



PLAN COMMISSION

Wednesday, August 12, 2026 – 6:30 PM

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

MINUTES

CALL TO ORDER – Chair Knapinski called the meeting to order at 6:30 pm

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

PRESENT

Chair Knapinski
Commissioner Haskell
Commissioner Nemecek
Commissioner Haase
Commissioner Ketter
Town Board Rep. Christianson

EXCUSED

Commissioner Sleik

STAFF

Administrator Wisnepske
Clerk Faust-Kubale
Code Administrator Kamke
Planner Jaworski

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential

Johanna Wittmann, 2685 Fairview Rd, Neenah, shared concerns about traffic on Fairview as a result of these potential changes & asked when WISDOT gets involved in traffic concerns.

Fred Ebbesen, 3689 Country Woods Ct, Neenah, shared concerns about having high-density residential area(s) in this proposed development.

Karen Thorne, 8759 Clayton Ave, Neenah, questioned where this proposed development planned for entrances and exits.

Joe Wilz, 2593 Fairview Rd, Neenah, shared concerns about possible utility costs for existing residents if the proposed development moves ahead.

Debbie Manteufel, 2761 Fairview Rd, Neenah, shared concerns about drainage from the proposed development, as it is an existing issue with the land as it is now.

Jeremiah Euclide, 2818 Fairview Rd, Neenah, shared concerns about the loss of the rural feel of the area if the proposed development moves ahead, concerns about increased traffic, possible utility costs for existing residents and/or special assessments that may be levied, & that this proposed development does not fit the community.

Max Rasmussen, 2789 Fairview Rd, Neenah, expressed that he wants a berm constructed between his property and this proposed development.

Nina Hardell, 1650 Eugene St, Menasha, shared concerns about water runoff coming onto her property, which is adjacent to the proposed development.

Nancy Irvine, 3022 Windfield Dr, Neenah, shared concerns about the decrease in the proposed park & recreation area.

Jen Olson, 2687 Fairview Rd, Neenah, shared concerns that no agreement has been finalized with her family, as the owners of Tax ID #006-0352-01 and Tax ID #006-0352-01-01, regarding the developer's purchase and/or land swap.

Brad Rhymer (Vierbicher), 400 Security Blvd, addressed the concerns shared by previous speakers, & emphasized this is the next step in bringing this proposed development forward.

Tracy Schettle, N1448 Westhaven Dr, Greenville, would like to keep the greenspace and see those borders protected.

Scott Lehmann, 2722 Fairview Rd, Neenah, shared concerns about how the Town will be able to provide services for a development this large and the addition of 3,200 new residents.

Chair Knapinski read out written comments received by the Clerk from Rich Fischer, 8685 Oakwood Ave, Neenah, opposing the proposed development and changes.

PUBLIC HEARING CLOSED AT 7:12 PM

- B. Plan Commission Public Hearing on a Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, requesting approval to re-zone approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).

Johanna Wittmann, 2685 Fairview Rd, Neenah, shared concerns about Tax ID #006-0352-01 and Tax ID #006-0352-01-01 being included in the application, as it is not under contract by the developer.

Jeremiah Euclide, 2818 Fairview Rd, Neenah, shared his preference to eliminate any R-4 zoning with apartment buildings.

Jen Olson, 2687 Fairview Rd, Neenah, questioned what portion of Tax ID #006-0352-01 would be rezoned, as they (current property owner) had only discussed trading a portion of that parcel.

Nina Hardell, 1650 Eugene St, Menasha, followed up that they were told as part of the possible land swap the parcel would remain zoned agricultural.

Brad Rhymer (Vierbicher), 400 Security Blvd, noted that Tax ID #006-0352-01-01 was included in error on the application, and the applicants have not included that parcel in their planning & calculations.

Chair Knapinski read out written comments received by the Clerk from Megan Euclide, 2818 Fairview Rd, Neenah, opposing the proposed development and changes.

PUBLIC HEARING CLOSED AT 7:32 PM

- C. Plan Commission Public Hearing on a Comprehensive Plan Amendment submitted by the Town of Clayton, for a proposed amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001, adopted January 21, 2026: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7; (b) the reproduction of unamended text in the amendment to Chapter 11, page 30; and (c) unfilled drafting placeholders in the Appendix F amendment table.

PUBLIC HEARING CLOSED AT 7:33 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, July 8, 2026 Plan Commission Meeting

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haase to approve the Minutes of the Wednesday, July 8, 2026 Plan Commission Meeting as presented.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Town Board Rep. Christianson

Motion carries 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission

CORRESPONDENCE

- A. Distribution of the July 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-008 Making a Recommendation to the Town Board of Supervisors regarding Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson &

Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Haase to recommend approval of the Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al with Resolution 2026-008.

Voting Yea: Commissioner Haase, Commissioner Ketter

Voting Nay: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Town Board Rep. Christianson

Motion failed 2-4.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to recommend denial of the Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al with Resolution 2026-008.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Town Board Rep. Christianson

Voting Nay: Commissioner Haase, Commissioner Ketter

Motion carried 4-2.

- B. Discussion/Action: Plan Commission review & consideration of Resolution 2026-009 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, requesting approval to re-zone approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to recommend denial of the Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al with Resolution 2026-009.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

- C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-010 Making a Recommendation to the Town Board of Supervisors regarding a Comprehensive Plan Amendment submitted by the Town of Clayton, for a proposed amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001, adopted January 21, 2026: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7; (b) the reproduction of unamended text in the amendment to Chapter 11, page 30; and (c) unfilled drafting placeholders in the Appendix F amendment table.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to recommend approval of the amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001 with Resolution 2026-010.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Sept 9; Oct 14; Nov 11
- B. Town Board (6:30 pm start unless otherwise noted) - Aug 19; Sept 2 & 16; Oct 7 & 21
- C. Board of Review - Aug 25 beginning at 10 am

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:13 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk