

TOWN OF CLAYTON
Plan Commission Meeting Agenda
7:00 P.M. on Wednesday, December 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 a Comprehensive Plan Amendment Application submitted by Seven for Land LLC, 1445 McMahon Dr, Neenah WI 54956 for property owned by Clayton Preserve LLC, 1835 E Edgewood Dr, Ste 105-7, Appleton, WI 54913 Tax ID #006-0585; Tax ID #006-0579; and Tax ID #006-0580. The application is to change the Future Use from A-1 (Agribusiness District) to R-2 (Suburban Residential District).~~ **CANCELLED**
 - B. ~~Plan Commission Public Hearing on a Re-Zoning Application submitted by Seven for Land LLC, 1445 McMahon Dr, Neenah WI 54956 for property owned by Clayton Preserve LLC, 1835 E Edgewood Dr, Ste 105-7, Appleton, WI 54913 Tax ID #006-0585; Tax ID #006-0579; and Tax ID #006-0580. The application is to re-zone the property from A-1 (Agribusiness District) to R-2 (Suburban Residential District).~~ **CANCELLED**
 - C. Plan Commission Public Hearing on a Re-Zoning Application submitted by Keith & Katherine Salm to re-zone part of Tax ID #006-0615 (2535 County Rd II), owned by James H & Bonnie J Salm, and part of Tax ID #006-0615-01 (County Rd II), owned by Sandra Eckstein & Terri Gruetzmacher, from Light Industrial (I-1) District to General Agriculture (A-2) District. The application is to re-zone the portions of Lot 2 of a proposed Certified Survey Map currently in the Light Industrial (I-1) District to the General Agriculture (A-2) District, resulting in all of Lot 2 being in the General Agriculture (A-2) District.
- III. Approval of Minutes:
- A. Approval of the minutes of the Wednesday, November 9, 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 November 2022 Building Inspection Report.

VI. Business:

- A. Review/Discussion: Plan Commission review and discussion of a Stormwater Pond Presentation from McMahon Associates.
- B. Review/Recommendation: Plan Commission review and recommendation on a Re-Zoning Application submitted by Keith & Katherine Salm to re-zone part of Tax ID #006-0615 (2535 County Rd II), owned by James H & Bonnie J Salm, and part of Tax ID #006-0615-01 (County Rd II), owned by Sandra Eckstein & Terri Gruetzmacher, from Light Industrial (I-1) District to General Agriculture (A-2) District. The application is to re-zone the portions of Lot 2 of a proposed Certified Survey Map currently in the Light Industrial (I-1) District to the General Agriculture (A-2) District, resulting in all of Lot 2 being in the General Agriculture (A-2) District.
- C. Review/Recommendation: Plan Commission review and recommendation on a Certified Survey Map (CSM) Review Application submitted by Craig & Mary Keberlein for Tax ID #006-0031-07-02 and Tax ID #006-0030.
- D. Review/Recommendation: Plan Commission review and recommendation on a Certified Survey Map (CSM) Review Application submitted by Town of Clayton for Tax ID #006-0328-02.
- E. Review/Recommendation: Plan Commission review and recommendation on a revised Site Plan submitted by Affordable Storage Neenah, LLC for property owned by Jesse C. Clark for a 170-unit personal storage facility on Tax ID #006-0897-09 (2815 Fox Valley Dr).
- F. Review/Recommendation: Plan Commission review and recommendation on a Site Plan Review Application submitted by DGV Investments LLC for property owned by Town of Clayton for a warehouse development on Tax ID #006-0328-03 (2586 W American Dr).
- G. Review/Recommendation: Plan Commission review and recommendation on a Concept Plan submitted by Robert E. Lee & Associates, Inc. for property owned by Town of Clayton for a multi-family residential housing development.

VII. Upcoming Meeting Attendance

- A. Site Plan Review Committee Meeting December 15, 2022 at 5:00 pm
- B. Plan Commission Meeting January 11, 2023 at 7:00 pm.
- C. Plan Commission Comp Plan Meeting January 25, 2023 at 7 pm.

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**