

(Approved)

**JOINT MEETING OF THE  
SPECIAL CITY COUNCIL  
REDEVELOPMENT AUTHORITY COMMISSION  
PLAN COMMISSION  
MINUTES**

**October 16, 2017**

**Brillion Community Center**

**6:30 pm**

**CALL TO ORDER:**

Mayor Deiter called the meeting to order at 6:32 pm.

**ROLL CALL:**

**City Council:**

Present were Mayor Gary Deiter, Alderpersons Mel Edinger, Timothy Hanson, Joe Levash, Betty Nies, Vicki Shafran, Wally Sonnabend, and Carrie Wenzel. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Public Works Director Andy Geiger, Park & Recreation Director Ann Marx, Fire Chief Joey Diener, and Deputy Clerk/Treasurer Joy Buboltz.

**Redevelopment Authority Commission:**

Present were Kim Buboltz, Ralph Rice, Matthew Bennett, Tamara Hillmann, Jerome Popp, Beth Wenzel, and Alderperson Mel Edinger.

**Plan Commission:**

Present were Mayor Gary Deiter, Lonnie Puskala, Al Ebert, Zane Zander, Mike Buboltz, and Alderperson Joe Levash. Absent was Gerry Sonnabend.

**Guests:**

David Nordby Editor for the Brillion News, Dan Mertens, Pete Litersky from MCO, Paul Much from MCO, Amy Vaclavik from McMahan, Dennis Miller, Tom Kees, Chris Brandt, Mary Jo Krueger, Dorene Spatchek, Travis Willie, Barbara Reese, Elaine Lau, Sarah Pielhop, Orville Behnke, Cyril Clavers, Dave Schwahn, Gordie Gasch, Mark Olson from the Ariens Company, Linda Deiter, Calumet County Economic Development Director Mary Kohrell, Bob Endries, Pat Endries, Jeff Wittmann, Wendy Behnke, Joe Behnke, Randy Ryoti, Steve Knuth from McMahan, Dennis Lamer and TJ Lames from the IPR Group.

**APPROVAL OF THE AGENDA:**

**Motion** –Edinger moved to approve the agenda. Seconded by Sonnabend. Call vote taken. Motion carried unanimously.

**CITIZEN INPUT:**

None.

**DOWNTOWN REDEVELOPMENT PROJECT:**

Redevelopment Authority Commission Chairperson Beth Wenzel explained the Redevelopment Authority Commission (RDA) is trying to make the Downtown of the City of Brillion more attractive starting with the former HUB property, a/k/a Main Street Square. The RDA has some ideas for the property along with being financial responsible as possible.

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Gosz explained that the RDA has been working on this project for the past few years. A Power Point Presentation of the proposed project was presented. She explained that in 2015 the RDA redevelopment plan was updated. It is the goal of the RDA to revitalize the Downtown and its vacant buildings.

Wenzel stated recently the Brillion Irons Works closed and we need to realize that it could happen to other businesses/industries in the City. We need to think of our neighbors and support this proposal. This needs to be done.

Bob Endries explained that there are currently 300 jobs available in the local industries; 240 at Ariens, 20 at Endries, and 10 at Professional Plating and we don't have the people in the area to hire for those jobs. We need housing in this community. He strongly urged the City Council to do something and he wants to help support a new City Hall facility.

Mark Olson from the Ariens Company stated that the Ariens Company continues to look for employees. He stated that the Ariens Company would like to have their employees live here instead of commuting every day. Right now Ariens is offering \$2,000 to those employees to move here and work here. He reported that 20% of their work force is from Brillion with the rest commuting.

Sarah Pielhop stated that the City does a lot of big things, i.e. donating for the recent Splash Pad. She stated that if industries/businesses can't find employees they will move to where they can find employees. This community cares about each other and people in the community want to grow. Also more housing will help the City's tax base. People are looking for more and we can be more.

Wenzel explained the RDA is looking at ways to finance this proposed project and there are ways that may affect the City's tax base in different ways.

Jon Cameron, Ehlers, gave a brief explanation on the City's debt service where it stands today and options to finance this proposed project. He explained that each municipality in the State of Wisconsin has restraints on their tax levy, which started in the year 2005.

Cameron explained the option of short term financing for this proposed project and the steps for short term financing.

Cameron also explained that as of August 15, 2017 the City of Brillion has no TID capacity. He explained the options the City could use for the redevelopment of the former Brillion Iron Works site, i.e. Environmental TID or seeking Special Legislation to exceed the 12% test. He explained the RDA's involvement in this option and that the RDA must stay in existence through the debt of this possible TID.

Gosz asked Cameron if other communities in the State have used these options for the redevelopment of property. Cameron stated some communities have.

(Approved)

Wenzel explained that the RDA is also involved in the former Brillion Iron Works property. The City Council has been working on revising some of their ordinances. If done correctly, the land can be redeveloped. There also may be grant opportunities out there for the property.

Cyril Clavers asked as far as the environmental impact of the former Brillion Iron Works property who is responsible for the cleanup. Wenzel stated that Phase 1 and Phase 2 testing is currently being done by the current property owners.

Rob Jensen asked how long the current TIF's in the City are lasting. Gosz stated until the year 2025-2027. Mayor Deiter noted that the City's existing three (3) TIF's are paying for themselves.

Matthew Bennett stated that tonight we are talking about the Main Street Square property and asked if the boundaries of TIF #2 can be extended. Gosz stated increment from TIF can be used for some of the "demolition" costs, but they must be eligible costs per the TIF Project Plan, which was amended to include projects ½ mile of the TID boundaries.

TJ Lamers explained there may be some grant opportunities for this proposed project. Mary Kohrell, Community Development Director for Calumet County, explained that she has been a part of this proposed project since June and stated that the City of Brillion is very lucky to be in this position and that there are other communities envious of the City of this opportunity. She stated the City needs to be creative in attracting employees to work/live in the City. Kohrell explained that there is a WEDC Grant that may be available to the City for this proposed project. This grant would be a matching and a reimbursable grant. It is hoped to have this grant completed by November 1<sup>st</sup>. Lamers explained there is a WHEDA Grant that is available also. That grant is due by December 9, 2017.

Lamers explained the proposed apartment building on the site would look very similar to the apartments located in downtown Chilton.

Steve Knuth, McMahon, presented a "fly by" view of the proposed development and explained the development to those in attendance. He explained the layout of the property. Levash asked how many apartments would be in the building. Knuth stated forty (40) apartments which would include 1-bedroom, 2-bedroom, and 3-bedroom apartments. Chris Brandt asked the price range of the apartments. TJ Lamers stated the range could be \$700 - \$1,000. Levash questioned the size of the proposed new City Hall. Knuth stated 5,000-6,000 sq. ft. and the size of the apartment complex is 12,500 sq. ft.

Cyril Clavers asked about the current buildings on Main Street and their façade look. Wenzel stated those details need to be worked on yet. Gosz explained the City of Brillion has a Zero Interest Loan Program that businesses can apply for to help with façade improvements. Knuth stated they will try to make the proposed buildings blend in with the current Main Street buildings. Kohrell stated this development will bring people to the downtown area.

(Approved)

TJ Lamers explained the Brillion Tax Revenue projections and assumptions to those present. The City could see approximately \$90,000 in increased taxes with this development, once all phases are completed.

Bob Endries reminded those in attendance that the City currently owns the parking lot of 205 N. Main Street and that Dollar General has an “unwritten” agreement for snow removal with the City.

Tom Kees expressed concern with keeping street parking in front of the proposed new City Hall on Main Street. Knuth stated with the proposed concept street parking will remain.

Several questions were asked and answered on the location of Dollar General and if they are required to relocate or can they remain in the current location.

Levash asked what the purchase price is of the property. Wenzel stated \$100,000 of which the City has committed \$50,000 and the other \$50,000 is from a donation. Matthew Bennett reminded those present that the RDA will be purchasing the property and will be owned by the RDA.

It was noted that the approximately cost of the property owners in the City for the City Hall portion of the development is \$43.00 on a \$100,000 home.

Lengthy discussion followed on the proposed development.

Questions were raised on the repairing of City streets. Geiger explained the Capital Plan for City streets.

Matthew Bennett stated that if we do nothing we go backwards. The City is receiving help with this development with a private developer.

Bob Endries announced that Professional Plating will be doing a million dollar expansion of its facility. He also noted that there are 90 containers in Chicago for Endries and there is a 600,000 sq. ft. facility in Kenosha for Ariens. Image if those buildings were here in Brillion.

**A. Approval of Project:**

It was reported that the first phase of the project is the construction of a new City Hall and the second phase would be the construction of the housing unit.

**Motion** – Wenzel moved to approve the Downtown Redevelopment Project. Seconded by Sonnabend.

Levash asked the timeframe for Phase 1 and Phase 2. Wenzel stated it is hoped to start the project in April.

Roll call vote taken. 7 votes cast. Motion carried unanimously.

(Approved)

**B. Purchase of Property:**

**Motion** – Levash moved to authorize the Redevelopment Authority Commission to purchase a portion of the property of 205 N. Main Street for \$100,000. Seconded by Shafran. Roll call vote taken. 7 votes cast. Motion carried unanimously.

**ZONING CODE AMENDMENTS:**

**A. R-3 Multi-family Residential District:**

Gosz reported that 205 N. Main Street is currently zoned C-1. The zoning would need to be changed to R-3 for the housing development on that property. Some amendments to the City's Zoning Code will need to be made. Geiger stated it is the hope to clean up and simplify the zoning in R-3. Gosz stated that one requirement of WHEDA is that zoning of the property must be in place first.

**Motion** – Edinger moved to set a Public Hearing date of November 13, 2017 at 6:15 PM to amend the City's Zoning Code for R-3 Multi-Family Residential District. Seconded by Levash. Call vote taken. Motion carried unanimously.

**B. Parking Requirements:**

Tabled at this time.

**CERTIFIED SURVEY MAP AND REZONING REQUESTS:**

Gosz stated that she has contacted Tammy Fischer from Bay Title & Abstract regarding a Certified Survey Map for 205 N. Main Street. The Plan Commission will need to approve the Certified Survey Map first.

This agenda item was tabled at this time.

Mayor Deiter encouraged those in attendance to attend the RDA meetings and voice your concerns.

**ADJOURNMENT:**

**Motion** – Edinger moved to adjourn. Seconded by Sonnabend. Motion carried unanimously. The meeting was adjourned at 8:34 pm.

Joy L. Buboltz  
Deputy Clerk/Treasurer