

**TOWN OF CLAYTON**  
**Plan Commission**  
**Meeting Agenda**  
**7:00 P.M. on Wednesday, February 09, 2022**  
**Town Hall Meeting Room, 8348 County Road T, Larsen, WI 54947**

---

I. Call to Order:

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Verification of Meeting Roll

II. Public Hearings:

- A. Plan Commission Public Hearing on a Re-zoning application submitted by Davel Engineering & Environmental Inc. c/o James Sehloff, 1164 Province Terrace, Menasha, WI 54952 for property owned by Haufe Family Irrevocable Trust, 3224 County Road II, Neenah, WI 54956 and located at 3224 County Road II, Neenah, WI 54956, specifically described as Tax ID# 006-0385-01 being part of the Southwest ¼ of the Southwest ¼ of Section 14, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-1 (Rural Residential District) to A-2 (General Agriculture District).

III. Approval of Minutes:

- A. Approval of the minutes of the Wednesday, January 12, 2021 Plan Commission Meeting.

IV. Open Forum - Public comments addressed to the Plan Commission.

**Individuals properly signed in may speak directly to the Plan Commission on non-repetitive Planning and Zoning matters whether on or not on the agenda.** Commenters must wait to be called, must speak from the podium, directing their comments to the Commission. Comments must be orderly, and will be limited to a maximum of **2 minutes** per person. ***Public comment is not permitted outside of this public comment period.*** **Note:** The Commission's ability to act on or respond to public comments is limited by Chapter 19, Wis. Stats. Please complete the "Request to Speak at Meeting" form located on the agenda/sign-in table and submit the form to the Town Clerk for in-person attendance.

V. Correspondence:

- A. Distribution of the January 2022 Building Inspector's Report.

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on a Re-zoning application submitted by Davel Engineering & Environmental Inc. c/o James Sehloff, 1164 Province Terrace, Menasha, WI 54952 for property owned by Haufe Family Irrevocable Trust, 3224 County Road II, Neenah, WI 54956 located at 3224 County Road II, Neenah, WI 54956 specifically described as Tax ID #006-0385-01 being part of the Southwest ¼ of the Southwest ¼ of Section 14, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from R-1 (Rural Residential District) to A-2 (General Agriculture District).
- B. Discussion/Recommendation: Plan Commission review and recommendation on a Certified Survey Map (CSM) submitted by Davel Engineering & Environmental Inc. c/o James Sehloff, 1164 Province Terrace, Menasha, WI 54952 for property owned by Haufe Family Irrevocable Trust, 3224 County Road II, Neenah, WI 54956 located at 3224 County Road II, Neenah, WI 54956 specifically described as Tax ID #006-0385-01 and 006-0385-05 both being part of the Southwest ¼ of the Southwest ¼ of Section 14, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Discussion/Recommendation: Plan Commission review and recommendation on the final plan for the reconstruction of the 1-mile stretch of the Friendship Trail between Clayton Ave and State Hwy 76.
- D. Review and Discussion: Plan Commission review and discussion on the draft timeline for the Comprehensive Plan Update.
- E. Review and Discussion: Plan Commission review and discussion on the draft Public Participation Plan.
- F. Review and Discussion: Plan Commission review and discussion on Solar Opportunities for the Town of Clayton.
- G. Review and Discussion: Plan Commission review and discussion on “Gold Shovel Ready Sites – An Initiative of the New North Region” presented by Eric Fowle, Cedar Corporation.

VII. Upcoming Meeting Attendance

VIII. Adjournment

Respectfully submitted,  
Dick Knapinski, Plan Commission Chair

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Plan Commission in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to *Badke Vs. Village Board of Village of Greendale*, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Plan Commission action.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007 during regular office hours.

**This agenda has been posted at the following locations in the Town of Clayton:**

- 1. The Town Hall Posting Board – 8348 CTR “T” Larsen WI 54947**
- 2. The Town’s Web Page – [www.claytonwi.govoffice3.com](http://www.claytonwi.govoffice3.com)**