



# PLAN COMMISSION

Wednesday, April 08, 2026 – 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 Rezoning Application submitted by Stephen & Anna Seljan requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).
- B. Plan Commission Public Hearing on a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone 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).

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, March 11, 2026 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 March 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 2026-004 Making a Recommendation to the Town Board of Supervisors regarding a

Rezoning Application submitted by Stephen & Anna Seljan, requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

- B. Review/Recommendation: Plan Commission review & recommendation on 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.
- C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-005 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone 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).
- D. Review/Recommendation: Plan Commission review & recommendation on 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.
- E. 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) - May 13; Jun 10; Jul 8
- B. Town Board (6:30 pm start unless otherwise noted) - Apr 15;  
May 6 IMMEDIATELY FOLLOWING THE BOARD OF REVIEW MEETING; May 20;  
Jun 3 & 17
- C. 176th Annual Meeting of the Town's Electors - April 21 at 6:30 pm
- D. 1st Board of Review Meeting - May 6 at 6:00 pm

#### **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: --

**TOWN OF CLAYTON  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton will hold a Public Hearing at 6:30 PM on Wednesday, April 8, 2026, in the Town Hall Meeting Room located at 8348 Hickory Ave, Larsen, WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Re-zoning Application:

THE PETITIONER(s): Stephen & Anna Seljan request approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

Copies of the rezoning application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. The Plan Commission will take action and make a recommendation to the Town Board on April 8, 2026, after the Public Hearing. The Town Board will consider the application at its regularly scheduled meeting at 6:30 pm on Wednesday, April 15, 2026. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:00 pm on the date of the Public Hearing.

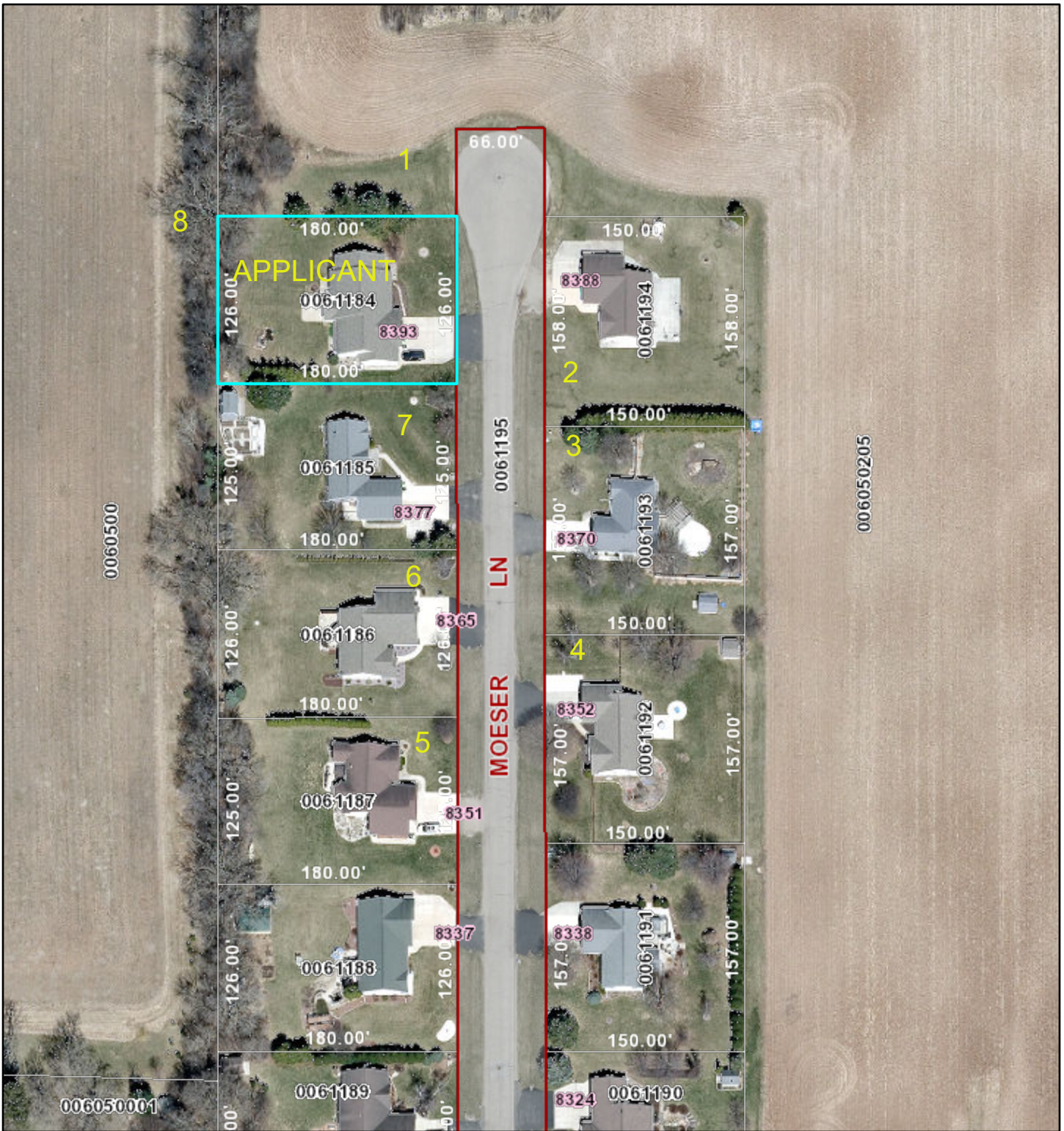
Dated this 25<sup>th</sup> day of March, 2026  
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, March 25, 2026  
and  
Wednesday, April 1, 2026

Post on or before March 25, 2026

# REZONING NOTICE

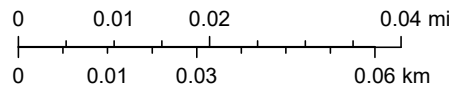
Item A.



2/18/2026, 10:50:19 AM

1:1,272

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- 2025 Air Photo Red: Band\_1
- Green: Band\_2



Winnebago County GIS

**TOWN OF CLAYTON  
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Copies of the re-zoning application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. The Plan Commission will take action and make a recommendation to the Town Board on April 8, 2026, after the Public Hearing. The Town Board will consider the application at its regularly scheduled meeting at 6:30 pm on Wednesday, April 15, 2026. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:00 pm on the date of the Public Hearing.

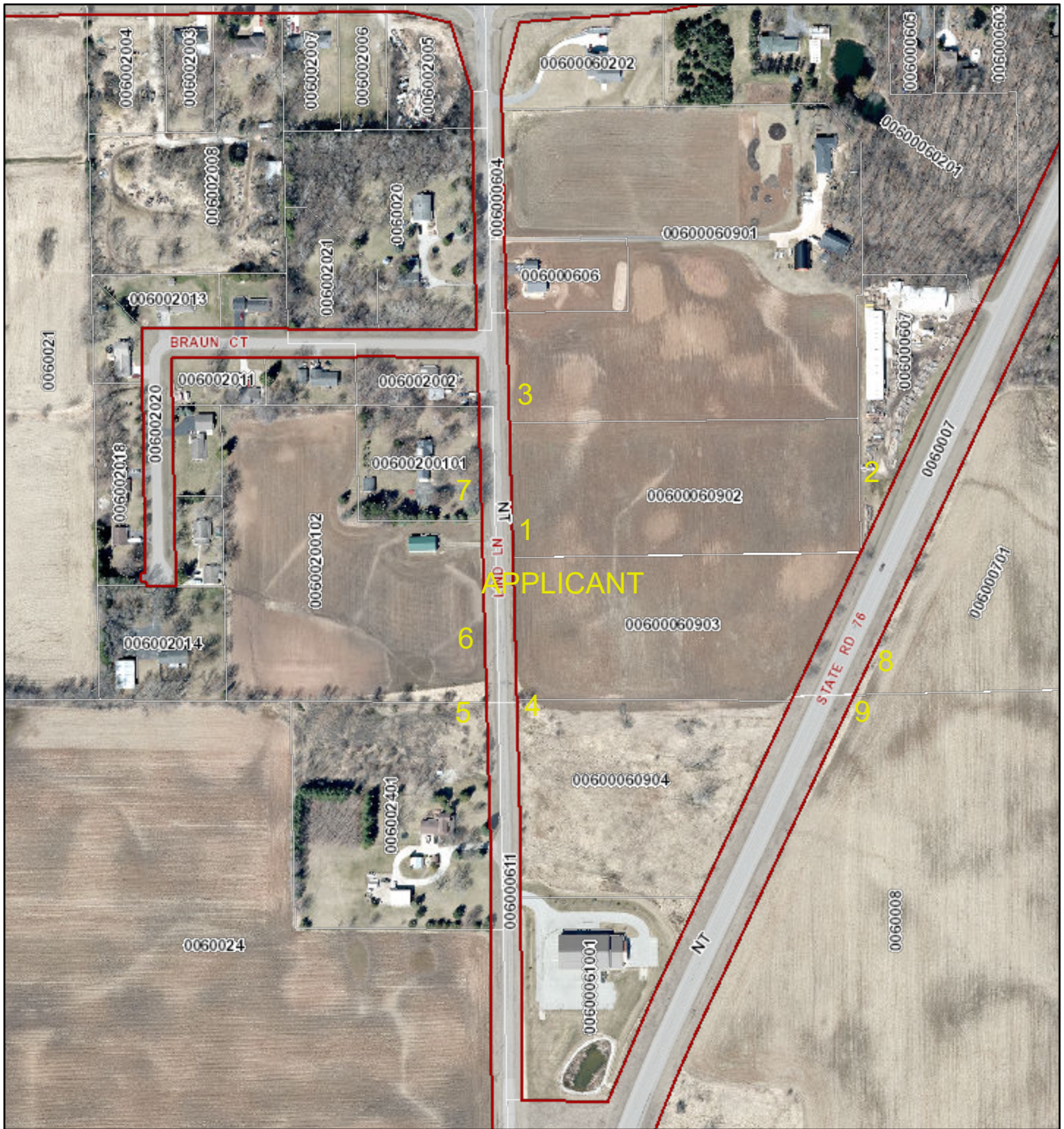
Dated this 25<sup>th</sup> day of March, 2026  
By: Kelsey Faust-Kubale, Clerk

Publish on Wednesday, March 25, 2026  
and  
Wednesday, April 1, 2026

Post on or before March 25, 2026

# REZONING NOTICE

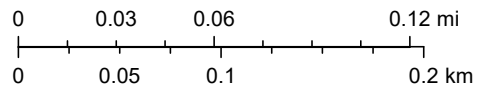
Item B.



3/9/2026, 3:08:45 PM

1:3,730

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary
- 2025 Air Photo
- Red: Band\_1



Winnebago County GIS



# PLAN COMMISSION

Wednesday, March 11, 2026 – 6:30 PM

Item A.

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

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## 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  
Town Board Rep. Christianson

### EXCUSED

Commissioner Ketter

### STAFF

Administrator Wisnefske  
Clerk Faust-Kubale  
Code Administrator Kamke

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

- A. Plan Commission Public Hearing on a Rezoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

Paul Shoberg, 8736 Pioneer Rd, Larsen - history of property and why CSM is being proposed

**PUBLIC HEARING CLOSED AT 6:33 PM**

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, February 11, 2026 Plan Commission Meeting

### MOTION

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, February 11, 2026 Plan Commission Meeting as presented.

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

**Motion carried 5-0.**

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

**CORRESPONDENCE**

- A. Distribution of the February 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 2026-003 Making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Chris Perreault on behalf of Paul Shoberg, requesting approval to rezone approximately 0.22 acres of proposed Lot 1 (8736 Pioneer Rd) from A-2 (General Agriculture District) to R-1 (Rural Residential District).

**MOTION**

**Motion made** by Commissioner Nemecek, **Seconded** by Commissioner Haase to recommend approval of the re-zoning application submitted by Chris Perreault on behalf of Paul Shoberg with Resolution 2026-003.

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

**Motion carried 5-0.**

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perreault on behalf of Paul Shoberg to reconfigure portions of Tax ID #006-0440-03 (8706 Pioneer Rd); Tax ID #006-0440-04 (8736 Pioneer Rd); & Tax ID #006-0440-05.

**MOTION**

**Motion made** by Commissioner Nemecek, **Seconded** by Commissioner Haase, **Amendment** by Commissioner Haskell adding the Right to Farm Language, **Accepted** by Commissioner Haase to recommend approval of the CSM application submitted by Chris Perreault on behalf of Paul Shoberg with the following conditions:

1. Update the subheadings of the survey to include the lands described in Document Number 1704148, including such language in the Surveyor's Certificate as well.
2. Revise language in the Surveyor's Certificate relative to the area between the monumented property boundary and the stream meander line.
3. Prior to signature on original CSM, owner shall coordinate site visit with Town staff to verify outbuilding shed does not qualify as a dwelling under applicable ordinances and codes.
4. Regarding the dual private accesses on Proposed Lot 1: Require vegetation management surrounding the private accesses on Proposed Lot 1 to increase

vision clearance triangles in lieu of abandoning one access.

5. Addition of Right to Farm language to the CSM.

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

**Motion carried 5-0.**

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission (6:30 pm start unless otherwise noted) - Apr 8; May 13; Jun 10
- B. Town Board (6:30 pm start unless otherwise noted) - Mar 18; Apr 1 & 15; May 6 & 20

**ADJOURNMENT**

**MOTION**

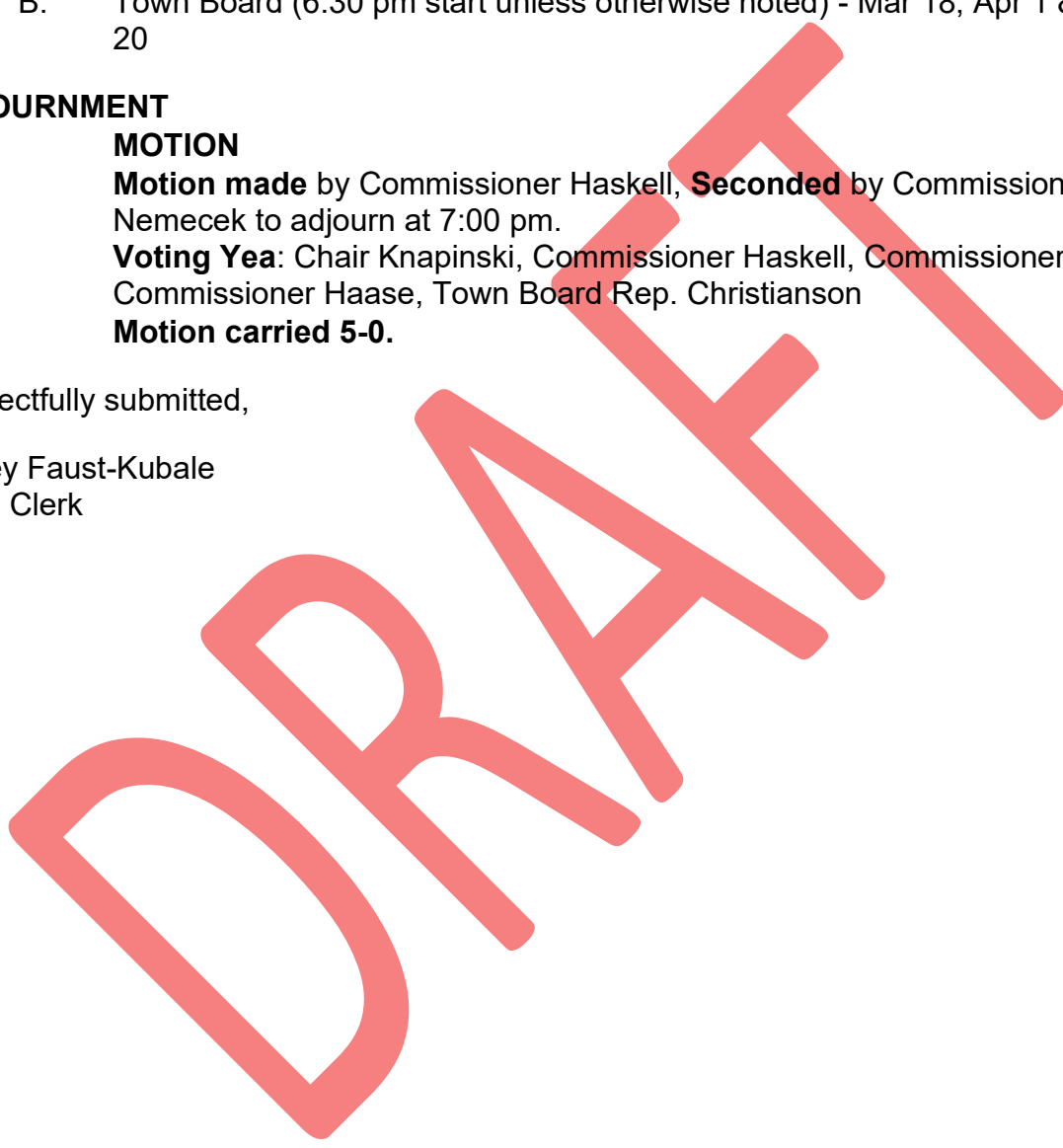
**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:00 pm.

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

**Motion carried 5-0.**

Respectfully submitted,

Kelsey Faust-Kubale  
Town Clerk



**INTERMUNICIPAL REPORT MARCH PERMITTING**

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
<b>TOWN OF CLAYTON PERMITS:</b>								
3/4/2026	72-26-3P	ROCK SOLID PROPERTIES	8334 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 17,500.00	\$ 523.60	\$ 418.88
3/4/2026	73-26-3B	STEVE VOSTER	2680 CASSY	FINISH BASEMENT	SELF	\$ 20,000.00	\$ 400.00	\$ 320.00
3/4/2026	74-26-3P	LORBIECKI HOMES	8372 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 507.80	\$ 406.24
3/4/2026	75-26-3P	LORBIECKI HOMES	8375 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 501.30	\$ 401.04
3/4/2026	76-26-3P	LORBIECKI HOMES	8367 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 512.30	\$ 409.84
3/4/2026	77-26-3P	LORBIECKI HOMES	8322 MARLO	NSFD PLUMB	INTEGRITY PLUMB	\$ 18,500.00	\$ 512.30	\$ 409.84
3/4/2026	78-26-3E	LORBIECKI HOMES	8367 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 512.30	\$ 409.84
3/4/2026	79-26-3E	LORBIECKI HOMES	8367 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 512.30	\$ 409.84
3/4/2026	80-26-3E	LORBIECKI HOMES	8372 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 507.80	\$ 406.24
3/4/2026	81-26-3E	LORBIECKI HOMES	8375 MARLO	NSFD ELECT	HOMETOWN ELECT	\$ 11,000.00	\$ 501.30	\$ 401.04
3/5/2026	82-26-3E	MARCUS MCGUIRE HOMES	8314 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 520.00	\$ 416.00
3/5/2026	83-26-3H	MARCUS MCGUIRE HOMES	8314 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 520.00	\$ 416.00
3/5/2026	84-26-3E	MARCUS MCGUIRE HOMES	8310 XAVIER	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 574.00	\$ 459.20
3/5/2026	85-26-3H	MARCUS MCGUIRE HOMES	8310 XAVIER	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 574.00	\$ 459.20
3/5/2026	86-26-3E	MARCUS MCGUIRE HOMES	2639 CORNELL	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 521.40	\$ 417.12
3/5/2026	87-26-3H	MARCUS MCGUIRE HOMES	2639 CORNELL	NSFD HVAC	BLACK-HAAK	\$ 10,000.00	\$ 521.40	\$ 417.12
3/23/2026	88-26-3B	DALE MART	8510 HWY 76	COMMERCIAL REMOD	JJ GEFERS	\$ 7,000.00	\$ 320.00	\$ 256.00
3/23/2026	89-26-3B	CHRIS ANDERSON	2950 OAKRIDGE	RAZE HOUSE	SELF	\$ 10,000.00	\$ 100.00	\$ 80.00
3/23/2026	90-26-3B	ADAM REICHENBERGER	3044 RIDGEWAY	ADDITION	SELF	\$ 30,000.00	\$ 275.00	\$ 220.00
3/23/2026	91-26-3E	ADAM REICHENBERGER	3044 RIDGEWAY	ADDITION ELECT	SELF	\$ 2,500.00	\$ 137.50	\$ 110.00
3/26/2026	92-26-3P	MARCUS MCGUIRE HOMES	2650 CORNELL	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 547.50	\$ 438.00
3/26/2026	93-26-3E	MARCUS MCGUIRE HOMES	2650 CORNELL	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 547.50	\$ 438.00
3/26/2026	94-26-3P	MARCUS MCGUIRE HOMES	8300 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 513.40	\$ 410.72
3/26/2026	95-26-3P	MARCUS MCGUIRE HOMES	8318 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 508.70	\$ 406.96
3/26/2026	96-26-3P	MARCUS MCGUIRE HOMES	8314 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 520.00	\$ 416.00
3/26/2026	97-26-3P	MARCUS MCGUIRE HOMES	8310 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 574.00	\$ 459.20
3/26/2026	98-26-3P	MARCUS MCGUIRE HOMES	2639 CORNELL	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 521.40	\$ 417.12
3/26/2026	99-26-3H	MARCUS MCGUIRE HOMES	2650 CORNELL	NSFD ELECT	BLACK-HAAK	\$ 10,000.00	\$ 547.50	\$ 438.00
3/26/2026	100-26-3P	MARCUS MCGUIRE HOMES	8309 XAVIER	NSFD PLUMB	PERORMANCE PLUMB	\$ 15,000.00	\$ 509.50	\$ 407.60
3/26/2026	101-26-3E	JARED GIPP	9359 BROAD MEADOW	NSFD ELECT	HIPKE ELECT	\$ 20,000.00	\$ 757.00	\$ 605.60
3/26/2026	102-26-3P	JARED GIPP	9359 BROAD MEADOW	NSFD PLUMB	POWELL PLUMB	\$ 25,000.00	\$ 747.00	\$ 597.60
3/26/2026	103-26-3H	JARED GIPP	9359 BROAD MEADOW	NSFD HVAC	BOUCHERS HVAC	\$ 20,000.00	\$ 757.00	\$ 605.60
3/31/2026	104-26-3E	HOFFMAN HOMES	8342 MARLO	NSFD ELECT	KEEHN ELECT	\$ 10,500.00	\$ 518.08	\$ 414.46
3/31/2026	105-26-3E	CHARTER COMM	HWY 76 & CTY II	SERVICE	EISCH ELECT	\$ 2,000.00	\$ 150.00	\$ 120.00
3/31/2026	106-26-3H	STELLAS DEVELOPMENT	8329 MARLO	NSFD HVAC	K KELLY	\$ 13,400.00	\$ 593.60	\$ 474.88
3/31/2026	107-26-3E	STELLAS DEVELOPMENT	8329 MARLO	NSFD ELECT	RHINE ELECT	\$ 15,000.00	\$ 593.60	\$ 474.88
3/31/2026	108-26-3P	STELLAS DEVELOPMENT	8329 MARLO	NSFD PLUMB	K KELLY	\$ 15,551.00	\$ 593.60	\$ 474.88
3/31/2026	109-26-3B	BARNEY RACINE	3571 GOLFWOOD	DECK	TRU-FRAME	\$ 24,620.00	\$ 248.00	\$ 198.40
<b>TOTALS</b>						<b>\$ 536,071.00</b>	<b>\$ 18,801.68</b>	<b>\$ 15,041.34</b>

**TOWN OF WINNECONNE PERMITS:**

3/24/2026	12-26-3B	SARAH BINDER	6004 ACHTERBERG	REROOF	SECURITY LUEBKE	\$ 27,406.00	\$ 50.00	\$ 40.00
3/24/2026	13-26-3B	MARK VANDENBOOGARD	5111 WASHINGTON	BASEMENT REMOD	SELF	\$ 10,000.00	\$ 242.00	\$ 193.60
3/24/2026	14-26-3E	MARK VANDENBOOGARD	5111 WASHINGTON	BASEMENT REMOD ELECT	SELF	\$ 1,000.00	\$ 72.00	\$ 57.60
3/24/2026	15-26-3B	BRIAN GIBBS	5130 ISLAND	REROOF	INFINITY EXTERIORS	\$ 25,000.00	\$ 50.00	\$ 40.00
3/24/2026	16-26-3B	PATRICK BUSHMAN	6545 WOODVIEW	REROOF	PREFERRED REMOELING	\$ 13,200.00	\$ 50.00	\$ 40.00
3/24/2026	17-26-3E	BILL POWELL	6497 PAULSEN	SERVICE	DIERSEN ELECT	\$ 2,000.00	\$ 60.00	\$ 48.00
3/24/2026	18-26-3H	BART ARMSTRONG		NSFD HVAC	BLACK-HAAK	\$ 37,000.00	\$ 109.80	\$ 87.84
<b>TOTALS</b>						<b>\$ 115,606.00</b>	<b>\$ 633.80</b>	<b>\$ 507.04</b>

## MEMORANDUM

### **Business Item A**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & consideration of Resolution 2026-004 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Stephen & Anna Seljan, requesting approval to re-zone a portion of Tax ID #006-0502-05 (adjacent to Moser Ln & Grandview Rd). The application is to re-zone approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

Please see the comments below from Code Administrator Kamke:

This rezone request is to change the zoning of +/-0.23 acres of land from R-3 Suburban Two-Family Residential District to R-2 Suburban Residential District. This land is on parcel 006-050205, and is requested in advance of the certified survey map review next on the agenda. The land petitioned for rezone would be added to the existing 0.52 acre Lot 1 of Larsen Heights subdivision, being parcel 006-1184.

The Future Land Use map within the Town of Clayton Comprehensive Plan categorizes the area under this rezone request as Residential – Single and Duplex, and identifies this area as within the Tier 1a Hamlet. This request is therefore consistent with the Comprehensive Plan Future Land Use map and the desire for prioritizing residential development within the Tier 1 areas of the Town. The zoning of these lands are consistent with the surrounding zoning and uses, and will not create an illegal “spot zone” situation.

It is recommended that the Town Plan Commission recommend approval of this rezone request for Town Board adoption. Whichever recommendation this rezone request receives, the survey request should receive the same recommendation. Doing one without the other creates difficulties in administering and enforcing the Zoning Ordinance for the Town of Clayton.

### **SUGGESTED MOTION(S):**

*Motion to recommend approval of the re-zoning application submitted by Stephen & Anna Seljan with Resolution 2026-004.*

Respectfully Submitted,  
Kelsey

# RE-ZONING APPLICATION

**Town of Clayton Town Hall**  
 8348 Hickory Ave  
 Larsen, WI 54947  
 Phone: 920-836-2007  
 Email: administrator@claytonwinnebago.wi.gov  
 Website: https://www.townofclayton.net/



## PROPERTY OWNER

Name Stephen M. & Anna L. Seljan  
 Street Address 8393 Moeser Lane  
 City Larsen State WI Zip Code 54947  
 Phone 770-856-2818  
 E-mail sseljan@gmail.com

## APPLICANT

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor: \_\_\_\_\_ Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner:   
 Name: Stephen M. & Anna L. Seljan  
 Address: 8393 Moeser Lane Zip Code: 54947  
 Phone: 770-856-2818 E-Mail: sseljan@gmail.com

Describe the reason for the Re-Zoning: To have property in a single zone designation across the entire property.

North portion of property zoned R-3, remainder R-2. Would like the entire property to be rezoning to R-2

## RE-ZONING SPECIFICS

Number of Lots: 1 Total Acreage: 1.021 Tax Key Number: 0061184 & 006050205  
 Legal Description: All of Lot 1 of Larsen Heights Subdivision Plat and Part of the Southeast 1/4 of the Northeast 1/4 of Section 19, T20N, R16E, Town of Clayton, Winnebago County, WI  
 Current Zoning: R-2 & R-3

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature: *Stephen Seljan* Date: 2-13-26

## Fee (see Town Fee Schedule)

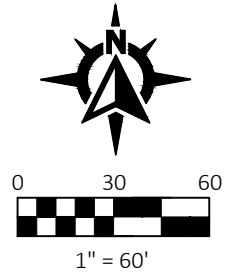
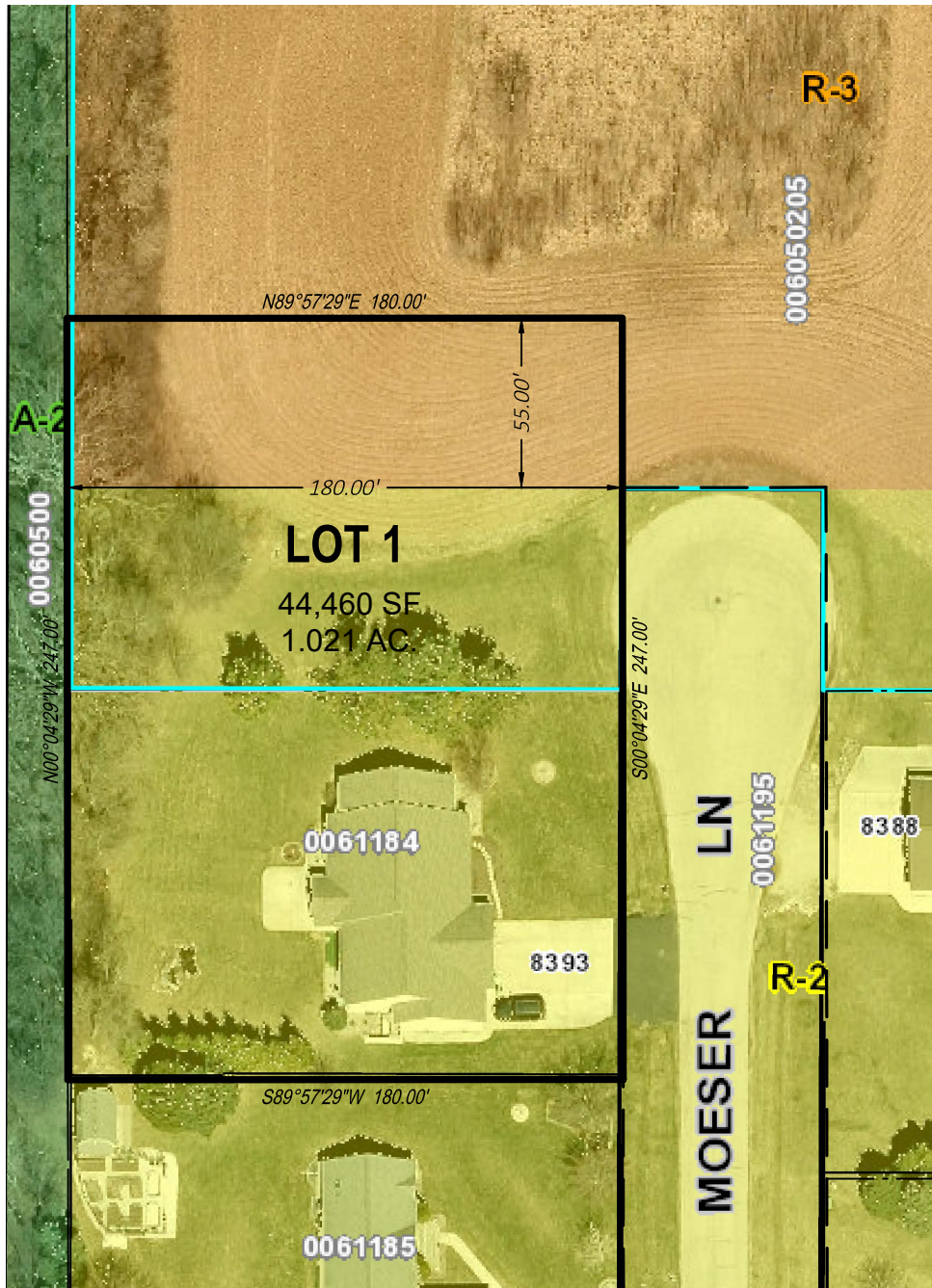
Town Use Only  
 Fee: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Date Received Complete: \_\_\_\_\_ By: \_\_\_\_\_ Applic. #: \_\_\_\_\_  
 Review Meetings - Plan Comm \_\_\_\_\_ Town Board \_\_\_\_\_  
 Newspaper Publication Dates: \_\_\_\_\_ & \_\_\_\_\_ Posting Date: \_\_\_\_\_  
 300ft Neighborhood Notice Distribution: \_\_\_\_\_  
 Re-Zoning is:  Approved  Denied

Comments: \_\_\_\_\_

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Re-Zoning approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Re-Zoning Application & Fee must be submitted 30 working days prior to meeting.

# Re-Zoning Exhibit

ALL OF LOT 1 OF LARSEN HEIGHTS SUBDIVISION PLAT AND PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 20 NORTH, RANGE 16 EAST, TOWN OF CLAY, WINNEBAGO COUNTY, WI



Current Zoning:  
R-2 Suburban Residential District &  
R-3 Suburban Two-Family Residential District,  
Town of Clayton.

TOWN OF CLAYTON  
PLAN COMMISSION RESOLUTION # 2026-004  
RE-ZONING OF PORTION OF TAX ID #006-0502-05

The Plan Commission for the Town of Clayton has recommended [ ] Approval [ ] Denial of the following Re-zoning:

**Owner:** Stephen & Anna Seljan

**Applicant:** Stephen & Anna Seljan

**Location:** SE NE EXC COM SE COR W 716 FT N 200 FT E 575 FT N 180 FT E TO EL S TO POB & EXC N 281 FT OF E 208.56 FT & EXC CSM-939 CSM-1132 CSM-1312 CSM-1045 & PLATTED AREA & EXC D1317405 18.67 A.

**Legal Description:** Being a part of the Southeast ¼ of the Northeast ¼, Section 19, Township 20 North, Range 16 East, in the Town of Clayton, County of Winnebago, Wisconsin.

**Parcel Number:** The affected property is known as Tax ID #006-0502-05

**Explanation:** Applicant is requesting a zoning change for approximately 0.23 acres of proposed Lot 1 from R-3 (Two-Family Residential District) to R-2 (Suburban Residential District).

**Town Findings:**

1. The Town does have an adopted land use plan.
2. The proposed zoning change does comply with the Town’s adopted Land Use Plan.
3. The proposed zoning change is consistent with the Town’s Future Land Use Plan.
4. The proposed zoning change is consistent with the existing land use pattern.

Signed: \_\_\_\_\_  
Dick Knapinski, Plan Commission Chair

Date:

Attest: \_\_\_\_\_  
Kelsey Faust-Kubale, Town Clerk

Date:

**MEMORANDUM****Business Item B**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation on 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.

Please see the comments below from Code Administrator Kamke:

This survey proposes to add +/- 0.23 acres of land from parcel 006-050205 (currently 18.63 acres) to parcel 006-1184 (currently 0.52 acres). Both parcels are and will remain code conforming for their respective districts if the survey is approved.

There is no shoreland zoning or floodplain zoning jurisdiction on these properties. No wetlands are delineated on the properties. The properties are within the Larsen-Winchester Sewer Service Area and are served within the Larsen-Winchester Sanitary District.

It is recommended that the Town Plan Commission recommend approval of this certified survey map request for Town Board adoption. Whichever recommendation this survey request receives should be consistent with the recommendation given to the preceding rezone request. Doing one without the other creates difficulties in administering and enforcing the Zoning Ordinance for the Town of Clayton.

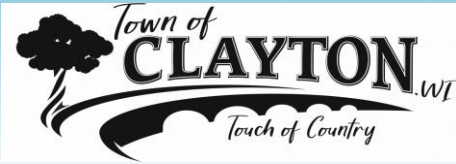
**SUGGESTED MOTION(S):**

*Motion to recommend approval of the CSM application submitted by Stephen & Anna Seljan as presented.*

Respectfully Submitted,  
Kelsey

# Certified Survey Map (CSM) Review Application

**Town of Clayton Town Hall**  
 8348 Hickory Ave  
 Larsen, WI 54947  
 Phone: 920-836-2007  
 Email: administrator@claytonwinnebago.wi.gov  
 Website: https://www.townofclayton.net/



### Property Owner(s)

Name Stephen M. & Anna L. Seljan

Street Address 8393 Moeser Lane

City Larsen State WI Zip Code 54947

Phone 770-856-2818

E-mail sseljan@gmail.com

### Applicant:

Check: Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_ Surveyor: \_\_\_\_\_ Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner:

Name: Stephen M. & Anna L. Seljan

Address: 8393 Moeser Lane Zip Code: 54947

Phone: 770-856-2818 E-Mail: sseljan@gmail.com

Describe the reason for the CSM Review: Combining lands and rezoning

### Survey Specifics:

Number of Lots: 1 Total Acreage: 1.021 Tax Key Number: 0061184

Legal Description: All of Lot 1 of Larsen Heights Subdivision Plat and Part of the Southeast 1/4 of the Northeast 1/4 of Section 19, T20N, R16E, Town of Clayton, Winnebago County, WI

Surveyor: Rebecca DesRochers

Zoning: R-2 & R-3 Registration Number: S-3170

Address: W6380 Design Drive, Greenville, WI

Phone: 920-716-9511 Email: RDesrochers@walbecgroup.com

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Rebecca A. DesRochers 02/11/2026

Signature Today's Date

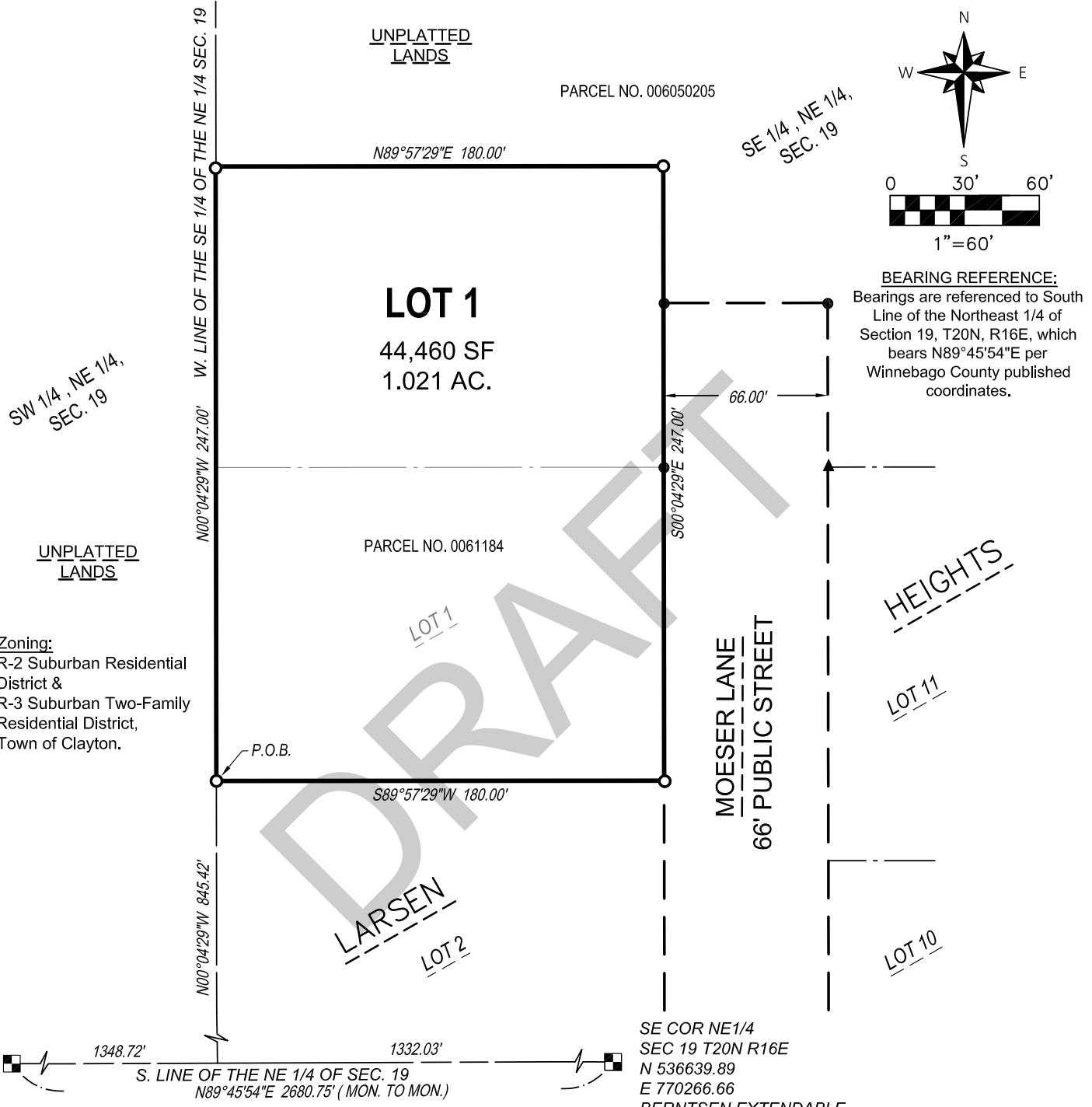
For Town Use Only

Fee (see Town Fee Schedule)			
Fee: _____	Map Deposit Fee: _____	Check #: _____	Date: _____
*Map Deposit fee is fully refundable if a recorded copy of the approved document is submitted to the Town within 90 days of the Town Board approval.			
Date Received Complete: _____	By: _____		
Review Meetings - Plan Comm _____	Town Board _____		
CSM is:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Condition	<input type="checkbox"/> Denied
Recorded Document Submittal Deadline (90 days from TB Approval): _____			

Note: 1. Please notify utility companies regarding your proposed development. 2. CSM approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. CSM & Fee must be submitted 30 working days prior to meeting.

CERTIFIED SURVEY MAP NO - \_\_\_\_\_

ALL OF LOT 1 OF LARSEN HEIGHTS SUBDIVISION PLAT AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

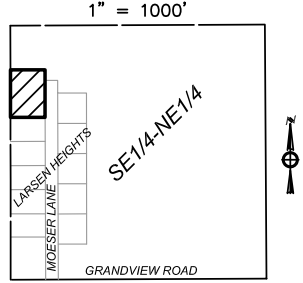


SW COR NE1/4  
SEC 19 T20N R16E  
N 536628.90  
E 767585.94  
BERNTSEN EXTENDABLE  
MON. PER WINNEBAGO CO.  
TIE SHEET  
(FOUND 24" IRON ROD)



**SURVEYOR:**  
Rebecca A. DesRochers  
W6380 Design Drive  
Greenville, WI 54942  
Ph. 920.716.9511

**VICINITY MAP**



**LEGEND**

- 3/4" O.D. x 18" REBAR - SET (WEIGHING 1.13 LBS PER LIN. FT.)
- 1.25" IRON ROD - FOUND
- ▲ MAG NAIL - FOUND
- SECTION CORNER PER WINNEBAGO COUNTY TIE SHEETS

*Rebecca A. DesRochers*

FEBRUARY 11TH, 2026



www.walbecgroup.com  
(920) 757-7559





CERTIFIED SURVEY MAP NO - \_\_\_\_\_

ALL OF LOT 1 OF LARSEN HEIGHTS SUBDIVISION PLAT AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN OF CLAYTON BOARD APPROVAL

This Certified Survey Map (CSM) in the Town of Clayton, is hereby approved as surveyed, combined, and mapped in the Town of Clayton, Town Board of Clayton, Winnebago County, Wisconsin

Dated \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Russ Geise (Town Board Chairman)

\_\_\_\_\_  
Kelsey Faust-Kubale (Town Clerk)

\_\_\_\_\_  
LuAnn Fietzer (Town Treasurer)

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN}  
  :SS  
WINNEBAGO COUNTY}

I, \_\_\_\_\_, being the duly elected, qualified and acting Winnebago County Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map (CSM) as of the date listed below.

Dated \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Amber L. Hoppa, County Treasurer



*Rebecca A. DesRochers*

FEBRUARY 11TH, 2026

## MEMORANDUM

### **Business Item C**

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & consideration of Resolution 2026-005 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Doug Woelz on behalf of Joshua Kitzmiller, requesting approval to re-zone portions of Tax ID #006-0006-09-02 (adjacent to Lind Ln & State Rd 76) and Tax ID #006-0006-09-03. The application is to re-zone 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).

Please see the comments below from Code Administrator Kamke:

This rezone request is to change the zoning of +/- 5.381 acres of land from A-2 General Agriculture District to R-1 Rural Residential District. This land is on parcels 006-00060902 and 006-00060903, being parts of Lot 2 and 3 of CSM 8172. The rezone is requested in advance of the certified survey map review next on the agenda. The land petitioned for rezone would create three new lots, with two lots intended for rural residential development and keeping the third lot for active agricultural use.

The Future Land Use map within the Town of Clayton Comprehensive Plan categorizes the area under this rezone request as Residential – Single and Duplex, as well as Gateway Commercial and Retail. This area is within the Tier 1 development standards area. This request is consistent with the Comprehensive Plan Future Land Use map which intended for residential development if accessed from the Lind Lane roadway. The Gateway Commercial future land use category identified on the map was created as a generalized overlay extending off State Highway 76. It was intended to promote business development if allowed access from WisDOT. However, the subject site is located along a stretch that approaches curves and previously existing Town road access points. Current trends and discussions with state department staff indicate an unwillingness to allow new access from the state road as part of broader initiatives to increase safety. Therefore, the proposed uses for low-density residential development matches the Town's adopted plan and the allowable access to the land from relevant entities. For these reasons, it was determined that no Comprehensive Plan amendment would be required for this rezone request.

There are no floodplain or shoreland zoning jurisdictions over this land. A small area of wetlands is indicated on the survey and is not proposed to be disturbed, as sufficient space beyond that identified area exists for reasonable use of the property for permitted uses. The lots meet the minimum acreage and width standards for each zoning district, and proper notes have been drafted on the survey prohibiting access to the State Highway 76 right of way, as required by code when alternative access to the site exists (Lind Ln).

It is recommended that the Town Plan Commission recommend approval of this rezone request for Town Board adoption. Whichever recommendation this rezone request receives, the survey request should receive the same recommendation. Doing one without the other creates difficulties in administering and enforcing the Zoning Ordinance for the Town of Clayton.

**SUGGESTED MOTION(S):**

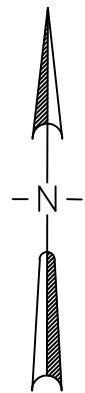
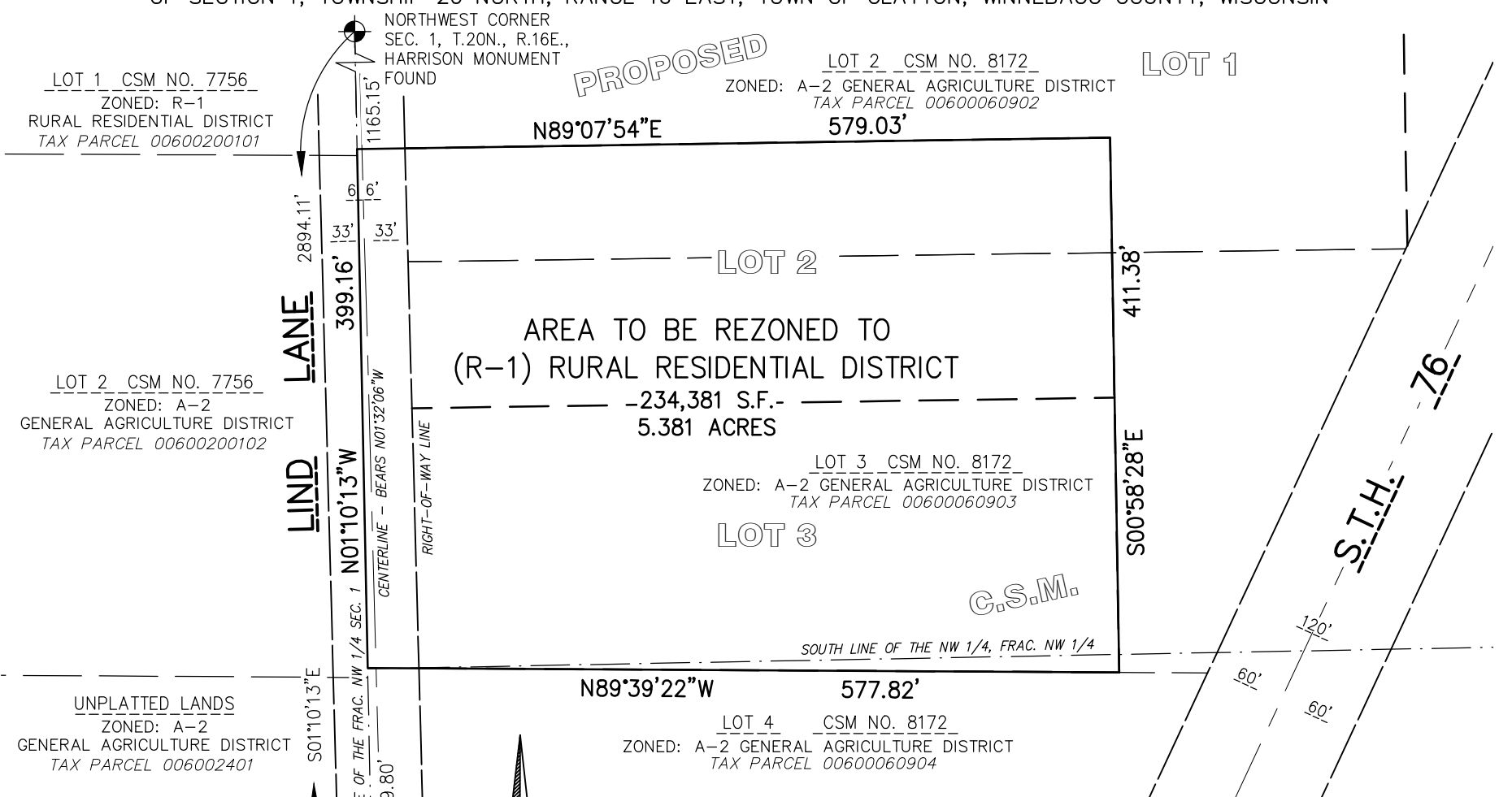
*Motion to recommend approval of the re-zoning application submitted by Doug Woelz on behalf of Joshua Kitzmiller with Resolution 2026-005.*

Respectfully Submitted,  
Kelsey

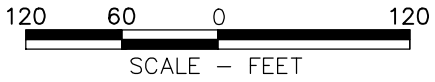
# REZONING TO R-1 EXHIBIT

PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8172 RECORDED AS DOCUMENT NO. 1930087; AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

PROPOSED



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4, SECTION 1, T.20N., R.16E. WHICH BEARS S01°10'13"E PER THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY



**McMAHON**  
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956  
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284

Project No. K0914 09-25-00713  
Drawn By AMS Date Feb. 2026

aseditor, W:\PROJECTS\K0914\092500713\CADD\Civil3D\Survey Documents\REZONE\Kitzmiller\_Rezone.dwg Plot Date: 2/27/2026 9:01 AM

## REZONING TO R-1 EXHIBIT

PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8172 RECORDED AS DOCUMENT NO. 1930087; AND PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

### DESCRIPTION OF LANDS TO BE REZONED TO (R-1) RURAL RESIDENTIAL DISTRICT:

Part of Lots 2 and 3 of Certified Survey Map No. 8172 recorded as Document No. 1930087; and part of the Northwest 1/4 of the fractional Northwest 1/4 and part of the Southwest 1/4 of the fractional Northwest 1/4 of Section 1, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 234,381 square feet (5.381 acres) of land and more fully described as follows:

Commencing at the Northwest corner of said Section 1; Thence S01°10'13"E, 1165.15 feet along the West line of the fractional Northwest 1/4 of said Section 1 to the Point of Beginning; Thence N89°07'54"E, 579.03 feet; Thence S00°58'28"E, 411.38 feet to the South line of said Lot 3 of Certified Survey Map No. 8172; Thence N89°39'22"W, 577.82 feet along said South line and its Westerly extension to the West line of the fractional Northwest 1/4 of said Section 1; Thence N01°10'13"W, 399.16 feet along said West line to the Point of Beginning.

TOWN OF CLAYTON  
PLAN COMMISSION RESOLUTION # 2026-005  
RE-ZONING OF TAX ID #006-0006-09-02; TAX ID #006-0006-09-03

The Plan Commission for the Town of Clayton has recommended [ ] Approval [ ] Denial of the following Re-zoning:

**Owner:** Joshua Kitzmiller

**Applicant:** Doug Woelz

**Location:** PT NW NW DESC AS LOT 2 OF CSM-8172 5.25 A. and PT NW NW & PT SW NW DESC AS LOT 3 OF CSM-8172 5.03 A.

**Legal Description:** Both being a part of the Northwest ¼ of the Northwest ¼, Section 1, Township 20 North, Range 16 East; and being a part of the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 20 North, Range 16 East, all in the Town of Clayton, County of Winnebago, Wisconsin.

**Parcel Number:** The affected properties are known as Tax ID #006-0006-09-02 and Tax ID #006-0009-09-03.

**Explanation:** Applicant is requesting a zoning change for 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).

**Town Findings:**

1. The Town does have an adopted land use plan.
2. The proposed zoning change does comply with the Town’s adopted Land Use Plan.
3. The proposed zoning change is consistent with the Town’s Future Land Use Plan.
4. The proposed zoning change is consistent with the existing land use pattern.

Signed: \_\_\_\_\_  
Dick Knapinski, Plan Commission Chair

Date:

Attest: \_\_\_\_\_  
Kelsey Faust-Kubale, Town Clerk

Date:

## MEMORANDUM

### **Business Item D**

From: Administrator/Staff  
To: Plan Commission  
Re: Plan Commission review & recommendation on 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.

Please see the comments below from Code Administrator Kamke:

This survey request is to redivide two lots into three new lots, two of which will be intended for rural residential development. The third lot is currently intended to remain in active agricultural use.

The lots are within the Tier 1 Urbanizing area of the Town under the Comprehensive Plan Future Land Use maps. This Tier is the area where new residential development is to be most encouraged. The development of this land into potential new residential use meets that objective.

The lots meet the minimum acreage and width standards for each zoning district, and proper notes have been drafted on the survey prohibiting access to the State Highway 76 right of way, as required by code when alternative access to the site exists (Lind Ln).

Noted in the review was lack of dedication language for Lind Lane right-of-way. As a condition of approval, changes within the Owners' Certificates shall include reference to land being dedicated to the Town for Lind Lane right-of-way.

It is recommended that the Town Plan Commission recommend approval of this survey request for Town Board adoption with the condition of updated language for ROW dedication. However, this survey request should receive the same recommendation as the preceding rezone request. Doing one without the other creates difficulties in administering and enforcing the Zoning Ordinance for the Town of Clayton.

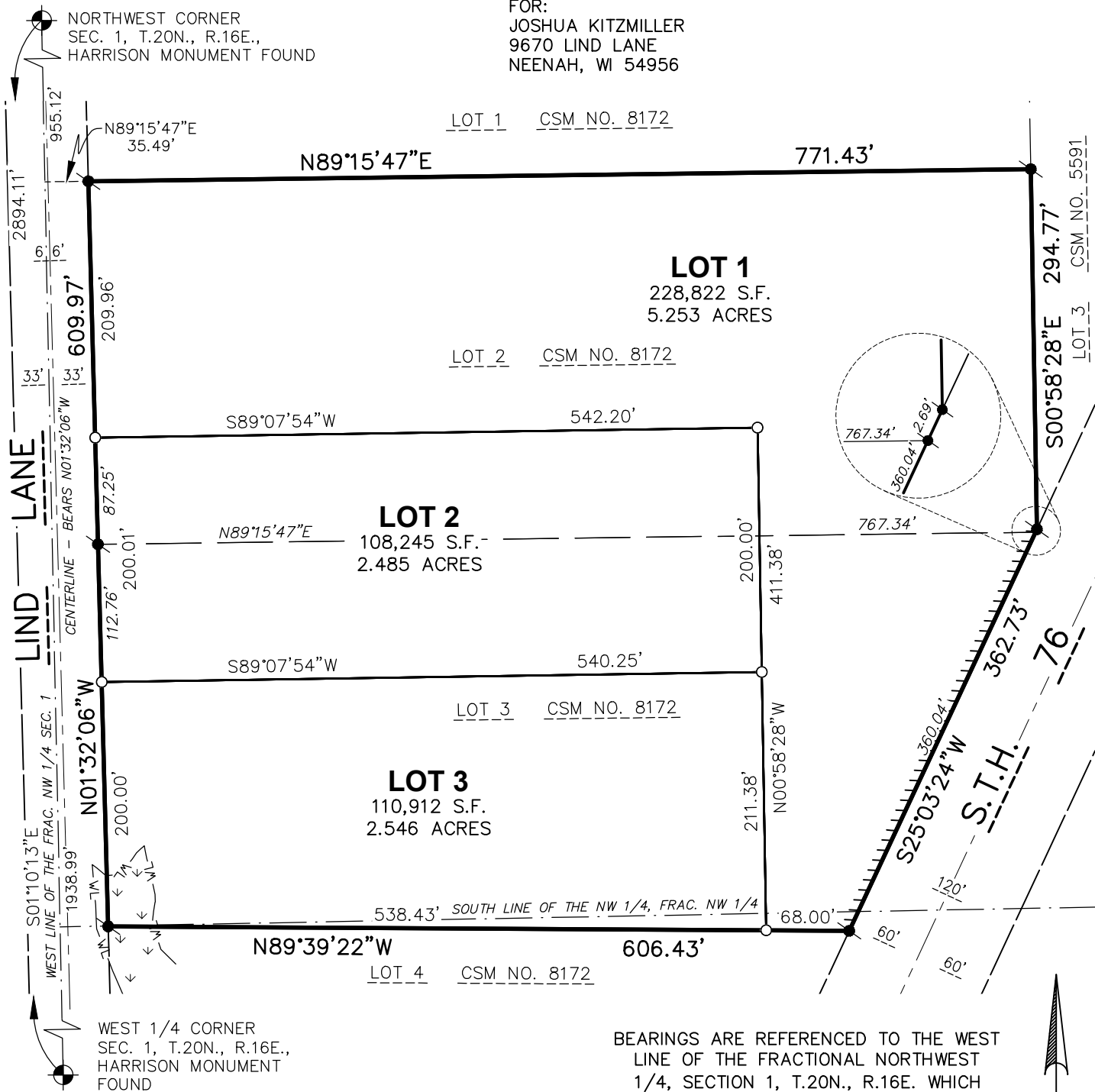
### **SUGGESTED MOTION(S):**

*Motion to recommend approval of the CSM application submitted by Doug Woelz on behalf of Joshua Kitzmiller and Terry & Lynn Haase with the one (1) listed condition.*

Respectfully Submitted,  
Kelsey

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_ SHEET 1 OF 4**  
**ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8172**  
**RECORDED AS DOCUMENT NO. 1930087, BEING PART OF THE**  
**NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND**  
**PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL**  
**NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE**  
**16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN**

FOR:  
 JOSHUA KITZMILLER  
 9670 LIND LANE  
 NEENAH, WI 54956



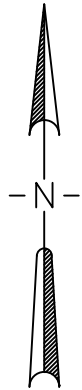
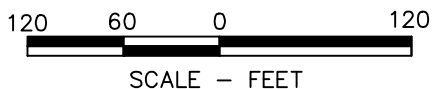
NORTHWEST CORNER  
 SEC. 1, T.20N., R.16E.,  
 HARRISON MONUMENT FOUND

WEST 1/4 CORNER  
 SEC. 1, T.20N., R.16E.,  
 HARRISON MONUMENT FOUND

BEARINGS ARE REFERENCED TO THE WEST  
 LINE OF THE FRACTIONAL NORTHWEST  
 1/4, SECTION 1, T.20N., R.16E. WHICH  
 BEARS S01°10'13"E PER THE WISCONSIN  
 COUNTY COORDINATE SYSTEM AS  
 PUBLISHED FOR WINNEBAGO COUNTY

**LEGEND**

- - 3/4" x 18" ROUND STEEL REBAR WEIGHING 1.5 lbs./lineal ft. SET
- - 3/4" IRON REBAR FOUND
- ⊙ - CERTIFIED LAND CORNER WINNEBAGO COUNTY
- S.F. - SQUARE FEET
- - NO ACCESS
- W/L - WETLAND BOUNDARY PER DELINEATION BY CEDAR CORPORATION DATED NOV. 7, 2019, AS NOTED ON CSM 8172



**McMAHON**  
**ENGINEERS ARCHITECTS**

McMAHON ASSOCIATES, INC.  
 1445 McMAHON DRIVE NEENAH, WI 54956  
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025  
 PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: AMY M. SEDLAR





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SHEET 4 OF 4

ALL OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8172 RECORDED AS DOCUMENT NO. 1930087, BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Terry Haase and Lynn Haase, as owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

Town of Clayton  
Winnebago County  
Village of Greenville (extraterritorial)

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Terry Haase

\_\_\_\_\_  
Lynn Haase

State of Wisconsin)  
\_\_\_\_\_ )SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public,  
\_\_\_\_\_ County, Wisconsin

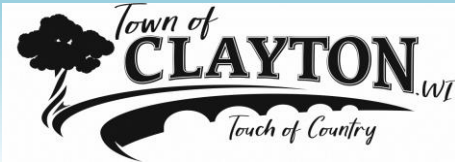
My Commission Expires: \_\_\_\_\_

NOTES

THIS CSM IS ALL OF PARCEL NOS. 00600060903 AND 00600060902  
THE PROPERTY OWNERS OF RECORD ARE JOSHUA M. KITZMILLER, TERRY HAASE AND LYNN HAASE  
THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NOS. 1930611 AND 1930610

# Concept Plan Review Application

**Town of Clayton Town Hall**  
 8348 Hickory Ave  
 Larsen, WI 54947  
 Phone: 920-836-2007  
 Email: administrator@claytonwinnebago.wi.gov  
 Website: https://www.townofclayton.net/



## PROPERTY OWNER(S)

Name Vander Heiden Family Limited Partnership

Street Address 2775 Fairview Road - Neenah, WI 54956

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

## APPLICANT

Check: Architect: \_\_\_\_\_ Engineer:  Surveyor:  Attorney: \_\_\_\_\_ Agent: \_\_\_\_\_ Owner: \_\_\_\_\_

Name: Vierbicher - Brad Rymer (agent for Landmark Real Estate & Development)

Address: 400 Security Blvd - Green Bay WI 54313 Zip Code: \_\_\_\_\_

Phone: 920-434-9670 E-Mail: brym@vierbicher.com

Describe the reason for the Concept Plan: \_\_\_\_\_  
Proposed mixed use development


## PROJECT/SURVEY SPECIFICS:

TYPE:  CSM  Commercial  Industrial  Residential  Other

Total Acreage: 147 acres +/- Tax Key Number: 0060353, 0060354, 0060355, 0060352

Existing Zoning: Undeveloped / Agriculture Proposed Zoning: Single Family residential, Multi-family residential, commercial, recreational open space,

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Signature  Today's Date 03/03/2026

