

(Approved)

**PLAN COMMISSION  
Minutes**

**September 4, 2018**

**Brillion Community Center**

**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, and Paul Birschbach. Absent were Al Ebert and Public Works Director Andy Geiger.

**GUESTS:**

David Norby from the Brillion News, Phil Cossen from Ehlers, Mark Olson from Ariens, Beth Wenzel, Chris Brandt, and Shane Murphy.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE AUGUST 6, 2018 PLAN COMMISSION MEETING:**

**Motion** – Zander moved to approve the August 6, 2018 Plan Commission Meeting minutes. Seconded by Sonnabend. Motion carried.

**PUBLIC HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 5:**

Mayor Deiter opened the Public Hearing at 6:01 PM and asked three (3) times for testimony for or against this creation. No testimony given. Mayor Deiter closed the Public Hearing at 6:02 PM.

**CONSIDERATION OF “RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 5, CITY OF BRILLION, WISCONSIN:**

Cossen gave a quick overview of work done over the past year to develop a Plan for the redevelopment of the property and all those involved in the project development. Cossen explained the City will be the first to use the Environment District TID under ACT 70 in the State. Ariens will be partnering with the City to redevelop the site. Cossen explained the steps to create the TID and based off the closing date of September 28, 2018 for the purchase of the property. Cossen explained the City is at its maximum limit to create a TID. However, this new Environmental District TID allows the City to create a District. He explained new Environmental District TID allows for a zero tax base.

Cossen explained the site is very complicated and with the creation of an Environmental District TID the DNR had to provide a certified letter which the DNR Green Team has been very good at helping to accomplish this in a timely manner.

Cossen explained the TID boundaries. There is a small parcel that will need to be annexed to the City and amended to the District. This will happen after the TID is created. He explained the proposed land use for the development. This is just a map of how the redevelopment could happen moving forward.

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Cossen explained the estimated project costs in phases. The first will be the professional services to develop the Plan. Olson explained the proposed plan for the building demolition which is estimated to be approximately \$2 million dollars. He explained an Idle Industrial Site Grant that is currently being applied for which is \$500,000 for demo and a Brownfield Grant through WEDC will also be applied for. A TEA Grant through WDOT will also be applied for. Olson explained the work being done in the Farm Equipment Building by the Ariens Company.

Cossen explained the cost for the property which will be fronted by the Ariens Company by the creation of a LLC. This is crucial to jump starting the cash flow of the TID. The City will initially own the property to allow for Local Government Unit Liability Exemption with the DNR and for grant applications. An Agreement will be formed between the City and the Ariens Company for this purchase. Without the Ariens Company, the City would not be able to acquire the property.

Cossen explained the cash flow projections. The grant money will help the cash flow. Due to the City's limited borrowing capacity and protecting that limit for other City needs. Pay-Go Developers Agreement may be used.

**Motion** – Sonnabend moved to approve Resolution RE18-15 designating the proposed boundaries and approving a Project Plan for Tax Incremental District No. 5 and recommending its approval to the City Council. Seconded by Zander. Call vote. Motion carried unanimously.

**Zander left the meeting at 6:23 PM.**

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

Shane Murphy distributed a revised Site Plan for his development. Birschbach stated the Fire Chief has reviewed the Plan and has no concerns for driveway access for fire trucks.

Murphy explained that Keith DuQuaine is looking to beginning to build this fall. Birschbach questioned State Building approval. Murphy stated State Approval would be 30 days or less.

Mayor Deiter stated Murphy should work with the Building Inspector on the Plans. Birschbach stated the City Engineer will need to review the storm water for the site. Permits will need to be submitted to the State.

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

Mayor Deiter reported he has been in contact with Al Haese who still wants to get some cost estimates.

**BUILDING INSPECTOR REPORT:**

Birschbach reviewed the August Building Permits Report.

**OLD BUSINESS:**

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

Progress continues on the project.

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

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No update.

**C. Pagel Avenue – Update:**

Gosz reported that Public Works Director Geiger met with First Choice Builders along with Mau on August 31, 2018 regarding the completion of Pagel Avenue asphalt and drainage project. Mau will be making final elevations, back of curb and road the week of September 3, 2018. Kempen Excavating will then move in to relocate two (2) catch basins and install the two (2) that were never completed. MCC will move in the week of September 17, 2018 to finish reshaping the road, pulverizing and reshaping the west end that is currently paved, and then completing two (2) layers of asphalt. Estimated completion is mid-October.

**NEW BUSINESS:**

None.

**ADJOURNMENT:**

The meeting was adjourned at 6:34 pm.

Lori M. Gosz  
City Administrator/Clerk-Treasurer