

(Unapproved)

**PLAN COMMISSION
Minutes**

March 2, 2020

Brillion City Center

6:00 PM

CALL TO ORDER: Alderperson Betty Nies called the meeting to order at 6:00 P.M.

ROLL CALL: Present were Alderperson Betty Nies, Lonnie Puskala, Al Ebert, Zane Zander, Gerald Sonnabend, and Alderperson Joe Behnke. Also present were City Administrator/Clerk-Treasurer Lori Gosz and Building Inspector Paul Birschbach. Absent was Public Works Director Andy Geiger.

GUESTS:

Mark Olson from Brillion Works LLC and Dan and Vicki Mertens.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE FEBRUARY 3, 2020 PLAN COMMISSION MEETING MINUTES:

Motion – Zander moved to approve the February 3, 2020 Plan Commission Meeting minutes. Seconded by Puskala. Motion carried.

BRILLION WORKS DEVELOPMENT – URBAN PLAN PRESENTATION:

Mark Olson from Brillion Works LLC shared with the Plan Commission the plans for the Brillion Works Development. He explained they have the first third of the development plans completed. He presented a Power Point of the plans.

Olson explained the final demolition work to be done at Plant #1. They plan to keep some of the older portions. Green space will be kept between some of the buildings. The original portion of the foundry built by Henry Ariens will be kept intact.

Olson explained the plans to extend N. Parkway Drive and Pine Street to create a northwest quadrant of the development. A day care and a health care clinic are planned for this section. Day care with extended hours is being considered.

Truck traffic will come off of Hwy 10 down N. Parkway Drive east to Ariens Plant #4.

Zander questioned the plans for Spring Creek from the west. Olson explained the plans are to daylight the creek, but leave it in its current location. Olson explained the park in the Plant #1 area will have STEM Project areas for students along the creek. He explained areas south of Park Avenue for park spaces to include soccer fields and residential along Francis Street. He stated this overall development is a 20 year plan. The new park area will be called Horn Park. He is meeting with Hank Horn on this to keep the name of the park. Pieces from the foundry will be incorporated into the park.

Olson reported a 150,000 sq. ft. warehouse is being discussed. The plans show commercial use along Hwy 10. The old office space building will be kept and remodeled.

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Olson asked if the Plan Commission would give approval to forward to the City Council for final approval.

Birschbach questioned the work done with the DNR. Olson explained they have to complete a Remediation Plan that has been submitted with the DNR. Birschbach questioned the plans for ownership. Olson explained the new quadrant would be built then leased by Brillion Works, LLC. The entire property in the TID is owned by the City and leased by Brillion Works LLC. Olson explained they are subject to any DNR requirements for development.

Behnke questioned parking. Olson explained they are aware of parking needs. The current plan is conceptual and will be more defined as development occurs.

Behnke questioned the area of the new park space versus the current Horn Park. Olson stated based on the recent Park & Recreation Open Space Plan we are right in line where we need to be.

Motion – Sonnabend moved to approve the Urban Plan and recommend it to City Council. Seconded by Ebert. Motion carried.

SALE OF CITY PROPERTY – S. GLENVIEW AVENUE – PARCEL ID #15841:

Dan Mertens explained he and Vicki are asking if the City would be interested in selling a portion of Parcel ID #15841 for a house to be built. If the land doesn't support a house they would consider combining the land to the duplex for a garage. It would be 90-130 sq. ft. south of their current duplex. Birschbach stated it would probably be zoned R-2. He read the setbacks.

Sonnabend stated his opinion is if there is someone interested to sell off as much as possible and keep a minimum amount for a boat launch. Dan Mertens stated he would be interested in 130 ft. Birschbach pointed out that if a house is built than it can be a separate parcel, if an outbuilding it would have to be combined to the current duplex.

Motion – Sonnabend moved to recommend to City Council to proceed with the sale of Parcel ID #15841. Seconded by Puskala. Motion carried.

ZONING CODE AMENDMENTS:

A. R-2 Minimum Lot Size:

No report.

B. Accessory Buildings:

No report.

C. Garden/Utility Sheds:

No report.

BUILDING INSPECTOR REPORT:

Birschbach reported it was a slow month for February. There is more coming in March.

OLD BUSINESS:

A. Residential Development – Steinfest Property – Conceptual Lot Layout Update:

(Unapproved)

Gosz reported Lisa Hoepner is working with the Steinfest's to possibly extend her contract.

B. City Center Apartment – Update:

Birshbach received the State approved plans. He expects permits to be taken out soon.

NEW BUSINESS:

None.

ADJOURNMENT:

The meeting was adjourned at 7:02 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer