

Village of Brooklyn

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PLANNING AND ZONING COMMISSION MEETING MINUTES March 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, Dale Arndt, and Tom Schmidt. Dorothy Frandy was absent. Also present was Deputy Clerk Kim Brewer, Fred Siegenthaler and Mike Coyle.

Minutes: Motion by McNaughton/Arndt to postpone the minutes from 11/25/13 due to no quorum. Motion carried. Motion by Arndt/Rodriguez to approve the minutes from 1/29/14. Motion carried with McNaughton abstaining. Motion by Arndt/Schmidt to postpone the minutes from 2/24/14 due to no quorum. Motion carried.

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

Realtor, Fred Siegenthaler, was present along with property owner, Mike Coyle, to discuss a new proposal in regards to the property described as outlot #2, CSM #7110 of Brooklyn Sunrise Estates. Siegenthaler had previously come to the Plan Commission back in January of 2013 to ask about re-zoning his agriculturally zoned lot into single-family high density so that he could more easily sell the lot. The Commission did not approve the request at that time. The current request is asking for a zoning change for the 70X150ft portion that fronts N Kerch St from Agricultural to Single Family High Density and then in return, the property owner would donate the rest of the long narrow portion of land (approximately 1.3 acres) to the Village. The Commission discussed and decided that the previous decision should prevail. If the lot were to be re-zoned as single family high density, it would be considered "spot-zoning" due to all of the adjacent properties either being single family medium density or two family residential. The remaining portion of the lot would be very awkward as well and would not have many practical uses. It was suggested that the owner keep it zoned as agricultural and try to sell it to the adjacent property owner. Siegenthaler stated that this has already been attempted with no such luck. The Commission once again, decided not to pursue allowing the re-zone of this particular property. Walsten will contact Siegenthaler to update him on the Commission's decision.

Discuss and consider zoning language changes for Industrial District: Discussion was held on how to proceed with the proposed changes to the existing Industrial District section of the zoning code. Since there really isn't any "industrial" businesses there anymore like there used to be a long time ago, it was thought that this district could all possibly be re-zoned to General Business. The adjacent downtown areas are already zoned as General Business and the residential property owners in this area may be more pleased with this type of zoning. The Commission would have to carefully review the current General Business zoning to make sure that this would still fit the needs of the existing business owners on Market Street. Some minor changes may need to be made. It was also suggested that the Commission invite the existing business owners in the Industrial District to the next Plan Commission

meeting to get their input on this. Motion: Arndt/McNaughton to postpone the proposed changes indefinitely until more information can be gathered. Motion carried.

Landscape Architecture Project: Walsten will be submitting the application for this project.

Motion to adjourn: McNaughton/Schmidt at 7:45pm. Motion carried.