

TOWN OF CLAYTON
AMENDED Plan Commission
Meeting Agenda
7:00 P.M. on Wednesday, September 14, 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 Comprehensive Plan Amendment submitted by Town of Clayton, 8348 County Rd T, Larsen, WI 54947 for property owned by the Town of Clayton, 8348 County Rd T, Larsen, WI for property located on W American Dr., specifically described as Tax ID #006-0328-03, being part of the being part of the Northwest ¼ of Southeast ¼ of Section 12, 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 General Agriculture to Light Industrial.
- B. Plan Commission Public Hearing on the Comprehensive Plan Amendment submitted by Town of Clayton, 8348 County Rd T, Larsen, WI 54947 for property owned by the Town of Clayton, 8348 County Rd T, Larsen, WI for property located on W American Dr., specifically described as Tax ID #006-0340-02-01 being part of the Northeast ¼ of the Southeast ¼ of Section 12, 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 General Agriculture to Light Industrial.
- C. Plan Commission Public Hearing on a Conditional Use Application submitted by Davel Engineering & Environmental, Inc., for property owned by Affordable Storage Neenah, LLC, 7510 Sunburst Ln, Neenah, WI 54956, specifically described as Tax ID #006-0897-09, being part of the Southwest ¼ of the Northwest ¼ of Section 36, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. Plan Commission Public Hearing on a Text Amendment to the Town's Zoning Code & Land Use Matrix regarding the keeping of farm-raised fish in the R-2 District.
- E. Plan Commission Public Hearing on a Conditional Use Application submitted by McMahon Associates, for property owned by Keegan O'Hearn 9262 Bomar Ave, Neenah, WI 54956, specifically described as Tax ID #006-1277, being part of the Northeast ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ of Section 10, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, August 10, 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 August 2022 Building Inspection Report.

B. Distribution of Post Crescent Article regarding Affordable Housing.

VI. Business:

- A. Review /Recommendation: Plan Commission review and recommendation on a Site Plan Application submitted by Davel Engineering & Environmental, Inc., for property owned by Affordable Storage Neenah, LLC, 7510 Sunburst Ln, Neenah, WI 54956, specifically described as Tax ID #006-0897-09, being part of the Southwest ¼ of the Northwest ¼ of Section 36, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- B. Review/Recommendation: Plan Commission review and recommendation on a Conditional Use Application submitted by Davel Engineering & Environmental, Inc., for property owned by Affordable Storage Neenah, LLC, 7510 Sunburst Ln, Neenah, WI 54956, specifically described as Tax ID #006-0897-09, being part of the Southwest ¼ of the Northwest ¼ of Section 36, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin
- C. Review/Recommendation: Plan Commission review and recommendation on a Text Amendment to the Town's Zoning Code & Land Use Matrix regarding the keeping of farm-raised fish in the R-2 District.
- D. Review/Recommendation: Plan Commission review and recommendation on a Site Plan Application submitted by McMahon Associates, for property owned by Keegan O'Hearn 9262 Bomar Ave, Neenah, WI 54956, specifically described as Tax ID #006-1277, Deer Trail Estates Plat Lot 22 and being part of the

Northeast ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ of Section 10, 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 Conditional Use Application submitted by McMahon Associates, for property owned by Keegan O'Hearn 9262 Bomar Ave, Neenah, WI 54956, specifically described as Tax ID #006-1277, Deer Trail Estates Plat Lot 22 and being part of the Northeast ¼ of the Northeast ¼ and the Northwest ¼ of the Northeast ¼ of Section 10, Town 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- F. Review/Recommendation: Plan Commission review and recommendation on a Sign Review Application submitted by Fox Cities Sign for property owned by Enzo Realty LLP, for property located at 8510 State Rd 76, Neenah, WI 54956, specifically described as Tax ID #006-0361.
- G. Review/Recommendation: Plan Commission review and recommendation on a 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.
- H. Review/Discussion: Plan Commission review and discussion on a Site Plan Amendment for Premier Clayton for property located at 9117 Clayton Ave, Neenah, WI 54956.
- I. Review/Discussion: Plan Commission review and discussion on implementation of a Resident Survey as a part of the Comprehensive Plan Update Public Information Plan.

VII. Upcoming Meeting Attendance

- A. Plan Commission Comp Plan Meeting September 28, 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**