

VILLAGE OF BROKAW PLAN COMMISSION **MINUTES**

Place: Village of Brokaw Village Hall, 218 Second Street, Brokaw, WI

Date: Thursday April 12th, 2018

AGENDA

1. Call to order by Chair Weisenberger @7:32 p.m.
2. Pledge of Allegiance was recited.
3. Roll call: Jeff Weisenberger, Brenda Weisenberger, Mary Baumann, Matt Deffner, Rochelle Frank, Jenny Glovinski present. **Ann Ovel- Excused**
4. **Motion to approve Minutes of the March 8th, 2018 Meeting as submitted/Deffner. 2nd Frank.** Motion carried unanimously.
5. Plan Commission Chair Weisenberger called to order the Brokaw Plan Commission public hearing to order. Hearing to discuss a Conditional Use Permit (CUP) for 205 2nd St. to allow a Used Car Dealership on that site.
6. 205 2nd St. public hearing:

Administrator Rusch explained that the Post Office building had been sold and a new tenant submitted a CUP application to allow a used car dealership at that location. He explained that the area is zoned B-1 which allows businesses to operate and a car dealership would need a conditional use permit. He explained that the wellhead protection primary area would prohibit a car dealership but that this is located in the secondary area and allowed by a CUP.

Mr. Rusch introduced Alexander Thompson as the owner and petitioner. Mr. Thompson explained that he intends to start with 10-20 cars, with the most being 30. He proposed all his business would run out of the north entrance to the building and that he intended to keep the area neat and professional looking. He stated that he planned to hang a banner type sign on the north side of the building that was about 3' x 7'. He mentioned that his hours would be 10:00 a.m. to 6:00 p.m. Monday through Friday or by appointment. Business would be closed Saturday and Sunday.

Mr. Rusch shared that he had discussed the plan with Brokaw Credit Union representatives and their only concern was traffic through their business lot. They typically get traffic cutting

through the lot from people too impatient to wait through the 4 way stop sign if there are trucks or farm equipment ahead of them. They would be happy if the car lot parked cars within the lot to prohibit that practice. Margie Josiger mentioned that the parked cars should not interfere with the Post Office deliveries to the loading dock since the building is shared by them and the car dealership.

Chair Weisenberger pointed out that given this is in the wellhead protection area that all vehicles need to be parked on an asphalt surface. OSC Chair Betty Hoenisch asked about controlling spills (oil, gas, etc.). Chair Weisenberger mentioned that no material spills can go down the storm sewer. Mr. Rusch explained that it was the business owner's responsibility to control any spills and prevent them from reaching the storm sewers. Chair Hoenisch explained that if the CUP is granted that it only goes to the current owner, if the business is sold the new owner would have to re-apply for a new CUP. She also explained that not following the conditions set on the CUP could result in revocation of the permit. Mr. Thompson explained that he understood the terms being discussed and mentioned that he will not be doing any maintenance onsite. He has a contract with a local repair shop to handle any repair needs.

Matt Deffner stated that as long as someone is willing to start a business and maintain the parking lot he would support the effort.

7. **Motion to adjourn public hearing @ 7:40 p.m./**Deffner. 2nd Baumann. Motion carried unanimously.

8. Items requiring Plan Commission approval:

- A. Discussion and possible action regarding the 205 2nd St. CUP:

Motion to approve 205 2nd St. CUP on the following conditions:

- **The lot is maintained.**
- **The Owner is responsible for clean-up and controlling any spills to prevent them from entering the storm sewer.**
- **The Owner may hang a banner style sign on the north side of the building.**
- **Hours of operation will be 10:00 a.m. to 6:00 p.m. Monday through Friday. Or by appointment. Closed Saturday and Sunday.**
- **No maintenance of vehicles on-site.**

Motion by Deffner/ 2nd Brenda Weisenberger. Motion carried unanimously.

9. **Motion to adjourn at 7:48 p.m./**Glovinski. 2nd Frank. Motion carried unanimously.