



BOARD OF SUPERVISORS MEETING

Wednesday, April 15, 2026 at 6:30 PM

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

MINUTES

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

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

PRESENT

Town Chair Geise
Supervisor Lettau
Supervisor Grundman
Supervisor Christianson
Supervisor Reif

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Treasurer Fietzer
Attorney LaFrombois - virtual

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, April 1, 2026 Town Board Meeting

MOTION

Motion made by unanimous consent to approve the Minutes of the Wednesday, April 1, 2026, Town Board Meeting as presented.

Motion carried by unanimous voice vote.

OPEN FORUM – TOWN RELATED MATTERS NOT ON THE AGENDA

CORRESPONDENCE

- A. Distribution of the March 2026 Building Inspection Report
- B. Distribution of the March 2026 Winnebago County Tonnage Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Winnebago County Sheriff's Department – Public Concerns and Issues
- B. Larsen/Winchester Sanitary District Report
- C. Administrator's Report
- D. Chair & Supervisor Reports

OPERATOR LICENSES ISSUED BY THE TOWN CLERK

- A. Renewal - Debra Toll, Winagamie Golf Course

BUSINESS REFERRED BY THE PLAN COMMISSION

- A. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-Z003 to Amend the Official Town of Clayton Zoning Map for the rezoning of

approximately 0.23 acres of proposed Lot 1 (8393 Moser Ln) from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

MOTION

Motion made by Supervisor Christianson, **Seconded** by Supervisor Grundman to approve Ordinance 2026-Z003 to Amend the Official Town of Clayton Zoning Map.
Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif
Motion carried 5-0.

- B. Plan Commission Recommendation: Town Board review & consideration of a Certified Survey Map (CSM) submitted by Stephen & Anna Seljan to reconfigure portions of Tax ID #006-1184 (8393 Moser Ln), and Tax ID #006-0502-05.

MOTION

Motion made by unanimous consent to approve the CSM Application submitted by Stephen & Anna Seljan with the following condition:
1. Addition of the Right to Farm language to the CSM
Motion carried by unanimous voice vote.

- C. Plan Commission Recommendation: Town Board review & consideration of Ordinance 2026-Z004 to Amend the Official Town of Clayton Zoning Map for the rezoning of approximately 1.55 acres of Tax ID #006-006-09-02 and approximately 3.45 acres of Tax ID #006-006-09-03 from A-2 (General Agriculture District) to R-1 (Rural Residential District).

MOTION

Motion made by Supervisor Grundman, **Seconded** by Supervisor Lettau to approve Ordinance 2026-Z004 to Amend the Official Town of Clayton Zoning Map.
Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif
Motion carried 5-0.

- D. Plan Commission Recommendation: Town Board review & consideration of a Certified Survey Map (CSM) submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase to reconfigure portions of Tax ID #006-0006-09-02 and Tax ID #006-0006-09-03.

MOTION

Motion made by unanimous consent to approve the CSM Application submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase with the following conditions:
1. Updated language for Lind Lane right-of-way dedication
2. Addition of the Right to Farm language
Motion carried by unanimous voice vote.

- E. Plan Commission Discussion: Town Board 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.

DISCUSSION ITEM ONLY - NO ACTION TAKEN

BUSINESS

- A. Discussion/Action: Town Board review & consideration of Resolution 2026-002 Authorizing the Issuance and Sale of \$10,385,000 General Obligation Promissory Notes, Series 2026A.

MOTION

Motion made by Supervisor Christianson, **Seconded** by Supervisor Lettau to approve Resolution 2026-002 and direct Staff to publish and post accordingly.

Voting Yea: Town Chair Geise, Supervisor Lettau, Supervisor Grundman, Supervisor Christianson, Supervisor Reif

Motion carried 5-0.

- B. Discussion/Action: Town Board review & consideration of revisions to the definitions of "farm" and "residential" within the A-2 zoning district in the Town Zoning Ordinance.

MOTION

Motion made by unanimous consent to remand this item to the Plan Commission May 13th meeting for further discussion and definition.

Motion carried by unanimous voice vote.

UPCOMING MEETING ATTENDANCE

- A. Town Board (6:30 pm start unless otherwise noted) - May 6 & 20; Jun 3 & 17; July 1 & 15
- B. 176th Annual Meeting of the Town's Electors - April 21 at 6:30 pm
- C. Annual Reorganizational Meeting - April 21 immediately following the Town Electors Meeting
- D. Plan Commission (6:30 pm start unless otherwise noted) - May 13; Jun 10; July 8
- E. 1st Board of Review Meeting - May 6 at 6:00 pm

BOARD MEMBER REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

MOTION

Motion made by unanimous consent to adjourn at 7:25 pm.

Motion carried by unanimous voice vote.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk