

Village of Brooklyn

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PLANNING AND ZONING COMMISSION MEETING MINUTES

April 28, 2014

The meeting of the Planning and Zoning commission of the Village of Brooklyn was called to order in the Brooklyn Village Hall at 6:35pm 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, Karen Parsons, Albrecht Stachel, Alison Fisk, Scott Meier and Paul Douglas.

Minutes: Motion by Arndt/Schmidt to approve the minutes from 11/25/13. Motion carried. Motion by Schmidt/McNaughton to approve the minutes from 2/24/14. Motion carried. Motion by Arndt/Rodriguez to approve the minutes from 3/24/14. Motion carried.

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

Walsten was again contacted by **realtor, Fred Siegenthaler**, to see if the Commission would approve re-zoning the lot on N Kerch St to single family medium density if they were able to purchase an extra 10 feet. This would make the lot 80ft wide by approximately 150ft deep which would comply with the existing adjacent zoning. The remaining strip would still be 70ft wide by approximately 850ft long. Arndt stated that they need to realize that they would have to extend curb/gutter, sidewalk, sewer, water and pave the extra amount of road. This would be a significant cost and may not be worth what they are selling the lot for. Not to mention that the additional 10ft would have to be annexed into the Village of Brooklyn. Walsten will relay this information to the realtor.

Discussion on zoning language changes for Industrial District: The Commission invited business property owners along Market St to explain the Commission's intent on proposed changes, as well as to gather their input. Property owners present were Scott Meier, who has storage buildings on his property, Albrecht Stachel and Alison Fisk of Brooklyn Motoren Werkes, and Karen Parsons who owns the bus garage at the end of Market St. The Commission started out by explaining that the current Industrial zoning was established several years ago when more industry/manufacturing was present and that by changing the zoning the General Business, it would allow for greater flexibility. Fisk of Brooklyn Motoren Werkes says they would like to continue doing business just as they have over the past 31 years. McNaughton assured them that this would not change and that if anything, would allow future prospective buyers more options if they ever decided to sell. It was explained, that if the zoning was changed to General Business, it would still need some "tweaking" to accommodate the existing businesses. Scott Meier expressed his concerns over owning and paying taxes on a piece of property that has "no permitted uses as of right". He also has another piece of property on W Main St that is zoned as General Business and has a conditional use which has caused a lot of extra hassle. Again, the Commission stated that the General Business zoning should probably be re-visited and some possible changes made. Paul Douglas asked what year the zoning map was created that we were looking at. Arndt said it was dated June of 2007. **Walsten explained that our 1st TIF includes a "central mixed-use"**

district (the downtown area). This also provides an added incentive if selling property to any potential buyer. The 2nd TIF includes the new Business Complex.

Landscape Architecture Project: Walsten says the application for this project is all ready to go and just needs a map of the downtown still. She also says we should be submitting an Urban Planning application, but we still have some time for that.

Motion to adjourn: McNaughton/Schmidt at 7:25pm. Motion carried.