

TOWN OF CLAYTON

Plan Commission

AMENDED Meeting Agenda

7:00 P.M. on Wednesday, August 12th, 2020

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. Plan Commission Public Hearing on a Re-zoning Application from A-2 (General Agricultural) to R-1 (Rural Residential) submitted by James Sehloff, PLS Davel Engineering, 1164 Province Terr, Menasha, WI 54952, for properties owned by Luke and Ashley Herriges, located west and north of 3022 W Shady Lane, Neenah, WI 54956, specifically described as Tax ID# 006-0040-07, all of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the SW ¼ of the SE ¼ of Section 2, 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 A-2 (General Agriculture) submitted by Michael Yost and Penny Brazee, for property located at 7611 County Road T, Oshkosh, WI 54904, specifically described as Tax ID# 006-0793, being a part of Section 32, 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 A-2 (General Agriculture) to R-4 (Multifamily Residential) submitted by Premier Real Estate management LLC and the Town of Clayton, for property located at south and west of 9147 Clayton Avenue, Neenah, specifically described as Tax ID 006-0329, being a part of Section 12, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- D. Plan Commission Public Hearing on a Conditional Use Application, for construction of a multi-family housing development consisting of 96 units. The property is located south and west of 9147 Clayton Avenue, Neenah, specifically described as Tax ID 006-0329, being a part of Section 12, 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, July 8th, 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 July 2020 Building Inspector's Report
B. Distribution of the Town's Security Assessment Summary
C. Distribution of the Municipal Center Emergency Plan

VI. Business:

- A. Discussion/Recommendation: Plan Commission review and recommendation on a Re-zoning Application from A-2 (General Agricultural) to R-1 (Rural Residential) submitted by James Sehloff, PLS Davel Engineering, 1164 Province Terr, Menasha, WI 54952, for properties owned by Luke and Ashley Herriges, located west and north of 3022 W Shady Lane, Neenah, WI 54956, specifically described as Tax ID# 006-0040-07, all of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the SW ¼ of the SE ¼ of Section 2, 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 James Sehloff, PLS Davel Engineering, 1164 Province Terr, Menasha, WI 54952, for properties owned by Luke and Ashley Herriges, located west and north of 3022 W Shady Lane, Neenah, WI 54956, specifically described as Tax ID# 006-0040-07, all of Lot 3, CSM 3310 and all of Lot 2, CSM 7628 all being part of the SW ¼ of the SE ¼ of Section 2, Township 20 North, Range 16 East, Town of Clayton, County of Winnebago, State of Wisconsin.
- C. Discussion/Recommendation: Plan Commission Public Hearing on a Re-zoning application from R-1 (Rural Residential) to A-2 (General Agriculture) submitted by Michael Yost and Penny Brazee, 7611 County Road T, Oshkosh, WI 54904 for property located at 7611 County Road T, Oshkosh, WI 54904, specifically described as Tax ID# 006-0793, being a part of

Section 32, 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 Gary Zahringer, Martenson & Eisele, Inc., 1377 Midway Road, Menasha, WI 54942, for properties owned by Brazee Ridge, Inc., 7573 Sunburst Lane, Neenah, WI 54956 and Michael Yost and Penny Brazee Trust, 7611 County Road T, Oshkosh, WI 54904 and located at 7611 County Road T, Oshkosh, WI 54904, specifically described as Tax ID# 006-0793, 006-0799, 006-0799-02, 006-0799-03, 006-0799-04, 006-0793-01, 006-0794, 006-0794-04, 006-0794-03, 006-0794-02, 006-0794-01, 006-0796, 006-0800, 006-0805, and 006-0801 being a part of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Section 32, 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 Agriculture to R-4 (Multifamily Residential) submitted by Premier Real Estate Management LLC, 3120 Gateway Road, Brookfield, WI 53045 and the Town of Clayton, 8348 County Road T, Larsen, WI 54947 for property located at south and west of 9147 Clayton Avenue, Neenah, specifically described as Tax ID 006-0329, being a part of Section 12, 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 Conditional Use Application submitted by Premier Real Estate Management LLC, 3120 Gateway Road, Brookfield, WI 53045 for construction of a multi-family housing development consisting of 96 units. The property is located south and west of 9147 Clayton Avenue, Neenah, specifically described as Tax ID 006-0329, being a part of Section 12, 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 Site Plan Application resubmitted 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 #006-0006-10-01 located in part of the fractional Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the fractional Northwest $\frac{1}{4}$ of Section 1, 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 Application resubmitted 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

I. 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.

II. 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**