

TOWN OF CLAYTON

Town Plan Commission

Meeting Agenda

7:00 P.M. on Wednesday, June 12th, 2013

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 and/or Informational Meetings:

A. THE PETITIONER: Robert L. Lemke, 3685 Fairview Road, Neenah, WI 54956, requests that the following property be rezoned from R-1 (RURAL RESIDENTIAL DISTRICT) to A-2 (GENERAL FARMING DISTRICT). The property located at 3685 Fairview Road, Neenah, WI 54956; specifically described as Tax ID # 006-0405-01, being all of Lot 2 of Certified Survey Map No. 616 Section 15, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

B. THE PETITIONER: The Town of Clayton, 8348 CTH "T", Larsen, requests that portions of the following property be rezoned as follows:

1. Property owned by Christopher R. Clauson, 8338 CTR "T" Larsen, WI 54947 specifically described as TAX ID# 006-0535-03 all in Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin, to be rezoned from R-1 (RURAL RESIDENTIAL DISTRICT) to P-I (PUBLIC INSTITUTIONAL DISTRICT).
2. Property owned by Kenton L. Wiedenbeck, P.O. Box 24, located at 8322 CTR "T", Larsen, WI 54947; specifically described as Tax ID# 006-0535-06, all in Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin, to be rezoned from R-1 (RURAL RESIDENTIAL DISTRICT) to B-3 (GENERAL BUSINESS DISTRICT).

C. THE PETITIONER: Robert J. and Janis A. Williamsen, 7563 Center Road, Neenah, WI 54956 and Donald A Kossel 7550 Center Road, Neenah, WI 54956 request that the following properties be rezoned from:

1. R-1 (RURAL RESIDENTIAL DISTRICT) to A-1 (AGRIBUSINESS DISTRICT). The property located at 7550 Center Road, Neenah, WI 54956; specifically described as Tax ID # 006-0823, being part of Lot 1 of CSM 5210, Section 33, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
2. A-1 (AGRIBUSINESS DISTRICT) to R-1 (RURAL RESIDENTIAL DISTRICT) The property located at 7563 Center Road, Neenah, WI 54956; specifically described as Tax ID # 006-0823-03, being part of Lot 3 of CSM

5210, Section 33, Township 20 North, Range 16 East, Town of Clayton,
County of Winnebago, State of Wisconsin.

D. THE PETITIONER: Thompson Custom Homes, W7227 Manitowoc Road, Menasha, WI 54952, Property owner, Sally M and Searl G Pickett, 39 Tracy Court, Appleton, WI 54915 request that the following property be rezoned from: A-2 (GENERAL FARMING DISTRICT) to R-2 (SUBURBAN RESIDENTIAL DISTRICT). The property is located at 2662 Shady Lane, Neenah, WI 54956; specifically described as Tax ID # 006-0279-01, being all of Lot 1 of Certified Survey Map No. 2662, Section 10, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

E. THE PETITIONER: Tracy L. and Ricky L. Steckling, 3096 Rose Moon Way, Neenah, WI 54956 has submitted a CONDITIONAL USE PERMIT APPLICATION for the purposes of having up to 5 back yard chickens. The property address that will be subject to the CONDITIONAL USE is 3096 Rose Moon Way, Neenah, WI 54956, specifically described as TAX ID# 006-1728-01, being all of Strawberry Estates Lot 1 & Pt of Lot 2 All Described as Lot 2 of CSM – 6614.2, Section 26, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

III. Approval of Minutes:

A. Regular Plan Commission Meeting – Wednesday, May 8th, 2013

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 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. Winnebago County Zoning Violations referred to the Town for resolution by the County Zoning Department.

VI. Business:

A. Discussion/Recommendation: Plan Commission review and recommendation on a request by the Petitioner: Robert L. Lemke, 3685 Fairview Road, Neenah, WI 54956, to rezone the following property from R-1 (RURAL RESIDENTIAL DISTRICT) to A-2 (GENERAL FARMING DISTRICT). The property located at 3685 Fairview Road, Neenah, WI 54956; specifically described as Tax ID # 006-0405-01, being all of Lot 2 of Certified Survey Map No. 616 Section 15, 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 request by the Petitioner: the Town of Clayton, 8348 CTH “T”, Larsen, to re-zone the following properties as follows:

1. Property owned by Christopher R. Clauson, 8338 CTR “T” Larsen, WI 54947 specifically described as Tax ID# 006-0535-03 all in Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin, to be rezoned from R-1 (RURAL RESIDENTIAL DISTRICT) to P-I (PUBLIC INSTITUTIONAL DISTRICT).
2. Property owned by Kenton L. Wiedenbeck, P.O. Box 24, located at 8322 CTR “T”, Larsen, WI 54947; specifically described as Tax ID# 006-0535-06, all in Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin, to be rezoned from R-1 (RURAL RESIDENTIAL DISTRICT) to B-3 (GENERAL BUSINESS DISTRICT).

C. Discussion/Recommendation: Plan Commission review and recommendation on a Certified Survey Map (CSM) submitted by the Petitioner: Robert J. and Janis A. Williamsen, 7563 Center Road, Neenah, WI 54956 and Donald A Kossel 7550 Center Road, Neenah, WI 54956 for property located at 7563 Center Road, and 7550 Center Road, Neenah, WI 54956; specifically described as Tax ID # 006-0823-02, 006-0823-03 and 006-0823, being all of Lots 1, 2, and 3 of Certified Survey Map No.5210, as recorded in Volume 1 of Certified Survey Maps on page 5210, located in the southeast ¼ of the northeast ¼ of Section33, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

D. Discussion/Recommendation: Plan Commission review and recommendation on a request by the Petitioners: Robert J. and Janis A. Williamsen, 7563 Center Road, Neenah, WI 54956 and Donald A. Kossel 7550 Center Road, Neenah, WI 54956 to re-zone the following properties from:

1. R-1 (RURAL RESIDENTIAL DISTRICT) to A-1 (AGRIBUSINESS DISTRICT) property located at 7550 Center Road, Neenah, WI 54956; specifically described as Tax ID # 006-0823, being part of Lot 1 of CSM 5210, Section 33, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
2. A-1 (AGRIBUSINESS DISTRICT) to R-1 (RURAL RESIDENTIAL DISTRICT) property located at 7563 Center Road, Neenah WI 54956; specifically described as Tax ID # 006-0823-03, being part of Lot 3 of CSM

5210, Section 33, 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 Certified Survey Map (CSM) submitted by Thompson Custom Homes, W7227 Manitowoc Road, Menasha, WI 54952, for Searl G. and Sally M. Pickett, 39 Tracy Court, Appleton, WI 54915 for property located on Shady Lane, Neenah, WI 54956; specifically described as Tax ID # 006-0279-01, being all of Lot 1 of Certified Survey Map No.2662 being part of the northeast ¼ of the northwest ¼ of Section 10, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- F. Discussion/Recommendation: Plan Commission review and recommendation on a request by the Petitioner: Thompson Custom Homes, W7227 Manitowoc Road, Menasha, WI 54952, Property owner, Sally M and Searl G Pickett, 39 Tracy Court, Appleton, WI 54915 to be rezoned from: A-2 (GENERAL FARMING DISTRICT) to R-2 (SUBURBAN RESIDENTIAL DISTRICT) property is located on Shady Lane, Neenah, WI 54956; specifically described as Tax ID # 006-0279-01, being all of Lot 1 of Certified Survey Map No. 2662, Section 10, 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 Conditional Use Application submitted by the Petitioner: Tracy L. and Ricky L. Steckling, 3096 Rose Moon Way, Neenah, WI 54956 for the purposes of having up to 5 back yard chickens. The property address that will be subject to the CONDITIONAL USE is 3096 Rose Moon Way, Neenah, WI 54956, specifically described as TAX ID# 006-1728-01, being all of Strawberry Estates Lot 1 & Pt of Lot 2, All Described as Lot 2 of CSM – 6614.2, Section 26, 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 Site Plan approval for a monument sign to be located on the Breezewood Lane frontage of the Brennand Airport, application submitted by Appleton Sign, 2400 Holly Road, Neenah, WI 65956, for High Flying Investments LLC, 4705 Indian Bend Road, Oshkosh, WI 54904, site located at 3282 Breezewood Lane, Neenah, WI 54956, Tax ID # 006-0877-04.

- I. Discussion/Recommendation: Plan Commission review and recommendation on a Site Plan Amendment approval for additional parking lot improvements for MAG Properties LLC 1219 Appleton Road, Menasha, WI 54956, dba Headliners Bar and Grill, 2788 Towne Court, Neenah, WI 54956 for property located at 2788 Towne Court and specifically described as Tax ID # 006-062006 in the Town of Clayton.

- J. Discussion/Recommendation: Plan Commission review and recommendation on a Site Plan Amendment approval to eliminate an access point on Winncrest Road for Matrix Machine, 2795 Towne Court, Neenah, WI 54956, Tax ID# 006-0620-08.

- K. Discussion/Recommendation: Plan Commission review and recommendation relative to the Town Planner’s recommendations for consistency between the Town’s newly adopted Zoning Code of Ordinances, the Town’s Site Plan Ordinance, the Town’s Parking Ordinance, and the Town’s Sign Ordinance.

VI. Upcoming Meeting Attendance

VII. 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 New Town Office Meeting Room, at 8348 CTR T, Larsen, WI 54947, 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 reasonable 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