

# VILLAGE OF BROWNSVILLE

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BROWNSVILLE, WISCONSIN

### VILLAGE OF BROWNSVILLE

**Public Hearing and Plan Commission Meeting –  
Brownsville Community Center - 871 Main St.  
Wednesday, December 8, 2021 – Starting at 6:00 p.m.**

#### Plan Commission Members Present:

Dennis Kemmel, Chair  
Mike Butler  
Peter Drexler  
Dale Rose  
John Tagliapietra

Also Present: Jeffrey Bloohm, Jerry Graziano, Norm Kehres, Jeff Butzke,  
Board Present for Regular Meeting to follow; Philip Bloohm, Charles Dineen, Tim Kemmel, Dr. John Pesch,  
Jeffrey Westphal

#### PUBLIC HEARING:

Plan Commission Chairman Dennis Kemmel opened the public hearing Open public hearing at 6:00 p.m. on the application of Browntown Investments, LLC for a conditional use permit to allow side-by-side single family attached dwellings (create 2 lots from Lot 16 to have a Zero Lot Line setback) in the R-2 two family residential district with one common wall and lot-line at 344-346 Oakdale Dr./Lot 16 of the Oakdale Subdivision.

- Chair Kemmel informed the public of the interest that he, Tim Kemmel, and Troy Kemmel have in Browntown Investments, LLC
- Peter Drexler, 411 E. North St., asked for clarification on the difference between a condominium and a zero-lot-line property. Jeffrey Butzke, Compass Surveying, provided an explanation.
- Norm Kehres, 339 Oakdale Dr., inquired as to the difference between a zero-lot-line and a duplex. Mr. Butzke, Compass Surveying, informed him of why a conditional use permit was required. How the common wall becomes the “lot line” and separate utility services are required.

The hearing was closed at 6:08 p.m.

#### PLAN COMMISSION

##### RESUME OF MINUTES:

The meeting was called to order at 6:08 p.m. by Chairperson Dennis Kemmel. Roll call was taken. Dennis Kemmel vacated the chair due to conflict of interest. Mike Butler was approved by the Commission to act as chair pro tem.

Motion by Pete Drexler, second by Dale Rose, to recommend the Village of Brownsville Board approve a Zero Lot Line Declaration as presented by Browntown Investments, LLC; motion carried by roll call vote. 4-aye Dennis Kemmel abstained

Motion by Dale Rose, second by Pete Drexler, to recommend the Village of Brownsville Board approve the Certified Survey Map as presented by Browntown Investments, LLC motion carried by roll call vote. 4-aye Dennis Kemmel abstained

Motion by Pete Drexler, second by Mike Butler, to grant a Conditional Use Permit to Browntown Investments, LLC to allow side-by-side single family attached dwellings (create 2 lots from Lot 16 to have a Zero Lot Line setback) in the R-2 two family residential district with one common wall and lot-line at 344-346 Oakdale Dr./Lot 16 of the Oakdale Subdivision with separate water laterals to be installed for each unit within one year; motion carried by roll call vote. 4-aye Dennis Kemmel abstained

Motion by Pete Drexler, second by John Tagliapietra, to adjourn; motion carried. 4-aye Dennis Kemmel abstained.

The meeting was adjourned at 6:20 p.m.

*Approved as to form:*

*Dennis Kemmel, Plan Commission Chairperson*

*Submitted by:*

*Marilyn Halley, Clerk-Treasurer*