

**PLAN COMMISSION**

**August 19, 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 (4:03), Tom Lederer, Jeanine Supanich and Kody Zempel (4:06) **Absent/Excused:** Mark Doornink **Also present:** City Administrator Caz Muske, Brian Roemer (Ehlers), Harry Allen (Ehlers) and Recording Secretary Mary Metoxen.

Supanich/Schirpke m/s/c to approve the agenda as presented.

Schirpke/Lederer m/s/c to approve the minutes from March 25, 2024

Lederer/Supanich m/s/c to adjourn into closed session according to Wis. Stats. 19.85(1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conduction other specified public business, whenever competitive or bargaining reasons require a closed session, Klein Properties, LLC – 111 W Madison St – TIF Application, to include Muske, Roemer, Allen and Metoxen.

Zempel/ Vollrath m/s/c to reconvene into open session

No action taken

**Adjourn:** Vollrath/Schirpke m/s/c to adjourn 4:56 p.m.

Respectfully Submitted,

Mary Metoxen  
Recording Secretary

**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: 8-13-24

Date Published: 8-20-24

The undersigned hereby petition for:

Current Zoning Commercial (B1) Proposed Zoning Residential (R3)

Property Address 26 10th Street

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

Nelson Services W8457 Rustic Drive Clintonville, WI 54929

2. Legal description of the premises to be rezoned:

PRT MILL RESERVE ORIG PLAT LY S PIGEON RIV DAF BEG NLY LN 10TH ST-PT S58DEG E116FT FROM WLY LN S CLINTON AVE

EXT S58DEG E ALG 10TH ST 71FT N32DEG E85FT N58DEG W71FT S32DG W85FT-POB

EX V432P323 EX V450P669 I V355P323 V582P393V617P470 Deed of Record: 802044

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

Convert to a three unit apartment building. The proximity to downtown, the river

a thriving farmers market, community center and police and fire departments

makes an easily marketed, high demand and safe rental building.

(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:

The City of Clintonville (lot adjacent)

Bradley and Jamie Scheidewend 30 10th Street Street (business)

Home address E8746 Duwe Rd Clintonville WI 54929

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

Over 20 years experience as a high quality landlord with exceptional property and tenant maintenance and expectations.

Mike Nelson

Applicant Signature

Aug. 5-2024

Date

**For City Staff Use Only**

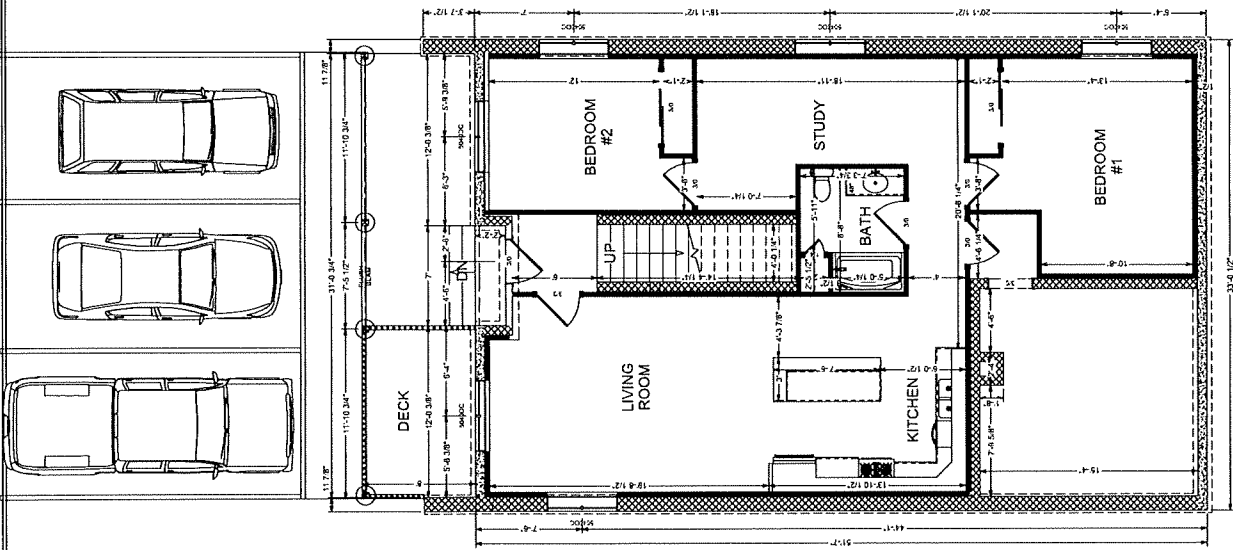
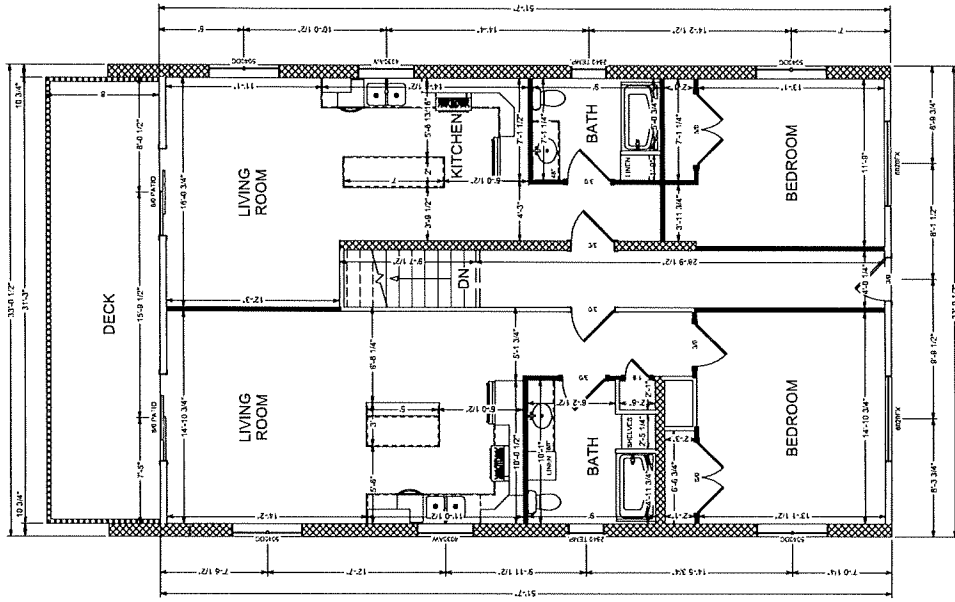
Date Received 8/5/24

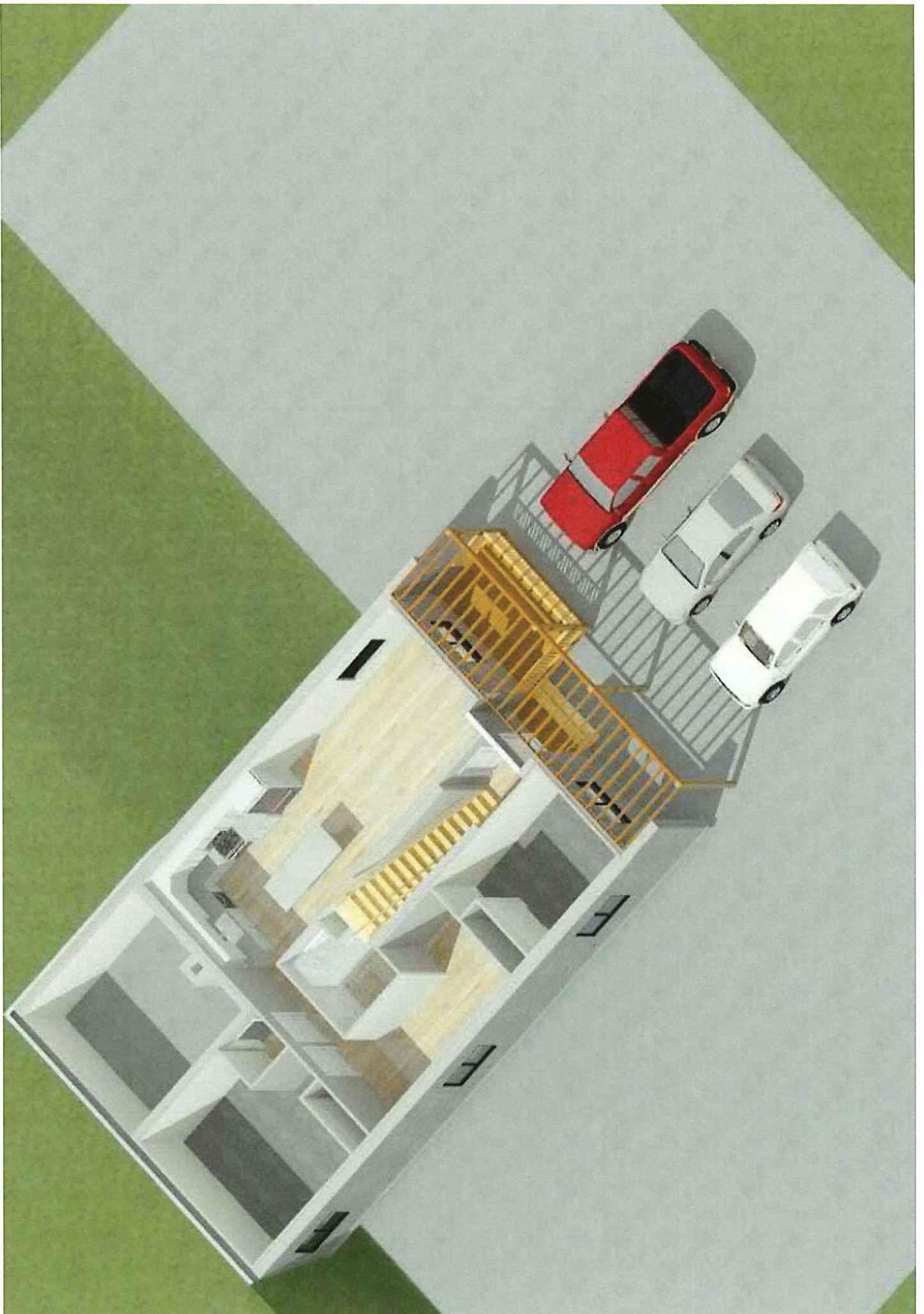
Fee Paid \$215.00 Receipt # 1050 (100-4440-11)

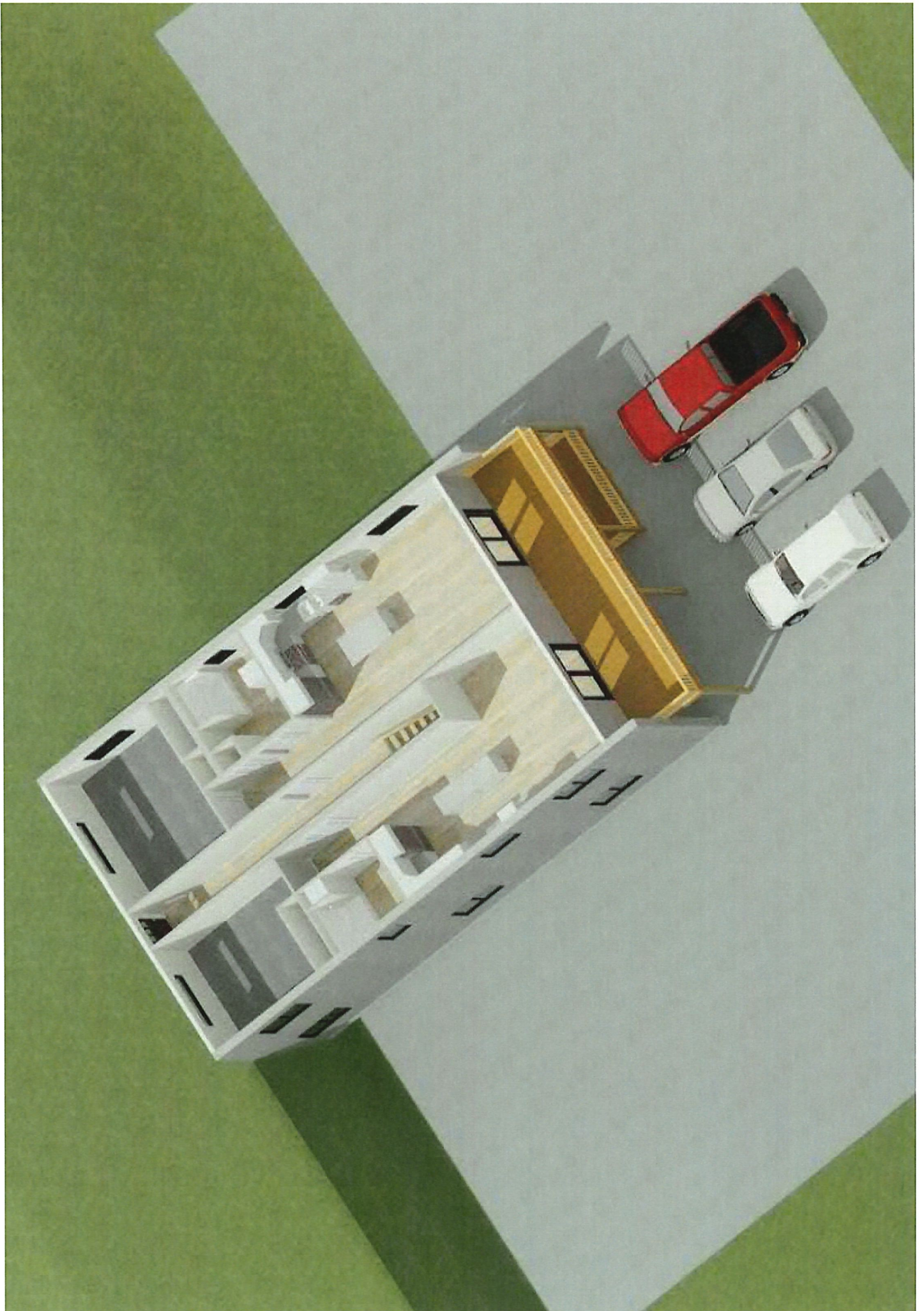
Meeting Date 9-4-24

Staff Signature Ryan Rocky

	HOME SHOWCASE CENTER 10359 RTE. 158/222 CLINTONVILLE, NC 28702	DATE: 08/17/24 DRAWN BY: C. JOY REV: 1 REVISIONS:	1 of 1
	ForBorg's Lumber is a family owned and operated business. We are committed to providing the highest quality products and services to our customers. We are also committed to environmental stewardship and community involvement.		









# City of Clintonville Wisconsin 54929

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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 AND FIRE (non-emergency)	50 A 10 <sup>th</sup> Street	715-823-3117
LIBRARY	75 Hemlock Street	715-823-4563
CITY HALL FAX MACHINE		715-823-1352

Ordinance: 1225

Introduced By:

Seconded By:

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CHANGE THE FOLLOWING PARCEL FROM B-1 (DOWNTOWN BUSINESS DISTRICT) TO R-3 (MULTI-FAMILY DISTRICT) ZONING

Parcel No.: 30-23-71-153  
(26 10<sup>th</sup> Street)

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

Dated this 4<sup>th</sup> day of September, 2024

CITY OF CLINTONVILLE

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Steve Kettenhoven, Mayor

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Peggy L. Johnson, Clerk

Adopted:

Published: