PLAN COMMISSION
October 6, 2025

The meeting of the Plan Commission was called to order at 4:30 p.m. by Brandon Schirpke. **Members present:** Branden Schirpke, Darrell Hansen, Thomas Behnken, Stephanie Bonikowski, and Laurie Vollrath. **Absent:** Jack DeWolf and Mark Doornink **Also present**: City Administrator Caz Muske, Public Works Director Justin Mc Auly, Alderman Jeannie Schley, Reporter Bert Lehman and Recording Secretary Ryan Rockey.

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

Behnken/Hansen m/s/c to approve the minutes as presented.

City Facility Planning Project: Muske provided funding options. Discussion followed on the Fire Department needs, the possibility of a joint building with the Fire Department and Public Works, potential building sites and the timeline leading up to construction.

Behnken/Vollrath m/s/ u roll call to recommend to Common Council that we prioritize the construction of a new Public Works Facility to be budgeted in the 2027-2029 CIP prior to the Fire Barn or City Hall.

Adjourn: Behnken/Hansen m/s/c to adjourn 4:48 p.m.

Respectfully Submitted,

Ryan Rockey
Recording Secretary

Legal Notice
Class 1 Notice: November 6, 2025

NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the Plan Commission will be held on, **Tuesday, November 18, 2025 at 4:30pm** at Clintonville City Hall, 50 10th Street, Clintonville, Wisconsin.

The Plan Commission will review:
A conditional use permit request from City of Clintonville Municipal Airport for (x) Governmental and cultural uses, cited in I1 Industrial District as outline in AI-Airport Industrial and AM- Airport Municipal Districts, located at 400 7th Street, Clintonville, WI.

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

Dated this 27th day of October, 2025

Peggy L. Johnson
City of Clintonville
Clerk-Treasurer

$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:_____

TO: ZONING ADMINISTRATOR
CITY OF CLINTONVILLE
AND
CITY PLAN COMMISSION

Applicant: Great Lakes Utilities Distributed Energy Address: 10 N Livingston St. # 201, Madison WI 53703

Phone: 608.710.0924

Address of property for conditional use if different: Address pending. Aprox. GPS coordinate: 44.6159735, -88.7395773

Opposite Property Owners (with address): Patricia A Pike: N10327 BEACON AVE
Kenneth & Armandina Lorge : E9598 MADISON ROAD
Steven & Tammy Kluth: Mailing address: E10405 COUNTY ROAD I (parcel lacks address)

Abutting Property Owners (with address): No other parcels abut the project area directly.
Properties to the south of greater airport property are south of highway I, properties to the east are east of Airport rd.
Properties ot the West are separated by Beacon Ave.

Proposed Conditional Use: Installation of utility interconnected solar electric project.

Present Zoning: Airport-Industrial (AI)

Additional Information: For more details about the proposed project lease refer to the included CUP Narrative document provided with the application.

Receipt No. _____ (100-44400-11)

Date: 11/04/2025 Applicant Signature: Chz-R Mush

Date Received: _____ City Staff Signature: _____

Meeting Date: _____

CC: CITY PLAN COMMISSION MEMBERS
ABUTTING PROPERTY OWNERS
APPELLANT

Revised: 6/23

11/5/2025

Caz R. Muske, City Administrator
City of Clintonville, Waupaca County, WI

RE: CONDITIONAL USE PERMIT FOR SOLAR ELECTRIC GENERATING FACILITY

DEAR ADMINISTORATOR MUSKE,

OneEnergy Renewables is proposing to construct a ground-mounted solar electric generating facility on parcel 302511 currently owned by Clintonville Municipal Airport. Please find enclosed our Conditional Use Permit Application and site layout, as well as a short presentation and other information your team may find helpful as you evaluate this proposed project. We plan to present information about this project proposal at the Plan Commission meeting on November 18, 2025 as well as the City Council meeting on December 9, 2025. We are seeking a conditional use permit to enable the project to proceed.

The proposed Project would be located off Beacon Rd, roughly 800' north of the intersection with Madison Rd. The land is part of a larger 533-acre parcel owned by Clintonville Municipal Airport. OneEnergy has been working on this project in partnership with Clintonville Utilities and Great Lakes Utilities (GLU), and output from the solar system will provide power to nearby homes and businesses on the local distribution grid. OneEnergy has developed over 55 projects in Wisconsin, and we are excited about bringing more local energy to the city of Clintonville.

Please don't hesitate to reach out to me using the number below with any questions or concerns.

Sincerely,

Stanley Minnick
Manger, Development - OneEnergy Renewables

608-710-0924 | stanley@OneEnergyRenewables.com

Conditional Use Permit Application Addendum

GLU-Clintonville Airport Solar Project

City of Clintonville, Waupaca County, WI

Applicant:
Great Lakes Utilities Distributed Energy LLC a wholly owned subsidiary of OneEnergy Development,
OneEnergy Development, LLC
10 N. Livingston St., Suite 201
Madison, WI 53703

Contents

Exhibits

Exhibit A – Site Plan

Exhibit B – Operations Plan

Exhibit C – Vegetation Management Plan

Exhibit D – Decommissioning Plan

Exhibit E – Project Profile

Background

The GLU-Clintonville Airport Solar Project (the "Project") is a proposed 5 Megawatt solar generation facility. OneEnergy Development, LLC ("OneEnergy" or "the Applicant") will develop, engineer, and construct the Project.

The Applicant will complete all environmental studies and surveys required to construct the Project, including the following: wetland delineation, Phase I Environmental Site Assessment, soil analysis, cultural and endangered resources review. The Project is not expected to impact natural resources. Due to the location of this project being within an active municipal airport, OneEnergy plans to work through the Federal Aviation Administration (FAA) approval process as well.

The Applicant intends to start construction on the Project in the spring of 2027, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. The project is expected to be fully operational by the end of 2027.

Once complete, the Project will generate local power for local customers within Clintonville Utilities electric service territory. The proposed project is expected to produce enough electricity for approximately 1,300 average Wisconsin residences.

Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is located on approximately 22 acres of vacant land in the City of Clintonville, Waupaca County known as parcel #302511 located off of Beacon Rd, roughly 800' north of the intersection with Madison Rd. The land is part of a larger 533-acre parcel owned by Clintonville Municipal Airport. No parcels directly abut the proposed project area, as the larger airport property is surrounded by roadway on all sides.

Zoning

The proposed Project is situated on land that is zoned Airport-Industrial (AI).

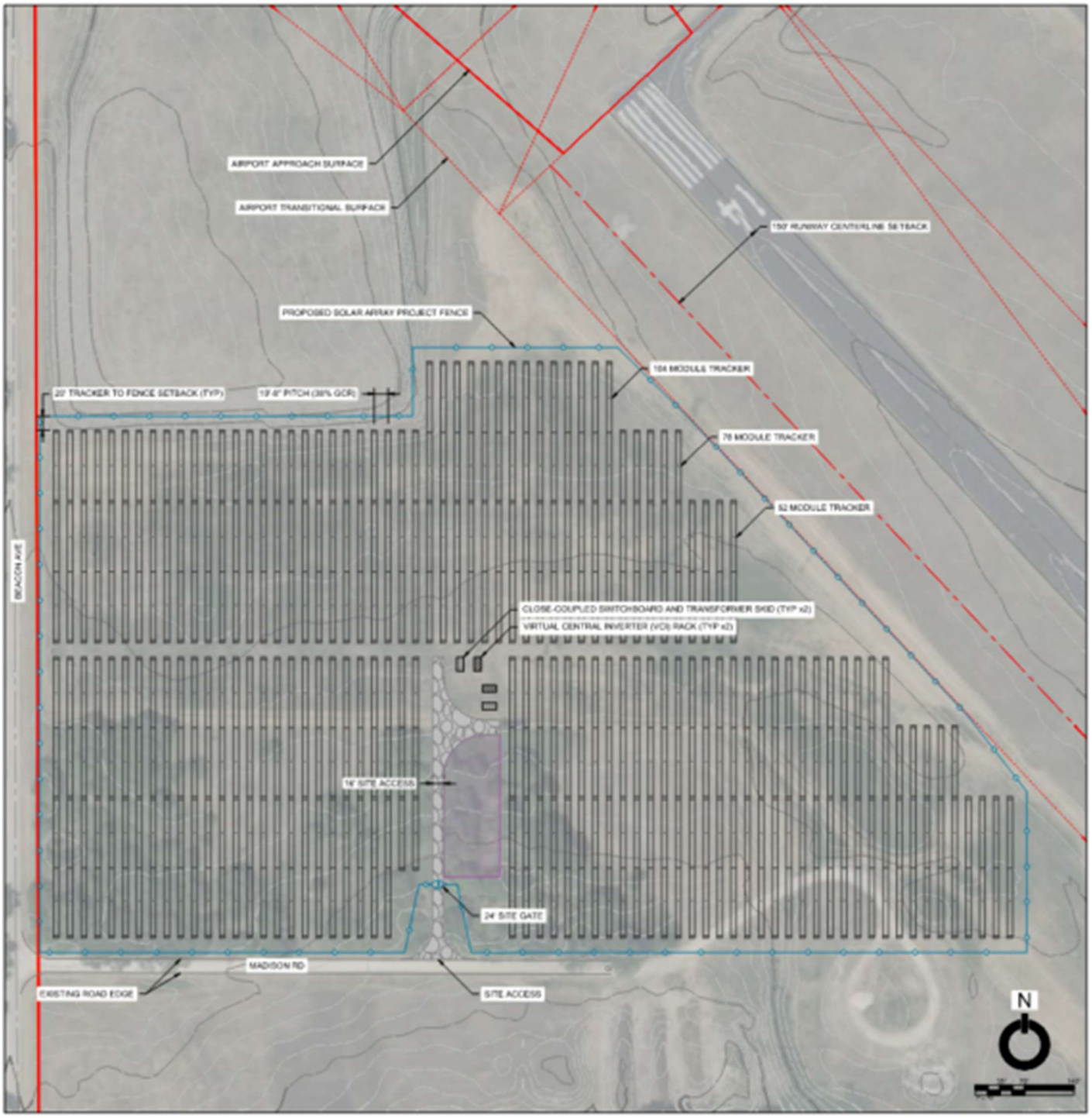
Setbacks

OneEnergy commits to following all applicable setbacks, as shown in the attached site plan, including those defined by Chapter 17 of the Municipal Code of Ordinances

Setback Details:

- Front yard setback: 10 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.
- The site must provide 32 ft. wide vehicular access to one side and the rear of the building unless the rear yard abuts a public street or alley.

Current Site Layout



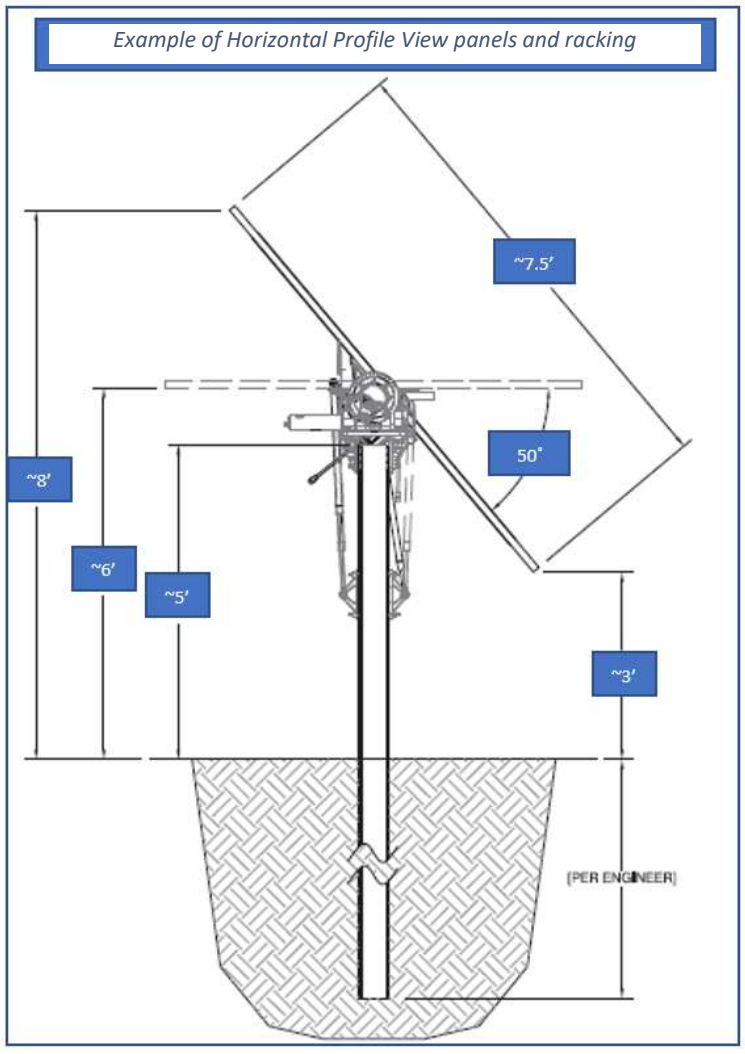
B. Description of Equipment

Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 10’ into the ground, and extend approximately 5’ above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube. All components of the racking system are made of steel.

Below is a depiction of the horizontal profile view of the panels and racking, which will run in rows from north to south throughout the site and will track the sun from east to west throughout the day. At their maximum angle in morning and evening, the panels are 50 degrees from horizontal facing either east (morning) or west (evening). At mid-day, the panels are flat. At their maximum tilt angle in morning and evening, the tallest part of the panel is ~8’ above ground level.

Example of Horizontal Profile View panels and racking



Strobus Solar Project in Merrillan, WI

Stockton Solar Project in Stockton, MN

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, silicon wafers, anodized aluminum, and wiring, all of which can recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

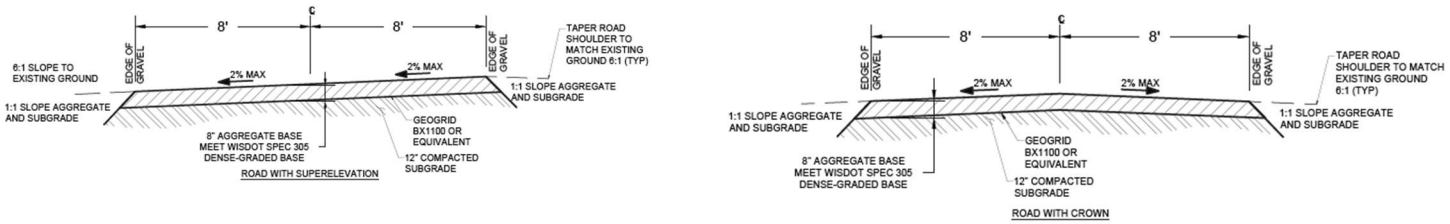
Inverters, Transformer, Electrical Rack

The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformers and disconnects will be mounted on a steel skid. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

Access Drive

The access drive is proposed to be 16’ wide and will come off Beacon Road. The access drive will be installed as depicted below, depending on the existing slope and site characteristics. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Figure 2 – Example of Access Drive Design Detail



Example of Access Drive Design Detail

Fence

A fence will surround the solar project and will be an 8' tall agricultural-style fixed knot fence similar to what you might see around an orchard. The fence will have either wood or steel posts. Access to the project area will be controlled by a locked gate to prevent unauthorized individuals from entering.

Fence at Rushford Village Solar Project in Rushford Village, MN

Fence at Blue Prairie Solar Project in Black River Falls, WI

C. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 5 Megawatt solar system can be located on approximately 22 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

D. Landscaping

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence, either a pasture for grazing sheep or a pollinator seed mix to attract bees and birds. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete, and will conform with Wisconsin Department of Natural Resources recommendations for solar projects. The final landscape plan will be developed in partnership with the Wisconsin Department of Natural Resources and in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with pollinator benefits, soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland. Please see **Exhibit C – Vegetation Management Plan**.

E. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the Wisconsin Department of Natural Resources NPDES Construction General Permit, which has the following requirements:

- Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- Submittal of a Water Resource Application for Project Permits (WRAPP)
- Develop a Stormwater Management Plan approved by the Wisconsin Department of Natural Resources prior to commencement of construction

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pollinator meadow growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and concrete pads will travel through the vegetative cover prior to leaving the project area. Water that runs off panels into the proposed dense pollinator planting below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.

F. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2026, to enable purchasing of long-lead equipment in 2026 and construction during the months of May to October, 2027.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the spring of 2027 and be complete by the end of 2027. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2027	5/31/2027
Pile Installation	6/1/2027	7/1/2027
Racking and Module Installation	7/1//2027	9/1/2027
Wiring and Transformer Installation	9/1/2027	10/15/2027
Pollinator Seeding and Revegetation	10/15/2027	11/1/2027
Target In-service Date	11/1/2027	

G. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit B – Operations Plan**. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-October)

during which the bulk of construction will take place. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive to the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing. No lighting is proposed on site during the construction or operations of the project.

H. Decommissioning and Removal

OneEnergy has commits through our lease agreements with the landowner to remove the system at the end of the project life, including provisions to ensure that there is adequate financial security set aside to perform such decommissioning. When the Project is decommissioned, all infrastructure will be removed, and the site will be restored to predevelopment conditions for continued agricultural use with rested and restored soils. Please see **Exhibit D – Decommissioning Plan** for a narrative and schedule of decommissioning/removal of the project.

I. About OneEnergy

OneEnergy is the leading developer of distributed utility scale solar projects in Wisconsin, having developed 55 projects in Wisconsin and adjacent states, totaling 220 Megawatts total. Projects developed in Wisconsin include:

- A portfolio of 19 projects for rural electric cooperatives in Wisconsin, Iowa, and Minnesota in 2021-2023
- A portfolio of 22 projects with rural electric cooperatives in Wisconsin, Iowa and Minnesota in 2025/2026.

Our regional team, consisting of developers, engineers, legal and construction managers, is based in our Madison office.

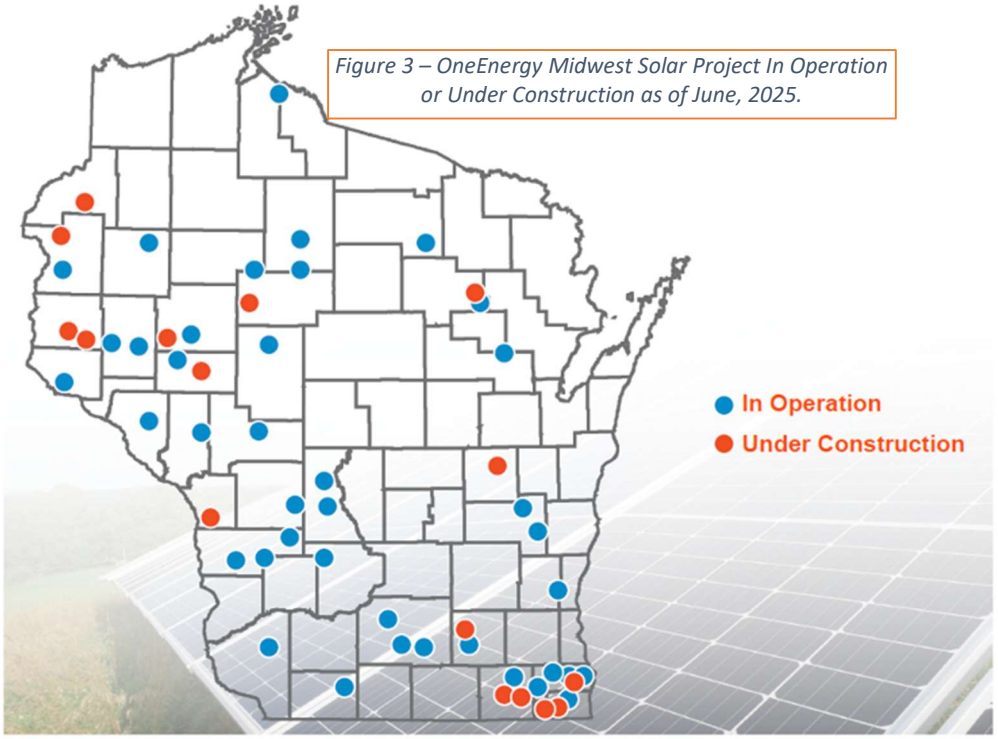


Figure 3 – OneEnergy Midwest Solar Project In Operation or Under Construction as of June, 2025.

CLINTONVILLE SOLAR

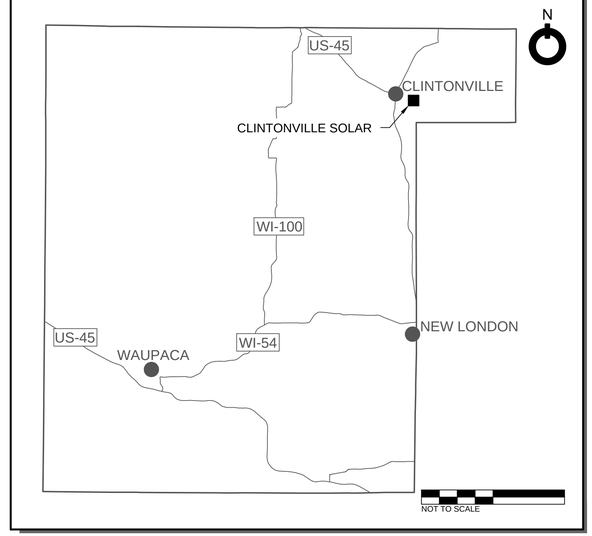
WAUPACA COUNTY, WISCONSIN

SOLAR PV PROJECT
6.099 MWDC / 5.000 MWAC

LEGEND

- PARCEL BOUNDARY
- NEIGHBORING PARCEL
- AIRPORT SURFACE
- PERIMETER FENCE (P)
- GRAVEL ACCESS ROAD
- LAYDOWN AREA

WAUPACA COUNTY MAP



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 5.000 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN A SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY.

SITE DETAILS:

PARCEL ID	302511
OWNER:	CLINTONVILLE AIRPORT
ACREAGE:	563.93
EXISTING ZONE:	-

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	563.93
TOTAL LEASED AREA (ACRES):	-
TOTAL FENCED AREA (ACRES):	22.33
GRAVEL ACCESS ROAD (ACRES):	0.25
LAYDOWN AREA (ACRES):	0.354

DESIGN SUMMARY:

MODULE POWER:	585 W
MODULE COUNT:	10425
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kVA / 250 kW
INVERTER COUNT:	20
DC SIZE:	6.099 MWDC
AC SIZE:	5.000 MWAC
DC/AC RATIO:	1.220
GROUND COVERAGE RATIO:	38.0%
ASCE 7-16 GSL:	47 PSF
ASCE 7-16 WIND SPEED:	99 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM GIS DATA
- PARCEL DATA TAKEN FROM GIS DATA

OneEnergy RENEWABLES
10 N Livingston St, Suite 201
Madison, WI 53703
oneenergyrenewables.com
206 922 7072

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
00	1% CONCEPTUAL DESIGN	08.22.2025	JW	AL	IT
01	REVISED CONCEPTUAL DESIGN	09.08.2025	AL	SJ	IT
02	UPDATED AIRPORT SETBACK	10.02.2025	AL	SJ	IT

PRELIMINARY

NOT FOR CONSTRUCTION

CLINTONVILLE SOLAR
ONEENERGY RENEWABLES
44.6159735°, -88.7395773°
WAUPACA COUNTY, WISCONSIN

SHEET TITLE:
DEVELOPMENT PLAN

SHEET NO:
D-100

PUBLISHED ON: 10.02.2025 9:32 AM

Exhibit B – Operations Plan

GLU-Clintonville Airport Solar Project

Applicant:
Great Lakes Utilities Distributed Energy LLC,
A Wholly Owned Subsidiary of OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

OneEnergy Renewables

GLU-Clintonville Airport Solar Project

Solar Generating Facility Operations Plan

Type of Activity Proposed: OneEnergy Development, on behalf of Great Lakes Utilities Distributed Energy LLC, is proposing to build a solar generation project (the "Facility" or "Project") located on approximately 22 acres, consisting of solar modules and associated collection equipment that delivers power to the electric grid. The Facility will have a maximum capacity of 5 MW AC. The on-site equipment at the Facility will consist primarily of solar modules mounted on single-axis tracking racking. These panels generate direct current (DC) electricity. Twenty (20) inverters, situated centrally within the the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. Transformers increase the AC voltage produced by the inverters to the grid voltage of the existing three-phase distribution line to which the Project connects.

The Facility will be an unmanned plant that will operate through local and remote control and monitoring. The PV system will be monitored remotely through the Utility Energy Management System and the integrated Data Acquisition System (DAS), which signals alerts for any irregular operating condition. Scheduled maintenance will occur once annually to inspect all elements of the project to ensure optimal performance. After construction is complete, there will be limited access to the site for periodic inspections (monthly), maintenance and vegetation management.

The Facility will provide solar electricity to serve the needs of local utility customers.

1. **Hours of Operation**: The solar facility will operate during daylight hours. This Facility will not be continuously staffed and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel (one or two people) will access the site once or twice per month for inspection or minor maintenance.
2. **Number of Employees**: There will be no employees stationed at the Facility. As noted in Item No. 1 above, one or two people will visit the site a once or twice each month for inspection and minor maintenance, as needed.
3. **Anticipated Customers**: No customers will be served at the Facility, and there will be no traffic associated with such customers. The renewable electricity generated from the Facility will be used to serve the needs of local utility customers.
4. **Outside Storage**: None proposed.
5. **Outdoor Activities**: Inspection of the solar electric system and periodic maintenance as described above.
6. **Outdoor Lighting**: No permanent outdoor lighting is proposed.
7. **Outside Loudspeakers**: None.
8. **Proposed Signs**: The site will only include necessary safety signage with contact information for the Project Operations team and an entrance sign.
9. **Trash Removal**: There will not be trash generated at this site.

GLU-Clintonville Airport Solar

Vegetation Establishment and Management Plan

Date: 11/5/2025
Site Location: 44.6159735, -88.7395773

ONEENERGY RENEWABLES • 2003 WESTERN AVE • STE 225 • SEATTLE, WA 98121
•10 N. LIVINGSTON ST. STE 201 • MADISON, WI 53703
WWW.ONEENERGYRENEWABLES.COM

Contents

1 Site Overview

GLU-Clintonville Airport Solar is a 5 MWac solar generation facility that will be developed, engineered, and constructed by OneEnergy Development, LLC on behalf of its wholly owned subsidiary, Great Lakes Utilities Distributed Energy LLC. The Project is located on approximately 22 acres of vacant land in the City of Clintonville, Waupaca County known as parcel #302511 located off Beacon Rd, roughly 800' north of the intersection with Madison Rd. The land is part of a larger 533-acre parcel owned by Clintonville Municipal Airport.

Roughly 18 acres of the 22-acre project site are currently used for agricultural production and was planted in corn for the 2025 growing season. The city has plans to clear some trees and brush over roughly 7 acres in the SW corner of the potential project area ahead of construction. The predominant soils type throughout the site is Richford loamy sand, making up ~66% of the project area , with roughly 33.% of the project area consisting of Plainfield loamy sand, till plain. There are no wetland indicators on site.

Following construction of the solar facility, the site will be planted with either a pasture mix for sheep grazing or a mix of native prairie species that will provide habitat for pollinators and other wildlife.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator friendly solar sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Planting native prairie species restores soil by reducing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility. In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables.

The aesthetic benefits of pollinator habitat provide additional services to the local community for those who appreciate observing the wildflowers, birds, butterflies, and other species that are drawn to the solar site. Native prairie plants reduce stormwater runoff and improve surrounding water quality, which is an important consideration following the construction of solar projects. While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits outweigh the costs. Following the first five years of management, as the hardier native plant communities

become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation.

3 Benefits of Sheep Grazing

Sheep are an ideal animal for grazing among solar panels. Finding shade can be difficult in many pastures, but grazing sheep beneath panels provides ample shade to keep the animals comfortable and sheltered. This ensures that sheep graze the vegetation more evenly, since they are not congregated around a small number of trees or structures providing shade.

Replacing lawnmowers with sheep at solar sites lowers maintenance costs and emissions from mowing equipment. Sheep pose less of a risk to the panels than mowing equipment, which has the potential to launch rocks or run into panels or wiring. The height of sheep does not interfere with panel productivity or cause damage because the lower edge of the panels is 36" off of the ground at its lowest point. Sheep graze with their heads continuously to the ground and are not inclined to lean or rub against the piles supporting the panels or other equipment. Large farming equipment is not required for sheep grazing, so the presence of the panels does not restrict sheep grazing operations. Sheep are easy to move between pastures due to their small size, and they require less fencing than larger animals like cattle. Sheep also selectively eat broadleaved plant species that tend to be invasive, which reduces the need for spot-treatment with herbicide.

A study of Polypay lambs raised in agrivoltaic systems found that lambs had comparable liveweight gains to those raised in open pastures1. In late spring, lambs consume less water while grazing under solar panels. While there may be lower herbage beneath shaded panels, the higher forage quality in agrivoltaic systems results in similar lamb production.

In addition to the direct monetary benefits sheep provide, regenerative grazing improves the quality of soil. Grazing increases microbial diversity in the soil, recycles nutrients, and sequesters carbon into the soil2,3. Restoring grassland also reduces stormwater runoff and erosion. Regenerative grazing with sheep on solar sites not only keeps land in agricultural production, but it benefits future farming once the solar array is removed.

The benefits of solar grazing extend to the local ecosystem as well. Rotational grazing supports plant diversity and reduces the presence of invasive species. Incorporating native flowering plant species in the seed mix provides important forage and habitat for native pollinators and birds.

4 Site Preparation and Temporary Seeding

The Project site will be in agricultural production until the fall prior to construction. After crops are harvested, a cover crop of winter wheat will be seeded at a rate of 131 lbs per acre as recommended by the WDNR Technical Standard (1059) and the WisDOT seeding specification (630).

During construction, soil will not be removed from the site and will be stockpiled until it is replaced following disturbance. A cover crop of oats will be seeded at a rate of 131 lbs/acre where grading or other disturbance has occurred. Erosion control measures will include silt fences, sediment control logs, and erosion control matting. The site will be mowed regularly during construction to control noxious and invasive species.

After construction, discing and deep ripping may be used to decompact the soil depending on the level of compaction. The soil surface will be smoothed using a spike tooth harrow or similar implement. Herbicides will be used to treat noxious or invasive species identified on site prior to seeding. The herbicide will be selected and applied by an Environmental Specialist. A minimum of one herbicide treatment will be completed before seeding, and additional herbicide treatments may be necessary depending on which noxious or invasive species are observed on site. Following herbicide treatment, a waiting period may be necessary before disturbing the soil or seeding.

The Environmental Specialist overseeing site preparation activities and selecting and applying herbicide treatments for noxious and invasive species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the Environmental Specialist will have a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration and vegetation assessments.

5 Permanent Seeding

For a fall seeding, a nurse crop of winter wheat will be added to the native seed mix to reduce weed growth and erosion until the native species are established. If seeding is delayed until the following spring, a nurse crop of oats will be used instead of winter wheat. Drill seeding is the preferred method of seeding. Seed may be broadcast spread if drill seeding equipment is unavailable at the time of planting. A cultipacker would be used to improve seed-to-soil contact following broadcast seeding.

5.1 Pollinator Prairie

The upland seed mix used will be a diverse mix of around thirty native plant species designed by the Environmental Specialist to suit site-specific soil and microclimate conditions and to provide forage and habitat for pollinators. All species reach maximum heights of approximately thirty inches to prevent vegetation from shading panels at maximum tilt. The seed mix includes flowering species with a wide range of bloom times to cover each season pollinators are active. Additionally, a lowland seed mix for hydric soils will be used where any intermittent streams or wetlands are located. The upland and lowland seed mixes can be found in Appendix B. Changes to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting, but the diversity of species and quality of the mix will be maintained.

5.2 Sheep Pasture

A diverse mix of naturalized pasture grasses and forbs, including fescues and clovers, will be used if the project is grazed by sheep.

6 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

1. Document the presence of targeted native species.
2. Document the presence of noxious and invasive species.
3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit noxious and invasive species.

Observations will be recorded and visually depicted on a site map using a GIS field application during the vegetation monitoring site visit. Observations will include the presence of any noxious or invasive species, native species, and estimated percentage of vegetation cover of each. Erosion or other issues observed on site will be recorded. Reference maps will be produced from this collected data and will be used to make management recommendations and evaluate progress toward establishing the target plant community.

7 Vegetation Management

The Environmental Specialist overseeing vegetation management will have comprehensive knowledge and experience restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the Environmental Specialist will have detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration. The Environmental Specialist may direct employees or subcontractors that do not meet the

qualifications of the Environmental Specialist to complete vegetation management activities selected and supervised by the Environmental Specialist.

Vegetation will be managed to achieve the following objectives:

1. Establish native vegetation cover as prescribed in the selected pollinator seed mixes.
2. Maintain complete vegetation cover while limiting weed and invasive species to less than 5% cover.
3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

During the first year of establishment, vegetation will be mowed 2 to 3 times to a height of approximately 8 inches. After the first year of establishment, vegetation will be mowed to a height of 10 to 12 inches. During the second year of establishment, vegetation will be mowed twice. During the third year of management, vegetation will be mowed once or twice, depending on weed pressure on site. There will be a dormant mow during the fourth year of establishment. Following this establishment period, the site will be mowed as needed for noxious and invasive species control and to intermittently remove excess biomass. In addition to mowing the entire Project area, spot-treatment of invasive species with targeted mowing and herbicide treatment will be completed as needed, depending on observations made during vegetation monitoring visits.

7.1 Noxious and Invasive Species Management

Plant species will be suppressed if they are likely to either outcompete the native species planted or grow to a height that would potentially shade the solar panels. Noting noxious and invasive species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of native vegetation establishment. Plant species will be considered invasive if they are listed in Wis. Admin. Code NR 40, which prohibits the possession, transportation, or introduction of certain invasive species in Wisconsin without a permit.

Control of noxious and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by the environmental specialist and depending on the target species and time of year. Vegetation monitoring data will be used to schedule mowing before the predominant noxious or invasive species develop seeds.

If necessary, the following herbicides may be used for spot-treatment: glyphosate, triclopyr, clopyralid, or aminopyralid. Glyphosate is a non-selective systemic herbicide used to treat broadleaf weeds, grasses, and woody plants, and triclopyr is a selective systemic herbicide used to control woody and herbaceous broadleaf species. Clopyralid and aminopyralid are selective herbicides used to target broadleaf weeds, especially clover and thistle. Herbicide contact with

native species will be limited and herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

Other herbicides may be utilized based on the target species observed and identified for management. Environmental specialists will identify actual herbicide prescriptions based on observations during site inspections. The site will be inspected before each vegetation management visit to plan appropriate management actions.

Vegetation Monitoring and Management Timeline

Year 0		
Seedbed Preparation	Deep ripping and discing will be used to decompact soils following construction. Herbicide will be applied as needed to remove invasive species prior to seeding.	Aug-Oct
Seeding	Mixes will be seeded along with a cover crop of winter wheat. *Seeding may be delayed until the following spring from Apr to Jun.*	Sep-Nov
Year 1		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
1st Herbicide treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Late May to early Jun
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
2nd Herbicide treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
2nd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jul
3rd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late July
3rd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Aug-Sep
3rd Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
Year 2		

1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jun
1st Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
2nd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jul-Aug
2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
Year 3		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
1st Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	May
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
Optional 2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed.	Variable
Optional 2nd Mow	Complete or targeted site mow to control noxious and invasive species and encourage growth of native plant community.	Jul-Aug
Year 4		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr
Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun

Mow	Complete or targeted site mow to control noxious and invasive species and encourage growth of native plant community.	Variable
Years 5-25		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Jun
Optional Dormant Mow	Mow every two to three years to remove thatch.	Oct-Nov

8 References

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de Otalora, X.; Epelde, L.; Arranz, J.; Garbisu, C.; Ruiz, R.; Mandaluniz, N. Regenerative

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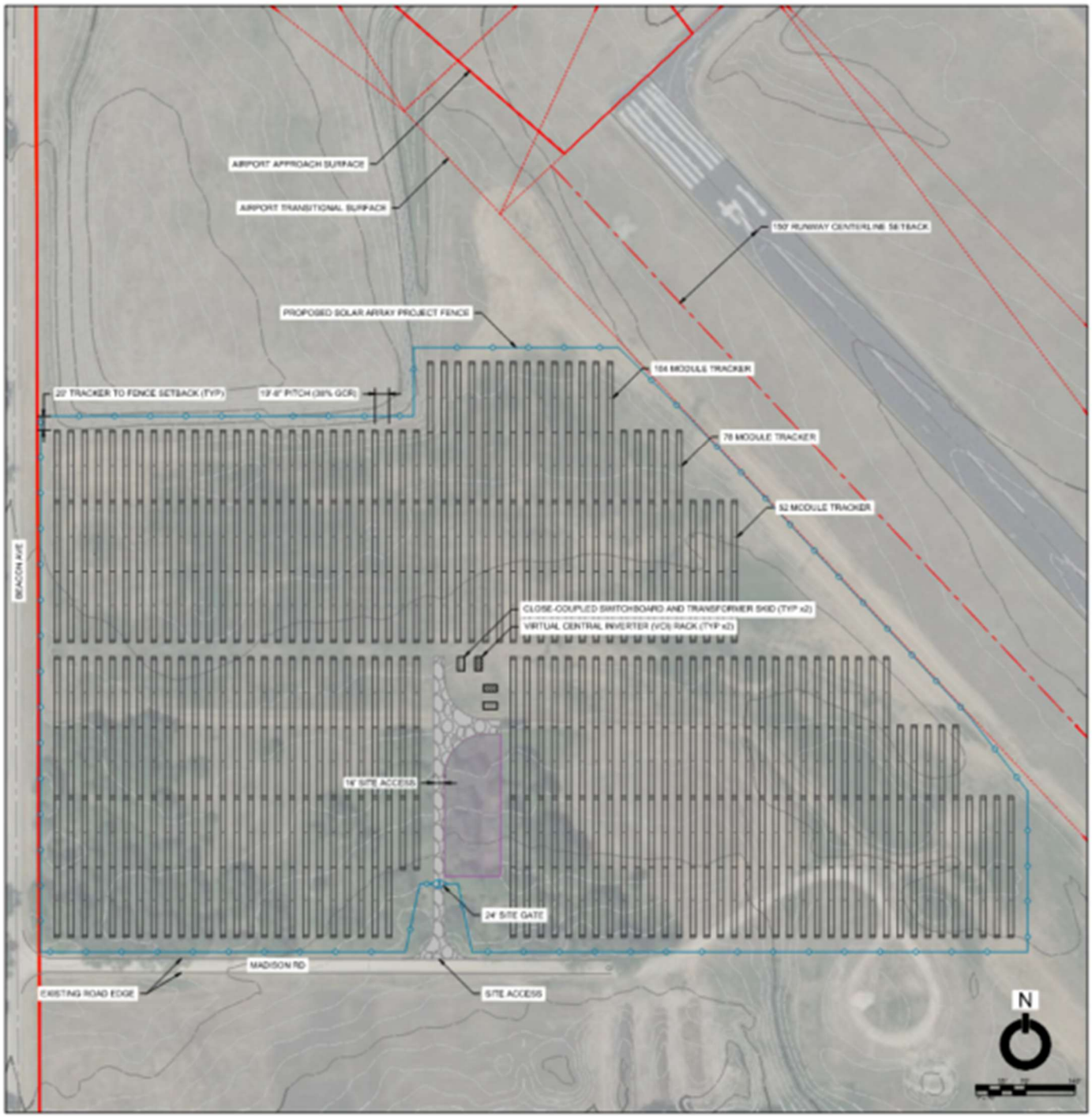
9 Appendix A – Project Layout



10 Appendix B – Pollinator Seed Mixes

Percentage of mix is the based on seed weight.

Upland Mix

Common Name	Scientific Name	% of Mix	Seeds/ft^2
Grasses			
Sideoats Grama	*Bouteloua curtipendula*	27.27%	6.61
Blue Grama	*Bouteloua gracilis*	7.27%	11.75
Plains Oval Sedge	*Carex brevior*	2.55%	2.98
June Grass	*Koeleria macrantha*	1.82%	14.69
Little Bluestem	*Schizachyrium scoparium*	33.45%	20.28
Prairie Dropseed	*Sporobolus heterolepis*	0.36%	0.24
Forbs			
Common Yarrow	*Achillea millefolium*	0.36%	2.62
Anise Hyssop	*Agastache foeniculum*	0.09%	0.33
Prairie Onion	*Allium stellatum*	0.73%	0.32
Lead Plant	*Amorpha canescens*	1.36%	0.88
Wild Columbine	*Aquilegia canadensis*	0.18%	0.28
Common Milkweed	*Asclepias syriaca*	0.36%	0.06
Butterfly Milkweed	*Asclepias tuberosa*	0.91%	0.16
Whorled Milkweed	*Asclepias verticillata*	0.10%	0.20
Sky Blue Aster	*Symphyotrichum oolentangiense*	0.18%	0.59
Upland White Goldenrod	*Solidago ptarmicoides*	0.73%	1.88
Partridge Pea	*Chamaecrista fasciculata*	2.73%	0.30
Lanceleaf Coreopsis	*Coreopsis lanceolata*	1.09%	0.88
White Prairie Clover	*Dalea candida*	4.55%	3.49
Purple Prairie Clover	*Dalea purpurea*	5.82%	4.23

Rough Blazing Star	*Liatris aspera*	0.27%	0.18
Spotted Bee Balm	*Monarda punctata*	0.18%	0.66
Large-flowered Beardtongue	*Penstemon grandiflorus*	0.73%	0.41
Prairie Wild Rose	*Rosa arkansana*	0.09%	0.01
Black-eyed Susan	*Rudbeckia hirta*	2.09%	7.77
Gray Goldenrod	*Solidago nemoralis*	0.09%	1.10
Ohio Spiderwort	*Tradescantia ohiensis*	0.45%	0.15
Hoary Vervain	*Verbena stricta*	1.73%	1.95
Heartleaf Alexanders	*Zizia aptera*	0.36%	0.18
Golden Alexanders	*Zizia aurea*	2.18%	0.97

