Town of Stettin Plan Commission

General Meeting

December 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:
Kasey Mareno, Frank Mareno, Jim Voigt, Dan Pupp, and Barbara Pupp.

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

Minutes:
Minutes from 11/12/2024 were reviewed. Motion to approve. Jaecks, 2nd Thunder, Motion carried.

Town Board Reports:
1. Reece Heidmann Rezone – A-3 (Farmland Preservation) to AE (Agricultural/Estate) approved by town board

2. Vreeland – Green Tree Meadows CSM Review (City of Wausau) approved by town board contingent on road agreement.

New Business:
1. Vreeland – Matthiae CSM Review – part of SW1/4 SW1/4 Sect 2, T29N, R6E Matthiae is removing approximately 17.5 acres from a parcel of approximately 33 acres. The 33 acres is currently zoned A-1. Parcel sizes of the new parcel and remnant parcel meet current zoning requirements, so no rezone is required.

Motion to recommend the town board approve the CSM as presented. Thunder, 2nd Buttke, motion carried.

2. Vreeland – Schraufnagel CSM Review – part of NE 1/4 NE 1/4 and SE 1/4 NE 1/4 Sect 24, T29N, R6E on Little Rib Circle. Rezone and CSM review to be on the January planning commission meeting. No action taken.

7:00 CLOSE PLAN COMMISSION MEETING – OPEN PUBLIC HEARING for 800 Green Leaf Circle.
a. 800 Green Leaf Cir – RS1/40 (Residential) to RR (Rural Residential).
Legal Description: NW1/4 NW1/4, Sect. 28, T29N, R7E (7.97 Acres)
Address: 800 Green Leaf Cir., Wausau, WI 54401

3. An application for rezone of a property with the legal description above. The application is requesting rezoning from current RS1/40 (Residential) zoning district to RR (Rural Residential) zoning district. The rezone is being requested to allow for chickens on the property. Current residents of the property have had chickens for some time now, though chickens are not allowed in the current zoning. The town has sent them a notice of noncompliance which resulted in their application for rezone. Several neighbors attended the meeting. Neighboring residents raised the following concerns: the noise from the rooster; location of chickens and proximity to the road; concerns if the rezone went through, what other animals may be added; and a negative impact on property values. Neighbors in attendance were opposed to allowing the rezone and allowing chickens in their area.

CLOSE 800 GREEN LEAF CIRCLE PUBLIC HEARING – OPEN PLAN COMMISSION MEETING

4. An application for rezone of a property with the legal description below. The application is requesting rezoning from current RS1/40 (Residential) zoning district to RR (Rural Residential) zoning district.
Legal Description: NW1/4 NW1/4, Sect. 28, T29N, R7E (7.97 Acres)
Address: 800 Green Leaf Cir., Wausau, WI 54401

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

No motion was made to recommend amending the current zoning classification.

Old Business:
1. Jason Lenz – Preliminary discussion on properties in: SEC 28-29-06 part of the W 1/2 NE 1/4 and part of the E 1/2 NW 1/4. No update

2. Yee Xiong and La Vang at 230101 N 136th Ave. Greenhouse exceeding sq feet for an accessory building in RR on a parcel without a primary structure. Is planning on moving forward, still deciding on which path to pursue to bring into compliance.

3. Dan Rogalla 233184 N 128th Ave. Adding on to existing accessory building. Application received for special exception, will be a hearing for the January Planning Commission meeting.

Tentative Next Meeting: Tuesday, January 7, 2025.

Adjourn: 7:42 pm. Motion to adjourn. Voigt, 2nd Jaecks, Motion carried.

Respectfully submitted,
Kris Schumacher

TOWN OF STETTIN PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATION FOR REZONING
NW1/4 NW1/4, Sect. 28, T29N, R7E (7.97 Acres)
Address: 800 GREEN LEAF CIR., WAUSAU, WI 54401

LAND USE

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

2. What is the zoning classification of the property within the general area of the property in question?
   RS 1/40

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?
   Yes.

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

6. Is the proposed land use better suited in a different location?
   Yes
   a. *If so, is land available elsewhere in the town for this use?
   Yes

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?
   Development towards 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?
    No

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?
        No change

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?
        Diminish

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.