Town of Stettin Plan Commission
General Meeting
September 3, 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:
Timothy Ashbrenner, Shana Rebeck, Trent Rebeck, Ayden Rebeck, Christina Uttecht, Liz LeBlanc, Craig LeBlanc, Jennifer Gausmann, Emi Oshima, Thomas Tranetyhi, Doug Nelson, Teal Fyksen, Robert Dieck, Tammie Dieck, Christine Nelson, Joshua Rotter (Heart of WI Gem & Mineral Club), Kelly Johnson, Jim Schneider, Joyce Schneider, Anne Geursmaur (Marchette Mancior), Dennis Bowen, Reuben Dehnel, Evelyn Dehnel.

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

Minutes:
Minutes from 8/6/2024 were reviewed. Motion to approve. Buttke, 2nd Voigt, Motion carried.

Town Board Reports:
1. Wokatsch CSM required combination affidavit on remnant parcels from CSM review from April 9 PC Meeting. Combination affidavit has been signed and turned in.

New Business:
1. Duwaine Krautkramer. Preliminary discussion on splitting property at 138223 Stettin Drive, Marathon, 54448. Property currently zoned A-3. Krautkramer would like to parcel off approximately 11 acres to A-E. No issues based on presented sketch. Krautkramer will need to submit the application for rezone. No action taken.

2. Two residents who currently own approximately 8 acres zoned RS 1/40 have 10 chickens including a rooster. A neighbor filed a complaint. RS 1/40 does not allow for chickens. Residents could apply for rezone to Rural Residential (RR) which would allow for chickens based on animal units. No action taken.

7:00 CLOSE PLAN COMMISSION MEETING – OPEN REBECK PUBLIC HEARING
a. Trent Rebeck. Rebeck is requesting a Special Exception for nonmetallic mining at property listed below, currently zoned A-1 (Agriculture).
Legal Description: SEC 14-29-06 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 71 PG 91 (#15667) (DOC# 1558967)
Address: 143344 COUNTY ROAD U WAUSAU, WI 54401
Trent M Rebeck – Property is currently zoned A-1. By special exception, A-1 allows for nonmetallic mining. Currently they have opened their property from 10am-4pm Wednesdays, Sundays and some Saturdays. They are currently working on the permit for nonmetallic mining in Marathon County and are requesting the special exception from Town of Stettin. Teal Fyksen from Marathon County explained the permit for Marathon County allows for maximum depth of 10 feet for test pits and must be returned to wildlife/farming and existing grade at completion of mining. Owners must post a bond to ensure the return of property. Once permitted, standard mining equipment allowed (crushing, screening, sorting). Some local and non-local gem and

mineral collectors and artisans expressed their interest due to some of the rare types of rock that can be found on or near the property. Neighbors expressed concerns that the operation would grow bigger, expanding and having more people or more times, more traffic, and more equipment. Neighbors were supportive of the educational aspect and getting kids and families enjoying the outdoors. A mining operator/consultant expressed that equipment limitations would be necessary based on the type of rocks being sought on the property. Rebecks were limiting the Marathon County permit to approximately 2.8 acres. Rebecks were also willing to have time, maximum participant, and equipment limitations.

CLOSE REBECK PUBLIC HEARING – OPEN PLAN COMMISSION MEETING

3. Trent Rebeck is requesting a Special Exception for nonmetallic mining at property, currently zoned A-1 (Agriculture):
Standards for a Special Exception were reviewed – see attached.

Motion to recommend the town board approve a non-transferable special exception for Trent Rebeck for nonmetallic mining limited to the 2.8 acres permitted by the county with no processing or operational activities, allowing a maximum of 70 guests/customers at a time, no more than 3 days per week from 10 am to 4 pm and limited to no more than (1) small pit at a time not to exceed 12 ft by 12 ft for educational/observational purposes. Jaecks, 2nd Buttke, motion carried.

Old Business:

1. Town Board approved Adam & Ying Yang Lo special exception to exceed accessory building square footage.

2. Town Board approved Nick Krcma Rezone of 2 acres form A-1 to RR and proposed CSM.

3. Town Board approved Darcel McDonald special exception for home occupation.

Tentative Next Meeting: Tuesday, October 1, 2024.

Adjourn: 8:15 pm. Motion to adjourn. Voight, 2nd Schumacher, Motion carried.

Respectfully submitted,
Kris Schumacher

TOWN OF STETTIN PLANNING COMMISSION
STANDARDS FOR SPECIAL EXCEPTION

Trent Rebeck (owners/applicants)
SEC 14-29-06 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 71 PG 91 (#15667) (DOC# 1558967)
Address: 143344 COUNTY ROAD U 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