

**PLANNING AND ZONING COMMISSION MEETING
MINUTES**

June 25, 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 6:35pm by Chairperson Nadine Walsten. Commissioners present were John McNaughton, Dale Arndt, and Nissin Rodriguez. Also present was Deputy Clerk Kim Brewer and Rob Roth and Mark Degner from General Engineering. Residents present were Sue McCallum and Rob Kovach. Ben Denzer from Habitat for Humanity was also present.

Public Hearing to discuss the Comprehensive Plan and the adoption of an ordinance to adopt the Comprehensive Plan was called to order at 6:35pm: Public comments were heard. Rob Kovach expressed concern that Second St, north of Division, is quite narrow and he would prefer to have Marcie connect to 4th street (currently proposed to connect with 2nd), and have 2nd Street curve before it connects to Marcie. This would slow traffic exiting Marcie and driving south on 2nd St. before it becomes narrow in the older section of the village. The curve would also create extra lots. Walsten stated the street layout in the Comp Plan map are simply suggested routes. One of the goals is the whole desire for connectivity and to link neighborhoods and downtown, etc. Sue McCallum had a list of several points/questions. 1) On page 15 in paragraph #2, it references "Brownfield" sites. Sue asks what this is and why we are even referencing this if they are no longer a concern. Rob pointed out that there could be additional funds available for downtowns if we have Brownfield sites named. Sue believes there is still an open site downtown. The open lot on Hotel was mentioned. and a new building would be non-conforming; Walsten suggested it would be better used as a parking lot to increase downtown parking stalls. Sue asked if we need brownfields mentioned in the plan. Also #5 on page 15, there is no mention of the TIF/TID downtown. 2) On page 26 #1 "define what is meant by the change to 'a possible' and 'if feasible' which she felt changes the plan from identifying the downtown as the main gathering place and community center. Walsten stated that by using the term "possible", we are leaving room for how the village may change as it grows"...we are not limiting ourselves." McCallum felt the Plan Commission is changing its goals/focus from the 2005 Plan. McNaughton stated the language is building in flexibility, its purpose is not to exclude the downtown but recognized the plan needed more options. Brooklyn is a commuter community like others and downtowns are trying to stay alive. Brooklyn is no longer the Brooklyn we believed it was back in 2004. Walsten asks what McCallum would like to see. McCallum says she would like to see it the way it was. 3) On page 37 #2, McCallum questions the intent of the wording such as changing "actively promote" to "consider" and changed "will" to "could" and the need to strike the sentence "The downtown area is particularly well positioned to capture the growing population base in Brooklyn". Again, Walsten states this is to leave flexibility and not be restrictive. McCallum says this should specifically apply to the central mixed use area. That "loose" wording would be better left to other areas. Roth says that when the right opportunity comes to the downtown, it should be encouraged. 4) On page 38 the term "create signage" was struck. Walsten states that's because the signs are already here and that is done. 5) On page 41 the struck sentence is the same as the one still under the picture...6) On page 46,questioned the zoning west of the fire station in relation

to the TIF/TID 7) On page 51 #3 and the discussion of rail, it does not talk about what the long term range plans for the rail from Fitchburg and Oregon's stand point. 8) On page 55 #2E, park and ride, municipal lot currently used for van pool parkers. Also referred to on page 67 #7 (transportation programs and recommendations) McCallum says we already have the Village parking lot so we should use that instead of "building" one. Walsten says that the plan supports van pools and shared transportation. The focus in the plan is not whether or not we should use the Village parking lot, rather where the Village will be 5-10 years out. Klahn says the lot is not designed for that purpose. 9) On page 56 #2 struck the wording on prohibition of cul de sacs. What was the reason? Walsten again states that it is to leave flexibility for development. 10) On page 60 on the very bottom of the page "The idea for a shared use of a rail and bicycle/pedestrian path along the rail line was considered but the officials from the railroad company said this would not be a viable option" McCallum heard something different from Dane County at the new park hearing. Walsten says there is no doubt we need to have a bike path from here to Oregon that is safe and for the purpose of this plan it needs to be explored. 11) On page 64 #1 last sentence says "Village Board room relocate". Does this mean Village Hall or Board room? 12) On page 70 #4a "growing senior segment of community" census declining. B: utilities and community facilities goals, obj, policies. 13) Pointed out discrepancies in the key and map; Zoning map – Industrial...2 family on Fourth and Division? Problem with the ways the colors have been printing. McCallum questions the zoning of the area along Market St zoned as Industrial. If so, shouldn't we have what is currently zoned as central mixed use changed to Industrial? McCallum suggests changing the future zoning along the eastern side of 104, South of 92 to General business or industrial since we just rezoned 105 S Rutland to General Business. Roth says unless its already a business area, its not recommended to do that. Would create an "issue" for property owners, for example, if they were trying to obtain a building permit.

Close Public Hearing at 7:50pm Klahn/Frandy

Minutes: 5/16/12 approved by Frandy/McNaughton

Habitat for Humanity: Was previously zoned for multi-family with proposed two (2) duplexes. They have owned the property for about a year and they have had difficulty finding families to occupy these. They need to start soon based on funding involved but have only one family lined up. So they would like to propose 2 single family homes instead...building one this year and the other one next year when they find a family. The Commission in general liked the idea of having 2 single family homes. There was concern over a one car garage and only 2 bedrooms. Ben pointed out that an extra bedroom could be added with an egress window in the basement if the homeowner so chooses. Our proposed zoning ordinance allows for 1000 square feet and this is around 900-910 sq ft. Would need to amend PDD to accommodate this or increase the square footage. Overall the consensus is that the Commission is open to the idea of 2 single family homes but would like to see the sq footage grow to 1000 sq ft. Need two submittals (general development plan and final development plan).

Recommendation from Public Hearing on Comprehensive Plan: Should take a look at the language and the street study and how the proposed streets affect the older neighborhoods. Fourth Street needs to

be evaluated. May not even be granted access to cross the railroad tracks. Another concern was taking away traffic from the downtown area.

Sue's point on the existence of the TID was well taken. We need to look at this. Suggestion was to have a separate TID map included in the plan. Also need additional text on page #15 and also in "Land Use" chapter.

There are also issues with the Land Use Map and the keys/color/zoning discrepancies need to be reconciled before further approvals.

Motion: Frandy/Arndt to approve the revisions to Comprehensive Plan conditional on review of the street study, especially the collector streets, as they interface with other streets; inclusion of TID information; and final corrections to the Planned Land use map.

Chapter 48 Revisions: Issues on drainage need to be visited when making changes to this ordinance due to recent issues with stormwater. Commission is supportive of adding these changes dealing with stormwater. May want to consider incorporating provisions from the Grading Ordinance into the Zoning Ordinance. Condominium Ordinance – Rob questions why is it part of Zoning Ordinance, as it is normally in a Land Division Ordinance. Did we want inclusions about private, temporary pools? Kim will check on insurance provisions in regards to permanent vs temporary pools. Recreational vehicles parking – try to accommodate while maintaining decent appearance. (ie: none parked in front yard, rather to the side yard of house). Possibly looking at what other communities have. Mark will incorporate the latest changes and bring back to the Commission next month. Commission should try to finalize what changes they would like to see as we are getting close to completion.

Convene to Closed Session McNaughton/Rodriguez at 9:32pm: Todd Klahn left at 9:29pm. Voice vote, all in favor. Will come out of Closed Session no earlier than 9:45pm.

Reconvene to Open Session: Frandy/McNaughton, voice vote all aye.

Zoning Violation in Residential District: Motion Frandy/Rodriguez to recommend to the Village Board approving the extension of the resolution of the zoning violation of Klahn Revocable Trust (lot 15 N Kerch St, Sunrise Estates) to September 10, 2012. Motion McNaughton/Arndt to approve Rob Roth (General Engineering) to provide surveying service to lot 15 N Kerch St Sunrise Estates.

Adjourn: Motion: Frandy/McNaughton at 10:05pm.