

Village of Brooklyn

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PLANNING AND ZONING COMMISSION MEETING MINUTES

June 23, 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, Tom Schmidt, and Dale Arndt. Dorothy Frandy arrived at 6:47. John McNaughton was absent. Also present was Deputy Clerk Kim Brewer and Attorney Gary Antoniewicz.

Minutes: Motion by Arndt/Rodriguez to approve the minutes from 5/28/14. Motion carried.

Monthly Building Inspection report: Monthly building inspection was reviewed with no comments.

Proposed revisions to Chapter 48-538 – Industrial District: The Commission reviewed the list of current uses submitted by businesses in current Industrial district and the proposed changes submitted. Gary Antoniewicz (Kelly McCann's attorney), was also present and submitted a document which recommended language for a possible creation of a "commercial" or "light manufacturing" district. He stated that Mr. McCann is currently using his property primarily for storage with some general maintenance and repair work. In addition, his daughter uses the space for her art studio and art object fabrication. He feels the property is not suited for retail trades nor is it residential but to maintain value, future commercial use of the property is important. Zoning ordinances from other communities were reviewed to learn what uses the current properties could be suitable for, especially, potential uses which would have little effect on neighboring residential properties were considered. Mr. Antoniewicz distributed his list of possible uses that could be designated as either "Commercial" or "Light Manufacturing". Antoniewicz and McCann believe that the proposed uses would not have a high traffic volume and would be concentrated on services that might require a small shop and work area. McCann does not oppose eliminating the industrial classification but believes adding the proposed uses as permitted uses would provide some flexibility which is not provided in the General Business zoning category. The Commission reviewed the proposed changes as presented. It was suggested to consider changing the current Industrial zoning to "Light Commercial", as light manufacturing is a focused use in the Business Park District. The proposed Light Commercial zoning needs a little bit of "tweaking" of which Nadine and Kim will work on and bring a draft back to the 7/28 meeting for the Commission to review.

Motion to adjourn: Schmidt/Frandy at 7:33pm. Motion carried.