



# City of Clintonville

Board of Zoning & Housing Appeals Meeting  
At Clintonville City Hall  
50 10th Street  
2:00 PM – Monday, March 2, 2026

**Mike Morse**  
**Dick Gussert**  
**Mark Goerlinger**

**Doug Carrick**  
**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 182 Country Club Dr, Parcel 30-23-97-34
5. Close Public Hearing
6. Discussion/Possible Action
  - a. Variance Request for the provisions in Chapter 17, Section 15(3)(c) to allow a 25-foot front yard setback instead of a 30-foot yard setback and to allow a 6-foot side yard setback instead of a 10-foot side yard setback as required for the dimensional standards of the R-2 - Residential District for 182 Country Club Dr, Parcel 30-23-97-34.
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.

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**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: \_\_\_\_\_

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

Applicant Randy & Mary Fecton Phone 920-419-2010  
 Address 3814 Wine Berry Ct., Appleton, WI 54913

The undersigned hereby appeals for a variance from the provisions of Chapter 17 Section 15(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: 182 Country Club Dr., Clintonville, WI 54929  
 Present Zoning R-2

Opposite Property Owners (with address):  
Riverside C. C. Hold LLC 100 Club House Dr., Clintonville, WI 54929

Abutting Property Owners (with address):  
Ronald & Judith Pahlow 178 Country Club Dr., Clintonville, WI 54929  
James Bell & Bodell Osterman 192 Country Club Dr., Clintonville, WI 54929

Variance Requested:  
Reduce front yard setback from 30' to 25' feet and side yard setback from 10' to 6'. The 25' front yard and 6' side yard setbacks is similar to that of R-1 zoning. We will be building a single family home.



**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 \$125.00 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.***

Mary Felton  
Signature

2/11/26  
Date

MARY FELTON      RANDY FELTON  
Print Name

3814 Wine Berries Ct. Appleton WI 54913  
Complete Address

920-419-2010  
Telephone Number



Additional Information: This is a vacant lot and we would like to build a single family home. The lot slopes down from Country Club Dr. to Pigeon Lake. Due to the topography of the lot only a small area is buildable. This is why we would like to reduce the front setback from 30' to 25' and the side yard setback from 10' to 6' which is similar to the setback requirements for R-1 zoning.

**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).**

Mary Johnston  
Appellant Signature

[Signature]

2/11/26  
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 2-11-2026

Fee Paid \$125.00 Receipt # 1-000053412 (100-4440-11)

Meeting Date \_\_\_\_\_

Staff Signature Ryan Rockey

## Caz Muske

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**From:** rfelton1@twc.com  
**Sent:** Thursday, February 12, 2026 8:40 AM  
**To:** Caz Muske  
**Subject:** Variance request for 182 Country Club Road

Good Morning,

Additionally, due to the topography of the lot (sloping from Country Club Dr. to Pigeon Lake) the current R-2 zoning with 30' front yard setback and 10' side yard setback would require additional fill to be added to the construction costs, as well as, additional cost to increase the height requirements of the foundation walls. If the proposed variance was passed to the setbacks requirements of R-1 zoning these costs would be reduced.

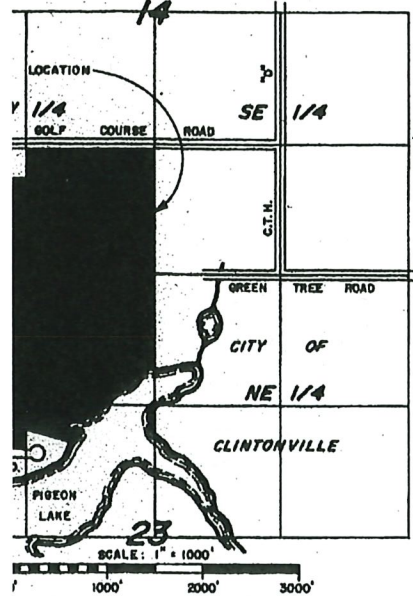
Thank you for your time and if you have any additional questions, please let me know.

Randey and Mary Felton

# OLF CLUB ESTATES

14, & THE NE-NW, NW-NW, SW-NW, & SE-NW, SECTION 23, ALL IN T. 25 N., R. 14 E.,

LOCATION MAP  
 IS 14 & 23, T. 25 N., R. 14 E., WAUPACA COUNTY, WI.



O.L. 4

4,036,003 SQ. FT.

### LEGEND AND NOTES

- DENOTES 2" x 30" IRON PIPE, WEIGHING 3.65 LBS./LINEAL FOOT.
- DENOTES 1" x 30" IRON PIPE, WEIGHING 1.13 LBS./LINEAL FOOT.
- ALL OTHER LOT CORNERS ARE MONUMENTED WITH 1" x 24" IRON PIPE, WEIGHING 1.13 LBS./LINEAL FOOT.
- ALL ANGLES AND BEARINGS ARE MEASURED TO THE NEAREST SECOND OF ARC.
- ALL DISTANCES ARE TO THE NEAREST HUNDREDTH OF A FOOT.
- BEARINGS ARE TRUE, BASED UPON SOLAR OBSERVATIONS.
- NO MONUMENTS SET ARE NEARER THAN 20 FEET FROM THE WATER'S EDGE OF PIGEON LAKE.
- BENCH MARK — TOP OF LETTER 'A' IN WORD 'TOWN', HYDRANT, E. SIDE OF 12TH ST., APPROX. 200' N. OF 10TH ST. ELEV. = 853.64



*R. W. Nordin*  
 1-25-80

REVISED THIS 9<sup>th</sup> DAY OF October, 1980

REVISED THIS 15<sup>th</sup> DAY OF October, 1981

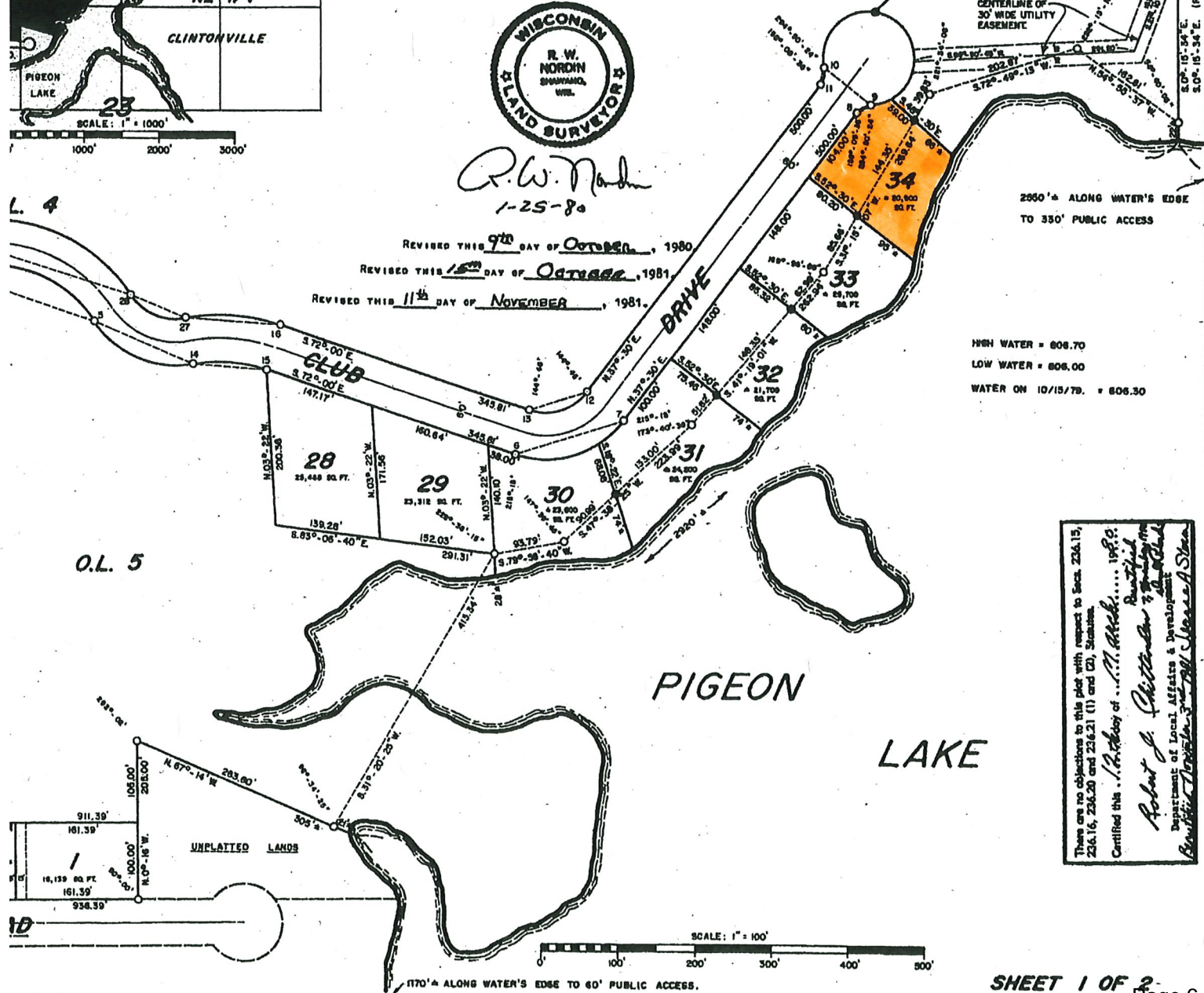
REVISED THIS 11<sup>th</sup> DAY OF November, 1981

O.L. 4

O.L. 3  
 = 159,800 SQ. FT.

O.L. 4

O.L. 5



2950' ± ALONG WATER'S EDGE TO 350' PUBLIC ACCESS

HIGH WATER = 808.70  
 LOW WATER = 806.00  
 WATER ON 10/15/79 = 806.30

There are no objections to this plat with respect to Sects. 23&15, 23&16, 23&20 and 23&21 (1) and (2), Starkish.

Certified this 1<sup>st</sup> day of ... 1980.

*Robert J. Chittenden*  
 Department of Local Affairs & Development  
 Building, Dane County, Wisconsin

Lot 33 - RONALD & JUDITH PAHLAW 178 Country Club Dr.

← 175.2'

R-1 Setback  
6'

R-2 Setback  
10'

Right-of-Way

104'

8.5'

South Blvd

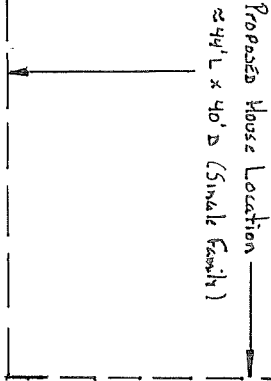
25'

R-1 Setback

30'

R-2 Setback

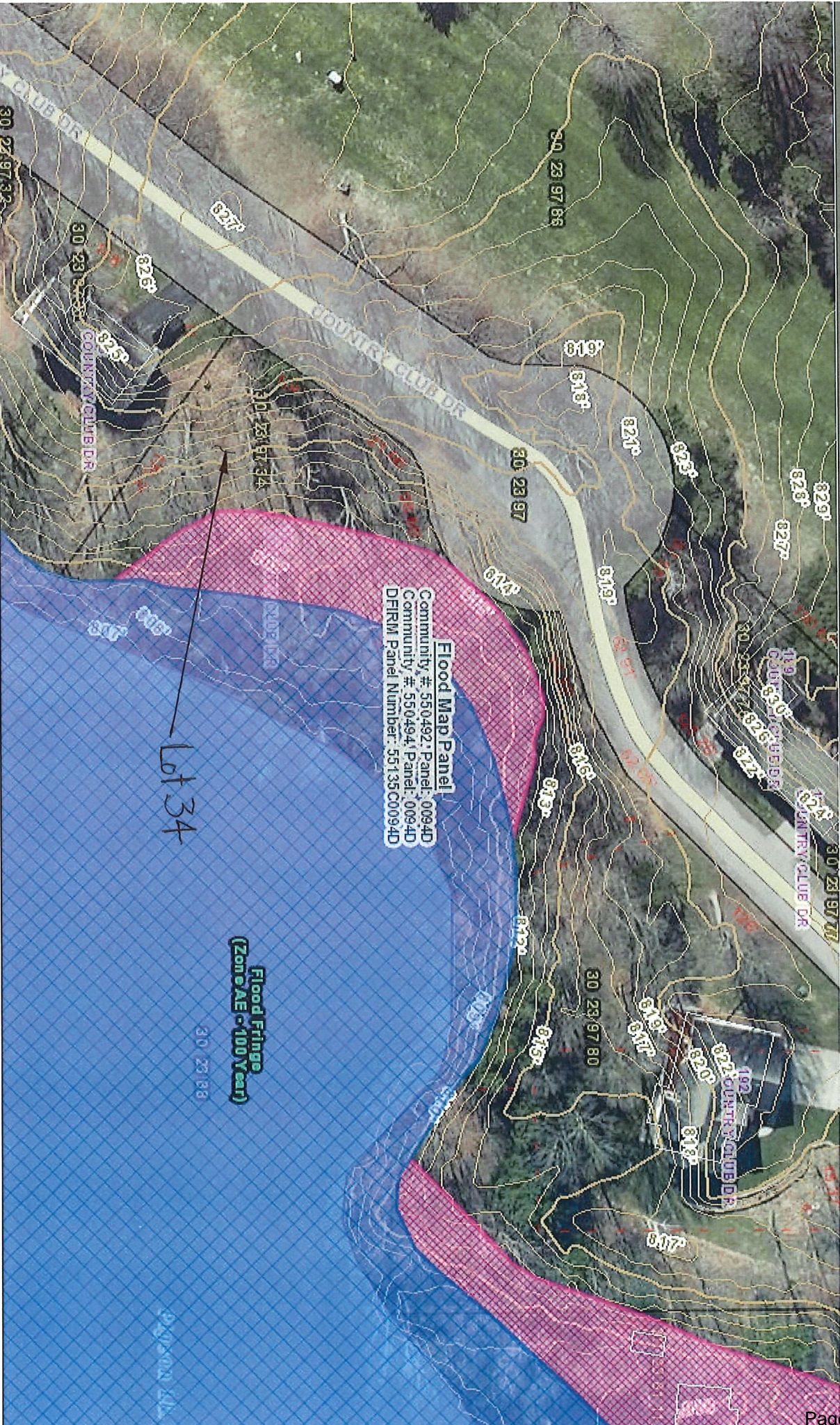
21.68'



WISCONSIN LAKE

Lot 34  
Riverside Golf Club Estates  
Scale: 1" = 10'

# Planning and Zoning



3/3/2022, 10:44:56 AM

To Order Maps Or To Report A Problem Visit:  
[www.co.waupaca.wis/department/land\\_information/index.php](http://www.co.waupaca.wis/department/land_information/index.php)

Map Key

Map Data Sources -> FEMA/WIDNR  
Waupaca County Land Information

Facilities - Building (2018 LiDAR)

Zoning Collector GPS

Farmland Preservation Area

ATTENTION!



GIS TAX PARCEL MAPS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO REPRESENT EVIDENCE IN TITLE. THE REPRESENTATIONS ON THESE MAPS COULD IN FACT BE IN ERROR AND SHOULD NOT BE RELIED UPON AS THE SOLE DETERMINING FACTOR IN THE LOCATION OF ANY GIVEN PARCEL. WAUPACA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN. INDIVIDUALS SHOULD CONSULT LEGAL REPRESENTATION OR PROFESSIONAL SURVEY ADVICE TO CONFIRM