

**PLAN COMMISSION MEETING  
MINUTES**

**April 3, 2023**

**Brillion City Center**

**5:30 pm**

**Call to Order:** The meeting was called to order at   pm.

**Roll Call:**

*Present:* Mayor Mike Smith, Joe Behnke, Dan Farrell, Gerald Sonnabend, Al Ebert

*Absent:* Lonnie Puskala

**Staff:**

Paul Birschbach, Building Inspector; Patty Schreiber, Clerk-Treasurer

**Guests:**

Austen Frederickson, Joel Thorpe, Hank Horn, Jessica Wenzel

Via Zoom: Jon Free, Adam Jensen

**APPROVAL OF AGENDA**

**Motion** – Smith moved to approve the agenda. Seconded by Sonnabend. All in favor. Motion carried.

**APPROVAL OF MINUTES – March 6, 2023 Plan Commission**

**Motion** – Sonnabend moved to approve the agenda. Seconded by Farrell. All in favor. Motion carried.

**CITIZEN INPUT** - none

**Discussion & Action: Maple Ridge Developers Agreement Amendment**

Attorneys' interpretation, letter from the developers and the ordinance information was included in the packet. Kempen is asking for condos to be built on duplex lots.

Two unit condos qualify but three or more do not. Sonnabend feels it is a good agreement. Smith better way to state in future agreements may be better to state multi-family excluding zero lot line.

**Motion** - Sonnabend moved to recommend to Council Maple Ridge Developers Agreement Amendment. Seconded by Smith. All in favor. Motion carried.

**Discussion & Action: Backyard Chickens Ordinance**

Suggested allowing a conditional use. Need to add neighbor signatures similar to the burn permit. Conditional Use Permit fee plus annual \$50 inspection fee. This would also include a public hearing. The City's fee schedule makes it not feasible to be profitable.

**Motion** – Smith moved to table until the City obtains a new administrator. Seconded by Sonnabend. All in favor. Motion carried.

**Discussion & Action: Offer to Purchase City Property – Parking Lot by EMS Building (Tax ID: 15072)**

Offer was received March 16, 2023 for the property west of the EMS building. Mayor received the offer. Mayor does not have the ability to accept or decline that is why it is brought to the Plan Commission. The offer has since been rescinded.

Staff directed to put zoning of this property on a future agenda.

**Discussion & Action: Bug Tussel Fiber Project**

Discussion as to where and how the project will be completed. Must restore back to original condition.

Discussion with regards to fee. The City will have expense for utility locates. Bond requirements discussed.

Bug Tussel is doing work in Wrightstown, Harrison, and potentially City of Kiel.

**Motion** - Farrell moved to recommend to Council Bug Tussel Fiber Project provided all requirements are met. Seconded by Sonnabend. All in favor. Motion carried.

**Discussion & Action: CSM – W1122 Center Road**

Reviewed by Behnke.

**Motion** - Sonnabend moved to recommend to CSM – W1122 Center Road. Seconded by Smith. All in favor. Motion carried.

**Discussion & Action: Ordinance Amendment – Chapter 94, Article III, Division 5, Section 94-186; Amendment to include the new subdivision Stop Signs**

This is with regard to adding two stop signs. Rustic/Ridge at Autumn Drive and Summer at Rustic Ridge.

**Motion** - Sonnabend moved to recommend to Council Ordinance Amendment – Chapter 94, Article III, Division 5, Section 94-186; Amendment to include the new subdivision Stop Signs. Seconded by Farrell. All in favor. Motion carried.

**Update: UW-Platteville Senior Design Project: Ridgeway Subdivision Connection.**

Power Point presentation included in the packet. Presentation at the April 24, 2023 Council meeting. Behnke invited the Plan Commission to attend the meeting.

**Building Inspector Report**

Birschbach reviewed the report in the packet. Busy month.

**Discussion: Future Meeting – July 3rd, 2023**

Staff directed to move the July 3<sup>rd</sup> Plan Commission meeting to July 10, 2023 at 5 pm.

**Items for Future Agendas**

Review ordinance for duplexes, condos, etc. Farrell asked to review and let the commission no if further agenda items are needed.

**Adjournment**

The meeting was adjourned at 6:15pm.

Patty Schreiber  
Clerk/Treasurer