

(Approved)

**PLAN COMMISSION
Minutes**

March 2, 2015

Brillion City Hall

6:00 PM

CALL TO ORDER: Mayor Gary Deiter called the meeting to order at 6:03 P.M.

ROLL CALL: Present were Mayor Gary Deiter, Robert Mathiebe, Zane Zander, Gerald Sonnabend, and Mike Buboltz. Also present were City Administrator/Clerk-Treasurer Lori Gosz, Community Development Director Cheryl Welch, and Building Inspector Mike Angoli. Absent were Al Ebert and Alderperson Crystal Fhlug.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE JANUARY 5, 2015 PLAN COMMISSION MEETING MINUTES, JANUARY 14, 2015 SPECIAL PLAN COMMISSION MEETING MINUTES, AND THE FEBRUARY 12, 2015 SPECIAL PLAN COMMISSION MEETING MINUTES:

Motion – Mathiebe moved to approve the January 5, 2015 Plan Commission Meeting minutes, January 14, 2015 Special Plan Commission Meeting minutes, and the February 12, 2015 Special Plan Commission Meeting minutes. Seconded by Zander. Motion carried unanimously.

ZONING CODE AMENDMENTS:

A. City Zoning and Land Use Map Review - Update:

No action taken.

B. Zoning – Consider Language for Lot Line Markings:

Angoli reported he is still working on this.

C. Zoning – Consider Language for Setback Requirements for Properties Near Waterway:

Angoli reported he has been working with the DNR Codes and feels we should be able to allow a structure on these properties, but is waiting for a response from the DNR.

D. Zoning – Residential Districts – Consider Setback, Outbuildings, and Attached Garage Requirements:

Angoli asked the Plan Commission to consider changing the language for R-1 L, M, and H Zoning District descriptions. He suggested standardizing it to simplify the setbacks. Sonnabend stated the problem is with the older, smaller lots the setbacks would make it harder to build on and sell lots. Angoli stated if a home burned down on an older lot it would be pre-existing condition. His focus is side yard and rear lots and would like to standardize so they are all the same. The total square footage of the lot should be considered.

Angoli stated his goal is to make side yards 10 ft. in all R-1 areas. The consensus was to make changes as suggested. Angoli will bring back proposal language to a future meeting.

E. Zoning – Consider Language for Mother In law Homes/Container Homes:

(Approved)

Angoli reported he received a request for a Mother-In-Law home. He explained it is a separate dwelling which requires its own water and sewer lateral. The consensus was to not allow them.

Angoli reported he had a request for a container home. He explained the metal structure is like a box. It was the consensus was not to allow them.

BUILDING INSPECTION REPORT:

A. Brillion Iron Works Electrical Upgrade Project:

Angoli reported the Brillion Iron Works is working on a loop feed system for all plants. The transformer plants are being upgraded and will be fed underground.

Wisconsin Public Service will also be looking at upgrades for other businesses as well. The project should be completed by July 2016.

COMMUNITY DEVELOPMENT REPORT:

A. Progress on Assignments Related to Strategic Plan:

Plan Development Continuation:

- **Residential:**
- **Land Use:**

Welch explained information will be on the City website for planning documents. This will be updated over time.

The Commission continued with the Planning elements.

Residential:

Angoli noted there are 30 vacant lots throughout the City. It was suggested to make an inventory list of those vacant lots. The Commission identified the existing vacant lots. Sonnabend stated the question is where we want future residential development to occur. He suggested the Steinfest Property at the south end of the City, since utilities are already planned for this. Welch asked what needs to be done to accomplish this. Find a developer was suggested. Other options were the Levash property next to the high school and the Ken Guenther property.

Welch suggested creating a strategy to promote/support development.

Land Use:

It was suggested to identify what lots are buildable, flood plain areas, plan for annexations proposed, and utility availability. Zoning and infrastructure needs are based on use.

Mathiebe stated flooding is a big concern. The Brillion Marsh needs to be addressed.

Welch will compile the planning elements which will be used at the Joint City Council/Plan Commission, and Redevelopment Authority Commission meeting on March 9th.

OLD BUSINESS:

Angoli commented on the sign at 658 W. Ryan Street. It was suggested to have the property owner to cover the sign.

NEW BUSINESS:

(Approved)

None.

ADJOURNMENT:

Motion – Mathiebe moved to adjourn the meeting. Seconded by Zander. Motion carried unanimously. The meeting was adjourned at 7:41 pm.

Lori M. Gosz
City Administrator/Clerk-Treasurer