

TOWN OF CLAYTON

Town Plan Commission Regular Meeting Meeting Minutes

May 11, 2011
7:00 p.m. – 8:28 p.m.

8358 County Road T Larsen, WI 54947

I. Call to Order

Called to order at 7:00 p.m. by Chairperson Knapinski

Roll: Plan Commission

Chairperson Knapinski	PRESENT
Commissioner Adler	PRESENT
Commissioner Brucks	PRESENT
Commissioner Geise	PRESENT
Commissioner Hamblin	PRESENT
Commissioner Haskell	PRESENT
Commissioner Van Airsdale	ABSENT (EXCUSED)

Roll: Staff

Administrator Johnston	PRESENT
Treasurer Bowen	PRESENT
Town Engineer Bartz	ABSENT

Pledge of Allegiance recited.
Meeting properly posted; three locations in the Town.

II. Approval of Minutes

- Regular Plan Commission – April 13, 2011
- Changes to Minutes: Change the header time to 8:01, on page 2 under “staff comments” change “in” to “is” in the second to last sentence, page 3 in the paragraph that starts “With the proposed” insert the word “potential” in front of “traffic hazard”, on page 4 in the 8th paragraph from the top change “20” to “25” referring to the number of horses allowed, on page 5 in the paragraph that starts “Ms. Sandee” change “have” to “has” and insert the word “who” after the word “profits”, also on page 5 insert the word “with” behind the word “agrees” in the sentence that starts “Commissioner Geise” towards the bottom of the page, and on page 7 in the second to last paragraph, the first sentence, omit the word “kept”.

MOTION: (Hamblin, Haskell) Motion to approve Regular Plan Commission Meeting Minutes of April 13, 2011, with changes noted.

CARRIED by unanimous voice vote.

III. Open Forum – Non-Agendized Town-related Matters

- NONE

IV. Correspondence

- A. Winnebago County Zoning Department
 1. Conditional Use – Beaming, Inc.
- B. Wisconsin Town’s Association – Comprehensive Planning and Ordinance Development seminars

V. Business Items

- A. **Discussion / Recommendation:** – Plan Commission review and recommendation on a Certified Survey Map (CSM) for Milton Westphal, 1455 Baytree Lane, Neenah, WI 54956, and Alan & Melanie Blechl, 3006 County Road “II”, Neenah, WI 54956, for property located north of 2990

County Road "II", Neenah, WI 54956, in the Town of Clayton, and described as Tax ID # 006-0391, and 006-0391-04, specifically known as: All of Lot 1 of Certified Survey Map 1997, and all of Lot 1 of Certified Survey Map 6147, Being Part of the Northeast ¼, Northwest ¼, Southwest ¼, and Southeast ¼ of the Southeast ¼ of Section 14, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

Site Location: The property is known as Tax ID # 006-0391, and 006-0391-04, specifically known as: All of Lot 1 of Certified Survey Map 1997, and all of Lot 1 of Certified Survey Map 6147, Being Part of the Northeast ¼, Northwest ¼, Southwest ¼, and Southeast ¼ of the Southeast ¼ of Section 14, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin

Applicants: Milton Westphal and Alan & Melanie Blechl

Property Owners: Milton Westphal
1455 Baytree Lane
Neenah, WI 54956

Alan & Melanie Blechl
3006 County Road II
Neenah, WI 54956

Consultant: Andrew J. Shie, Wisconsin Registered Land Surveyor
Fox Valley Land Surveying
2909 West Tillman Street
Appleton, WI 54914

Prepared for: Milton Westphal
1455 Baytree Lane
Neenah, WI 54956

Surrounding Zoning:

The surrounding properties are zoned:

- 1. North: A-1 Agri-Business District
- 2. South: P-1 Institutional and Recreational District
- 3. East: B-3 General Business District
R-1 Rural Residential District
- 4. West: R-1 Rural Residential District
A-2 General Farming District

Property Conditions Tax ID #006-0391:

- 1. The property consists of approximately 29.46 acres.
- 2. The property is in the Neenah School District.
- 3. The property is in the Department of Natural Resources Special Well Casing area.
- 4. The property is in the Town of Clayton Sanitary District No. 1.
- 5. The property is currently Zoned A-2 GENERAL FARMING DISTRICT.
- 6. The property is in the Outagamie County Airport Height Restriction Zoning District.
- 7. The property is in the City of Neenah’s Extra Territorial Zoning District.
- 8. The property is not in the County’s Floodplain Zoning Area.
- 9. The property is in the County’s 300-foot Buffer Shore Land Jurisdiction Zoning area.
- 10. The property is not in the County’s Wetland Identifier District.

Property Conditions Tax ID #006-0391-04:

- 1. The property consists of approximately 2.66 acres.
- 2. The property is in the Neenah School District.
- 3. The property is in the Department of Natural Resources Special Well Casing area.
- 4. The property is in the Town of Clayton Sanitary District No. 1.
- 5. The property is currently Zoned A-2 GENERAL FARMING DISTRICT.
- 6. The property is in the Outagamie County Airport Height Restriction Zoning District.
- 7. The property is in the City of Neenah’s Extra Territorial Zoning District.

- 8. The property is not in the County’s Floodplain Zoning Area.
- 9. The property is not in the County’s Wetland Identifier District.

Staff Comments on the CSM:

The proposed CSM creates three (3) out of the two (2) original parcels of land (Tax ID # 006-0391 and # 006-0391-04). The purpose of the proposed CSM is to divide Tax ID # 006-0391 and create two (2) parcels of land that are presumably going to be gifted to family members. The reason for including Tax ID # 006-0391-04 is to dedicate the additional right-of-way for CTH”II”. Access to Lots 1 and 2 of the proposed CSM is through a future road to be constructed between the subject properties and the Town-owned land to the east (see CSM).

Staff Comments on Lot Access:

Based on the proposed CSM the properties are to remain as individual parcels and Lots 1 and 2 would require the construction of the proposed road to be buildable. Alternatively, Lot1 and Lot 3 could be consolidated with access directly from CTH”II”. The proposed CSM is in compliance with the County’s Code of Zoning Ordinances and the Town’s Comprehensive Plan.

Staff Comments on Zoning Issues:

Based on the current and proposed uses the existing zoning of the properties is consistent with the existing uses. Any change in use could potentially require that the properties be re-zoned to the appropriate zoning district.

Staff recommends approval of the proposed CSM subject to the following conditions:

- 1. Dedication of the property identified as (DEDICATED TO THE PUBLIC) on the survey to the County as part of a Right-of-Way of CTH”II”.
- 2. Documentation of the approval for the proposed CSM by any overlying unit of government having jurisdiction.

Commissioner Hamblin was concerned with the amount of driveways on the CSM. Mr. Johnston assured Commissioner Hamblin Winnebago County will not allow any more driveways on the property than what exist today.

The proposed right-of-way access to the property was also discussed.

MOTION: (Adler, Geise) Motion to approve the review and recommendation of the CSM for Milton Westphal, 1455 Baytree Lane, Neenah, WI 54956, and Alan & Melanie Blechl, 3006 County Road “II”, Neenah, WI 54956, for property located north of 2990 County Road “II”, Neenah, WI 54956, in the Town of Clayton, and described as Tax ID # 006-0391, and 006-0391-04, specifically known as: All of Lot 1 of Certified Survey Map 1997, and all of Lot 1 of Certified Survey Map 6147, Being Part of the Northeast ¼, Northwest ¼, Southwest ¼, and Southeast ¼ of the Southeast ¼ of Section 14, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin with staff recommendations.

CARRIED by unanimous voice vote.

- B. **Discussion / Recommendation:** – Plan Commission review and recommendation on a Certified Survey Map (CSM) for Mary Alice Eisch (Trustee), 5345 Ann Street, Larsen, WI 54947, for property located at 3346 Oakridge Road, Neenah, WI 54956, in the Town of Clayton, and described as Tax ID# 006-0696-03, a portion of 006-0695, and a portion of 006-0696, specifically known as Part of Lot 2 of Certified Survey Map 3514, All of Lot 1 of Certified Survey Map 6405 and Being Located in the Southeast ¼ of the Southeast ¼ of Section 27 and all of the Southwest ¼ of the Southeast ¼ of Section 27, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County.

Application Information:

Site Location: The property is described as Tax ID# 006069603, a portion of 006-0695 and a portion of 0060696, specifically known as Part of Lot 2 of Certified Survey Map 3514, All of Lot 1 of Certified Survey Map 6405 and Being Located in the Southeast ¼ of the Southeast ¼ of Section 27 and all of the Southwest ¼ of the Southeast ¼ of Section 27, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County.

Applicant: Lawrence C. Kriescher

Property Owner: Mary Alice Eisch
5345 Ann Street
Larsen, WI 54947

Consultant: L.C. Kriescher and Associates, LLC
140 West Main Street
P.O. Box 14
Winneconne, WI 54986

Prepared for: Mary Alice Eisch
5345 Ann Street
Larsen, WI 54947

Property Information:

1. The surrounding properties are zoned:
 - a. North: A-1 Agri-Business District
A-2 General Farming District
 - b. South: A-1 Agri-Business District
 - c. East: A-2 General Farming District
R-1 Rural Residential
 - d. West: A-1 Agri-Business District
A-2 General Farming District
2. The lots are in the Department of Natural Resources Special Well Casing area.
3. A navigable stream is intermittently identified on the property.
4. The property is currently Zoned A-2 General Farming District.
5. The property is in the City of Neenah Extra Territorial Zoning District.
6. The property is not in the County's Floodplain Zoning Area.
7. A portion of the properties are in the County's Shoreland Jurisdiction Zoning:
 - a. Tax Id # 006-0696-03 is in the 300-foot buffer of the County's Shoreland Jurisdiction Zoning.
 - b. Tax Id # 006-0695 is in the 1000-foot buffer of the County's Shoreland Jurisdiction Zoning.
 - c. Tax Id # 006-0696 is in both the 300-foot and the 1000-foot buffers of the County's Shoreland Jurisdiction Zoning.
8. The property is not in the County's Wetland Identifier.
9. The proposed Certified Survey Map is consistent with the Town's approved Land Use Plan.

Staff Comments:

1. The proposed CSM attaches a portion of Tax ID # 006-0696 and a portion of 006-0695 to Tax ID # 006-0696-03 to create a single Lot known as Lot 1 of the proposed CSM. Lot 1 of the proposed CSM contains the farm structures from the agricultural property on approximately 17.665 acres of land.
2. Lot 2 of the proposed CSM consists of approximately 32.95 acres and is the remnant parcel of Tax ID # 006-0695.
3. The reconfigured Lot 1 of the proposed CSM is being purchased by Beaming, Inc. a 501(c)(3) to be used as a rehabilitation facility for individuals with traumatic brain injuries using horses for part of the rehabilitation process.
4. The CSM dedicates approximately 1.179 acres (1554.90-feet X 33.00-feet) of land to the Public as the northern portion of the 66-foot right-of-way of Oakridge Road.

Lot Access:

Access to the property for the housing unit and the farm buildings will be from the principal access point to the property. One of the two field access points will remain for the purpose of accessing the farm structures with farming and other heavy equipment.

Staff Recommendations:

Staff recommends approval of the proposed CSM subject to the following conditions:

1. Dedication of the property identified as (AREA DEDICATED TO THE PUBLIC) on the survey to the Town as part of a 33-foot road Right-Of-Way on Oakridge Road.
2. Documentation of the approval of the proposed CSM by any overlying unit of government with jurisdiction.
3. Payment of any CSM approval fees owed to the Town.

Commented on item:

Chairperson Knapinski led the discussion about the farm accesses on the property.

Mary Alice Eisch, 5345 Ann St., Larsen, WI 54947

Ms. Eisch explained to the Commission that the driveway (farm access) with the chain across it is not included in the property to be purchased.

Commissioner Haskell asked why the field entrances are noted on the CSM and the driveway to the house is not included. Mr. Johnston explained that the driveway for the house was on the original CSM.

MOTION: (Adler, Haskell) Motion to approve the Certified Survey Map (CSM) for Mary Alice Eisch (Trustee), 5345 Ann Street, Larsen, WI 54947, for property located at 3346 Oakridge Road, Neenah, WI 54956, in the Town of Clayton, and described as Tax ID# 006-0696-03, a portion of 006-0695, and a portion of 006-0696, specifically known as Part of Lot 2 of Certified Survey Map 3514, All of Lot 1 of Certified Survey Map 6405 and Being Located in the Southeast ¼ of the Southeast ¼ of Section 27 and all of the Southwest ¼ of the Southeast ¼ of Section 27, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County.

CARRIED by unanimous voice vote.

- C. **Discussion / Recommendation:** – Plan Commission review and recommendation on a Conditional Use Application for a Variance from the strict interpretation of Section 17.04 (3)(b)(4) “Yards” of the County Zoning Ordinance, to be allowed to construct an attached garage having a substandard shore yard setback, for Robert and Linda Kinderman, 3497 West Shady Lane, Neenah WI 54956, in the Town of Clayton, Tax ID# 006-0276-01, specifically known as Part of the Northwest ¼ of the Northeast ¼ of Section 10, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County.

Application Information:

Site Location: The property is located at 3497 West Shady Lane, Neenah WI 54956 in the Town of Clayton Tax ID# 006-0276-01, specifically known as Part of the Northwest ¼ of the Northeast ¼ of Section 10, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County.

Applicant: Robert and Linda Kinderman

Property Owner: Robert and Linda Kinderman
3497 West Shady Lane
Neenah, WI 54956

Prepared for: Robert and Linda Kinderman
3497 West Shady Lane
Neenah, WI 54956

Property Information:

1. The properties:
 - a. To the North are zoned: A-1 Agri-Business District
 - b. To the South and East are zoned: R-2 Suburban Residential District
 - c. To the West are zoned: A-2 General Farming District

2. The property is in the Department of Natural Resources Special Well Casing area.
3. The property has a navigable stream intermittently identified on the property.
4. The property is currently Zoned R-1 Rural Residential Non-subdivided District.
5. The property is in the Winnebago County Airport Height Zoning District.
6. The property is not in the County’s Floodplain Zoning Area.
7. The property is in the 300-foot buffer of the County’s Shoreland Jurisdiction Zoning.
8. The property is not in the County’s Wetland Identifier.
9. The proposed Conditional Use Application is consistent with the Town’s approved Land Use Plan.

Application Details:

The petitioner has applied for a Variance from the strict interpretation of Section 17.04 (3)(b)(4) “Yards” of the County’s Zoning Code of Ordinances (see attached). The variance is for the construction of an attached garage having a substandard setback from an intermittent stream in the property’s back yard. The property is located at 3497 West Shady Lane, Neenah WI 54956, in the Town of Clayton. Specifically, the applicants would like to remove an existing garage and build a new 22-foot by 36-foot garage, attached to the existing home. The existing detached garage on the property is set back approximately 14 feet from the south property line and approximately 36 feet from the intermittent stream. The proposed new garage will be setback approximately 26 feet from the property line and approximately 50 feet from the intermittent stream. The end result of the project will be an approximately 53-foot setback from the intermittent stream.

Property (Site) Details:

The property is located at 3497 West Shady Lane, Neenah WI 54956, in the Town of Clayton. The property is owned by Robert and Linda Kinderman. The property consists of approximately .93 acres of land with an intermittent stream adjacent to the back yard (see site plans and aerial view).

Exceptional or Extraordinary Circumstances:

The hardship claimed is the presence of the intermittent stream at the rear of the property. The stream runs the distance of the south property line leaving the property owner with few choices of where to build a garage, whether attached or detached (see aerial photo).

Hardship Claimed:

The detached garage is in poor condition with a slab that is in a state of disrepair. Without the proposed variance the garage will eventually need to be removed. This action will leave the property owners with little choice but to use outdoor storage for their yard equipment and motor vehicles.

Adverse Effects of Granting a Variance:

The net impact of granting the proposed variance would be a new garage structure that is attached to the housing unit and closer to being in compliance with the County Zoning Code of Ordinances than the existing structure. The building setback will be identical to that of the principal structure (approximately 53 feet). Additionally, the proposed attached garage will improve the physical access to the house during inclement weather and allow the residents to age in place with fewer obstacles. The only true negative is the non-conformity with the strict interpretation of the code (22 feet).

Staff Comments:

The Conditional Use Application as presented is complete and accurate. Based on a site visit and a review of the Town’s Ordinances the Administration believes that the application for a Variance from the strict interpretation of Section 17.04 (3)(b)(4) “Yards” of the County Zoning Ordinance, to construct an attached garage having a substandard shore yard merits a conditional approval. Staff has the following comments on the application:

1. The required setback in the zoning district is 75 feet. The project as proposed will increase the setback from an already nonconforming condition, the existing setback is approximately 40.5 feet; the proposed setback will be 53 feet. This represents an improvement from the extant nonconforming condition.
2. Based on a site visit by staff it appears that the hardship claimed by the applicant is real and documentable. If the measurement from the intermittent stream were to be taken from the corner of the proposed addition the setback would likely be greater than the required 75 feet, however, by convention the setback is measured from the nearest point on the structure to the nearest point on the intermittent stream (see aerial photo).

- 3. The negative impact of granting the proposed variance from the strict interpretation of Section 17.04 (3) (b) (4) “Yards” of the County’s Zoning Code of Ordinances is mitigated by the increased conformity created by the proposed project.
- 4. The benefits to the neighborhood and the owners of the property would be significantly enhanced by the granting of the variance to replace an aging structure that is in need of significant repair.

Staff Recommendations:

The Administration recommends approval of a Variance from the strict interpretation of Section 17.04 (3)(b)(4) “Yards” of the County’s Zoning Code of Ordinances to for the construction of an attached garage having a substandard shore yard setback, for Robert and Linda Kinderman, 3497 West Shady Lane, Neenah WI 54956, in the Town of Clayton, Tax ID# 006-0276-01, specifically known as Part of the Northwest ¼ of the Northeast ¼ of Section 10, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County with the following conditions:

- 1. That the project is approved by any and all units of government having jurisdiction prior to the start of construction.
- 2. That the owners comply with any and all conditions of a permit approval by any unit of government having jurisdiction.
- 3. That the owners pay any outstanding application fees to the Town of Clayton.

Commissioner Adler commented on the plan for the variance and how the proposed plan is an improvement without any negative impact to the waterway.

Commissioner Hamblin asked about the county’s position on the variance. Mr. Johnston explained that the county will take into consideration the Town’s decision, but there is no guarantee the county will agree.

MOTION: (Geise, Brucks) Motion to approve the Conditional Use Application for a Variance from the strict interpretation of Section 17.04 (3)(b)(4) “Yards” of the County Zoning Ordinance, to be allowed to construct an attached garage having a substandard shore yard setback, for Robert and Linda Kinderman, 3497 West Shady Lane, Neenah WI 54956, in the Town of Clayton, Tax ID# 006-0276-01, specifically known as Part of the Northwest ¼ of the Northeast ¼ of Section 10, Town 20 North, Range 16 East in the Town of Clayton, Winnebago County.

