

TOWN OF CLAYTON

Plan Commission

Meeting Agenda

7:00 P.M. on Wednesday, July 8<sup>th</sup>, 2020

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

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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 on a Re-zoning Application from I-2 (Heavy Industrial) to B-2 (Community Business) submitted by the Town of Clayton, 8348 County Road T, Larsen, WI 54947 for property located at 2788 Towne Court, Neenah, WI 54956, specifically described as Tax ID #006-0620-06 and Tax ID #006-1776 located in the Northeast ¼ of the Northwest ¼ of Section 24, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- B. Plan Commission Public Hearing on a Re-zoning Application from R-1 (Rural Residential) to P-1 (Public Institutional) submitted by the Town of Clayton, 8348 County Road T, Larsen, WI 54946, for properties located south of 8348 County Road T specifically described as Part of Tax ID #006-0535-03-01 and Part of Tax ID #006-0535-06-04, both located in the Southwest ¼ of the Northwest ¼ of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Plan Commission Public Hearing on a Re-zoning Application from R-1 (Rural Residential) to R-3 (Two-Family Residential) submitted by the Town of Clayton, 8348 County Road T, Larsen, WI 54947. For property located south of 8326 County Road T, Larsen, WI 54947 specifically describes as Part of Tax ID # 006-0535-06-04 located in the Southwest ¼ of the Northwest ¼ of Section 20, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. Plan Commission Public Hearing on a Re-zoning Application from A-2 (General Agricultural) to R-1 (Rural Residential) submitted by Robbin Parker, 7364 Jensen Road, Oshkosh, WI 54904, for property located at 7364 Jensen Road specifically describes as Part of Tax ID #006-0817-05 being part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 32, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.

- E. Plan Commission Public Hearing on a Conditional Use Permit (CUP) Application submitted by Joseph and Nicole Malchow, 2285 Willow Way Dr., Oshkosh, WI 54904 for property located on the West side of Center Road approximately 2,500 feet South of Larsen Road specifically described as Tax Id #006-0701-02 located in the South ½ of the Southeast ¼ of the Northeast ¼ of Section 28, 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, June 10<sup>th</sup>, 2020 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. Distribution of the June 2020 Building Inspection Report.

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on a Re-zoning Application from I-2(Heavy Industrial) to B-2 (Community Business) submitted by the Town of Clayton, 8348 County Road T, Larsen, WI 54947 for property located at 2788 Towne Court, Neenah, WI 54956, specifically described as Tax ID #006-0620-06 and Tax ID #006-1776 being part of Section 24, 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 Re-zoning Application from R-1 (Rural Residential) to P-1 (Public Institutional) submitted by the Town of Clayton, 8348 County Road T, Larsen, WI 54946, for properties located south of 8348 County Road T specifically described as Part of Tax ID #006-0535-03-01 and Part of Tax Id #006-0535-06-04, both located in the Southwest ¼ of the Northwest ¼ of Section 20, 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 from R-1 (Rural Residential) to R-3 (Two-Family Residential) submitted by the Town of Clayton, 8348 County Road T, Larsen, WI 54947. For

property located south of 8326 County Road T, Larsen, WI 54947 specifically describes as Part of Tax ID # 006-0535-06-04 located in the Southwest ¼ of the Northwest ¼ of Section 20, 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 Certified Survey Map (CSM) Application submitted by the Town of Clayton 8348 County Road T, Larsen, WI 54947 and White Feather Properties, LLC, 2517 N Alexander Street, Appleton, WI 54911, for property located south of 8348 County Road T specifically described as Part of Tax ID #006-0535-03-01 and Part of Tax Id #006-0535-06-04, both located in the Southwest ¼ of the Northwest ¼ of Section 20, 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 Re-zoning Application from A-2 (General Agricultural) to R-1 (Rural Residential) submitted by Robbin Parker, 7364 Jensen Road, Oshkosh, WI 54904, for property located at 7364 Jensen Road specifically describes as Part of Tax ID #006-0817-05 being part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 32, 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 Certified Survey Map (CSM) submitted by Robbin Parker, 7364 Jensen Road, Oshkosh, WI 54904, for property located at 7364 Jensen Road specifically describes as Part of Tax ID #006-0817-05 being part of the Northwest ¼ of the Southeast ¼ and part of the Southwest ¼ of the Southeast ¼ of Section 32, 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 Permit (CUP) submitted by Joseph and Nicole Malchow, 2285 Willow Way Dr., Oshkosh, WI 54904 for property located on the West side of Center Road approximately 2,500 feet South of Larsen Road specifically described as Tax Id #006-0701-02 located in the South ½ of the Southeast ¼ of the Northeast ¼ of Section 28, 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 Re-zoning Application from A-2 (General Agricultural) to R-1 (Rural Residential) submitted by Ryan and Amber Pheifer,

9336 Timber Ridge Road, Neenah, WI 54956 for property located on Timber Ridge Road specifically described as part of Tax ID# 006-0015-03 located in part of the Southeast ¼ of the Southwest 1/4 of Section 1, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin. PLEASE NOTE THE PUBLIC HEARING FOR THIS AGENDA ITEM WAS JUNE 10, 2020.

- I. Discussion/Recommendation: Plan Commission review and recommendation on a Certified Survey Map (CSM) submitted by Ryan and Amber Pheifer, 9336 Timber Ridge Road, Neenah, WI 54956 for property located on Timber Ridge Road specifically described as part of Tax ID# 006-0015-03 located in part of the Southeast ¼ of the Southwest 1/4 of Section 1, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- J. Discussion/Recommendation: Plan Commission review and recommendation on a Site Plan Application submitted by Katherine Ratka/EEASE Properties, LLC, N3402 Dax Daniel Lane, Black Creek, WI 54106, for property located on Lind Lane specifically described as part of Tax ID #006-0006-10 located in part of the fractional Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the fractional Northwest ¼ of Section 1, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- K. Discussion/Recommendation: Plan Commission review and recommendation on a resubmittal of a Site Plan Application and Building Color Pallet plan submitted by CRL Surveying, N1674 Median Dr, Greenville, WI 54942 for property located at 7577 Black Top Way, Neenah, WI 54956 specifically described as Tax ID #006-0895-06 being a part of Section 36, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin
- L. Discussion/Recommendation: Plan Commission review and direction to staff regarding the amending of the Town of Clayton Chapter 9, Section 9.11, Access Control Ordinance.

VII. Upcoming Meeting Attendance

VIII. Adjournment

Respectfully submitted,

Dick 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 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](http://www.claytonwi.govoffice3.com)**