

CITY OF MARSHFIELD/TOWN OF MCMILLAN JOINT PLAN COMMISSION MINUTES
OF JANUARY 22, 2016 MEETING

Meeting called to order at 10:01 AM by Secretary Miller in Conference Room 108 of City Hall Plaza.

PRESENT: John Bujalski, Dave Swenson, Michael Stockheimer, Laura Mazzini, Bill Penker, and Alderman Ed Wagner.

ABSENT:

ALSO PRESENT: Alderman Gordy Earll; Alderman Chris Jockheck; Carolyn Opitz, Town of McMillan Chairperson; Tom Turchi, City Engineer; and, Josh Miller, City Planner.

Election of Chairperson.

Nominations were held for Chairperson.

Penker nominated Mazzini.

There being no further nominations the Secretary declared the nominations closed.

JPC 16-01 Motion by Wagner second by Penker to approve Mazzini as Chairperson unanimously.
Motion Carried

Mazzini was elected Chairperson and took over as Chairperson of the meeting.

Everyone introduced themselves.

Approval of Minutes – August 21, 2014.

Swenson offered a correction to the minutes to change “plan” to “plant” in the second bullet point under Updates on County Road E and bike trail.

JPC 16-02 Motion by Wagner, second by Swenson to approve the minutes of the August 21, 2014 as amended.

Motion Carried

Citizen Comments.

- Mazzini mentioned talking about having the City contribute to assist with Mann Road.
- Opitz said Mann Road is a bypass to the City and it will need to have a major reconstruction. Hoping to figure out some way to get help to make repair the road.
- Turchi said the cost to repair would be \$700,000 - \$1,000,000 per mile. It’s about 2 miles of road. Recommended talking to Marathon County. Board of Public Works and Common Council would have to make that decision.
- Swenson said if there are any grants or other avenues that the City could look at applying to assist with the costs.
- Wagner will be at a joint meeting of the Legislature Exchange in Madison. He will make some effort to talk about it when he’s down there.
- Bujalski said we should talk to the legislatures. Town of McMillan has a new road standard which is very high standard, similar to an interstate standard. Looking for aid from wherever.

- Wagner said we should talk about the transportation plan for the joint plan itself.
- Mazzini suggested temporary closing the road off and redirecting traffic.
- Opitz asked the County if they would take it over and they said no. They have a CIP done by MSA to identify grant. Suggested to go after a TRID (Town Road Discretionary Improvement) program.
- Miller suggested putting this on a future agenda in how the City can work with the Town to address this.
- Jockheck said this problem goes back 20 years.
- Tuchi said he can bring that to the attention of the CIP committee with the City.

Discussion regarding neighborhood concerns with runoff and drainage along County Road E.

- Turchi gave an update. Worked with SES Engineering to see if there could be additional fixes to the stormwater detention basins. Came up with a design to reduce runoff a little bit about 3-4 cfs. Met with design engineer for the ponds. Said some of the stormwater is bypassing the ponds. They came up with recommendations and sent a letter to owners. Hoping it will be fixed this summer.
- When County E was reconstructed, the redesigned ditch caused about 2/3 of the stormwater to bypass the detention basins. That repair was made in October to redirect the stormwater to the ponds. The site met all the requirements when it was developed. We cannot force them to do fix it further. But we can approach them about adding a structure to help reduce stormwater flows
- Turchi will provide drainage calculations for the culverts under Zyg Street when the City receives their new topography maps.
- Marshfield's storm sewer system is designed for a 10 year storm event.
- Bujalski asked if Zyg was curbed instead of ditched if that would help.
- Turchi said ditches actually move stormwater better than curbs.
- Bujalski said the Joint Plan Commission is working to resolve the flooding issues near County Road E.
- Bujalski said the new subdivision ordinance does address stormwater management.
- Mazzini asked if there are other alternatives that are more eco-friendly and affordable? Wondering if you can ask adjacent property owners to turn some of their property into wetlands to take up some of the stormwater.
- Turchi said developers usually try to meet the requirements the most inexpensive as possible. You would have to buy the land to have people turn their land into wetlands.
- Bujalski also mentioned the cost of maintenance of the ponds.
- Opitz asked Turchi to see where the water is going in this area in the spring and report back. Turchi can put something together that he can submit to John and John can share it with the group.

Update on the Draft Marathon County Zoning Code.

- Bujalski gave an update on the Marathon County Zoning Code. The current code is 35 years old. The new code has two zoning plan options for the Towns. One is urban and the other is rural. They want to get it voted on the end of March. Townships in Marathon County have the option to opt out over the course of the first year if they want their own zoning.
- Mazzini asked to be invited to those meetings or keep updated on what was decided.

Discuss Checklist for Subdivisions in the Town of McMillan.

- Bujalski gave a background on the subdivision checklist and gave an overview.
- Town of McMillan wants a thorough document and wants the developer to pay for the costs for development.
- Mazzini asked how much the fees could be.
- Bujalski said it isn't a money maker, but we need to capture the Town's fees for approving the subdivision.
- Does McMillan want major subdivisions? Roads especially cul-de-sacs cost more money to the town to maintain.
- Penker was wondering if some of the terms should be defined for the purposes of someone that maybe doing some monetary support to the developer. Bujalski said they could do a definitions page with the checklist.
- Jockheck asked if there were other land developers that did multiple minor subdivisions together. Bujalski said if they did that it would become a major subdivision.
- Mazzini asked if they have an idea of what land could be subdivided. Bujalski said it would likely be Section 28.
- Miller stated that the Cooperative Boundary Area needs to be addressed on the checklist – Joint Plan Commission is the reviewing authority for the Cooperative Planning Area.

Update on Comprehensive Planning efforts.

- Miller gave an update on the timeline for updating the City's Comprehensive Plan.
- Bujalski each Plan Commission member of the Town of McMillan will have personal computers and everyone will have the same information. They are also updating the demographic information in the Comprehensive Plan.

Set Next Meeting & Agenda

- Next meeting is tentatively scheduled for April 29th at 10:00 am in the 1st Floor Conference Room.
- The agenda should include minutes from January 22, 2016, an update on stormwater runoff from County Road E, discussing the transportation plan, and working together on the future reconstruction of Mann Road.

Motion by Stockheimer, second by Penker to adjourn at 11:21 AM.

Motion Carried

Submitted by, Josh Miller
City Planner