

TOWN OF CLAYTON
Town Plan Commission
Meeting Minutes
7:00 P.M. – on Wednesday, October 26, 2022
Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order: Chair Knapinski called the meeting to order at 7:01 p.m.

A. Notice Verification, Roll

1. Pledge of Allegiance
2. Verification of Meeting Notice
3. Roll

a. Plan Commission Commissioners

Chair Knapinski	PRESENT
Commissioner Ketter	ABSENT
Commissioner Nemecek	PRESENT
Commissioner Linsmeier	ABSENT
Commissioner Dorow	ABSENT
Commissioner Haskell	PRESENT
Town Board Rep. Christianson	PRESENT

b. Staff

Administrator Wisnefske	PRESENT
Clerk Faust-Kubale	PRESENT
Town Planner Jaworski	PRESENT

II. Public Hearings: NONE

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, September 28, 2022 Plan Commission Meeting

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Nemecek

Motion made to approve the September 28, 2022 Plan Commission Meeting Minutes as presented.

Motion carried by unanimous voice vote.

IV. Open Forum: Town-related Matters not on the Plan Commission's Agenda: NONE

V. Correspondence:

A. Distribution of Notice from Winnebago County regarding change to A-1 (Agribusiness) parcels related to the Farmland Preservation Plan (FPP).

- Planner Jaworski noted that Winnebago County is getting rid of the A-1 zoning designation and the parcels related to the FPP are no longer going to be getting the associated credits. Planner Jaworski noted that it was coming as a bit of surprise that the County had decided to act, notify residents, and not fully communicate with the Town.
- Chair Knapinski questioned if the Town could keep that zoning designation and the more restrictive nature as the Town has its own zoning, and Planner Jaworski replied that it may be possible but would have to look into further.
- Chair Knapinski also noted that the Citizen Survey has received, to date, 434 online responses with a 94% completion rate.

VI. Business:

- A. Review & Discussion: Plan Commission review and recommendation on revisions to the Hwy 76/10 Master Plan Map.

The Commissioners reviewed a copy of the current Hwy 76/10 Master Plan Map, and a proposed Future Land Use Map presented by Cedar Corp.

- Planner Jaworski began discussions reviewing the areas of the Hwy 76/10 Master Plan Map discussed at the September 28, 2022 meeting.
- Planner Jaworski transitioned to how that area would fit within the larger Future Land Use Map of the Town and presented a new concept map delineating the Town into Tiers, with the architectural standards developed for these Tiers rather than around specific roads or developments.
- Planner Jaworski also noted that some neighboring communities have developed a similar Tier system with respect to their Comprehensive Plans and by adopting something similar the Town would be better positioned to foster intergovernmental cooperation and also provide some ease to developers interested in building in the Town.
- Planner Jaworski noted that Village of Greenville in particular has also designated target housing percentages within their tiers/zones of development so that it is also clear for developers and residents to know what type of growth is planned for each area.
- The Commissioners discussed what each Tier may be called and what type of development and target housing percentages they would like to see in each, as well as creating a separate standard for the current area of Larsen as it is an existing community within the greater Town area.
- Chair Knapinski noted that the high level of completion of the Citizen Survey will be very helpful in solidifying visions and standards for each of the Tiers.
- The Commissioners reviewed the current Comprehensive Plan narrative on Working Lands in light of the County change to A-1 zoning and reviewed what will need to be amended as the new Comprehensive Plan is adopted.

DISCUSSION ITEM ONLY – NO ACTION TAKEN.

VII. Upcoming Meeting Attendance

- A. Site Plan Review Ad Hoc Committee Meeting October 27, 2022 at 5 pm.
- B. Plan Commission Meeting November 9, 2022 at 7 pm.
- C. Site Plan Review Ad Hoc Committee Meeting November 17, 2022 at 5 pm.
- D. Plan Commission Comp Plan Meeting November 23, 2022 at 7 pm.

VIII. Adjournment

MOTION:

Motion by Commissioner Haskell

Second by Representative Christianson

Motion to Adjourn the meeting at 8:14 p.m.

Motion carried by unanimous voice vote.

Respectfully submitted,
Kelsey Faust-Kubale, Clerk