

**PLAN COMMISSION**  
**September 4, 2024**

The meeting of the Plan Commission was called to order at 4:00 p.m. by Darrell Hansen.

**Members present:** Branden Schirpke, Darrell Hansen, Laurie Vollrath, Tom Lederer, Jeanine Supanich and Mark Doornink **Absent:** Kody Zempel **Also present:** City Administrator Caz Muske, Mike Nelson, Amy Meinhardt, Ken Meinhardt and Recording Secretary Mary Metoxen.

Vollrath/Doornink m/s/c to approve the agenda as presented.

Vollrath/Supanich m/s/c to approve the minutes from August 19, 2024

**Open Public Hearing:** Hansen/Vollrath m/s/c to open public hearing to Rezone 26 10<sup>th</sup> Street (30-23-71-153) from B-1 Downtown Business District to R-3 Multi-Family District.

Mike Nelson spoke regarding 26 10<sup>th</sup> Street. He would like to convert it into an apartment complex with two upstairs and one downstairs. He presented plans for review and discussion. Parking was brought up as a potential issue with only three spots. There could be some parking available on the side of the building and parking on 10<sup>th</sup> Street during on winter hours. Also brought up was the mural that was painted on the side of the building and adding windows. The property was sold so the new owners can make changes as needed.

**Close Public Hearing:** Vollrath/Doornink m/s/c to close public hearing.

Vollrath/Doornink m/s/c to recommend to common council Ordinance 1225 – Rezone 26 10<sup>th</sup> Street (30-23-71-153) from B-1 Downtown Business District to R-3 Multi-Family District.

**Adjourn:** Lederer/Schirpke m/s/c to adjourn 4:18 p.m.

Respectfully Submitted,

Mary Metoxen  
Recording Secretary



# CITY OF CLINTONVILLE

WISCONSIN 54929

Department of Administration

**MEMO**

**To:** Honorable Plan Commission Chair Schirpke and Members  
**From:** Caz R. Muske, City Administrator  
**Date:** Wednesday, May 14, 2025  
**RE:** City Administrator Memo Item

CITY ADMINISTRATION  
TOTAL ITEM UPDATES: 5

1. **Item: Request to Rezone 32 Hughes Street**
  - **Description:** The owner is requesting the rezoning of 32 Hughes Street (30-23-41-10) from R-2 Residential District to B-2 Neighborhood Convenience Retail District
  - **Status:** 05/14 rezoning is set to be heard; if approved by PC, it will move to Common Council for final approval; applicant will be seeking a Special Council Meeting
2. **Item: Conditional Use Permit request for 32 Hughes Street**
  - **Description:** The owner is requesting a Conditional Use Permit for 32 Hughes Street (30-23-41-10) for (b) Hotels, rooming houses and other lodging places, 7011-7021 contingent on Common Council action regarding the Rezoning Request; must be contingent upon Council approval of rezoning (item 1 above)
  - **Status:** 05/14 rezoning and conditional use are set to be heard; if rezoning approved by PC, it will automatically be approved upon remit of payment
3. **Item: Amendment of Zoning Ordinance 17.22(3)**
  - **Description:** Amendment of Zoning Ordinance 17.22(3) to add 'Automotive sales and service; car wash' to subsection (u) Automotive repair shops, 7536-7539 within the I-1 Industrial District, as a Conditional Use in I-1 Industrial District; to allow for potential/future expansion of existing industry businesses
  - **Status:** 05/14 amendment set to be heard; if approved by PC, it will move to Common Council for final approval
4. **Item: Amendment of Zoning Ordinance 17.24(2)**
  - **Description:** Amendment of Zoning Ordinance 17.24(2) to add 'I-1 Industrial District Permitted and Conditional Use' options to subsection (2) Conditional Uses within the IP1 - Industrial Park District, as a Conditional Use in I1-Industrial District for Zoning District #1 and #2; to allow for potential/future expansion of existing industry businesses
  - **Status:** 05/14 amendment set to be heard; if approved by PC, it will move to Common Council for final approval
5. **Item: City Facilities Planning Project - Timeline**
  - **Description:** The City has facilities that need to be updated/addressed due to their useful lifespan; over the next few months, PC will help decide on policy for Council consideration centered around priority, budget, and CIP placement
  - **Status:** 05/14 is the kick-off meeting to discuss timeline and scheduling of future meetings; see anticipated timeline attached

Warm regards,

Caz R. Muske, M.P.A.  
City Administrator  
Airport Manager | RDA Executive Director  
715-823-7600 | [cmuske@clintonvillewi.gov](mailto:cmuske@clintonvillewi.gov)



# City of Clintonville Wisconsin 54929

CITY HALL	50 10 <sup>th</sup> Street	715-823-7600
PUBLIC WORKS & AIRPORT	160 Bennett Street	715-823-7685
PARKS AND RECREATION	55 E. 12 <sup>th</sup> Street	715-823-7660
WATER & ELECTRIC UTILITIES	50 10 <sup>th</sup> Street	715-823-7600
WASTE WATER	350 15 <sup>th</sup> Street	715-823-7675
POLICE (non-emergency)	35 S Clinton Ave	715-823-3117
FIRE (non-emergency)	50 A 10 <sup>th</sup> Street	715-823-3750
LIBRARY	75 Hemlock Street	715-823-4563
CITY HALL FAX MACHINE		715-823-1352

Ordinance: 1233

Introduced By:

Seconded By:

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CHANGE THE FOLLOWING PARCEL FROM R-2 (RESIDENTIAL DISTRICT) ZONING TO B-2 (NEIGHBORHOOD CONVENIENCE RETAIL DISTRICT) ZONING

Parcel No.: 30-23-41-10  
(32 Hughes Street)

This ordinance shall be in force and take effect from and after its passage and publication.

CITY OF CLINTONVILLE

\_\_\_\_\_  
Steve Kettenhoven, Mayor

\_\_\_\_\_  
Peggy L. Johnson, Clerk

Adopted:

Published:

## ZONING 17.00

- (c) Shall have a first story minimum gross floor area of at least 1,000 square feet for a one story dwelling and at least 700 square feet for a first floor dwelling if more than one story with a minimum gross floor area total of not less than 1,000 square feet. The dwelling shall be not less than 23 feet in its smallest horizontal dimension, exclusive of any attached garage, carport, or open or enclosed deck.
- (d) The structure shall have a roof pitch with a minimum slope of 3 1/2 on 75% of the structure and eaves extending outward a minimum of 16 inches beyond the nearest vertical wall (excluding dormers and overhangs at gable ends). On homes of 1-1/2 story or more or which have a roof pitch of 7/12 or steeper, this minimum overhang requirement shall be decreased to 12 inches.
- (e) Shall have roofing material of a type customarily found on conventionally constructed dwellings including wood shakes or shingles, asphalt composition shingles, fiberglass composition shingles, but not corrugated metal or corrugated fiberglass.
- (f) Shall have exterior siding of a type customarily found on conventionally constructed dwellings including wood clapboards, simulated clapboards, such as, vinyl, metal or masonite type siding, wood shake or shingles, brick, stone or other masonry type veneer materials, but not smooth, ribbed or corrugated metal or plastic panels except when part of solar collector systems.

The City Plan Commission may grant a Conditional Use Permit upon application and payment of fees for a deviation from the requirements of (d) (e) and (f) if such granting of that Conditional Use will not have an adverse aesthetic or pecuniary impact on the surrounding neighborhood and/or the value of nearby properties.

### 17.15 **R2 RESIDENTIAL DISTRICT**

**THE COMMON COUNCIL OF THE CITY OF CLINTONVILLE, WISCONSIN, DO ORDAIN that Chapter 17 Zoning Ordinance Section 17.15, R2, Residential Zoning Districts be amended to include the following:**

- (1) **Permitted Uses.**
  - (a) **R1 District Permitted Uses**
  - (b) **Two-Family Residences**
- (2) **Conditional Uses.**
  - (a) **R1 District Conditional Uses**
  - (b) **Multiple-Family Dwellings not to exceed four (4) dwelling units.**
- (3) **Dimensional Standards.**
  - (a) **Lot Size.**
    - 1. **Parcels having a single-family residence shall follow R1 district standards.**
    - 2. **Parcels with two-family residences:**
      - Width: 80 feet minimum, and**

## ZONING 17.00

Area: 10,000 square feet.

Remaining standards will be the same as in the R1 district.

3. Parcels having three to four dwelling units per building:  
Width: 120 feet minimum and  
Area: 4,000 square feet per dwelling unit.  
Add 500 square feet for each bedroom per dwelling unit over two bedrooms.

(b) Building Height. 35 feet maximum.

(c) Yard and Setback Requirements.

Street: 30 feet minimum.

Side: 10 feet (20 feet if parcel abuts an R1 parcel) minimum.

Street Side (corner lot): 20 feet minimum.

Rear: 25 feet.

(d) Maximum Lot Coverage. 40%.

(e) Site restrictions: Industrial/Residential Buffer Area. Wherever Industrial and Residential zoned properties are adjacent, there shall be a minimum of a 30 foot setback from the boundary of the two districts for all primary buildings. also, see 17.11.

- (4) A landscaping plan shall be submitted for review to the Plan Commission for multi-family dwellings before a conditional use is granted.

### 17.16 R3 MULTI-FAMILY DISTRICT

(1) Permitted Uses.

(a) R2 District permitted uses.

(b) Multiple family dwellings not exceeding three (3) stories, nor forty (40) feet in height.

(c) Group homes with capacity to accommodate sixteen (16) or fewer individuals.

(2) Conditional Uses.

(a) Building Height Over Three Stories. In reviewing plans for buildings in excess of three (3) stories, the following shall be considered:

1. The predominant building type which exists within three hundred (300) feet of the proposed structure.
2. The future building types in the area based upon existing structural conditions and proposed land use.
3. The usable open space and recreational opportunities.
4. The type of parking accommodations, if provided.

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The GF District is intended to provide areas for government structures and services.

- (1) Permitted Uses.
  - (a) Government Offices
  - (b) Schools
  - (c) Recreation and Community Centers
  - (d) Libraries
  - (e) Municipal Utility Facilities
  - (f) Municipal Garages
  - (g) Parking Lots and Parking Structures
  - (h) Other Government Purposes
- (2) Conditional Uses (none)
- (3) Dimensional Standards.
  - (a) Setbacks and yards
    - Front setback: 10 feet
    - Side setback: 10 feet from adjacent property or curb
    - Rear setback: 10 feet

### 17.20 B2 NEIGHBORHOOD CONVENIENCE RETAIL DISTRICT

Permitted and Conditional Uses for B2 district are referenced to the Standard Industrial Classification (SIC) Manual (1987). When a SIC number is given, the reader should refer to the SIC manual for a complete description of the use.

The B2 Business District is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area.

- (1) Permitted Uses.
  - (a) Public warehousing and storage, 4221-4226
  - (b) Wholesale trade-durable goods, 5012-5043, 5063-5088, 5094-5099
  - (c) Wholesale trade-nondurable goods, 5111-5149, 5181-5199
  - (d) Building materials, hardware, garden supply, and mobile home dealers, 5211-5271
  - (e) General merchandise stores, 5311-5399
  - (f) Food stores, 5411-5499
  - (g) Auto and home supply stores, 5531, 5551
  - (h) Apparel and accessory stores, 5611-5699
  - (i) Furniture, home furnishings and equipment stores, 5712-5736
  - (j) Eating and drinking places, 5812-5813
  - (k) Miscellaneous retail, 5912-5999
  - (l) Banking, 6011-6062
  - (m) Credit agencies other than banks, 6111-6163
  - (n) Security and commodity brokers, dealers, exchanges and services, 6211-6289
  - (o) Professional offices
  - (p) Personal services, 7211-7299
  - (q) Business services, 7311-7399
  - (r) Miscellaneous repair services, 7622-7641
  - (s) Bowling centers, 7933
  - (t) Health services, 8011-8099

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- (u) Legal services, 8111
- (v) Social services, 8322-8399
- (w) Miscellaneous services, 8911-8999
- (x) Accessory uses and structures as regulated in 17.11(5)

### (2) Conditional Uses.

- (a) Automotive dealers and gasoline service stations, 5511, 5521, 5541, 5561-5599
- (b) Hotels, rooming houses and other lodging places, 7011-7021
- (c) Laundry, cleaning services, 7211-7219
- (d) Automotive repair, services and garages, 7513-7549
- (e) Religious organizations, 8661
- (f) Parking lots
- (g) Government and cultural uses (Adopted 4-9-96)
- (h) Veterinarian Services 741-742

### (3) Dimensional Standards.

- (a) Lot width. Neighborhood business shopping centers or districts shall not be less than 200 feet in width.
- (b) Individual business sites in the B2 Business District shall provide sufficient area for the principal building and its accessory buildings, off-street parking and loading areas, and required yards. There is no required minimum site width.
- (c) Building height. 35 feet maximum.
- (d) Setbacks and yards.
  - Front setback: 50 feet
  - Side setback: 20 feet
  - Rear setback: 25 feet
  - Side street (corner lot): 25 feet

There must be a 20 foot opening to the street for every 150 linear front feet of commercial building (which may be composed of several businesses directly adjacent to each other).

- (4) Site restrictions 17.11
  - Loading and unloading requirements 17.11(10)
  - Parking requirements 17.11(11)

## 17.21 B3 HIGHWAY COMMERCIAL OVERLAY DISTRICT

The B3 Commercial District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

The B3 district shall overlay parcels which are adjacent to United States Highway (USH) 45 and are within the City limits.

The regulations involving this overlay district shall apply to all new construction and changes in existing use on parcels within this district. The underlying zoning regulations shall apply to the parcel until that parcel is developed or its existing primary use is changed.



# CITY OF CLINTONVILLE

WISCONSIN 54929

ORDINANCE NO.: 1234

INTRODUCED BY:

SECONDED BY:

THE COMMON COUNCIL OF THE CITY OF CLINTONVILLE, WISCONSIN, DO ORDAIN that CHAPTER 17, ZONING, 17.22 I-1 INDUSTRIAL DISTRICT, is hereby amended as follows:

## 17.22 I-1 INDUSTRIAL DISTRICT

(3) Conditional Uses

(u) Automotive repair shops, Automotive sales and service; car wash, 7536-7539

This Ordinance shall take effect upon passage and publication as provided by law.

CITY OF CLINTONVILLE

By \_\_\_\_\_

Steve Kettenhoven, Mayor

By \_\_\_\_\_

Peggy Johnson, Clerk

Adopted:

Published:

## ZONING 17.00

This district accommodates areas that are predominantly industrial in character. In the Clintonville context, industrial includes light manufacturing, transportation and wholesaling operations, and a limited number of retail and service establishments. Within the community of Clintonville, there are several high quality industrial areas having transportation and other services that are geared to industrial usages. As a general rule, these areas should be reserved for industrial and related uses.

(1) Permitted and Conditional Uses. In this district, permitted uses are expressed in Standard Industrial

Classifications (SIC) categories. The initial determination of whether a particular use or a portion of a particular use fits within a particular category as described below is to be made by the Zoning Administrator. Persons objecting to this initial determination may appeal the determination to the Plan Commission.

A use or operation within this district may have several segments or components. Some of these segments may be classified as Permitted Use segments and others as Conditional Use segments. Where this is the case, Conditional use approval shall be required and shall extend only to the portion of the operation that requires Conditional Use approval. The affidavit should state that Conditional Use approval is required at any point after initial construction and occupancy on a site when the use or operation changes so as to bring it within the scope of section 17.31.

(2) Permitted Uses.

- (a) Canned, frozen and preserved fruits, vegetables and food specialties, 2032-2038; bakery products, 2051-2038; beverages, 2082-2087; miscellaneous food preparations and kindred products, 2091-2099.
- (b) Apparel and other finished products made from fabrics and similar materials, 23211-2369, 2391-2399.
- (c) Millwork, veneer, plywood and structural wood members, 2431-2499.
- (d) Furniture and fixtures, 2511-2599.
- (e) Converted paper and paperback products, 2671-2679.
- (f) Printing, publishing and allied industries, 2711-2796.
- (g) Boot and shoe, cut stock and findings, 3131-3199.
- (h) Fabricated metal products, 3411-3479, 3491, 3499.
- (i) Farm and garden machinery and equipment, 3523-3524.
- (j) Construction, mining and materials handling equipment, 3541-3549.
- (k) Metal working, machinery and equipment, 3541-3549.
- (l) Household appliances, 3631, 3639.
- (m) Electric lighting and wiring equipment, 3641-3648;  
Communications and electrical, 3651-3699.
- (n) Transportation equipment, 3711-3751, 3792-3799.
- (o) Measuring, analyzing, and controlling instruments, photographic, medical and optical goods, watches

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- and clocks, 3812-3873.
- (p) Miscellaneous manufacturing industries, 3911-3995.
- (q) Local passenger transportation, 4119.
- (r) Public warehousing and storage, 4221-4226.
- (s) Communications 4812-4813, 4832, 4899.
- (t) Wholesale trade - durable goods, 5012-5092, 5094, 5099.
- (u) Wholesale trade - nondurable goods, 5111-5149.
- (v) Beer, wine and distilled alcoholic beverages, 5181, 5182.
- (w) Equipment rental and leasing, 7359; Repair shops and related services, 7699.
- (x) Lumber and other building material, 5211-5271.
- (y) Accessory uses and structures and regulated in 17.11(5).
- (z) Business Associations & "Professional Offices" SIC Code #8611.
- (3) Conditional Uses.
  - (a) Food and kindred products, 2011-2015; Grain mill products, 2041-2048, 2077-2079.
  - (b) Textile mill products, 2211-2299.
  - (c) Apparel and other finished products made from fabrics and similar materials, 2371-2389.
  - (d) Lumber and wood products, except furniture, 2411-2429.
  - (e) Paper and allied products,
  - (f) Chemicals and allied products, 2812; Gum and wood chemicals, 2861; Fertilizers, mixing only, 2875.
  - (g) Petroleum refining and related industries, 2911-2999.
  - (h) Rubber and miscellaneous plastic products, 3011-3079.
  - (i) Leather tanning and finishing, 3111.
  - (j) Stone, glass and concrete products, 3211-3291, 3293-3299.
  - (k) Primary metal industries, 3312-3325.
  - (l) Ordinance and accessories, 3482-3498.
  - (m) Machinery except electrical, 3511-3519.

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- (n) Electrical and electronic machinery, equipment and supplies, 3612-3629, 3691, 3692.
  - (o) Transportation equipment, 3761-3769.
  - (p) Miscellaneous manufacturing, 3996, 3999.
  - (q) Local passenger transportation, not elsewhere classified establishments primarily engaged in furnishing miscellaneous passenger transportation, where such operations are principally within a municipality, contiguous municipalities, or a municipality and its suburban areas.
  - (q) Trucking and courier service, 4212-4221, 4231.
  - (r) Natural gas transmission, 4923.
  - (s) Chemicals and allied products, 5162-5169.
  - (t) Liquified petroleum (gas) dealer, 5984.
  - (u) Automotive repair shops, 7536-7539.
  - (v) Farm supplies, 5191, 5198.
  - (w) Fuel dealers, 5983, 5989.
  - (x) Governmental and cultural uses.
- (4) Dimensional Standards.  
Lot area: 20,000 square feet minimum.  
Width: 100 feet minimum.  
Front yard setback: 30 feet minimum.  
Side yard setback: 10 feet minimum.  
Side street setback: 20 feet minimum.  
Rear setback: 30 feet minimum.  
Building height: 35 feet maximum on a permitted use basis; above 35 feet on a conditional use basis.  
Lot area coverage: 70% maximum.
- (5) Site restrictions 17.11.  
  
