

TOWN OF CLAYTON

Green Space Committee  
Meeting Minutes

5:30 P.M. on Wednesday, April 12<sup>th</sup>, 2017

Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

I. Call to Order:

- A. The Meeting was called to order at 5:30 P.M.
- B. Pledge of Allegiance
- C. Notice Verification, the Chair was advised that the meeting was properly noticed.
- D. Roll:

Committee Chair:	Lana Prusik	PRESENT
Committee Member:	Joan Brown	PRESENT
Committee Member:		VACANT
Committee Member:	Melanie Giese	ABSENT
Committee Member:	David Dorow	PRESENT
Committee Member:	Linda Grundman	PRESENT
Committee Member:		VACANT
Town Staff:		
Administrator Johnston		PRESENT
Deputy Clerk Stevens		PRESENT

II. Approval of Minutes:

- A. Regular Green Space Committee Meeting – Wednesday, March 8<sup>th</sup>, 2017.

**MOTION:**

Motion by: Committee Member Dorow

Second by: Committee Member Grundman

Motion: To approve the Minutes of the Wednesday, March 8<sup>th</sup>, 2017 meeting.

Vote: Carried by unanimous voice vote

III. Open Forum –

- A. No Referrals.

IV. Correspondence:

- A. No Correspondence.

V. Business:

- A. Green Space Committee review and consideration 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 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Site Location: The property is 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 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicant: David J. Winkel  
411 South Commercial Street  
Neenah, WI 54956

Property Owner(s): Breaker Girls LLC  
36 Corvette Circle  
Fond Du Lac, WI 54935

**Property Information:**

- 1) The surrounding properties are zoned:
  - a) North:  
A-2 (General Agriculture District)
  - b) South:  
A-2 (General Agriculture District)  
R-1 (Rural Residential District)  
R-2 (Suburban Residential District)
  - c) East:  
Town of Neenah
  - d) West:  
R-2 (Suburban Residential District)  
A-2 (General Agriculture District)

**Property Information Specific to Tax ID# 006-0645-01:**

1. The property is owned by Breaker Girls LLC, 36 Corvette Circle, Fond Du Lac, WI 54935.
2. The parcel is 99.750 acres in size.
3. The property is in the Neenah School District (3892).
4. The property is in the Department of Natural Resources Special Well Casing area.
5. The property is currently zoned R-2 (Suburban Residential District).
6. The property is in both the City of Neenah Extraterritorial Zoning District and the Village of Fox Crossing's Extraterritorial Zoning District.
7. The property is in the County Shoreland Zoning Code 1000 Foot Buffer.
8. The property is in the County's Surface Water Drainage Area.
9. The property is not in the County's Wetland Identifier.
10. The land use is consistent with the Town's adopted Land Use Plan.

**Staff Comments:**

1. The property is proposed to be developed as an urban subdivision with municipal sanitary sewer, municipal water, storm sewer, curb and gutter.

2. In order to provide municipal sewer and municipal water utilities the Town would use a developer funded Department of Safety and Professional Services on site system.
3. The property is planned to be developed in phases.
4. The minimum lot size in the Town’s R-2 (Suburban Residential District) is 10,000 square feet in a sewerred area not in Shoreland zoning.
5. The concept plan as presented has 158 lots; please be advised that this number is likely to change as a Plat is engineered.
6. The property can be developed as proposed with no changes to the Zoning of the Town’s Comprehensive Plan.
7. The proposed road network meets requirements of the Town’s Comprehensive Plan as proposed.
8. The curvilinear road network is intended to foster traffic calming and reduced speed within the proposed plat.
9. Access to the development would come from Larsen Road and Breaker Trail as shown in the Town’s Comprehensive Plan; future access to the development would connect the Plat to the Town of Neenah in two areas on the east side of the development.
10. The Concept Plan does meet the intent in the Town’s Comprehensive Plan to push residential and commercial development to the east side of the Town in order to foster and protect the farming community on the west side of the Town.
11. The Concept Plan is being presented to the Green Space Committee for its recommendations relative to trails within the Plat and along Larsen Road.
12. Both the Town’s Public Works Foreman and the Town’s Fire Chief have reviewed the concept plan and provided input on the proposal.
13. The Developer is asking the Plan Commission for input on the concept and a positive recommendation to the Town Board.

**Staff Recommendations:**

Staff recommends approval of the Concept Plan as presented with input from the Green Space Committee and Plan Commission subject to the following conditions:

1. The approval of a Final Plat and Design Engineering that meets the Town’s Minimum Road Standards.
2. Documentation of the approval of the proposed re-zoning by any overlying unit of government having jurisdiction

**MOTION:**

Motion by: Committee Member Grundman

Second by: Committee Member Brown

Motion: To direct staff to include the walking trail along Larsen Road on the north side of the development as part of the development project.

Vote: Carried by unanimous voice vote

**B. Green Space Committee review of the ongoing Parks and Trails projects**

- Clayton Park is open for baseball practices and field work.
- Clayton Park restrooms will open May 1, 2017.
- Clayton Park will likely be purchasing new range for facility.

- Working on security cameras purchase and hope to have installed in May, 2017.
- Clayton Fest is scheduled for June 9-10, 2017. Staff has not had any contact with the Drifters to date.

VI. Upcoming Meeting Attendance:

A. None

VII. Committee Member Requests for Future Agenda Items:

A. Committee Member Grundman requested Trail Signage as a future agenda item.

VIII. Adjournment

**MOTION:**

Motion by: Committee Member Dorow

Second by: Committee Member Brown

Motion: To Adjourn the Green Space Committee meeting at 5:54 p.m.

Vote: Carried by unanimous voice vote

Respectfully submitted,  
Holly Stevens, Deputy Clerk