

# Village of Brooklyn

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## PLANNING AND ZONING COMMISSION MEETING MINUTES September 15, 2014

A special meeting of the Planning and Zoning commission of the Village of Brooklyn was called to order in the Brooklyn Village Hall at 6:39pm by Chairperson Nadine Walsten. Commissioners present were Tom Schmidt, John McNaughton and Dale Arndt. Also present was Deputy Clerk Kim Brewer and Matt Goble.

**Minutes:** Motion by McNaughton/Schmidt to approve the minutes from 8/25/14. Motion carried.

**Update on Capstone Application:** Walsten received confirmation that our application was received and accepted. Kirk Penny will be the student working with us and he will be in contact soon.

**Conditional Use Permit Request from Matt Goble – 114 Hotel St:** Matt Goble was present to further discuss his plans to operate a small woodworking business at 114 Hotel St (currently owned by Sandra Mortensen). The information Mr. Goble had submitted with explanations of how he intended to meet the conditional use requirements, his proposed plans and accompanying drawings were reviewed. This property is well known to all of the Commission members. The Commission reviewed the application for a conditional use permit as required in Division 5, Conditional Uses of Chapter 48. The application was reviewed per Sections 48-354, 48-355 and 48-357. Section 48-353 – Conditional Use Standards, items 1-6, were stated individually and the Commission agreed, after each standard was stated, that each of the 6 standards were met. Section 48-355 – Additional Provisions, (which is an evaluation of the conditional use permits' effect on the 9 conditions listed) were discussed individually and items (1) "safe and healthful conditions", (6) "location of the site with respect to existing or future access roads" and (9) "amount of liquid wastes to be generated and the adequacy of the proposed disposal systems" were discussed and incorporated into the conditions set for the permit listed below. Section 48-357 – Conditions and Guarantees, the 21 conditions were reviewed and the pertinent conditions are included in the conditions set by the Commission. The requirements to approve the conditional use permit were discussed and the following conditions were approved and will be presented along with the application and supporting materials at the Public Hearing on September 22, 2014, for approval:

1) Spray Booth: Will utilize water-based finishes and abide by state and village requirements to meet safety and health standards and maintain paint booth exhaust as required. If flammable finishes are used, the applicant will meet state code requirements as noted in Wisconsin state statutes. A mask and respirator will be used as required by applicable regulations.

2) Will have a fire prevention inspection by Brooklyn Fire Department Inspector at this time and as required thereafter.

3) Will complete the water cross connection inspection by the Village of Brooklyn Utilities Superintendent at this time, and as required thereafter.

- 4) Complete the Environmental Study for Toxic Waste and implement recommendations as needed.
- 5) Disposal of work-related liquids will comply with Village ordinance.
- 6) Excess spray of stains or finishing products to be disposed of properly.
- 5) A dust (HEPA) filtration system will be used in the interior of the building.
- 6) **Access**, upgrade and maintenance of the “alley” property will be determined at a future time between the owner and the Village.
- 7) Hours of operation are to be 7am-9pm
- 8) A privacy fence is required for any **exposed** outside storage
- 9) Any signage will comply with the Village Sign Ordinance
- 10) If there are any deed restrictions, the Village will be notified
- 11) Trash/recycling bins will be used; permanent dumpsters are prohibited.

**Motion:** McNaughton/Schmidt to adjourn at 7:52pm. Motion carried.