

TOWN OF CLAYTON

ORDINANCE 2026-Z006

AN ORDINANCE TO AMEND THE OFFICIAL TOWN OF CLAYTON ZONING MAP – WINNEBAGO COUNTY, WISCONSIN

WHEREAS, one or more applications for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” have been filed with the Town of Clayton Clerk as described herein; and

WHEREAS, following the requisite Notices and Public Hearing(s), the proposed amendment(s) have been reviewed and a recommendation was provided to the Town of Clayton Board of Supervisors by the Town’s Plan Commission; and

WHEREAS, the application(s) for amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin” does comply with the Town’s future land use element of the Town of Clayton Comprehensive Plan 2040; and

WHEREAS, all other procedural requirements have been met for purposes of consideration of the amendment(s) as provided in Article 7 of the Town of Clayton Zoning Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED THAT, the Board of Supervisors of the Town of Clayton, County of Winnebago, State of Wisconsin, pursuant to Article 7 of the Town of Clayton Zoning Code of Ordinances, hereby adopts the following amendment(s) to the “Town of Clayton Zoning Map – Winnebago County, Wisconsin”:

Section 1: The Official “Town of Clayton Zoning Map – Winnebago County, Wisconsin” is amended as follows:

A. Property Owner(s):

VanderHeiden Family Partnership; Wayne VanderHeiden & Mary Jane Volkman et al.; and Jennifer Olson & Jacqueline Maynard et al.

Legal description of the property:

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.
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

Findings of Fact:

1. The Town of Clayton has an adopted Comprehensive Plan.
2. The Future Land Use Plan Map of the Comprehensive Plan shows the subject properties as Gateway Commercial & 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", "Medium and High Density Residential", and "Residential – Single and Duplex"
3. The proposed R-2 (Suburban Residential District); R-4 (Multi-Family Residential District); B-2 (Community Business District); and P-I (Public Institutional District).is consistent with the aforementioned future land use categories.
4. Therefore, a zoning map amendment from A-2 (General Agriculture District) to R-2 (Suburban Residential District); R-4 (Multi-Family Residential District); B-2 (Community Business District); and P-I (Public Institutional District) is consistent with the adopted Comprehensive Plan.
5. The zoning map amendment is compatible with adjacent land uses.

The above-described property is hereby rezoned from:

A-2 (General Agriculture District) to R-2 (Suburban Residential District); R-4 (Multi-Family Residential District); B-2 (Community Business District); and P-I (Public Institutional District)

Section 2: This Ordinance shall be submitted to the Winnebago County Board for approval. This amendment to the "Town of Clayton Zoning Map – Winnebago County, Wisconsin" shall be effective upon approval by the Winnebago County Board.

Adopted this _____ day of _____, 20_____

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

ATTEST:

Russell D. Geise, Town Chair

Kelsey Faust-Kubale, Town Clerk