Town of Stettin Plan Commission
General Meeting
October 7, 2025

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

Others Present:
Jake Thunder, Chris Teeters, John Bourke, Julie Bourke, Jim Draeger, Kim Nevers, Rick Nevers, Roxanne Kaiser, Jerry Artus, Sally Artus, Renee Mucha, Paul Mucha, Mike Kramer, Angela Paulos, Joshua Draeger, Eduard Bocoun, Jude Artus DeBroux, Jayne Seeger.

Bob Voigt, Filling in for Chairman, called the meeting to order at 6:30 p.m.

Minutes:
Minutes from 9/2/2025 were reviewed. Motion to approve. Buttke, 2nd Thunder, Motion carried.

Town Board Reports:
1. None.

New Business:
1. Christopher Gustafson – 143485 Countryside Dr., Wausau, WI 54401 – Discussion on Nonmetallic mining. Property is currently zoned A-1. Gustafson, owner, inquired about requirements to sell moonstone and quartz stones found on his property. He would like to sell mostly by the piece online, but is looking at options to allow a few people at a time to pick the surface stones directly on his property. Most of his current inventory is in several 5 gallon pails from picking when doing different landscape projects on the property. Gustafson has already been in contact with Marathon County and the DNR to meet their requirements for nonmetallic mining. PC commission members recommend Gustafson discuss plans with neighbors and if he applies for the special exception for nonmetalic mining, that he have a plan of specifics that he is requesting. Burger to email special exception application to Gustafson. No action taken by the planning commission.

2. Burger and Thunder discussed with the planning commission the possible need to discuss how shipping containers are handled in the town zoning code. Current zoning includes shipping containers as a structure. Should it have its own regulation based on size and/or permanence? Marathon County requires an application to use shipping containers and they are not allowed in residential areas. Towns of Marathon and Rib Falls are county zoned, Village of Maine does not allow shipping containers without special permits and Town of Berlin does not regulate. More discussion needed at a future meeting. No action taken by the planning commission.

7:00 CLOSE PLAN COMMISSION MEETING – OPEN THUNDER REZONE PUBLIC HEARING.
Dave Thunder Rezone Hearing – owner/applicant is requesting rezoning 2 Acres, from current (A-3 Farmland preservation agriculture zoning district)to (RR Rural Residential zoning district). The rezone application is for part of a parcel with the following legal description. SEC 23-29-06 NE 1/4 SE 1/4 EX S 10 RDS OF E 16 RDS EX CSM VOL 53 PG 140 (#12432) (DOC #1280189 Address 232760 N 88TH AVE WAUSAU, WI 54401.

3. Dave Thunder & Jake Thunder - owners/applicants, requesting to rezone 2 acres. Thunders currently have two houses on the same parcel. The rezone is to separate 2 acres with the northern house. One neighbor attended the hearing but did not have any questions or concerns. The remnant parcel will still be over 35 acres and will remain in A-3.

7:15 CLOSE THUNDER REZONE PUBLIC HEARING – OPEN TEETERS SPECIAL EXCEPTION PUBLIC HEARING. Chris Teeters (applicant) requesting to exceed the maximum square feet for accessory buildings on property owned by Daniel Teeters, with following legal description: SEC 29-29-07 NW 1/4 SE 1/4 EX CSM VOL 72 PG 100 (#15829) (DOC # 1572953) Address: 5104 STETTIN DR WAUSAU, WI 54401.

4. Chris Teeters (applicant) for Daniel Teeters (owner) plan to remove a chicken coop on the property and build a larger pole building. The special exception is being applied for because the new building (40 ft x 48 ft pole building for cold storage) will exceed the allowable square footage for accessory buildings due to an existing barn already on the parcel. The current zoning is RS 1/40. Marathon County handles any shoreland permit requirements. The new building will meet the required set backs. No neighbors attended the public hearing.

7:30 CLOSE TEETERS SPECIAL EXCEPTION HEARING – OPEN ARTUS REZONE PUBLIC HEARING. The children of John L Artus, requesting a rezone of properties owned by John Artus Income Trust. The applicants are requesting rezoning properties described below, currently zoned A-3 (Farmland Preservation) zoning district to AE (Agricultural/ Estate) zoning district. Legal Descriptions: Parcel#1 SEC 07-29-06 N 1/2 SW FRL 1/4 Parcel#2 SEC 07-29-06 NE 1/4 SE 1/4 Parcel#3 SEC 07-29-06 SW 1/4 SE 1/4 Address: 137608 COUNTRYSIDE DR MARATHON, WI 54448.

5. Artus family owns six 40-acre parcels and are requesting rezoning three of the parcels to A-E in order to split the three parcels into two parcels each. The goal is to keep all of the farmland together, potentially sell off two parcels of wooded acreage and the third parcel to be split in order to separate the farm buildings with some land for one of the children and then keep the remnant portion with the farmland. A-E will allow minimum lot sizes of 10 acres each. Neighbors in attendance expressed concerns with the number of potential parcels that could be created. They would rather see remnants combined with other parcels, keeping more acres in the current zoning (A-3) in order to prevent future land divisions. Neighbors also asked if the divisions will create land-locked parcels. [will not]. One of the parcels on Highway 107 may require applying for a driveway permit due to requirements for driveways from state highways.

CLOSE ARTUS REZONE PUBLIC HEARING – OPEN PLAN COMMISSION MEETING

6. Dave Thunder Rezone Hearing – owner/applicant is requesting rezoning 2 Acres, from current A-3 to RR with legal description: SEC 23-29-06 NE 1/4 SE 1/4 EX S 10 RDS OF E 16 RDS EX CSM VOL 53 PG 140 (#12432) (DOC #1280189) Address 232760 N 88TH AVE WAUSAU, WI 54401.

Standards for Rezoning 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 2 acres in the northeast corner of the Thunder Parcel per CSM. Buttke, 2nd Steidinger, Motion carried, 2 abstain: Schumacher, Thunder.

Motion to recommend the town board approve the Thunder Certified Survey Map separating 2 acres as presented. Jaecks, 2nd Buttke, Motion carried, 2 abstain: Schumacher, Thunder.

7. Chris Teeters (applicant) requesting to exceed the maximum square feet for accessory buildings on property owned by Daniel Teeters, with following legal description: SEC 29-29-07 NW 1/4 SE 1/4 EX CSM VOL 72 PG 100 (#15829) (DOC # 1572953) Address: 5104 STETTIN DR WAUSAU, WI 54401.

Standards for Special Exception were reviewed – see attached.

Motion to recommend the town board approve exceeding the square footage for accessory buildings on Daniel Teeters property for a 40 ft x 48 ft pole building to be used for cold storage. Thunder, 2nd Jaecks, Motion carried.

8. The children of John L Artus, requesting a rezone of properties owned by John Artus Income Trust from A-3 to A-E . Legal Descriptions: Parcel#1 SEC 07-29-06 N 1/2 SW FRL 1/4 Parcel#2 SEC 07-29-06 NE 1/4 SE 1/4 Parcel#3 SEC 07-29-06 SW 1/4 SE 1/4 Address: 137608 COUNTRYSIDE DR MARATHON, WI 54448.

Standards for Rezoning 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 the 3 parcels that were applied for from A-3 to A-E. Jaecks, 2nd Buttke, Motion carried.

Old Business:

1. Lo family at 5712 Stettin Drive was approved for 4 greenhouses total on August 12, 2024. It appears they have built all of the allowable greenhouses.

2. Xiong Lo and Ying Lo own 4 parcels on the south side of Highland Drive. They currently have 2 greenhouses (approx. 30'x90' and 30'x145') on the properties appear to be all on one parcel. Parcel will need an address. Owners considering a third greenhouse. Burger to send them an application for special exception for accessory buildings without a primary structure. No action taken by the planning commission.

3. Jim Lau CSM Review – 142664 County Road U, Wausau, WI 54401. (Probable rezone required.) No further contact. No action taken by the planning commission.

4. Preliminary discussion with Scott Rausch – 236013 N 96th Ave., Wausau, WI 54401. Application was recently received. Will have the hearing on the November meeting date.

5. Zoning Code update discussion. Will continue discussion at a future meeting.

Tentative Next Meeting: Tuesday, November 4, 2025.

Adjourn: 8:48 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

Dave Thunder and Jake Thunder Rezone Hearing
SEC 23-29-06 NE 1/4 SE 1/4 EX S 10 RDS OF E 16 RDS EX CSM VOL 53 PG 140 (#12432)
(DOC #1280189) Address: 232760 N 88TH AVE WAUSAU, WI 54401.

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

Dave Thunder and Jake Thunder Rezone Hearing
SEC 23-29-06 NE 1/4 SE 1/4 EX S 10 RDS OF E 16 RDS EX CSM VOL 53 PG 140 (#12432)
(DOC #1280189) Address: 232760 N 88TH AVE 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

2. What is the zoning classification of the property within the general area of the property in question?
   A-3, RS 1/40, and RR

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?
   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.

TOWN OF STETTIN PLANNING COMMISSION
STANDARDS FOR SPECIAL EXCEPTION

Chris Teeters (applicant) for Daniel Teeters (owner):
SEC 29-29-07 NW 1/4 SE 1/4 EX CSM VOL 72 PG 100 (#15829) (DOC # 1572953)
Address: 5104 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
STANDARDS FOR REZONING LAND OUT OF FARMLAND PRESERVATION

John Artus Income Trust:
Parcel#1 SEC 07-29-06 N 1/2 SW FRL 1/4 Parcel#2 SEC 07-29-06 NE 1/4 SE 1/4
Parcel#3 SEC 07-29-06 SW 1/4 SE 1/4
Address: 137608 COUNTRYSIDE 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.

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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.

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

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F. Any additional burden placed on local government reasonable.

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G. The land is suitable for the proposed development.

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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?

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LAND USE

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   Agricultural and Residential

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

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   Desirable

6. Is the proposed land use better suited in a different location?
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