

**PLANNING AND ZONING COMMISSION MEETING
MINUTES
April 30, 2012**

A 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 6:37pm by Chairperson Nadine Walsten. Commissioners present were Dorothy Frandy, John McNaughton, Dale Arndt, Nissin Rodriguez, and newly appointed Commissioner, Todd Klahn. Also present was Deputy Clerk Kim Brewer and Rob Roth and Mark Degner from General Engineering. Representing the Town of Brooklyn, was Jim Kramer. Darryl Weber, Sharon Christensen, and Brian Duffin were present from the Town of Oregon.

Comprehensive Plan revision discussion with Town of Oregon and Town of Brooklyn: Walsten gave brief introductions and a summary of our map as well as what has been going on in Brooklyn. She stated we have the fastest growing population in Dane County and our need for businesses is great. It has been difficult for the businesses that we do have to survive. Most people drive through Brooklyn, to head North towards Madison. Land acquisition has been another problem. Village will more than likely grow more to the North than elsewhere. Ideal spot for commercial development is on Highway 92 towards Hwy 14. Being halfway between Janesville and Madison makes it an ideal spot and great for truck traffic. Walsten asks for questions/comments on our plan use map. The issue of drainage was questioned. DOT is going to put in a drainage pipe along 92 to 14 and across to Bigelow Rd. Town of Oregon states they encourage Commercial growth to stay in Village of Brooklyn and they appreciate being given the opportunity to give their input. They support our ideas if we can get around the drainage issues.

Ag Use Assessment: Klahn, having a conflict of interest due to this subject, will refrain from voting/input and will listen to discussion. Will join back in after discussion is done. Use of Residential land for Ag purposes. Two land owners have requested that their properties be assessed as ag even though zoning is residential based on the fact of its use. One on the end of N Kerch is owned by Lloyd and Ruth Klahn and then the multi family properties on MM owned by Grovers. Both properties have winter wheat planted. Klahns need to be dealt with right now. Board approved having zoning administrator Rob Roth get involved and get his opinion. Arndt questions the fact that everyone in town with a vacant lot will want to plant some type of crop to have their assessment/taxes reduced. Roth points out that these are also already improved lots. Roth talked to our assessor as well as an attorney. Needs to be documented that there is a crop or it is for ag purposes. Zoning and nuisance ordinances are applicable. Have to establish dates for zoning violation since its not listed as permitted or conditional use. Dept of Revenue says assessor has to assess it as ag if it is ag use...just need to prove and document it. Only option is to fine for zoning violation. Walsten asks what next step is. Roth suggests that the village should proceed with a notice of the violation of the ordinances. Motion: McNaughton/Frandy to have Roth proceed with a notice stating that lot 15 is in zoning violation due to its use of ag is not allowed as a permitted or conditional use. What are penalties? \$100-200 per violation per day per Chapter 48. Alternative would be if they tilled it up and grew grass and possible natural lawn permit

(non ag purposes). Klahn wanted to make a suggestion that before getting the attorney/zoning administrator involved and accruing fees, just ask his parents to come to a meeting to discuss this. Amendment to motion Walsten/McNaughton that we proceed with a verbal resolution prior to acting on a zoning violation by offering invitation to Klahns to discuss this.

Comprehensive Plan Revision Discussion: What's the next step for finishing up the Comp Plan? Consensus of meeting with townships is that we need to work on our drainage plan. Rob can now update our intergovernmental portion. Do we wish to regularly meet with towns? Yes, this is a good idea since they like to be kept in the loop. Need to start thinking about a public hearing date. Will tentatively be set for June 25th and next regular meeting date will be May 16th.

Adjourn: Motion: Klahn/Rodriguez at 9:19pm