

Approved

PLAN COMMISSION MEETING

June 1, 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, Zane Zander, Gerald Sonnabend, Gary Dieter 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, Keith DuQuaine, Joel Thorpe, Peter from Ayres

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES- MAY 4, 2020 PLAN COMMISSION MEETING MINUTES:

Motion – Deiter moved to approve the May 4, 2020 Plan Commission Meeting minutes. Seconded Puskala. Motion carried.

CERTIFIED SURVEY MAP – BRILLION WORKS LLC:

Andy Geiger explained, due to a grant application, the property needs to remain green space after the project is done for five years. Mark Olson explained, this grant will be used to remove ancillary buildings and concrete. The area was planned for green space.

Motion – Deiter moved to approve the CSM and recommend it to council. Seconded by Sonnabend. Motion carried.

Site Plan-Brillion Works LLC Redevelopment-Phase 1-Kindercare Development:

Olsen explained the site plan for the day care center. The building will be constructed by BW LLC. The Ariens Co will assist financially, by employees that want to use the day care center. The design is a standard plan of KinderCare. Olson stated they are targeting to begin construction in fall 2020 and to open in 2021.

Motion – Sonnabend moved to approve the site plan as presented. Seconded by Deiter. Motion carried.

Geiger commented on the driveway access from North Francis. As long as it is an exit only, it will not cause traffic concern. This was reviewed by DOT, Police, and Fire Chief. Zander questioned the plan for sidewalks.

Motion carried.

Approved

Certified Survey Map/Rezoning Request-DuQuaine Development-Madison Street:

Keith DuQuaine stated the price of new homes has sky rocketed, making it hard for some buyers. His plan is to build an affordable home on the property. He stated the average sales price in Brillion is \$150,000.00. He would like to begin on the first lot.

Geiger explained this is just a conceptual CSM plan. The rezoning will need approval first.

Motion-Sonnabend moved to recommend to council the rezoning request from R-2 to R-1. Seconded by Deiter.

Geiger recommended sidewalks be included in the final plan. Behnke questioned the time frame for construction. Geiger stated with the public hearings, it will be a late summer/early fall start. Zander questioned if water and sewer extension for the future street was considered. Potentially, there could be homes on both sides of the proposed road.

Motion carried.

Zoning Code Amendments:

R-2 Minimum Lot Size:

Geiger reported, he and Birschbach, have reviewed this. The biggest concern is Pagel Avenue. They suggested not modifying the code for the subdivision. The best solution would be to remove the area to PUD. The current code is fine as it is.

Accessory Buildings Proposed Code Amendment:

Geiger explained amendments for R-1, R-2, and R-3 zoning as it relates to accessory buildings. They are proposing to link R-1, R-2, and R-3 to sec. 106-168 yards (4) Accessory Buildings. This allows for all accessory buildings to be addressed in one location. Geiger also explained the size for an attached/detached private garage would increase to 1100 sq. ft. Birschbach explained the maximum height of the assessor building would be 17 ft.

Geiger explained they reviewed what other committees allow. He proposed to add one additional accessory building of 144 sq. ft. or less. These would be allowed and referred to as garden or utility sheds. Geiger explained the exterior frames must be consistent with the finish of the principal structure. The amendment would keep it all in one location in the code.

Garden/Utility Sheds:

Geiger suggested adding language that the temporary structures only be allowed for 30 days. Also the use of shipping containers for storage.

Mayor Edinger suggested adding these and bring it back to the July meeting.

Approved

Building Inspector Report:

Birschbach reviewed his report. He reported, he is meeting with the contractor for the City Center Apartments on June 2nd.

Old Business:

Residential Development-Steinfest Property-Conceptual Lot Layout Update:

No report

City Center Apartment Update:

New Business:

None

ADJOURNMENT:

The meeting was adjourned at 7:02 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer