Town of Stettin Plan Commission
General Meeting
August 6, 2024

Members in attendance:
Bill Buttke, Bruce Jaecks, Kris Schumacher, Lyle Steidinger, Dave Thunder, Dan Varline, Bob Voigt, and Steve Burger-Zoning Administrator.

Others Present:
Trent Rebeck, Ronald Lutz, Will Delonay, Nicole Delonay, Laura Nelson, Sue Kurtzweil, Nick Krcma, Darcel McDonald, Constance Johnson, Dennis Rosiak, Xiong Lo, Yang lo, and Keith Anklam.

Dan Varline, Chairman, called the meeting to order at 6:30 p.m.

Minutes:
Minutes from 7/2/2024 were reviewed. Motion to approve. Thunder, 2nd Buttke, Motion carried.

Town Board Reports:
Town Board approved Eileen Zunker CSM.

New Business:
1. Trent M Rebeck – 143344 County Road U, Wausau, 54401 – Discussion on use of property currently zoned A-1. Rebeck, member of Wisconsin Moonstone, LLC explained they charge a fee for the first 20 lbs of rocks (moonstone, quartz, granite, or anything they like). Currently limit picking to Wednesdays and Sundays, 10 am – 4 pm, and some Saturdays. People sign up online ahead of the date but can also drop in if there is room. 30-35 people is average but limited to 100, but have never hit that. Hole in the middle (approximately 6 ft deep) is used for some rock mining but is also used to educate children about the soil layers. They have a seller's permit by the state of WI. They are currently working on permitting through Marathon County and are requesting what is needed for Town of Stettin. The LLC is willing to limit times, days, or number of people in order to continue. They would like to get a larger storage shed. Town of Stettin would require them to attain a special exception for nonmetalic mining in A-1 per 4.10(3)(s) and possibly a special exception to exceed the square footage for accessory buildings by completing the application and the Town holding a hearing. Burger will forward them the application to apply for the special exception(s). No action taken by the Plan Commission.

7:00 CLOSE PLAN COMMISSION MEETING – OPEN LO PUBLIC HEARING
a. Adam and Ying Yang Lo (owners/applicants), requesting a special exception to Stettin Zoning Code 2.5 (3) total accessory building square footage. Adam and Ying Yang Lo are requesting special exception to exceed the maximum square footage of accessory buildings in an A-1 zoning district.
Legal Description: SEC 29-29-07 SW 1/4 NW 1/4 EX W 1.5 RDS OF THAT PT LYG N OF HWY EX VOL 407D-411 EX PCL 1 CSM VOL 15 PG 81 (#4083) (DOC #850827) EX CSM VOL 28 PG 5 (#7232) (DOC #990991) EX CSM VOL 30 PG 184 (#8021) (DOC #1026218) EX CSM VOL 35 PG 121 (#8943) (DOC #1067881)
Address: 5712 STETTIN DR WAUSAU, WI 54401
Applicants request is to allow the construction of 2 additional greenhouse buildings on the property. He was previously allowed to construct one greenhouse building on the property (30x145) and it has been constructed. Mr. Lo has constructed an additional building (20x70) without a permit or attaining an additional special exception. They are applying for 2 additional

greenhouses (30x145) to bring the total to 4 greenhouses. Neighbors expressed concerns that more greenhouses would require more workers and increase traffic. At what point does it cross the line and be considered a commercial operation? Lo's stated they would handle most of the work themselves but would require a few additional workers during harvest time. They do not plan to request any additional buildings beyond the 4 greenhouses.

7:15 CLOSE LO PUBLIC HEARING - OPEN KRCMA PUBLIC HEARING

b. Nick Krcma (owner/applicant), requesting to rezone 2 acres of the property described below from A-1 (Agricultural) zoning district to RR (Rural Residential) zoning district.
Legal Description: SEC 09-29-06 E 1/2 NE 1/4 NE 1/4 EX E 158' OF N 551.39'
Address: 141315 WOODLAND DR WAUSAU, WI 54401

Applicant presented rezoning 2 acres to rural residential and retaining the remnant 16 acres to either build a new home or sell. If the rezone were not approved, since it is currently in A-1, he could parcel off 5 acres and have a remnant of 13 acres. Neighbors in attendance expressed concerns of creating several smaller parcels and not maintaining their space in the country. Krcma assured them he had no plans to create additional parcels beyond what he was applying for. Road frontage and building requirements would limit additional splits.

7:30 CLOSE KRCMA PUBLIC HEARING - OPEN MCDONALD PUBLIC HEARING

c. Darcel McDonald (owner/applicant), requesting a special exception under Stettin Zoning Code 9.3 Home Occupation Ordinance. Darcel McDonald is requesting special exception to use her property for photography settings, meetings, and small gatherings, at property with legal description below, currently zoned RS-1/40.
Legal Description: SEC 24-29-06 PT OF S 1/2 SE 1/4 THAT PT OF SW 1/4 SE 1/4 & W 1/2 SE 1/4 SE 1/4 LYG SLY OF LITTLE BROOK
Address: 145683 FLINT CREEK CIR WAUSAU, WI 54401

Applicant requests a home occupation to allow photography shoots on her property. She plans to limit the number of people and times to protect her property and animals she has. Last year she had about 13 gatherings and this year she is currently at 7. She is applying for the special exception so that she can use the proceeds for her nonprofit that helps animal causes. The neighbors in attendance did not express any concerns. The planning commission discussed whether the request meets the criteria of a home occupation.

CLOSE MCDONALD PUBLIC HEARING – OPEN PLAN COMMISSION MEETING

2. Adam and Ying Lo (owner/applicants), requesting special exception to exceed total accessory building square footage:
Standards for a Special Exception were reviewed – see attached.

Motion to recommend the town board approve a special exception for Adam and Ying Lo to exceed the total accessory building square footage at 5712 STETTIN DR WAUSAU, WI 54401 with a requirement to get a permit for the 20 ft x 70 ft greenhouse already built outside of the previous special exception and allow permits for 2 additional 30 ft x 145 ft greenhouses to be built in the area of the existing greenhouse in the northeast corner of the property for a total of 4 greenhouses. Varline, 2nd Jaecks, motion carried

3. Nick Krcma (owner/applicant), requesting to rezone 2 acres of the property described below from A-1 (Agricultural) zoning district to RR (Rural Residential) zoning district:
Findings of Fact and Recommendation for Rezoning were reviewed – see attached.

Motion to recommend the town board approve rezoning 2 acres to Rural Residential (RR) as proposed. Buttke, 2nd Jaecks, motion carried.

Motion to recommend the town board approve the Krcma CSM as presented. Jaecks, 2nd Steidinger, motion carried.

4. Darcel McDonald (owner/applicant), requesting a special exception under Stettin Zoning Code 9.3 Home Occupation Ordinance:
Standards for a Special Exception were reviewed – see attached.

Motion to recommend the town board approve a special exception for Darcel McDonald to be permitted a home occupation at 145683 FLINT CREEK CIR WAUSAU, WI 54401 for a setting of professional photography, small meetings, and small gatherings with all parking to be provided on the property. Thunder, 2nd Voigt, motion carried.

Old Business:

1. Benjamin and Gillian Battino at 142437 and 142407 Rolling Meadows Lane, Wausau, 54401: Preliminary discussion on land division. Battinos notified Burger that they are no longer planning to apply for any changes to parcels or zoning.

Tentative Next Meeting: Tuesday, September 3, 2024.

Adjourn: 8:40 pm. Motion to adjourn. Voight, 2nd Buttke, Motion carried.

Respectfully submitted,
Kris Schumacher

TOWN OF STETTIN PLANNING COMMISSION
STANDARDS FOR SPECIAL EXCEPTION

Adam and Ying Yang Lo (owners/applicants)
SEC 29-29-07 SW 1/4 NW 1/4 EX W 1.5 RDS OF THAT PT LYG N OF HWY EX VOL 407D-411 EX PCL 1 CSM VOL 15 PG 81 (#4083) (DOC #850827) EX CSM VOL 28 PG 5 (#7232) (DOC #990991) EX CSM VOL 30 PG 184 (#8021) (DOC #1026218) EX CSM VOL 35 PG 121 (#8943) (DOC #1067881)
Address: 5712 STETTIN DR WAUSAU, WI 54401

The Town Planning Commission finds that the establishment, maintenance, or operation of the special exception;

a. will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

___X___ Agree _____ Disagree

b. will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

___X___ Agree _____ Disagree

c. will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

___X___ Agree _____ Disagree

d. that adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

___X___ Agree _____ Disagree

e. that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

___X___ Agree _____ Disagree

f. in all other respects, will conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Town Board pursuant to the recommendations of the Town Planning Commission.

___X___ Agree _____ Disagree

TOWN OF STETTIN PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATION FOR REZONING

Nick Krcma (owner/applicant)
SEC 09-29-06 E 1/2 NE 1/4 NE 1/4 EX E 158' OF N 551.39'
Address: 141315 WOODLAND DR WAUSAU, WI 54401

LAND USE

1. What is the existing use of the property within the general area of the property in question?
   Agricultural, Residential, & Commercial

2. What is the zoning classification of the property within the general area of the property in question?
   A-1, A-3, & C-1

3. Which district best describes the proposed use?
   RR

4. Is the property in question suitable to the uses permitted under the existing zoning classification?
   No due to parcel size.

5. Will the proposed land use begin an undesirable or a desirable trend in the area?
   Desirable

6. Is the proposed land use better suited in a different location?
   a. *If so, is land available elsewhere in the town for this use?
      No

7. What is the trend of development, if any, in the general area of the property in question, including changes if any which have taken place since the day the property in question was placed in its present zoning classification?
   Smaller Lots

8. Will approving the rezone result in land-locked or irregular shaped lots?
   No

9. Will the potential rezone be compatible with the *official* future land use map of record?
   Yes

10. Will the approval of the rezone benefit the overall community?
    Yes

11. Minimum size of parcel: A lot, lots or parcel of land shall not qualify for a zoning amendment unless it possesses 200 feet of frontage or contains 25,000 square feet of area, or adjoins a lot, lots or parcel of land which bears the same zoning district classification as the proposed zoning amendment.
    Meets all qualifications

TRANSPORTATION FACILITIES

1. Is the current road leading to the property suitable for any changes in anticipated traffic?
    a. *If not, can the road be improved to support the anticipated traffic?
        (1) *If so, how will the improvement be financed?
            Yes

2. Will the property have safe access or will it pose a traffic safety hazard?
    a. *If it poses a traffic safety hazard, can the hazard be remedied?
        Safe access

3. Will the property's access follow all access control ordinances?
        Yes

ECONOMIC DEVELOPMENT

1. Will the rezone of the property contribute to the economic stability of the town?
        Yes

2. Will the loss of the existing land use harm the economic stability of the town?
        No

NATURAL RESOURCES

1. Can long-term environmental values be preserved if the property is rezoned, or will the proposed use diminish the existing environmental and aesthetic values?
        Values are preserved

COMMUNITY FACILITIES

1. Will the change in use have different police or fire protection needs than the existing use?
    a. *If so, can existing police and fire protection adequately accommodate the change?
        No

The concurring vote of four members of the Town Planning Commission shall be necessary to recommend the adoption of a proposed amendment. The Town Planning Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest as outlined in the Town Comprehensive Plan and Future Land Use Map and is not solely for the interest of the applicant. The Town Planning Commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph, the RS 1/40 District shall be considered the highest classification and the M2 District shall be considered the lowest classification.

TOWN OF STETTIN PLANNING COMMISSION
STANDARDS FOR SPECIAL EXCEPTION

Darcel McDonald (owner/applicant)
SEC 24-29-06 PT OF S 1/2 SE 1/4 THAT PT OF SW 1/4 SE 1/4 & W 1/2 SE 1/4 SE 1/4 LYG SLY OF LITTLE BROOK
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e. that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

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