

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: