



PLAN COMMISSION

Wednesday, August 12, 2026 – 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

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential
- B. Plan Commission Public Hearing on a Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, requesting approval to re-zone approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).
- C. Plan Commission Public Hearing on a Comprehensive Plan Amendment submitted by the Town of Clayton, for a proposed amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001, adopted January 21, 2026: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7; (b) the reproduction of unamended text in the amendment to Chapter 11, page 30; and (c) unfilled drafting placeholders in the Appendix F amendment table.

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, July 8, 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 July 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Discussion/Action: Plan Commission review & consideration of Resolution 2026-008 Making a Recommendation to the Town Board of Supervisors regarding Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential
- B. Discussion/Action: Plan Commission review & consideration of Resolution 2026-009 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, requesting approval to re-zone approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).
- C. Discussion/Action: Plan Commission review & consideration of Resolution 2026-010 Making a Recommendation to the Town Board of Supervisors regarding a Comprehensive Plan Amendment submitted by the Town of Clayton, for a proposed amendment to the Comprehensive Plan 2040 to correct drafting errors in the amendments made by Ordinance 2026-001, adopted January 21, 2026: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7; (b) the reproduction of unamended text in the amendment to Chapter 11, page 30; and (c) unfilled drafting placeholders in the Appendix F amendment table.

UPCOMING MEETING ATTENDANCE

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

ADJOURNMENT

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, July 08, 2026 – 6:30 PM

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

MINUTES

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

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

PRESENT

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

STAFF

Administrator Wisniewski
 Clerk Faust-Kubale
 Code Administrator Kamke
 Attorney LaFrombois

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.

Ron Steffen, 3377 Winnegamie Dr, Neenah, spoke to concerns with the noise, business traffic, and offered possible conditions around the business operations. Brittany Voigt, 3411 Winnegamie Dr, Neenah, responded to Mr. Steffen's concerns.

PUBLIC HEARING CLOSED AT 6:44 PM

- B. Plan Commission Public Hearing on a Rezoning Application submitted by Northeast Asphalt, Inc., requesting approval to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

Patty Stanek, 8395 Hickory Ave, Larsen, had questions regarding if new residential construction could happen as a result of the rezoning.

Season Bennett, 8359 Hickory Ave, Larsen, expressed concerns about the current driveway easement becoming a through street.

Steve Seljan, 8393 Moeser Ln, Larsen, explained the situation with Northeast Asphalt and himself attempting to purchase and CSM a piece of property to his existing lot.

PUBLIC HEARING CLOSED AT 6:52 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, June 10, 2026 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Sleik to approve the Minutes of the Wednesday, June 10, 2026 Plan Commission Meeting as presented.

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

Motion carried 7-0.

OPEN FORUM – Public comments addressed to the Plan Commission

Mike Heenan, 8377 Moeser Ln, Larsen, spoke regarding concerns about when Moeser Ln would be repaired and resurfaced.

CORRESPONDENCE

- A. Distribution of the June 2026 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Haase to recommend approval of the Conditional Use Application submitted by Brittany & Chris Voigt with the following conditions:

1. Prior to commencement of commercial stable operations, the applicant shall submit to the Town written plans for the handling and disposal of livestock waste generated on the property, including the staging, storage, disposal, transport, application, and intervals for such waste management.
2. To the extent required by Winnebago County under its Livestock Waste Management Ordinance, the applicant shall apply for and obtain all required County permits. The applicant shall provide the Town with copies of any such permit application upon submission and any issued permit upon issuance.

3. Prior to commencement of commercial stable operations, the applicant shall provide the Town with the maximum occupancy limit for each structure associated with the commercial stable use, for inclusion in the Town's project file and approval record. For purposes of this condition, occupancy includes all persons present in a structure, not only lesson or event participants.

4. The applicant shall clearly state in the Plan of Operation the days of the week and hours during which the lesson programs and any horse shows or events will be conducted on the Property.

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

Motion carried 7-0.

- B. Review/Recommendation: Plan Commission review & consideration of Resolution 2026-007 Making a Recommendation to the Town Board of Supervisors regarding a Rezoning Application submitted by Northeast Asphalt, Inc., requesting approval to re-zone approximately 18.67 acres from R-3 (Two-Family Residential District) and R-2 (Suburban Residential District) to become all R-2 (Suburban Residential District).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Sleik to approve Resolution 2026-007 recommending approval of the rezoning of Tax ID #006-0502-05.

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

Motion carried 7-0.

- C. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Greenwood Motor Lines, Inc. (dba R&L Carriers) for a proposed heavy industrial freight facility.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Town Board Rep. Christianson to recommend approval of the Site Plan Review Application submitted by Greenwood Motor Lines, Inc., with the following conditions:

1. Apply for and receive permits necessary for the driveway access from the Town road.
2. Provide the Town with commercial building code approval from the state for all structures requiring such plan approval, as determined by the state.
3. A copy of the approved septic system permit shall be provided to the Town for filing with the project information.
4. Construction site erosion control plans and any permits as required shall be provided to the Town for review and filing with the project information.
5. Stormwater management plans and any permits as required shall be provided to the Town for filing with the project information.

6. Applicant shall provide SRI values for the exterior materials to show compliance with required standards.

7. If any nuisance arises from the use of overhead and loading docks facing the street yard or other lot line, revisions to the site plan may be required to mitigate such issue. This shall be done through the Site Plan amendment process outlined in 9.07-184.

8. If signage is installed, compliance with the landscaping standards listed in the Town's Zoning Ordinance Attachment E section C. 1. (e) shall be required. An updated landscaping plan showing compliance with such shall be provided by the applicant prior to permit issuance for the new sign(s).

9. Installation of the approved landscaping plans shall be made within six (6) months of occupancy of the site.

10. Applicant to provide revised list of and install only Dark Sky compliant fixtures.

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

Voting Nay: Commissioner Ketter

Motion carried 6-1.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Aug 12; Sept 9; Oct 14
- B. Town Board (6:30 pm start unless otherwise noted) - July 15; Aug 5 & 19; Sept 2 & 16
- C. Town of Clayton Open Book - July 30, 10 am to 4 pm via scheduled phone call

ADJOURNMENT

MOTION

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

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

Motion carried 7-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT JULY PERMITTING

