

RESOLUTION NO. 2024-002

**TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN**

**A RESOLUTION TO AMEND THE TOWN OF CLAYTON
ZONING CODE OF ORDINANCES**

WHEREAS, the Town of Clayton (the "**Town**") has adopted the Zoning Code of Ordinances, as amended (the "**Code**"); and

WHEREAS, the Town has adopted the Comprehensive Plan 2023, as amended; and

WHEREAS, the Town is experiencing substantial growth, has made investments in a tax increment finance district, public sanitary sewer, storm sewer, and potable water services, and other infrastructure and administrative investments; and

WHEREAS, the foregoing changes in the demand for land within the Town and the public investments made to facilitate the higher value developments requires changes to the Town's Code; and

WHEREAS, the Town Board desires to promote the development of facilities and uses that will result in job growth, the use of public utilities now and in the future and to maximize the long term assessed value; and

WHEREAS, the Board has concluded that self-storage facilities do not promote job growth, the use of public utilities, and is a less than desirable use with respect to increasing and maximizing assessed values.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Clayton Town Board hereby makes the following determinations:

1. All of the above WHEREAS clauses are adopted and incorporated in this resolution as findings of the Town Board.
2. This resolution constitutes an exercise of the authority granted by Wis. Stat. §62.23(7)(am) and Wis. Stat. §60.10(2)(h) which in part states:

Exercise of certain zoning authority. In a town located in a county which has enacted a zoning ordinance under Wis. Stat. §59.69, authorize, under Wis. Stat. §60.62(2), the town board to enact town zoning ordinances under Wis. Stat. §61.35.

3. This resolution hereby amends the Code as follows:

- a. Chapter 9, Article 3, Section 9.03-02, Series 14.02 is amended and restated in its entirety as follows:

14.02 Self Storage: A use, place, or facility where the owner or tenant of the Goods or Property being stored retains the care, custody, and control of the Goods or Property. A Self Storage Facility shall include both inside and outside storage or combination of inside and outside storage. A Self Storage Facility, as defined above, shall include a facility whose primary function is the storage of Goods or other Property other than as a Public Warehouse, as defined and regulated under Wis. Stat. Ch. 99 Public Warehouses. Self Storage is a prohibited use.

14.02.01 "Goods" means all things that are treated as movable for the purposes of storage or transportation.

14.02.02 "Property" includes food; agricultural and commercial products, commodities or equipment; household furnishings; automobiles, boats, snowmobiles or other vehicles and conveyances; and all other items of a personal, family, household, agricultural, business or commercial nature.

- b. Chapter 9, Article 8, Exhibit 8-1 is amended as follows:

Delete line item 14.02 in its entirety.

- c. Chapter 9, Article 8, Section 9.08-213 is deleted in its entirety.

- d. Chapter 9, Article 8, Division 9, Table of Contents Series 14 is amended as follows:

Series 14.	General Storage
9.08-401	Bulk fuel storage
9.08-402	Intentionally Deleted
9.08-403	Truck terminal
9.08-404	Warehouse
9.08-405	not used

- e. Chapter 9, Article 8, Division 9, Series 14 is amended and restated in its entirety as follows:

9.08-402 Intentionally Deleted

- f. Chapter 9, Article 11, Exhibit 11-1, Section 14.0 is amended as follows:

14.0	General Storage
14.01	Intentionally Deleted
14.02	Bulk fuel storage 1 space for each employee on the largest work shift
14.03	Intentionally Deleted


14.04	Truck Terminal plus	1 space for each employee on the largest work shift; 1 space for each fleet vehicle parked on site
14.05	Warehouse plus	1 space for each employee on the largest work shift; 1 space for each fleet vehicle parked on site

****End of Amendment****

The above Resolution was duly adopted at the meeting of the Town Board of the Town of Clayton on the 20th day of March, 2024.

APPROVED:

By:


Russ Geise, Town Chairman

ATTEST:

By:


Kelsey Faust-Kubale, Town Clerk

Town Board

Roll Call Vote Tally

Meeting Date: March 20, 2024

Agenda Item: Plan Commission Recommendation: Motion to approve Resolution 2024-002
Amending the Town of Clayton Zoning Code of Ordinances with respect to the
definition and development of Self Storage within the Town of Clayton

Motion by: LG

Second by: PC

MOTION: Motion to approve Resolution 2024-002 Amending the Town of Clayton Zoning
Code of Ordinances

Supervisor Vote:	Aye	Nay	Abstain
⑤ Chair Geise	<u>1</u>	<u> </u>	<u> </u>
① Supervisor Reif	<u>1</u>	<u> </u>	<u> </u>
② Supervisor Lettau	<u>1</u>	<u> </u>	<u> </u>
③ Supervisor Grundman	<u>1</u>	<u> </u>	<u> </u>
④ Supervisor Christianson	<u>1</u>	<u> </u>	<u> </u>