



PLAN COMMISSION

Wednesday, September 10, 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, August 13, 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 August 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Discussion: Plan Commission review & discussion on the potential impact to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 and the Highway 10 Corridor with respect to possible new development projects.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Oct 8; Nov 12; Dec 10
- B. Town Board (6:30 pm start unless otherwise noted) - Sept 17; Oct 1 & 15; Nov 5 & 19

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

Wednesday, August 13, 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
Code Administrator Kamke

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, July 9, 2025 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Hopkins to approve the Minutes of the Wednesday, July 9, 2025 Plan Commission Meeting as presented.

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

Motion carried 7-0.

OPEN FORUM – Public comments addressed to the Plan Commission – NONE

CORRESPONDENCE

- A. Distribution of the July 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a CSM Review Application submitted by Chris Perreault on behalf of John Kulogo to combine approximately 3.95 acres of Tax ID #006-0420-05 with Tax ID #006-0420-03 (3442 County Rd II), creating a lot approximately 5.2 acres in size.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend approval of the CSM submitted by Chris Perreault on behalf of John Kulogo with the following conditions:

1. The on-site sewerage system is only partially shown on the proposed CSM. The drain field must be included on the survey to complement the documented tank access manhole.
2. Ownership of adjacent lots must be listed on the map.
3. Distance of the northern-most accessory building from the nearest south lot line should be added, to document if the building is conforming to setback and height limits for the district.
4. Notes on the map indicate that no ownership change is occurring as part of the survey; it should be clarified if the new lot will be co-owned by both the LLC and the individual.

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) - Sept 10; Oct 8; Nov 12
 B. Town Board (6:30 pm start unless otherwise noted) - Aug 20; Sept 3 & 17; Oct 1 & 15

ADJOURNMENT**MOTION**

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 6:38 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 AUGUST 2025 PERMITTING

Item A.

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
8/4/2025	241-25-8E	JEREMY STANTON	8789 CLAYTON	NSFD ELECT	DENNIS O'KAINE	\$ 31,000.00	\$ 626.50	\$ 501.20
8/4/2025	242-25-8H	JEREMY STANTON	8789 CLAYTON	NSFD HVAC	RYF HEATING	\$ 41,000.00	\$ 626.50	\$ 501.20
8/4/2025	243-25-8P	JEREMY STANTON	8789 CLAYTON	NSFD PLUMB	JIMS PLUMB	\$ 30,000.00	\$ 626.50	\$ 501.20
8/5/2025	244-25-8B	ZACH KEMP	3039 WINDFIELD	GAZEBO	SELF	\$ 1,500.00	\$ 175.20	\$ 140.16
8/5/2025	245-25-8E	BRIAN TRESSEL	3020 GUARDIAN	CIRCUIT FOR POOL	MARK BOMBINSKI	\$ 1,100.00	\$ 100.00	\$ 80.00
8/5/2025	246-25-8E	TERRY MACDONALD	3033 W SHADY	SERVICE	ENDEAVOR ELECT	\$ 2,000.00	\$ 100.00	\$ 80.00
8/5/2025	247-25-8B	LARSEN WINCHESTER SAN D	4861 GRANDVIEW	NEW COMMERCIAL BLDG	CARDINAL CONST	\$ 541,100.00	\$ 610.20	\$ 488.16
8/6/2025	248-25-8P	JACK ALLEN	2692 CTY II	WATER HEATER REPLACEMENT	BLACK-HAAK	\$ 2,000.00	\$ 100.00	\$ 80.00
8/6/2025	249-25-8E	LARSEN WINCHESTER SAN D	4861 GRANDVIEW	NEW COMMERCIAL BLDG ELECT	A&S ELECT	\$ 70,000.00	\$ 306.80	\$ 245.44
8/6/2025	250-25-8H	LARSEN WINCHESTER SAN D	4861 GRANDVIEW	NEW COMMERCIAL BLDG HVAC	AUGUST WINTERS	\$ 50,000.00	\$ 306.80	\$ 245.44
8/6/2025	251-25-8P	LARSEN WINCHESTER SAN D	4861 GRANDVIEW	NEW COMMERCIAL BLDG PLUMB	AUGUST WINTERS	\$ 70,000.00	\$ 306.80	\$ 245.44
8/12/2025	252-25-8B	WILDFLOWER GROUP	2650 LAWRENCE	NSFD	WILDFLOWER GROUP	\$ 425,000.00	\$ 950.00	\$ 760.00
8/12/2025	253-25-8E	WILDFLOWER GROUP	2650 LAWRENCE	NSFD ELECT	VOSTERS ELECT	\$ 10,000.00	\$ 433.60	\$ 346.88
8/12/2025	254-25-8H	WILDFLOWER GROUP	2650 LAWRENCE	NSFD HVAC	CHRINSTEN HVAC	\$ 15,000.00	\$ 433.60	\$ 346.88
8/12/2025	255-25-8P	WILDFLOWER GROUP	2650 LAWRENCE	NSFD PLUMB	CHARLES WILLIAMS	\$ 15,000.00	\$ 433.60	\$ 346.88
8/12/2025	256-25-8B	BERNARD RACINE	3571 GOLFWOOD	DECK	TRUE FRAME	\$ 28,000.00	\$ 236.00	\$ 188.80
8/12/2025	257-25-8B	WILDFLOWER GROUP	2662 LAWRENCE	NSFD	WILDFLOWER GROUP	\$ 425,000.00	\$ 950.00	\$ 760.00
8/12/2025	258-25-8E	WILDFLOWER GROUP	2662 LAWRENCE	NSFD ELECT	VOSTERS ELECT	\$ 10,000.00	\$ 420.70	\$ 336.56
8/12/2025	259-25-8H	WILDFLOWER GROUP	2662 LAWRENCE	NSFD HVAC	CHRINSTEN HVAC	\$ 15,000.00	\$ 420.70	\$ 336.56
8/12/2025	260-25-8P	WILDFLOWER GROUP	2662 LAWRENCE	NSFD PLUMB	CHARLES WILLIAMS	\$ 15,000.00	\$ 420.70	\$ 336.56
8/19/2025	261-25-8B	MARK VANDUSER	8400 CTY T	ADDITION	SELF	\$ 50,000.00	\$ 233.60	\$ 186.88
8/18/2025	262-25-8B	JOSH WEISBROD	8033 CAVENDISH	FENCE	FOX VALLEY FENCE	\$ 1,200.00	\$ 150.00	\$ 120.00
8/20/2025	263-25-8E	MARK VANDUSER	8400 CTY T	ELECT FOR ADDITION	VISION ELECT	\$ 750.00	\$ 122.40	\$ 97.92
8/25/2025	264-25-8E	LUKE BLECHL	7421 GREEN MEADOW	ELECT REMOD	BLACK-HAAK	\$ 5,345.00	\$ 100.00	\$ 80.00
8/25/2025	265-25-8E	GARY WIESE	2602 BREEZEWOOD	SERVICE	CUMINGS	\$ 1,250.00	\$ 150.00	\$ 120.00
8/25/2025	266-25-8E	TED NIKOLAI	3118 ROSE MOON	GENERATOR INSTALL	JOHN NIKOLAI	\$ 8,000.00	\$ 150.00	\$ 120.00
8/27/2025	267-25-8B	GUY GRENFELL	4367 STONEY RIDGE	DETACHED GARAGE	HONEY DO HOME IMPROVEMENTS	\$ 200,000.00	\$ 438.00	\$ 350.40
8/28/2025	268-25-8B	GE CHANG	9367 BROAD MEADOW	NSFD	IKON HOMES	\$ 998,000.00	\$ 1,572.45	\$ 1,257.96
								\$ -
					TOTALS	\$ 3,062,245.00	\$ 11,500.65	\$ 9,200.52
TOWN OF WINNECONNE PERMITS:								
8/6/2025	85-25-8B	BILLY LIEBHAUSER	5881 CTY S	SIDING	SELF	\$ 1,250.00	\$ 50.00	\$ 40.00
8/11/2025	86-25-8E	JEREMY KELLEY	5487 TREELAND	NSFD ELECT	FULL DRAW ELECT	\$ 10,000.00	\$ 244.68	\$ 195.74
8/11/2025	87-25-8E	ADAM BINDER	542 MEMORIAL	SERVICE	FOLSKE ELECT	\$ 9,799.00	\$ 60.00	\$ 48.00
8/11/2025	88-25-8E	BART ARMSTRONG	6313 WENTZEL	NSFD ELECT	COUNTRYSIDE ELECT	\$ 18,000.00	\$ 109.80	\$ 87.84
8/11/2025	89-25-8H	BART ARMSTRONG	6313 WENTZEL	NSFD HVAC	BLACK-HAAK	\$ 45,000.00	\$ 109.80	\$ 87.84
8/11/2025	90-25-8P	BART ARMSTRONG	6313 WENTZEL	NSFD PLUMB	ZMS PLUMB	\$ 12,940.00	\$ 109.80	\$ 87.84
8/11/2025	91-25-8E	BART ARMSTRONG	6313 WENTZEL	ELECT FOR DETACHED GARAGE	COUNTRYSIDE ELECT	\$ 6,000.00	\$ 72.00	\$ 57.60
8/18/2025	92-25-8B	STEPHEN CAMPELL	7222 CLOW	DETACHED GARAGE	AFFORDABLE CONTRACTING	\$ 79,000.00	\$ 160.20	\$ 128.16
8/25/2025	93-25-8B	GREG BENNETT	7088 JACOBSON	REROOF	ALL-AMERICAN CONST	\$ 1,000.00	\$ 50.00	\$ 40.00
8/26/2025	94-25-8H	DENNIS DEFNET	6720 FOREST PARK	BOILER REPLACEMENT	BLACK-HAAK	\$ 12,000.00	\$ 40.00	\$ 32.00
8/27/2025	95-25-8B	SJ RING ENTERPRISES	6305 CROSS	STORAGE BUILDING	FOX STRUCTURES	\$ 400,000.00	\$ 500.00	\$ 400.00
8/27/2025	96-25-8E	SJ RING ENTERPRISES	6305 CROSS	STORAGE BUILDING ELECT	SPRANGERS ELECT	\$ 15,000.00	\$ 333.00	\$ 266.40
8/27/2025	97-25-8H	SJ RING ENTERPRISES	6305 CROSS	STORAGE BUILDING HVAC	MODERN SHETT METAL	\$ 20,000.00	\$ 333.00	\$ 266.40
8/27/2025	98-25-8P	SJ RING ENTERPRISES	6305 CROSS	STORAGE BUILDING PLUMB	ACCESSIBLE PLUMB	\$ 9,500.00	\$ 333.00	\$ 266.40
8/27/2025	99-25-8E	PATRICK KERRIGAN	6441 PAULSON	NSFD ELECT	DIERSEN ELECT	\$ 12,900.00	\$ 124.59	\$ 99.67
8/27/2025	100-25-8H	PATRICK KERRIGAN	6441 PAULSON	NSFD HVAC	MCM	\$ 33,700.00	\$ 124.59	\$ 99.67
8/27/2025	101-25-8P	PATRICK KERRIGAN	6441 PAULSON	NSFD PLUMB	ALL AREA PLUMB	\$ 31,300.00	\$ 124.59	\$ 99.67
								\$ -
					TOTALS	\$ 717,389.00	\$ 2,879.05	\$ 2,303.24

