

(Approved)

**PLAN COMMISSION  
Minutes**

**July 9, 2018**

**Brillion Community Center**

**5:30 PM**

**CALL TO ORDER:** Mayor Gary Deiter called the meeting to order at 5:30 P.M.

**ROLL CALL:** Present were Mayor Gary Deiter, Lonnie Puskala, Al Ebert (arriving at 5:39 PM), Gerald Sonnabend, Mike Buboltz, and Alderperson Joe Levash. Also present were City Administrator/Clerk-Treasurer Lori Gosz and Paul Birschbach. Absent were Zane Zander and Public Works Director Andy Geiger.

**GUESTS:**

None.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE JUNE 4, 2018 PLAN COMMISSION MEETING AND THE JUNE 18, 2018 SPECIAL PLAN COMMISSION MEETING:**

**Motion** – Puskala moved to approve the June 4, 2018 Plan Commission Meeting minutes and the June 18, 2018 Special Plan Commission meeting. Seconded by Sonnabend. Motion carried.

**5:35 PM – PUBLIC HEARING – CONDITIONAL USE PERMIT FOR 510 N. GLENVIEW AVENUE:**

Mayor Deiter opened the Public Hearing for the Conditional Use Permit for 510 N. Glenview Avenue at 5:43 PM. He asked three (3) times for testimony for or against the proposed Conditional Use Permit. No testimony given. Mayor Deiter closed the Public Hearing at 5:44 PM.

**5:40 PM – PUBLIC HEARING – CONDITIONAL USE PERMIT FOR 234 S. MAIN STREET:**

Mayor Deiter opened the Public Hearing for the Conditional Use Permit for 234 S. Main Street at 5:44 PM. He asked three (3) times for testimony for or against the proposed Conditional Use Permit. No testimony given. Mayor Deiter closed the Public Hearing at 5:45 PM.

**CONDITIONAL USE PERMIT – 510 N. GLENVIEW AVENUE:**

**Motion** – Sonnabend moved to grant the Conditional Use Permit for 510 N. Glenview Avenue. Seconded by Ebert. Motion carried.

**CONDITIONAL USE PERMIT – 234 S. MAIN STREET:**

**Motion** – Levash moved to grant the Conditional Use Permit for 234 S. Main Street. Seconded by Sonnabend. Motion carried.

**MURPHY DEVELOPMENT ADDITION:**

Gosz reported Shane Murphy continues to finalize his plans for another 8-12 unit apartment complex. She stated Murphy may be considering a request for a Developer's Incentive, which is an

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eligible expense through TIF #3 by Pay As You Go Financing. She will report more at the August meeting.

**PAGEL AVENUE/FIRST CHOICE BUILDERS DEVELOPMENT UPDATE:**

Gosz reported that MCC, Inc. provided a Commitment Letter to First Choice Builders indicating they will not complete the curb and gutter and road work on Pagel Avenue until First Choice has paid in full the current amount due to MCC, Inc. billed on 10/31/17 and 11/30/17 and site utilities are installed. She reported Kempen Excavating has been hired to install the utilities (catch basins).

Gosz reported DPW Director Geiger received further information from First Choice Builders that they will have the balance to MCC, Inc. satisfied by 7/18/18. MCC, Inc. will have the work completed by 11/1/18.

No action was taken by the Plan Commission.

**RESIDENTIAL DEVELOPMENT – CONSIDER AREAS FOR FUTURE DEVELOPMENT:**

Mayor Deiter reported a meeting has been scheduled for July 12<sup>th</sup> with Al Lamers, a Residential Developer from the Fox Valley, to discuss his interest in residential development in the City. The land by the City Pond was discussed as an area for duplexes. Buboltz stated he talked to other duplex owners in the City that have long waiting lists for tenants. It was suggested to lower the price for the land to get it sold.

Birschbach stated Al Lamers has done development in the Menasha area and has investors to partner with.

**BUILDING INSPECTOR REPORT:**

Ebert questioned the building permit required for Tadych's Econo Foods. Birschbach stated he will contact Ebert at the store on this.

**OLD BUSINESS:**

**A. RDA Downtown Redevelopment Project – Update:**

Gosz reported the foundation is complete on the City Center Project. She reported the asbestos removal on the former T&C Market and Groskopp Chiropractic office spaces are complete. Kempen Excavating will soon begin demolition work.

Gosz reported she has contacted Andy Dumke regarding the residential complex development. She will have more to report at the August meeting.

**B. Brillion Iron Works Properties - Update:**

Gosz reported there has been an extension granted by the Seller to allow the City and the Arians Company more time to complete the requirements to create the ER TID.

Mayor Deiter stated that Park Avenue will most likely be deeded back to the City once the property is purchased.

**NEW BUSINESS:**

None.

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**ADJOURNMENT:**

**Motion** – Ebert moved to adjourn the meeting. Seconded by Puskala. Motion carried unanimously. The meeting was adjourned at 5:55 pm.

Lori M. Gosz  
City Administrator/Clerk-Treasurer