

(Unapproved)

**PLAN COMMISSION
Minutes**

May 4, 2020

Brillion City Center

6:00 PM

CALL TO ORDER: Mayor Mel Edinger called the meeting to order at 6:00 P.M.

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

GUESTS:

Mark Olsen, Shaun Murphy, John Maas, and Ron Wolf from McMahon

APPROVAL OF THE AMENDED AGENDA:

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

APPROVAL OF THE MARCH 2, 2020 PLAN COMMISSION MEETING MINUTES:

Motion – Behnke moved to approve the March 2, 2020 Plan Commission Meeting minutes. Seconded Sonnabend. Motion carried.

CERTIFIED SURVEY MAP – BRILLION WORKS LLC:

Mark Olsen reported Brillion Works acquired the 3 houses on the corner of E Ryan St. and Francis St. with the intent to combine the vacant lots and amend the property into TID #5.

Motion – Sonnabend moved to recommend to Council to survey Map for Brillion Works LLC. Seconded by Behnke. Motion carried.

Rezoning Request-Highway Commercial (C-2)-Brillion Works LLC:

Olsen explained the existing lots on the corner are currently zoned C-2. By rezoning parcels #26692 and #15044 to C-2, it allows for the new businesses to be located in the parcels.

Motion – Sonnabend moved to recommend to City Council to approve by Public Hearing the rezoning request of parcel #26692 and #15044 from I-2 Heavy Industrial to C-2 Highway Commercial. Seconded by Zander. Motion carried.

ER-TID #5-Boundary Amendment:

Motion – Sonnabend moved to proceed with the Boundary Amendment for ER-TID #5. Seconded by Puskala. Motion carried.

Rezoning Request-Planned Unit Development (PUD)-Shane Murphy:

Shaun Murphy and John Maas were present to request a rezone to PUD. They are looking to complete Phase 2 of the residential development. Maas explained the final phase will include (3)-15-unit apartments with garages below, a (1)-10 unit and (1)- 12-unit apartment buildings. The PUD is

(Unapproved)

requested to allow for the density requirements. Murphy explained the floor plans. Keith DuQuaine would be the builder. His goal is to begin this foundation work in September 2020.

Motion-Sonnabend to recommend to the City Council the rezoning request of Shaun Murphy by Public Hearing from R-3 Multi-Family Residential to PUD Planned Unit Development. Seconded by Behnke. Motion carried.

Ariens Co Drainage/Parking Lot Plan for Stone Prairie Trailhead Parking Lot:

Ron Wolf from McMahon was present. He explained the plans for driveway access and parking lot for the Stone Prairie Trailhead on the Ariens property. The property would be open to the public. The project should be done in May/June. It is less than an acre and doesn't require DNR review for stormwater. Ron explained the topographical survey work that was done.

Motion- Sonnabend to approve the parking lot phase. Seconded by Puskala Motion carried.

Zoning Code Amendments:

State Building Code-Update:

Birshbach explained the State passed a law as of June 1, 2020 for all commercial electrical in inspections. Paul has a licensed electrical inspector, that works for him. The new law also requires state code SPS316 be adopted in the City Code in its entirety.

Motion – Sonnabend to recommend to City Council to amend the City Code as it relates to the State Building Code. Seconded by Behnke

R-2 Minimum Lot Size:

No Report

Accessory Building:

No Report

Garden/Utility Sheds:

No Report

Building Inspector Report:

Birschbach reported he has been working from his home, during the Safer at Home Orders.

Old Business:

Residential Development-Steinfest Property-Conceptual Lot Layout Update:

McMahon is doing wet land delineation on the property.

City Center Apartment Update:

Geiger reported he expects the project to begin soon.

New Business:

None

(Unapproved)

ADJOURNMENT:

The meeting was adjourned at 6:44 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer