



# CITY OF CLINTONVILLE

WISCONSIN 54929

Department of Administration

**MEMO**

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**To:** Honorable Plan Commission Chair Schirpke and Members  
**From:** Caz R. Muske, City Administrator  
**Date:** Thursday, June 26, 2025  
**RE:** City Administrator Memo Item

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**CITY ADMINISTRATION**

TOTAL ITEM UPDATES: 2

1. **Item: Ordinance 1236 - Request to Rezone 146 Maize St.**
  - **Description:** The applicant is requesting to rezone 146 Maize St. (30-25-22-11) from G-F (Government Facilities District) Zoning to I-1 (Industrial District) Zoning; Commission considerations are outlined in the attachments following this memo
  - **Status:** 06/26 Rezone Request will be considered by Plan Commission; 07/08 Council will consider the rezoning request
  
2. **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:** 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)



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

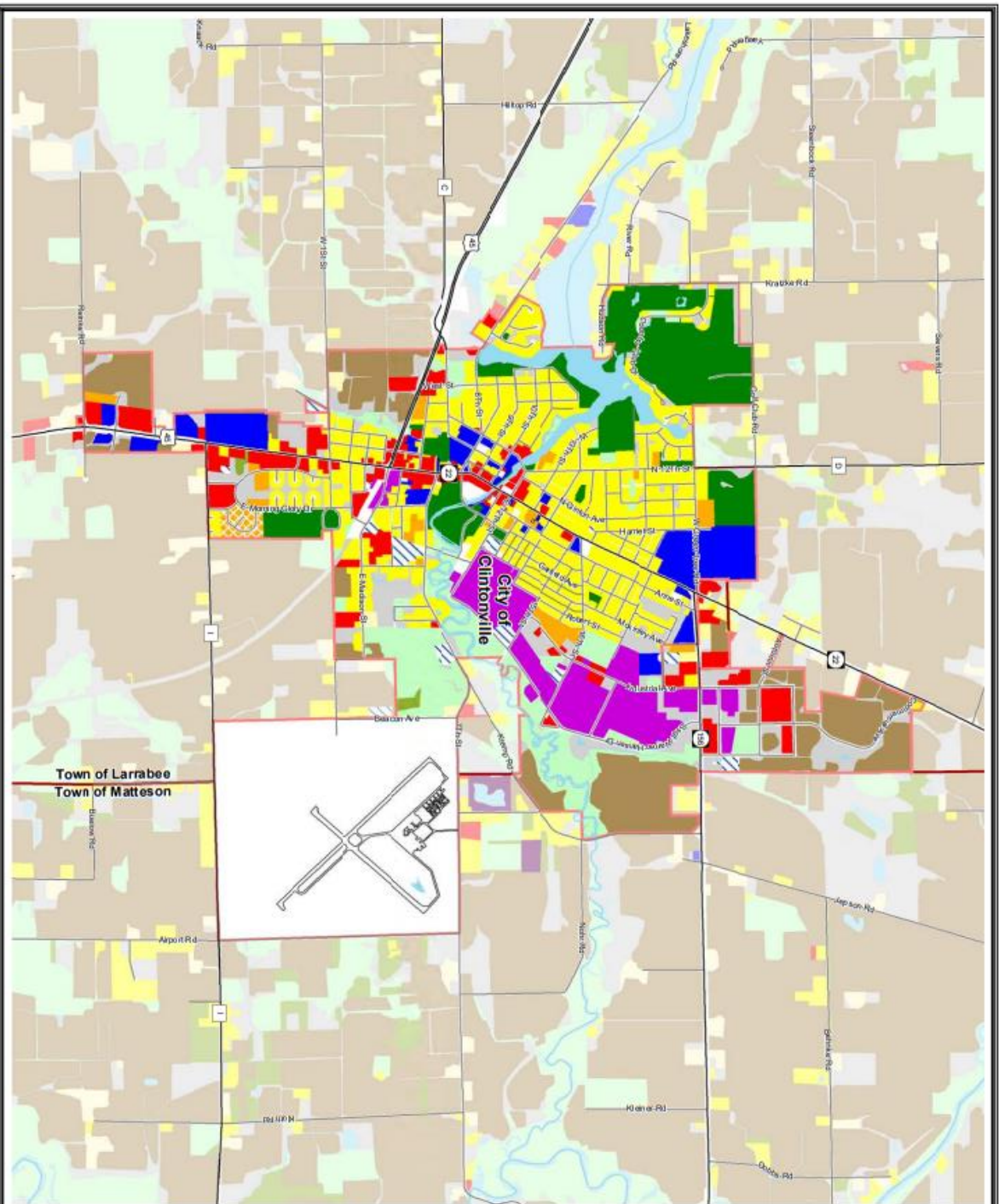
*Following are some questions to incorporate in the zoning ordinance and consider when reviewing proposed zoning amendments:*

