Town of Stettin Plan Commission

General Meeting

November 12, 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:
Yee Xiong and 2 others that did not sign in, Todd Nest, Dan Nest, Jason Lenz, Scott Mertews, Cody Brun, Dan Rogalla, Reece Heidmann, Waine Krautkramer, Candyce Krautkramer.

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

Minutes:
Minutes from 10/1/2024 were reviewed. Motion to approve as corrected. Jaecks, 2nd Buttke, Motion carried.

Town Board Reports:
1. None.

New Business:
1. Yee Xiong and La Vang at 230101 N. 136th Ave. own 2 parcels for a total of approximately 11 acres zoned RR (Rural Residential) received a grant to build a greenhouse. The greenhouse is located on a lot without a primary structure. Due to the size of the greenhouse, a special exception would be needed to exceed the allowable square footage of an accessory building. If the parcels remain as is, a special exception would also be needed for the greenhouse to be on a parcel without a primary structure. If the two lots were combined through the county, the only special exception needed would be to exceed the square feet for an accessory building. No action taken.

7:00 CLOSE PLAN COMMISSION MEETING – OPEN REECE HEIDMANN PUBLIC HEARING
a. Reece Heidmann requests rezone of property owned by Duwaine Krautkramer. The applicant is requesting rezoning 11 acres of the property described below, currently zoned A-3 (Farmland Preservation) zoning district to A-E (Agricultural/ Estate) zoning district .
Legal Description: SEC 30-29-06 PT OF NE 1/4 E 100 ACRES THRF
Address: 138223 STETTIN DR MARATHON, WI 54448

2. Heidmann would purchase approximately 11 acres from Krautkramer in the Northeast corner of the property. He plans to build a shed with living quarters. The new building would meet the requirements for A-E zoning. No neighbors attended the hearing.

CLOSE HEIDMANN PUBLIC HEARING – OPEN PLAN COMMISSION MEETING

3. Vreeland – Green Tree Meadows CSM Review (City of Wausau). Green Tree Meadows Subdivision being developed in the City of Wausau has a strip of land that connects land owned by Todd Nest to the Town of Stettin. The subdivision created outlots where the subdivision overlaps the connection strip. Vreeland stated that the outlots would be sold with the adjoining City of Wausau lots but the outlots would remain in the Town of Stettin and not be able to be annexed into the City unless Nest's land was annexed. Another concern raised was how the street maintenance would be handled where the city street overlaps the connection strip.

Motion to recommend the town board approves the Green Tree Meadows Plat subject to the town coming to agreement with the City of Wausau & Developer regarding road cost & maintenance agreement where the proposed "Cherrywood Drive" connects to "72nd Avenue" across the strip retained by the Town of Stettin and any issues regarding future annexation of town property shown within the Green Tree Meadows Plat. Varline, 2nd Jaecks, Motion carried.

4. Jason Lenz – Preliminary discussion on properties with legal description: SEC 28-29-06 W 1/2 NE 1/4 EX CSM VOL 66 PG 119 (#14847) (DOC #1482636) EX CSM VOL 10 PG 159 (#2686) (DOC #771617) EX S 20 ACRES OF E 120 ACRES OF NE 1/4 AND SEC 28-29-06 PT OF E 1/2 NW 1/4 - E 389.31645' THRF. Jason Lenz is in negotiations to purchase the land. He presented a couple ideas of a land division of the western parcel into 3 parcels. The land is currently zoned A-3. Any land division of the parcel would require a rezone. Some zoning options and requirements were discussed. No action taken.

5. Dan Rogalla – 233184 N 128th Ave., Marathon 54448 inquired about adding onto their existing building for hay storage. The property is currently zoned A-1. The addition would be approximately 42 x 56. He would need to apply for a special exception to exceed the square footage for an accessory building. The special exception would need to be granted before he could apply for the zoning and building permits.

6. Reece Heidmann for a rezone request of property owned by Duwaine Krautkramer. The applicant is requesting rezoning 11 acres of the property described below, currently zoned A-3 (Farmland Preservation) zoning district to AE (Agricultural/ Estate) zoning district .
Legal Description: SEC 30-29-06 PT OF NE 1/4 E 100 ACRES THRF
Address: 138223 STETTIN DR MARATHON, WI 54448

Standards for a Rezoning Land Out of Farmland Preservation were reviewed – see attached.

Findings of Fact and Recommendation for Rezoning were reviewed – see attached.

Motion to recommend the town board approve rezoning approximately 11 acres of Krautkramer's parcel from A-3 to A-E in the northest corner of the existing parcel. (Parcel description to be provided by Heidmann/Krautkramer) Thunder, 2nd Buttke, (Steidinger Abstained) motion carried.

Old Business:
1. Cheryl L Zajackowski & Joyce Burish – 229084 N 136TH Ave. Marathon, WI 54448. The CSM review requested last month was withdrawn. The CSM mapped existing parcel lines including a line by agreement recorded in 2003. Since no parcels lines were being changed, no review was required.

2. Residents at 800 Greenleaf Circle want to rezone to allow chickens. Application has been submitted and the hearing will be in December.

Tentative Next Meeting: Tuesday, December 3, 2024.

Adjourn: 8:23 pm. Motion to adjourn. Steidinger, 2nd Thunder, Motion carried.

Respectfully submitted,
Kris Schumacher

TOWN OF STETTIN PLANNING COMMISSION
STANDARDS FOR REZONING LAND OUT OF FARMLAND PRESERVATION

Reece Heidmann for a rezone request of property owned by Duwaine Krautkramer.
SEC 30-29-06 PT OF NE 1/4 E 100 ACRES THRF
Address: 138223 STETTIN DR MARATHON, WI 54448

A. The land is better suited for a use in another zoning district that is not allowed in the farmland preservation district.

___X___ Agree _____ Disagree

B. The rezoning is consistent with the Town Comprehensive Plan.

___X___ Agree _____ Disagree

C. The rezoning is consistent with the Marathon County Farmland Preservation Plan.

___X___ Agree _____ Disagree

D. The rezoning is compatible with (will not impair or limit current or future agricultural use of) surrounding parcels zoned or restricted to agricultural use.

___X___ Agree _____ Disagree

E. There are adequate public facilities to serve the proposed development.

___X___ Agree _____ Disagree

F. Any additional burden placed on local government reasonable.

___X___ Agree _____ Disagree

G. The land is suitable for the proposed development.

___X___ Agree _____ Disagree

H. Allowing the proposed development will not cause unreasonable air pollution, water pollution, soil erosion, or an adverse effect on rare or irreplaceable natural areas?

___X___ Agree _____ Disagree

I. There is a need for the proposed development in an agricultural area.

___X___ Agree _____ Disagree

J. This is the only available location.

___X___ Agree _____ Disagree

K. The proposed development does not affect the productabilty of the agricultural land involved.

___X___ Agree _____ Disagree

L. The location of the proposed development minimizes the amount of agricultural land converted.

___X___ Agree _____ Disagree

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

Reece Heidmann for a rezone request of property owned by Duwaine Krautkramer.
SEC 30-29-06 PT OF NE 1/4 E 100 ACRES THRF
Address: 138223 STETTIN DR MARATHON, WI 54448

LAND USE

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

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

3. Which district best describes the proposed use?
   A-E

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?
   Transition to residential

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.