Loading and unloading requirements 17.11(10).  
Parking requirements 17.11(11).
- (6) The site must provide 32-foot wide vehicular access to one side and the rear of the building unless the rear yard abuts a public street or alley.
- (7) Industrial/Residential Buffer Area. Wherever Industrial and Residential zoned properties are adjacent, there shall be a minimum of a 30-foot setback from the boundary of the two districts for all primary buildings.

### 17.23 I-2 INTENSIVE INDUSTRIAL DISTRICT

This district is intended to provide for uses which are not compatible with adjacent Commercial and Residential neighborhoods and are Industrial in characteristic.



# CITY OF CLINTONVILLE

WISCONSIN 54929

ORDINANCE NO.: 1235

INTRODUCED BY:

SECONDED BY:

THE COMMON COUNCIL OF THE CITY OF CLINTONVILLE, WISCONSIN, DO  
ORDAIN that CHAPTER 17, ZONING, 17.24 I-1 INDUSTRIAL DISTRICT, is hereby amended as follows:

## 17.24 IP- Industrial Park District

(2) I-1 Industrial District Permitted and Conditional Use

This Ordinance shall take effect upon passage and publication as provided by law.

CITY OF CLINTONVILLE

By \_\_\_\_\_

Steve Kettenhoven, Mayor

By \_\_\_\_\_

Peggy Johnson, Clerk

Adopted:

Published:

## ZONING 17.00

- (1) Permitted Uses.
  - (a) Gasoline service stations (including those with retail sales) provided that all service islands and pumps shall meet setback requirements.
  - (b) Motels and motor hotels.
  - (c) Building supply stores.
  - (d) Automotive sales and service; car wash.
  - (e) Retail sales.
  - (f) Restaurants, including fast food restaurants.
  - (g) Plant nurseries.
  - (h) Personal service establishments, including barbershops and beauty shops; business and professional service establishments, including accountants, attorneys, healthcare professionals, insurance offices and the like; financial institutions except drive-in facilities; healthcare clinics; public and private institutional uses, including offices.
  - (i) Accessory uses and structures as regulated in section 17.11(5).
- (2) Conditional Uses.
  - (a) Drive-in theaters
  - (b) Wholesale trade
  - (c) Driving ranges
  - (d) Funeral homes
  - (e) Utility substations
  - (f) Governmental and cultural uses
  - (g) Religious organizations
  - (h) Parking lots
- (3) Dimensional Standards.
  - (a) Lot area and width.  
Area: 10,000 square feet minimum, and  
Width: 75 feet minimum.
  - (b) Building height: 35 feet maximum.
  - (c) Setback and yards.  
Front setback: 40 feet minimum  
Side setback: 15 feet minimum  
Side street (corner lot): 20 feet minimum  
Rear setback: 25 feet minimum
- (4) Site restrictions 17.11  
Loading and unloading requirements 17.11(10)  
Parking requirements 17.11(11)
- (5) Site Plan. A site plan detailing layout of all structures, driveways, landscaping and signage shall be submitted to and approved by the Zoning Administrator before a building permit is issued for every permitted and conditional use. The applicant may appeal any decision by the Zoning Administrator to the Plan Commission.

### 17.22

#### I-1 INDUSTRIAL DISTRICT

Permitted and Conditional Uses for I district are referenced to the Standard Industrial Classification (SIC) Manual (1987). when a SIC number is given, the reader should refer to the SIC manual for a complete description of the use.

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Loading and unloading: see 17.11(10)

- (5) The site must provide 32 feet vehicular access to one side and the rear of the building unless the rear yard abuts a public street or alley.
- (6) Industrial/Residential Buffer Areas. Wherever Industrial and Residential zones properties are adjacent, there shall be a minimum of 30 feet setback from the boundary of the two districts from all primary buildings.

### 17.24 IP - INDUSTRIAL PARK DISTRICT

#### Zoning District #1

- (1) Permitted Uses
  - (a) Manufacturing, assembly, compounding, processing or packaging of goods, materials, and products.
  - (b) Research, laboratory and testing facilities.
  - (c) Wholesaling and distribution.
  - (d) Printing, publishing and engraving.
  - (c) Accessory uses and structures in accordance with setbacks, yards.
- (2) Conditional Uses
  - (a) Public utility buildings and structures including permission for alteration of height and area regulations as necessary and practical for the erection of such buildings and structures.
  - (b) Retail, finance, insurance, real estate, office and other services incidental and complementary to local industry.
  - (c) Governmental and cultural uses. (Adopted 11-12-96)
  - (d) Adult Entertainment Businesses
- (3) Prohibited Uses
  - (a) Fuel storage and refining.
  - (b) Abattoirs, stock yards, tanneries, fertilizer, manufacture, and garbage, rubbish, offal, dead animal reduction or dumping.
  - (c) Saw and grist mills.
  - (d) Contractor storage yard.
  - (e) Residential uses.
  - (f) Explosives manufacture and storage.

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- (g) Junkyards.
- (h) Glue manufacturer.
- (i) Cement, lime or gypsum, and related manufacturing.
- (j) Acid manufacture.
- (k) Smelting, quarrying, and related activities.
- (l) Mining, quarrying, and related activities.

### Zoning District #2

#### (1) Permitted Uses

- (a) Manufacture, assembly, compounding, processing or packaging of goods, materials and products.
- (b) Research, laboratory and testing facilities.
- (c) Warehousing, storage and distribution.
- (d) Transportation and trucking facilities or terminals and enclosed repair facilities.
- (e) Accessory uses and structures in accordance with setbacks, yards.

#### (2) Conditional Uses

- (a) Public utility buildings and structures, including permission for alteration of height and area regulations as necessary and practical for the erection of such buildings and structures.

- (b) Contractor storage yards.

#### (3) Prohibited Uses

- (a) Fuel storage and refining.
- (b) Abattoirs, stock yards, tanneries, fertilizer manufacture, and garbage, rubbish, offal, dead animal reduction, or dumping.
- (c) Saw and grist mills.
- (d) Residential uses.
- (e) Explosives manufacture and storage.
- (f) Junkyards.
- (g) Glue manufacture.
- (h) Cement, lime or gypsum and related manufacturing.

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- (i) Acid manufacture.
  - (j) Smelting of ferrous or non-ferrous metals.
  - (k) Mining, quarrying, and related activities.
- (4) Dimensional standards

- (a) Lot area - minimum one acre.
- (b) Building height - maximum 40 feet.
- (c) Setback and yards:
  - Front setback - 30 feet minimum
  - Side setback - 20 feet minimum
  - Side street setback - 20 feet minimum
  - Rear setback - 20 feet minimum
  - Parking area setback - 10 feet
  - Maximum lot coverage - 60% for all buildings

Exception: Public utility transformers and equipment shall be except from these requirements provided there is no obstruction to reasonable vision clearance for driveways and intersections.

(5) Site plan approval

Prior to construction and building, parking area, storage area, driveway, grading, drainage, or any other new or additional improvements to the site, a site plan shall be submitted to the City Plan Commission. However, after initial site plan approval, minor changes in established landscaping, parking area, accessory uses and structures, and driveways may be approved by the Zoning Administrator.

**Building Fronts.** Fronts of buildings shall be required to be improved with decorative masonry, glass, metal panels, etc. The "front" of the building shall be determined by the Plan Commission and be based, in part, on the location of the primary entrance into the site.

**Landscaping.** A minimum of 5% of the area of the site shall be put into landscaping, including: grass, shrubs, trees or other suitable and decorative materials. Landscaping shall be completed within one year of occupancy.

**On-site Utilities.** On-site utilities including gas, electric, telephone and cable TV lines shall be placed underground.

- (6) Parking spaces required. There shall be provided off-street parking spaces in accordance with the following requirements:
- (a) Two (2) parking spaces per three (3) employees on the maximum working shift, or a minimum of one (1) parking space per 4,000 square feet of building size, whichever is greater. The minimum parking space dimensions shall be 9 feet by 18 feet.
  - (b) In addition, one (1) parking space for all trucks or vehicles stored or kept on the property shall be provided.
  - (c) Adequate parking for visitors, customers and other vehicles shall also be provided since on-street parking is prohibited.

## ZONING 17.00

- (7) Loading and unloading areas (see 17.11). All loading areas shall be entirely contained onsite and behind the property line. no vehicle shall be allowed to protrude beyond the property line while loading or unloading.
- (8) Refuse and other storage. All outside refuse and other storage areas shall be screened from the view of the street and surrounding properties by permanent fencing or landscaping. All outside refuse and other storage shall be prohibited in front yards and shall be maintained in a reasonably dust-free condition.
- (9) Bulk fuel. All above ground storage of fuels shall be kept screened from view and securely locked.
- (10) Signs-Identification signs. All owners are permitted two (2) wall signs per occupancy, and one (1) free standing sign unit, which may identify more than one occupancy in accordance with the Sign Ordinance, 17.12(6). Signs shall generally include only an identification of the firm, its logo, and a brief description of its products. An additional retail outlet identification sign is also permitted.
  - (a) Directional signs. Directional signs as are necessary shall be permitted in addition to allowed identification signs for such purposes as "in", "out", "visitor parking", "employee parking", "deliveries", etc.
  - (b) Prohibited signs. Billboards, roof signs, flashing signs, and signs painted on the walls of buildings shall be prohibited.
  - (c) Design and construction standards. All signs erected shall be professionally designed and of standard manufacture and shall comply with the size limitations of the City of Clintonville Sign Regulations.
- (11) Nuisances. No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites or adjoining areas such as, but not limited to, noise, vibrations, electromechanical and electromagnetic disturbances and radiation, air and water contaminants and radiation, dust, smoke, odor, toxic or obnoxious emissions, radioactive liquid or solid waste, glare and heat, and fire hazards.
- (12) Maintenance regulations. All property shall be planted, paved or otherwise improved, including buffer yard areas, street rights-of-way, etc., and keep in good, well groomed fashion. All grass shall be mowed regularly.

### 17.25 AI-AIRPORT INDUSTRIAL DISTRICT

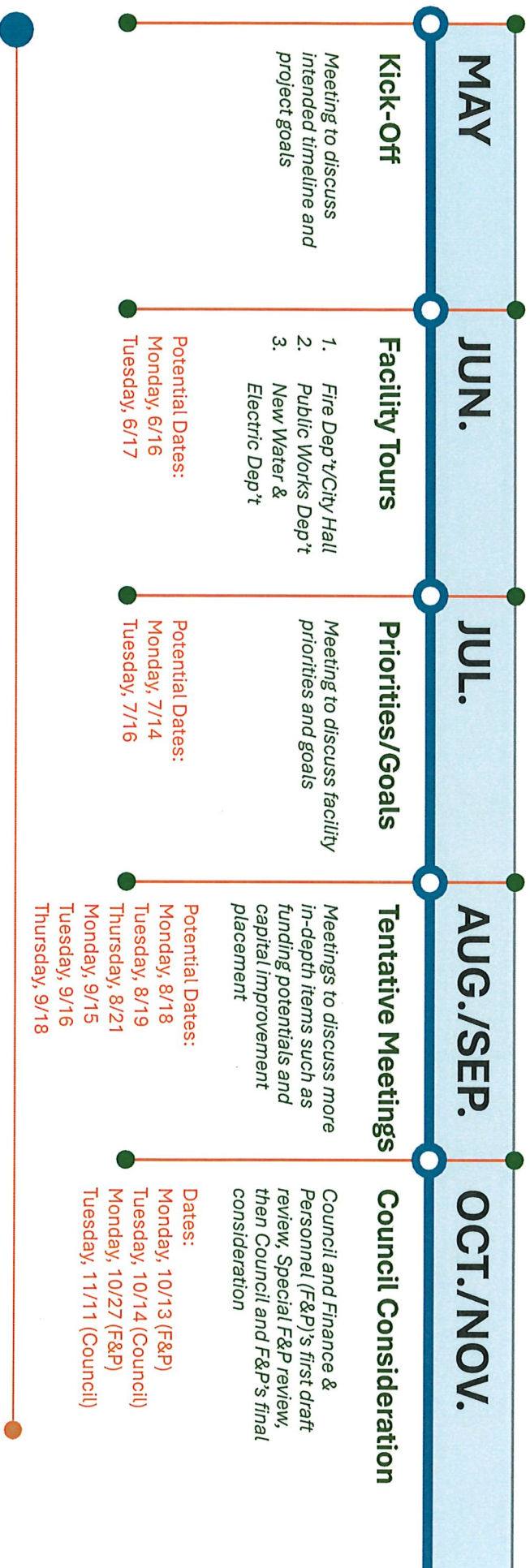
Area reserved for Industrial expansion on the Municipal Airport.

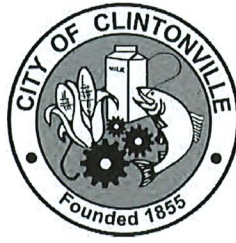
- (1) Permitted Uses. None, except Municipal services consistent with FAA regulations outlines in June 11, 1970, letter.
- (2) Conditional Uses. All uses cited as a permitted or a conditional use in the I-1 and I-2 Industrial Districts and which conform to Chapter 21 of the Municipal Code, when applicable.
- (3) Dimensional Standards.
  - Lot area: 20,000 square feet minimum, and
  - Width: 100 feet minimum.
  - Front yard setback: 10 feet minimum.
  - Side yard setback: 10 feet minimum.
  - Side street setback: 20 feet minimum.



# City Facilities Project

## Fire, Public Works, Administration Departments





## **Checklist for Reviewing Proposed Zoning Amendments**

*Following are some questions to incorporate in the zoning ordinance and consider when reviewing proposed zoning amendments:*

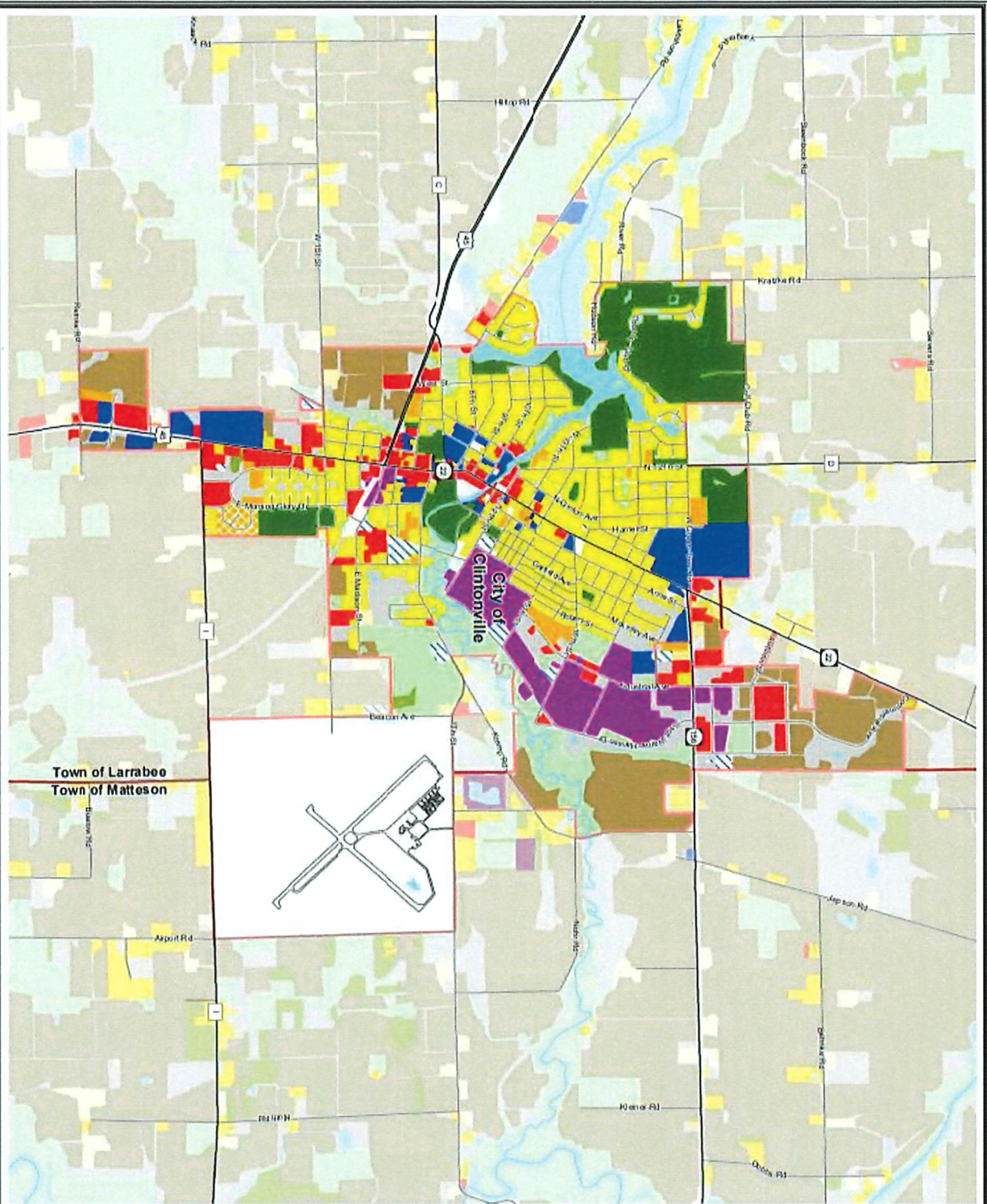
1. Is the request consistent with the [City's 2019 Comprehensive Plan](#)? (Yes / No)
2. Is the request consistent with the Common Council's current fiscal year's goals? (Yes / No)
3. Does the community need more land in the requested district? (Yes / No)
4. Are there other properties in the community that might be more appropriate for this use? (Yes / No)
5. Will the request have a serious impact on traffic circulation, parking, sewer and water service, or other utilities? (Yes / No)
6. Will the request have a negative adverse impact on property values in the vicinity? (Yes / No)
7. Will the request result in lessening the enjoyment or use of adjacent properties? (Yes / No)
8. Will the request cause serious noise, odors, light, activity or other unusual disturbances? (Yes / No)
9. Will the request result in illegal spot zoning? (i.e. use is inconsistent with surrounding properties and serves only private, rather than public interests) (Yes / No)

### **Actions could be:**

I move to *APPROVE* the applicate rezoning request for *[insert address]* because *[insert any 'yes' answer(s) above]*.

I move to *DENY* the applicate rezoning request for *[insert address]* because *[insert any 'no' answers above]*.

# Map 8-1 City of Clintonville Existing Land Use - 2018



- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

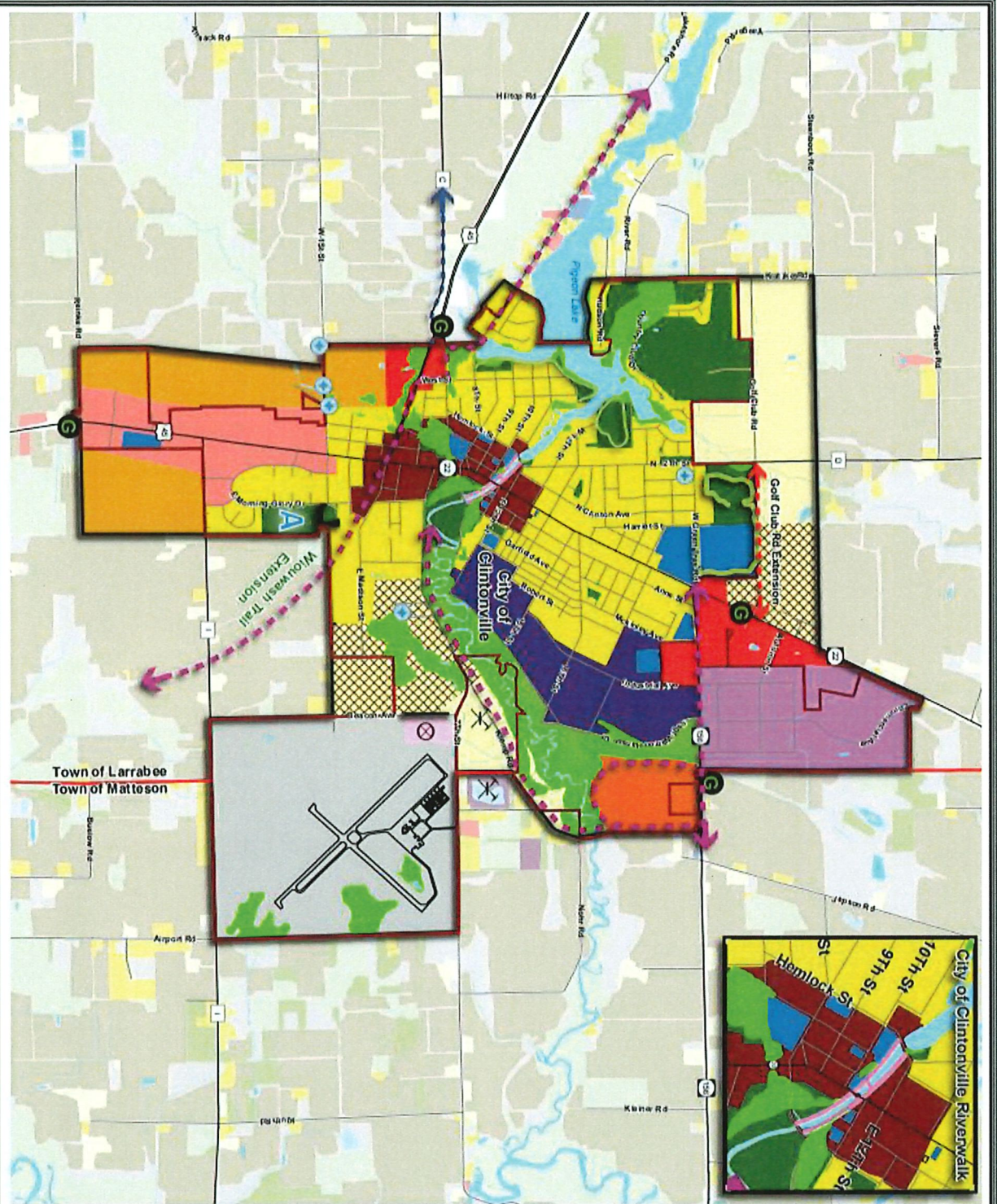
Source:  
Base data, Wisconsin County 2017.  
Existing Land Use, ECWRPC 2018.



This data was created for use by the East Central Wisconsin Regional Planning Commission. The Commission is not responsible for the use and such use, or any liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission purposes.



# City of Clintonville Preferred Land Use



- Low Density Residential District
  - Medium Density Residential District
  - High Density Residential District
  - Neighborhood Investment Area
  - Mixed Use Residential District
  - Commercial District
  - Community Gateway District
  - Downtown Business District
  - Industrial District
  - Industrial Park District
  - Airport District
  - Environmentally Sensitive Areas\*\*\*
  - Recreation
  - Institutional Facilities
  - Water Features
- Wells
  - Gateways
  - Quarry
  - Proposed Aquatic Facility
  - Existing Off Road
  - Existing Off Road Paved Trails
  - Proposed Trails
  - Proposed On-Road
  - Road Extension
  - Road Extension
  - Abandoned Landfill
  - Environmentally Sensitive Areas\*\*\*
  - Wetlands (> 5 Acres)
  - Floodplains

Source:  
Base data, Washtenaw County 2017.  
Existing Land Use, ECWRPC 2018.  
Future Land Use, ECWRPC 2018.

Scale: 0 to 400 Feet

North Arrow

This data was created for use by the East Central Wisconsin Regional Planning Commission. The Commission is not responsible for any errors or omissions in this data. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission purposes.

PREPARED VAN 2018 BY:  
East Central Wisconsin Regional Planning Commission  
ECWRPC



# CITY OF CLINTONVILLE

WISCONSIN 54929

April 30, 2025

## NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the City Plan Commission will be held on **May 14, 2025 at 5:30pm** at the Clintonville City Hall, 50 10<sup>th</sup> Street, Clintonville, Wisconsin. The City Plan Commission will discuss:

Request to rezone 32 Hughes Street from R2 Residential District to B2 Neighborhood Convenience Retail District.

The meeting is open to the public and any person may appear and be heard for or against the amendment.

Dated May 30, 2025.

Peggy L. Johnson

City of Clintonville

Clerk-Treasurer

**CITY OF CLINTONVILLE**  
**Petition for Rezoning**

APPLICATION FEE \$215.00  
Class 2 Notice

TO: ZONING ADMINISTRATOR  
CITY HALL, 50 TENTH STREET  
CLINTONVILLE, WI 54929

Date Published: May 1, 2025

Date Published: May 8, 2025

The undersigned hereby petition for:

Current Zoning R2 - Residential Proposed Zoning B2-

Property Address 32 Hughes Street Clintonville WI 54929

1. Name and mailing address of the petitioner(s):

Ricky Liebman 667 US Highway 45 S. Eagle River  
WI 54521

2. Legal description of the premises to be rezoned:

Section 23 T25N R14E PRT NESE DESC # 506996  
(Deed of record 851137)

3. Reasons justifying the petition, why do you want to rezone the property:

Increasing housing to meet the labor demands in  
Clintonville - renting individual rooms.

(If additional space is required, please attach a separate sheet.)

4. Applicant must furnish a plan drawn showing the area proposed to be rezoned or otherwise affected, its location and classification of adjacent zoning districts, and the location and existing use of all properties in the area to which the petition relates.

5. The names and addresses of all owners of properties adjacent to and abutting the property requesting the rezoning:

Nicholas B Keller - 31 Wilson St; Tiffany Green - 35 Wilson St;  
Timothy J VanBeek - 55 Lincoln; Rosalee Roloff - 33 Hughes St.;  
Aster - 35 Anne St.

6. The petitioner may here furnish any other information which he believes will assist in the rendition of a decision.

We are working directly with Seagrave to address  
their housing needs.

*Pat Lulu*  
Applicant Signature

3/5/25  
Date

<b>For City Staff Use Only</b>	
Date Received	<u>3/5/2025</u>
Fee Paid	<u>215.00</u> Receipt # <u>1051748</u> (100-4440-11)
Meeting Date	<u>May 14, 2025</u>
Staff Signature	<u><i>Ryan Rocky</i></u>



POS #184785

POS #120823

CSM 19-315

POS #1193655

CSM 19-315

CSM 19-315

1145305

CSM 3-248

22

MAIN ST

MAIN ST

Helipoint1655

ANNE ST

HUGHES ST

WILSON ST

CRUTZA INVESTMENTS LLC

MHDC CLINTONVILLE INC

MHDC CLINTONVILLE INC

ROSALEEDIROLOFF LIV TRUST

MHDC CLINTONVILLE INC

CITY OF CLINTONVILLE

CLINTONVILLE GUARDIAN

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(30 23 41 15)

Tiffany Green  
35 Wilson St.  
(30 23 41 14)

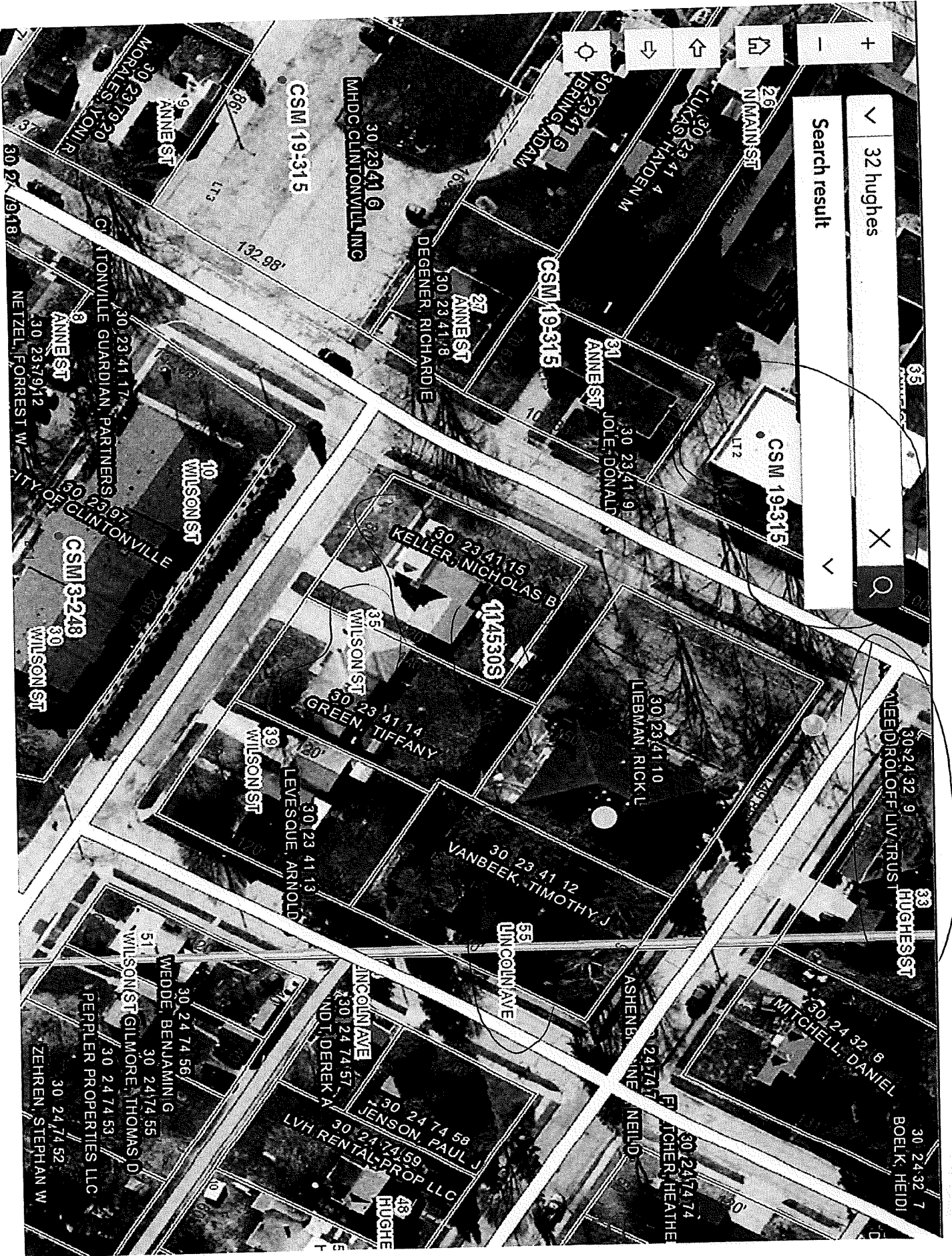
Timothy VanBeek  
55 Lincoln Ave  
(30 23 41 12)

Rosalee Roloff  
33 Hughes St.  
(30 24 32 9)

Aster Retirement Village  
MHDC Clintonville Inc  
35 Anne St.  
(30 23 41 36)

Daniel Mitchell  
37 Hughes St.  
(30 24 32 8)

Donald Jole  
31 Anne St.  
(30 23 41 9)



32 hughes  
Search result

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38 HUGHES ST

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30 24 32 9 WEEB, DR. LOFF, LIV. TRUST

CSM 19-315

26 WILMANS ST

30 23 41 10 LIEBMAN, RICK L

30 23 41 9 ANNEST JOLE, DONALD

CSM 19-315

55 LINCOLN AVE

30 23 41 12 VANBEEK, TIMOTHY J

30 23 41 15 KELLER, NICHOLAS B

30 23 41 8 ANNEST RICHARDE DEGENER

30 23 41 6 MHC CLINTONVILLE

30 23 41 14 GREEN, TIFFANY

30 23 41 13 WILSON ST LEVESQUE, ARNOLD

30 23 41 13 WILSON ST

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30 24 74 56 WEDE, BENJAMIN G

30 24 74 55 WILSON ST GILMORE, THOMAS D

30 24 74 53 PEPLER PROPERTIES LLC

30 23 41 17 ANNEST CITY OF CLINTONVILLE

CSM 3-248

30 WILSON ST

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30 24 74 59 LVH RENTAL-PROP LLC

30 24 74 77 ASHENB, NINE NEILD

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