

Joint Plan Commission, City of Marshfield/Town of McMillan Boundary
Agreement Plan

Meeting Minutes of September 2, 2010

Present: Paul Strohman, Cinda Velasco, Karen Woodford, Dan Knoeck, Dave Swenson, Alderman Ed Wagner

Absent:

Also Present: Josh Miller, Planner/Zoning Administrator; Donna Siltala, Town of McMillan Clerk; Other members of the public: Gordon Adler; Alan Tripp; Jeff Nikolai; Barb Tetzlaff; Clarence Oertel, Andrew Schmidt; John Felten.

Meeting called to order at 10:00 A.M. by Chairperson Strohman.

Minutes of February 26, 2010

JPC 10-05 Motion by Knoeck, second by Swenson to approve the minutes of the 02/26/10 meeting.

All Ayes.

Motion Carried

Public Comment.

Gordon Adler explained that recently a new regarding bike trails in the Town of McMillan had formed. Their goal is to connect the Town of McMillan trails with the City of Marshfield trails. They are in the initial stages of identifying corridors and would like to work with the Town and Joint Planning Commission as they move forward.

Alan Tripp and Andrew Schmidt were there on behalf of the Jehovah Witness Church. They are looking to purchase approximately 8 acres at the southwest corner of Mann Rd and County Rd E. The Church is working on the rezoning now to allow for a church. Any offer from the Church to purchase the land would be contingent upon a rezoning. The congregation is 95 members and the services would be held Thursday evening and Sunday morning, which shouldn't conflict with the heavy traffic times for that intersection and veterinary business across Mann Rd.

The Joint Plan Commission explained that this is a primary intersection for the Town. It is also a dangerous one considering the lack of visibility from Mann Rd. Access on County Rd E for the remaining portion of the undeveloped property is a concern as the development would likely need two points of egress and the County may not allow access on County Rd E. The Commission is in the process of developing their transportation plan and would like to investigate the future transportation needs of this location in more detail before recommending the approval of the location of the church layout. The Church will want to consider having additional setbacks if additional right-of-way is

needed for future road updates to Mann Road and County Road E. Any future development needs to follow the Comprehensive Plan.

Discussion of a possible division of land by Jeff Nikolai for property east of Lincoln Avenue.

Jeff Nikolai owns 53 acres off Lincoln Avenue and is looking to subdivide his property for future residential. Currently, there is a long driveway extending east to his home. He is proposing to utilize the existing driveway location as a future road and then possibly extend the road south to a cul-de-sac. The Commission recommended that a long cul-de-sac is undesirable and that he may want to consider connecting to the adjacent property to the south. Mr. Nikolai could potentially put in a temporary cul-de-sac until a future connection could be made. The property is currently zoned Transitional Agriculture and would have to be rezoned. The future land use in the Joint Planning Area – Future Land Use Plan shows the area to be Conservation-Based Residential that consists of a development density of .5 – 1.0 dwelling unit/acre. Recommended zoning for the area is AE or AR.

The Commission recommended that he review the tape about conservation subdivisions for some ideas. This would allow a greater density and may push the lots towards the front of the property and provide a large common area. It was also suggested that he work with the adjacent property owner to the south about a possible future road. The Town does have their own road ordinance and any public roads will have to be brought up to Town standards. Mr. Nikolai will come back with some more detailed plans at a future meeting.

Continue discussion of Transportation Planning for the Joint Planning Area.

Knoeck handed out a draft Master Street Map that was developed in April, 2008. The map showed possible future road corridors in the Joint Planning Area. The Commission also reviewed aerial maps from the Joint Planning Area. Items discussed include the extension of Mann Road to State Highway 97; an extension of Chestnut Avenue to Williams Drive; a west connection from Prairie Run to Lincoln Avenue; access from Wilderness View Drive to State Highway 97; and, the possible realignment of Mann Road to the south and extending east towards State Highway 97. At this time discussion was preliminary and the Joint Plan Commission will revisit this discussion at a later meeting.

It will be important to develop a master street plan which identifies future road corridors. So when development occurs, those corridors can be preserved.

Discussion of the City of Marshfield Sewer Service Area Plan Amendment.

Knoeck stated that the committee reviewing the Sewer Service Area Planning Update is getting some preliminary data compiled by the North Central Wisconsin Regional Plan Commission. So far the committee has reviewed growth projections and environmentally

sensitive areas. The next step in the process is to look at where the boundary could change. There will be an update at the next meeting.

Set Next Meeting & Agenda

The next meeting the Joint Plan Commission will continue to look at future road and pedestrian connection ideas, the proposed church development of the southwest corner of Mann Road and County Rd E, and the subdivision for Jeff Nikolai. The next meeting is tentatively scheduled for late November. City Staff will confirm the early part of November and send out agendas and copies of the minutes about a week beforehand.

Adjourn

Motion by Swenson, second by Knoeck to adjourn.

All Ayes.

Meeting adjourned at 11:54 A.M.

Submitted by, Josh Miller
Planner/Zoning Administrator