

TOWN OF CLAYTON
 Town Plan Commission
 Meeting Minutes
 7:00 P.M. – on Wednesday, June 14th, 2017
 Town Office Meeting Room, 8348 County Road T, Larsen, WI 54947

- I. Call to Order: Plan Commission Chairman Knapinski called the meeting to order at 7:00 p.m.
 - A. Pledge of Allegiance
 - B. Verification of Notice
 - C. Roll

- a. Plan Commission Members

Chair Knapinski	PRESENT
Commissioner Eckstein	PRESENT (arrived at 7:11)
Commissioner Haskell	PRESENT
Commissioner Wisnefske	PRESENT
Commissioner Dorow	PRESENT
Commissioner Linsmeier	PRESENT
Town Board Representative Reif	PRESENT
- b. Staff

Administrator Johnston	PRESENT
Deputy Clerk Stevens	PRESENT
Planner Ken Jaworski	PRESENT

- II. Public Hearings:

- A. Plan Commission Public Hearing on a Re-zoning application submitted by Barbara J. Bombinski of 2595 Larsen Road, Neenah, WI 54956 for property located at 2595 Larsen Road, Neenah, WI 54956, in the Town of Clayton and specifically described as Tax ID # 006-0637-01 and Tax ID# 006-0638 being part of Lot 1, CSM # 2571, Volume 1, Page 2571, and a part of Lot-2, CSM # 4917, Volume 1, Page 4917 and a Part of the Northeast ¼ of the Northeast ¼ , and a Part of the Northwest ¼ of the Northeast ¼ of Section 25, 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).

- No Comments
 - Public Hearing was closed at 7:03 p.m.

- B. Plan Commission Public Hearing on a Re-zoning application submitted by Jeremy and Amanda Dassler of 2615 Larsen Road, Neenah, WI 54956 for property located at 2615 Larsen Road, Neenah, WI 54956 and 2603 Larsen Road, Neenah, WI 54956 in the Town of Clayton and specifically described as Tax ID # 006-0638-01 and Tax ID# 006-0638 being part of Lot-1, CSM # 4917, Volume 1, Page 4917, and a part of Lot-2, CSM #4917, Volume 1, Page 4917 being part of the Northwest ¼ of the Northeast ¼ of Section 25, 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).

- No Comments

- Public Hearing was closed at 7:06 p.m.

C. Plan Commission Public Hearing on minor amendments to the Town’s Outdoor Wood-Fired Furnaces, Open Burning, and Refuse Burning Ordinance.

- No Comments
- Public Hearing was closed at 7:11 p.m.

III. Approval of Minutes:

A. Approval of the minutes of the Wednesday, May 10th, 2017 Plan Commission Meeting

MOTION:

Motion by Commissioner Linsmeier

Second by Commissioner Dorow

Motion to approve the Wednesday, May 10th, 2017 meeting minutes

Vote: Motion carried by unanimous voice vote

IV. Open Forum: NONE

V. Correspondence:

A. May CY 2017 Building Inspection Report.

VI. Business:

A. Discussion/Recommendation: Plan Commission review and consideration of a Re-zoning application submitted by Barbara J. Bombinski of 2595 Larsen Road, Neenah, WI 54956 for property located at 2595 Larsen Road, Neenah, WI 54956, in the Town of Clayton and specifically described as Tax ID # 006-0637-01, and Tax ID# 006-0638 being part of Lot 1, CSM # 2571, Volume 1, Page 2571, and a part of Lot-2, CSM # 4917, Volume 1, Page 4917 and a Part of the Northeast ¼ of the Northeast ¼, and a Part of the Northwest ¼ of the Northeast ¼ of Section 25, 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).

Site Location: The property is located at 2595 Larsen Road, Neenah, WI 54956, in the Town of Clayton and specifically described as Tax ID # 006-0637-01, and Tax ID# 006-0638 being part of Lot 1, CSM # 2571, Volume 1, Page 2571, and a part of Lot-2, CSM # 4917, Volume 1, Page 4917 and a Part of the Northeast ¼ of the Northeast ¼, and a Part of the Northwest ¼, of the Northeast ¼ of Section 25, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicants: Barbara J. Bombinski
2595 Larsen Road

Neenah, WI 54956

Property Owners: Barbara J. Bombinski
2595 Larsen Road
Neenah, WI 54956

Property Location: The property is located at 2595 Larsen Road, Neenah, WI 54956

Property Information:

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

Property Information Specific to Tax ID # 006-0637-01:

1. The property is owned by Barbara J. Bombinski of 2595 Larsen Road, Neenah, WI 54956.
2. The Lot is 1.160 acres.
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 has an Officially Mapped 80-foot right-of-way on Larsen Road.
6. The property is currently zoned by the Town as R-1 (Rural Residential District).
7. The property is in the City of Neenah Extraterritorial Zoning District.
8. The property is out of the County's Flood Plain.
9. The property is not in the County's Wetland Identifier.

