

(Approved)

**PLAN COMMISSION
Minutes**

February 6, 2017

Brillion City Hall Conference Room

6:00 PM

CALL TO ORDER: Mayor Gary Deiter called the meeting to order at 6:00 P.M.

ROLL CALL: Present were Mayor Gary Deiter, Lonnie Puskala, Al Ebert, Gerald Sonnabend, and Mike Buboltz. Also present were City Administrator/Clerk-Treasurer Lori Gosz and Building Inspector Mike Angoli. Absent were Zane Zander and Alderperson Crystal Fhlug.

GUESTS:

Matthew Bennett, Mel Edinger, Beth Wenzel, and RDA Consultant Cheryl Welch.

APPROVAL OF THE AGENDA:

Motion – Sonnabend moved to approve the agenda. Seconded by Buboltz. Motion carried unanimously.

APPROVAL OF THE JANUARY 3, 2017 PLAN COMMISSION MEETING:

Motion – Sonnabend moved to approve the January 3, 2017 Plan Commission Meeting minutes. Seconded by Puskala. Motion carried.

BRILLION IRON WORKS PROPERTIES:

A. Future Land Use for Redevelopment:

Gosz explained meetings continue with Economic Representatives on the closure of the Brillion Iron Works. She explained the group recently toured the Brillion Iron Works Plant. The realtor hired by MPG was in attendance at the tour. He questioned what the City wants to see for reuse of the property.

Sonnabend suggested we need to have interest in the property first then work out how the City will help. Mayor Deiter questioned what happens if MPG can't sell the property and over time abandons it. Gosz asked Angoli to discuss the Razing of Buildings and Removal of Salvageable Materials Permit at this time.

Sonnabend suggested any potential purchase or reuse of the property be reviewed by the Plan Commission for change of use. He stated the City should be willing to look at and review any proposed use.

Mayor Deiter questioned RDA Consultant Welch if she has been in conversations with the Realtor and what interest in the property there has been. Welch stated she will make contact with the Realtor tomorrow. She stated MPG would like to sell all but will consider selling off in pieces.

Welch explained the DNR has Brownfield funding available, however, the City's RDA would need to be the owner of the property to apply for the grant and then turn it over to the Developer.

B. Razing of Buildings and Removal of Salvageable Materials Permit:

Angoli explained he has spent time reviewing and getting more definition on the City's Ordinance. He has been advised that removal of free standing equipment does not require a permit. A

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salvageable material permit only applies if they open or remove a wall to take out equipment, then they would need a permit. Taking out equipment is not salvaging.

Angoli reported he has a meeting scheduled to walk through the plant with a Fire Inspector from the Brillion Fire Department. Angoli explained State Building Code does not allow disconnection of fire sprinkler systems.

CONDITIONAL USE PERMIT – WISCONSIN PUBLIC SERVICE TOWERS:

Angoli reported he was contacted by Wisconsin Public Service. They would like to put up two (2) new towers, both in industrial districts. The towers will be taller than what the City Code allows. They will be located on the current Wisconsin Public Service's property. They wanted the Plan Commission's opinion before designing the work. The consensus was to allow Wisconsin Public Service to proceed through a Conditional Use Permit.

SALE OF CITY PROPERTY – GLENVIEW AVENUE/WOLFSCHMIDT LOTS:

Gosz reviewed the Land Appraisal Reports for the three (3) lots with the Plan Commission. She explained the City has spent \$42,918.77 on the purchase and surveying costs for the Ondrasek property. The City Council would like to be able to recoup as much of this as possible by selling off the three (3) lots on Glenview Avenue/Wolfschmidt Street. The total appraisal for all three (3) lots is \$52,000. Angoli stated due to the location next to the mobile home park, the City may not receive the appraised cost. Discussion followed.

Gosz explained the City's Procedure for Sale of Property. She explained the Plan Commission will need to determine a value and make a recommendation to the City Council to authorize Notice of Sale of the Property. It was suggested establishing a stipulation that within a specific time the property have residential development to get it back on the tax roll.

Motion – Sonnabend moved to recommend to City Council the following for sale of the property; the sale must be for all three (3) lots combined to one (1) buyer with a minimum price of \$12,000 per lot for a total of \$36,000, and that residential construction must begin within one (1) year of purchase. Seconded by Buboltz. Motion carried.

BUILDING INSPECTION REPORT:

A. Property Maintenance Code Violations:

1. 106 S. Main Street:

Angoli reported he will be following up on the property soon.

2. 208/210 Center Street – Update:

Angoli reported a second citation was issued to this property owner.

B. Street Numbers:

1. Corrections:

Angoli reported he continues to work on this.

2. Display:

Angoli reported he continues to work on this.

OLD BUSINESS:

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A. RDA Downtown Redevelopment Project – Update:

Welch reported on the meetings for the redevelopment of the Main Street Square properties. She explained there is interest in creating a private/public partnership. Feasibility Study will be done for future planning of the property.

Edinger stressed as we move forward there be better communication with the businesses on the highway with the City as they try to attract employees to move to the City. What housing needs are there?

Wenzel reported discussions included a new City Hall as part of the development. The relocation of the Fire & Police Departments was discussed. More feasibility needs to be done, more facts, more statistics to show the best location for the Fire Department.

The next meeting is scheduled for March 1st.

NEW BUSINESS:

Mayor Deiter reported Andy Geiger has been hired as the new Public Works Director and will begin work on February 13th.

ADJOURNMENT:

Motion –Puskala moved to adjourn the meeting. Seconded by Buboltz. Motion carried unanimously. The meeting was adjourned at 7:14 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer