



City of Clintonville

Board of Zoning & Housing Appeals Meeting
At Clintonville City Hall
50 10th Street
4:00 PM – Wednesday, May 27, 2026

Mike Morse
Dick Gussert
Vacant

Mark Goerlinger
Holly Miller
Paul Clark, Alternate
Laurie Vollrath, Alternate

Agenda

1. Call to Order; Roll Call
2. Approval of Agenda
3. 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.
4. Open Public Hearing
 - a. Discussion Regarding Variance Request for 297 S Main St, Parcel #30-26-43-3
5. Close Public Hearing
6. Discussion/Possible Action
 - a. Variance Request for the provisions in Chapter 17, Section 3(c) to allow no less than 290 square feet dimensional instead of the 500 square feet per efficiency unit as required for the dimensional standards of the R-3 Multi-Family District.
7. Adjournment

Mike Morse, Chairperson

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



VARIANCE REQUEST APPLICATION
CITY OF CLINTONVILLE
50 Tenth Street, Clintonville, WI 54929
715-823-7600

Application Fee \$125.00

Class 1 Notice – Hearing

Date Published: 05/14/2020

TO: City of Clintonville
Board of Zoning & Housing Appeals
50 10th Street
Clintonville, WI 54929

Applicant LATABEN PATEL Phone 920-538-2256

Address 297 S MAIN ST, CLINTONVILLE, WI 54929

The undersigned hereby appeals for a variance from the provisions of Chapter 17 ^{500 square feet per efficiency unit} Section (3)(c) of the Municipal Code of Ordinances of the City of Clintonville*, and in connection with such appeal presents the following information to the Board:

Address of property for conditional use if different: _____

Present Zoning B2

Opposite Property Owners (with address):

Graceland Cemetery, 320 S Main St, Clintonville, WI 54929

WAUPACA VOA HOUSING, 350 W MORNING GLORY DRIVE, Clintonville, WI 54929

Abutting Property Owners (with address):

Eberhardt & Stevenson Funeral Home & Crematory
299 S Main St, Clintonville, WI 54929

STATURE PROP WI LLC, 291 S Main St, Clintonville, WI 54929

Variance Requested:

SQ/FT Size of Efficiency/Studio/1Bd units for conversion of motel into efficiency housing

Requesting for units to be >240sq/ft for each unit to accommodate efficiencies/Studio type housing

Range is from 250-550 sq/ft (see floor plans)



More information can be provided by Architect or upon request.

Additional Information: _____
The motel in Rhinelander was converted into units ranging from 220sq/ft and up.

Appellant has attached is a scaled drawing indicating the land area and proposed construction or item for which a variance is requested (1" = 10' scale).

Patel Laksh

03/23/2026

Appellant Signature

Date

CC: Appellant
Board of Zoning Appeals Members (5)
Alternates
Opposite and Abutting Property Owners

Reasons for denial by the Building Inspector:

*Chapters of City Ordinance that require variances are: Chapter 14 – Building Code Chapter 19 – Subdivision of Lands
Chapter 17 – Zoning Ordinance Chapter 21 – Airport Zoning
Chapter 18 – Flood Plain Ordinance Chapter 22 – Housing Ordinance