MEMORANDUM

Business Item B

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & discussion on the potential impact to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 and the Highway 10 Corridor with respect to possible new development projects.

As developers bring proposals for this area of Tier 1, Administrator Wisnefske felt it necessary to discuss possible impacts on the Future Land Use Map and Hwy 10 corridor, if any such proposal comes to fruition. She plans to assist the Chair in leading the meeting discussion.

DISCUSSION ITEM ONLY – NO ACTION TO BE TAKEN

Respectfully Submitted,
Kelsey

Town of Clayton Winnebago County

Future Land Use (2040) South of Fairview Rd



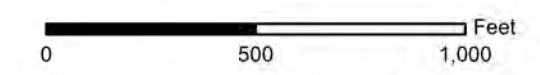
- Agriculture/Rural
- Conservation/Greenspace
- DNR Property
- Working Lands
- Residential - Single and Duplex
- Medium and High Density Residential
- Neighborhood Center Mixed Use
- Business
- Business Park
- Gateway Commercial & Retail
- Light Industrial, Warehousing, and Distribution
- Utilities and Public Facilities
- Parks and Recreation
- Abandoned Landfill Site
- Open Water/Pond/Lake
- Non-Metallic Mining Sites
- Other Non-Metallic Mining Sites
- Cities, Towns, & Villages
- Sections
- Parcels
- Airport Zoning
- Town of Clayton San Dist #1
- Roads
- Future Roads
- Recreation Trails
- Navigable Waterways
- Commercial Gateways
- Contours**
- Index Contour
- Index Contour Depression
- Intermediate Contour
- Intermediate Contour Depression
- DNR Wetlands**
- Excavated pond
- Wetland too small to delineate
- Wetland Class Areas

NORTH

W E S

Community Infrastructure
Architecture
Environmental Services.
800-472-7372
www.cedarcorp.com

