

State of Wisconsin
Marathon County
Town of Rib Falls

Town of Rib Falls - Resolution 2020-04 of Recommendation to Approve

TO THE MARATHON COUNTY BOARD OF ADJUSTMENT

I, Alysia Seliger, Clerk of the Town of Rib Falls, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Rib Falls Town Board at a meeting held on the 10th day of November, 2020.

RESOLUTION

WHEREAS, the Marathon County Board of Adjustment is established for the purpose of hearing certain appeals, applications and granting variances in harmony with the general purpose and intent of land use regulations, and

WHEREAS such a hearing is scheduled to come before the Board affecting lands within the Town of Rib Falls.

NOW, THEREFORE BE IT RESOLVED that the Town of Rib Falls Town Board considered on the 10th day of November, 2020 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 1/4 NE 1/4 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..

and hereby recommends:

Marathon County Board of Adjustment APPROVE application

Comments, conditions, and reasons for recommended action:

1. August 16, 2020. Scott Petrowski notified the Marathon County Conservation, Planning, and Zoning (CPZ) Department that *"The proposed building will be used for personal storage and will not be associated with a business or commercial use. We will be constructing the building to be used for storage of personal items while we are constructing our new primary home on the property. After our primary home is built, it will be used for storage of trailers, boats, antique tractor and other antique vehicles, and an RV or camper"*.

Furthermore, it is stated that *"We (Scott Petrowski) own a commercial business (Rib Falls Fabrication) property less than one mile away that has all of our equipment and tools for our manufacturing process. There would be no need for us to use this new property for any business use. It is for personal storage only."*

2. According to the Marathon County General Code of Ordinances Chapter 17 – Zoning Code (February 25, 2020), Table 6 Detached Accessory Building Standards, the following considerations were reviewed:

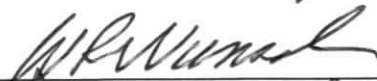


- a. Zoning District: Rural Residential (RR)
 - b. Purpose of Conditional Use Permit: If the construction of an accessory building is proposed on a parcel prior to construction of principal structure, a conditional use permit use permit is required.
 - c. Setback Conditions of the accessory building from:
 - 1. Principle structure: 15 ft OK
 - 2. Side property line: 7 ft OK
 - 3. Rear property line: 7 ft OK
 - d. Maximum Lot coverage: 10% of buildable area OK
 - e. Maximum Side Wall Height: 14 ft – Proposal 16 ft.
 - f. Maximum garage door height: 12 ft – Proposal 14 ft
 - g. Maximum Footprint area: 1800 sq ft – Proposal 4000 sq ft
 - h. Maximum height: 24 ft – Proposal 25 ft.
3. At the time when the Town of Rib Falls received the S. Pietrowski request for a conditional use approval (October 5, 2020), the accessory building construction was underway. Specifically, the concrete pad and metal framework was substantially in-place. Subsequently, the CPZ communicated to the Town the following:
- On October 14, 2020, the Marathon County CPZ issued a *Notice of Violation and Stop Work Order*.
 - On October 14, 2020, the Town was notified by CPZ staff that S. Pietrowski has hired Tim Vreeland, Surveyor to delineate property lines to ensure the setbacks of the accessory building are compliant with the zoning code.
 - The CPZ will assess the double permit fee to the landowner because the construction of the project was initiated prior to approval of the conditional use permit. \$1,200

Signatures:

Clerk:

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Town Board:

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NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Board of Adjustment Public Hearing. Town input at the hearing is always appreciated. Please return this form before October 27, 2020 to:

Board of Adjustment
 Marathon County Conservation, Planning and Zoning
 Department 210 River Drive
 Wausau, WI 54403