

Town of McMillan

Plan Commission Meeting

26 February 2024, 6:00 p.m. (1800)

- Call to Order
- Roll Call: Dorothy Olson – Present; Debbie Davis – Present by phone; Bruce Wineman – Present; Tammy Wenzel – Present; Russ Kollmansberger – Present.
- Vote Approval to attend by phone: Move to approve – Bruce Wineman; Second - Tammy Wenzel. Voice vote: In Favor – All aye; Opposed – none.
- Visitor Comments: None.
- Approval of Plan Commission Meeting: Move to Approve – Debbie Davis; Second – Russ Kollmansberger. Voice Vote: In Favor – All aye; Opposed – None.
- Address Amendments to Marathon County Code of Ordinances for Chapter 15 and Chapter 21: The only comment was by Russ Kollmansberger and that was the fact that it seemed they just made some “Boiler Plate” changes and that no response on our part was needed.
- Approve/Disapprove CSM – Seehafer S-24-021: John Seehafer was present to discuss the details of the maps and changes. We only had the new maps drawn by the Surveyor. We didn’t know what was being changed. Mr. Seehafer described the changes that involved the division off of the first map we had in our possession that consisted of a shed and 10.209 acres. This is currently in Farmland Preservation (FP) and the desire is to change it to General Agriculture (GA). Since the remaining land associated with this property was in excess of that needed to be in (FP), we felt that this was a workable situation. Move to Approve the change – Bruce Wineman; Second – Russ Kollmansberger. Voice Vote: In Favor – All aye; Opposed – None.
- Approve/Disapprove CSM – Seehafer S-24-020: The discussion began with establishing the association with the other property in Seehafer S-24-021. Then the discussion moved into what was being changed by this division. We did not have a map that was consistent with what existed and what was being changed. The Plan Commission had a difficult time understanding what existed before the change and how the new division was going to be different. It appeared that Lot 1 was larger than the proposed new lot size and what its association was with the move from (FP) to Rural Residential (RR). The size was appropriate for the requirements of the Town of McMillan, being at least two (2) acres. It measures 2.039 acres. The remainder of the property, Lot 2 which consists of 15.576 acres was to be moved from (FP) to (GA) and would not affect the remaining property that was in (FP). The map was confusing because it was not consistent with the map that Mr. John Seehafer possessed. After some discussion it was determined that with the information at hand we could approve the boundary changes. Move to Approve – Russ Kollmansberger; Second – Bruce Wineman; Voice Vote: In Favor – All aye; Opposed – None.
- Report on CUP and BOA Seminar: Those that attended were very favorable on the Seminar. It was capsulized by presenting that any business that comes before a Board of Adjustment (BOA) has one criterion, it must agree with all Ordinances and Laws. There were no subjective issues that could be considered. It was hoped that Marathon County would consider putting on such a Seminar in future. Overall, it was considered helpful and educational.

- Article for Town of McMillan News Letter: It was stated that the request for the News Letter was that the article was desired by 1 March 2024. The issue was that we would like to inform future owners and residents of the Town of McMillan what the zoning was for the property being sold and making the new owner aware of any “pitfalls” that may exist to what their interests and intentions might be. The discussion centered on the Realtor(s) and the fact that they were frequently not interested in making such an effort. Russ Kollmansberger suggested that a set of bullet points be created to describe the different forms of zoning and they be added to last News Letter’s text. It was suggested that the average land owner may not know what their property is zoned. We have that information but they would have to come and talk with us to explain what that means. The suggestion was made by Russ Kollmansberger that, at least the most common zoning types be addressed with a few bullet points that describe what can be done with an owner’s property. Dorothy Olson offered to write the article and send it around to all the members of the Plan Commission.
- Adjourn: Move to adjourn – Tammy Wenzel; Second – Russ Kollmansberger. Voice Vote: In favor – All aye; Opposed – None.