

(Unapproved)

**PLAN COMMISSION
Minutes**

February 3, 2020

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

GUESTS:

Lisa Hoepfner, Russ Cherney, and Dave Schmalz from McMahon arriving at 6:29 PM.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE JANUARY 6, 2020 PLAN COMMISSION MEETING MINUTES:

Motion – Sonnabend moved to approve the January 6, 2020 Plan Commission Meeting minutes. Seconded by Puskala. Motion carried.

RESIDENTIAL DEVELOPMENT – STEINFEST PROPERTY CONCEPTUAL LOT LAYOUT:

Lisa Hoepfner reported that trading wetlands is not an option in this case, as it would be wetland to wetland. Until the wetland delineation is confirmed by the DNR the plans are at a standstill.

Hoepfner reported she met with the property owners who are not interested in selling the property in pieces. They will sell all or nothing. Her contract with the property owner will end on February 28th. Unless we can show that there is a viable interest from a developer, there is little more that can be done. She is still talking to potential developers on how much they would need in a Developer's Agreement. She is waiting to hear back. The delineation definitely hurt the potential for developers.

Dave Schmalz explained he has seen in other communities Developers not doing as many lots due to banks making it harder for Developers. Also, DOR requires lots to be assessed at full value in years past the lots could be assessed lower until developed.

Schmalz reported cost estimates were determined to see what it would cost per lot. Schmalz explained how the DNR looks at the wetland delineation, because of the last few years of heavy rains. He stated until we receive the DNR determination on the wetland there is little to be done. Mayor Deiter suggested if Hoepfner could get the property owners to extend her contract until spring when the grass starts growing and the DNR makes their determination, then we can meet to discuss options with potential developers.

Hoepfner stated there is an interest from local builders and the homes would sell, but the cost per lots is too high based on the number of lots. Mayor Deiter suggested the cost estimates be brought back for discussion at a future meeting.

(Unapproved)

ZONING CODE AMENDMENTS:

A. R-2 Minimum Lot Size:

No report.

B. Accessory Buildings:

No report.

C. Garden/Utility Sheds:

Geiger reported that he and Birschbach have been working on garden/utility sheds as outbuildings. He explained there are different regulations in other communities. Birschbach suggested limiting the square footage. Geiger suggested that garden sheds be exempt, but can only have one. Birschbach suggested considering increasing the total square footage for accessory buildings.

Discussion followed.

It was the consensus to limit the size to 144 sq. ft. for garden/utility sheds. Mayor Deiter questioned requirements for anchoring the sheds. Birschbach stated City Code requires following the Uniform Dwelling Code which requires this.

BUILDING INSPECTOR REPORT:

Birschbach reported on the permits for the month of January.

OLD BUSINESS:

A. City Center Update:

Geiger reported the State approved the Plan submittal.

NEW BUSINESS:

None.

ADJOURNMENT:

The meeting was adjourned at 6:51 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer