

TOWN OF CLAYTON
Plan Commission
Meeting Agenda
7:00 P.M. on Wednesday, March 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 Robert & Angela Antilia, 605 Van Buren St., Little Chute, WI 54140 for property owned by Kevin & Janna Fischer, 2830 E John St., Appleton, WI 54915 located on W. Shady Ln. specifically described as Lot 1 of CSM-2662, Tax ID #006-0279-01, being part of the Northeast ¼ of the Northwest ¼ of Section 10, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture District) to R-1 (Rural Residential District).

III. Approval of Minutes:

- A. Approval of the minutes of the Wednesday, February 09, 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 February 2022 Building Inspector's Report.

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on a Re-zoning application submitted by Robert & Angela Antilia, 605 Van Buren St., Little Chute, WI 54140 for property owned by Kevin & Janna Fischer, 2830 E John St., Appleton, WI 54915 located on W. Shady Ln. specifically described as Lot 1 of CSM-2662, Tax ID #006-0279-01, being part of the Northeast ¼ of the Northwest ¼ of Section 10, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The application is to re-zone the property from A-2 (General Agriculture District) to R-1 (Rural Residential District).
- B. Discussion/Recommendation: Plan Commission review and recommendation on a Site Plan Application submitted by JJJ2, LLC, Fox Valley Man Caves, 7577 Blacktop Way, Neenah, WI 54956 for property located at 7577 Blacktop Way, Neenah, WI 54956 specifically described as Tax ID #006-0895-06 being part of the Northwest ¼ of the Northwest ¼ of Section 36, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Discussion/Recommendation: Plan Commission review and recommendation on a Site Plan Application submitted by Ben Hamblin, McMahon Associates, 1445 McMahon Drive, Neenah, WI 54956 for property owned by Town of Clayton, 8348 County Road T, Larsen, WI 54947 and located on Clayton Ave specifically described as Tax ID#006-0340-02-03 being part of the Northeast ¼ of the Southeast ¼ of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. Review /Recommendation: Plan Commission review and approval of Plan Commission Resolution 2022-001 A Recommendation of the Plan Commission to the Town Board on the Comprehensive Plan Public Participation Plan.
- E. Review and Discussion: Plan Commission review and discussion on the Updates on the CY 2022 Planning Initiatives: Comprehensive Plan Update, Marketing of Hwy10.76 Corridor (Gold Shovel), and the investigation of Solar Farm Opportunities.

VII. Upcoming Meeting Attendance

- A. Town Board Annual Meeting scheduled for Tuesday, April 19, 2022 at 7:00 p.m.

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**