

**TOWN OF CLAYTON**  
**Plan Commission**  
**Meeting Agenda**  
**7:00 P.M. on Wednesday, July 13, 2022**  
**Town Hall Meeting Room, 8348 County Road T, Larsen, WI 54947**

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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 the Comprehensive Plan Amendment Application submitted by Spencer Main, W6943 Spencer Rd., Appleton, WI 54914 for property located between Lind Lane and State Hwy 76, Neenah, WI 54956, specifically described as Tax ID #006-0006-10-02, being part of both the Northwest ¼ of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 1, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Comprehensive Plan Amendment application is to change the Town's Future Use Map Plan from Local Service Business District to Light Industrial District.

III. Approval of Minutes:

- A. Approval of the minutes of the Wednesday, June 8, 2022 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 June 2022 Building Inspector Report.
- B. Distribution of correspondence from the Village of Greenville noticing the Town of their intent to exercise their Extraterritorial Jurisdiction.
- C. Distribution of correspondence from the Wisconsin Department of Transportation regarding the reconstruction of the intersection of Larsen Road and State Highway 76.

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on the Comprehensive Plan Amendment Application submitted by Spencer Main, W6943 Spencer Rd., Appleton, WI 54914 for property located between Lind Lane and State Hwy 76, Neenah, WI 54956, specifically described as Tax ID #006-0006-10-02, being part of both the Northwest ¼ of the Northwest ¼ and the Southwest ¼ of the Southwest ¼ of Section 1, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Comprehensive Plan Amendment application is to change the Town's Future Use Map Plan from Local Service Business District to Light Industrial District.
- B. Discussion/Recommendation: Plan Commission review and recommendation on a Certified Survey Map submitted by Bret Blickhahn, 4262 Rocky Road, Oshkosh, WI 54904, for property owned by Bret Blickhahn, 4262 Rocky Road, Oshkosh, WI 54904 and located at the Northwest corner of Rocky Road and Jensen Road, specifically described as Tax ID #006-0816-01 being part of the Northwest ¼ of the Southwest ¼ of Section 32, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Discussion/Recommendation: Plan Commission review and recommendation on a resubmittal of a site plan for Trident Holdings, LLC, 501 S. Nicolet Road, Appleton, WI 54914 for property 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. Discussion/Recommendation: Plan Commission review and recommendation on a Sign Review Application submitted by Matt Erickson, Sign Country, 235 Allegiance Ct., Appleton, WI 54913 for property owned by Mark Wegand, 4123 County Road II, Larsen, WI 54947 for property located at 4123 County Road II, Larsen, WI 54947 specifically described as Tax ID #006-0527-04, being part of the Northeast ¼ of the Northeast ¼ of Section 20, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- E. Review/Recommendation: Plan Commission review and recommendation on appointing members to an Ad Hoc Committee to review/update/recreate the Town's Site Plan Review Procedures and Requirements.

F. Review and Discussion:

Plan Commission continued discussion on the Solar Initiatives as part of the CY 2022 Planning Initiatives.

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)**