

**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

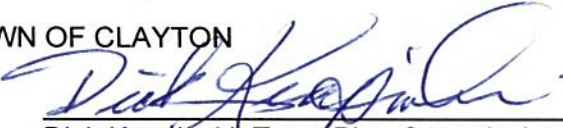
WHEREAS, all procedural requirements have been met for the purposes of consideration of the amendment as provided in the Town of Clayton Comprehensive Plan and §66.1001, Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Clayton Plan Commission to recommend to the Town of Clayton Town Boardnd 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: 12th day of August, 2026

Vote: Yes: 4 No: 2 Absent: 1 Abstain: 0

TOWN OF CLAYTON

By: 
Dick Knapinski, Town Plan Commission Chairman

Attest:  12/14
Kelsey Faust-Kubale, Town Clerk

Plan Commission

Roll Call Vote Tally

VOTE #1

Meeting Date: August 12, 2026

Agenda Item: 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

Motion by: RK

Second by: TH

MOTION: Motion to approve Resolution 2026-008 recommending approval / denial of amendment of the Town of Clayton Comprehensive Plan 2040.

Commissioner Vote:	Aye	Nay	Abstain
6 Chair Knapinski	_____	<u>1</u>	_____
1 Commissioner Nemecek	_____	<u>1</u>	_____
2 Commissioner Haase	<u>1</u>	_____	_____
3 Commissioner Haskell	_____	<u>1</u>	_____
4 Commissioner Ketter	<u>1</u>	_____	_____
X Commissioner Sleik	<u>EXCUSED</u>	<u>X</u>	<u>X</u>
5 Rep. Christianson	_____	<u>1</u>	_____

FAILED 2-4

Plan Commission

Roll Call Vote Tally

VOTE #2

Meeting Date: August 12, 2026

Agenda Item: 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

Motion by: NN

Second by: BH

MOTION: Motion to approve Resolution 2026-008 recommending approval / denial of amendment of the Town of Clayton Comprehensive Plan 2040.

Commissioner Vote:	Aye	Nay	Abstain
1 Chair Knapinski	<u>1</u>	<u> </u>	<u> </u>
6 Commissioner Nemecek	<u>1</u>	<u> </u>	<u> </u>
5 Commissioner Haase	<u> </u>	<u>1</u>	<u> </u>
4 Commissioner Haskell	<u>1</u>	<u> </u>	<u> </u>
3 Commissioner Ketter	<u> </u>	<u>1</u>	<u> </u>
X Commissioner Sleik	<u>EXCUSED</u>	<u>X</u>	<u>X</u>
2 Rep. Christianson	<u>1</u>	<u> </u>	<u> </u>

PASSED 4-2