

TOWN OF CLAYTON

Plan Commission

Meeting Agenda

7:00 P.M. on Wednesday, April 12th, 2017

Town Office Board 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 Conditional Use Application submitted by Jerome and Karen Hoelzel, 2593 Fairview Road, Neenah, WI 54956, to operate a Kennel Hobby on property zoned R-1 (Rural Residential District). The property is located at 2593 Fairview Road, Neenah, WI 54956 and is specifically described as Tax ID # 006-0348-03, being located in Section 13, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

 - B. Plan Commission Public Hearing on a Rezoning Application submitted by Laura C. and Mark E. Luebke, 8425 Whispering Meadows Drive, Larsen WI 54947 for property located at 8487 Whispering Meadow Drive, Larsen, WI 54947 in the Town of Clayton and is specifically described as Tax ID # 006-0561-02 in Section 21, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Application is to re-zone the property from R-1 (Rural Residential District) to R-2 (Suburban Residential District).

- III. Approval of Minutes:
 - A. Approval of the minutes of the Wednesday, March 8th, 2017 Plan Commission Meeting.

- 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 a 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 and give the form to the Town Clerk or Treasurer.

- V. Correspondence:
 - A. March CY 2017 Building Inspection Report.

 - B. Planning Article "Beyond Building"

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on a Conditional Use Application submitted by Jerome and Karen Hoelzel, 2593 Fairview Road, Neenah, WI 54956, to operate a Kennel Hobby on property zoned R-1 (Rural Residential District). The property is located at 2593 Fairview Road, Neenah, WI 54956 and is specifically described as Tax ID # 006-0348-03, being located in Section 13, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- B. Discussion/Recommendation: Plan Commission review and recommendation on a Rezoning Application submitted by Laura C. and Mark E. Luebke, 8425 Whispering Meadows Drive, Larsen WI 54947 for property located at 8487 Whispering Meadow Drive, Larsen, WI 54947 in the Town of Clayton and is specifically described as Tax ID # 006-0561-02 in Section 21, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. The Application is to re-zone the property from R-1 (Rural Residential District) to R-2 (Suburban Residential District).
- C. Discussion/Recommendation: Plan Commission review and recommendation of a concept plan for a residential Plat on property owned by the Breaker Girls LLC, located at 2603 Larsen Road in the Town of Clayton and is specifically identified as Tax ID# 006-0638 being a part of Lot 2, CSM 4917, Volume 1, Page 4917, being a part of the northeast ¼ of the northeast ¼, northwest ¼ of the northeast ¼, southwest ¼ of the northeast ¼, and all of the southeast ¼ of the northeast ¼, Section 25, Town 20 North – Range 18 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. Discussion/Recommendation: Plan Commission review and recommendation on a 2-Lot Certified Survey Map (CSM) application submitted by Laura C. and Mark E. Luebke of 8425 Whispering Meadows Drive, Larsen, WI 54947 for property located in the Plat of Whispering Meadows in the Town of Clayton and specifically described as Tax ID # 006-1787, and Tax ID# 006-1788, being all of Lot 6 and Lot 7, and part of Lot 8, Whispering Meadows, all being located in the northeast ¼ of the northwest ¼ of Section 21, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- E. Discussion/Recommendation: Plan Commission review and recommendation on a 4-Lot Certified Survey Map (CSM) application submitted by

Laura C. and Mark E. Luebke of 8425 Whispering Meadows Drive, Larsen, WI 54947 for property located in the Plat of Whispering Meadows in the Town of Clayton and specifically described as Tax ID # 006-0561-02, Tax ID# 006-1791, Tax ID# 006-1790, Tax ID# 006-1789, being all of Lot 1 of Certified Survey Map No. 6693, part of Lot 8 and all of Lots 9 and 10, Whispering Meadows, all being located in the northeast ¼ of the northwest ¼ of Section 21, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

- F. Discussion/Recommendation: Plan Commission review and recommendation of the proposed development of the previously approved Plat of Highland Woods, Phase II in Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- G. Discussion/Recommendation: Plan Commission review and recommendation on a 3-Lot Certified Survey Map (CSM) application submitted by Barbara and Timothy Wrase of 411 Kittiver Court, Neenah, WI 54956 for property located in the Plat of Highland Woods Phase II in the Town of Clayton and specifically described as Tax ID # 006-1337, Tax ID# 006-1338, and Tax ID# 006-1339, all of Lots 1, 2, and 3 of Highland Wood, being aa part of the northwest ¼ of the southwest ¼ and the southwest ¼ of the southwest ¼ of Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- H. Discussion/Recommendation: Plan Commission review and recommendation on a 3-Lot Certified Survey Map (CSM) application submitted by Barbara and Timothy Wrase of 411 Kittiver Court, Neenah, WI 54956 for property located in the Plat of Highland Woods Phase II in the Town of Clayton and specifically described as Tax ID # 006-1340, Tax ID# 006-1341, and Tax ID# 006-1342, all of Lots 4, 5, and 6 of Highland Wood, being a part of the southwest ¼ of the southwest ¼ of Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- I. Discussion/Recommendation: Plan Commission review and recommendation on a 4-Lot Certified Survey Map (CSM) application submitted by Barbara and Timothy Wrase of 411 Kittiver Court, Neenah, WI 54956 for property located in the Plat of Highland Woods Phase II in the Town of Clayton and specifically described as Tax ID # 006-1346, Tax ID# 006-1347, Tax ID# 006-1348 and Tax ID# 006-1349, all of Lots 10, 11, 12, and 13 of Highland Wood, being a part of the southwest ¼ of the southwest ¼ of Section 3,

Township 20 North, Range 16 East, Town of Clayton,
County of Winnebago, State of Wisconsin

- J. Discussion/Recommendation: Plan Commission review and recommendation of a 2-Lot County Plat Application submitted by Schmidt Construction Inc. of 3189 Winnegamie Drive, Appleton, WI 54914 and is specifically identified as Tax ID# 006-0022-01, being all of Lot 1, Certified Survey Map 7152 located in the northwest $\frac{1}{4}$ of the fractional northeast $\frac{1}{4}$ and being part of the northeast $\frac{1}{4}$ of the fractional northwest $\frac{1}{4}$ of Section 02, Township 20 north, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- K. Discussion/Recommendation: Plan Commission review and recommendation of the storm water management maintenance agreements for the development of the Plat of Highland Woods Phase II in the Town of Clayton and located in Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin
- L. Discussion/Recommendation: Plan Commission review and recommendation on a 4-Lot Certified Survey Map (CSM) application submitted by Tracy and Rick Steckling of 3096 Rose Moon Way, Neenah, WI 54956 for property located at the western terminus of Rose Moon Way in the Town of Clayton and specifically described as Tax ID # 006-0670-01 being all of Lot 1 of Certified Survey Map No. 6930, being part of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 26, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

VII. Upcoming Meeting Attendance

VIII. Adjournment

Respectfully submitted,
Richard 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 the Town Board of the Town of Clayton, may attend the meeting of the Town of Clayton Plan Commission scheduled to be held in the Town Office Meeting Room at 8348 CTR T, Larsen, WI 54947, in order to gather information about a subject over which the Town Board has decision making responsibility. For purposes of the Open Meetings Law only; attendance at a meeting by two or more Town Board members constitutes a meeting of the Town Board, 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 the Town Board will take any formal action at this meeting.

Upon sufficient 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**