

November 16, 2023  
9:00 a.m.

500 Forest St, Wausau WI

## MINUTES

### MARATHON COUNTY BOARD OF ADJUSTMENT

Members present in person: Pat Schreiner, Richard Lawson, Mike Ritter, Carolyn Opitz, Kerry Brimmer, Tom Seubert

Members present via WebEx / phone: **None**

Members not present: Jim Servi

Also present remotely via phone / WEBEX or in person: Shad Harvey, Garrett Pagel, Nicole Delonay, Brittanie Schulz, Conservation, Planning & Zoning;

**Called to order** at 9:00 a.m., 210 River Drive, Wausau by Chair Pat Schreiner, who explained the **rules of the hearing** and the reason for the establishment of the Board of Adjustment.

1. **Approve September 28, 2023, minutes** – **Motion** / second by Lawson/Ritter to approve the September 28, 2023, minutes as distributed. Motion **carried** by voice vote, no dissent.

2. **The application** of Bill and Patti Kitchell for a conditional use permit per Section 17.401.01 of the General Zoning Code of Ordinances under Marathon County Chapter 17 Zoning code to Construct an accessory Building prior to a Principal Structure (For personal/private use and/or accessory to the principal use of the lot) in the LDR Low Density Residential district, located in part of the Southwest ¼ of the Northeast ¼, Section 21, Township 26 North, Range 7 East, Town of Knowlton; Pin # 048.2607.211.0986 with a site address of 150378 Redfield Rd. Mosinee, WI 54455.

Harvey was sworn in and asked the Board to use the determination worksheets in their decisions and cited the provisions of law which apply. Harvey reviewed the staff report and discussed Ordinance Section 17.401.01 for the purpose of constructing an accessory building prior to a principal structure (For personal/private use and/or accessory to the principal use of the lot) in the LDR Low Density Residential District. Harvey reviewed the sections of Chapter 17 that apply to this request and the information shared by the applicant to address the questions that apply. Harvey stated the Town of Knowlton gave their approval to the petition at their November 13<sup>th</sup>, meeting. The town did note they would like to see a condition on the permit that states that the principal structure be constructed prior to 1/1/2026. This building is within the size requirements for this type of project.

Bill Kitchell – 113 Winton Ave – was sworn in and stated plans to place a Baker Barn on the property with hopes to build a principle structure in the future. Kitchell stated this building will be placed prior to 1/1/2026.

There was no additional testimony in favor, opposed, or as interest may appear via in person, or virtually. Testimony portion of the hearing closed at 9:20 am.

**Motion/second** by Opitz/Ritter to **grant** the conditional use permit with conditions for Bill and Patti Kitchell as requested. The conditions are as follows:

1. Principal Structure shall be completed by January 1<sup>st</sup>, 2026.
2. Project shall follow all local, state, and federal regulations that apply.

The Board deliberated and completed the *Conclusion of Law and Decision Sheet*.

Motion **carried** 5 yes, 0 no, 0 abstain. Roll call vote.

Kerry Brimmer – 1<sup>st</sup> alternative, voted at the town level.

3. **The application** of application of Jason Brecke on Gerald and Patricia Brecke’s property for a conditional use permit per Section 17.204.46 of the General Zoning Code of Ordinances under Marathon County Chapter 17 Zoning code to operate a vehicle sales, service, or rental (new and/or used) business in the G-A General Agriculture district, located in part of the Northeast ¼ of the Northwest Fractional ¼, Section 4, Township 29 North, Range 2 East, Town of Holton; Pin # 042.2902.042.0999 with a site address of 103627 Countyline Rd, Stetsonville, WI 54480.

Harvey asked the Board to use the determination worksheets in their decisions and cited the provisions of law which apply. Harvey reviewed the staff report and discussed Ordinance Section 17.204.46 for the purpose of operate a vehicle sales, service, or rental (new and/or used) business in the G-A General Agriculture district. Harvey reviewed the sections of Chapter 17 that apply to this request and the information shared by the applicant to address the questions that apply. Harvey stated the Town of Holton gave their approval to the petition at their October 11<sup>th</sup>, 2023, meeting.

Jason Brecke – 237314 Reynolds Ave – was sworn in and stated the business will sell semi-truck tractors and the shop hours

will be by appointment only. Brecke indicated that no repair work will be done within the building. The existing building is currently used for storage.

There was no additional testimony in favor, opposed, or as interest may appear via in person, or virtually. Testimony portion of the hearing closed at 9:45 am.

**Motion/second** by Lawson/Optiz to **grant** the conditional use permit with conditions for Jason Brecke and Patricia Brecke as requested. The conditions are as follows:

1. Permit shall expire if there is a change of use.
2. Hours of operation shall be by appointment only.
3. Facility shall follow proper waste disposal procedures.
4. Shall follow all local, state, and federal regulations that apply.

The Board deliberated and completed the *Conclusion of Law and Decision Sheet*.

Motion **carried** 5 yes, 0 no, no abstain. Roll call vote.

4. **Board Reappointments** – None

5. **Board education and training as needed** - None

6. **Announcements and Requests** - None

7. **Next meeting date** – February 22, 2024, at 9:00 a.m., 500 Forest Street, Wausau, WI 54403

8. **Meeting adjourned** – **Motion/second** by Optiz/Ritter to adjourn the meeting at 10:00 a.m.

Motion **carried**.

by voice vote, no dissent.

Respectfully submitted,

Carolyn Opitz, Secretary

Marathon County Board of Adjustment

cc: Board of Adjustment (6), County Clerk, Town Clerk

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