Seeding Rate: 85.9 seeds/ ft^2

Lowland Mix

Scientific Name	Common Name	% of Mix	Seeds/ft^2
Grasses			
Carex scoparia	*Pointed-broom Sedge*	1.40%	2.81
Carex stipata	*Common Fox Sedge*	6.85%	5.56
Carex vulpinoidea	*Brown Fox Sedge*	4.65%	11.1
Juncus dudleyi	*Dudley's Rush*	0.15%	11.46
Juncus effusus	*Common Rush*	0.40%	9.55
Elymus virginicus	*Virginia Wild Rye*	55.60%	5.58
Poa palustris	*Fowl Bluegrass*	9.00%	27.93
Forbs			
Anemone canadensis	*Canada Anemone*	3.65%	0.7
Symphyotrichum novae-angliae	*New England Aster*	1.30%	2.05
Verbena hastata	*Blue Vervain*	0.90%	2
Lobelia siphilitica	*Great Blue Lobelia*	0.35%	4.18
Lycopus americanus	*Water Horehound*	0.45%	1.4
Lythrum alatum	*Winged Loosestrife*	0.01%	0.72
Mimulus ringens	*Monkey Flower*	0.10%	5.49
Alisma subcordatum	*Water Plantain*	1.95%	2.79
Pycnanthemum virginianum	*Virginia Mountain Mint*	0.65%	3.41
Tradescantia ohiensis	*Ohio Spiderwort*	7.29%	1.39
Zizia aurea	*Golden Alexanders*	5.30%	1.39

Seeding rate: 99.50 seeds/ft^2

Exhibit D – Decommissioning Plan

GLU-Clintonville Airport Solar Project

Applicant:
Great Lakes Utilities Distributed Energy LLC,
a wholly owned subsidiary of OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

OneEnergy Renewables
GLU-Clintonville Airport Solar Project
Solar Generating Facility Decommissioning Plan

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the GLU-Clintonville Airport Solar Project, the "Project," including activities related to the restoration of land and management of materials and waste.

The Project has an estimated useful lifetime of 30-40 years. This Decommissioning Plan assumes at the point it is no longer economical or prudent to continue operating, the Project will be dismantled, and the site restored to a state similar to its pre-construction condition.

If requested by city staff, the Applicant can provide Waupaca County Staff with an independent removal and salvage value estimate.
If the estimated salvage value exceeds the cost to decommission the system, no financial security will be established. Once every five years OneEnergy will provide county staff with two independent removal and salvage value estimates, using the net-salvage value to determine if/when a removal security will be required.

If the estimated cost to decommission the project exceeds the estimated salvage value OneEnergy Renewables will furnish a corporate guarantee to Waupaca County staff. This amount of the corporate parent guarantee will be sufficient to cover the cost of decommissioning, less the salvage value of the project."

Decommissioning activities include but are not limited to, disconnecting the Solar Facility from the electrical grid and removal of all components, including:

- Photovoltaic (PV) modules, panel racking, and supports
- Inverter units, transformers, and other electrical equipment
- Wiring cables, communications, and perimeter fence

The Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Project Information

Address: To be established, project located near GPS coordinates: 44.6159735, -88.7395773
County: Waupaca, Wisconsin
City of Clintonville
Project Size: 5 MWac

2. Decommissioning Process

At the time of decommissioning, the installed components will be removed, reused, disposed, and recycled where possible. The site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired before decommissioning activities begin.

Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Project proceeds in the reverse order of the installation.

1. The Project will be disconnected from the utility power grid.
2. PV modules will be disconnected, collected, and disposed at an approved solar module recycler or reused/resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are expected to produce approximately 80% of the original electricity output at year 40 and offer value for many years.
3. All aboveground and underground electrical interconnection and distribution cables will be removed and disposed off-site at an approved facility.
4. Steel PV module support and racking system support posts will be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters will be removed and disposed off-site at an approved facility.
6. Concrete pads will be removed and disposed off-site at an approved facility.
7. Fencing will be removed and disposed off-site at an approved facility.

Environmental Effects

Decommissioning activities, particularly the removal of project components, could result in environmental effects similar to construction such as ground disturbance (erosion/sedimentation). Mitigation measures employed during the construction phase of the Project will be implemented. These will remain in place to

mitigate erosion and silt/sediment runoff and prevent any impact to the natural features located adjacent to the site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. Work will be undertaken during daylight hours to conform to any applicable restrictions.

Site Restoration

Upon completion of the decommissioning phase, the site will be restored to a state similar to its pre-construction condition. Rehabilitated lands may be seeded with native seed mixes to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

Managing Materials and Waste

During the decommissioning phase, a variety of excess materials and wastes (listed in the table below) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off site at an appropriate facility. Policies and procedures will be established to maximize recycling and reuse and project owners will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

Solar module manufacturers are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. OneEnergy works with The Retrofit Companies, Inc. (TRC) in Minnesota to recycle panels that are damaged during shipping or installation and intends to partner with TRC or another similar panel recycler to recycle any panels that require disposal in the future. Modules will be disposed in the best way possible using best management practices at the time of decommissioning.

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of FR3 cooling fluid from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.

Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.
Concrete Pad	If applicable, concrete pads will be broken down and transported by a certified and licensed contractor to a recycling or approved disposal facility.
Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of the Project will follow all standards of the day. Any required permits will be obtained prior to the start of any decommissioning activities.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

OneEnergy RENEWABLES

Clintonville Airport Solar
Project Overview

OneEnergy Renewables is in the process of developing a 5 MW solar project in the City of Clintonville in Waupaca County WI. The project would be located off Beacon Rd, north of Madison Rd. (Please see site plan on reverse). OneEnergy Renewables will develop, design, and construct the solar project, and electricity from the project will serve local Clintonville Utilities customers.

The project will occupy approximately 22 acres, and has an expected useful life of 30-40 years, providing clean, locally produced energy for years to come. At the height of construction, roughly 30 local workers will be employed on this project. *Solar installer* is one of the fastest growing jobs in the USA.

SYSTEM STATISTICS

5 Megawatts
~22 acres
~10,425,000 kWh per year

MAIN SYSTEM COMPONENTS

- Single-axis tracker (tracks the sun from east to west throughout the day)
- Bifacial solar panels
- Inverters
- Transformers

Approximately 10 million kWh of electricity per year, equivalent to…

1,300
AVERAGE WISCONSIN HOUSEHOLDS

7,721
TONS OF CO_2 AVOIDED, LIKE TAKING 1,600+ CARS OFF THE ROAD*

7,025
ACRES OF U.S. FOREST CARBON SEQUESTRATION*

***Source: EPA Greenhouse Gas Equivalencies Calculator*

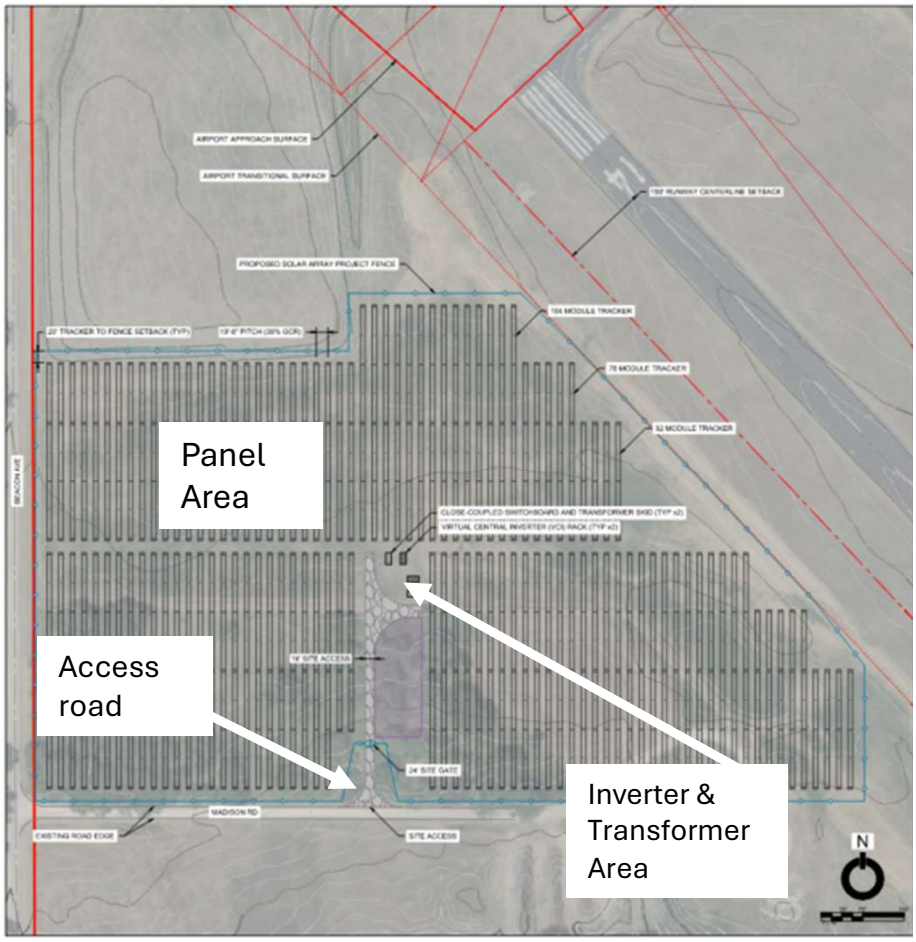
Sustainable Design and Construction

The area beneath and around the panels will be planted to a low-growing perennial pollinator mix. This increases water infiltration relative to conventional row-cropping. Water that flows off solar panels is safe for people and wildlife.

The project area will be fenced within an 8’ tall deer-exclusion style fence, similar to what one might find around an orchard. The area surrounding the project will continue to be farmed.

When the project is decommissioned, all infrastructure will be removed, and the site restored to pre-development conditions for continued agricultural use with rested and restored soils.

PROPOSED GLU-CLINTONVILLE AIRPORTSOLAR PROJECT SITE PLAN



Contact

Stanley Minnick
PROJECT MANAGER
Stanley@oneenergyrenewables.com
608.710.0924

10 N. Livingston St, Suite 201
Madison, WI 53703

Class 2 Notice
October 30, 2025
November 6, 2025

NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the City Plan Commission will be held on **Tuesday, November 18, 2025 at 4:30pm** at the Clintonville City Hall, 50 10th Street, Clintonville, Wisconsin. The City Plan Commission will discuss:

Request to rezone 297 S. Main Street from B2 Retail District to R3 Multiple Family District.

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

Dated this 27th day of October, 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: 10-30-25

Date Published: 11-6-25

The undersigned hereby petition for:

Current Zoning B2 - Retail District Proposed Zoning R3 - Multiple Family District

Property Address 297 S MAIN ST, CLINTONVILLE, WI 54929

1. Name and mailing address of the petitioner(s):
LATABEN S PATEL
297 S MAIN ST, CLINTONVILLE, WI 54929

2. Legal description of the premises to be rezoned:
MOTEL/HOTEL (CLINTONVILLE MOTEL) - 5 Bdg (Bdg 1:Office/Home, Bdg 2: 6 Units Bdg 3: 4 Units, Bdg 4: 7 Units, Bdg 5: 8 Units.

3. Reasons justifying the petition, why do you want to rezone the property:
The goal is to convert th emotel into a multifamily apartments to support the demand for low income housing in the community. The motel will be converted into efficiency/studio units to provide additional 16-20 units for low income hosuing at an affordable rate. Projects like this are ongoing across the state and nation to tackle hosuing crisis in rurual and small cities.

(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.

Will coordinate with WEDC, Vacany to Vitality and other local/state agencies to enusre the successfull completion of the project. A similiar project was recently complted in Rhinelander, WI, where 40 unit hotel was turned into a multi use (housing/office space) to help with growing housing demand.

Patel Latasha

Applicant Signature

10/06/2025

Date

For City Staff Use Only

Date Received 10-22-25

Fee Paid $215.00 **Receipt #** 1052928 (100-4440-11)

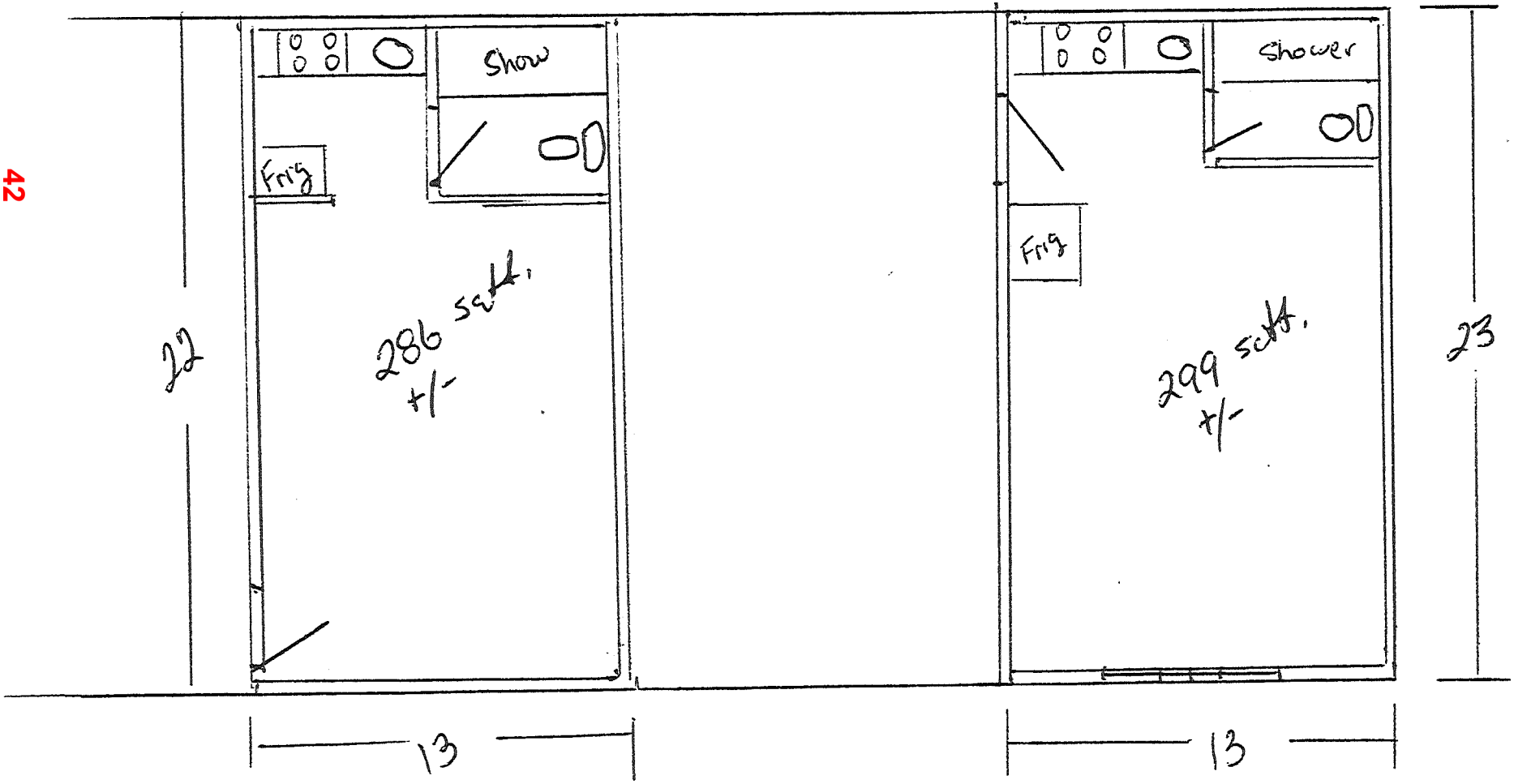
Meeting Date 11-18-25

Staff Signature Ryan Rockey

19-26

Lower Apartments

upper Apartments

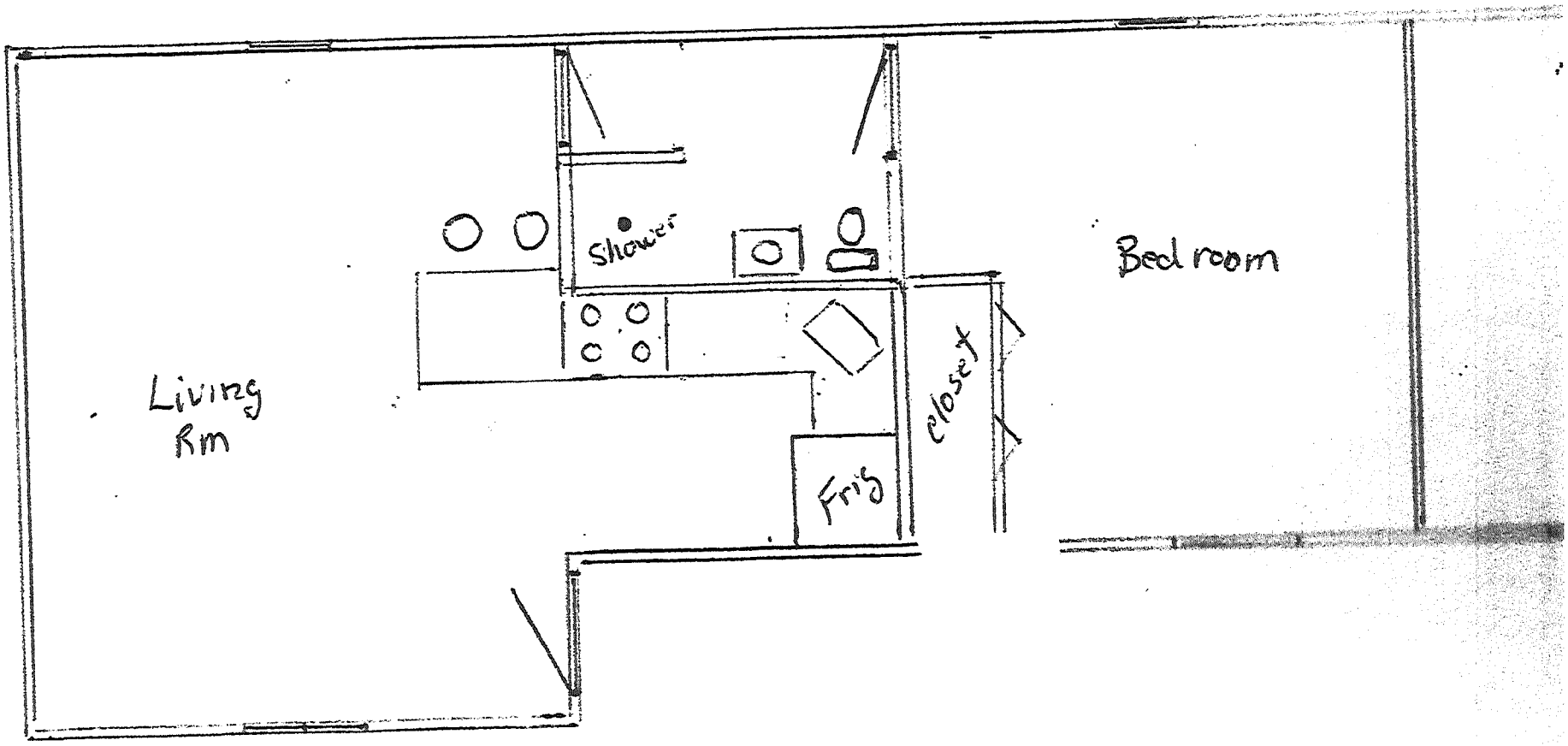


1/4

Both Ends of Middle building

1 & 8

468 sq ft. +/-



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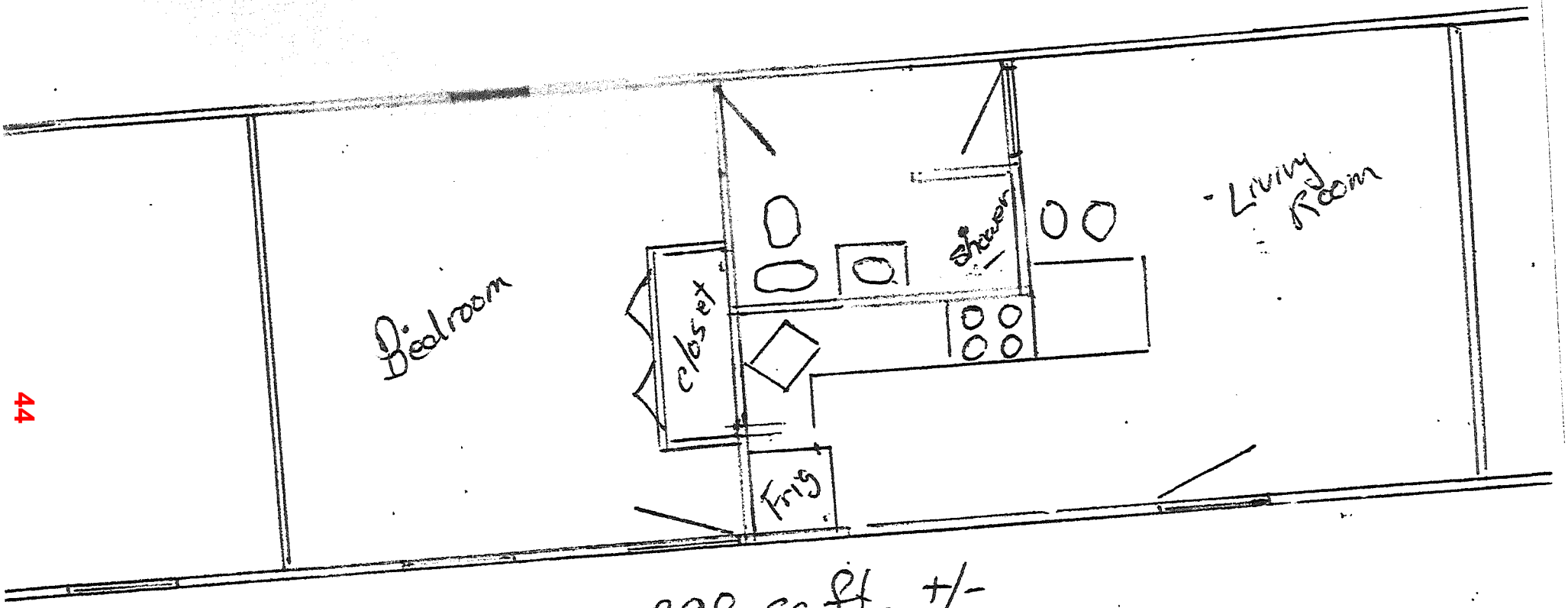
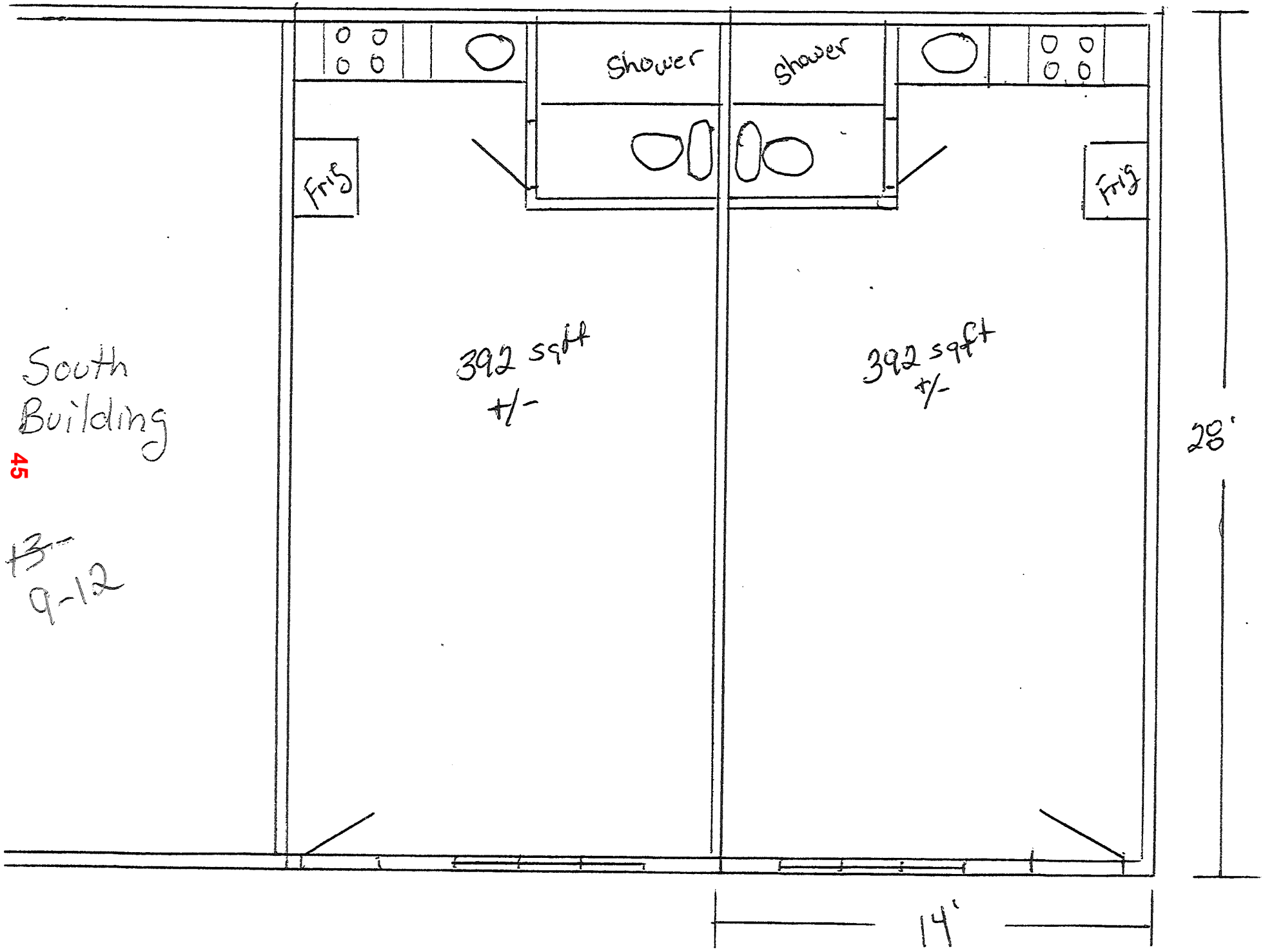
middle bui



