

Town of McMillan

Plan Commission Meeting

25 September 2023, 6:00 p.m. (1800)

**Approved Minutes**

- Call to Order
- Roll Call: Dorothy Olson – present; Debbie Davis – present; Bruce Wineman – present; Tammie Wenzel – absent; Russ Kollmansberger – present.
- Comments from the Audience: None
- Approval of Minutes – Special Plan Commission Meeting 14 August 2023: Move to Approve – Debbie Davis; Second – Russ Kollmansberger; In Favor – All present aye; Opposed – none; Tammie Wenzel – Absent.
- Approve/Disapprove: John Seehafer CSM on Birch Tree Rd.: John Seehafer purchased 44 acres and is dividing off 6.2 of those acres. Following consultation with County Zoning and planning, it was determined that since the acres purchased exceeded the 35 acres required for Farmland Preservation by more than 6.2 acres, zoning was not effected and the new parcel created would be listed as Rural Estate and no significant Zoning changes have taken place. Because this is a CSM a standard process has to be followed. Some clarification followed concerning the description of the property and the Easement. Move to Approve – Debbie Davis; Second – Bruce Wineman; Roll Call Vote: Dorothy Olson – yes; Debbie Davis – yes; Bruce Wineman – yes; Russ Kollmansberger – yes.
- Discussion on the process of obtaining Building Permits: There seems to have been some confusion at the County level concerning who issues Building Permits. Dorothy Olson contacted the County and it was determined that the new members or County Zoning and Planning were not aware of the process generally being followed. We do have a Building Inspector – Bob Christianson. It appears that the County is the first contact and they will contact the Building Inspector when appropriate. All fees that apply are handled by the County and transmitted by them. This all is related to the fact that the Town of McMillan has County Zoning and they handle all these particulars.
- Review – Joint Boundary Agreement between the Town of McMillan and the City of Marshfield: The initial discussion took into consideration that there was very little that could, or needed, to be changed. It was pointed out that there a couple things that should/will be addressed. The issue of taxes paid to the Town of McMillan once annexation takes place is 5 (five) years at the rate of taxation during the property's existence in the Township. Those would be paid to the Township for the following five years. Another issue that was considered was that of negotiating for a 7 year contract vs. a 10 year contract. There are definite reasons for negotiating a new contract over getting out of an agreement. The one example was that of the Town of Cameron and what they lost by backing out of their Contract. It was considered that, even though we cannot stop anyone from requesting annexation, we can be compensated for the loss of tax base for a short period of time. We have three people appointed to the Joint Plan Commission and the City of Marshfield has none, at the moment. There seems to be a move to

get City Members on the Joint Plan Commission. The suggestion was to ask for 10 years of tax recovery on the new contract and negotiate from there.

- Budget for Next Year: It was noted that for the last budget that affected this year we asked for \$5000.00 but only got \$3600.00. This was enough to cover payroll and Social Security, Medicare and other associated expenses. The Clerk decided to not reinstate the \$5000.00 that the Chairman said would be reinstated. It was suggested that each member of the Plan Commission be supplied with a current Platt Book, at the current rate (approx. \$40.00) because of the regular changes of property ownership. In addition, there is the potential for making small changes in the Comprehensive Plan and potential trips to the County for ERC and Board of Adjustment meetings, for example the Wenzel Property has a Conditional Use Permit being decided and individuals from the Plan Commission may need to attend, etc. It was suggested that we request \$4000.00 for Payroll and \$1000.00 for expenses. Moved to request - \$4000.00 for Payroll and \$1000.00 for expenses by – Debbie Davis and Second by – Russ Kollmansberger. Voice vote – In favor – All Aye. Opposed – None.
- Adjourn: Move to adjourn – Bruce Wineman; Second – Debbie Davis. Voice Vote – In favor – All Aye; Opposed – None.
- Prepared by Bruce Wineman, Secretary.