



PLAN COMMISSION

Wednesday, November 12, 2025 – 6:30 PM

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

AGENDA

CALL TO ORDER

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

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, October 8, 2025 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 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Discussion: Plan Commission review & discussion on a Concept Plan Review Application submitted by Vierbicher on behalf of Vander Heiden Family Limited Partnership for a proposed mixed-use development.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Dec 10; Jan 14; Feb 11
- B. Special Town Electors Meeting - November 19 beginning at 6 pm
- C. Town Board (6:30 pm start unless otherwise noted) - Nov 19 (**immediately following the Special Town Electors Meeting**); Dec 3 & 17; Jan 7 & 21

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: --



PLAN COMMISSION AMENDED

Wednesday, October 08, 2025 – 6:30 PM

Item A.

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
Commissioner Hopkins
Town Board Rep. Christianson

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kamke

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on an amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 submitted by Vierbicher on behalf of the Town of Clayton in the area immediately South of US Hwy 10 between Clayton Ave and Fairview Rd, being Tax ID #006-0347-01; Tax ID #006-0344; Tax ID #006-0345; and Tax ID #006-0339-06.

PUBLIC HEARING CLOSED AT 6:34 PM

- B. Plan Commission Public Hearing on a Re-zoning Application submitted by Vierbicher on behalf of the Town of Clayton to re-zone Tax ID #006-0347-01; Tax ID #006-0344; Tax ID #006-0345; and Tax ID #006-0339-06 (immediately South of US Hwy 10 between Clayton Ave and Fairview Rd).

PUBLIC HEARING CLOSED AT 6:35 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, September 10, 2025 Plan Commission Meeting

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Hopkins to approve the Minutes of the Wednesday, September 10, 2025, Plan Commission Meeting as presented.

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

Abstaining: Commissioner Ketter

Motion carried 6-0, 1 abstention.

OPEN FORUM – Public comments addressed to the Plan Commission

John Borchert, 8761 State Rd 76. spoke regarding concerns with future development and the potential water drainage implications to neighboring property along State Rd 76.

Kathy Houle, 9619 Oakwood Ave, spoke regarding flooding & water issues along Winnegamie Dr and Oakwood Ave.

Ted Hughes, N177 Horizon Dr, spoke regarding flooding & water issues along Winnegamie Dr and Oakwood Ave.

Mark Lesperance, 3373 Winnegamie Dr, spoke regarding flooding & water issues along Winnegamie Dr and Oakwood Ave.

CORRESPONDENCE

- A. Distribution of the September 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on an amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 submitted by Vierbicher on behalf of the Town of Clayton in the area immediately South of US Hwy 10 between Clayton Ave and Fairview Rd, being Tax ID #006-0347-01; Tax ID #006-0344; Tax ID #006-0345; and Tax ID #006-0339-06.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend denial of the amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 submitted by Vierbicher.

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

Motion carried 7-0.

- B. Review/Recommendation: Plan Commission review & recommendation on Resolution 2025-002 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Vierbicher on behalf

of the Town of Clayton to re-zone Tax ID #006-0347-01; Tax ID #006-0344; Tax ID #006-0345; and Tax ID #006-0339-06 (immediately South of US Hwy 10 between Clayton Ave and Fairview Rd) from A-2 (General Agriculture District); I-1 (Light Industrial District); and B-3 (General Business District) to R-2 (Suburban Residential District), and R-4 (Multi-family Residential District).

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend denial of the Re-zoning Application submitted by Vierbicher.

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

Motion carried 7-0.

- C. Review/Recommendation: Plan Commission review & recommendation on a Preliminary Plat Review Application submitted by Vierbicher for the division of Tax ID #006-0347-01; Tax ID #006-0344; Tax ID #006-0345; and Tax ID #006-0339-06 into 46 lots and 2 outlots intended for a combination of single-family residential & multi-family residential use.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend denial of the Preliminary Plat Review Application submitted by Vierbicher.

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

Motion carried 7-0.

- D. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Excel Engineering Inc on behalf of Spark Development, LLC for a proposed multi-family residential development located on Tax ID #006-0328-02-02 (Eagle Heights Dr).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend approval of the Site Plan Review Application submitted by Excel Engineering with the following conditions:

1. A site plan agreement shall be entered into between the landowner and the Town, per 9.07-182.
2. Stormwater and erosion control plans must meet the requirements set forth by Winnebago County and the State of Wisconsin, as applicable.
3. The project must connect to the available utilities, including sewer and water lines.
4. Convert some of the standard spaces to accessible space size to meet the minimum of 6 accessible spaces required.

5. Solar Reflective Index (SRI) values for roofing materials must be submitted prior to building permit issuance. SRI values must be at least 21 or higher.

6. Landscaping must be installed within six (6) months of the building occupancy.

7. Lighting plan meeting Dark Sky Certification standards must be submitted and reviewed for compliance before building permit issuance.

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

Motion carried 7-0.

- E. Review/Recommendation: Plan Commission review & recommendation on a Concept Plan Review Application submitted by Vierbicher on behalf of Vander Heiden Family Limited Partnership for a proposed mixed-use development.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to continue pursuing discussions on the concept plan submitted by Vierbicher and encourage the developer to bring back revisions for review at a future Plan Commission meeting.

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

Motion carried 7-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Nov 12; Dec 10; Jan 14
- B. Town Board (6:30 pm start unless otherwise noted) - Oct 15; Nov 5 & 19; Dec 3 & 17
- C. Town Board Budget Meeting - Oct 21 beginning at 1 pm

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:26 pm.

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

Motion carried 7-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT OCTOBER 2025 PERMITTING

Item A.

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
10/1/2025	314-25-10B	JIM AUSTED	9368 BROAD MEADOW	NSFD	SELF	\$ 475,000.00	\$ 2,019.22	\$ 1,615.38
10/1/2025	315-25-10H	JIM AUSTED	9368 BROAD MEADOW	NSFD HVAC	MARTELL HVAC	\$ 15,000.00	\$ 684.28	\$ 547.42
10/1/2025	316-25-10P	JIM AUSTED	9368 BROAD MEADOW	NSFD PLUMB	WOLF & SONS PLUMB	\$ 30,000.00	\$ 684.28	\$ 547.42
10/6/2025	317-25-10B	DAVE WICKESBERG	3553 GRAND MEADOWS	DETACHED GARAGE	AFFORDABLE CONTRACTING	\$ 81,000.00	\$ 258.00	\$ 206.40
10/6/2025	318-25-10E	KIMBERLY CLARK	8556 MARTIN	2 - SERVICES	NORTHLAND ELECT	\$ 15,000.00	\$ 300.00	\$ 240.00
10/7/2025	319-25-10B	VANS REALTY	8347 ST NORBERT	NSFD	VANS REALTY	\$ 315,000.00	\$ 1,211.00	\$ 968.80
10/8/2025	320-25-10B	NOVUS CONSTRUCTION	8347 MARLO	NSFD	NOVUS CONSTRUCTION	\$ 450,000.00	\$ 950.00	\$ 760.00
10/8/2025	321-25-10E	NOVUS CONSTRUCTION	8347 MARLO	NSFD ELECT	HOME TOWN ELECT	\$ 15,000.00	\$ 556.00	\$ 444.80
10/8/2025	322-25-10P	NOVUS CONSTRUCTION	8347 MARLO	NSFD PLUMB	EDGE PLUMB	\$ 20,000.00	\$ 556.00	\$ 444.80
10/8/2025	323-25-10H	NOVUS CONSTRUCTION	8347 MARLO	NSFD HVAC	KRAMER HVAC	\$ 12,000.00	\$ 556.00	\$ 444.80
10/14/2025	324-25-10B	KYLE HOLTZ	2645 CORNELL	NSFD	HOLTZ HOMES	\$ 425,000.00	\$ 950.00	\$ 760.00
10/14/2025	325-25-10B	CHRIS STAHL	3548 EMERALD CROWN	DETACHED GARAGE	AFFORDABLE CONTRACTING	\$ 127,000.00	\$ 330.00	\$ 264.00
10/14/2025	326-25-10E	VANSISTINE HOMES	2964 LENNON	NSFD ELECT	TWINS ELECT	\$ 20,000.00	\$ 766.20	\$ 612.96
10/14/2025	327-25-10B	ALEX PRODOEHL	3531 HICKORY HILL	BASEMENT REMOD	HAPPY HOME REMOD	\$ 135,000.00	\$ 460.25	\$ 368.20
10/14/2025	328-25-10P	ALEX PRODOEHL	3531 HICKORY HILL	BASEMENT REMOD PLUMB	FOX CITIES PLUMB	\$ 9,000.00	\$ 273.50	\$ 218.80
10/14/2025	329-25-10B	LARRY WILLES	3508 GOLF WOOD	DETACHED GARAGE	SELF	\$ 70,000.00	\$ 366.00	\$ 292.80
10/14/2025	330-25-10H	BRAD DELEEUW	3014 ROSE MOON	NSFD HVAC	HURCKMAN HVAC	\$ 32,896.00	\$ 733.40	\$ 586.72
10/14/2025	331-25-10P	BRAD DELEEUW	3014 ROSE MOON	NSFD PLUMB	KRAHN PLUMB	\$ 33,612.00	\$ 733.40	\$ 586.72
10/14/2025	332-25-10H	VANS REALTY	8347 ST NORBERT	NSFD HVAC	BLACK-HAAK	\$ 8,000.00	\$ 474.00	\$ 379.20
10/16/2025	333-25-10E	TINA KONWINSKI	7325 DARROW	SERVICE	COMPTON ELECT	\$ 700.00	\$ 150.00	\$ 120.00
10/16/2025	334-25-10E	GEORGE WOJCIK	7321 DARROW	SERVICE	COMPTON ELECT	\$ 700.00	\$ 150.00	\$ 120.00
10/16/2025	335-25-10E	BRAD DELEEUW	3014 ROSE MOON	NSFD ELECT	METZLER ELECT	\$ 31,232.00	\$ 733.40	\$ 586.72
10/16/2025	336-25-10H	ANGIE CORSO	3546 DEKALB	A/C REPLACEMENT	BLACK-HAAK	\$ 4,000.00	\$ 100.00	\$ 80.00
10/16/2025	337-25-10E	GUY GRENFELL	4367 STONEY RIDGE	DETACHED GARAGE ELECT	PRECISION ELECT	\$ 2,500.00	\$ 292.00	\$ 233.60
10/20/2025	338-25-10B	JEFF VIRLEE	9140 CENTER	ADDITION	DUFEE CONST	\$ 118,000.00	\$ 371.60	\$ 297.28
10/21/2025	339-25-10E	JIM AUSTED	9368 BROAD MEADOW	NSFD ELECT	ALL ELECTRIC	\$ 40,000.00	\$ 684.28	\$ 547.42
10/21/2025	340-25-10B	JIM AUSTED	9368 BROAD MEADOW	DETACHED GARAGE	SELF	\$ 30,000.00	\$ 115.20	\$ 92.16
10/21/2025	341-25-10E	VANS REALTY	8347 ST NORBERT	NSFD ELECT	QUANTUM ELECT	\$ 10,000.00	\$ 474.00	\$ 379.20
10/21/2025	342-25-10E	KYLE HOLTZ	2645 CORNELL	NSFD ELECT	QUANTUM ELECT	\$ 12,000.00	\$ 591.00	\$ 472.80
10/21/2025	343-25-10H	ED SCUGLIK	9039 CENTER	DETACHED GARAGE PLUMB	WUNDERLICK PLUMB	\$ 2,000.00	\$ 335.20	\$ 268.16
10/22/2025	344-25-10B	LUKE WIDOWSKI	8293 MARLO	NSFD	MARCUS SCHROCK	\$ 339,218.00	\$ 950.00	\$ 760.00
10/22/2025	345-25-10E	LUKE WIDOWSKI	8293 MARLO	NSFD ELECT	RHINE ELECT	\$ 12,500.00	\$ 540.20	\$ 432.16
10/22/2025	346-25-10H	LUKE WIDOWSKI	8293 MARLO	NSFD HVAC	MODERN SHEET METAL	\$ 16,788.00	\$ 540.20	\$ 432.16
10/22/2025	347-25-10P	LUKE WIDOWSKI	8293 MARLO	NSFD PLUMB	RELIABLE PLUMB	\$ 15,000.00	\$ 540.20	\$ 432.16
10/22/2025	348-25-10P	TROY RIBBLE	9618 LIND	PLUMB REMOD	PETERSON PLUMB	\$ 6,000.00	\$ 100.00	\$ 80.00
10/22/2025	349-25-10E	ALEX PRODOEHL	3531 HICKORY HILL	BASEMENT REMOD ELECT	RHINE ELECT	\$ 10,000.00	\$ 273.50	\$ 218.80
10/22/2025	350-25-10E	JAMES WISMER	9012 PIONEER	GENERATOR INSTALL	BLACK-HAAK	\$ 16,724.00	\$ 150.00	\$ 120.00
10/22/2025	351-25-10E	RUSS LENZ	4158 CTY II	POLE BARN ELECT	A&W ELECT	\$ 4,750.00	\$ 340.00	\$ 272.00
10/23/2025	352-25-10B	ARLEN BAUMANN	8313 MARLO	NSFD	BAUMANN CONSTRUCTION	\$ 235,000.00	\$ 950.00	\$ 760.00
10/23/2025	353-25-10E	ARLEN BAUMANN	8313 MARLO	NSFD ELECT	JENSEN ELECT	\$ 15,000.00	\$ 515.20	\$ 412.16
10/23/2025	354-25-10H	ARLEN BAUMANN	8313 MARLO	NSFD HVAC	KIMBERLY SERVICES	\$ 10,500.00	\$ 515.20	\$ 412.16
10/23/2025	355-25-10P	ARLEN BAUMANN	8313 MARLO	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 11,500.00	\$ 515.20	\$ 412.16
10/29/2025	356-25-10B	NATE WORZALLA	3261 FONDOTTO	DETACHED GARAGE	DUNRITE CONSTRUCTION	\$ 60,000.00	\$ 318.00	\$ 254.40
10/29/2025	357-25-10B	DAVID LABARGE	8031 HWY 76	PORCH ADDITION	VKB HOMES	\$ 20,600.00	\$ 215.00	\$ 172.00
10/29/2025	358-25-10P	VANS REALTY	8347 ST NORBERT	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 16,500.00	\$ 474.00	\$ 379.20
10/30/2025	359-25-10E	JOSHUA SCHMIDT	2935 WINNEGAMIE	SERVICE CHANGE	WILLIAM ELECT	\$ 2,500.00	\$ 150.00	\$ 120.00
10/30/2025	360-25-10E	ROY SMITH	7379 JENSEN	SERVICE CHANGE	BEEZ ELECT	\$ 500.00	\$ 150.00	\$ 120.00
TOTALS						\$ 3,332,720.00	\$ 24,094.91	\$ 19,275.93

TOWN OF WINNECONNE PERMITS:

10/7/2025	114-25-10B	JOE PARMLEY	7135 CLARK PT	HOUSE ADDN / BOAT HOUSE	SELF	\$ 300,000.00	\$ 395.00	\$ 316.00
10/7/2025	115-25-10E	NICK WEIS	6876 WENTZEL SHORE	NSFD ELECT	DIERSEN ELECT	\$ 12,600.00	\$ 188.37	\$ 150.70
10/8/2025	116-25-10E	REX HIESER	6858 WENTZEL SHORE	SERVICE	E-CON ELECT	\$ 2,500.00	\$ 60.00	\$ 48.00
10/8/2025	117-25-10E	DAVID KLEMP	4998 WASHINGTON	GENERATOR INSTALL	AC GENERATION	\$ 13,000.00	\$ 60.00	\$ 48.00
10/8/2025	118-25-10P	MIKE CHEVREMONT	5324 LASLEY	PLUMB REMOD	HARWOOD PLUMB	\$ 50,000.00	\$ 72.75	\$ 58.20
10/21/2025	119-25-10H	DEBBYE WILSON	5917 VALENTINE	FURNACE- A/C REPLACEMENT	BLACK-HAAK	\$ 1,500.00	\$ 80.00	\$ 64.00
10/21/2025	120-25-10P	NICK WEIS	6876 WENTZEL SHORE	NSFD PLUMB	POWELL PLUMB	\$ 10,000.00	\$ 188.37	\$ 150.70
10/22/2025	121-25-10B	PAUL SCHMIDT	4967 RIVERMOOR	SIDING	RIDGE TOP EXTERIORS	\$ 25,500.00	\$ 50.00	\$ 40.00
10/22/2025	122-25-10B	ROLAND COONEN	5775 GRAND RIVER	REMOD/ADDN	SELF	\$ 320,000.00	\$ 310.00	\$ 248.00
10/22/2025	123-25-10E	ROLAND COONEN	5775 GRAND RIVER	REMOD/ADDN ELECT	DEGRAVE ELECT	\$ 15,000.00	\$ 104.40	\$ 83.52
10/22/2025	124-25-10H	ROLAND COONEN	5775 GRAND RIVER	REMOD/ADDN HVAC	RANDERSON HVAC	\$ 12,000.00	\$ 104.40	\$ 83.52
10/22/2025	125-25-10P	ROLAND COONEN	5775 GRAND RIVER	REMOD/ADDN PLUMB	PERFORMANCE PLUMB	\$ 17,000.00	\$ 104.40	\$ 83.52
10/29/2025	126-25-10B	C&M INVESTMENTS	6055 HIAWATHA	REMOT/ DETACHED GARAGE	LONGWORTH BUILDERS	\$ 100,000.00	\$ 706.60	\$ 565.28
10/29/2025	127-25-10B	EVELYN DORN	6520 WEISNER	DETACHED GARAGE & ELECT	SELF	\$ 30,500.00	\$ 164.88	\$ 131.90
10/29/2025	128-25-10E	JASON ERHMANTRAUT	6869 SUNSET TR	REMOT/ADDN ELECT	ELECTRICAL SPECIALISTS	\$ 7,400.00	\$ 138.00	\$ 110.40
TOTALS						\$ 917,000.00	\$ 2,727.17	\$ 2,181.74

MEMORANDUM

Business Item A

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & recommendation on a Concept Plan Review Application submitted by Vierbicher on behalf of Vander Heiden Family Limited Partnership for a proposed mixed-use development.

Following the October 8, 2025, Plan Commission meeting, Staff submitted the following, non-exhaustive list of suggested changes to the applicant based on the Commissioner's feedback:

- *New concept plan map*
- *Redesign the roads layout*
- *Better identify where parks and trails will be*
- *Identify sidewalks and other utilities that meet the Tier 1 road design standards*
- *Town would like to see design for the multi-family housing, to make sure that height is allowable under the zoning ordinance*
- *Traffic Impact Analysis will be required to be submitted by the developer to the Town and WisDOT before a preliminary plat application would be accepted for review by the Town.*
- *PC wants to see a design that better shows the use of the planned commercial corridor adjacent to Hwy 76 - with the understanding of access from Fairview*
- *Some type of commercial or business development that is cohesive with housing/neighborhood next door. In general, that NW parcel would be best as business, since that is under the airport overlay and residential is limited in density, whereas higher density / better use of land is achievable by following the future land use plan map categories.*
- *Demonstrate the Tier 1 standards of the roadways*
- *Show the sidewalks. The walkability of the neighborhood must be demonstrated. Add in areas for where the connection to the Friendship Trail, parkland areas, public spaces.*
- *Show where utilities (trash, mail, etc.) are proposed to be located.*
- *The removal of dead-end roads is preferred. It shows better connectivity within the development, and also eliminates the possibility of running up against ordinance limits on number of residences that are served by a cul-de-sac.*
- *Show also the anticipated phased approach - what area is going first, anticipated second, etc.*
- *Possibly have townhouses and duplex lots in the NE parcel, to act as a buffer to single-family homes further south on the project site. Parkland and public space in the SE parcel, SFD in SW parcel.*

In addition, Clayton Fire Rescue was asked to review the concept plan and had the following notes:

Under the 2021 International Fire Code (which the Town has adopted) it states in D106.2: Projects having more than 200 dwelling units that multiple-family residential projects having more than 200 dwelling units shall be provided with 2 separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. How will this be incorporated into the plan?

Administrator Wisnepske has been in contact with WISDOT sharing the revised concept plan, and received the following initial comments back:

- WisDOT would not approve an additional access point on WIS 76, and especially within the northbound turn lane/taper.
- Access from Lot 129 to Fairview Road appears to be approximately 300 feet from the intersection with WIS 76. This could create safety/operational issues, especially if this would be the only access point to this commercial lot.
- Existing access to WIS 76 near property line for Lots 116/117 would be removed.
- Conceptual plan shows a future road that outlets to the east side of development. What are future plans to connect this to the overall local road system?

Further outstanding questions and suggestions the Commissioners had put forth at the October meeting remain, including:

- Proof of land purchase for road
- Proof of approval from Outagamie County for Airport overlay
- PC would like to see a road go directly to the multi-family complexes to bypass the residential. No road leads to directly to the multi-family.

The comments Administrator Wisnefske received back from the project engineer were:

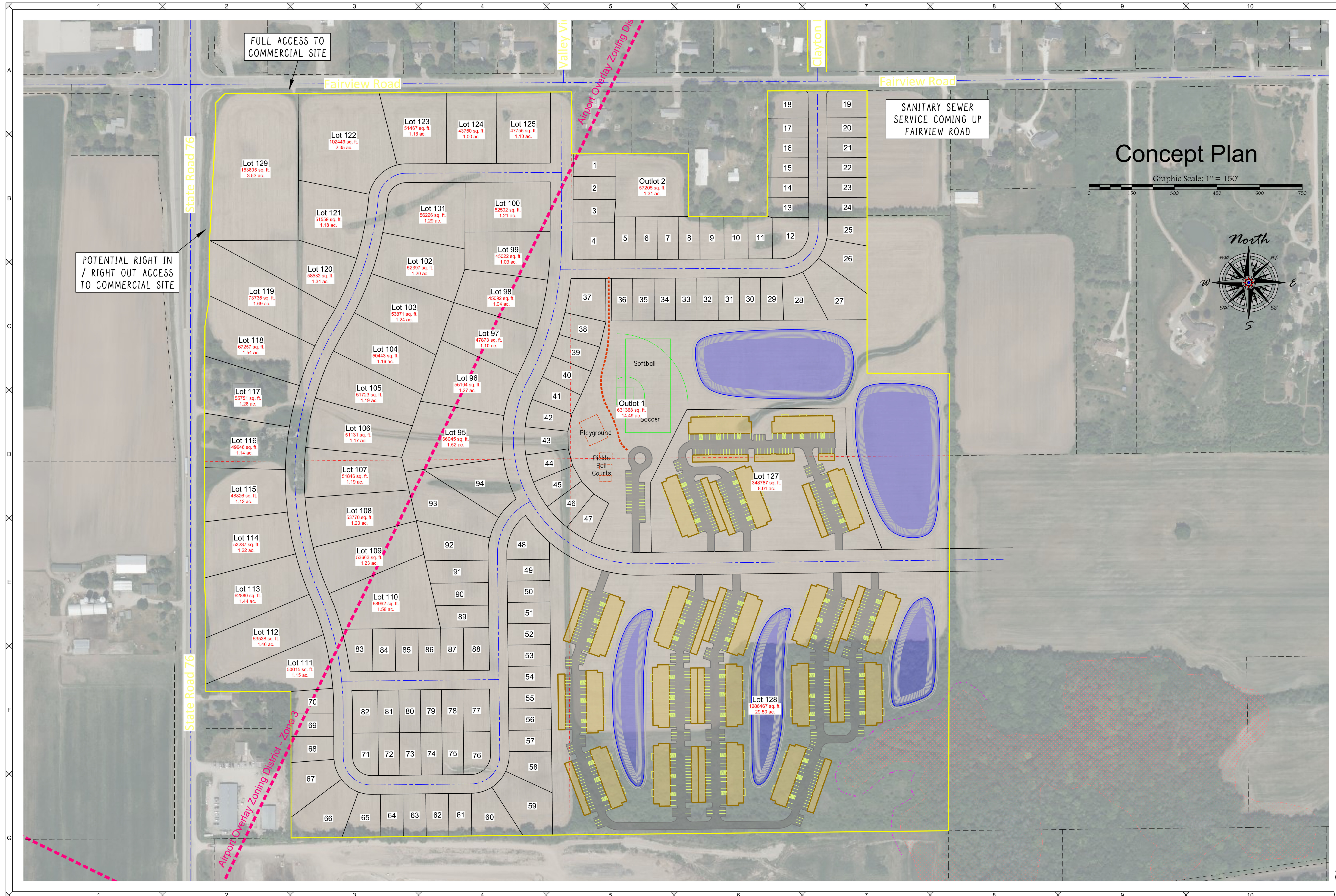
I think I've incorporated all of the talking points from the Plan Commission meeting in my latest layout. As to the fire code, the preliminary layout complies with those concerns. The 2 access point requirement refers to the actual private site plan design and access to public right of ways. We accomplish that with the multiple driveways to the main road. The access to Hwy 76 isn't required to make the commercial site on the corner work. There would be plenty of room to get circulation to and from Fairview and through the site without direct access to 76. I will update my layout to show the actual improvements (curb, gutter, sidewalks, etc...).

Please note the discrepancy between the Town's adopted 2021 International Fire Code and these comments from the project engineer.

Staff have spent extra time reviewing this second submission, even though no new concept plan application was filed. This item will not appear on future agendas unless a formal site plan, plat application, or another concept application is submitted. This is the final chance for the Commissioners to give feedback to the developer on this application.

DISCUSSION ITEM ONLY – NO ACTION TO BE TAKEN

Respectfully Submitted,
Kelsey



SCALE
1"=150'

DRAWN BY
BAR

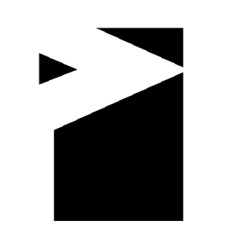
Concept Plan

Graphic Scale: 1" = 150'



TAX PARCEL NO. ---
Concept Plan
Town of Clayton

File: C-4421.dwg
Date: 11/14/2025



vierbicher
planners | engineers | advisors

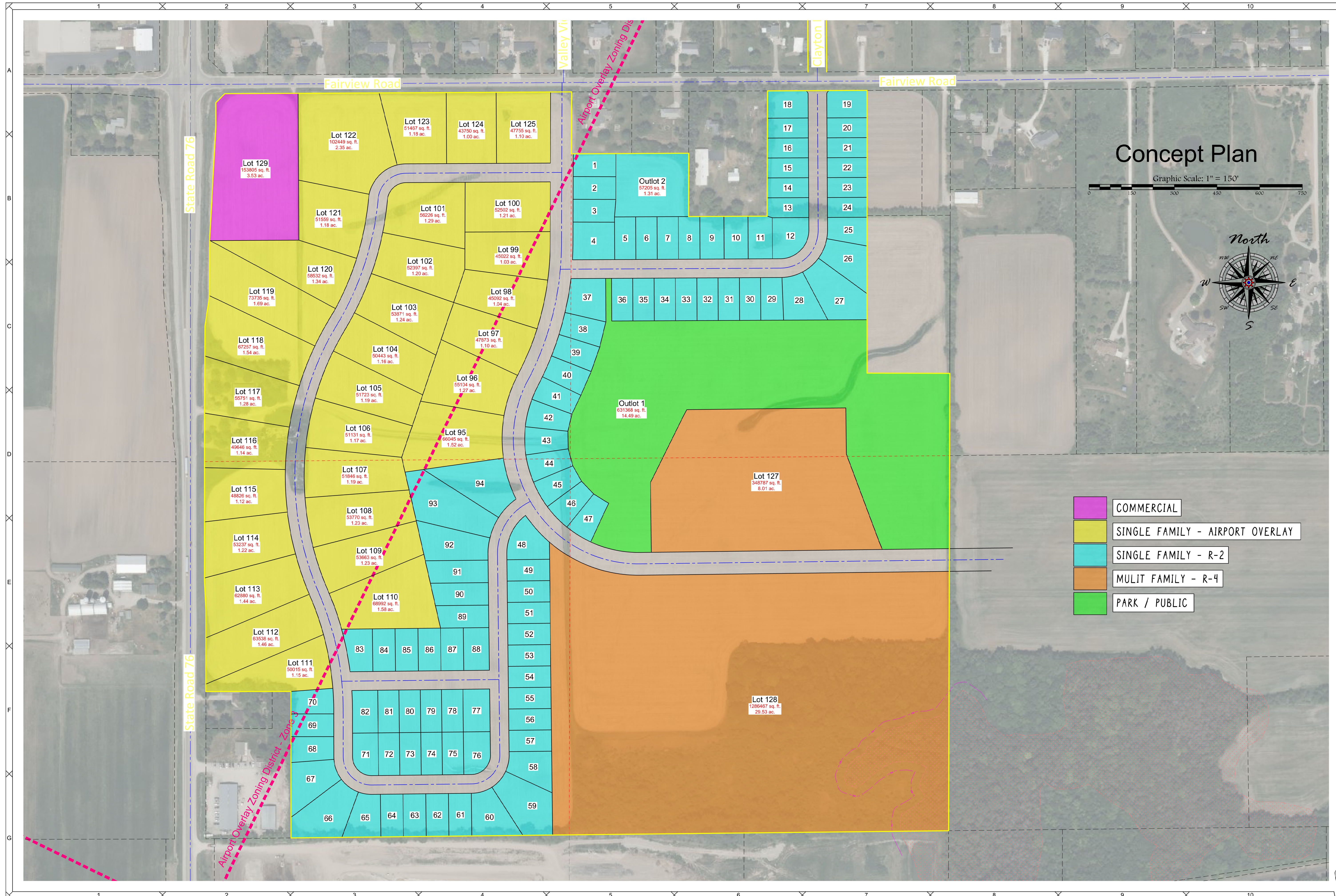
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Landmark Real Estate

PROJECT NO.
C-4421

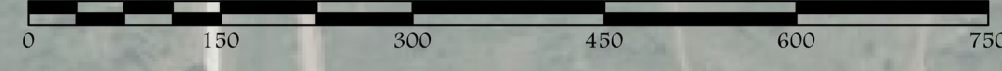
SHEET NO.
1 of 2

DRAWING NO.
S-----



Concept Plan

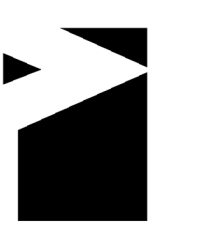
Graphic Scale: 1" = 150'



- COMMERCIAL
- SINGLE FAMILY - AIRPORT OVERLAY
- SINGLE FAMILY - R-2
- MULTIFAMILY - R-4
- PARK / PUBLIC

SCALE
1"=150'
DRAWN BY
BAR

TAX PARCEL NO. ---
Concept Plan
Town of Clayton



vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Landmark Real Estate

PROJECT NO.
C-4421
SHEET NO.
2 of 2
DRAWING NO.
S-----

Date File: C-4421.dwg
Filework Completed: ---
File: C-4421/Layout/102325.dwg