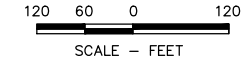
AMENDED PRELIMINARY PLAT FOR PHASES 2, 3 & 4

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

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

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

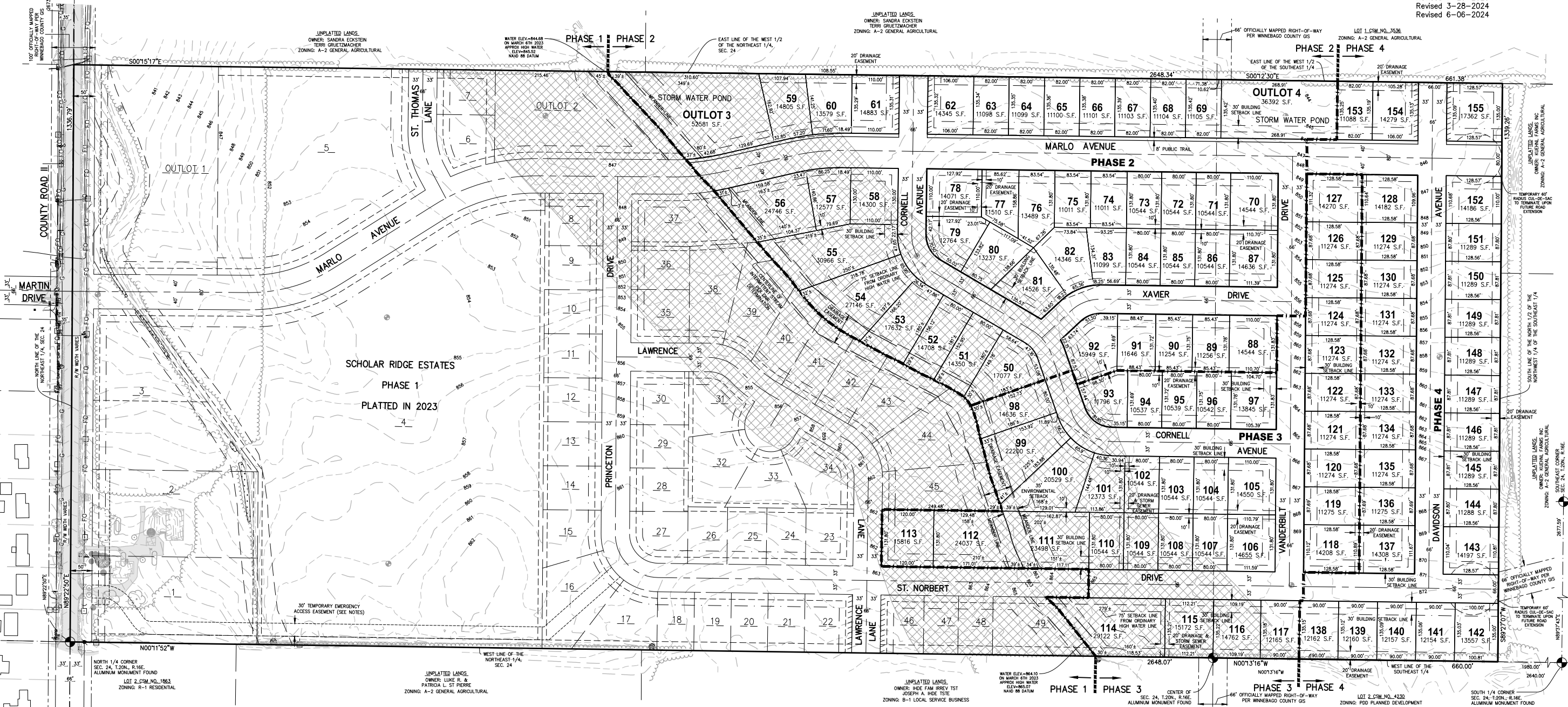


OBJECTING AUTHORITIES:
 - DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
 - TOWN OF CLAYTON
 - WINNEBAGO COUNTY PLANNING & ZONING
 - VILLAGE OF FOX CROSSING (THIS PLAT IS SUBJECT TO A STIPULATED AGREEMENT THAT REMAINS IN EFFECT UNTIL JANUARY 15TH, 2030)



Revised 7-20-2023
 Revised 3-28-2024
 Revised 6-06-2024



McMAHON
 ENGINEERS & SURVEYORS
 1445 MCMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
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NO.	DATE	REVISION
1	7-20-23	REVISIONS PER TOWN/COUNTY COMMENTS
2	3-28-24	DELETE ONE LOT & ADJUSTED PHASE LINE BETWEEN PHASES 2, 3 & 4
3	06-06-24	ADJUSTED PHASE LINE BETWEEN PHASES 2, 3 & 4

AMENDED PRELIMINARY PLAT FOR PHASES 2, 3 & 4 - 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

m:\projects\c1069\092\00271\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Phase II-IV Revised Scholar Ridge Estates Preliminary Plat.dwg, sheet 2, Plat Date: 6/7/2024 11:52 AM

NOTES:

