

**PLANNING AND ZONING COMMISSION MEETING
MINUTES
FEBRUARY 28, 2011**

The regular meeting of the Planning and Zoning Commission of the Village of Brooklyn was called to order in the lower level of the Brooklyn Community Building at 6:32pm by Chairperson Nadine Walsten. Commissioners present were Dorothy Frandy, Marty Pilger, Dale Arndt, Mark Bruner and Nissin Rodriguez.. Paul Welton had an excused absence. Also present was Deputy Clerk Kim Brewer, Rob Roth from General Engineering and Mark Degner from General Engineering.

Announcements: Walsten announced that there will be a free Home Buyer's Fair in Madison at the Alliant Energy Center on 3/19/11 from 8:30-3:00pm. There will be free parking. This is geared towards 1st time home buyers. Walsten also stated that Commissioner Paul Welton will be resigning due to a time commitment issue and will be sending Walsten a written resignation this week.

Minutes: Motion Pilger/Frandy to approve the minutes from 1/31/11 with Bruner abstaining.

History of Capstone Project/Jared Vincent-Landscape Architecture Student: Walsten gave a brief overview of this project that was done by UW-Madison Landscape Architecture student, Jared Vincent, in May, 2007. Walsten used this project as an example of what conceptual possibilities Planning and Zoning could explore to improve various areas in the Village; in this example, a redesign of the Village's downtown area and what it could look like.

Comprehensive Plan revision discussion led by Rob Roth: Rob went through some of the proposed changes in the chapters. The downtown area was discussed and what the Commission would like to see (rehabbing). Rob will incorporate these new changes into the Plan and bring back. For sake of time, we will continue this conversation at the next meeting.

Approval of Planned Land Use Map and chapter revisions: Arndt raised concerns about the change from planned neighborhood to commercial on the east side, a change approved at the last meeting. Arndt feels we need more residential growth to support businesses. Walsten explained the property against the east boundary/South Kerch has valuable commercial lots and to develop as residential (multi-family) would be losing these lots and extension of infrastructure would make commercial development more costly. She explained she felt commercial development is needed because we need to help alleviate residential taxes, bring in jobs, and with jobs, the residential growth will come with it. Increased residential hasn't helped our businesses because they are primarily commuters. Arndt is also concerned about the lack of a buffer (multi-family residences) between the residences on South Kerch and the possible adjacent business park. Commissioners agreed existing residences should have buffers between residential and commercial/industrial lots; possibly, by creating a berm with trees/shrubbery or other measures to protect South Kerch neighborhood. Arndt felt both residential and commercial could be developed, however, South Kerch is not a wide street if residential was developed requiring S. Kerch as the access road. Roth suggested keeping options open when it comes to lot sizes by offering

different layout options (ie: large vs. small lots). Conclusion was to leave east side property as Business Park and deal with any possible residential growth later on.

Chapter 48 Zoning Ordinance revision proposal: Commission wants to know what services are included in the estimated cost of \$3500 to review. Roth distributed written breakdown of where costs are allocated. He also suggests having an attorney possibly review at the end of the ordinance. Motion: Pilger/Bruner to recommend to the Board approval of \$3500 to have General Engineering revise Zoning Ordinance.

Antenna complaint: Complaint from resident in regards to the safety issues surrounding newly erected radio antenna tower. Resident says kids can easily access and climb up it. It is not fenced in. Nothing was specifically stated in our ordinance even though Walsten remembers having this discussion during the approval process because it could be an attractive nuisance. Pilger suggested there is verbiage from another community's ordinance that could be adopted but this would now have to be amended. Bruner thinks it should be more of a parenting issue and not a zoning issue. Commission concluded this is a liability issue on private property.

Motion: Welton/Pilger to adjourn at 9:02pm. Carried.