

Village of Brooklyn

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PLANNING AND ZONING COMMISSION MEETING MINUTES February 24, 2014

The meeting of the Planning and Zoning commission of the Village of Brooklyn was called to order in the Brooklyn Village Hall at 6:34pm by Chairperson Nadine Walsten. Commissioners present were Nissin Rodriguez, John McNaughton and Dorothy Frandy. Dale Arndt and Tom Schmidt were absent. Also present was Deputy Clerk Kim Brewer and Scott Meier.

PUBLIC HEARING was called to order at 6:34pm in regards to the revised zoning language for Ordinance Chapter 48-538 INDUSTRIAL DISTRICT

PUBLIC HEARING COMMENTS: Scott Meier, who owns property on Market St, was present to discuss his concerns over the current and proposed zoning. The proposed ordinance change still states that “no uses are permitted as a matter of right” within the Industrial District. He doesn’t agree with that as he is paying taxes on a property with no rights. He says it could also be possibly challenged in court. Brewer questioned whether this should even be zoned as Industrial, but rather General Business like the adjacent properties. General Business is more “neighborhood friendly” and would suit the surroundings better. Plus, the newly created Business Park District would allow for some light industrial uses. The question arose on if different zoning types (Industrial vs General Business), would have different tax implications.

Motion: Frandy/Rodriguez to close **Public Hearing** at 6:54pm. Motion carried.

Minutes: Motion by McNaughton/Frandy to postpone the minutes from 11/25/13 due to no quorum. Motion carried. Motion by McNaughton/Frandy to postpone the minutes from 1/29/14 due to no quorum. Motion carried.

Monthly Building Inspection report: There was no report to review this month.

Recommendation from Public Hearing on zoning language changes for Industrial District: Motion by Frandy/Rodriguez to postpone the proposed changes until the March meeting after reviewing different permitted uses in other Business Districts. The Commission will then decide if the “industrial” district should remain or be changed to General Business. Brewer will look into the tax implications to see if there is a difference between Industrial vs General Business zoning. The issue of having permitted uses required will also be researched.

Zoning Related Engineering Issues: Discussion was held on whose responsibility it is to handle zoning related engineering issues when they arise. The Village Engineer, Strand, typically handles engineering issues. However, recently the Village Zoning Administrator, Rob Roth of General Engineering, has become involved in some Stormwater Engineering issues on a current project in the Village. This can become very confusing and there needs to be some clarification on this matter. The consensus is that the Village Engineer should handle all engineering issues and the Zoning Administrator should be

handling all zoning related issues (not engineering). Walsten will clarify this with both the engineer and the zoning administrator to make sure that they both know what roles they are responsible for. It was felt the Commission did not need to make a recommendation to the Board because having our engineer handle engineering and zoning administrator handle zoning questions is in our current contracts. Walsten will inform the Board at the next meeting of this situation and if there are issues, it will come back to the Commission.

Landscape Architecture Project: In order to submit an application for a student to do this project, the Commission must first define what it is that we are interested in having them do. The Commission would like to have them look at the whole downtown area, including adjacent areas on Hotel St and N Rutland Ave. Walsten will submit the application.

Motion to adjourn: McNaughton/Frandy at 7:44pm. Motion carried.