Town of McMillan

Plan Commission Meeting

26 June 2023, 6:00 p.m. (1800)

Approved Minutes

- Call to Order
- Roll Call: Dorothy Olson – present; Debbie Davis – present; Bruce Wineman – present; Tammy Wenzel – present; Russ Kollmansberger – present.
- Visitor Comments:
- Approve Minutes of 22 May 2023: Move to Approve – Russ Kollmansberger; Second – Debbie Davis. Vote: Those in Favor – All; Opposed – None.
- Approve/Disapprove Zone change for the Carlson Property: The discussion revolved around the fact that the property involved had been taken out of Farmland Preservation during the updating of the Comprehensive plan and that they are making Rural Estate plots on much of it. There seemed to be no reason to not recommend this change. Moved to Approve – Bruce Wineman; Second – Tammy Wenzel. Vote: Those in Favor – All Aye; Opposed – None.
- Approve/Disapprove CSM for Mueller: This change involved moving the property line between the two lots because of the position of a garage built on the property next door. Because there is a change in ownership and the desire to clean up the issue. This leaves both lots of sufficient size and solves any ownership issues. Move to recommend to the Town Board to Approve the CSM – Debbie Davis; Second – Bruce Wineman. Vote: In favor – All Aye; Opposed – None.
- Approve/Disapprove CUP for Wenzel Property: It was specified that Tammy Wenzel was only to participate by answering questions but not in the discussion nor the vote, since that would involve a conflict of interest. The discussion involved the use of a building on the property as a kennel and boarding facility for dogs and cats. The building already exists for that purpose but there has been a change in the shape of the lot. The facility is already licensed by the State but needs to have a CUP because of the change in lot shape. This primarily due to a potential noise issue. This is used for a boarding kennel and used for the purposes of housing animals taken in relative to Mr. Wenael being the Town of McMillan Constable. Our part of the process is making a recommendation to the McMillan Town Board to approve or disapprove the CUP. The distance from neighbors is significant enough as well as there is no, apparent objection from the neighbors. Move to Approve the Conditional Use Permit (CUP) – Russ Kollmansberger; Second – Debbie Davis. Vote: In Favor (Tammy Wenzel – Abstained) – All Aye; Opposed – None.
- Petition to Change Chapter 17 – Sec. 204.01 by County Zoning and Planning: This came in front of County Zoning and Planning from the Town of Knowlton. They would like the County to Amend Chapter 17.204.01 with the following wording. That Rural Estate, Rural Residential, Low Density Residential and Urban Residential Zoning district: Minimum lot size for housing chickens and fowl is ½ acre for up to 6 chickens or fowl, 1 acre for up to 12 chickens or fowl. In addition, they propose adding or maintaining the

limitation of hens only for the Rural Residential, Low Density Residential and Urban Residential Zoning districts. It was proposed by Marathon County Conservation, Zoning and Planning that all County Zoned Towns consider this change and be given opportunity to have their input. The only Zoned areas mentioned will be effected. There was a lot of discussion but the other issues were already determined. Move to recommend change to the McMillan Town Board – Tammy Wenzel; Second – Bruce Wineman; Vote: In Favor – All Aye; Opposed – None.

- Input from Commissioners on their Inquiry of other Towns around the City of Marshield about Check Lists for Sub-divisions: Dorothy Olson commented on her having attended the Town of Cameron, Town Board Meeting. It was her recommendation that we all consider attending such meetings of surrounding Townships to understand how they conduct meetings. She did have to sign in since she was not a member of the Township but was asked questions about how our Plan Commission conducted meeting and discussed such issues as Comprehensive Plan updates. She did determine that the Town of Cameron has no checklist for new Subdivisions. They asked if they could see what we came up with once we developed ours. The discussion shifted to what we add a specific statement that would remind the Town Board to have a Specific Contract that specifies what is expected of the developer relative to roads. This is the one area that is determined by the Township and must be spelled out to the Developer. Once the Final Plat is established the Township is responsible. Bruce Wineman commented on having contacted the Village of Hewitt and that such a contract didn't seem to be mentioned. Ms. Marlene Stueland was very willing to help with what information her Township/Village had available on the topic. All Commissioners will get a copy of the current Subdivision Check List. The area that is most sensitive is when the application comes to the Town Clerk. At this time a "clock" starts that will have an effect in about 90 days. Our checklist is an abbreviated way of making sure that the developer is following the Town of McMillan Ordinances. We are advisory to the Town Board and the Town Board makes their wishes known to County Conservation, Zoning and Planning. The Check List is to assist the Developer. The part that effects the Township revolves around issues with the road and what it has to do and accept. That is where the Contract is important since it should specify the Developers responsibility to the Township before the road is accepted.
- Newsletter: It was determined that Russ Kollmansberger is going to be responsible for the writing of the Plan Commission's information in the Township Newsletter. This will be due before the end of July. We would like to have information and suggestions to the public relative to issues that come before the Plan Commission. Some suggestions were made. Encourage periodic attendance to the P.C. and make the citizens aware of the new members to the Plan Commission.
- Adjourn: Move to Adjourn – Bruce Wineman; Second – Debbie Davis. Vote: In Favor – All Aye; Opposed – None.
- Prepared by Bruce Wineman, Secretary