

TOWN OF CLAYTON
Town Plan Commission
Meeting Minutes
7:00 P.M. – on Wednesday, October 14th, 2015
Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order:

A. Notice Verification, Roll

1. Plan Commission Chairman Knapinski called the meeting to order at 7:00 P.M.
2. Pledge of Allegiance recited.
3. Meeting properly posted at three locations in the Town.
4. Roll

a. Plan Commission Members

| | |
|--------------------------------|---------|
| Chair Knapinski | PRESENT |
| Commissioner Eckstein | PRESENT |
| Commissioner Haskell | PRESENT |
| Commissioner Wisnefske | PRESENT |
| Commissioner Dorow | PRESENT |
| Commissioner Linsmeier | PRESENT |
| Town Board Representative Reif | PRESENT |

b. Staff

| | |
|------------------------|---------|
| Administrator Johnston | PRESENT |
| Treasurer Straw | PRESENT |
| Planner Ken Jaworski | PRESENT |

II. Public Hearings:

A. No Public Hearings.

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, September 9th, 2015 Regular Plan Commission Meeting.

MOTION:

Motion by: Commissioner Dorow

Seconded by: Commissioner Haskell

Motion: To approve the Wednesday, September 9th, 2015 meeting minutes as presented.

Vote: Motion carried.

IV. Open Forum – Town-related Matters not on the Plan Commission’s Agenda:

Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present question or issue; however, only limited discussion may occur and no action may be taken until specific notice of the subject matter of the proposed action can be given. If you wish to speak during the Open Forum portion of the meeting, please complete “Request to Speak at Meeting” form located on the Agenda Table and give the form to the Town Clerk or Treasurer.

V. Correspondence:

- A. September CY 2015 Building Inspection Report.
- B. TheBusinessNewsOnline.Com Article on Housing options.
- C. The great senior sell-off could cause the next housing crisis article.
- D. A series of articles from the League of Wisconsin Municipalities monthly magazine.

VI. Business:

A. Discussion/Recommendation: Plan Commission review and consideration of two options for the Town's Detailed Future Land Use Map of the northeast quadrant of the Town.

- Discussed options for identifying "mixed use" areas vs. "multi-family" areas of Future Lane Use map.
- Planner Jaworski discussed options of using "mixed use" with more parameters in description.
- Discussed definition of map legend labels.
- Discussed Zoning Code definitions relative to the Future Land Use map.
- Kay Lettau, 3795 County Road II, Larsen, WI. Where does "multi-family" designation come from? Discussed the need for multi-family designation. Asked about development vs. sanitary district/sanitation. Do we want one first before the other?
- Planner Jaworski commented that sanitation would have to come first.
- Chair Knapinski commented on the differences between mixed use and multi-family. Trying to accommodate the demographics of the Town of Clayton. The sewer and water issues need to be figured out before development could occur.
- Administrator Johnston commented that multi-level commercial buildings would not be allowed in the Airport Overlay district.
- Directed staff to use "Option A."

B. Discussion/Recommendation: Plan Commission review and consideration of a draft working land and green space corridor map for the Town of Clayton.

- Planner Jaworski discussed "working lands" /Agricultural criteria and identify properties in the Town of Clayton that should remain "working land"/Agricultural.
- Discussed "green space" criteria define differences of green space and working lands.
- Discussed farmland preservation rules/regulations relative to a "retired" farmer who wants to sell.
- Chair Knapinski discussed protecting the Town of Clayton borders. Many residents want to maintain the rural areas instead of development.
- Kay Lettau, 3795 County Road II, Larsen, WI. Discussed farm land zoning inconsistencies.
- Direct staff to move forward with the Working Land map as presented.

C. Discussion/Recommendation: Plan Commission review and consideration of setting a date for the CY 2015 Comprehensive Plan Update Public Forum and Community Input Session.

- Public Forum date is scheduled for November 11th, 2015 as follows:
 - 5:00 p.m. – Introduction
 - 6:00 p.m. – Presentation
 - 7:00 p.m. – Plan Commission meeting

- Requested that Cedar Corporation attend the Public Forum.
- Kay Lettau, 3795 County Road II, Larsen, WI. Ms. Lettau expressed concerns of time relative to the farmers.
- It was suggested to add it to the Town of Clayton newsletter and also post on the front / back doors in the Town of Clayton hall in bright colored paper.

VII. Upcoming Meeting Attendance

VIII. Adjournment

MOTION:

Motion by: Commissioner Haskell

Second by: Commissioner Linsmeier

Motion: To Adjourn the Plan Commission meeting at 8:00 PM.

Vote: Motion carried.

Respectfully submitted,

Laurie L. Goffard, Deputy Clerk