						EST. PROJECT		BLDING
						COST	PERMIT FEE	INSPECTOR
DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR			FEE
TOWN OF CLAYTON PERMITS:								
7/6/2026	229-26-7B	GARY JUEDES	8080 GOLDEN PRIMROSE	DETACHED GARAGE	AFFORDABLE CONTRACTING	\$ 80,000.00	\$ 450.00	\$ 360.00
7/6/2026	230-26-7B	MICHAEL ATKINS	3005 OAKRIDGE	ADDITION	VALLY EXTERIORS	\$ 149,000.00	\$ 312.00	\$ 249.60
7/6/2026	231-26-7B	JUDY CHRISTIANSON	8493 CTY T	RAZE GARAGE	SELF	\$ 100.00	\$ 100.00	\$ 80.00
7/6/2026	232-26-7E	ADAM SNOW	3897 LARES	SERVICE	PJ ELECT	\$ 2,400.00	\$ 150.00	\$ 120.00
7/6/2026	233-26-7P	MICHAEL SCHMIDT	2694 CASSY	REMODO PLUMB	BEN RITCHIE	\$ 2,000.00	\$ 128.70	\$ 102.96
7/6/2026	234-26-7E	ARLEN BAUMANN	8304 XAVIER	NSFD ELECT	JENSEN ELECT	\$ 4,500.00	\$ 515.20	\$ 412.16
7/6/2026	235-26-7H	ARLEN BAUMANN	8304 XAVIER	NSFD HVAC	KIMBERLY HARDWARE	\$ 10,500.00	\$ 515.20	\$ 412.16
7/6/2026	236-26-7P	ARLEN BAUMANN	8304 XAVIER	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 11,500.00	\$ 515.20	\$ 412.16
7/6/2026	237-26-7P	TROY WORM	2630 CORNELL	NSFD PLUMB	WATTERS PLUMB	\$ 12,000.00	\$ 606.90	\$ 485.52
7/7/2026	238-26-7B	TRIDENT HOLDINGS	2517 W AMERICAN	NEW COMMERCIAL BUILDING	FOX STRUCTURES	\$ 750,000.00	\$ 2,700.00	\$ 2,160.00
7/7/2026	239-26-7B	ARLEN BAUMANN	8366 MARLO	NSFD	BAUMANN CONST	\$ 265,000.00	\$ 1,100.00	\$ 880.00
7/7/2026	240-26-7E	ARLEN BAUMANN	8366 MARLO	NSFD ELECT	JENSEN ELECT	\$ 4,500.00	\$ 515.20	\$ 412.16
7/7/2026	241-26-7H	ARLEN BAUMANN	8366 MARLO	NSFD HVAC	KIMBERLY HARDWARE	\$ 10,500.00	\$ 515.20	\$ 412.16
7/7/2026	242-26-7P	ARLEN BAUMANN	8366 MARLO	NSFD PLUMB	BHS PLUMB	\$ 11,500.00	\$ 515.20	\$ 412.16
7/7/2026	243-26-7B	ARLEN BAUMANN	8308 MARLO	NSFD	BAUMANN CONST	\$ 235,000.00	\$ 1,100.00	\$ 880.00
7/7/2026	244-26-7E	ARLEN BAUMANN	8308 MARLO	NSFD ELECT	JENSEN ELECT	\$ 4,500.00	\$ 515.20	\$ 412.16
7/7/2026	245-26-7H	ARLEN BAUMANN	8308 MARLO	NSFD HVAC	KIMBERLY HARDWARE	\$ 10,500.00	\$ 515.20	\$ 412.16
7/7/2026	246-26-7P	ARLEN BAUMANN	8308 MARLO	NSFD PLUMB	BHS PLUMB	\$ 11,500.00	\$ 515.20	\$ 412.16
7/8/2026	247-26-7B	PAUL DIECK	8534 WINNCREST	DETACHED GARAGE	SELF	\$ 30,000.00	\$ 265.20	\$ 212.16
7/8/2026	248-26-7E	PAUL DIECK	8534 WINNCREST	DETACHED GARAGE ELECT	SELF	\$ 1,000.00	\$ 157.60	\$ 126.08
7/8/2026	249-26-7H	PAUL DIECK	8534 WINNCREST	DETACHED GARAGE HVAC	SELF	\$ 1,500.00	\$ 157.60	\$ 126.08
7/9/2026	250-26-7B	KIRT HOFFMANN	8307 MARLO	NSFD	HOFFMAN HOMES	\$ 275,000.00	\$ 1,100.00	\$ 880.00
7/9/2026	251-26-7P	STEVE VOSTER	2680 CASSY	BASEMENT REMOD PLUMB	POWELL PLUMB	\$ 3,000.00	\$ 300.00	\$ 240.00
7/9/2026	252-26-7E	924 HOLDINGS	2830 W AMERICAN	NEW COMMERCIAL ELECT	TEAM SERVICES	\$ 240,000.00	\$ 1,767.50	\$ 1,414.00
7/9/2026	253-26-7P	924 HOLDINGS	2830 W AMERICAN	NEW COMMERCIAL PLUMB	JF AHERN	\$ 276,500.00	\$ 1,767.50	\$ 1,414.00
7/9/2026	254-26-7H	NANCY KASTEN	4894 FAIRVIEW	A/C REPLACEMENT	MODERN SHEET METAL	\$ 5,100.00	\$ 100.00	\$ 80.00
7/9/2026	255-26-7E	MARCUS MCGUIRE	8394&8396 ST NORBERT	NEW DUPLEX ELECT	BLACK-HAAK	\$ 21,000.00	\$ 714.00	\$ 571.20
7/9/2026	265-26-7H	MARCUS MCGUIRE	8394&8396 ST NORBERT	NEW DUPLEX HVAC	BLACK-HAAK	\$ 16,000.00	\$ 714.00	\$ 571.20
7/13/2026	266-26-7B	VANS REALTY	2657 LAWRENCE	NSFD	VANS REALTY	\$ 334,900.00	\$ 1,100.00	\$ 880.00
7/14/2026	267-26-7B	KEITH BROWN	3508 BERRY BRAMBLE	NSFD	VIRTUE HOMES	\$ 1,300,000.00	\$ 1,532.00	\$ 1,225.60
7/14/2026	268-26-7E	KEITH BROWN	3508 BERRY BRAMBLE	NSFD ELECT	QUANTUM ELECT	\$ 26,000.00	\$ 816.00	\$ 652.80
7/14/2026	269-26-7H	GREG KEWLEY	9589 N CLAYTON	REPLACE A/C	BLACK-HAAK	\$ 10,000.00	\$ 100.00	\$ 80.00
7/14/2026	270-26-7H	VANS REALTY	2657 LAWRENCE	NSFD HVAC	BLACK-HAAK	\$ 6,500.00	\$ 491.60	\$ 393.28
7/15/2026	271-26-7E	VANS REALTY	2657 LAWRENCE	NSFD ELECT	QUANTUM ELECT	\$ 11,000.00	\$ 491.60	\$ 393.28
7/15/2026	272-26-7P	VANS REALTY	2657 LAWRENCE	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 17,644.00	\$ 491.60	\$ 393.28
7/15/2026	273-26-7E	JASON OSBORN	3561 GRAND MEADOW	DETACHED GARAGE ELECT	DIERSEN ELECT	\$ 1,000.00	\$ 184.00	\$ 147.20
7/15/2026	274-26-7H	KEITH BROWN	3508 BERRY BRAMBLE	NSFD HVAC	KRAMER HVAC	\$ 30,000.00	\$ 816.00	\$ 652.80
7/15/2026	275-26-7P	KEITH BROWN	3508 BERRY BRAMBLE	NSFD PLUMB	WATTERS PLUMB	\$ 33,276.00	\$ 816.00	\$ 652.80
7/20/2026	276-26-7B	RYAN EICHMAN	8094 COLEMAN RIDGE	DECK	WALTER HUGHES	\$ 10,200.00	\$ 258.00	\$ 206.40
7/20/2026	277-26-7H	924 HOLDINGS	2830 W AMERICAN	NEW COMMERCIAL HVAC	JF AHERN	\$ 50,000.00	\$ 1,767.50	\$ 1,414.00
7/20/2026	278-26-7B	MICHAEL JARVIS	7375 WOODENSHOE	REROOF	SECURITY ROOFING	\$ 26,136.00	\$ 100.00	\$ 80.00
7/21/2026	279-26-7E	EARL BAUMGART	3288 OAKRIDGE	SERVICE	FULL DRAW ELECT	\$ 2,500.00	\$ 150.00	\$ 120.00
7/21/2026	280-26-7E	MICHAEL SCHMIDT	2694 CASSY	REMODO ELECT	PATRIOT ELECT	\$ 5,000.00	\$ 128.70	\$ 102.96
7/21/2026	281-26-7E	TRIDENT HOLDINGS	2517 W AMERICAN	NEW COMMERCIAL ELECT	CENTER VALLEY ELECT	\$ 40,000.00	\$ 1,300.00	\$ 1,040.00
7/21/2026	282-26-7H	TRIDENT HOLDINGS	2517 W AMERICAN	NEW COMMERCIAL HVAC	S&A PETERS	\$ 35,000.00	\$ 1,300.00	\$ 1,040.00
7/21/2026	283-26-7P	TRIDENT HOLDINGS	2517 W AMERICAN	NEW COMMERCIAL PLUMB	AP PLUMBING	\$ 40,000.00	\$ 1,300.00	\$ 1,040.00
7/22/2026	284-26-7H	STEVEN SELJAN	8393 MOESER	REPLACE FURNACE-A/C	BLACK-HAAK	\$ 16,000.00	\$ 200.00	\$ 160.00
7/22/2026	285-26-7B	BOB SCHRAMM	N3804 FAIRVIEW RD	DECK / SIDING	GREEN HAMMER CONST	\$ 25,000.00	\$ 392.00	\$ 313.60
7/22/2026	286-26-7E	DAVID TOWNSEND	3086 BUTTERCUP	EV CHARGER	WITZKE ELECT	\$ 3,500.00	\$ 100.00	\$ 80.00
7/23/2026	287-26-7B	BRYAN VERSTEGEN	9564 OAKWOOD	RAZE BARN	SELF	\$ 12,000.00	\$ 100.00	\$ 80.00
7/27/2026	288-26-7B	CORBETT CONST	2677 VANDERBILT	NSFD	CORBETT CONST	\$ 325,000.00	\$ 1,100.00	\$ 880.00
7/27/2026	289-26-7E	CORBETT CONST	2677 VANDERBILT	NSFD ELECT	DIERSEN ELECT	\$ 10,000.00	\$ 522.70	\$ 418.16
7/27/2026	290-26-7H	CORBETT CONST	2677 VANDERBILT	NSFD HVAC	BLACK-HAAK	\$ 5,500.00	\$ 522.70	\$ 418.16
7/27/2026	291-26-7P	CORBETT CONST	2677 VANDERBILT	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 19,171.00	\$ 522.70	\$ 418.16
7/28/2026	292-26-7B	PENNY BRAZEE	7611 CTY T	POLE BUILDING	BERG CONSTRUCTION	\$ 175,000.00	\$ 1,724.40	\$ 1,379.52
7/28/2026	293-26-7E	PENNY BRAZEE	7611 CTY T	POLE BUILDING ELECT	PJ ELECT	\$ 2,000.00	\$ 887.20	\$ 709.76
7/30/2026	294-26-7B	CORBETT CONST	2659 VANDERBILT	NSFD	CORBETT CONST	\$ 315,000.00	\$ 1,100.00	\$ 880.00
7/31/2026	295-26-7E	CORBETT CONST	2659 VANDERBILT	NSFD ELECT	DIERSEN ELECT	\$ 10,000.00	\$ 519.40	\$ 415.52
7/31/2026	295-26-7H	CORBETT CONST	2659 VANDERBILT	NSFD HVAC	BLACK-HAAK	\$ 10,982.00	\$ 519.40	\$ 415.52
7/31/2026	297-26-7P	CORBETT CONST	2659 VANDERBILT	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 19,171.00	\$ 519.40	\$ 415.52
7/31/2026	298-26-7E	CORBETT CONST	2659 VANDERBILT	SUNROOM ELECT	SELF	\$ 4,680.00	\$ 156.00	\$ 124.80
7/31/2026	299-26-7B	HEIDI WALLACE	2650 LAWRENCE	GARDEN SHED	SELF	\$ 1,500.00	\$ 194.80	\$ 155.84
TOWNS TOTALS						\$ 5,377,760.00	\$ 40,551.50	\$ 32,441.20
TOWN OF WINNECONNE PERMITS:								
7/15/2026	65-26-7P	DAVE ACKMANN	7180 LABELLE SHORE	NSFD PLUMB	SBS	\$ 27,000.00	\$ 196.05	\$ 156.84
7/15/2026	66-26-7E	RUSS WAGNER	6425 SANDCRANE	NSFD ELECT	GRASEE ELECT	\$ 14,000.00	\$ 157.68	\$ 126.14
7/15/2026	68-26-7B	MEEKER	6751 CLOW	REROOF	INFINITY EXTERIORS	\$ 16,000.00	\$ 50.00	\$ 40.00
7/16/2026	69-26-7B	THE STORAGE PLACE	6392 CROSS	NEW SELF STORAGE	A&M CONSTRUCTION	\$ 300,000.00	\$ 816.80	\$ 653.44
7/22/2026	70-26-7B	KYLE KASUBOSKI	6764 FORMILLER	RAZE DETACHED GARAGE	BIGGAR BY DESIGN	\$ 2,500.00	\$ 40.00	\$ 32.00
7/28/2026	71-26-7E	KEN DEVALK	6798 WENTZEL SHORE	GENERATOR INSTALL	ZARDA ELECT	\$ 16,500.00	\$ 60.00	\$ 48.00
7/28/2026	72-26-7H	JOHN GUEHLSTORF	7088 KROHN	REPLACE A/C	MODERN SHEET METAL	\$ 5,200.00	\$ 45.00	\$ 36.00
7/31/2026	73-26-7B	JERRY WILFER	7057 WISNAC	REROOF	RIDGE TOP	\$ 13,323.00	\$ 50.00	\$ 40.00
TOWNS TOTALS						\$ 394,523.00	\$ 1,415.53	\$ 1,132.42

MEMORANDUM

Business Items A & B

From: Administrator/Staff

To: Plan Commission

Re: Plan Commission review & recommendation of Resolution 2026-008 Making a Recommendation to the Town Board of Supervisors regarding Comprehensive Plan Amendment Application submitted by Vierbicher on behalf of VanderHeiden Family Partnership, Wayne VanderHeiden & Mary Jane Volkman et. al., and Jennifer Olson & Jacqueline Maynard et.al, for a proposed amendment to the Future Land Use Map of the Town of Clayton Comprehensive Plan 2040 in the area immediately adjacent to the corner of State Rd 76 & Fairview Rd, being Tax ID #006-0352; Tax ID #006-0352-01; Tax ID #006-0352-01-01; Tax ID #006-0353; Tax ID #006-0354; and Tax ID #006-0355 to amend the Future Land Use Map from 45.02 acres of Gateway Commercial & Retail to approximately 13.24 acres; 27.82 acres of Medium & High Density Residential to approximately 25.55 acres; 30.79 acres of Neighborhood Center Mixed Use to 0 acres; 37.85 acres of Parks & Recreation to approximately 22.96 acres; and add 79.73 acres of Single & Duplex Residential

AND

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

Please see the comments below from Code Administrator Kamke:

The applicants approached the Town in 2025 to inquire on the process for developing the current agricultural and farm residence property into subdivision residential use. The following months provided discussions between the developer, agent, and Town staff; Plan Commission reviews of Concept Plans; and other discussions with additional jurisdictions such as the Wisconsin Department of Transportation for their needs and requirements regarding the change in traffic flow at intersections that would serve this development. Town staff have done estimates on the service needs and demands a development of this size would entail, from fire and emergency response to the impacts on elections.

Primarily, the Town Plan Commissioners and Town staff comments to this point have urged the applicant to incorporate more elements and uses as were identified in the 2023 update of the Town's Comprehensive Plan. During that update, this area was

identified as best suited for light industry, commercial, and mixed-use opportunities. Driving those decisions were the limitations applied by the Outagamie County Airport Overlay Districts and nearby existing industrial uses (railroad, nonmetallic mining). The Outagamie County ordinance controls which uses, densities, and building heights are allowed in the overlay district boundaries, as safeguards protecting the public from the airport runway shadows and impacts. Generally, residential uses are discouraged in all Airport Overlay Districts, but may be allowed if the density is low enough (one unit per acre in the overlay district that applies to this subject site). The Town has requested input by Outagamie County on this application, as their determination will impact the process for the Town's action.

When a rezone is required, it must be consistent with the Comprehensive Plan Future Land Use map (state law). Because a Comprehensive Plan is a living document, it can be amended at any time. If a proposed development is inconsistent with the category for the site on the Future Land Use map, an amendment request must be submitted for review. The Town will then review the proposal against the other elements and aspects of the Comprehensive Plan, being the goals, strategies, and recommendations. The decision should encompass the area of the Town being suitable for this type of use, otherwise may be considered a spot-zoning action. The requirement for consistency between the zoning actions and the Comprehensive Plan elements prioritizes the whole community's future and goals over one person or owner.

Housing goals were to provide for a range of new housing types, specifically by requiring future residential development to provide a variety of housing types and densities. From page 3-11 of the Town's Comprehensive Plan:

Recommendation: Multi-family housing should be directed to planned locations with appropriate zoning, and where practicable, should be dispersed throughout new subdivision developments versus being concentrated within one part of the development.

This goal and recommendation are not met in the proposed layout, as the types of housing are grouped together, with the higher-traffic multi-family units in the back/south area of the development.

Another strategy listed is to locate future housing adjacent to services and amenities home buyers will find attractive; this was to be done specifically by ensuring that adequate public greenspace is provided in the form of parks and trail corridors. This strategy may be met by the types of business that establish in the corner of Fairview and STH 76, and by the park areas that are proposed. However, housing goals for diverse walkable neighborhoods that address including a variety of styles of housing, ranging from townhomes and condos to cottage-style developments, are not met in this proposal.

The request does align with some of the Medium and High Density Residential uses and plans within the Comprehensive Plan Future Land Use Map and text chapters. The Town intended for new residential to be primarily located within the Tier 1 area ("85% of new development in Tier 1"), which the subject site meets. This was recommended so that infrastructure services would be available for the anticipated higher-use sites. The subject site is within the Clayton Sanitary District #1 boundary and will be served by the water utility as well.

The areas within the Gateway Commercial & Retail were “designed to welcome visitors into the Clayton community”, with “development standards [to] set the tone for a traveler’s impression of the Town”; anticipated types of uses were restaurants, gas stations, grocery and other community-oriented services like banks and service provider offices (internet, phone), being located primarily along STH 76. This site was within the STH 76 Corridor, and was identified as attractive to commercial and industrial land uses due to the accessibility and visibility of the site from the state highway. Uses projected were regional in nature, meaning they were anticipated to serve a broader market than just the Town of Clayton. Reference page 11-22 of the Town’s Comprehensive Plan for these descriptions. Suggested zoning to match this Future Land Use category were B-2 Community Business and B-3 General Business Districts. Currently, 45 acres of Gateway Commercial & Retail are on the Future Land Use map; 13.24 acres are proposed to remain if the amendment is approved, with proposed zoning in the B-2 Community Business district.

Economic development goals within the Comprehensive Plan primarily looked to develop standards within the Town Zoning Codes and other ordinances to guide development in the Gateway Commercial category. Site Design Standards were adopted in 2023 that would apply to development in this area.

The development of this area would likely spur the upgrade of the STH 76/Fairview Rd intersection. This was identified in the Transportation chapter of the Town’s Comprehensive Plan, and a Traffic Impact Analysis is in development by the applicant for the intersection. That information would be evaluated by the Town when a plat is proposed.

This site is within the Town’s Mixed Use Tax Increment District area. The Town is allowed to have residential development within the TID boundary, but is capped at 35% of the real property area becoming newly platted residential development over the life of the TID. Using this requirement, of the approximately 1,632 acres of real property within the TID, a maximum of 636 acres within the TID can become newly platted residential. Acreage of approvals since the TID went into effect, and including areas of preliminarily approved subdivision plats, total +/-126 acres, or approximately 7.71%. This development with 141.48 acres, would be an additional 8.67% of the TID area. While those two together are still under the 35% cap ($7.71+8.67=16.38\%$), this would more than double the residential development within the TID, and eliminate that area from ever generating the projected revenue as forecast in the creation of the Tax Increment Fund. Commercial and industrial tax rates are substantially higher than residential uses, and this information was accounted for in the projections and plans that created the Tax Increment District and Fund. This reduction in the anticipated benefit of the Town’s plans should be a consideration in the evaluation of this Plan Amendment request.

Neighboring uses range from existing single-family dwellings, business uses, active farms, active railroad line, to a nonmetallic mining extraction and operations site. Zoning designations range from A-2 General Agriculture, R-1 Rural Residential, B-3 General Business, to L-1 Light Industrial.

A Comprehensive Plan cannot be conditionally amended. The Town recommendation and action is either approval, or denial. If the Town is satisfied that the intents (goals,

strategies, recommendations) of the existing Comprehensive Plan are upheld by the amendment of the Future Land Use map as described in the applicant's proposal, the Plan Commission should recommend approval to the Town Board.

If the Comprehensive Plan Amendment request is denied, the rezone is not consistent with the Future Land Use map and cannot be approved. If the Comprehensive Plan Amendment is approved, the rezone would be consistent with the Future Land Use map, and could also be approved.

SUGGESTED MOTION(S):

*Motion **AND ROLL CALL** to approve Resolution 2026-008 recommending approval / denial of amendment of the Town of Clayton Comprehensive Plan 2040.*

*Motion **AND ROLL CALL** to approve Resolution 2026-009 recommending approval / denial of the rezoning.*

If you have any questions about this information, please call or e-mail me.

Respectfully Submitted,
Kelsey

Comprehensive Plan Amendment Application

Town of Clayton Town Hall

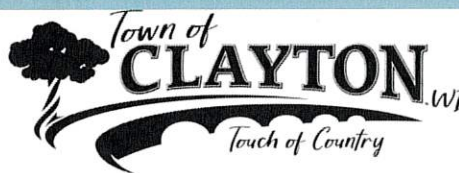
8348 Hickory Ave

Larsen, WI 54947

Phone: 920-836-2007

Email: administrator@claytonwinnebago.wi.gov

Website: https://www.townofclayton.net/


Applicant:
Name Vierbicher (Brad Rymer) - Agent for Keith Garot of Landmark Real Estate and Development Inc.Street Address 400 Security BoulevardCity Green Bay State WI Zip Code 54313Phone 920-434-9670E-mail brym@vierbicher.com
Property Owner:
Name: VanderHeiden Family Limited PartnershipAddress: 2775 Fairview Road Neenah WI Zip Code: 54956

Phone: _____

E-Mail: _____

Application Specifics:
Property Address: Fairview Lane & State Road 76 Parcel Number: 0060353, 0060354, 0060355, 0060352, 006035201& 00603520101Current Future Land Use Designation: Multiple - See included mapSurrounding Land Uses - North: Fairview Lane South: Mining / Excavation East: Agriculture West: State Road 76Proposed Future Land Use Designation: Multiple - See included mapReason for Proposed Change: Proposed development

By the execution of this application, the applicant hereby authorizes the Town of Clayton or its agents to enter upon the property during the hours of 7:00 am to 7:00 pm daily for the purpose of inspection. Applicant grants the Town of Clayton or its agents permission to enter even if the applicant has posted this land against trespassing to Sec. 943.13 Wis. Stats. I swear that the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Signature

Today's Date

June 4, 2026

Town of Clayton Comprehensive Plan Amendment 06/17/26**Proposed Development = 141.48 acres**

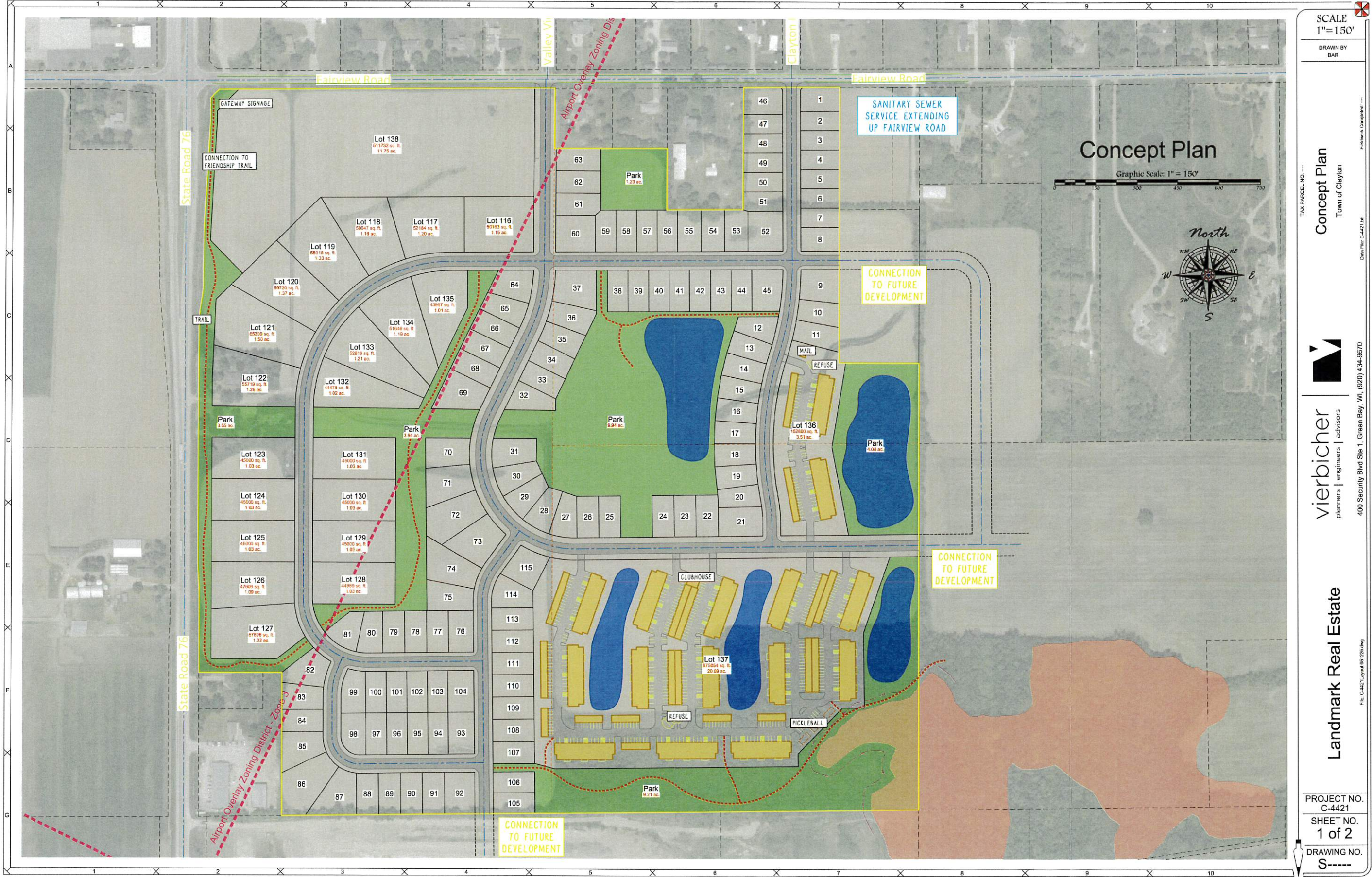
<u>Current Future Land Use Designation</u>	<u>Size</u>
Gateway Commercial & Retail	45.02 acres ✓
Medium & High Density Residential	27.82 acres ✓
Neighborhood Center Mixed Use	30.79 acres ✓
Single & Duplex Residential	00.00 acres ✓
Parks & Recreation	37.85 acres ✓

<u>Proposed Land Use Designation</u>	<u>Size</u>	<u>Deviation from current</u>
Gateway Commercial & Retail	13.24 acres ✓	- 31.78 acres
Medium & High Density Residential	25.55 acres ✓	- 2.27 acres
Neighborhood Center Mixed Use	00.00 acres ✓	- 30.79 acres
Single & Duplex Residential	79.73 acres ✓	+ 79.73 acres
Parks & Recreation	22.96 acres ✓	- 14.89 acres

Town of Clayton Rezoning Request 06/17/26

Current zoning of all parcels = A-2 General Agriculture

<u>Proposed Land Use Designation</u>	<u>Proposed Zoning classification</u>	<u>Size</u>
Single & Duplex Residential	R-2 Suburban Residential	✓ 79.73 acres
Medium & High Density Residential	R-4 Multifamily Residential	✓ 25.55 acres
Gateway Commercial & Retail	B-2 Community Business	✓ 13.24 acres
— Parks & Recreation	P-1 public institutional dist.	✓ 22.96 acres —



SCALE
1"=150'

DRAWN BY
BAR

Concept Plan
Town of Clayton



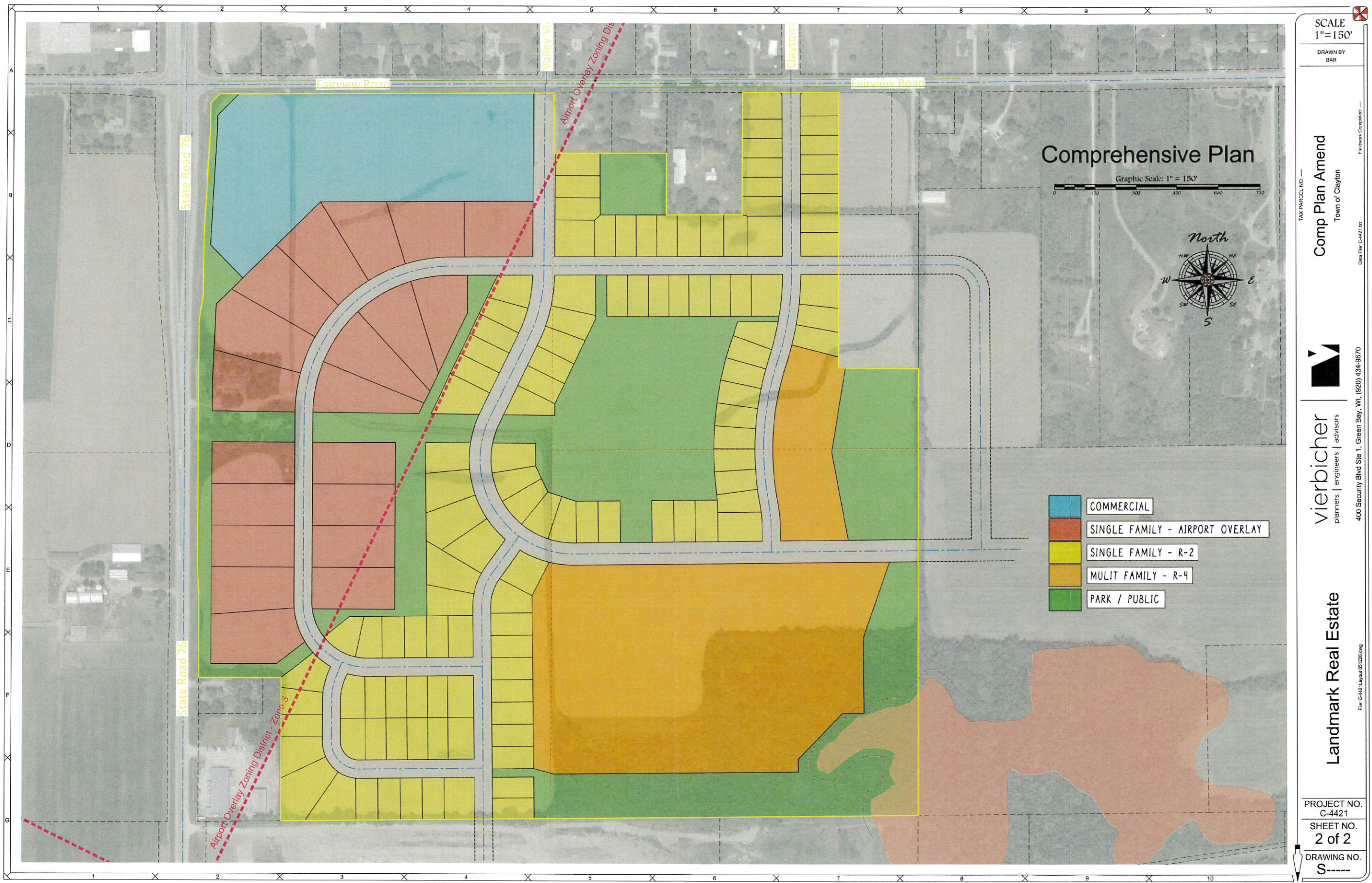
vierbicher
planners | engineers | advisors

Landmark Real Estate

PROJECT NO.
C-4421
SHEET NO.
1 of 2

DRAWING NO.
S-----

TAX PARCEL NO. ---
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670
File: C-4421 Layout 051226.dwg



**TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN**

**RESOLUTION NO. 2026-008
A RESOLUTION RECOMMENDING AMENDMENT OF THE
TOWN OF CLAYTON COMPREHENSIVE PLAN 2040**

WHEREAS, an application for amendment to the Town of Clayton Comprehensive Plan has been filed with the Town of Clayton as described herein; and

WHEREAS, the application for amendment to the Town of Clayton Comprehensive Plan is to amend the Future Land Use Map by amending the future land use category of approximately 141.48 acres including Tax ID #006-0352; 006-0352-01; 006-0352-01-01; 006-0353; 006-0354; and 006-0355 (State Rd 76 & Fairview Rd) from “Gateway Commerical & Retail”, “Parks and Recreation”, “ Neighborhood Center Mixed Use”, and “Medium and High Density Residential” to “Gateway Commercial & Retail”, “Parks and Recreation”, Neighborhood Center Mixed Use”, and “Medium and High Density Residential”, and the addition of “Residential – Single and Duplex” (i.e. keep categories with reconfigured acreage & add an additional future land use overlay); and

WHEREAS, the Town of Clayton Plan Commission held a public hearing to solicit public comment and input on the proposed amendment on Wednesday, August 12, 2026; and

WHEREAS, the Town of Clayton Plan Commission reviewed the proposed amendment at a meeting open to the public on Wednesday, August 12, 2026; and

WHEREAS, all procedural requirements have been met for the purposes of consideration of the amendment as provided in the Town of Clayton Comprehensive Plan and §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Clayton Plan Commission to recommend to the Town of Clayton Town Board amendment of the Town of Clayton Comprehensive Plan 2040 by ordinance, amending the future land use category of approximately 141.48 acres including Tax ID #006-0352; 006-0352-01; 006-0352-01-01; 006-0353; 006-0354; and 006-0355 (State Rd 76 & Fairview Rd) from “Gateway Commerical & Retail”, “Parks and Recreation”, “ Neighborhood Center Mixed Use”, and “Medium and High Density Residential” to “Gateway Commercial & Retail”, “Parks and Recreation”, Neighborhood Center Mixed Use”, and “Medium and High Density Residential”, and the addition of “Residential – Single and Duplex” (i.e. keep categories with reconfigured acreage & add an additional future land use overlay);

Date passed and adopted: _____ day of _____, 20____

Vote: Yes: _____ No: _____ Absent: _____ Abstain: _____

TOWN OF CLAYTON

By: _____
Dick Knapinski, Town Plan Commission Chairman

Attest: _____
Kelsey Faust-Kubale, Town Clerk

RE-ZONING APPLICATION

Town of Clayton Town Hall

8348 Hickory Ave

Larsen, WI 54947

Phone: 920-836-2007

Email: administrator@claytonwinnebago.gov

Website: https://www.townofclayton.net/


PROPERTY OWNER

Name VanderHeiden Family Partnership

Street Address 2775 Fairview Road

City Neenah State WI Zip Code 54956

Phone _____

E-mail _____

APPLICANT
Check: Architect: _____ Engineer: ☒ Surveyor: ☒ Attorney: _____ Agent: ☒ Owner: _____

Name: Vierbicher (Brad Rymer) as agent for Keith Garot of Landmark Real Estate & Development Inc.

Address: 400 Security Boulevard Green Bay, WI Zip Code: 54313

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

Describe the reason for the Re-Zoning: Proposed Development - see included map

RE-ZONING SPECIFICS

Number of Lots: Multiple - see map Total Acreage: 141.48 acres Tax Key Number: 0060353, 0060354, 0060355, 0060352, 06035201& 00603520101

Legal Description: Provided upon request

Current Zoning: A-2 General Ag

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: _____ Date: 06/04/26

Town Use Only

Fee (see Town Fee Schedule)

Fee: _____ Check #: _____ Receipt #: _____ Date: _____

Date Received Complete: _____ By: _____ Applic. #: _____

Review Meetings - Plan Comm _____ Town Board _____

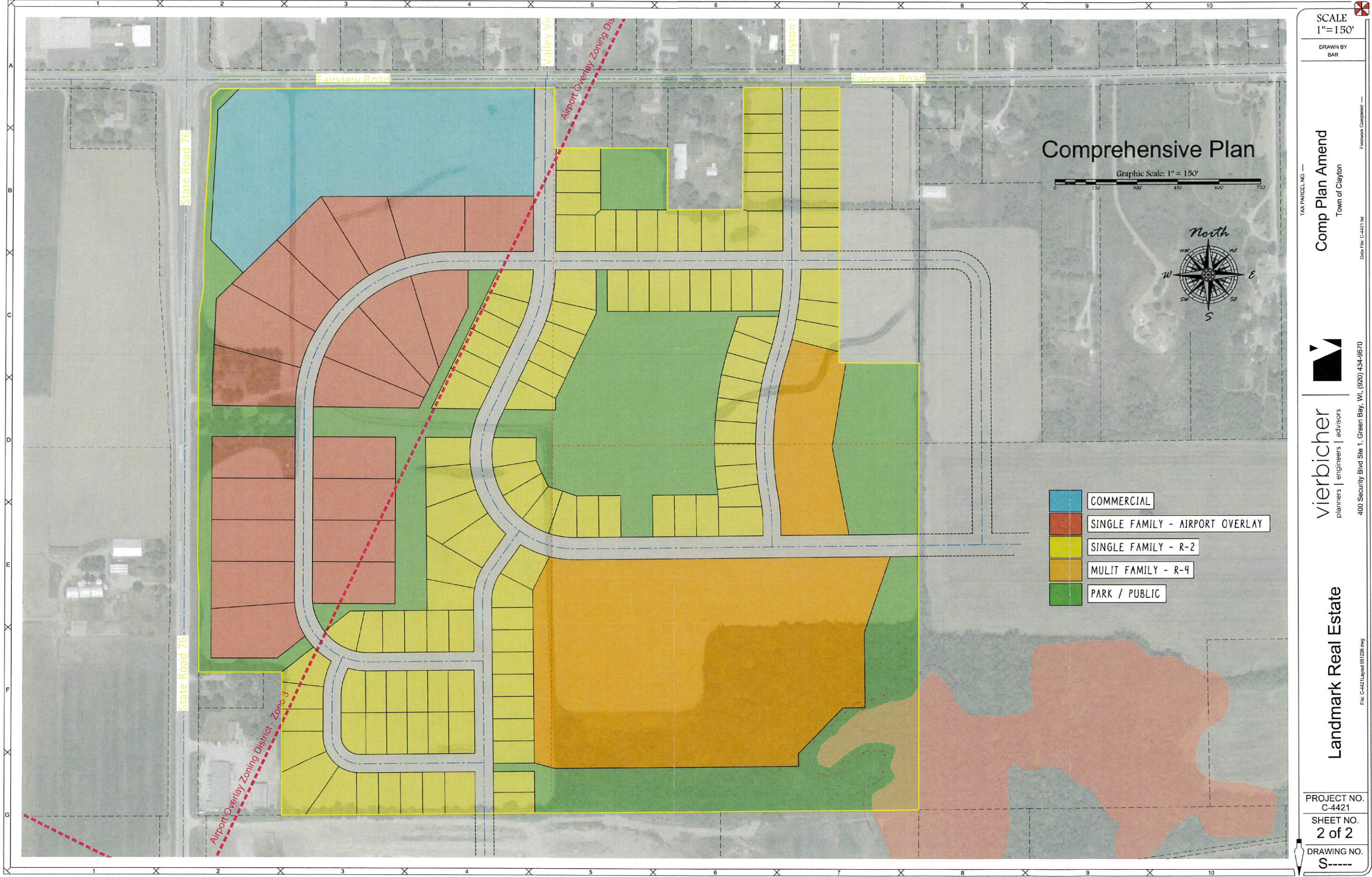
Newspaper Publication Dates: _____ & _____ Posting Date: _____

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.



SCALE
1"=150'

DRAWN BY
BAR

Comp Plan Amend
Town of Clayton

vierbicher
planners | engineers | advisors

Landmark Real Estate

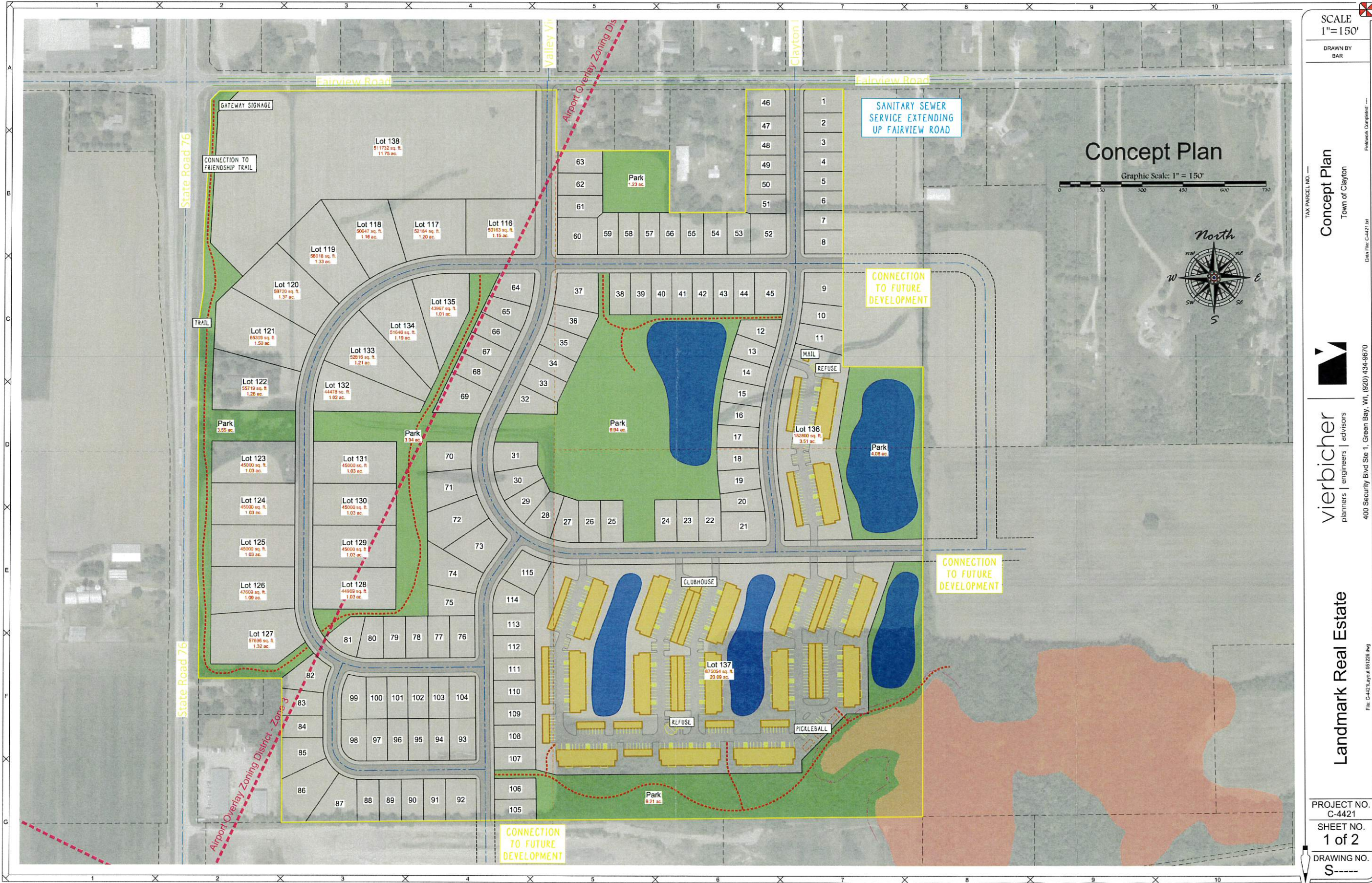
PROJECT NO.
C-4421
SHEET NO.
2 of 2
DRAWING NO.
S-----

FILEWORK COMPLETED

DATA FILE C-4421.DWG

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

FILE C-4421 Layout 051226.dwg



SCALE
1"=150'

DRAWN BY
BAR

Concept Plan
Town of Clayton

vierbicher
planners | engineers | advisors

Landmark Real Estate

PROJECT NO.
C-4421

SHEET NO.
1 of 2

DRAWING NO.
S-----

TAX PARCEL NO. ---

Data File: C-4421.dwg

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

File: C-4421 Layout 051220.dwg

From: [Kelly Wisnepske, Administrator, Town of Clayton](#)
To: [Clerk Town of Clayton](#)
Subject: FW: Hardell Property
Date: Tuesday, August 4, 2026 2:42:29 PM

Kelly Wisnepske

Town Administrator
 Town of Clayton
 8348 Hickory Avenue
 Larsen, WI 54947
 Phone: (920) 836-2007
 Fax: (920) 836-2026
 Email: administrator@claytonwinnebagoi.gov
 Website: www.townofclayton.net



Starting November 20,2023 my email will be changing from townadministrator@townofclayton.net to administrator@claytonwinnebagoi.gov. Please update your address book so messages sent to the new address are not blocked.

NOTE: E-mail correspondence to/from this e-mail address may be subject to the Open Records Law and may be disclosed to outside parties.

CONFIDENTIALITY NOTICE: The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system.

From: Jennifer Olson <jennolson61@gmail.com>
Sent: Friday, July 10, 2026 11:24 AM
To: Kelly Wisnepske, Administrator, Town of Clayton
 <administrator@CLAYTONWINNEBAGOWI.GOV>
Subject: Hardell Property

Dear Kelly,

Per our telephone conversation this morning, I am sending you this e-mail to let the Town know that our field has not been sold.

Our family had a meeting last year with Keith Garot from Landmark Real Estate & Development & with Michael Van Abel from Colliers, & we had a tentative agreement, but we have not signed anything with them.

My Sister, Johanna Wittmann, did bump into Michael a month or so ago & he told her that they should be sending us paperwork sometime in August or September.

Respectfully,

Jennifer Hardell Olson

TOWN OF CLAYTON
 PLAN COMMISSION RESOLUTION # 2026-009
 REZONING OF TAX ID #006-0352; 006-0352-01; 006-0352-01-01; 006-0353;
 006-0354; 006-0355

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

- Owner:** VanderHeiden Family Partnership; Wayne VanderHeiden & Mary Jane Volkman et al.; and Jennifer Olson & Jacqueline Maynard et al.
- Applicant:** Vierbicher on behalf of VanderHeiden Family Partnership; Wayne VanderHeiden & Mary Jane Volkman et al.; and Jennifer Olson & Jacqueline Maynard et al.
- Location:** NW NW EXC HWY-PT D627195-1.57A & EXC HWY-PT D1170371-.36A 38.62 A.; NE NW EXC N 473.48 FT OF E 920 FT & EXC CSM-2942 CSM- 3081 27.69 A.; (NINA M HARDELL LIFE ESTATE) PT NE NW DESC AS LOT 1 OF CSM-943 EXC E 100 FT 5.91 A.; (NINA M HARDELL LIFE ESTATE) PT NE NW BEING E 100 FT OF LOT 1 OF CSM-943 1.08 A.; SW NW EXC N 276 FT OF S 518 FT OF W 322 FT LYG E OF EL OF HWY 45 & EXC CSM-1603 & EXC HWY 34.85 A.; SE NW 40.00 A.
- Legal Description:** NW 1/4, NW 1/4 of Section 13, T.20N. - R.16E., TOWN OF CLAYTON;
 NE 1/4, NW 1/4 of Section 13, T.20N. - R.16E., TOWN OF CLAYTON;
 NE 1/4, NW 1/4 of Section 13, T.20N. - R.16E., TOWN OF CLAYTON;
 NE 1/4, NW 1/4 of Section 13, T.20N. - R.16E., TOWN OF CLAYTON;
 SW 1/4, NW 1/4 of Section 13, T.20N. - R.16E., TOWN OF CLAYTON;
 SE 1/4, NW 1/4 of Section 13, T.20N. - R.16E., TOWN OF CLAYTON
- Parcel Number:** The affected properties are known as Tax ID #006-0352; 006-0352-01; 006-0352-01-01; 006-0353; 006-0354; and 006-0355
- Explanation:** Applicant is requesting a zoning change for approximately 141.48 acres from A-2 (General Agriculture District) to approximately 79.73 acres of R-2 (Suburban Residential District); approximately 25.55 acres of R-4 (Multi-Family Residential District); approximately 13.24 acres of B-2 (Community Business District); and approximately 22.96 acres of P-I (Public Institutional District).

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:

TOWN OF CLAYTON PLAN COMMISSION
 RESOLUTION 2026-010
 A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE
 CORRECTING THE AMENDMENTS TO THE TOWN OF CLAYTON COMPREHENSIVE
 PLAN 2040 MADE BY ORDINANCE 2026-001

WHEREAS, the Town Board of the Town of Clayton adopted Ordinance 2026-001 on January 21, 2026, amending the Town of Clayton Comprehensive Plan 2040 (the “**Comprehensive Plan**”) to expand the Town’s general zoning authority over shoreland areas (the “**Prior Amendment**”); and

WHEREAS, following adoption of Ordinance 2026-001, a review of the Comprehensive Plan as amended identified three errors requiring correction: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7, introduced by Section 2 of Ordinance 2026-001; (b) the reproduction of pre-existing, unamended Comprehensive Plan text in the amendment to Chapter 11, page 30, made by Section 4 of Ordinance 2026-001; and (c) unfilled drafting placeholders in the amendment to Appendix F made by Section 6 of Ordinance 2026-001; and

WHEREAS, a corrective amendment to the Comprehensive Plan (the “**Amendment**”) is needed to correct those errors and ensure the Comprehensive Plan accurately reflects the intent of the Town Board as expressed in the Prior Amendment; and

WHEREAS, a public hearing was held on August 12, 2026 (the “**Public Hearing**”) wherein the Town Plan Commission discussed the corrective Amendment attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, by adopting this resolution, the Plan Commission recommends that the Town Board of Supervisors (the “**Board**”) adopt the Amendment, thereby correcting the Comprehensive Plan as described herein; and

NOW THEREFORE BE IT RESOLVED by the Town of Clayton Plan Commission that the Plan Commission hereby recommends that the Board adopt the Amendment.

Vote: Yes _____ No: _____ Absent: _____ Abstain: _____

Signed: _____ Date: _____
 Dick Knapinski, Plan Commission Chair

Attest: _____ Date: _____
 Kelsey Faust-Kubale, Town Clerk

EXHIBIT A

ORDINANCE 2026-[NUMBER]

AN ORDINANCE CORRECTING THE AMENDMENTS TO THE TOWN OF
CLAYTON COMPREHENSIVE PLAN 2040 MADE BY ORDINANCE 2026-001

WHEREAS, the Comprehensive Plan 2040 (the “**Comprehensive Plan**”) for the Town of Clayton, County of Winnebago, State of Wisconsin (the “**Town**”) was amended by Ordinance 2026-001, adopted by the Town Board on January 21, 2026, to expand the Town’s general zoning authority over shoreland areas (the “**Prior Amendment**”); and

WHEREAS, following adoption of the Prior Amendment, a review of the Comprehensive Plan as amended identified three errors requiring correction: (a) a subject-verb agreement defect in the amendment to Chapter 8, page 7, introduced by Section 2 of the Prior Amendment; (b) the reproduction of pre-existing, unamended Comprehensive Plan text in the amendment to Chapter 11, page 30, made by Section 4 of the Prior Amendment; and (c) unfilled drafting placeholders in the amendment to Appendix F made by Section 6 of the Prior Amendment; and

WHEREAS, this corrective amendment to the Comprehensive Plan (this “**Amendment**”) is necessary to correct those three errors and ensure the Comprehensive Plan accurately reflects the intent of the Town Board as expressed in the Prior Amendment; and

WHEREAS, following a public hearing on _____, 2026, the Town Plan Commission passed a resolution whereby it recommended the adoption of this Amendment by the Town Board, as demonstrated by the Plan Commission Resolution attached hereto and made a part hereof as **Exhibit A**; and

WHEREAS, all public notice and hearing requirements set forth in Wis. Stat. § 66.1001(4) have been satisfied with respect to this Amendment, including publication, posting, and the conduct of a public hearing before the Plan Commission; and

NOW THEREFORE BE IT ORDAINED that the Town Board of the Town of Clayton, Winnebago County, does hereby approve and adopt the Amendment to the Comprehensive Plan as described herein.

Adopted this ____ day of _____, 2026

Russ D. Geise, Town Chair

Attest:

Kelsey Faust-Kubale, Clerk

1. **Authority.** This Amendment constitutes an exercise of the Town's authority granted by Wis. Stat. § 66.1001, and the adoption thereof complies with the procedures provided in Wis. Stat. § 66.1001(4).
2. **Effect of the Amendment.** This Amendment corrects three drafting errors in the amendments to the Comprehensive Plan made by the Prior Amendment. No new zoning authority is created or modified by this Amendment. The substantive expansion of the Town's general zoning authority over shoreland areas was fully effected by the Prior Amendment, which remains in force as corrected hereby. Except as expressly provided herein, all terms and provisions of the Comprehensive Plan, as previously amended, are and will remain in full force and effect and are hereby ratified and confirmed.
3. **Amendment.** The Comprehensive Plan is hereby amended as follows (for clarity, all text appearing in bold reflects changes from the original Comprehensive Plan, whether made by this Amendment or by Ordinance 2026-001; unbolded text is reproduced verbatim from the original Comprehensive Plan):

Section 1. That the amendment to Chapter 8, page 7, Section "Wetlands," paragraph 4, made by Section 2 of Ordinance 2026-001, is hereby corrected and restated in its entirety as follows:

A complex set of regulations by various local, state, and federal agencies places numerous limitations on the development and use of wetlands and shoreland. **The Town's Zoning Code and** Chapter 27 of the Winnebago County Zoning Code **describe** permitted uses of wetlands provided there is no filling, flooding, tiling, draining, ditching, dredging, or excavating, some of which include development of silviculture, hiking, fishing, trapping, harvesting of wild crops, and the cultivation of agricultural crops. The Wisconsin Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams, lakes, and wetlands. The Corps of Engineers has authority over the placement of fill materials in virtually all wetlands associated with waters of the United States. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program. Prior to placing fill or altering wetland resources, the appropriate agencies should be contacted to receive authorization.

Section 2. That the amendment to Chapter 11, page 30, Section "Zoning Ordinance," made by Section 4 of Ordinance 2026-001, is hereby corrected and restated in its entirety as follows:

Zoning Ordinance. Zoning has long been recognized as a fundamental tool in implementing a comprehensive plan, specifically the intentions of the Future Land Use Plan. The Town of Clayton took a significant step toward providing more local control over land use decisions by removing town wide zoning control through Winnebago County. On December 17, 2013, the Town developed and adopted The Town of Clayton Zoning Code of Ordinances. It should be noted that, **while the Town holds general zoning control over**

shoreland areas (300' of a navigable stream and 1,000' from a lake or impoundment), Winnebago County maintains shoreland overlay zoning control over such areas.

Section 3. That the Comprehensive Plan 2040 Amendments table in Appendix F, as amended by Section 6 of Ordinance 2026-001, is hereby corrected to reflect the following row in place of the row as adopted:

Version	Date	Description
1.0	January 21, 2026	Expansion of plan zoning control to encompass shoreland areas. Ordinance 2026-001