

**MINUTES  
MARATHON COUNTY BOARD OF ADJUSTMENT**

Members present: Richard Lawson, Karen Piel, Arnold Schlei, Carolyn Opitz

Members not present: Roger Zimmerman, Jim Servi

Also present: Teal Fyksen, Cindy Kraeger, Dominique Swangstu, Rebecca Frisch, Jon Krasselt and Robert Javier

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

**1. Approve July 25, 2019 minutes – Motion** / second by Schlei / Piel to approve July 25, 2019 minutes as distributed. Motion **carried** by voice vote, no dissent.

**2. The application** of Jon Krasselt for a conditional use permit per Section 17.401 of the General Code of Ordinances for Marathon County Chapter 17 Zoning Code for the purpose to construct a detached accessory structure for personal use with floor area differing from the standards in the L-D-R Low Density Residential district, on property described as Lot 2 CSM VOL 22 PG 89 (#6011)(DOC#930380) located in part of the NE ¼ SE ¼ Section 18, Township 26N, Range 02 E, Town of Spencer, further described as PIN # 074-2602-184-0994 with a property address of 205570 County Road V, Spencer, WI 54479.

Teal Fyksen was sworn in, asked the Board to use the distributed determination worksheets in their decisions and cited the provisions of law which apply. Exhibit 1 – Staff report: Town of Spencer has adopted county zoning. The property is not located within shoreland zoning, mapped wetlands, or located in a floodplain. There are no current violations on the site. Exhibit 2 – Petition for Conditional Use Permit application. Exhibit 3 – Location within Township. Exhibit 4 – Town of Spencer Future Land Use Map. Exhibit 5 – Surrounding Zoning. Exhibit 6 – Aerial photo (wide angle). Exhibit 7 – Aerial Photo. Exhibit 8 – Proposed Site Plan. Exhibit 9 – Buildable area calculations. Exhibit 10 – Required vs. proposed building requirements. Exhibit 11 – Town of Spencer resolution.

Fyksen discussed Ordinance Section 17.401.02 related to the construction of detached structures outside of the building standards. Code allows for 1200 square feet of floor area, 14’ side walls, 24’ overall height, 12’ overhead garage doors. This application is for a 30 x 42 feet (1,260 square feet) addition to an existing detached structure. Fyksen stated that only the structure size limitation would be the square footage. Applicant will meet any other required applicable regulations. All other setbacks are compliant for this project.

Jon Krasselt was sworn in. The addition to the detached garage would be used to store his personal items. The existing building is roughly 4,258 square feet. Krasselt stated an existing old shed was removed from the property; hence the reason for the addition. Neighbors to the north and west have detached accessory structures similar or larger in size. There is a buffer of large trees along County Highway V.

Chair Lawson asked for any additional testimony.

There was no additional testimony in favor, opposed, or as interest may appear. Testimony portion of the hearing closed at 9:41 a.m.

**Motion** / second by Schlei / Piel to **grant** the conditional use request as proposed with the condition that the northern and western property lines shall be clearly marked prior to and remain until the final inspection.

Motion **carried** 4 yes, 0 no, roll call vote.

**3. Board education and trainings as needed**

Board members signed a card in memory of Gerald Hoffman. Frisch discussed the process of the County Board Chairman, appointing new members to the Committee.

**4. Announcements and Requests and Proposed 2020 Meeting Schedule**

Fyksen reviewed the 2020 proposed meeting schedule was distributed. **Consensus** to **approve** the 2020 meeting schedule.

**Next meeting date** – February 27, 2020 at 9:00 a.m., 210 River Drive, Wausau.

**5. Meeting adjourned – Motion** / second by Schlei / Piel to adjourn at 10:10 a.m. Motion **carried** by voice vote, no dissent.

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

AS/cek