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

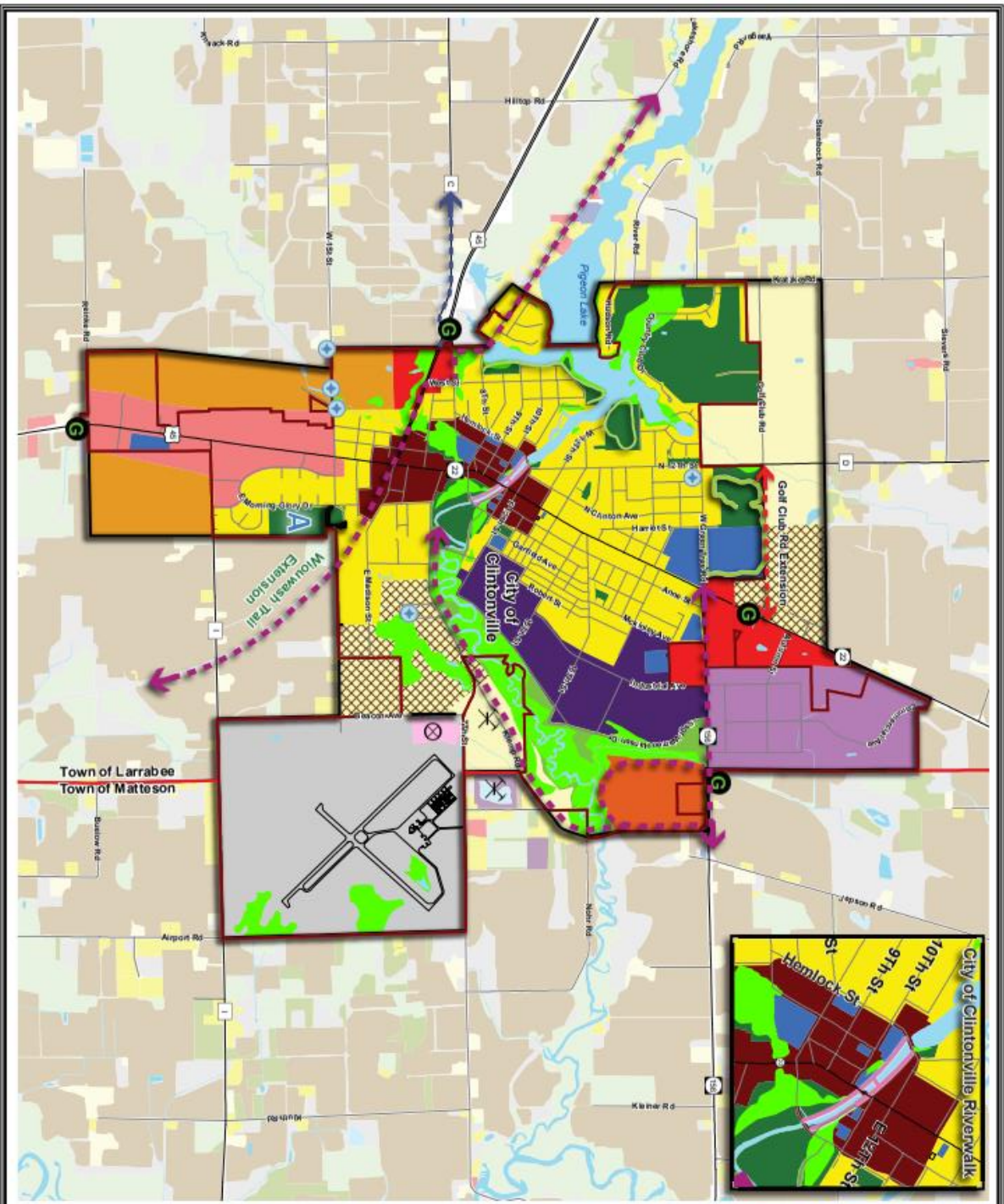
- Single Family Residential
- Farms/Leads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands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

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



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# Map 8-2 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 (> 5 Acres)
  - Recreation
  - Institutional Facilities
  - Water Features
- Wells
  - Gateways
  - Quarry
  - Proposed Aquatic Facility
  - Riverwalk
  - Existing Off Road
  - Unpaved Trails
  - Existing Off Road Paved Trails
  - Proposed Trails
  - Proposed On-Road Bike Facility
  - Road Extension
  - Abandoned Landfill
  - Environmentally Sensitive Areas (> 5 Acres)



Source:  
Base data, Wisconsin County 2017  
Existing Land Use, ECWRPC 2015  
Future Land Use, ECWRPC 2018

This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use or application of this information is the responsibility of the user and such users' organization is their liability regarding errors of the information for any use other than that for East Central Wisconsin Regional Planning Commission's benefit.



## FY2024 Administration Goals

### 1. Focus on Economic Development

*Provide (1) or more total examples of the following:*

- Promotion and enhancement of the downtown business district
- Support of a range of economic development activities that encourages retail, commercial and/or industrial growth
- Support existing business and new businesses that complement existing businesses

### 2. Focus on Intergovernmental Cooperation

*Provide (1) or more total examples of the following:*

- Strengthen of existing partnerships and build new relationships
- Creation of intergovernmental efficiencies for providing services and facilities
- Enhancement of intergovernmental and intercity communication

### 3. Focus on Population and/or Housing

*Provide (1) or more total examples of the following:*

- Efforts of creating arrange of housing options
- Efforts of creating opportunities for quality affordable housing
- Efforts of exploring manufactured/tiny home options
- Efforts of creating opportunities to rehabilitate the existing housing stock
- Efforts of creating a positive image and "sense of place"



# City of Clintonville Wisconsin 54929

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Ordinance: 1236

Introduced By:

Seconded By:

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CHANGE THE FOLLOWING PARCEL FROM G-F (GOVERNMENT FACILITIES DISTRICT) ZONING TO I-1 (INDUSTRIAL DISTRICT) ZONING

Parcel No.: 30-25-22-11  
(146 Maize Street)

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

CITY OF CLINTONVILLE

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Steve Kettenhoven, Mayor

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Peggy L. Johnson, Clerk

Adopted:

Published:

Class 2 Notice  
June 12, 2025  
June 19, 2025

NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the City Plan Commission will be held on **June 26, 2025 at 5:15 pm** at the Clintonville City Hall, 50 10<sup>th</sup> Street, Clintonville, Wisconsin. The City Plan Commission will discuss:

Request to rezone 146 Maize Street from GF Government Facilities District to I1 Industrial District.

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

June 12, 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: 6-12-25

Date Published: 6-19-25

The undersigned hereby petition for:

Current Zoning Government Facilities Proposed Zoning I1 - Industrial District

Property Address 146 Maize Street Clintonville, WI 54929

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

A+E Rentals LLC / Allen Bontrager  
W4777 Rocky Ln Bonduel, WI 54107

2. Legal description of the premises to be rezoned:

Attached

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

Custom making of trims and storage of material.

(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:

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

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Allen Bontzo  
Applicant Signature

5/23/25  
Date

<b>For City Staff Use Only</b>	
Date Received	<u>5-23-25</u>
Fee Paid	<u>\$215.00</u> Receipt # <u>1052267</u> (100-4440-11)
Meeting Date	<u>6-26-25</u>
Staff Signature	<u>Ryan Rockey</u>

That part of the abandoned Chicago and North Western railroad right-of-way located in the northwest Quarter of the Northwest Quarter of Section 25, and the Northeast Quarter of the Northeast Quarter of Section 26, Township 25 North, Range 14 East in the City of Clintonville, Waupaca County, Wisconsin, bounded and described as follows: Beginning at the intersection of the center line of 7th Street with the East line of the said abandoned right-of-way; thence North 89°17' West along the center line of 7th Street 104.79 feet to the West line of the said abandoned right-of-way; thence South 18°06' West along said West line 722.20 feet to the North line of Paulina Street; thence North 87°44' East along said North line 106.67 feet; to the East line of the said abandoned right-of-way; thence North 18°06' East along the said East line 716.38 feet to the place of beginning.

All that part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 25 North, Range 14 East, lying South of Seventh Street and East of the right-of-way of the Chicago and Northwestern Railroad, reserving therefrom the East 50 feet and the South 33 feet; also excepting piece of land described as follows: Commencing at the intersection of the south line of Seventh Street with the east line of the Chicago and Northwestern Railroad right-of-way; thence East on the south line of Seventh Street 99 feet, and there shall be the place of beginning; thence South 155 feet; thence East to within 50 feet of the East line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; thence North 155 feet to Seventh Street; thence West on Seventh Street to the place of beginning. Also excepting therefrom Lot 1 of Certified Survey Map No. 1646 recorded in the office of the Register of Deeds for Waupaca County, Wisconsin on August 5, 1982 in Volume 5 of Certified Survey Maps on page 234, Document No. 409787.
















All being in the unplatted portion of the City of Clintonville.

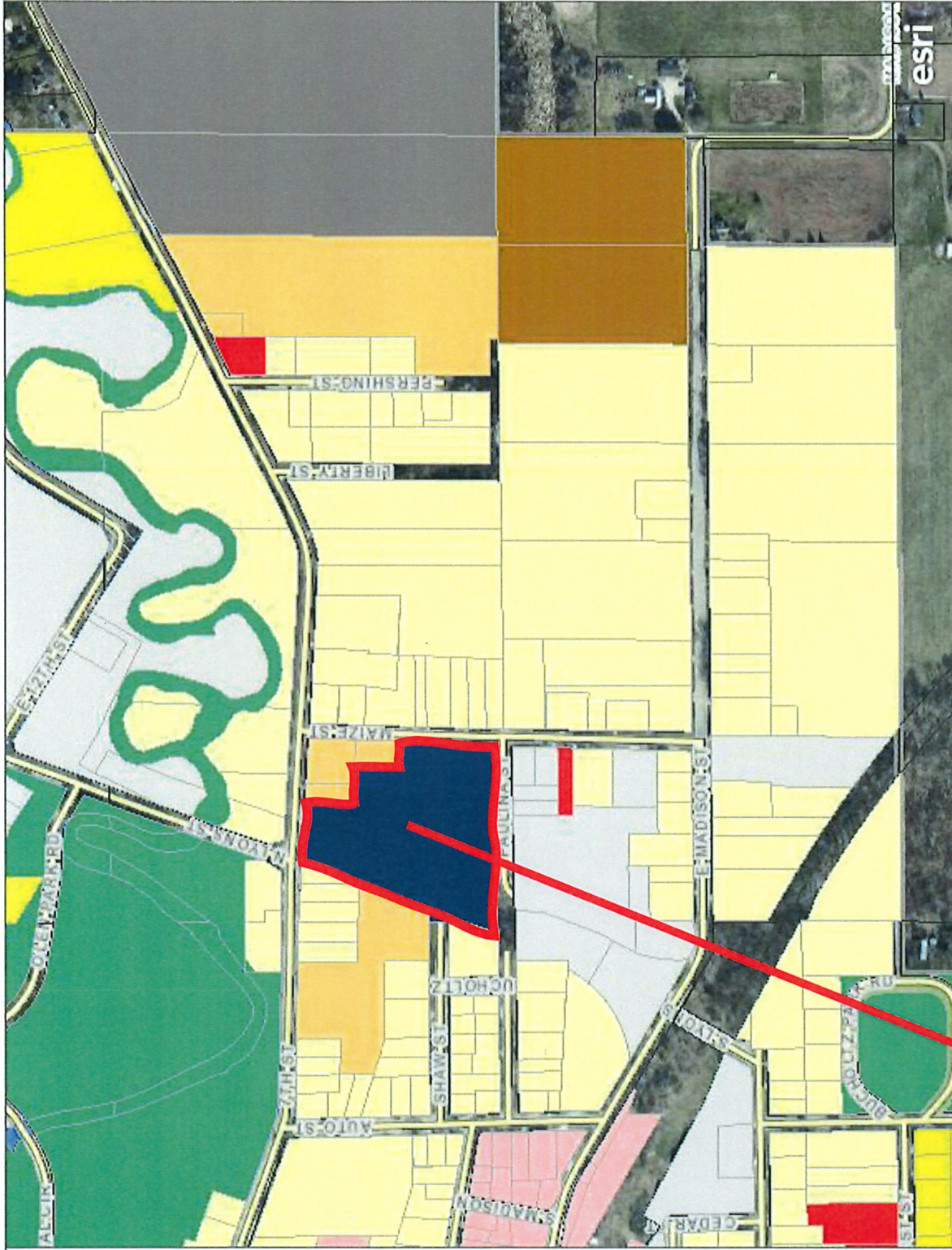
EXCEPTING therefrom that portion in Warranty Deed recorded July 22, 1998 in Volume 907 page 942 as Document No. 578697 as described as follows:

