

TOWN OF CLAYTON
Plan Commission
Meeting Agenda
7:00 P.M. on Wednesday, July 10th, 2019
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 pursuant to sections 66.1105(4)(a) and 66.1105(4)(e) of Wisconsin State Statutes in the Town Hall, 8348 County Rd. T, Larsen, WI.

The Town is proposing to create Tax Increment District (TID) #1. The hearing is to provide the public an opportunity to review and comment on both the boundary and project plan of the proposed TID. A map of the proposed TID #1 boundary is printed below. The map and draft project plan may be found on the Town's website shown below, or by visiting Town Hall and requesting a copy. Reasonable opportunity will be afforded to all interested parties to express their view on the proposed TID creation.

TID No. 1 will be classified as a mixed-use district intended to fund public infrastructure to allow a mix of land uses including residential, commercial and industrial within the District. Residential land uses will not comprise more than 35% of the District. Proposed public improvements include sanitary sewer and water system improvements, equipment to serve the district, development incentives, professional and organizational services, administrative costs and finance costs. The proposed costs include projects within the proposed boundary and within ½ mile radius of the proposed boundary of the District. As part of the project plan, cash grants may be made by the Town to owners, lessees, or developers of property within TID No. 1. Any such grant is required to be accompanied by a development agreement.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan and boundary. A copy of the TID #1 project plan and boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the draft Project Plan may be made by contacting the Town Clerk, Town of Clayton, 8348 County Rd. T, Larsen, WI; Phone (920) 836-2007 or by visiting the Town website at <http://www.townofclayton.net>.

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, June 12th, 2019 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 Staff.

V. Correspondence:

A. CY 2019, June Building Inspection Report.

VI. Business:

- A. Discussion/Action: Plan Commission review and consideration of a Project Plan and Boundary for Town of Clayton Tax Increment District No. 1.
- B. Discussion/Action: Plan Commission review and consideration of Resolution-2019-001 Resolution Designating the Proposed Boundaries and Approving a Project Plan for Tax Incremental District #1, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Discussion/Recommendation: Plan Commission Review and recommendation on a Winnebago County Sanitary Ordinance Amendment to Chapter 16.05 Holding Tanks: "Chapter 16.05 (f) property or structures served is located within a mapped active sanitary district or incorporated municipality where sewer has been installed but is not available to specific properties or structures located within the district".

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**