*For Town Use Only*

## Fee (see Town Fee Schedule)

Fee: \$600 Date Received Complete: \_\_\_\_\_ Receipt: \_\_\_\_\_

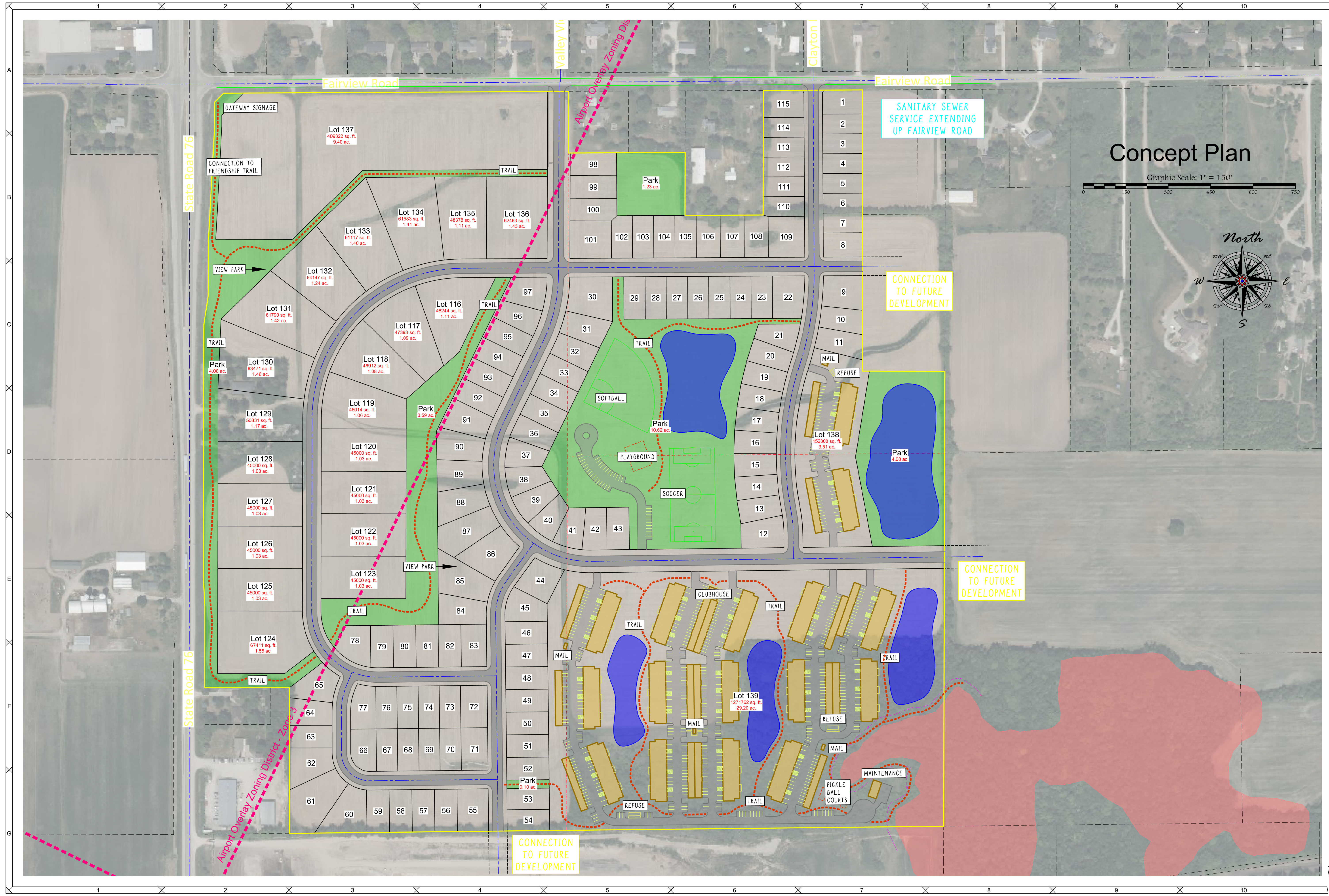
By: \_\_\_\_\_ Check #: \_\_\_\_\_

Review Meetings \_\_\_\_\_ History \_\_\_\_\_

Concept is:  Approved  Approved with Condition  Denied

Comments: \_\_\_\_\_

Note: Please notify utility companies regarding your proposed development. Concept approval does not constitute approval of a building permit or any required approval of a highway connection permit. Concept & Fee must be submitted 30 working days prior to meeting.



SCALE  
1"=150'

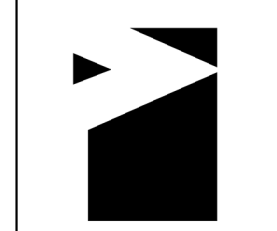
DRAWN BY  
BAR

# Concept Plan

Graphic Scale: 1" = 150'



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



**vierbicher**  
 planners | engineers | advisors

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

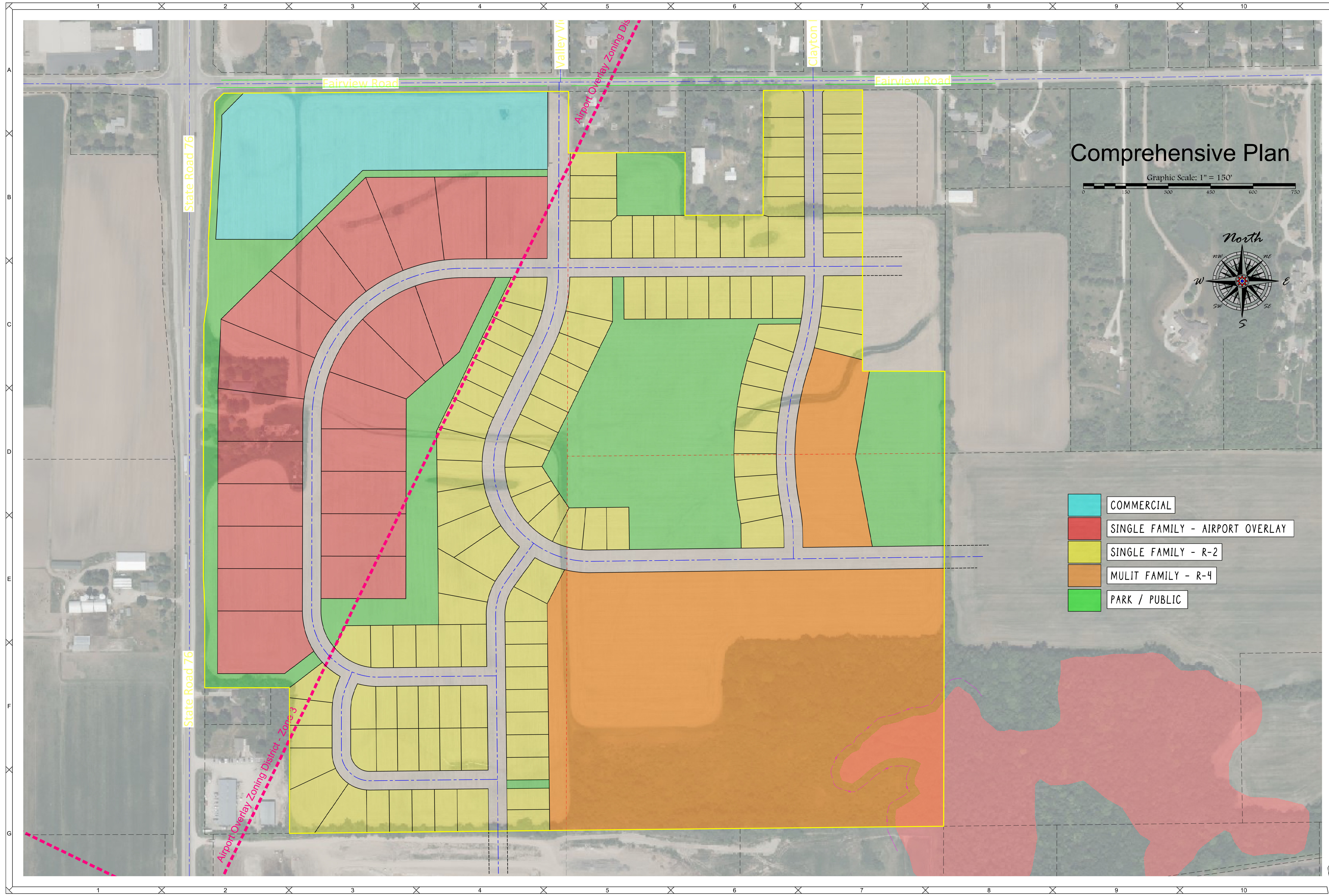
**Landmark Real Estate**

PROJECT NO.  
C-4421

SHEET NO.  
**1 of 2**

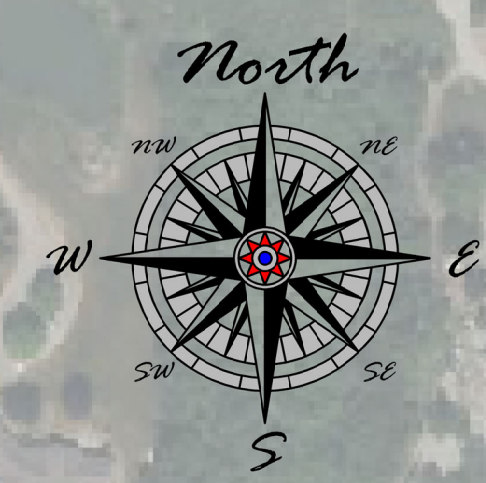
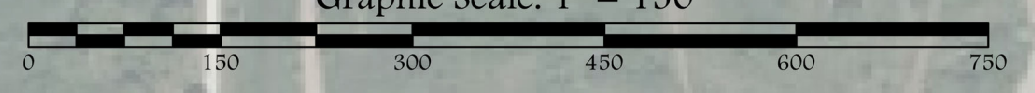
DRAWING NO.  
**S-----**

File: C-4421/Layout/022426.dwg  
 Date File: C-4421.txt  
 Framework Completed: ---



# Comprehensive 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. ....

**Comp Plan Amend**  
Town of Clayton

Date File: C-4421.txt



**vierbicher**  
planners | engineers | advisors

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

**Landmark Real Estate**

File: C-4421/Layout/022426.dwg

PROJECT NO.  
C-4421

SHEET NO.  
**2 of 2**

DRAWING NO.  
**S-----**