Property Information Specific to Tax ID # 006-0638:

1. The property is owned by the Breaker Girls LLC of 36 Corvette Circle, Fond du Lac, WI 54935.
2. The Lot is 99.750 acres.
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 has several Officially Mapped reservations for rights-of-way as listed below:
 - a) City of Neenah: 100-foot reservation on the eastern side of the CSM for the southern extension of Clayton Avenue.
 - b) City of Neenah: 66-foot reservation on the southern side of the CSM for the extension of a Municipal Road.
 - c) Town of Clayton: 66-foot reservation approximately 2/3's of the way south of Larsen Road on the CSM for the eastern extension of Breaker Trail.
6. The property is currently zoned by the County as R-2 (Suburban Residential District).
7. The property is currently zoned by the Town as R-2 (Suburban Residential District).
8. The property is in the City of Neenah Extraterritorial Zoning District.
9. The property is out of the County's Floodplain designation.
10. The property is in the County's 1000-foot Shoreland zoning buffer.
11. The property is in the County's Surface Water Drainage Area.
12. The property is not in the County's Wetland Identifier.

Staff Comments on the Re-zoning:

1. The re-zoning does not change the existing use of the property and therefore it is consistent with the Town’s approved Future Land Use Plan.
2. The property included in the proposed re-zoning has a principal structure (residential home) that is compliant with the Town’s Zoning Code of Ordinances.
3. The action of attaching area from properties with 2 different zoning classifications R-1 (Rural Residential District) and R-2 (Suburban Residential District) will require that the property be rezoned to a common zoning classification. Staff is recommending that the property be re-zoned to R-2 (Suburban Residential District).
4. The proposed re-zoning was a condition of approval of a Certified Survey Map (CSM).

Staff Recommendations on the Re-zoning Application:

Staff recommends approval of the proposed Re-zoning subject to the following conditions:

1. The payment of all fees associated with the Re-zoning Application.
2. Documentation of the approval of the proposed re-zoning Application by any overlying unit of government having jurisdiction.

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Linsmeier

Motion to recommend approval to the Town Board for the Re-zoning application submitted by Barbara J. Bombinski with Staff recommendations

Motion carried by unanimous voice vote

- B. Discussion/Recommendation: Plan Commission review and consideration of a Re-zoning application submitted by Jeremy and Amanda Dassler of 2615 Larsen Road, Neenah, WI 54956 for property located at 2615 Larsen Road, Neenah WI 54956 and 2603 Larsen Road, Neenah, WI 54956 in the Town of Clayton and specifically described as Tax ID # 006-0638-01, and Tax ID# 006-0638 being part of Lot-1, CSM #4917, Volume 1, Page 4917, and a part of Lot-2, CSM #4917, Volume 1, Page 4971 being part of the Northwest ¼ of the Northeast ¼ of Section 25, 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).

Site Location: The property is located at 2615 Larsen Road, Neenah WI 54956 and 2603 Larsen Road, Neenah, WI 54956 in the Town of Clayton and specifically described as Tax ID # 006-0638-01, and Tax ID# 006-0638 being part of Lot-1, CSM # 4917, Volume 1, Page 4917, and a part of Lot-2, CSM #4917, Volume 1, Page 4917 being part of the Northwest ¼ of the Northeast ¼ of Section 25, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicants: Jeremy and Amanda Dassler

2615 Larsen Road
Neenah, WI 54956

Property Owners: Jeremy and Amanda Dassler
2615 Larsen Road
Neenah, WI 54956

Property Location: The property is located at 2615 Larsen Road, Neenah, WI 54956.

Property Information:

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

Property Information Specific to Tax ID # 006-0638-01:

1. The property is owned by Jeremy and Amanda Dassler of 2615 Larsen Road, Neenah, WI 54956.
2. The Lot is 0.610 acres.
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 by the Town as R-1 (Rural Residential District).
6. The property is in the City of Neenah Extraterritorial Zoning District.
7. The property is out of the County's Flood Plain.
8. The property is not in the County's Wetland Identifier.

Property Information Specific to Tax ID # 006-0638:

1. The property is owned by the Breaker Girls LLC of 36 Corvette Circle, Fond du Lac, WI 54935.
2. The Lot is 99.750 acres.
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 has several Officially Mapped reservations for rights-of-way as listed below:
 6. City of Neenah: 100-foot reservation on the eastern side of the CSM for the southern extension of Clayton Avenue.
 7. City of Neenah: 66-foot reservation on the southern side of the CSM for the extension of a Municipal Road.
 8. Town of Clayton: 66-foot reservation approximately 2/3's of the way south of Larsen Road on the CSM for the eastern extension of Breaker Trail.
9. The property is currently zoned by the County as R-2 (Suburban Residential District).
10. The property is currently zoned by the Town as R-2 (Suburban Residential District).
11. The property is in the City of Neenah Extraterritorial Zoning District.
12. The property is out of the County's Floodplain designation.
13. The property is in the County's 1000-foot Shoreland zoning buffer.
14. The property is in the County's Surface Water Drainage Area.
15. The property is not in the County's Wetland Identifier.

Staff Comments on the Re-zoning:

1. The re-zoning does not change the existing use of the property and therefore it is consistent with the Town's approved Future Land Use Plan.
2. The property included in the proposed re-zoning has a principal structure (residential home) that is compliant with the Town's Zoning Code of Ordinances.
3. The action of attaching area from properties with 2 different zoning classifications R-1 (Rural Residential District) and R-2 (Suburban Residential District) will require that the property be rezoned to a common zoning classification. Staff is recommending that the property be re-zoned to R-2 (Suburban Residential District).
4. The proposed re-zoning was a condition of approval of a Certified Survey Map (CSM).

Staff Recommendations on the Re-zoning Application:

Staff recommends approval of the proposed Re-zoning subject to the following conditions:

1. The payment of all fees associated with the Re-zoning Application.
2. Documentation of the approval of the proposed re-zoning Application by any overlying unit of government having jurisdiction.

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Dorow

Motion to recommend approval to the Town Board for the Re-zoning application submitted by Jeremy and Amanda Dassler with Staff recommendations

Motion carried by unanimous voice vote

- C. Discussion/Recommendation: Plan Commission review and consideration of several minor amendments to the Town's Outdoor Wood-Fired Furnaces, Open Burning, and Refuse Burning Ordinance.

Public Hearing on the proposed revisions to the Town's Outdoor Wood-Fired Furnaces, Open Burning, and Refuse Burning Ordinance was held immediately preceding this meeting. The Commission reviewed a line-and-strike revised copy of the Town's existing Ordinance. The changes staff is recommending to the Ordinance relate primarily to Section 2: Applicability, 2.01(b) "to the use of recreational and decorative outdoor burning devices commercially sold for use by the public". Staff has added a limitation to the exemption that requires that these devices be limited to the back yard and have a 10-foot separation from the device to any structure. The other changes are administrative and relate to the change from the Clayton/Winchester Joint Fire Department to the Clayton Fire Rescue Department.

MOTION:

Motion by Commissioner Linsmeier

Second by Commissioner Dorow

Motion to recommend approval to the Town Board for amendments to the Town's Outdoor Wood-Fired Furnaces, Open Burning, and Refuse Burning Ordinance.

Motion carried by unanimous voice vote

- D. Discussion/Recommendation: Plan Commission review and recommendation on a Preliminary Site Plan submitted by Marty Nikodem for Lot
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2 of the Winncrest Commercial Subdivision, specifically identified as Tax ID# 006-1777, and located in Section 24, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Site Location: The site is located at the east terminus of Towne Court and specifically identified as Tax ID# 006-1777, and located in Section 24, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicant: Marty J. Nikodem
4085 Winnegamie Drive
Neenah WI 54956

Property Owner: Martin J. Nikodem and Scott H. Steenpoorte
W3614 Rock Road
Appleton, WI 54913

Consultant: N/A

Property Information:

1. The surrounding properties are zoned:
 - a) North: I-2 (Heavy Industrial District) and R-1 (Rural Residential District)
 - b) South: B-2 (Community Business District)
 - c) East: A-2 (General Agriculture District)
 - d) West: B-3 (General Business District), and I-2 (Heavy Industrial District)

Property Information Specific to Tax ID# 006-1777:

1. Martin J. Nikodem and Scott H. Steenpoorte, W3614 Rock Road, Appleton, WI 54913
2. The Lot is 0.870 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 I-2 (Heavy Industrial District).
6. The property is in the City of Neenah Extra Territorial Zoning District.
7. The property is in the Village of Fox Crossing Extra Territorial Zoning District.
8. The property is out of the County's Floodplain Zoning Area.
9. The property is not in the County's Wetland Identifier.

Application Details:

The Applicant has submitted a preliminary Site Plan Approval Application with the intent on starting the construction of a structure for a tenant. The Applicant intends to consolidate the two adjoining Lots and to submit a completed Site Plan Application for the combined site prior to completing the proposed building.

Storm Water Management for the Site:

Storm Water Management for the site is provided by a regional pond on the adjacent property to the east. The regional pond was designed to service the Plat and should be sufficient to service any development proposed for the properties.

Access to the Site:

Access to the site is available from a cul-de-sac at the east end of Towne Court.

Building Details:

The proposed building is a typical 125-foot by 60-foot commercial building. Staff has advised the Developer that for the purposes of this Site Plan Application the proposed building should match the external appearance of the Matrix Machine Facility.

Parking:

Parking for the project will be contained on the site with the travel and building access areas being paved. The public access parking for the site shall comply with the Zoning Code requirements. Additionally, the Administration has advised the applicant that all buildings on the site shall have 360-degree access for fire protection purposes.

Site Landscaping:

The landscaping plan shall meet the Town's Zoning Code requirements.

Site Lighting:

Lighting for the site is to be limited to wall-mounted lighting on the building and potentially using ground mounted lighting bollards in the parking lot area. The ground-mounted lighting bollards will serve to provide a way-finding element for the parking area while using ambient and intersection lighting as a secondary overhead lighting function. Any lighting proposed is intended to minimize the offsite lighting pollution from the development and to take advantage of the overhead lighting at the intersection.

Site Signage:

Signs for the site are routinely approved by staff subject to compliance with Article 12 "Signs" of the Town Zoning Code of Ordinances for the I-2 (Heavy Industrial District).

Staff Comments:

The Administration has advised the Applicant that he will need to have a completed and approved Site Plan in place prior to the completion of the proposed building and that the proposed building shall resemble the Matrix Machine Facility in construction type and color palate. Failure to meet these requirements shall result in the denial of an occupancy permit for the facility.

- The Commissioners discussed the circumstances for which they would alter the normal sequence of events.
- Commissioner Reif expressed concern that allowing this would set a precedent which would be detrimental to the Town.
- Administrator Johnston explained the action would not set a precedent, because all the required elements will still need to be met, the action is just allowing for a varied order of events. He also noted the Commissioners have the ability to recommend denial of the request, or if recommending approval, can add specific requirements to guarantee compliance with the Town's Zoning Code.
- Administrator Johnston stated he had emphasized the fact and the applicant fully understands that if the project does not fully comply with the Town's Zoning Code Requirements, the Town will withhold the final occupancy permit.

MOTION:

Motion by Commissioner Reif

Second by Commissioner Wisnefske

Motion to recommend approval for the Preliminary Site Plan submitted by Marty Nikodem with the following stipulations:

1. A Certified Survey Map (CSM) joining the lots and a complete Site plan must be submitted before the Town is to release a building permit.
2. The Occupancy Permit will not be issued until the Town Site Plan Ordinance provisions are fully met.
3. Formal Site Plan and CSM shall be submitted for review at the July 11, 2017 Plan Commission Meeting.

Motion carried by unanimous voice vote

THE COMMISSION ADDRESSED ITEMS VI-E and VI-F, AS A SINGLE BUSINESS ITEM FOR DISCUSSION.

- E. Discussion/Recommendation: Plan Commission review and recommendation on a 3-Lot Certified Survey Map (CSM) Application submitted by Robert C. and Janece F. Schommer 2728 Oakridge Road, Neenah, WI 54956 for property located on Larsen Road between STH “76” and Oakwood Avenue and specifically described as Tax ID# 006-0664 and Tax ID# 006-0669 being Part of the West ½ of the East ½ of the Northwest ¼ of Section 26, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Site Location: The property is located on Larsen Road between STH “76” and Oakwood Avenue and specifically described as Tax ID# 006-0664 and Tax ID# 006-0669 being Part of the West ½ of the East ½ of the Northwest ¼ of Section 26, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicants: Robert C. and Janece F. Schommer
2728 Oakridge Road,
Neenah, WI 54956

Property Owners: Robert C. and Janece F. Schommer
2728 Oakridge Road,
Neenah, WI 54956

Consultant: Michael J. Frank S-2123
Shuler & Associates, Inc.
2711 North Mason Street, Suite F
Appleton, WI 54914

Property Location: Larsen Road between STH “76” and Oakwood Avenue.

Property Information:

1. The surrounding properties are zoned:

- a) North: A-2 (General Agricultural District)
- b) South: A-2 (General Agricultural District)
- c) East: R-2 (Suburban Residential District)
- d) West: A-2 (General Agricultural District)

Property Information Specific to Tax ID # 006-0664:

1. The property is owned by Robert C. and Janece F. Schommer 2728, Oakridge Road, Neenah, WI 54956.
2. The Lot is 20.000 acres.
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 has an Officially Mapped Road Right-Of-Way on Larsen Road.
6. The property is currently zoned by the Town as A-2 (General Agricultural Residential District).
7. The property is in the City of Neenah Extraterritorial Zoning District.
8. The property is out of the County's Flood Plain.
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.

Property Information Specific to Tax ID # 006-0669:

1. The property is owned by Robert C. and Janece F. Schommer 2728, Oakridge Road, Neenah, WI 54956.
2. The Lot is 20.000 acres.
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 by the Town as A-2 (General Agricultural Residential District).
6. The property is in the City of Neenah Extraterritorial Zoning District.
7. The property is out of the County's Flood Plain.
8. The property is not in the County's Wetland Identifier.
9. The land use is consistent with the Town's adopted Land Use Plan.

Staff Comments on the CSM:

1. The CSM does not change the existing use of the property and therefore it is consistent with the Town's approved Future Land Use Plan.
2. The CSM **does** show the Right to Farm Language required by the Town.
3. The CSM divides the 40.000 acres (Two 20-acre parcels connected north to south) and divides the area into 3 Lots and a parent parcel.
4. Lot-1 is 5.008 acres (218,160 square feet in area).
5. Lot-2 is 5.009 acres (218,195 square feet in area).
6. Lot-3 is 18.975 Acres (826,535 square feet in area).
7. The parent parcel is approximately 10.008 acres.
8. The proposed CSM dedicated approximately 1.611 acres (70,170 square feet) of right-of-way for Larsen Road.
9. All four of the Lots created by the proposed CSM consist of vacant land.
10. The parent parcel, Lot-1, Lot-2, and Lot-3 of the proposed CSM will take access from a new cul-de-sac proposed to be located on the east side of the property.
11. Access to Lot-3 is achieved by using a long driveway that provides access to the buildable portion of the Lot by skirting the wetland areas of the site.

12. The access to Lot-3 of the proposed CSM is unique; however, it does meet the Town's Zoning Code Requirements.
13. Lot-1, Lot-2, and Lot-3 have wetland areas shown on the face of the CSM that may impact the developable areas of the properties.
14. All of the proposed Lots meet the existing A-2 (General Agriculture District) requirement of 5-acres.
15. The proposed cul-de-sac is located on the eastern property line to allow for connectivity with future development on the 20-acre site to the east of the CSM property.
16. The location of the proposed cul-de-sac is offset from the private road on the north side of Larsen Road known as Lehrer Lane. This process creates a series of access points to Larsen Road that will cause a traffic hazard as the area develops.
17. Attached is an alternative development proposal that would eliminate the probable traffic hazard; however, it does this at the expense of connectivity.
18. The Administration is recommending that the Commission consider eliminating a potential traffic hazard by sacrificing connectivity.

Staff Recommendations on the Re-zoning Application:

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

1. Subject to a Plan Commission recommendation to the Board on the access to Larsen Road.
2. The Surveyor providing the Town with a recorded copy of the CSM.
3. Documentation of the approval of the proposed re-zoning Application by any overlying unit of government having jurisdiction.

