

PLAN COMMISSION

June 19, 2025

The meeting of the Plan Commission was called to order at 5:15 p.m. by B. Schirpke. **Members present:** Branden Schirpke, Darrell Hansen, Thomas Behnken, and Jack DeWolf. **Absent:** Stephanie Bonikowski, Laurie Vollrath and Mark Doornink **Also present:** City Administrator Caz Muske, Fire Chief Shane Krueger, Rosalee Roloff and Rick Liebman.

Hansen/DeWolf m/s/c to approve the agenda as presented.

Behnken/DeWolf m/s/c to approve the minutes from May 14, 2025

Muske presented the City Administrator memo and the meeting was opened for questions or discussion regarding the memo.

Open Public Hearing: Hansen/Behnken m/s/c to open public hearing for items 6a of the agenda

Muske explained the applicant is requesting a Conditional Use Permit for Rural Transitional (RT) District to have the ability to build a single-family residence. Muske noted the Board of Zoning Appeals will hear a Variance Request to allow a 30-foot front setback instead of a 50-foot front setback as required for the dimensional standards of the RT District (RT). Muske clarified conducting these two meetings aligns more closely to the applicants' timeline. Holding a Rezoning Process would require an additional month of time with the requirement of City Council approval.

Behnken asked about utilities for the property and if a well would need to be approved by Council. Muske noted a well already existed on the parcel and is grandfathered in. Muske explained there are not existing water or sewer mains in the area which would create a significant financial impact on the City's infrastructure with future maintenance liability.

A. Lorge spoke explaining he and the Building Inspector are unsure why his property was zoned RT.

Close Public Hearing: Behnken/Hansen m/s/c to close public hearing.

Behnken/Hansen m/s/c to approve the Conditional Use Permit request for 247 E Madison St. (30-25-72-1) for Rural Transitional District (RT)(2)(b) Construction of primary or accessory structures (single family dwelling)

Krueger led Plan Commission members on a tour of the Fire Department located at 50 Tenth Street

Mcauly let Plan Commission members on a tour of the Public Works Municipal Garage located at 160 Bennet Street

Adjourn: Behnken/DeWolf m/s/c to adjourn 6:22 p.m.

Respectfully Submitted,

Ryan Rockey
Recording Secretary

PLAN COMMISSION
June 26, 2025

The meeting of the Plan Commission was called to order at 5:15 p.m. by B. Schirpke. **Members present:** Branden Schirpke, Darrell Hansen, Thomas Behnken, Mark Doornink and Jack DeWolf. **Absent:** Stephanie Bonikowski and Laurie Vollrath **Also present:** City Administrator Caz Muske, Cory Ertmer, Dan Klemp, Carl & Sue Zahn, Chad & Peggy Baxter, Alan Borntrager and recording secretary Peggy Johnson.

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

Muske presented the City Administrator memo and the meeting was opened for questions or discussion regarding the memo.

Open Public Hearing: Behnken/Hansen m/s/c to open public hearing for items 5a of the agenda

Ertmer explained the plans for the property if the rezoning request was approved. Discussion was opened and questions followed regarding the effect on property taxes for the surrounding residential district, concerns on wear and tear on the road with more regular use by heavier trucks as well as creating an alternate route by extending Paulina St., current allowable uses for G-F and I-1 and the stipulations of a conditional use.

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

Behnken/Hansen m/s/c u/roll to recommend to Common Council the approval to rezone 146 Maize St. (30-25-22-11) from G-F (Government Facilities District) Zoning to I-1 (Industrial District) Zoning.

Johnson led Plan Commission members on a tour of City Hall located at 50 Tenth Street

Tichinel led Plan Commission members on a tour of the Water & Electric Utilities Office located at 55 E. 12th St.

Adjourn: Doornink/Behnken m/s/c to adjourn 6:57 p.m.

