



# PLAN COMMISSION

Wednesday, November 13, 2024 – 6:30 PM

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Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

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## AGENDA

### CALL TO ORDER

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Meeting Roll

### PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Re-Zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, October 9, 2024 Plan Commission Meeting

### OPEN FORUM – Public comments addressed to the Plan Commission

**Individuals properly signed in may speak directly to the Plan Commission on non-repetitive Planning and Zoning matters whether on or not on the agenda.** Commentators must wait to be called, must speak from the podium, directing their comments to the Commission. Comments must be orderly, and will be limited to a maximum of **2 minutes** per person. ***Public comment is not permitted outside of this public comment period. Note:*** The Commission's ability to act on or respond to the public comments is limited by Chapter 19, Wis. Stats. Please complete the "Request to Speak at Meeting" form located on the agenda/sign-in table and submit the form to the Town Clerk for in-person attendance.

### CORRESPONDENCE

- A. Distribution of the October 2024 Building Inspection Report

### DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

### BUSINESS

- A. Review/Recommendation: Plan Commission review & consideration of Resolution 2024-004 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Guy Grenfell to re-zone Tax ID #006-0808-02 (proposed addition to Tax ID #006-1254 via CSM). The application is to re-zone the approximately 0.35 acres of the listed parcel from A-2 (General Agriculture District) to R-2 (Suburban Residential District).

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Guy Grenfell to combine Tax ID #006-1254 and Tax ID #006-0808-02 into one (1) lot.
- C. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by McMahan Associates, Inc. on behalf of Clayton Development Group, LLC to divide Tax ID #006-1799 into two (2) separate lots.
- D. Review/Recommendation: Plan Commission review & recommendation on a Final Plat Review Application submitted by McMahan Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Estates Final Plat, dividing Tax ID #006-0617-01; Tax ID #006-0618-01; and Tax ID #006-0632 into 43 lots and 2 outlots intended for single-family residential use.

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Dec 11; Jan 15; Feb 12
- B. Special Town Electors Meeting - November 20 beginning at 6 pm
- C. Town Board (6:30 pm start unless otherwise noted) - Nov 20 (**immediately following the Special Town Electors Meeting**); Dec 4 & 18; Jan 8 & 22

**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 any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Plan Commission in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, 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 any formal action by those bodies will be taken. The only business to be conducted is for Plan Commission action.*

*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.*

**This agenda has been posted at the following locations in the Town of Clayton:**

- 1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
- 2. The Town’s Web Page: --