- THE SUBJECT PROPERTY IS ZONED:
- (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
- (132 LOTS & 2 OUTLOTS) LOTS 18 THRU 26, LOTS 31 THRU 34, LOTS 38 THRU 155 AND OUTLOTS 3 & 4 – SUBURBAN RESIDENTIAL (R-2) DISTRICT
- TOTAL DEVELOPMENT = 155 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 94)
- 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 = 14,084 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.
- PRIVATE RESTRICTIONS/COVENANTS TO BE FILED WITH THE FINAL PLAT.
- 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.
- OUTLOTS 1, 2, 3 AND 4 ARE TO BE OWNED AND MAINTAINED BY THE TOWN OF CLAYTON.
- LOTS 22 & 46 (LAWRENCE LANE), LOTS 61 & 62 (CORNELL AVENUE) AND LOTS 154 & 155 (DAVIDSON AVENUE) CONTAIN A DRIVEWAY RESTRICTION AS MAPPED. THIS RESTRICTION SHALL TERMINATE UPON FUTURE EXTENSION OF LAWRENCE LANE, MARLO AVENUE, CORNELL AVENUE & DAVIDSON AVENUE.
- 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.
- 30' TEMPORARY EMERGENCY ACCESS EASEMENT AS SHOWN TO BE USED FOR EMERGENCY PURPOSES ONLY. THIS EASEMENT SHALL TERMINATE UPON THE DEDICATION OF SECONDARY PUBLIC ACCESS BEING PROVIDED TO SERVICE THIS DEVELOPMENT.
- ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY AND THE TOWN OF CLAYTON.
- 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.
- A SHORELAND PERMIT FROM WINNEBAGO COUNTY ZONING ADMINISTRATORS OFFICE IS REQUIRED FOR LOTS 6 THRU 9, 31, 34 THRU 60, 79 THRU 81, 92 THRU 93, 98 THRU 102, 107 THRU 117 & OUTLOTS 2 & 3 PRIOR TO CONSTRUCTION, FILL OR GRADING ACTIVITIES WITHIN 300' OF THE ORDINARY HIGH WATER MARK OF A NAVIGABLE STREAM.
- LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 98, 99, 100, 101, 110, 111, 112, 113, 114, 115 & OUTLOT 3 ARE WHOLLY CONTAINED WITHIN THE COUNTY SHORELAND ZONING AREA AND SHALL BE SUBJECT TO COUNTY IMPERVIOUS SURFACE STANDARDS.

AMENDED PRELIMINARY PLAT FOR PHASES 2, 3 & 4 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

NOTES:

ENVIRONMENTAL SETBACK CORRIDOR PROTECTIONS: THE FOLLOWING USES, STRUCTURES AND ACTIVITIES ARE PROHIBITED: FILLING, GRADING AND EXCAVATING EXCEPT IN CONNECTION WITH PUBLIC STREET AND UTILITY CROSSINGS AND DRAINAGE IMPROVEMENTS AND FACILITIES; CONSTRUCTION OF ANY BUILDING OR STRUCTURE INCLUDING FENCES; THE DUMPING OF TRASH, GARBAGE OR COMPOST; THE STORAGE OF VEHICLES OR EQUIPMENT OF ANY KIND; THE REMOVAL OF NATIVE VEGETATION; AND THE MOWING OR CUTTING OF VEGETATION LOWER THAN EIGHT (8) INCHES. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND HIS/HER/HIS SUCCESSORS AND ASSIGNS. THESE RESTRICTIONS MAY BE ENFORCED BY ANY LOT OWNER, HOMEOWNERS' ASSOCIATION OR THE TOWN OF CLAYTON BY PROCEEDINGS IN LAW OR EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE THESE RESTRICTIONS. THESE RESTRICTIONS SHALL NOT BE AMENDED, WAIVED OR TERMINATED WITHOUT A RECORDED WRITTEN INSTRUMENT AND THE EXPRESS WRITTEN CONSENT OF THE TOWN OF CLAYTON.

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 EASEMENT.

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.

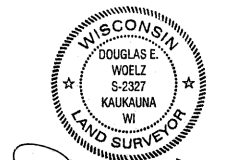
RIGHT TO FARM COVENANT: THE LOT(S) CREATED IN THIS SUBDIVISION PLAT ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

ROAD RIGHT-OF-WAY RESTRICTION: ROADS SHOWN TO THE EXTERIOR PROPERTY LINE(S) MAY NOT BE VACATED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE, IT BEING THE INTENT OF THE RESTRICTION TO PREVENT ELIMINATION OF RIGHT-OF-WAY REQUIRED AS A CONDITION OF PRELIMINARY PLAT APPROVAL BY WINNEBAGO COUNTY WITHOUT THEIR AUTHORIZATION.

ANY RIPARIAN LOT AND/OR LOT WHOLLY WITHIN 300 FT. FROM A NAVIGABLE BODY OF WATER SHALL BE SUBJECT TO COUNTY IMPERVIOUS SURFACE STANDARDS.

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°22'50"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, 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.



D. E. Wetz
4-10-2023

Revised 7-20-2023
Revised 3-28-2024
Revised 6-06-2024



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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

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2 OF 2	