CARRIED by unanimous voice vote

- D. Discussion / Recommendation: – Plan Commission review with staff, Outagamie County’s Airport Zoning Overlay process and draft Matrix.

The Plan Commission received a copy of the draft, Outagamie County Airport Overlay Zoning Land Use Compatibility Matrix Summary. The Committee expects to prepare its report to the Airport Committee and the County Board on or before November of CY 2011. County Planning Staff and the Municipalities are continuing the review of the Matrix Document. Staff would like to review the refined draft of the Matrix Document and other related documents with the Plan Commission and provide the Commission’s comments to the Ad-Hoc Committee. The Administration will forward any questions the Plan Commission may have relative to the implementation of the decision matrix to the Outagamie County Planning staff. The Plan Commission will likely have at least one more opportunity to review the document before it goes to the Outagamie County Board.

Commented on item:

Mr. Johnston presented an overview of the Ad Hoc Committee meeting he attended with the Town Chairperson, Mark Luebke. The Town will have to consider changes to our comprehensive plan to adjust for changes in the Outagamie County Airport Overlay District Ordinance.

Chairperson Knapinski asked about the property development rights issue. Mr. Johnston presented information regarding the Town of Greenville’s request of the Town of Clayton’s Town Board to consider the approval of the resolution requesting the purchase of development rights be included in the Outagamie County Airport Overlay District Ordinance.

Chairperson Knapinski asked about the storm water ordinances and what role the Airport will have in terms of precedence or authority over the Town’s ordinances in the overlay area. Mr. Johnston

stated that the Airport would like to control any ponds that are in the overlay district due to the water fowl issues.

Chairperson Knapinski asked if the Overlay Ordinance site plan is it more restrictive than our plan. Mr. Johnston assured Chairperson Knapinski that the site plans are about the same.

Commissioner Hamblin asked about the retirement facility. Mr. Johnston stated that the Ad Hoc Committee said no.

MOTION: (NAMES) NO MOTION

- E. **Discussion / Recommendation:** – Plan Commission review and recommendation on a request by the Town of Greenville to have the Clayton Town Board consider approval of Draft Resolution 2011-008: A Resolution Requesting that the Purchase of Development Rights be included in the Outagamie County Airport Overlay District Ordinance.

The Plan Commission received a copy of the Draft Resolution 2011-008 A Resolution Requesting that the Purchase of Development Rights be included in the Outagamie County Airport Overly District Ordinance. The Town of Greenville has requested that the Clayton Town Board consider approval of Draft Resolution 2011-008. The governing body of the Town of Greenville would like to have the ability to purchase development rights rather than an outright purchase of the land by the airport authority. This option would allow the airport to control development without taking the property off the community’s tax roll.

The Administration’s concern with the process is technical: who would own the development rights, who would purchase the development rights, who would pay for the development rights, and who would control what development could occur under the purchase process?

Commented on item:

Chairperson Knapinski expressed some concerns with the resolution, stating that the resolution seems to leave a lot of open questions. Mr. Johnston suggests that if the resolution is approved, it would act as useful tool to the Plan Commission.

Commission Adler asked if the purpose of this resolution was to compensate the property owners. Mr. Johnston stated that he believes the purpose is for the property to stay on the tax rolls.

Commissioner Geise discussed the fact that this resolution may help the Town of Clayton in the future with regard to the development of property in the overlay area.

- MOTION:** (Adler, Hamblin) Motion to recommend the approval of Draft Resolution 2011-008: A Resolution requesting that the Purchase of Development Rights be included in the Outagamie County Airport Overlay District Ordinance.

CARRIED by unanimous voice vote.

