



City of Clintonville
Board of Zoning & Housing Appeals Meeting
At Clintonville City Hall
50 10th Street
4:00 PM – Monday, August 31, 2026

Mike Morse
Dick Gussert
Mark Goerlinger

Vacant
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 St Martin's Lutheran Church, 100 S Clinton Ave, Parcel #30-23-71-74
5. Close Public Hearing
6. Discussion/Possible Action
 - a. Variance Request for the provisions in Chapter 17, Section 17.15 to allow a reduced setback on the east (S Clinton Ave) to 20'0" vs. 30'0 and west (Hemlock St) to 15'6" vs. 20'0" as required for the dimensional standards of the R-2 - Residential District for 100 S Clinton Ave, Parcel 30-23-71-74
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



CITY OF CLINTONVILLE
Variance Request Information Acknowledgement

Appeals to the Zoning Board of Appeals are considered on a case by case basis at a Public Hearing. In order to be considered at a meeting, your application and fee shall be received by the City Clerk-Treasurer or designee in sufficient time to allow for staff to follow all legal requirements associated with zoning variances, which includes, but is not limited to, notification of neighboring properties and publishing a Class 1 Notice in the official newspaper. The Zoning Board of Appeals will schedule a meeting no less than seven (7) days after publication.

ALL applications must include:

1. Application form signed and dated.
2. A \$230.00 filing fee, payable by cash or check.
3. A site sketch drawn to scale, if possible, including the location of all existing structures and the proposed construction. If a proposed addition, stakes should be placed to indicate area of proposed addition for Board members to view prior to meeting.

Applicants should be prepared to answer the following questions:

1. What hardship is created by the application of the Zoning Ordinance to this property? Is reasonable use of the property denied by zoning regulations? In other words, is there any alternative plan that would comply with the ordinance?
2. Is there a unique physical characteristic of the property that prevents development in compliance with the Zoning Ordinance?
3. Would granting of the variance harm the public interest in any way? For example: Would public safety be compromised? What aesthetic impact would the project have? Would the proposal interfere with protected shorelands? What other impacts would the project have on the public interest?

A notice of the date and time of the hearing and a site plan will be mailed to all opposite and abutting property owners of your property.

The property owner or his/her representative shall be present at the Public Hearing to present the request to the Board and answer any questions it may have. Should an appearance not be made or should insufficient information be presented, the appeal will not be considered and will be placed on the agenda for the next meeting. The appellant will be required to pay the additional expense incurred because of the postponement of the hearing.

I have read and understand my responsibilities regarding my appeal to the Zoning Board of Appeals.


Signature

8-14-26
Date

LARRY CZARNECKI
Print Name ST. MARTIN REPRESENTATIVE

100 S. CLINTON AVE, CLINTONVILLE, WI 54929 715-250-1989
Complete Address Telephone Number



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

Application Fee \$230.00

Class 1 Notice – Hearing

Date Published: 8-14-26
8-20-26

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

Applicant LARRY CZARNECKI
ST. MARTIN REPRESENTATIVE
Address: **100 S. Clinton Avenue, Clintonville, WI 54929**

Phone 715-250-1989

The undersigned hereby appeals for a variance from the provisions of Chapter 17 Section 17.15 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: **N/A**

Present Zoning **R2**

Opposite Property Owners (with address):

See attached

Abutting Property Owners (with address):

See attached

Variance Requested:

Reduced setback on the east (S. Clinton Avenue) to 20'-0" vs. 30'-0" and west (Hemlock Street) to 15'-6" vs. 20'-0"



Additional Information:

What hardship is created by the application of the Zoning Ordinance to this property?

The church is growing and needs more, updated and upgraded space that is not available where it is needed at the north end of the property.

Is there a unique physical characteristic of the property that prevents development in compliance with the Zoning Ordinance?

The church and school are land locked on the three sides that need space for expansion due to the existing streets.

Would granting of the variance harm the public interest in any way? **No, the planned expansion are away from all adjacent residential neighbors and does not cause any corner street vision triangle issues.**

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).

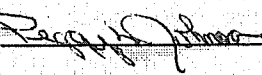

Appellant Signature

8-14-26
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	<u>8-17-26</u>
Fee Paid <u>250.00</u>	Receipt # <u>3.000003673</u> (100-11-44400)
Meeting Date	<u>08-31-26</u>
Staff Signature	<u></u>



Neighbors:

East: **New London Investments, LLC** - (105 S. Clinton Avenue, Clintonville, WI.) 115 East Fulton Street,
Waupaca, WI 54981

North: **City of Clintonville** – 75 Hemlock Street, Clintonville WI 54929

Northeast: **Leonard Daniels** – 75 S. Clinton Avenue, Clintonville WI 54929

West: **Regalado Ma Aurora Vadovinez** – 84 Hemlock Street, Clintonville WI 54929

Daniel Bouchette - 98 Hemlock Street, Clintonville WI 54929

Robert Mc Millin - 104 Hemlock Street, Clintonville WI 54929

South: **Scott Chapin** - 119 Hemlock Street, Clintonville WI 54929

Rebecca Haack – 114 S. Clinton Avenue, Clintonville WI 54929

Robert Zschaechner – 120 S. Clinton Avenue, Clintonville WI 54929

NOTICE OF PUBLIC HEARING AND MEETING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING AND MEETING of the Board of Zoning & Housing Appeals established under the provision of Chapter 17 of the Zoning Ordinance of the City of Clintonville, is to be held on 31st day of August, 2026 at 4:00 pm at City Hall, Clintonville, Wisconsin to consider the appeal for a variance by:

St Martin Lutheran Church
100 S Clinton Ave

Variance requested:

To reduce the setback on the east (S. Clinton Ave) to 20'0" vs. 30'0" and west (Hemlock St) to 15'6" vs. 20'0" as required for the R2 – Residential District.

NOTICE IS FURTHER GIVEN THAT said meeting is open to the public and that the appellant and any other person interested may appear and be heard for or against the granting of aforesaid variance and permit by this Board. Additional information is available at City Hall.

Dated this 17th day of August, 2026

City of Clintonville
Board of Zoning & Housing Appeals
Peggy Johnson, Secretary

New London Investments, LLC
115 East Fulton St
Waupaca, WI 54981

City of Clintonville
75 Hemlock St
Clintonville, WI 54929

Leonard Daniels
200 Schabow St
Gresham, WI 54128

Ma Aurora Vadovinez-Regalado
67 8th St
Clintonville, WI 54929

Daniel & Carol Bouchette
98 Hemlock St
Clintonville, WI 54929

Robert McMillin
104 Hemlock St
Clintonville, WI 54929

Scott Chapin
119 Hemlock St
Clintonville, WI 54929

Rebecca Haack
114 S Clinton Ave
Clintonville, WI 54929

Roger Zschaechner Et Al
59 Waupaca St
Clintonville, WI 54929

Jeff Schroeder
60 8th St
Clintonville, WI 54929

Michael & Stephanie Bendtschneider
60 Brix St
Clintonville, WI 54929



Land Records Viewer

Other Apps

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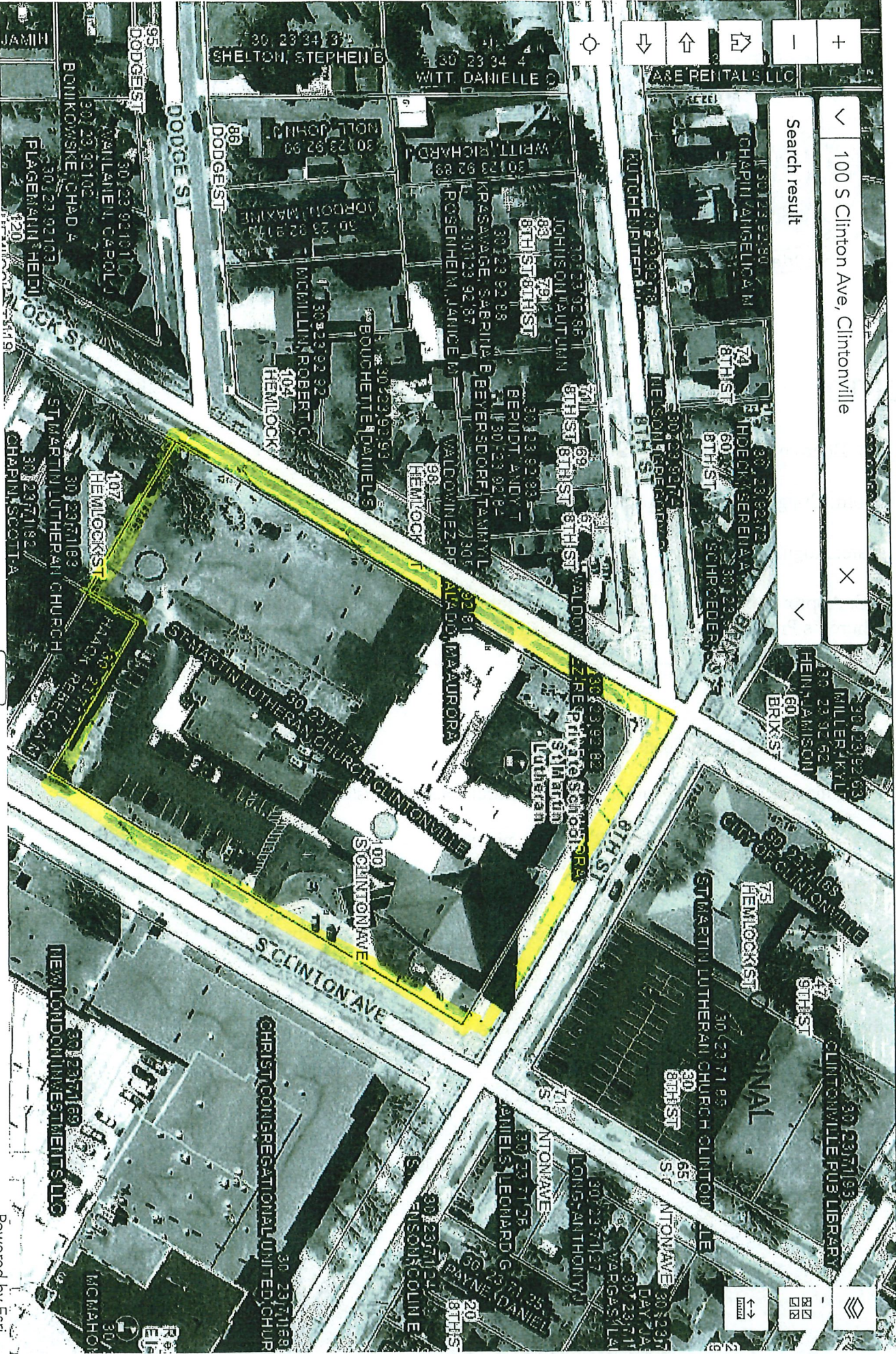
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100 S Clinton Ave, Clintonville

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CITY OF CLINTONVILLE
WISCONSIN 54929

Memo

To: Board of Zoning and Housing Appeal

From: Craig Moser, City Administrator

Date: August 18th, 2026

RE: Approval of Proposed Variance to Required Setbacks, Allowing St. Martin Lutheran Church's Proposed Additions and Alterations Project

Background and Information:

- The property is in R2 Residential District Zoning
- Per Ordinance 17.15(3)(C) Yard and Setback Requirements are listed:
Street: 30 feet minimum
Side: 10 feet (20 if parcel abuts an R1 parcel) minimum
Street Side (corner lot): 20 feet minimum
Rear: 25 feet
- The proposed addition/alteration will not comply with the highlighted setback requirements.
- See attached plan for more detail.
- Site visits confirm that the variance will not impact traffic visibility.

Recommendation:

The recommendation to the Board of Zoning and Housing Appeals is to approve the proposed variance as shown on the attached plan.