Respectfully Submitted,

Peggy Johnson/Ryan Rockey
Recording Secretary

PLAN COMMISSION

July 22, 2025

The meeting of the Plan Commission was called to order at 5:15 p.m. by Brandon Schirpke. **Members present:** Branden Schirpke, Darrell Hansen, Thomas Behnken, Mark Doornink and Jack DeWolf. **Absent:** Stephanie Bonikowski and Laurie Vollrath **Also present:** City Administrator Caz Muske, Devin Flanigan - Construction Manager for Keller Builds , Jessica Behnken and Tom Lederer.

Behnken/DeWolf m/s/c to approve the agenda as presented.

City Facilities Project:

Kellers provided an overview of the process for identifying and prioritizing facility needs. Muske explained that the facilities under review by the Commission include Public Works, the Fire Department, City Hall and Utilities. She noted that each facility, apart from the new Water and Electric Building, has existing deficiencies. The city aims to determine the most effective way to address and prioritize these departmental needs.

Muske outlined specific criteria for evaluating the facilities and distributed a survey for Commission members to complete, assessing the needs of each facility. During the meeting, there was also discussion about the role of the Plan Commission in this evaluation process.

Muske will collect completed surveys from members who were absent, and the results will be reviewed and discussed at a future meeting.

Adjourn: Behnken/Doornink m/s/c to adjourn 6:05 p.m.

Respectfully Submitted,

Ryan Rockey
Recording Secretary

\$125.00

CONDITIONAL USE APPLICATION
CITY OF CLINTONVILLE
50 Tenth Street, Clintonville, WI 54929
715-823-7600

Chapter 17 – Zoning Ordinance, City of Clintonville (17.31)

Class 1 Notice-Hearing

Date Published: 8.14.25

TO: ZONING ADMINISTRATOR
CITY OF CLINTONVILLE
AND
CITY PLAN COMMISSION

Applicant: Nathan Killips Address: 470 Commercial Ave.
Phone: 715-250-2464

Address of property for conditional use if different: _____

Opposite Property Owners (with address): Specialized Products LTD, 200 Summer St.

HRP Investments LLC, 351 Summer St

Budget Power Marketing Authority of WI Inc, 402 Enterprise Ave

Abutting Property Owners (with address): City of Clintonville

Proposed Conditional Use: Auto shop/sales

Present Zoning: Industrial (I1)

Additional Information: _____

Receipt No. 1052568 (100-44400-11)

Date: July 29, 2025 Applicant Signature: Nathan Killips

Date Received: 7-29-25 City Staff Signature: Ryan Rocky

Meeting Date: 8.21.25

CC: CITY PLAN COMMISSION MEMBERS
ABUTTING PROPERTY OWNERS
APPELLANT

Revised: 6/23

ArcGIS Web Map



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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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) Liquefied petroleum (gas) dealer, 5984.
 - (u) Automotive repair shops, Automotive sales and service; car wash, 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.

Legal Notice

Class 1 Notice: August 14, 2025

NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the Plan Commission will be held on, **Thursday, August 21, 2025 at 4:30pm.** at Clintonville City Hall, 50 10th Street, Clintonville, Wisconsin. The Plan Commission will review:

A conditional use permit request from L K Precision - Nathan Killips, for Automotive repair shops, Automotive sales and service; car wash, 7536-7539 at 420 Commercial Avenue.

Said meeting is open to the public and any person may appear and be heard for or against this request.

Dated this 14th day of August, 2025

Peggy L. Johnson
City of Clintonville
Clerk-Treasurer

SPECIALIZED PRODUCTS LTD
200 SUMMER ST
CLINTONVILLE, WI 54929

BADGER POWER MARKETING AUTHORITY OF WI INC
122 N SAWYER ST
SHAWANO, WI 54166

HRP INVESTMENTS LLC
E10848 LUNDT RD
CLINTONVILLE, WI 54929



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]*.



City Facilities Project

Fire, Public Works, Administration Departments

