

**MINUTES  
MARATHON COUNTY BOARD OF ADJUSTMENT**

Members present in person: Karen Piel and Richard Lawson

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

Members not present: Jim Servi

Also present remotely via phone / WEBEX or in person: Teal Fyksen, Diane Hanson, Dominique Swangstu, Lane Loveland  
Cindy Kraeger, Brittanie Schulz and Scott Pietrowski

**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.

**1. Approve September 24, 2020 minutes** – Motion / second by Zimmerman / Schlei to approve the September 24, 2020 minutes as distributed. Motion **carried** by voice vote, no dissent.

**2. The application** of Scott Pietrowski for a conditional use permit per Section 17.401.02 of the General Zoning Code of Ordinances for Marathon County Chapter 17 Zoning Code to construct a detached accessory structure for personal use prior to principle structure with dimensions differing from the standards in the R-R Rural Residential district, described as part of the NE ¼ NE ¼ Section 28, Township 29N, R5E, Town of Rib Falls, described as PIN# 066.2905.281.0994 with a property address of: 132009 County Rd U Edgar WI 54426.

Teal Fyksen asked the Board to use the determination worksheets in their decisions and cited the provisions of law which apply. Exhibit 1 – Location within township. Exhibit 2 – Zoning Map. Exhibit 3 – Aerial Photo. Exhibit 4 – Conditional Use Application. Exhibit 5 – Narrative. Exhibit 6 – Aerial Photo (submitted by applicant). Exhibit 7 – Preliminary Proposed Site Plan. Exhibit 8 – Proposed Site Plan Layout Depicting Future Home. Exhibit 9 – Proposed Site Plan Cut View. Exhibit 10 – Certified Survey Map. Exhibit 11 – Table: Proposed vs. Required. Exhibit 12 – Town of Rib Falls Future Land Use Map. Exhibit 13 – Town of Rib Falls Resolution.

Fyksen discussed Ordinance Section 17.401.02 related to the construction of detached structures outside the building standards prior to a principle structure. Code allows for 1800 square feet of floor area, 14’ side walls, 24’ overall height, 12’ overhead garage doors. This application is for a 78’ x 50’ (3,900 sq.) detached accessory structure with 16’ side wall height, garage door height of 14’ and overall height of 25’. The applicant has started construction on the detached accessory structure and has paid an after the fact fee. A stop order was issued and the applicant ceased construction. The applicant hired a surveyor to delineate lot lines, site plan showing parcel boundaries, shed with dimensions and the shed’s distance to the parcel boundaries. The certified survey map has been completed on the property and the applicant is aware of all setbacks and property lines.

Lawson questioned how visible the shed will be from the road and neighboring properties. Fyksen stated there is about 140 feet of barrier of trees along County RD U and a barrier of approximately 36 feet on the east side of the property. There were no citizen concerns at the Town meeting.

Scott Pietrowski was sworn in. The detached accessory structure would be used to store his personal items. There are other detached accessory structures similar to size in the area.

There was no additional testimony in favor, opposed, or as interest may appear. Testimony portion of the hearing closed at 9:34 a.m.

**Motion** / second by Lawson / Opitz to **grant** the conditional use request as requested (3900 square feet).

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** – None.

**5. Announcements and Requests** Teal mentioned that Jim Servi expressed interest in possibly serving on the Board of Adjustment as an alternate, rather than in a full member capacity. He cited conflict with his schedule. This was informational only.

**Next meeting date** – February 25, 2021 at 9:00 a.m., 212 River Drive, Wausau Room 5 / remotely

**6. Meeting adjourned** – Motion / second by Opitz / Zimmerman to adjourn at 9:48 a.m. Motion **carried** by voice vote, no dissent.

Respectfully submitted,  
Arnold Schlei, Secretary  
Marathon County Board of Adjustment

RL/cek

November 19, 2020  
9:00 a.m.

210 River Drive, Wausau WI

**MINUTES**  
**MARATHON COUNTY BOARD OF ADJUSTMENT**

O:\ZONING\BOARD\_OF\_ADJUSTMENT\MEETINGS\2020\11\_19\Minutes\BOAD\_20201119\_Minutes.docx