

## Comprehensive Plan Amendment Application

### Town of Clayton Town Hall

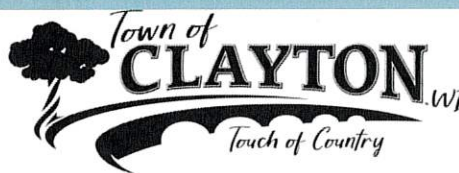
8348 Hickory Ave

Larsen, WI 54947

Phone: 920-836-2007

Email: [administrator@claytonwinnebago.wi.gov](mailto: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 Boulevard

City Green Bay State WI Zip Code 54313

Phone 920-434-9670

E-mail brym@vierbicher.com

### Property Owner:

Name: VanderHeiden Family Limited Partnership

Address: 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& 00603520101

Current Future Land Use Designation: Multiple - See included map

Surrounding Land Uses - North: Fairview Lane South: Mining / Excavation East: Agriculture West: State Road 76

Proposed Future Land Use Designation: Multiple - See included map

Reason 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✓ |

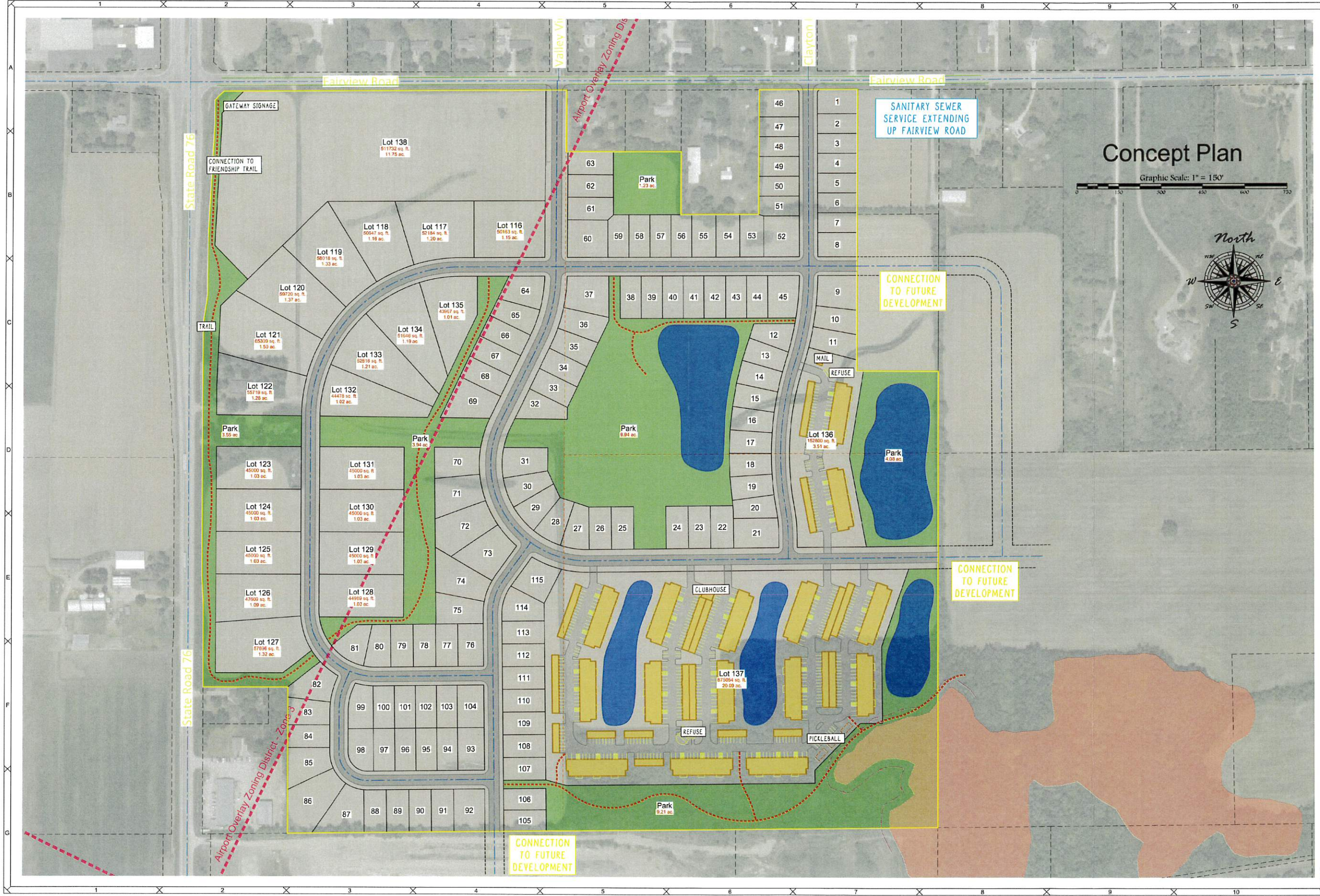
| <u>Proposed Land Use Designation</u> | <u>Size</u>  | <u>Deviation from current</u> |
|--------------------------------------|--------------|-------------------------------|
| Gateway Commercial & Retail          | 13.24 acres✓ | - 31.78 acres                 |
| Medium & High Density Residential    | 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-----

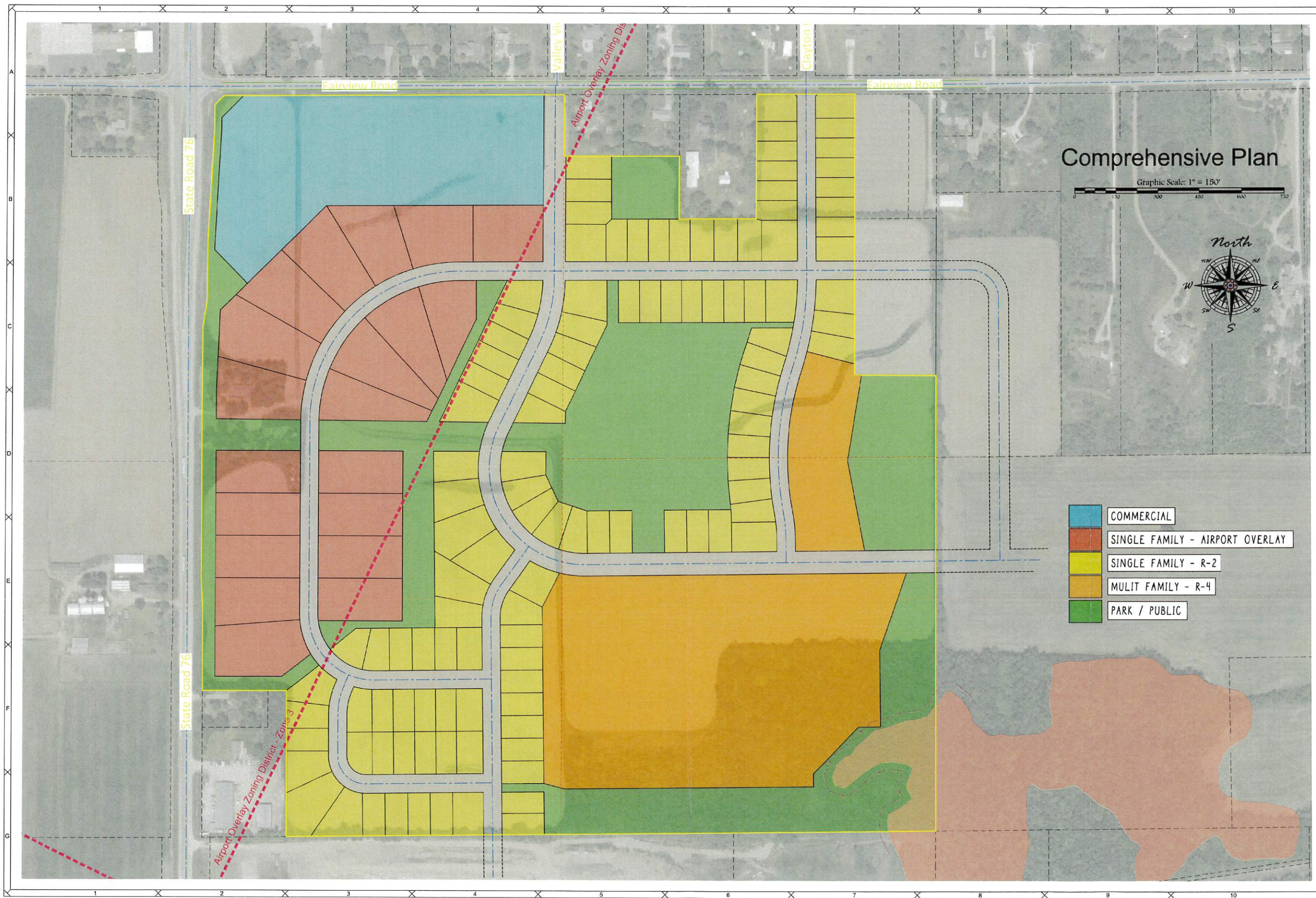
Framework Compliant

Data File: C-4421.dwg

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

File: C-4421 Layout.dwg





SCALE  
1"=150'

DRAWN BY  
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PROJECT NO.  
C-4421

SHEET NO.  
2 of 2

DRAWING NO.  
S-----

Landmark Real Estate

PROJECT NO.  
C-4421

Comp Plan Amend

Town of Clayton

FILE C-4421.dwg

DATE 05/20/2020

FILE C-4421.dwg

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