

PLAN COMMISSION MEETING

July 16, 2021

Brillion City Center

11:00am

1. CALL TO ORDER: City Administrator Peter Wills called the meeting to order at 11:00am

ROLL CALL: Present were Mayor Mike Smith (Zoom), Lonnie Puskala, Al Ebert, Zane Zander, Gerald Sonnabend, City Administrator Peter Wills
Staff present were, Public Works Director Andy Geiger, and Building Inspector Paul Birshbach.

GUESTS:

Mark Olson, BW, LLC/AriensCo.

2. APPROVAL OF THE AGENDA:

MOTION-Sonnabend moved to approve the agenda, Seconded by Zander, Motion carried.

3. APPROVAL OF MINUTES-June 7, 2021 Plan Commission Meeting Minutes:

MOTION-Zander moved to approve the June 7, 2021 Plan Commission Meeting minutes. Seconded by Puskala, Motion carried.

4. Demolition Permit Application 306 N Main Street (Former Zero Turn Tavern),

a. **City Municipal Code on Demolition, included in the packet.** Administrator Wills discussed he included the Municipal Code on Demolition to ensure the Commission is reviewing per the City Guidelines.

b. **& c**

Demolition Permit Application 306 N Main Street (Former Zero Turn Tavern), BW, LLC Development-Mark Olson-permit application in the Packet and waiver of Letter of Credit. Mark Olson discussed that the property was purchased in order to secure a liquor license for Ariens Hospitality Stone Prairie facility that increasing eh number of visitors through weddings and events in the city. The company sought to sell the property, without any offers that covered the purchase price to acquire the property, that included back taxes and utilities on the property. Upon seeking to renovate the building was told by architect it was not worth renovating. Upon unable to sell the realtor offered acquittances to take items from the building they wanted, Ariens was not aware windows and parts of the building were going to be removed.

The Administrator stated that a salvage permit is required for salvage from a building, the company needs to apply, be reviewed and approved prior to offering removal of built-in items and windows. Mark Olson stated they are not having any additional items salvaged prior to demolition, they will follow in the future.

The Administrator further requested what the future plans for the site of 306 N Main Street are? The city and City Redevelopment Authority (RDA) has an interest in Downtown redevelopment and seek to understand, review and approve what will replace the building following demolition as part of Downtown C-1 Code. The RDA has made the same request in the prior night's meeting of another AriensCo Representative at that meeting to provide details, designs and type of building in size and footprint that will be replacing the 306 N

Main St. Mark Olson stated they are hiring an architect, they have an interest from a coffee shop, would like to incorporate drive through. If the coffee shop or other use does not happen, the company is open to all options including to sell as parking lot or greenspace. Administrator expressed the City has lost \$8 Million in assessed value through the demolition of the Brillion Iron Works property, he is not interested in loss of another building if there is not a plan to replace with a facility that would preserve the streetscape of the downtown and provide potential revenue generating structure that a parking lot or greenspace would not provide.

Mark stated the company's timeline is to have Wes Kempen demolition the building on August 2nd. The Administrator stated that timeline can only work if all conditions of the demolition permit are met. The key unmet conditions are disconnection of utilities and environmental inspection. Additionally, the disposed of materials must follow environmental requirements for disposal and provide plans for reuse of property. DPW Director Geiger stated that the code does not require a reuse of the property prior to demolition of existing facility.

Mayor Mike Smith addressed that he agrees with the Administrator in order to move the community forward and increase investments in Downtown that he ran on and citizens have expressed concern that we should require a reuse plan prior to the demolition of buildings in the downtown, especially those of historic significance. DPW Director stated the city did not require that of the Brillion Iron Works facility when being demolished. Administrator stated BIW facility is not in the downtown and I was not here at that time or we would have looked at planning then too. Administrator Wills asked Mark Olson why this building must be torn down. Mark Olson stated the Fire Dept was offered to training in the building and declined due to condition. Administrator asked if the Fiore Dept had provided a formal inspection of the building and did not meet inspection, Administrator is not presently aware. Mark stated no, only would not train in building. Administrator Wills asked about timeline on urgency to demolish building now, if planning for the new building or what the use is at all is not complete. Mark restated he has a contractor lined up for August 2nd. Administrator restated without Environmental Assessment of what is in the building and the utilities are not disconnected that may not be realistic timeline. DPW Geiger stated working with AriensCo and contractors to get water and gas line dug out and replace water lateral that is lead and change location of water line and shutoff.

Commission members stated they are in favor of demolishing building without any plan for what will replace it. The city has never sought that before. Administrator Wills stated he understands this not how things have been done before. The City has lost many historic and important buildings in the Downtown, The RDA was formed in assisting in planning and redevelopment and Plan Commission should look for ways we can assist future planning. If the City is not proactive in addressing why a building needs to be torn down and what is to replace it, then entire blocks of neglected properties could be removed without any plans to replace or have a downtown, this has been reflected in our history, the Administrator seeks to stop that trend the Mayor spoke in agreement. Further Brillion is part of Wisconsin Economic Development Connect Communities for Downtown. The focus is on improving and reinvesting in the Downtown, preserving historic building, streetscapes, storefront and living space above the lower commercial units to increase density of living in Downtown.

Administrator Wills also addressed that the Commission needs to review the request by AriensCo waiving the Letter of Credit requirement as part of the Demolition permit.

Commission Member Zander and Puskala stated that Ariens has invested millions into Brillion, they have no problem waiving the letter of credit requirement for AriensCo and trust that they will do the right thing with the property, other members agreed and stated they should provide a demolition permit to Ariens provided they work with Administrator Wills to meet the remaining conditions of the permit.

Motion by Zander, Second by Puskala to approve Demolition Permit with waiver of letter of credit for Ariens Co AKA DJ Brillion Properties, LLC upon meeting the requirements of

1. Environmental Inspection of Property and provide detailed report.
2. Utilities disconnection complete,
3. Work with Administrator on plans for property.

Motion carried.

5. Building Inspectors Report

Paul shared June 2021 Building Permit Report.

6. East Central Regional Planning Commission Bylaws Amendment

Overview of East Central Regional Planning Bylaw Change

East Central Regional Plan Commission Board Amendment Packet

- a. East Central Regional Plan Commission Amended Bylaws
- b. RE21-13 City of Brillion Resolution of Approval of East Central Bylaw Amendment

7. Old Business:

A. City Center Apartment-Update:

City Center Apartments are open as of June 18. ACC Management is the leasing Company, based at the facility. Construction of all items on Jackson and Custer Street project is complete. This meets the June 30th Grant obligations. Report is all expenses and reimbursement by Sept.

B. Day Care/BW-Update-All work is complete, Opening in August.

8. New Business:

- a. Plan Commission Member Gary Deiter has resigned from the Commission, he contacted Administrator Wills prior to today's meeting. Interested residents in serving are encouraged to fill out a talent questionnaire, share what they would bring to the commission in planning for the future of Brillion. Committee will then review and make recommendation to Mayor and Council for approval.
- b. Question came up regarding PP Construction how far into the city does this impact. DPW Director Geiger answered that construction will come up to City line Glenview and Valleyview roads.

ADJOURNMENT:

The meeting was adjourned at 11:54am

Peter Wills
Administrator