

(Approved)

**SPECIAL PLAN COMMISSION MEETING**  
**Minutes**

**October 23, 2017**

**Brillion Community Center**

**5:00 PM**

**CALL TO ORDER:** Mayor Deiter called the meeting to order at 5:00 P.M.

**ROLL CALL:** Present were Mayor Gary Deiter, Lonnie Puskala, Mike Buboltz (arriving at 5:08 PM), Al Ebert, Zane Zander, Gerald Sonnabend, and Alderperson Joe Levash. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Building Inspector Mike Angoli, and Public Works Director Andy Geiger.

**GUESTS:**

TJ Lamers, Steve Knuth, Rick Hermus, and Andy Dumke from Alliance Development.

**APPROVAL OF THE AGENDA:**

**Motion** – Levash moved to approve the agenda. Seconded by Puskala. Motion carried unanimously.

**SIGN PERMIT – 232 W. WATER STREET (CONNECTIONS):**

Angoli reported on a sign permit for 232 W. Water Street for the autistic school. This is just information to the Plan Commission. No action is required.

**R-3 ZONING CODE AMENDMENT:**

Geiger distributed the proposed revisions to the R-3 Zoning Code. He explained the revisions were reviewed by the City Attorney. The change to “not to exceed 12 units per floor” gives more flexibility. Parking shall not be located in the building setback area was deleted. Height and square footage were amended with minimum requirements.

Levash questioned if the three (3) bedroom units would be in the complex. Steve Knuth stated yes, but the City Code does not specify three (3) bedroom but rather states two (2) bedroom or larger.

**PARKING RESTRICTIONS:**

Steve Knuth distributed a Site Plan showing how parking would be for each building on the property. He explained 1.5 per unit was used.

Andy Dumke, the Developer, distributed an example from a development in Oshkosh. He explained the development would include the WHEDA Tax Credits, which makes this development affordable for this community and offering market rents. He stated he feels by offering these low income rents the apartments will be 100% filled. He explained that heat and water is paid by the landlord, the electric by the tenant.

Dumke explained this would be a Work Force Housing, not a Section 8, which is subsidized housing.

Gosz recommended a Developer’s Agreement be approved for the project; however, this meeting is to discuss Code amendments.

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Gosz asked if there were any parking restrictions for this proposed development. Geiger stated R-3 Code requires one (1) stall per unit, Sec 106-148 Parking Requirements requires 1.5 stalls. This should be corrected at some time, but is not necessary with the development as the property would be zoned to R-3.

Shared parking lot for the development was discussed. Knuth stated it was drafted using the City's current Code.

Discussion followed.

**CERTIFIED SURVEY MAP(S) AND REZONING REQUEST – 205 N. MAIN STREET:**

TJ Lamers reported the Certified Survey Map is currently being done. Gosz suggested the Commission recommend to City Council to set a Public Hearing date for the Certified Survey Map and Rezoning Request from C-1 to R-3.

**Motion** – Sonnabend moved to recommend to City Council to set a Public Hearing date for November 13<sup>th</sup> for the Certified Survey Map and Rezoning Request for 205 N. Main Street. Seconded by Buboltz. Motion carried.

**ZONING MAP CHANGES:**

Geiger reviewed the Zoning Map changes.

**Motion** – Sonnabend moved to recommend to City Council to set a Public Hearing date for November 13<sup>th</sup> for the Zoning Map changes. Seconded by Buboltz. Motion carried.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**ADJOURNMENT:**

**Motion** – Zander moved to adjourn the meeting. Seconded by Puskala. Motion carried unanimously. The meeting was adjourned at 6:50 pm.

Lori M. Gosz  
City Administrator/Clerk-Treasurer