

(Approved)

**PLAN COMMISSION
Minutes**

August 6, 2018

Brillion City Hall

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, Zane Zander, Gerald Sonnabend, Mike Buboltz, and Alderperson Joe Levash. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Public Works Director Andy Geiger, and Paul Birschbach. Absent was Al Ebert.

GUESTS:

Dan Mertens and Shane Murphy.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE JULY 9, 2018 PLAN COMMISSION MEETING:

Motion – Sonnabend moved to approve the July 9, 2018 Plan Commission Meeting minutes. Seconded by Zander. Motion carried.

MURPHY DEVELOPMENT ADDITION – DEVELOPMENT INCENTIVE REQUEST – TIF#3:

Shane Murphy was present to discuss his Site Plan for his addition to his property. He explained he has been contacted by local industries for the need for housing in the City. Keith DuQuaine will be doing the project for Murphy. He would like to propose a Development Agreement with the City for a Developer's Incentive for the development. This would be a Pay-Go Agreement.

Murphy explained the layout of the Site Plan. Driveway access to the buildings was questioned. He will change as necessary for fire access. Mayor Deiter questioned a playground for tenants. Murphy stated that has been questioned, but most tenants would be retirement age and not young families.

Birschbach questioned storm sewer and sprinkler requirements. Gosz stated she believes when TIF #3 was originally created the pond structure with the District was built to address the entire property. Murphy agreed but it may need to be reviewed.

Mayor Deiter suggested Murphy work with Public Works Director Geiger and Birschbach on the Site Plan for storm water. This will need to be reviewed by McMahon.

Gosz will have a Draft Developer's Agreement at the September Plan Commission Meeting. Murphy stated he hopes to start construction in the fall/winter with spring occupancy in the first phase of the development.

TAX INCREMENTAL DISTRICT #5 – CALL FOR PUBLIC HEARING:

Motion – Sonnabend moved to call for Public Hearing for Tuesday, September 4th at 6:00 PM for the creation of Tax Incremental District #5. Seconded by Buboltz. Motion carried.

RESIDENTIAL DEVELOPMENT – CONSIDER AREAS FOR FUTURE DEVELOPMENT:

(Approved)

Mayor Deiter stated he has not heard back from a potential developer for the Steinfest property.

BUILDING INSPECTOR REPORT:

Birschbach reported four (4) permits have been issued for Pagel Avenue. He also reported he received a complaint from the Police Department who found an individual living in the upstairs at Twitch's. The property will need to be reviewed for building permit violations.

OLD BUSINESS:

A. RDA Downtown Redevelopment Project – Update:

Gosz gave an update on the City Center Project. The project is approximately two (2) weeks ahead of schedule.

B. Brillion Iron Works Properties - Update:

Gosz gave an update on the Project. Purchase is expected to be by the end of September.

C. Pagel Avenue – Update:

Geiger reported the road work will be completed this summer. Kempen Excavating still needs to get the utility work (catch basins) completed before the curb work. November 1st is the completion date for the road work.

Other:

Gosz reported the Brillion Cobblestone Inn & Suites Hotel has been sold. The City Council has approved the transfer and assignment to the Developer's Agreement. The hotel name will remain the same. The new owner is from Minnesota.

NEW BUSINESS:

Dan Mertens stated he is interested in the property the City has for sale on Glenview Avenue. He is looking at condos to rent out. Rezoning and resurvey work of lots may be required.

This will be placed on the September Plan Commission agenda.

ADJOURNMENT:

Motion – Sonnabend moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 7:09 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer