

TOWN OF CLAYTON
Plan Commission
Meeting Agenda
7:00 P.M. on Wednesday, August 10, 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 the Conditional Use Application submitted by Robert Ketter & Mary Platt for property located at 2682 Megan Way, Neenah, WI 54956, specifically described as Tax ID #006-1526, Breaker Ridge Plat Lot 37 and being part of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 25, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Conditional Use Application is Short-term Rental of their Single Family Primary Residence.
- B. Plan Commission Public Hearing on the Conditional Use Application submitted by Joe & Christy Pitsch for property located at 3620 Park Lane Dr., Neenah, WI 54956, specifically described as Tax ID # 006-1174, being part of the Southwest ¼ of the Northwest ¼ of Section 10, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Conditional Use Application is for Backyard Chickens.
- C. Plan Commission Public Hearing on a Re-zoning Application submitted by Bret Blickhahn, 4362 Rocky Road, Oshkosh, WI 54904, for property owned by Bret Blickhahn, 4362 Rocky Road, Oshkosh, WI 54904 and located at 7379 Jensen Road, Oshkosh, WI 54904, specifically described as Tax Id # 006-0816-01, Lots 2 & 3 of proposed CSM, being part of the Northwest ¼ of the Southeast ¼ of Section 32, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Re-zoning is from A-2 (General Agriculture District) to R-1 (Rural Residential District).
- D. Plan Commission Public Hearing on a Re-zoning application submitted by Paul & Jolene Moran, 2741 Holiday Ct., Neenah, WI 54956, for property located at 2741 Holiday Ct., Neenah, WI 54956, specifically described as Tax ID # 006-0652-03, Lot 3 of CSM 3396, being part of the Southeast ¼ of the Southwest ¼ of Section 25, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The re-zoning of this lot from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, July 13, 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 July 2022 Building Inspection Report

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on the Conditional Use Application submitted by Robert Ketter & Mary Platt for property located at 2682 Megan Way, Neenah, WI 54956, specifically described as Tax ID #006-1526, Breaker Ridge Plat Lot 37 and being part of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 25, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Conditional Use Application is Short-term Rental of their Single Family Primary Residence.
- B. Discussion/Recommendation: Plan Commission review and recommendation on the Conditional Use Application submitted by Joe & Christy Pitsch for property located at 3620 Park Lane Dr., Neenah, WI 54956, specifically described as Tax ID # 006-1174, being part of the Southwest ¼ of the Northwest ¼ of Section 10, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Conditional Use Application is for Backyard Chickens.
- C. Discussion/Recommendation: Plan Commission review and recommendation on a Re-zoning Application submitted by Bret Blickhahn, 4362 Rocky Road, Oshkosh, WI 54904, for property owned by Bret Blickhahn, 4362 Rocky Road, Oshkosh, WI 54904 and located at 7379 Jensen Road, Oshkosh, WI 54904, specifically described as Tax Id # 006-0816-01, Lots 2 & 3 of proposed CSM, being part of the Northwest ¼ of the Southeast ¼ of Section 32, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of

Wisconsin. The Re-zoning is from A-2 (General Agriculture District) to R-1 (Rural Residential District).

- D. Discussion/Recommendation: Plan Commission review and recommendation on a Certified Survey Map Review Application submitted by Paul & Jolene Moran, 2741 Holiday Ct., Neenah, WI 54956, for property located at 2741 Holiday Ct., Neenah, WI 54956, specifically described as Tax ID # 006-0652-03, Lot 3 of CSM 3396, being part of the Southeast ¼ of the Southwest ¼ of Section 25, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- E. Review/Recommendation: Plan Commission review and recommendation on a Re-zoning application submitted by Paul & Jolene Moran, 2741 Holiday Ct., Neenah, WI 54956, for property located at 2741 Holiday Ct., Neenah, WI 54956, specifically described as Tax ID # 006-0652-03, Lot 3 of CSM 3396, being part of the Southeast ¼ of the Southwest ¼ of Section 25, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The re-zoning of this lot from A-2 (General Agriculture District) to R-2 (Suburban Residential District).
- F. Review/Recommendation: Plan Commission review and recommendation on a Sign Review Application submitted by Fox Cities Sign, 1125D Tuckaway Ln, Menasha, WI 54952 for property owned by Dale Mart, LLC, 8510 State Road 76, Neenah, WI 54956, specifically described as Tax ID 006-0361, being part of the Southwest ¼ of the Southwest ¼ of Section 13, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- G. Review/Recommendation: Plan Commission review and recommendation on a Sign Review Application submitted by Nicolet Lumber Company, 4050 Nicolet Drive, Green Bay, WI 54311 for property owned by Premier Clayton, LLC, 9105-9121 Clayton Ave, Neenah, WI 54956, specifically described as Tax ID 006-0329, being part of the Southeast ¼ of the Northeast ¼ of Section 12, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- H. 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.

- I. Review and Discussion: Plan Commission review and discussion on Farm-Raised Fish/Fish Farming in the Suburban Residential (R-2) District.

VII. Upcoming Meeting Attendance

- A. Plan Commission Meeting August 24th to continue updating the Town's Comprehensive Plan.

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**