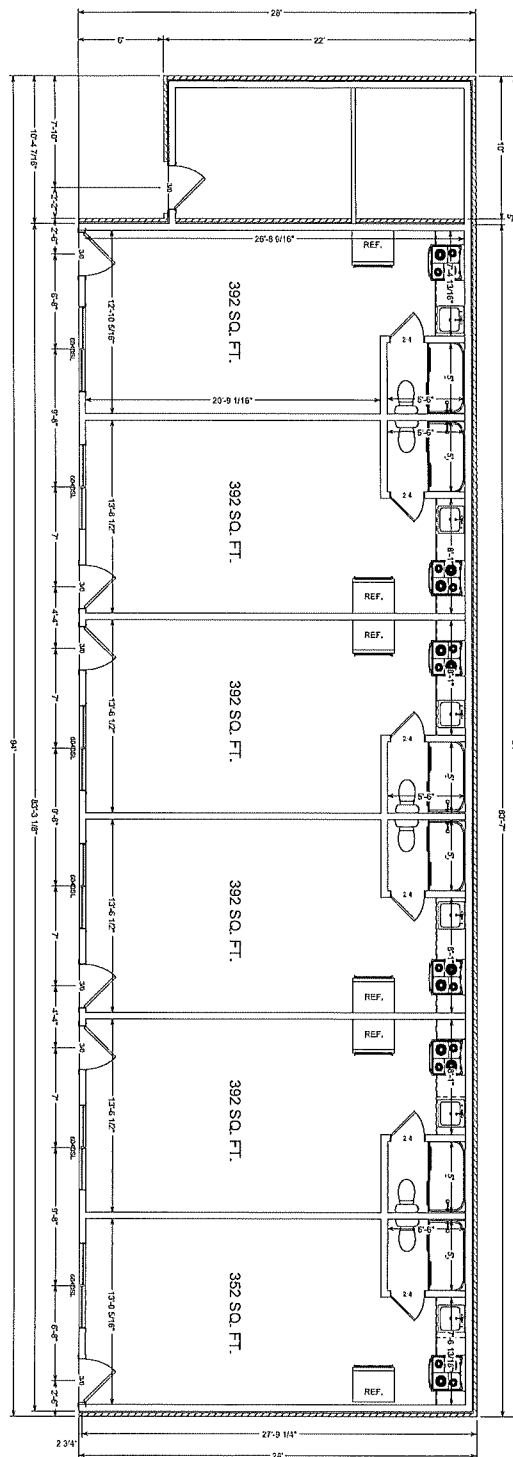
For City Staff Use Only

Date Received _____

Fee Paid _____ **Receipt #** _____ (100-11-44400)

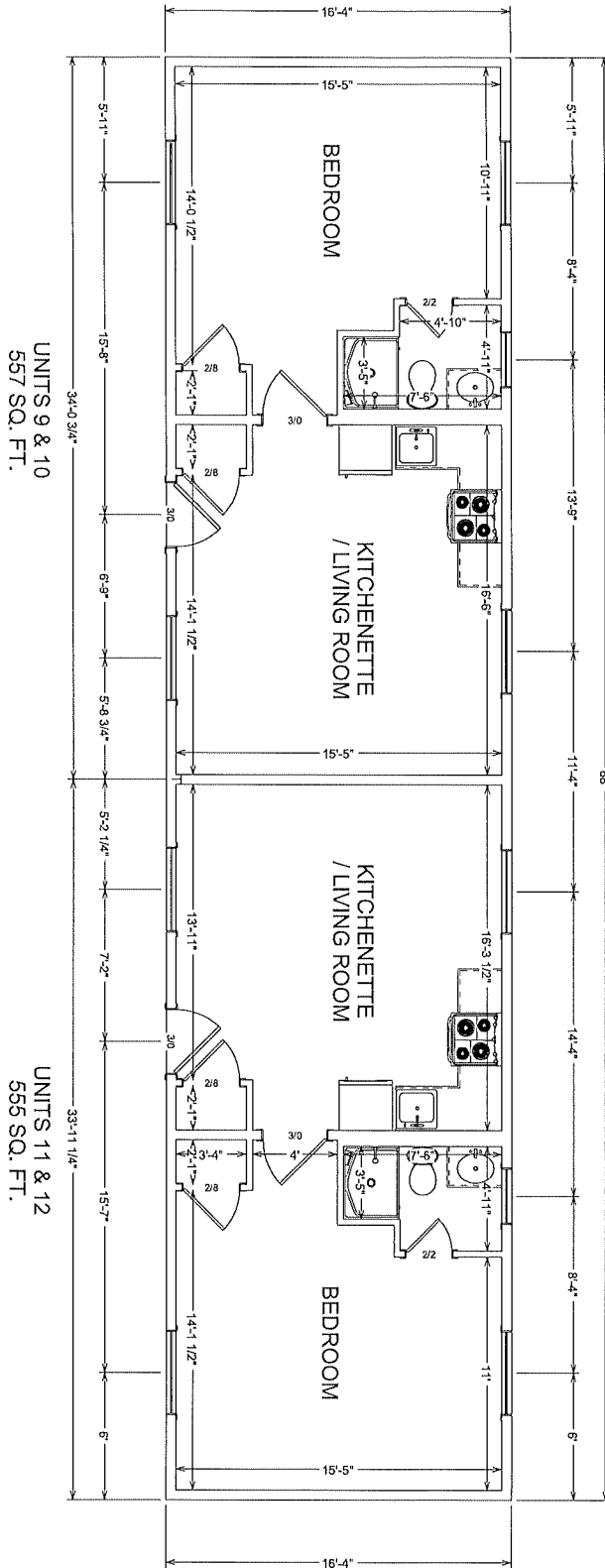
Meeting Date _____

Staff Signature _____



FLOOR PLAN
SCALE: 1/4" = 1'-0"
N

DATE 02/29/20	DRAWN BY C. JOY	 TORBORGS CLINTONVILLE LUMBER	<small> See drawings for materials and specifications. All work shall conform to applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work is completed in accordance with the approved plans and specifications. The contractor shall also be responsible for ensuring that all work is completed in a timely and efficient manner. </small>
REV. 1	CLINTONVILLE MOBILE PUB. #251 #1		



DATE
02/25/26
REV.

