

**MINUTES
MARATHON COUNTY BOARD OF ADJUSTMENT**

Members present in person: Karen Piel and Richard Lawson

Members present remotely: Roger Zimmerman, Carolyn Opitz and Kerry Brimmer

Members not present: Jim Servi and Arnold Schlei

Also present remotely via phone / WEBEX or in person: Teal Fyksen, Diane Hanson, Dominique Swangstu, Lane Loveland, Cindy Kraeger, Dan Taylor, Henry Glick, James Burkholder and Judene Andrew

Called to order at 9:00 a.m., 210 River Drive, Wausau by Chair Piel, who explained the **rules of the hearing** and the reason for the establishment of the Board of Adjustment. Lawson was appointed secretary in Arnold Schlei's absence.

1. Approve July 30, 2020 minutes – Motion / second by Zimmerman / Lawson to approve the July 30, 2020 minutes as distributed. Motion **carried** by voice vote, no dissent.

2. The continuation of the public hearing regarding the Eric Wendell request for conditional use permit from July 30, 2020

Piel stated the applicant has submitted a request for withdrawal dated August 19 for the conditional use permit so there is no need for a continuation of this public hearing. **3. The application** of Henry Glick for a conditional use permit per Section 17.204.33 of the General Zoning Code of Ordinances for Marathon County Chapter 17 Zoning Code to construct a K-12 school in the General Agriculture district on property owned by Bethany Mennonite Church, described as part of the NE ¼ NE ¼ Lot 1 Section 09, Township 26N, R2E, Town of Spencer, described as PIN# 074.2602.091.0993.

Teal Fyksen asked the Board to use the determination worksheets in their decisions and cited the provisions of law which apply. Exhibit 1 – Petition for Conditional Use Permit application. Exhibit 2 – Propose Site Plan. Exhibit 3– Location within township. Exhibit 4– Aerial Photo. Exhibit 5 – Surrounding zoning. Exhibit 6 - Future land use map. Exhibit 7 – Basis of Determination. Exhibit 8 – Town of Spencer resolution.

Fyksen discussed Ordinance Section 17.204.33 related to the requirements to construct a K-12 school. The property is not located within shoreland zoning, mapped wetlands or located in a floodplain. There are no current violations on the site. Fyksen stated a revised plot plan was submitted which included a playground area. A certified survey map has been completed on the property and the applicant is aware of all setbacks and property lines.

Glick was sworn in and discussed the need to build a new school due to outgrowing the school in Unity. There would be 30-40 students enrolled with a capacity of 55 students.

Lawson questioned the visibility from County Road Highway C. Glick stated the County Highway Department determined the location of the driveway which was installed 3-4 years ago.

Taylor was sworn in and is in favor of the conditional use request. Taylor owns property that abuts to Glick's property and does not have a problem with the school being built. He has no problems with visibility issues with his driveway located on County Road Highway C.

Andrew was sworn in and is in opposition of the conditional use request. She is concerned for the safety of the people approaching and leaving the property due to the visibility; decreased property value; groundwater problems and building a school on a busy highway.

Zimmerman stated the driveway meets specifications with the County and the Town and additional signage would be up to the Town and the County if necessary.

There was no additional testimony in favor, opposed, or as interest may appear. Testimony portion of the hearing closed at 9:40 a.m.

Motion / second by Lawson / Zimmerman to **grant** the conditional use request.

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

Motion **carried** 5 yes, 0 no, roll call vote.

4. Board education and trainings as needed – Fyksen discussed the upcoming educational webinars offered by the Center of Land Use Education. CPZ will forward the link to any members interested in attending the webinar.

5. Announcements and Requests; Proposed 2021 Meeting schedule

Fyksen reviewed the 2021 proposed meeting schedule which was included in the meeting packet. **Motion** / second by Opitz / Lawson to approve the 2021 meeting schedule.

Next meeting date – November 19, 2020 at 9:00 a.m., 212 River Drive, Wausau Room 5 / remotely

September 24, 2020
9:00 a.m.

210 River Drive, Wausau WI

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6. Meeting adjourned – **Motion** / second by Opitz / Brimmer to adjourn at 9:50 a.m. Motion **carried** by voice vote, no dissent.

Respectfully submitted,
Richard Lawson, Appointed Secretary
Marathon County Board of Adjustment

RL/cek

cc: Board of Adjustment (7), County Clerk, Town Clerk

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