All that part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 25 North, Range 14 East, City of Clintonville, lying South of the Pigeon River Road and East of the right of way of the Chicago and Northwestern Railway Company, EXCEPTING THEREFROM the following: A piece of land commencing at the Intersection of the South line of Seventh Street, with the East line of the Chicago and Northwestern right of way, thence East on the South line of Seventh Street 99 feet, and this shall be the place of beginning, thence South 155 feet, thence East parallel with South line of Seventh Street 62 feet, thence North 155 feet to South line of Seventh Street; thence West 62 feet to place of beginning. ALSO EXCEPTING a piece of land commencing at the intersection of the South line of Seventh Street with the East line of Chicago and Northwestern right of way, thence East 99 feet on South line of Seventh Street; thence South 155 feet; thence East parallel with South line of Seventh Street to within 50 feet of the East line of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 25; thence North 155 feet to South line of Seventh Street; thence East 50 feet to East line of West 1/2 of Northwest 1/4 of Northwest 1/4 of said Section 25; thence South along East line of West 1/2 of Northwest 1/4 of the Northwest 1/4 to the Northeast corner of U.P. Clinton's Outlots No. 7; thence West along North line of said U.P. Clinton Lot and Lot No. 8 to Chicago and Northwestern right of way; thence North parallel along said right of way to place of beginning.

# My Map

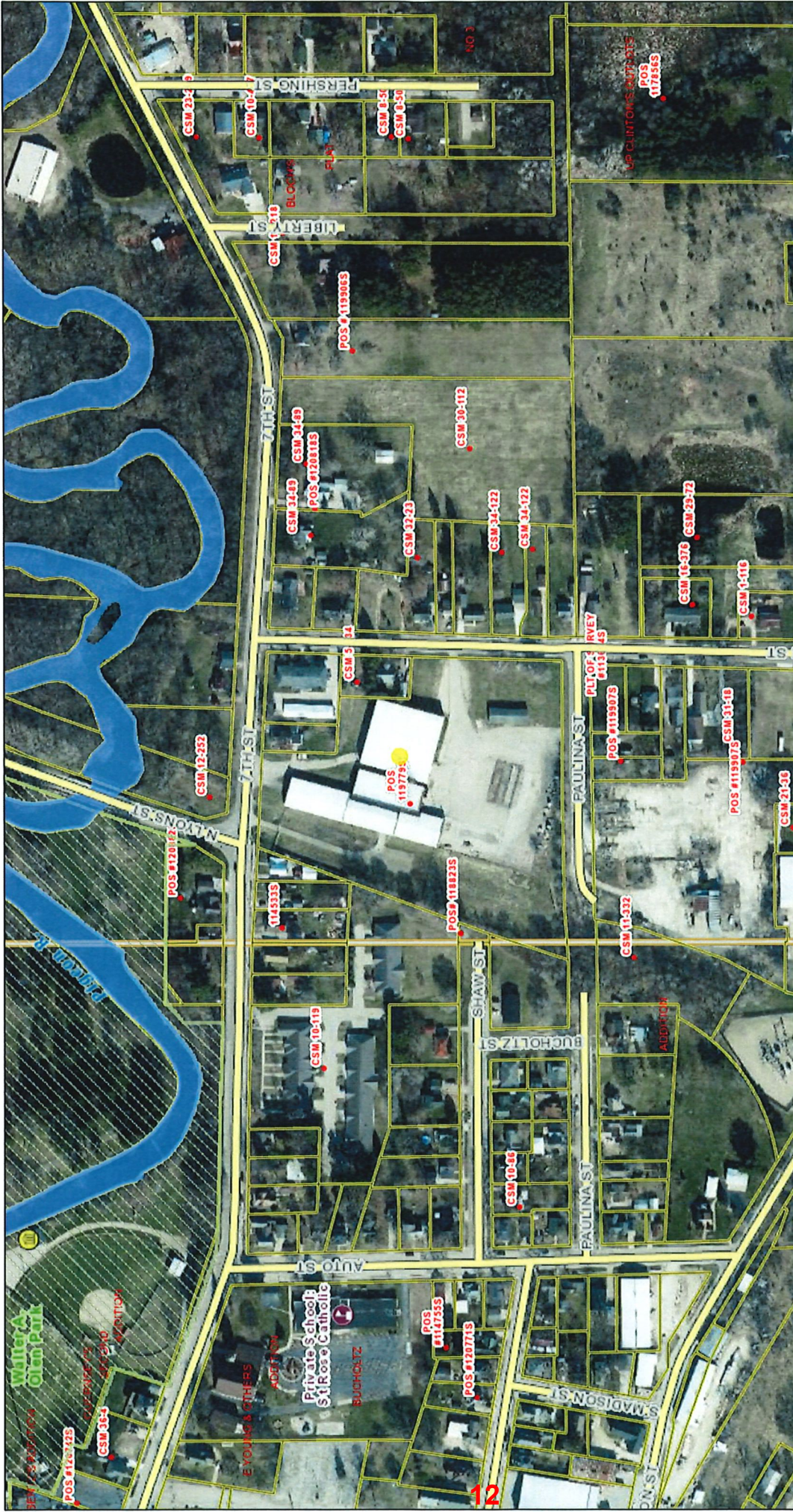
## Zoning Public View

-  Multiple Zoning within Parcel
-  C - Conservancy
-  R1 - Residential District
-  R2 - Residential District
-  R3 - Multiple Family District
-  MH - Planned Community Mobile Home Park District
-  RT - Rural Transition District
-  B1 - Downtown Business District
-  B2 - Neighborhood Convenience Retail District
-  B3 - Highway Commercial District Overlay
-  GF - Government Facilities
-  I1 - Industrial District
-  I2 - Intensive Industrial District
-  IP1 - Industrial Park District
-  IP2 - Industrial Park District



146 MAIZE ST  
 Current Zoning: GF – Governmental Facilities

# ArcGIS Web Map



6/19/2025, 1:23:22 PM

Addresses / Points of Interest

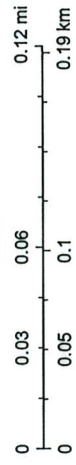
• CSM-Plat of Survey

Parcel Numbers / Owner Names

Parcel Boundaries

Section Line

1:3,407



Waupaca County Land Information

CHAD BAXTER  
100 7TH ST  
CLINTONVILLE, WI 54929

OLEN PARK SENIOR VILLAGE LLC  
2900 HOOVER RD  
STE A  
STEVENS POINT, WI 54481

CARL E ZAHN JR  
SUSAN M ZAHN  
104 7TH ST  
CLINTONVILLE, WI 54929

SHARON M KENDL  
124 7TH ST  
CLINTONVILLE, WI 54929

ANTHONY J UTSCHIG  
1700 S KERNAN AVE  
APPLETON, WI 54915

JAMES G PRICKETTE  
144 MAIZE ST  
CLINTONVILLE, WI 54929

SHANON M EBERT  
172 MAIZE ST  
CLINTONVILLE, WI 54929

DONNA M RATLIFF  
110 PAULINA ST  
CLINTONVILLE, WI 54929

CCWO LLC  
100 PAULINA ST  
PO BOX 269  
CLINTONVILLE, WI 54929

DANIEL G & VICKI S KLEMP IR  
TRUST  
148 7TH ST  
CLINTONVILLE, WI 54929

WAUPACA COUNTY  
811 HARDING ST  
WAUPACA, WI 54981



# City Facilities Project

*Fire, Public Works, Administration Departments*