- F. **Discussion/Recommendation:** Plan Commission review and recommendation on a 2-Lot Certified Survey Map (CSM) Application submitted by Robert C. and Janece F. Schommer 2728 Oakridge Road, Neenah, WI 54956 for property located on Larsen Road between STH "76" and Oakwood Avenue and specifically described as Tax ID# 006-0664 being Part of the West ½ of the East ½ of the Northwest ¼ of Section 26, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Site Location: The property is located on Larsen Road between STH "76" and Oakwood Avenue and specifically described as Tax ID# 006-0664 being Part of the West ½ of the East ½ of the Northwest ¼ of Section 26, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

Applicants: Robert C. and Janece F. Schommer
2728 Oakridge Road, Neenah
WI 54956 Neenah, WI 54956

Property Owners: Robert C. and Janece F. Schommer
2728 Oakridge Road, Neenah
WI 54956 Neenah, WI 54956

Consultant: Michael J. Frank S-2123
Shuler & Associates, Inc.
2711 North Mason Street, Suite F
Appleton, WI 54914

Property Location: Larsen Road between STH “76” and Oakwood Avenue.

Property Information:

1. The surrounding properties are zoned:
 - a) North: A-2 (General Agricultural District)
 - b) South: A-2 (General Agricultural District)
 - c) East: R-2 (Suburban Residential District)
 - d) West: A-2 (General Agricultural District)

Property Information Specific to Tax ID # 006-0664:

1. The property is owned by Robert C. and Janece F. Schommer 2728, Oakridge Road, Neenah, WI 54956.
2. The Lot is 20.000 acres.
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 has an Officially Mapped Road Right-Of-Way on Larsen Road.
6. The property is currently zoned by the Town as A-2 (General Agricultural Residential District).
7. The property is in the City of Neenah Extraterritorial Zoning District.
8. The property is out of the County’s Flood Plain.
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 on the CSM:

1. The CSM does not change the existing use of the property and therefore it is consistent with the Town’s approved Future Land Use Plan.
2. The CSM **does** show the Right to Farm Language required by the Town.
3. The CSM divides the parent parcel from the CSM reviewed as part of the Commission’s previous Agenda item in 2 Lots,
4. Lot 4 is 5.007 acres (218,110 square feet in area).
5. Lot 5 is 5.001 acres (217,840 square feet in area).
6. Both of the Lots created by the proposed CSM consist of vacant land.
7. Lot 4 and Lot 5 of the proposed CSM will take access from a new cul-de-sac proposed to be located on the east side of the property.
8. All of the proposed Lots meet the existing A-2 (General Agriculture District) requirement of 5 acres.
9. The proposed cul-de-sac is located on the eastern property line to allow for connectivity with future development on the 20-acre site to the east of the CSM property.
10. The location of the proposed cul-de-sac is offset from the private road on the north side of Larsen Road known as Lehrer Lane. This process creates a series of access points to Larsen Road that will cause a traffic hazard as the area develops.

11. Attached is an alternative development proposal that would eliminate the probable traffic hazard; however, it does this at the expense of connectivity.
12. The Administration is recommending that the Commission consider eliminating a potential traffic hazard by sacrificing connectivity.

Staff Recommendations on the Re-zoning Application:

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

1. Subject to a Plan Commission recommendation to the Board on the access to Larsen Road.
 2. The Surveyor providing the Town with a recorded copy of the CSM.
 3. Documentation of the approval of the proposed re-zoning Application by any overlying unit of government having jurisdiction.
- The Commission discussed the access to Larsen Road and determined that while the proposed CSM allows for connectivity to the adjacent parcel in anticipation of future development, it also created an issue with its proximity to Lehrer Lane which has access on the north side of Larsen Road. The two roads are offset creating a safety issue with vehicles turning onto Larsen Road from two access points which are very close in proximity to one another, yet not aligned.
 - The Commission reviewed Concept #1A for the division of the property which divides the property with the access road aligning with Lehrer Lane.
 - It was determined that while this plan does not allow for connectivity with the adjacent 20-acre parcel if developed in the future, it does align the access with Lehrer Lane, making access to Larsen Road safer.

MOTION:

Motion by Commissioner Haskell

Second by Commissioner Wisnefske

Motion to recommend approval to the Town Board for Concept 1A for the Robert C. and Janece F. Schommer properties as described in Items VI-E and VI-F, in order to align the access with Lehrer Lane, and including Staff recommendations.

Motion carried by unanimous voice vote

VII. Upcoming Meeting Attendance: NONE

VIII. Adjournment

MOTION:

Motion by Commissioner Linsmeier

Second by Commissioner Haskell

Motion to Adjourn the Plan Commission meeting at 8:07 p.m.

Motion carried by unanimous voice vote

Respectfully submitted,

Holly Stevens, Deputy Clerk