

TOWN OF CLAYTON

Plan Commission

Meeting Agenda

7:00 P.M. on Wednesday, May 13th, 2015

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. Public Hearing before the Plan Commission on a re-zoning application submitted by the petitioners, Timothy W. and Barbara G. Wrase, 411 Kittiver Court, Neenah, WI 54956 for property located at 9416 Center Road, Neenah, WI, 54956 and specifically identified as Tax ID # 006-0055 being part of the northwest ¼ of the southeast ¼, of Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin to be rezoned from A-2 (GENERAL FARMING DISTRICT) to R-1 (RURAL RESIDENTIAL DISTRICT).

 - B. Public Hearing before the Plan Commission on a Conditional Use Application submitted by the Petitioner(s): Becky and Brian Falk, 3208 Shady Lane, Neenah, WI 54956 for the purposes of having up to 12 back yard chickens. The property that will be subject to the conditional use is located at 3208 Shady Lane, Neenah, WI 54956, specifically described as TAX ID# 006-0031-01, being part of Section 2, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

 - C. Public Hearing before the Plan Commission on a Conditional Use Application submitted by the Petitioner(s), Christina L. and Jeremy J. Belongia, 2925 East Ridge Place, Neenah, WI 54956 for an Artificial Pond on property located at 2925 East Ridge Place, Neenah, WI 54956, specifically described as Tax ID # 006-0598-01-03, being described as Lot 1 of CSM 6298 located in Section 23, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

- III. Approval of Minutes:
 - A. Approval of the minutes of the Wednesday, April 8th, 2015 Regular 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, located on the Agenda Table, and give the form to the Town Clerk or Treasurer.

- V. Correspondence:
- A. April Building Inspectors Report.
 - B. Zoning Reports & Ordinances from Winnebago County Board.
- VI. Business:
- A. Discussion/Recommendation: Plan Commission review and recommendation on a Certified Survey Map (CSM) Application submitted by Linda S. Grundman, 7490 Center Road, Neenah, WI 54956 for property located at 7490 Center Road, Neenah, WI, 54956 and specifically identified as Tax ID # 006-0853-01 being all of the northwest ¼, of the southwest ¼ and a part of the southwest ¼ of the northwest ¼ of Section 34, 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 Certified Survey Map (CSM) Application submitted by Timothy W. and Barbara G. Wrase, 411 Kittiver Court, Neenah, WI 54956 for property located at 9416 Center Road, Neenah, WI, 54956 and specifically identified as Tax ID # 006-0055 being part of the northwest ¼ of the southeast ¼, of Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
 - C. Discussion/Recommendation: Plan Commission review and recommendation on a re-zoning application submitted by the petitioners, Timothy W. and Barbara G. Wrase, 411 Kittiver Court, Neenah, WI 54956 for property located at 9416 Center Road, Neenah, WI, 54956 and specifically identified as Tax ID # 006-0055 being part of the northwest ¼ of the southeast ¼, of Section 3, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin to be rezoned from A-2 (GENERAL FARMING DISTRICT) to R-1 (RURAL RESIDENTIAL DISTRICT).
 - D. Discussion/Recommendation: Plan Commission review and recommendation on a Conditional Use Application submitted by the Petitioner(s): Becky and Brian Falk, 3208 Shady Lane, Neenah, WI 54956 for the purposes of having up to 12 back yard chickens. The property address that will be subject to the conditional use is located at 3208 Shady Lane, Neenah, WI 54956, specifically described as TAX ID# 006-0031-01, located in Section 2, 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 Conditional Use Application submitted by the Petitioner(s), Christina L. and Jeremy J. Belongia, 2925 East Ridge Place, Neenah, WI 54956 for an Artificial Pond on property located at 2925 East Ridge Place, Neenah, WI 54956, specifically described as Tax ID # 006-0598-01-03, being described as Lot 1 of CSM 6298 located in Section 23, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- F. Discussion/Recommendation: Plan Commission review, recommendation and direction to staff on the Town's Comprehensive Plan update and the scheduling of a public participation meeting and a joint meeting between the Town Board, the Plan Commission, and the Green Space Committee.
- G. Discussion/Review: Staff review and update to the Commission on the CCA Properties LLC development at 2630 American Drive, Neenah, WI 54957.
- H. Discussion/Review: Staff review and update to the Commission on its interpretation of the requirements of a monument sign; specifically, on how to measure the size of the monument portion of the sign.

VII. Upcoming Meeting Attendance

VIII. Adjournment

Respectfully submitted,
Richard Knapinski, Plan Commission Chairperson

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) Town Office
- 2) Corner of JJ & Breezewood
- 3) Clayton School