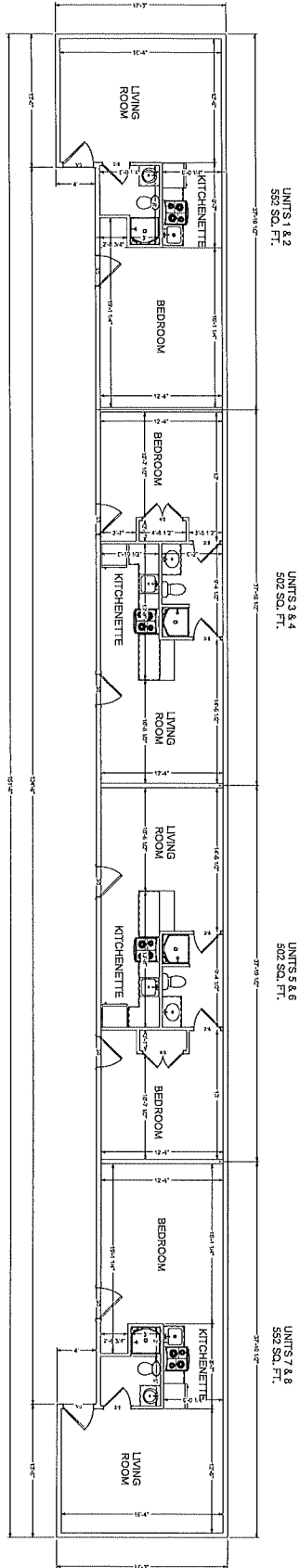
DRAWN BY
CHRIS J.
CLINTONVILLE
MOTEL
BUILDING #2



CLINTONVILLE LUMBER
HOME SHOWCASE CENTER
10 91153321 CLINTONVILLE, VA 54222

These drawings have been prepared to meet professional standards and practices. However, local variations may require changes. These building code requirements vary with location and change from time to time. Before starting construction, the builder must review and insure that these plans meet all current government requirements in your area.

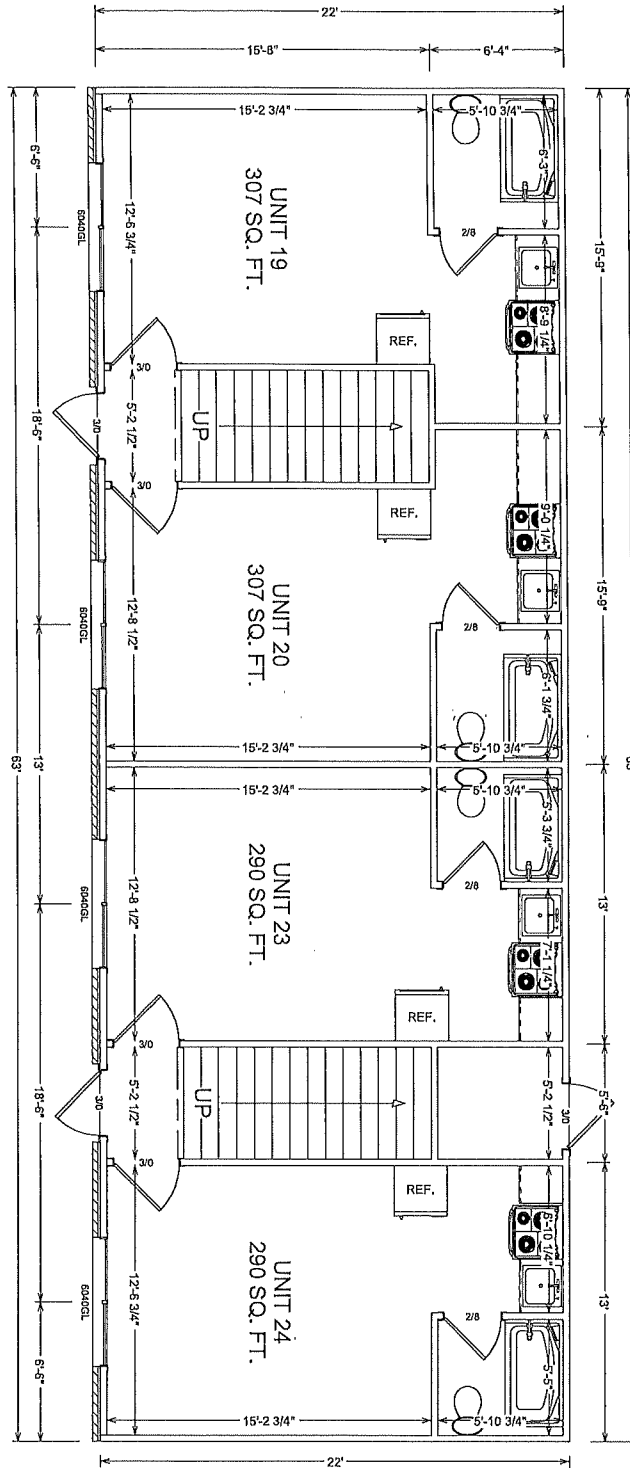
1
OF 1



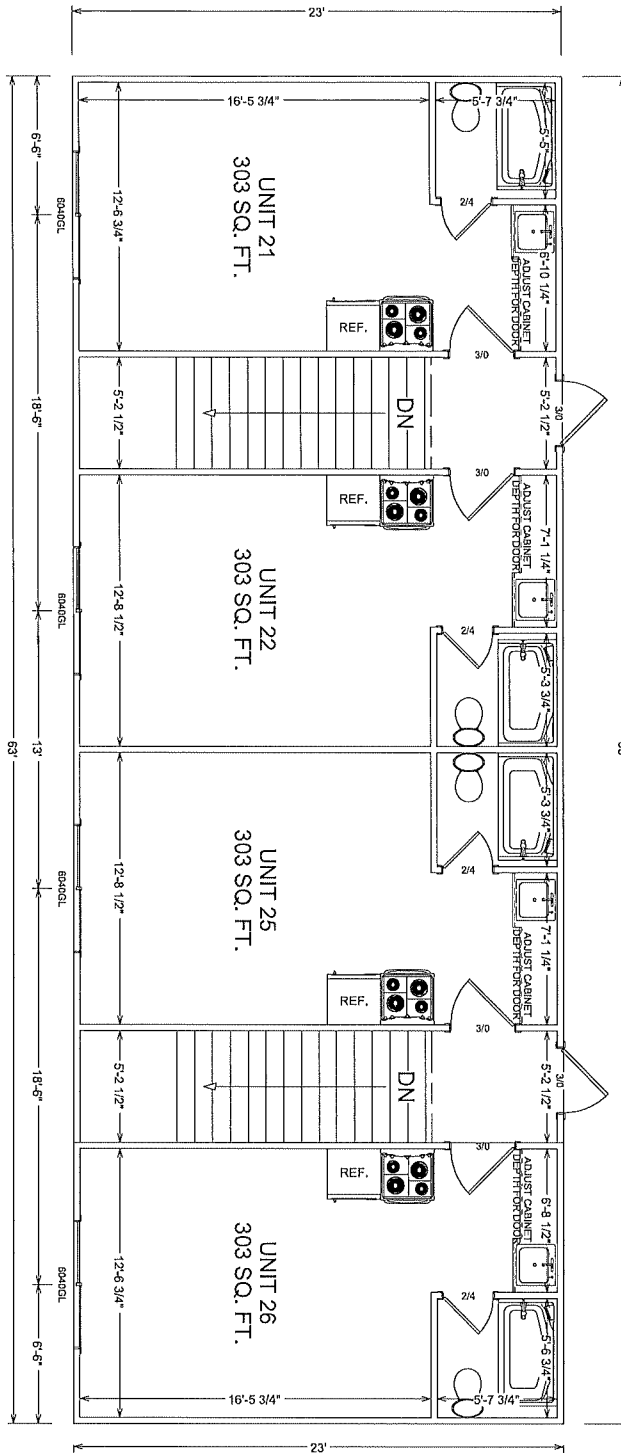
FLOOR PLAN
SCALE: 3/16" = 1'-0"

DATE 08/15/19	DRAWN BY C. JOY	 TORBORGS CLINTONVILLE LUMBER HOME SHOWCASE CENTER 135315 7814 012798117.01	<small>This drawing has been prepared to meet professional standards and practices. It is not intended for construction. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.</small>
REV 1	AT RISK/NOE		

BUILDING #4
1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



DATE 02/26/26 REV.	DRAWN BY CHRIS J. CLINTONVILLE MOTEL BUILDING #4	 CLINTONVILLE LUMBER HOME SHOWCASE CENTER 10 S 11th STREET CLINTONVILLE, WI 54922	These drawings have been prepared to meet professional standards and practices. However, local variations may require changes. Having building code requirements vary with local law and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions and insure that these plans meet all current apartment requirements in your area.
1 OF 2			



BUILDING #4
2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE 02/26/26 REV.	DRAWN BY CHRIS J. CLINTONVILLE MOTEL BUILDING #4
2 OF 2	


 CLINTONVILLE LUMBER
 HOME SHOWCASE CENTER
 10 9711 STREET CLINTONVILLE, VA 94927

These drawings have been prepared to meet professional standards and practices. However, local variations may require changes. If these building code requirements vary with location and change from time to time. Before starting construction, the bidder must review and be responsible for all details and dimensions and ensure that these plans meet all current government requirements in your area.