

**Village of Brooklyn
Planning & Zoning Commission
September 30, 2025**

The Planning and Zoning Commission Meeting was called to order on September 30, 2025, by Mike Brusberg at 6:00 p.m. at the Village Hall. Commission members present were Christian Allen, Scott Meier, Mike Brusberg, Dale Arndt, Jacob Bachim, Mark Bruner, and Janeen Podgorski. Also present were Mike Johnson, Jeff Groenier, Michael Seeliger, Alice Seeliger, and Deputy Clerk-Treasurer Vicki Olson.

Public Comments - none

Meeting Minutes - Meier made a motion to approve July 9, 2025. Allen seconded. Discussion. Vote taken; motion carried with Podgorski, Bachim, and Bruner abstaining.

23109 0059.3000 & 23109 0059.2000 on 2nd St. - Jeff Groenier/Mike Johnson (site plan layout, sidewalk) Groenier provided an overview of the lots and his plans. Roth mentioned per Groenier that the lots are buildable, but Groenier would like to adjust the lot size. The plan is to buy Lot 3 first and start building, and then later purchase the other lot and have a CSM done to switch the property lines. Both builds would be raised ranches with a $\frac{3}{4}$ basement, two-car garages. The plan is to sell them. We are here for approval of the site plan, which meets all setback requirements, and to discuss the sidewalks which this section doesn't have. The commission is ok with the setback requirements being met. Discussion regarding sidewalks in the new section, but none in the older part of the village, going toward the school and future expansion, any utilities that may be in the way (small pedestal that can be worked around). Discussion about sidewalk continuation on this side of the street and pouring to match the existing sidewalk. Groenier to work with Public Works for the placement of the sidewalk. CSM changes will need to be brought back to the committee. **Allen made a motion to approve the addition of the sidewalks with the discretion of the Public Works Director for specific placement. Bruner seconded. Discussion. Vote taken; motion carried.**

Proposed amendment to conditional use permit regarding ownership/maintenance of fence at Parcel: 23109 0031.0000 (100 Railroad St.)

The CUP that was received by the previous owner stated that he needed to place a fence between 100 Railroad and 101 W. Main St., which he complied with, but placed the fence on the property at 101 W. Main St., then the information was to have been sent to Green County to be filed with the deed that we would own and maintain that fence. Well, we never filed the paperwork. We have had several discussions with the neighbor about the ownership and maintenance of the fence since it is on his property, and if either of us were to sell there would be a discrepancy. The neighbor has agreed to take over ownership and maintenance of the fence. We would like to have that rescinded from the CUP, so it doesn't show us as the owners of the fence. Brusberg asked, "So the neighbor is supportive of taking on and maintaining the fence? Seeliger, yes, he is. Discussion about Seeliger's writing up a document that they and the neighbor sign, agreeing on who will own and maintain the fence, and submitting it to the clerk's office to file with the previous CUP paperwork. **Bachim made a motion to approve the amendment of the ownership and maintenance of the fence at 100 Railroad Street pending documentation from Tom Dehlinger. Arndt seconded. Discussion. Vote taken; motion carried.**

Proposed amendment to conditional use (small engine repair shop) for Parcel: 23109 0031.0000 (100 Railroad St.) The original CUP from 4-21-20 was to use the property as a warehouse that would receive deliveries. This has ended. We are still using it as a warehouse, but it is being emptied, and there are no more deliveries. Because it is not being utilized as a storage facility, our grandson does small engine repairs and would like to start using the building. Discussion about start and end times. We would like to make it official if the commission is agreeable. We would like the commission to entertain the idea of us adding lights to the building and placing an awning over the door. A previous board had discouraged these items and stated that the lights on the posts were bright enough. The current streetlights are not bright enough it is quite dark. Brusberg, if you look within your materials, the prior board was asking for a site plan, simple lighting to improve the aesthetics of the outside of the building. I would deem that it's not necessary unless the group has other ideas. Seeliger, the reason for the site plan was that I suggested that we put planters on the curb. But we decided not to do that. Brusberg, I think that since you are thinking about investing in the exterior of the building, that is commendable and appreciated. Brusberg asked the commissioners if they had any other questions or concerns. Bruner asked if they could bring us a rough sketch of the building and where you plan on placing the lights and awning, just add to your CUP Application. Meier also mentioned making sure that you include on your site plan any outdoor storage of equipment waiting to be repaired or already completed, scrap piles, dumpsters, etc. Brusberg explained to just complete a simple overhead sketch of how the property is going to be utilized (storage, etc.) Then, maybe a simplistic view (by taking a photo) of the building itself, showing where your lights could be placed. **Bruner made a motion to postpone approval of this until we have the site plan, elevation view, and CUP Application. Podgorski seconded. Discussion. Vote taken; motion carried.**

The next meeting will be held on Tuesday, November 4th, at 6:00 p.m.

Bruner made a motion at 6:51 p.m. to adjourn. Bachim seconded. Discussion. Vote taken; motion carried.

Vicki Olson, WCMC, CMTW
Deputy Clerk-Treasurer