

(Approved)

**PLAN COMMISSION  
Minutes**

**August 5, 2019**

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

**GUESTS:**

Bob Behnke, Lisa Hoepfner, and Dave Schmaltz from McMahon.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE JUNE 3, 2019 PLAN COMMISSION MEETING AND THE JUNE 24, 2019 SPECIAL PLAN COMMISSION MEETING MINUTES:**

**Motion** – Sonnabend moved to approve the June 3, 2019 Plan Commission Meeting minutes and the June 24, 2019 Special Plan Commission Meeting Minutes. Seconded Buboltz. Motion carried.

Mayor Deiter recognized Bob Behnke as a guest at this time. Bob Behnke stated at the June 24<sup>th</sup> Plan Commission meeting it was reported that Ariens is considering annexing property on Round Lake Road for residential development. He stated for the record that the current property owners on Blackbird Lane are opposed to any extension of Blackbird Lane for future residential development if annexed into the City. Mayor Deiter thanked Bob Behnke and stated if property owners want to attend a future Plan Commission meeting to let City Administrator Gosz know so that it can be listed on the agenda.

**ZONING CODE AMENDMENTS:**

**1. R-1 to R-2 Minimum Lot Size:**

No report.

**B. Accessory Buildings:**

No report.

**C. Garden/Utility Sheds:**

No report.

**BUILDING INSPECTOR REPORT:**

**A. Property Maintenance Violations:**

Birschbach reported on property maintenance violations he is working on with three (3) property owners. He reported they are all for garages with holes in the roof.

**OLD BUSINESS:**

(Approved)

**A. Residential Development – Steinfest Property - Update:**

Lisa Hoepfner gave an update on the work she has been doing with Steinfest Farms. She stated that she intends to list the property within the next week or two (2). She has been working with interested developers, but the cost to get the property ready for development would result in a sale price of \$70,000-\$75,000 per lot. Lots in Brillion would not sell for that price. She asked if the City would consider paying for wetland delineation and a new concept plan to help any interested developer. She stated a developer may ask for other cost sharing per a Developer's Agreement.

Hoepfner explained the interested developers are young and would be a good addition to the City.

Dave Schmaltz, McMahon, explained the original concept plan was done in 2006. At that time, the Developers walked away. Schmaltz explained the financing for residential developers has become harder for the developers. To help the developers, the cost for wetland delineation and updating the concept plan could be offered to the developer. Any other cost sharing suggested by the developer would have to be negotiated through a developer's agreement.

Gosz suggested that Schmaltz prepared costs for the Plan Commission to consider. Schmaltz stated he will talk to TJ Lamers from the IPR Group to see if they would consider assisting.

**NEW BUSINESS:**

Sonnabend commented on the concern of the residents on Blackbird Lane.

**ADJOURNMENT:**

The meeting was adjourned at 6:35 pm.

Lori M. Gosz  
City Administrator/Clerk-Treasurer