- F. **Discussion / Recommendation:** – Plan Commission review with staff, Winnebago County Zoning Code update process.

Staff would like to review the attached material relative to the County’s comprehensive rewrite of its Zoning Ordinance. The Ordinance Review Committee is going through the final review of the draft of the document. In anticipation of the possibility of the Town opting out of County’s Zoning Ordinance, the Plan Commission may wish to start reviewing the County’s draft document to generate a potential draft of a Town Ordinance.

Commented on item:

Chairperson Knapinski briefly discussed the contents of the county ordinance. Mr. Johnston discussed the restrictions regarding property with water and wetlands. Chairperson Knapinski asked if this is a good base document. Mr. Johnston states that the document is “state of the art” based document

MOTION: NO MOTION

CARRIED by unanimous voice vote.

- G. **Discussion / Recommendation:** – Plan Commission direction to staff relative to a request by Dennis Lehrer and Travis J. Lehrer to improve Lehrer Lane (a private road) to Town standards and then deed Lehrer Lane and the Public Improvements to the Town.

The Plan Commission received a copy of a letter from and Travis J. Lehrer to improve Lehrer Lane (a private road) to Town standards and then deed Lehrer Lane and the Public Improvements to the Town. The request has been forwarded to the Town’s Plan Commission for its review and recommendation to the Board. The Administration has advised the Lehrer’s of the Town’s pending revision to its Minimum Road Standards and that the project would have to meet the new Town standards. Based on the Board’s referral, the Plan Commission should request that staff enter into an engineering design and bidding agreement that would authorize the Town Engineer to design and prepare bid documents and construction estimates at the petitioner’s cost. Once the design is complete and the project bid, the Plan Commission make a recommendation to the Board and the Board will then need to award the bid and proceed with the work.

Commented on item:

Mr. Johnston briefed the Commission on the meeting with the property owners on Lehrer lane, discussed the special assessments for the improvements of Lehrer lane.

The Commission discussed all concerns including the cost of the improvements and the impact those costs would have on the property owners on Lehrer Lane.

Dave Keberlein, 3237 Fondotto Drive, Neenah, WI 54956

Mr. Keberlein expressed his objection to any costs of improving Lehrer Lane imposed on the property owners.

Mark Cocherl, 8143 Lehrer Lane, Neenah, WI 54956

Mr. Cocherl expressed his concerns and objections to the project.

MOTION: (Geise, no second) Motion to direct staff to complete the due diligence regarding the request by Dennis Lehrer and Travis J. Lehrer to improve Lehrer Lane (a private road) to Town standards and then deed Lehrer Lane and the Public Improvements to the Town.

(MOTION FAILED FOR LACK OF SECOND TO MOTION)

MOTION: (Adler, Hamblin) Motion to deny the request for the town to investigate converting the private road to a public road.

Rock Suutala, 3215 Larsen Road, Neenah, WI 54956

Mr. Suutala expressed his concerns of the water drainage issues the project could potentially cause to the neighboring properties.

Commissioners Haskell and Hamblin both expressed their concerns for the potential future development of a subdivision.

Roll call vote:

Commissioner Haskell – yes to deny

Commissioner Geise – no

Commissioner Brucks – yes to deny

Chairperson Knapinski – no

Commissioner Hamblin – yes to deny

Commissioner Adler – yes to deny

4 yes to deny and 2 no - motion carried.

- H. **Discussion / Recommendation:** – Plan Commission direction to staff relative to the update of the Town’s Sub-division Ordinances and Policies.

Mr. Johnston briefly discussed the intent of the handouts and the role that the Plan Commission will have in updating the Ordinances and Policies in the future.

MOTION: NO MOTION
CARRIED by unanimous voice vote.

VII. Adjournment – 8:28p.m.

MOTION: (Adler,Haskell) Motion to Adjourn.
CARRIED by unanimous voice vote.

Respectfully Submitted, Tori Bowen, *Treasurer*