Town of Stettin Plan Commission

General Meeting

June 2, 2026

Members in attendance:
Bruce Jaecks, Roger Lang, Kris Schumacher, Dave Thunder, Bob Voigt, and Steve Burger-Zoning Administrator. Absent: Bill Buttke

Others Present:
Trent Rebeck, Sam Gassner, Jon Brubacher, JoAnn Brubacher, Perry Nikolai.

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

Minutes:
Minutes from 5/5/2026 were reviewed and the meeting date was corrected to read May 5, 2026. Motion to approve with correction. Lang, 2nd Jaecks, Motion carried.

Town Board Reports:
1. Lenz rezone was approved.
2. Lenz special exception was tabled until further information is received.
3. Londerville Steel special exception for the sign for the corner of Hwy O and Woodland Dr. was approved with the criteria recommended by the Planning Commission.
4. Lau rezone and CSM were approved.
5. Trailmates special event for the Balloon Glow appears to be running as it did last year. They have not reached out to the Planning Commission or Town Board for help to meet requirements for Marathon County.

New Business:
7:00 CLOSE PLAN COMMISSION MEETING – OPEN GASSNER REZONE PUBLIC HEARING.
Kristopher Schumacher (applicant) is requesting rezoning 4.35 acres for Gassner Revocable Trust, from current A-1 (agriculture zoning district) to RR (Rural Residential zoning district). The rezone application is for parcel with the following legal description: Parcel- SEC 34-29-06 NE 1/4 NW 1/4 - EX CSM VOL 20 PG 111 (#5518) (DOC #910471) EX CSM VOL 35 PG 98 (#8920) (DOC #1065953) Address : 230306 N 112TH AVE MARATHON, WI 54448.
1. Sam and Charlotte Gassner are separating the house with approx. 4.5 acres from the current approx. 34.5 acres as part of their estate planning. They are only requesting to rezone the parcel with the house and leave the rest of the parcel in A-1. The south line of the new parcel was made to split a field driveway that would allow the driveway to serve the home as well as the farm field. This resulted in the parcel being under 5 acres and requiring a rezone of the parcel to RR. Other parcels in the area are smaller, but still A-1 due to being grandfathered in. Neighbors in attendance asked a few questions but did not have any objections.

7:15 CLOSE GASSNER REZONE PUBLIC HEARING – OPEN PLAN COMMISSION MEETING

2. Gassner Revocable Trust Rezone for 230306 N 112th Ave, Marathon, 54448 of 4.95 acres from A-1 to RR.

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

Motion to recommend the Town Board approve rezoning 230306 N 112th Ave, specifically Lot 1 of the proposed CSM from A-1 to RR. Lang, 2nd Jaecks, motion carried: 4 Yes, 0 No, 1 Abstain.

3. Motion to recommend the Town Board approve the Gassner Revocable Trust CSM as presented. Thunder, 2nd Lang, motion carried: 4 Yes, 0 No, 1 Abstain.

Old Business:

1. Reischel possible rezone and split of SEC 19-29-06 FRAC N1/2 NW1/4 EX D475-133 (HWY). Burger received application for rezone of parcels from A-3 to AE and A-1 as well as the special exception application to allow contractor storage and constructing an accessory building without a primary structure on the parcel being zoned to A-1. Hearing will be on the agenda for the July Planning Commission meeting. No action taken by the planning commission.

2. Trent Rebeck, Wisconsin Moonstone, LLC, at 143344 County Rd U, Wausau 54401. Rebeck presented a proposal for a new/revised special exception. The planning commission discussed and provided some feedback. Wisconsin Moonstone will complete the special exception application with hopes that some of the revised items will be able to be implemented this fall. No action taken by the planning commission.

3. Zoning Code update discussion. A list of possible zoning code updates was revisited from the May 6, 2025 Planning Commission meeting. Burger to get input from town attorney on items A – C. Planning Commission to review items D – L for next meeting.

4. Zoning ordinance for shipping containers.
Planning commission discussed what other zoning codes have done with shipping containers.
Planning commission to consider:
- A Definition for Shipping Containers
- Which zoning districts to allow or not allow Shipping Containers
- Restrictions on location of shipping containers if more restrictive than current setbacks for accessory buildings.

Planning commission also to consider how Marathon County ordinances treat shipping containers for County Zoned Townships.

Tentative Next Meeting: Tuesday, July 7, 2026.

Adjourn: 8:39 pm. Motion to adjourn. Schumacher, 2nd Lange, Motion carried.

Respectfully submitted,
Kris Schumacher

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

Gassner Revocable Trust Hearing
SEC 34-29-06 NE 1/4 NW 1/4 - EX CSM VOL 20 PG 111 (#5518) (DOC #910471) EX CSM VOL 35 PG 98 (#8920) (DOC #1065953) Address : 230306 N 112TH AVE MARATHON, WI 54448. (4.95 acres in NE corner – Lot 1 of proposed CSM)

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 & A-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?
   Transitional 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, Transitional to Residential

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.