

**TOWN OF CLAYTON**  
**Plan Commission Meeting Agenda **AMENDED****  
**Wednesday, January 11, 2023 7:00 pm**  
**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 a Comprehensive Plan Amendment Application submitted by Seven for Land, LLC, requesting amendment to the Future Land Use Plan Map of the Town of Clayton Comprehensive Plan by amending the future land use category of Tax ID #006-0580 (8365 Oakwood Ave); Tax ID #006-0579; and Tax ID #006-0585, owned by Clayton Preserve, LLC. The application is to amend the future land use category of the listed parcels from “Agriculture/Rural Residential” and “Working Lands” to “Residential – Single and Duplex”.
  
  - B. Plan Commission Public Hearing on a Re-Zoning Application submitted by Seven for Land, LLC, to re-zone Tax ID #006-0585; Tax ID #006-0579; and Tax ID #006-0580 (8365 Oakwood Ave), owned by Clayton Preserve, LLC. The application is to re-zone the listed parcels from A-1 (Agribusiness District) to R-2 (Suburban Residential District).
  
  - C. Plan Commission Public Hearing on a Re-Zoning Application submitted by Martenson & Eisle, Inc to re-zone all of Tax ID #006-1241; Tax ID #006-1242-01; Tax ID #006-1243; Tax ID #006-1244; Tax ID #006-1245; and Tax ID #006-1246 (also described as all of Lots 1,3,4,5, and 6, and part of Lot 2, Winagamie Subdivision) and the discontinued Deer Run Court right-of-way, all owned by Winagamie, Inc. The application is to re-zone the listed parcels and discontinued Deer Run Court right-of-way from R-2 (Suburban Residential District) to R-1 (Rural Residential District).
  
- III. Approval of Minutes:
  - A. Approval of the minutes of the Wednesday, December 14, 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 December 2022 Building Inspection Report.

VI. Business:

- A. Review/Recommendation: Plan Commission review & recommendation on a Comprehensive Plan Amendment Application submitted by Seven for Land, LLC, & Resolution 2023-001, A Resolution Recommending Amendment of the Town of Clayton Comprehensive Plan 2016-2036 for proposed amendment to the Town Comprehensive Plan Future Land Use Plan Map, amending the future land use category of Tax ID #006-0580 (8365 Oakwood Ave); Tax ID #006-0579; and Tax ID #006-0585 from “Agriculture/Rural Residential” & “Working Lands” to “Residential – Single & Duplex”.
- B. Review/Recommendation: Plan Commission review & recommendation on a Re-Zoning Application submitted by Seven for Land, LLC, & Resolution 2023-002, A Resolution Recommending the Re-zoning of Properties known as Tax ID #006-0585; Tax ID #006-0579; and Tax ID #006-0580 (8365 Oakwood Ave) from A-1 (Agribusiness District) to R-2 (Suburban Residential District).
- C. Review/Recommendation: Plan Commission review & recommendation on a Re-Zoning Application submitted by Martenson & Eisle, Inc, & Resolution 2023-003, A Resolution Recommending the Re-zoning of Properties, to re-zone all of Tax ID #006-1241; Tax ID #006-1242-01; Tax ID #006-1243; Tax ID #006-1244; Tax ID #006-1245; Tax ID #006-1246; and the discontinued Deer Run Court right-of-way from R-2 (Suburban Residential District) to R-1 (Rural Residential District).
- D. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Winagamie, Inc. to combine/reconfigure all of Tax ID #006-1241; Tax ID #006-1242-01; Tax ID #006-1243; Tax ID #006-1244; Tax ID #006-1245; Tax ID #006-1246; & the discontinued Deer Run Court right-of-way in to four (4) lots.
- E. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by GSS, Inc. for the construction of an unconcealed telecommunication facility consisting of a 155-foot monopole tower & associated equipment compound on Tax ID #006-0351 (8707/8709 Clayton Ave).
- F. Review/Discussion: Plan Commission review & discussion on a Concept Plan Review Application submitted by G&L Properties, LLC, for a proposed light industrial development consisting of a

machining, fabricating, & mechanical assembly facility on  
Tax ID #006-0340-02-01.

G. Review/Discussion:

Plan Commission review & discussion on defining “flex space” within the Town Zoning Code of Ordinances.

VII. Upcoming Meeting Attendance

A. Site Plan Review Committee Meeting January 17, 2023 at 5:00 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](http://www.claytonwi.govoffice3.com)

**UPCOMING MEETINGS (all begin at 7:00 p.m. unless specified)**  
**(Parks & Trails Committee Meetings are scheduled to start at 5:00 p.m.)**

<a href="http://www.townofclayton.net">www.townofclayton.net</a>	Jan 2023	Feb. 2023	Mar. 2023
Town Board Meeting	18	1 and 15	1 and 15
Plan Commission	25	8	8
Parks & Trails Committee		8	8