398 sq ft. +/-

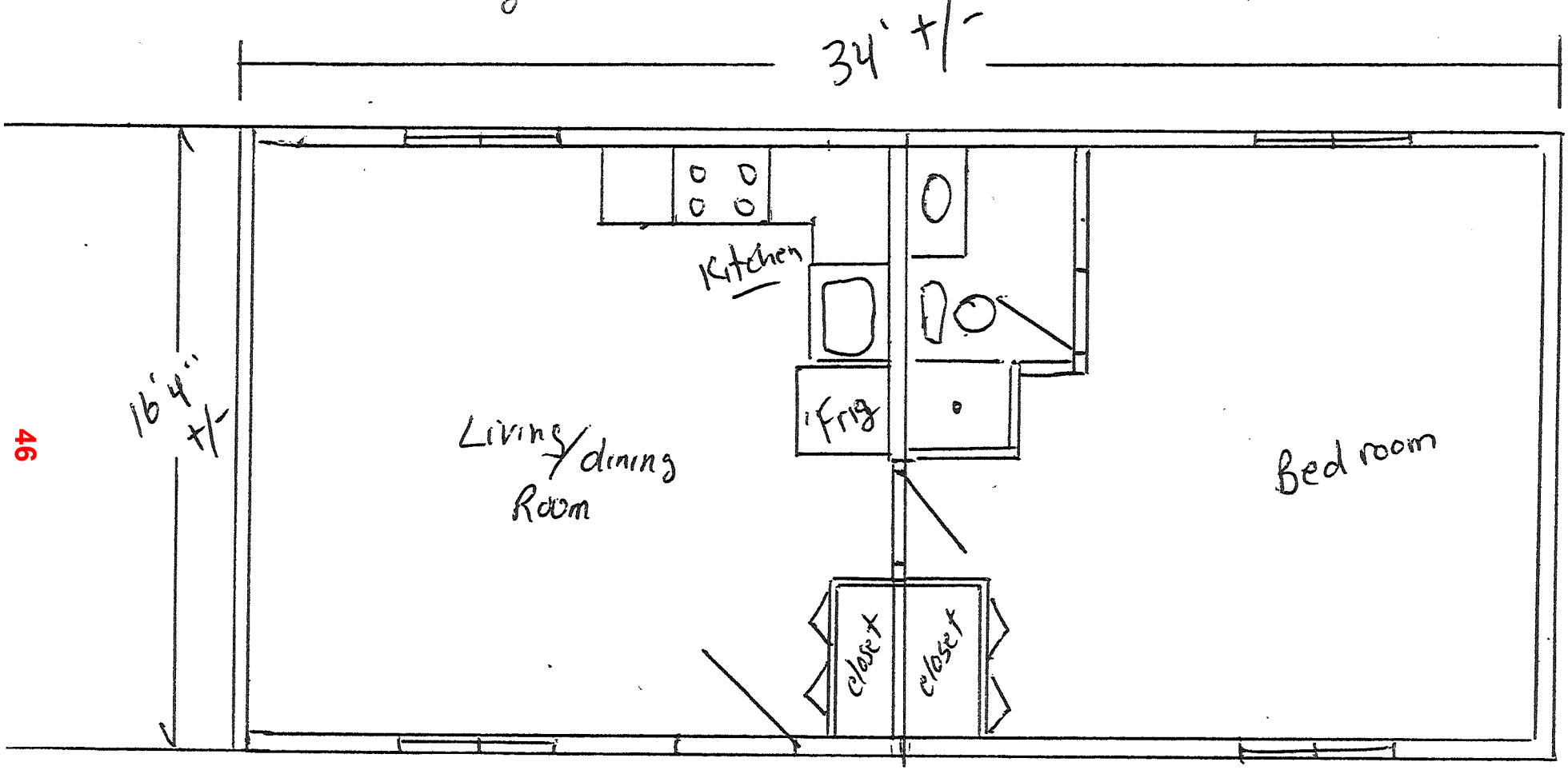


South Building

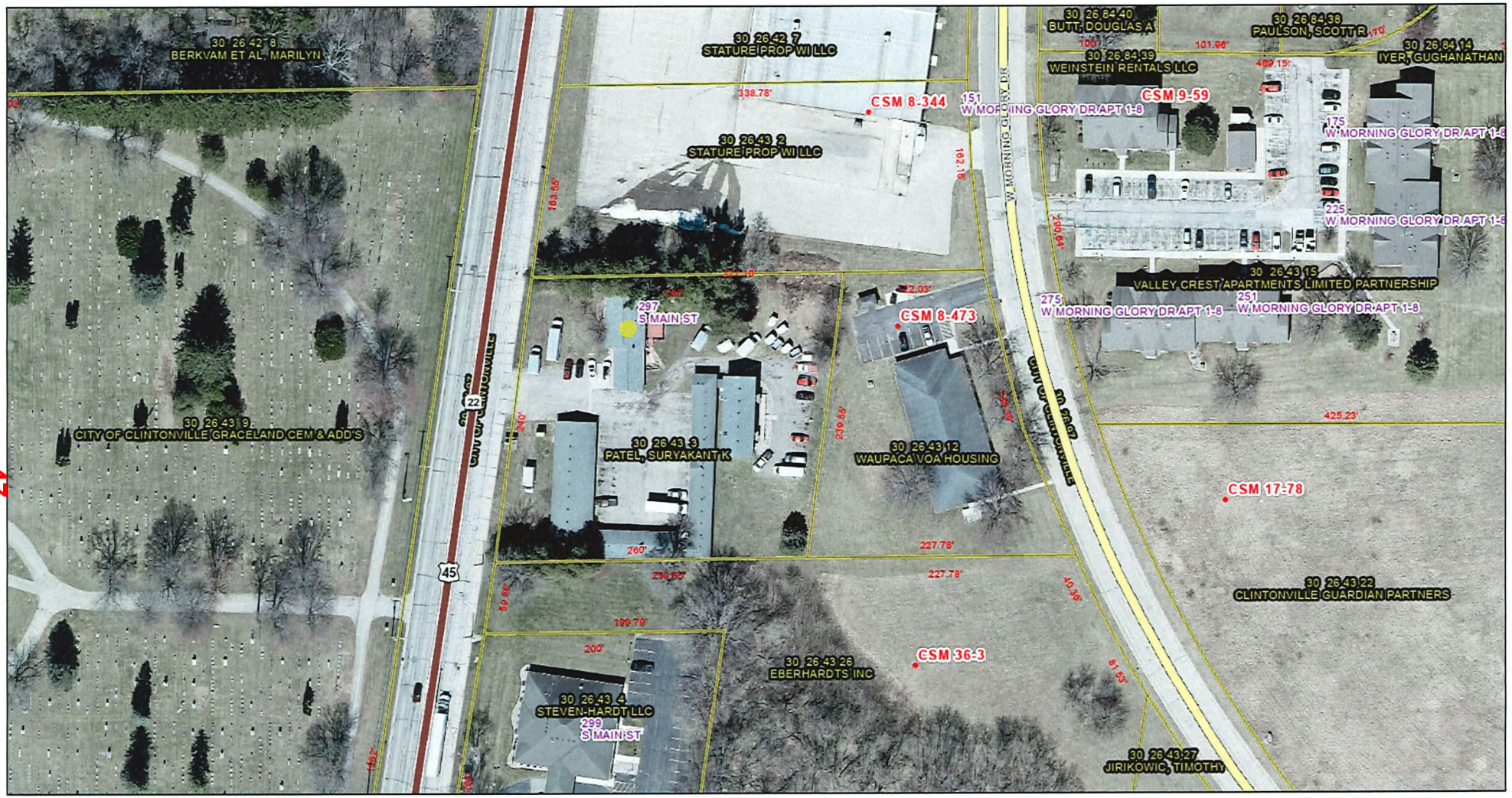
45

~~13~~
9-12

13-18 Roadside Building Combined units 510 sq. ft. +/-



ArcGIS Web Map



47

10/30/2025, 1:10:10 PM

1:1,331

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Addresses / Points of Interest

CSM-Plat of Survey

Parcel Numbers / Owner Names

Parcel Boundaries

Waupaca County Land Information

Checklist for Reviewing Proposed Zoning Amendments

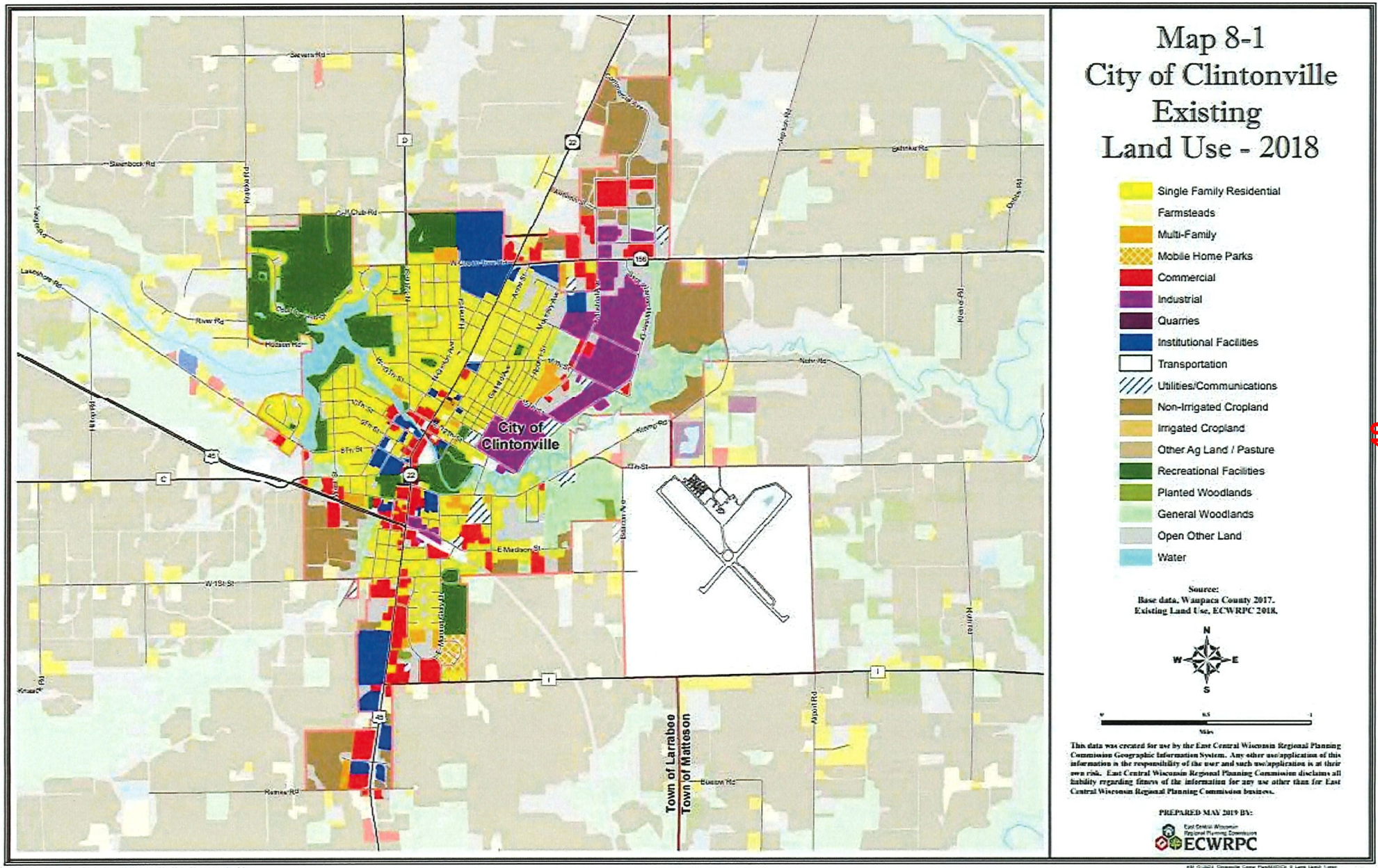
Following are some questions to incorporate in the zoning ordinance and consider when reviewing proposed zoning amendments:

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*].

Adapted from: Daniels, Thomas L., John W. Keller and Mark B. Lapping. The Small Town Planning Handbook, Second Edition. 1995. APA: Chicago. Retrieved from: https://www3.uwsp.edu/cnr-ap/clue/Documents/PlanCommissions/PCHandbook.pdf



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, Waupaca County 2017.
Existing Land Use, ECWRPC 2018.

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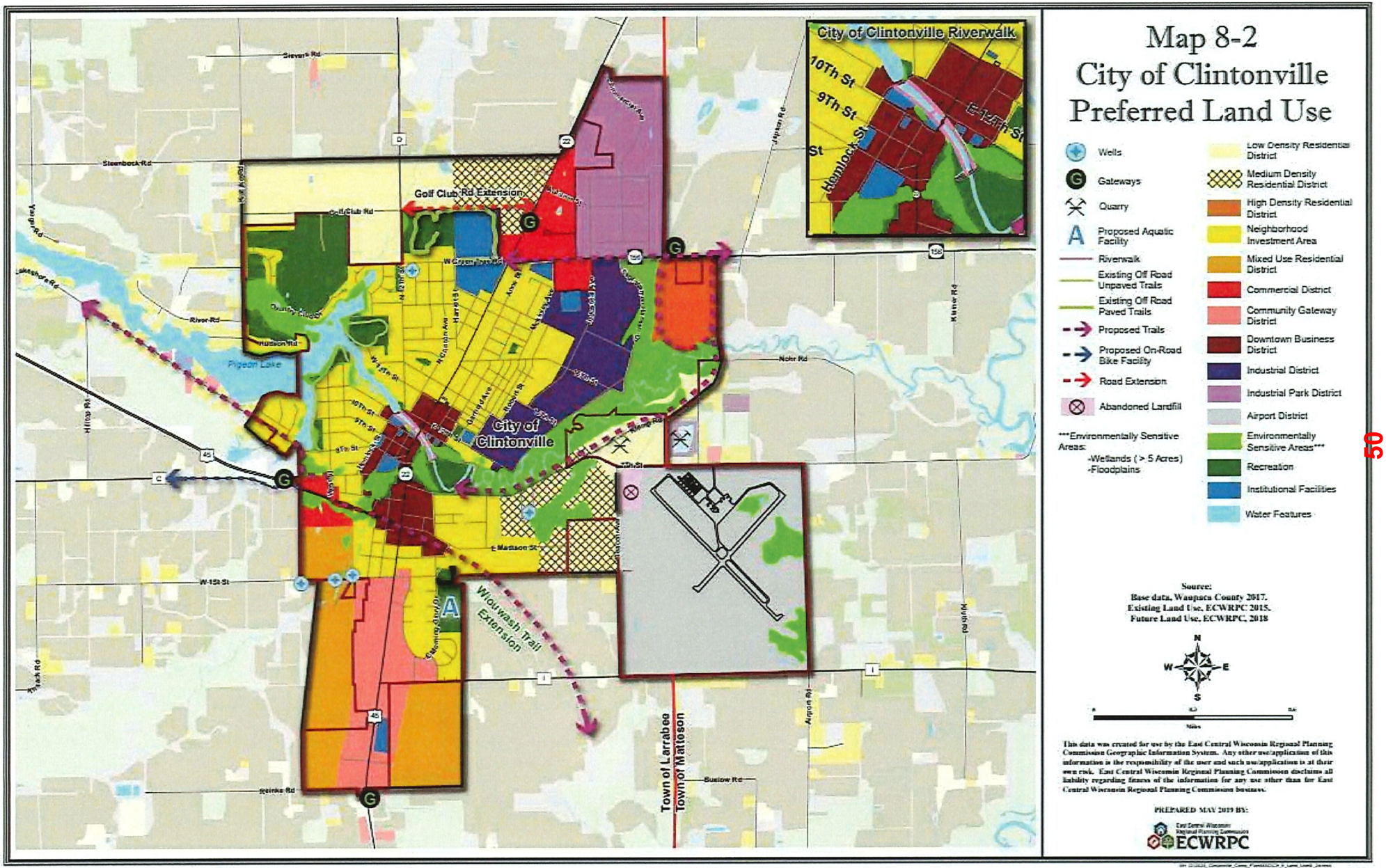
ECWRPC


City of Clintonville Riverwalk
10Th St
9Th St
Hemlock St
E 14Th St
Golf Club Rd Extension
City of Clintonville
Pigeon Lake
Wiouwash Trail Extension
Town of Larrabee
Town of Matteson
Map 8-2
City of Clintonville
Preferred Land Use
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:
-Wetlands (> 5 Acres)
-Floodplains
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
Source:
Base data, Waupaca County 2017.
Existing Land Use, ECWRPC 2015.
Future Land Use, ECWRPC, 2018
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