



City of Clintonville
Plan Commission Meeting
At Clintonville City Hall
50 10th Street
5:30 PM – Monday, April 13, 2026

Branden Schirpke
Darrell Hansen
Thomas Behnken
Stephanie Bonikowske

Jack DeWolf
Laurie Vollrath
Mark Doornink

Agenda

1. Call to Order; Roll Call
2. Approval of Agenda
3. Approval of Minutes
 - a. Minutes
4. Citizens Forum – This is a chance for citizens to make comments. No action or lengthy discussions can take place as a result of comments made at this time.
5. Open Public Hearing
 - a. Discussion Regarding Ord. 1240 – Request to Rezone Parcel #30-24-80163 from R3 - Multiple Family District to I1 - Industrial District
 - b. Discussion Regarding Conditional Use Permit request from LTT Properties LLC, for allowance of a building height that exceeds 35 feet at 185 Industrial Ave, Clintonville, WI.
6. Close Public Hearing
7. Discussion/Possible Action
 - a. Ord. 1240 – Request to Rezone Parcel #30-24-80163 from R3 - Multiple Family District to I1 - Industrial District
 - b. Conditional Use Permit request from LTT Properties LLC, for allowance of a building height that exceeds 35 feet at 185 Industrial Ave, Clintonville, WI.
8. Adjournment

Branden Schirpke, Chairperson

This is to notify the public that a majority of the Council members may be present, however, no

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

actual City Council action will be taken.

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

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: _____

Date Published: _____

The undersigned hereby petition for:

Current Zoning R3-Multiple Family District Proposed Zoning I1-Industrial District

Property Address N. Park Street, Tax Parcel 30 24 80163

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

LTT Properties LLC

185 Industrial Ave, Clintonville, WI 54929

2. Legal description of the premises to be rezoned:

Lot 3 of Certified Survey Map No. 4981, recorded in Volume 16 of Certified Survey Maps on

Pages 58-59 as Document No. 585177, being part of the Southwest 1/4 of the Northeast 1/4,
the Southeast 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4 of Section
24, Township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin.

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

The property needs to be rezoned before a CSM may be completed to combine five (5) parcels.

The parcels need to be combined before the proposed building is constructed.

(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:

Div State Facilities Wis. Dept. Military Affair, P.O. Box 8111, Madison WI 53708

LTT Properties LLC, 185 Industrial Avenue, Clintonville WI 54929

Ronald & Kathleen Schmoll, 202 Robert Street, Clintonville WI 54929

Peggy Crum, 204 Robert Street, Clintonville WI 54929

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


Applicant Signature

3-9-26
Date

For City Staff Use Only	
Date Received _____	
Fee Paid _____	Receipt # _____ (100-4440-11)
Meeting Date _____	
Staff Signature _____	

REZONING EXHIBIT

SHEET 1 OF 1

LOT 3 OF CERTIFIED SURVEY MAP NO. 4981, RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS ON PAGES 58-59 AS DOCUMENT NO. 585177, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 14 EAST, CITY OF CLINTONVILLE, WAUPACA COUNTY, WISCONSIN

LOT 3 CSM NO. 6177
TAX PARCEL 30 24 80154
 ZONED: R3 MULTIPLE FAMILY DISTRICT
 CURRENT USE: VACANT LANDS

LOT 2 CSM NO. 1427
TAX PARCEL 30 24 12 10
 ZONED: I1 INDUSTRIAL DISTRICT
 CURRENT USE:
 INSTITUTIONAL FACILITIES

**AREA TO BE
 REZONED TO I1**
 121,651 S.F.
 2.793 ACRES

LOT 3 CSM NO. 4981
TAX PARCEL 30 24 80163
 ZONED: R3 MULTIPLE FAMILY DISTRICT
 CURRENT USE: VACANT LANDS

LOT 2 CSM NO. 6929
TAX PARCEL 30 24 80165
 ZONED: I1 INDUSTRIAL DISTRICT
 CURRENT USE: INDUSTRIAL

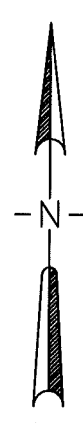
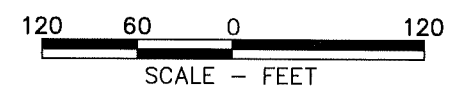
UNPLATTED LANDS
TAX PARCEL 30 24 80110
 ZONED: R3 MULTIPLE FAMILY DISTRICT
 CURRENT USE: VACANT LANDS

CLARENCE E. ROHRER'S
 FIFTH SUBDIVISION
 ZONED: R1 RESIDENTIAL DISTRICT
 CURRENT USE: RESIDENTIAL
 115
 116
 117

c:\projects\A0614\092600196-Schutt Industries\CADD\Civil3D\Survey Documents\REZONE\LTT Properties_Rezone.dwg Plot Date: 3/13/2026 6:51 AM

ROBERT STREET
N. PARK STREET

BEARINGS ARE REFERENCED TO MATCH
 CERTIFIED SURVEY MAP NO. 4981



McMAHON
ENGINEERS ARCHITECTS

1445 McMAHON DRIVE NEENAH, WI 54956
 Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
 Tel: (920) 751-4200 Fax: (920) 751-4284

Project No. A0614 09-26-00196
 Drawn By AMS Date March 2026

DATE: March 13, 2026

To: City of Clintonville
Attn: Caz Muske, Administrator
50 10th Street
Clintonville, WI 54929

SUBJECT: Schutt Industries Rezoning

E-MAIL: cmuske@clintonvillewi.gov

MCM No. A0614 09-26-00196.06

PHONE: (715) 823-7601

SENT VIA: E-mail CDS
 UPS / FedEx Other USPS

FROM: Amy Sedlar

E-MAIL: asedlar@mcmgrp.com

WE ARE SENDING YOU THE FOLLOWING:

<u>QUANTITY:</u>	<u>DATE:</u>	<u>TITLE/DESCRIPTION:</u>
<u>1</u>	<u></u>	<u>Petition for Rezoning</u>
<u>1</u>	<u></u>	<u>Review Fee (\$220.00)</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

REMARKS:

Caz,

Attached is the Petition for Rezoning and required fee for the previously emailed petition for Schutt Industries.

COPY TO: _____

SIGNED: *Amy Sedlar*
Amy Sedlar

If Enclosures Are Not As Noted, Kindly Notify Us At Once

Class 2 Notice

March 26, 2026

April 2, 2026

NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the City Plan Commission will be held on **MONDAY, APRIL 13, 2026, at 5:30PM** at the Clintonville City Hall, 50 10th Street, Clintonville, Wisconsin. The City Plan Commission will discuss:

Request to rezone parcel # 30-24-80163 from R3 - Multiple Family 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.

Dated this 20th day of March, 2026

Peggy L. Johnson
City of Clintonville
Clerk-Treasurer



City of Clintonville Wisconsin 54929

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

1240

Ordinance: 1240

Introduced By:

Seconded By:

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO CHANGE THE FOLLOWING PARCEL FROM R3 - MULTIPLE FAMILY DISTRICT TO I1 - INDUSTRIAL DISTRICT.

Parcel No.: 30-24-80163

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

CITY OF CLINTONVILLE

Steve Kettenhoven, Mayor

Peggy L. Johnson, Clerk

Adopted:

Published:

Class 1 Notice

March 26, 2026

NOTICE OF PUBLIC HEARING AND MEETING

A public hearing and meeting of the Plan Commission will be held on, **MONDAY, APRIL 13, 2026 AT 5:30PM** at Clintonville City Hall, 50 10th Street, Clintonville, Wisconsin.

The Plan Commission will review:

A conditional use permit request from LTT Properties LLC regarding (4) Building Height maximums, cited in I1 Industrial District. LTT Properties LLC requests allowance of a building that exceeds 35 feet.

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

Dated this 20th day of March, 2026

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: _____ Address: _____
Phone: _____

Address of property for conditional use if different: _____

Opposite Property Owners (with address): _____

Abutting Property Owners (with address): _____

Proposed Conditional Use: _____

Present Zoning: _____

Additional Information: _____

Receipt No. _____ (100-44400-11)

Date: 04/06/2026 Applicant Signature: *Olivia VanDerKerk*

Date Received: _____ City Staff Signature: _____

Meeting Date: 04/13/2026

CC: CITY PLAN COMMISSION MEMBERS
ABUTTING PROPERTY OWNERS
APPELLANT

Revised: 6/23