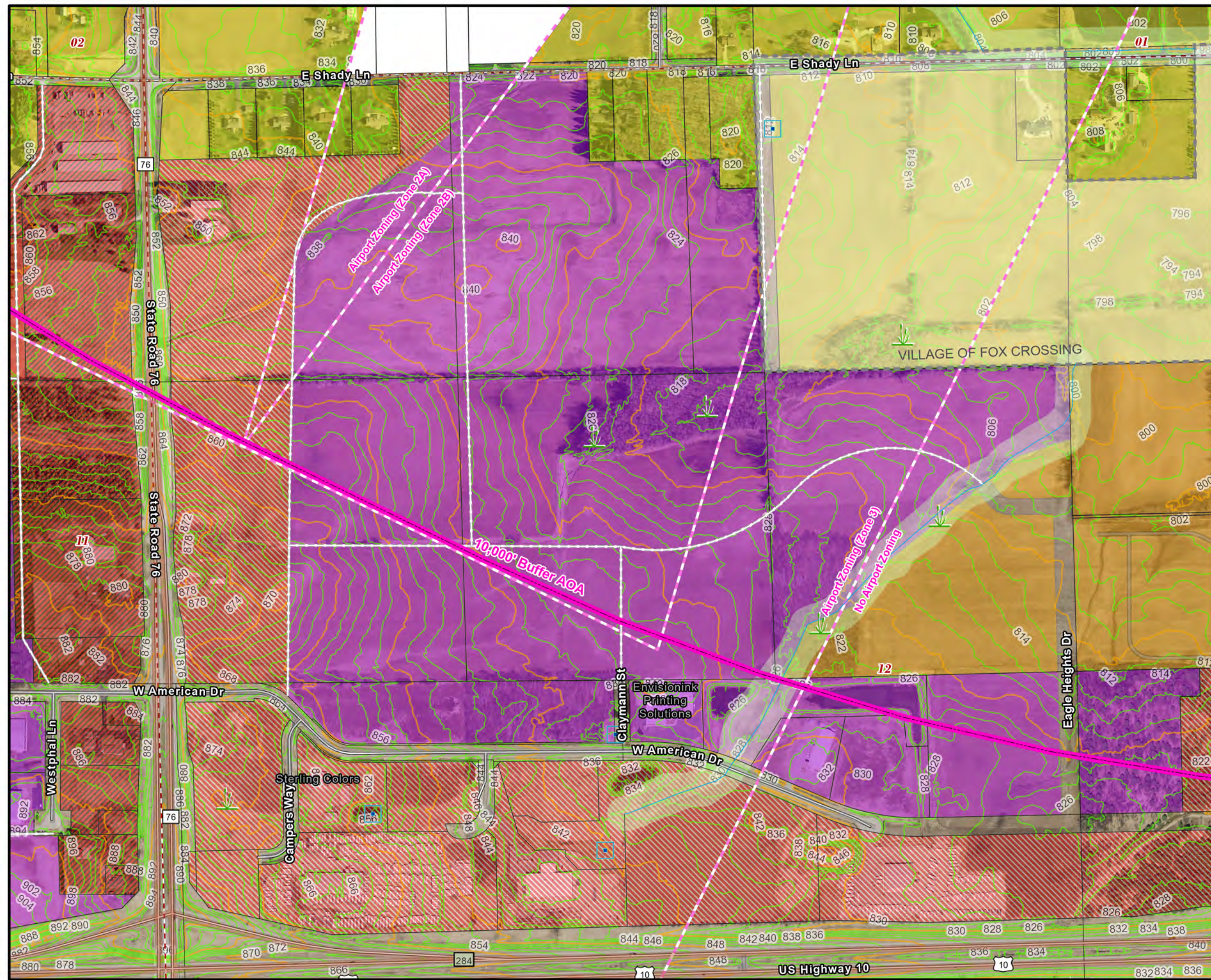
Green Bay • Menomonie • Madison • Cedarburg



This base map was created with data from Winnebago County Planning Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the Town of Clayton.

Town of Clayton Winnebago County

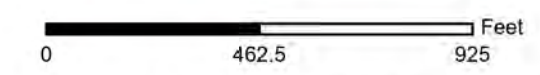
Future Land Use (2040) W American Dr



- | | |
|--|---|
| | Agriculture/Rural |
| | Conservation/Greenspace |
| | DNR Property |
| | Working Lands |
| | Residential - Single and Duplex |
| | Medium and High Density Residential |
| | Neighborhood Center Mixed Use |
| | Business |
| | Business Park |
| | Gateway Commercial & Retail |
| | Light Industrial, Warehousing, and Distribution |
| | Utilities and Public Facilities |
| | Parks and Recreation |
| | Abandoned Landfill Site |
| | Open Water/Pond/Lake |
| | Non-Metallic Mining Sites |
| | Other Non-Metallic Mining Sites |
| | Cities, Towns, & Villages |
| | Sections |
| | Parcels |
| | Airport Zoning |
| | Town of Clayton San Dist #1 |
| | Roads |
| | Future Roads |
| | Recreation Trails |
| | Navigable Waterways |
| | Commercial Gateways |
| | Index Contour |
| | Index Contour Depression |
| | Intermediate Contour |
| | Intermediate Contour Depression |
| | Excavated pond |
| | Wetland too small to delineate |
| | Wetland Class Areas |

NORTH

Community Infrastructure Architecture
 Environmental Services
 800-472-7372
 www.cedarcorp.com
 Green Bay • Menomonie • Madison • Cedarburg



This base map was created with data from Winnebago County Planning Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the Town of Clayton.

Future Land Use Adopted: September 6, 2023 / Map Date: September 2, 2025