

PLAN COMMISSION MEETING

June 7, 2021

Brillion City Center

6:00 PM

1. CALL TO ORDER: Mayor Mike Smith called the meeting to order at 6:02pm

ROLL CALL: Present were Mayor Mike Smith (Zoom), Lonnie Puskala, Al Ebert, Zane Zander, Gerald Sonnabend, and Sarah Pielhop.

Staff present were City Administrator Peter Wills, and Public Works Director Andy Geiger, and Building Inspector Paul Birshbach.

GUESTS:

Mark Olson, BW, LLC

2. APPROVAL OF THE AGENDA:

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

Administrator Wills welcomed Mayor Mike Smith and Council Rep Sarah Pielhop to the Plan Commission.

3. APPROVAL OF MINUTES-April 5, 2021 Plan Commission Meeting Minutes:

MOTION-Zander moved to approve the April 5, 2021 Plan Commission Meeting minutes.

Seconded by Puskala, Motion carried.

4. BW, LLC Development-Mark Olson-Tire Company Proposed Building-Plans in the Packet.

Mark Olson presented the warehouse designs for Tire & Wheel warehouse on the former Brillion Iron Works property, TIF#5. The company currently has a warehouse in Kenosha and import Tires in rims in Georgia currently. They are in negotiations on lease with BW, LLC to build a 50,000sq ft warehouse Phase 1. They are a supplier of AriensCo and US Oil, as well as competitors in the area. The company is expected to employ 40 in the facility.

Mark reviewed trucks would enter from Park Ave., an estimated 12 Trucks daily in and out. A planned Phase 2 expansion would increase warehouse size to 150,000 sq feet. A firelane is included to be 150ft off Park Ave.

The city and BW, LLC have an application in to the Wisconsin Department of Transportation (WIDOT) for a Transportation Economic Assistance (TEA) Grant to support the new road and infrastructure needed to bring in this warehouse, medical center and support AriensCo plant expansion.

Mark has reached out to four construction companies for bids on warehouse. Construction costs would run between \$3.5 to \$5 Million depending upon final design. The company has not signed a lease, that is not moving forward until receive commitment. BW, LLC would do a 10-year lease with the Tire company. IF lease approved would like to start construction by September.

Building Inspector Paul Birschbach asked Mark Olson about Fire Protection for the Warehouse, due to Tire Warehouse. In nearby Wrightstown SD Wheel building required individual sprinklers for tire racks over 14ft tall. Additionally may need additional fire access on more sides for specialty use. Recommend review with Fire Dept Inspector if get ready to move forward.

Motion by Puskala to approve BW, LLC Development plans as of 5.24.2021 for Tire Warehouse on former Brillion Ironworks Property. Second by Zander. Motion carried.

5. Building Inspectors Report

Paul shared May2021 Building Permit Report.

6. Old Business:

A. City Center Apartment-Update:

City Center Apartments are getting occupancy permit following elevator installation and inspection. They are looking for occupancy June 18. ACC Management is moving out of City Conference room June 17th. Construction of all items on Jackson and Custer street project is complete. This meets the June 30th Grant obligations.

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

C. Murphy Apartments Update: First Building nearing completion, Slab has been laid on second, working on third.

D. Country Visions-

New Business:

ADJOURNMENT:

The meeting was adjourned at 6:43 pm

Peter Wills
Administrator