

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

FEBRUARY 28, 2012

The Plan Commission meeting was called to order at 6:00 p.m. by Chair Jim Brunnuell. The Pledge of Allegiance followed.

Plan Commission members present: Jim Brunnuell, Mark Paschke, Richard Rieck, Carl Harms, and Randy Silasiri.

Absent: Amy Plato and Alfred Schlecht

Staff Present: Director of Planning and Development, Michael Rambousek, Building Inspector, Tom Johnson, and Administrative Secretary, Deborah A. Brown.

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Paschke, to approve the January 31, 2012, Plan Commission meeting minutes as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah A. Brown stated the purpose of the public hearing is to review a request by Goodwill Store and Donation Center for a conditional use permit to operate a resale shop, identified as SIC 5932 Used Merchandise Store, to be located at 1715 Wisconsin Avenue in the C-2 Neighborhood Commercial District.

Director of Planning and Development, Michael A. Rambousek gave a brief background on the applicants, Jay Peirick, of Marcus Investments. Director Rambousek identified that the applicant is proposing to lease and occupy all 21,400 square feet of the existing building which is currently owned by Continental Properties Company, Inc. and was previously a Sears store.

Director Rambousek further noted that the Plan Commission initially reviewed this matter on January 31, 2012 and the reaction appeared to be very positive. In addition, the Architectural Review Board reviewed and approved the architectural plans for this project at its February 9, 2012 meeting. Revised elevations approved by the Architectural Review Board have been added to the plans for the Goodwill Store and Donation Center.

Director Rambousek stated that the Planning and Development Department has reviewed the proposed wall sign which will consist of individually channel mounted lettering that will be internally lit and mounted to the EIFS area above the main store entrance. The proposed ground sign will make use of the existing pylon sign at the front of the property. The applicant needs to reduce the size of the sign and enhance the sign architecturally, similar to the Pick 'n Save pylon sign that was also previously used by the prior tenant. The sign will be reduced and the columns to be enhanced with masonry and cross-bracketing. Another concern that the Planning and Development Department has been working on with the applicant would be the landscaping enhancements at the front of the building and in the parking lot. The other areas that must be addressed with landscaping would be along the hill that rises toward the Ozaukee Interurban Trail and the northwest property line to screen the area from the existing homes as well. He also mentioned that the rear and south side boundaries of the property utilize crushed stone as a means to control erosion. However, these areas look unkempt and should be improved to look more presentable. This could be done with the addition of curbing or larger stone placed at the edge to define the limits of these areas.

Director Rambousek also noted that because the applicant is leasing (not purchasing) the property from Continental Properties, the property will remain taxable. As a result, the Plan Commission should place a condition on the project regarding this matter.

Director Rambousek reviewed his recommended conditions of approval for the issuance of a conditional use permit for this project which include: 1) the addition of a landscaping to the north and east perimeters of the parking lot and to the rear of the property to screen the loading dock and trash compactor from the Ozaukee Interurban Trail to be reviewed and approved by the Director of Planning and Development; 2) the improvement of the crushed stone erosion stabilization areas on the south and west sides of the site; 3) the architectural enhancement of the pylon sign and the reduction in the overall size and height of the sign to comply with South Commercial District redevelopment plan design guidelines subject to the review and approval of the Director of Planning and Development, and 4) the following clause regarding the termination of the Use upon Transfer of Real Estate - This Conditional Use Permit shall automatically terminate in the event that the real estate upon which the Use is established is sold, transferred, or in any manner conveyed to Goodwill Industries of Southeastern Wisconsin, Inc. or any of its subsidiary or affiliated organizations (collectively, "Goodwill") and Goodwill has not executed an agreement with the Village of Grafton, the terms of which include, but are not necessarily limited to, adequate provision for public facilities and avoidance of the potential for adverse impact on the surrounding area.

Present were Eric Thom of Continental Properties and Jay Peirick of Goodwill Industries 100 East Wisconsin Avenue #1030, Milwaukee, WI 53150.

Mr. Peirick thanked everyone in Grafton for receiving the project with such positive feedback. He gave a short presentation on the changes to the building located at 1715

Wisconsin Avenue as approved by the Architectural Review Board. He mentioned that the donation area for drop-off was inside the building. Therefore, there would be no materials stored outside the building. He also indicated that there would be no outside storage or garbage areas on site. He stated that all recycling and garbage is handled on the inside of the building.

Mr. Peirick provided a brief background on Goodwill Industries. He stated that Good will currently operate 44 retail stores in the Southeastern Wisconsin and Northeastern Illinois. He also informed the Commission that they are planning on opening the store for business in June or July 2012 and would employ 40 to 50 people full and part time.

Chair Brunquell asked the public for any comments on the project.

Tamara McCalin-603 Maple Street

Ms. McCalin stated that she lives adjacent to the building in the back of the store on the northwest side. Her concern was the lighting and noise that she has experienced in the past with the bike trail and the Sear's Store lighting issues. She would like landscaping to replace what was cut down a few years ago along the property line of this property. She also wanted to know what traffic would be running through this parking lot and at what times.

Mr. Peirick responded by stating that the store operates seven days a week. Monday through Friday stores operate from 9:00 a.m. to 9:00 p.m., Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m. He also stated that the donation entrance opens up one hour earlier to accept contributions for the convenience of donors. He commented that there is very limited truck traffic related to the operation and there are the occasional deliveries of supplies by UPS or a similar provider. Goodwill trucks will service the store approximately 3 to 5 times per week, during normal operating hours, via the truck dock. No trucks will be left on the site, unless one is inside the loading dock. He added that no products will be stored outside the building and the lighting will also be updated and replaced in the parking lot area as well as the building. They will also install a web based 24-hour surveillance camera system at all its sites and will be meeting with the Village of Grafton Police Department to review the surveillance system requirements.

Bev Graff-577 Maple Street

Ms. Graff shared her comments that she did not think that the Village would need another thrift type store. She believes that Grafton has at least two already. She also had questions on how far west are the trees or landscaping going to be planted. Her final concern was about the donation drop-off donations and if items are dropped off when the store is closed.

Director Rambousek stated that the landscaping along the property line on the northwest side of property would run the length of the property near the bike trail and would also extend landscaping at the north entrance driveway. Because of the slope, the landscaping plan should be worked out with the Planning and Development Staff.

He added that screening of the donation drop-off area would also be addressed with the landscaping plan.

Mr. Peirick responded by stating that all donations are taken inside the building during operating hours, but if there are any items dropped-off after hours store employees would remove them immediately during the morning check of the property that occurs every day one hour prior to opening.

Commissioner Silasiri had a concern and a question on condition #4 in the recommendation relating to the conditional use termination language and time limits and how it would be applied.

Director Rambousek indicated that if, in this instance, the tenant would become the owner of the building, a new conditional permit would need to be applied for by the applicant/owner.

Chair Brunnquell asked if the language in that provision should include any other non-profit organizations such as a property holding company related to the primary tenant.

Director Rambousek stated that the language of this agreement was worked out jointly between the Village of Grafton Administrator and the legal counsel for the Goodwill Store and Donation Center prior to the meeting and should remain as written.

Mr. Peirick requested that the language remain as written because they would not have control over who the building is sold to by the owner.

Chair Brunnquell agreed that the language should be left as written.

Chair Brunnquell then closed the public hearing.

Consideration of a conditional use permit for property located at 1715 Wisconsin Avenue in the C-2 Neighborhood Commercial District requested by Goodwill Store and Donation Center to operate a resale shop, SIC 5932 Used Merchandise Store

Director Rambousek stated that his recommendations as stated during the public hearing remain unchanged.

Chair Brunnquell requested that a motion be made from a Plan Commission member regarding this matter.

Motion by Commissioner Rieck, seconded by Commissioner Harms, to approve a request by Goodwill Store and Donation Center for a conditional use permit to operate SIC 5932 Used Merchandise Store (resale shop) referred to as "Use" located at 1715 Wisconsin Avenue in the C-2 Neighborhood Commercial District subject to the following conditions:

- 1) the addition of a landscaping to the north and east perimeters of the parking lot and to the rear of the property to screen the loading dock and trash compactor from the Ozaukee Interurban Trail to be reviewed and approved by the Director of Planning and Development;
- 2) the improvement of the crushed stone erosion stabilization areas on the south and west sides of the site;
- 3) the architectural enhancement of the pylon sign and the reduction in the overall size and height of the sign to comply with South Commercial District redevelopment plan design guidelines subject to the review and approval of the Director of Planning and Development, and
- 4) the following clause regarding the termination of the Use upon Transfer of Real Estate - This Conditional Use Permit shall automatically terminate in the event that the real estate upon which the Use is established is sold, transferred, or in any manner conveyed to Goodwill Industries of Southeastern Wisconsin, Inc. or any of its subsidiary or affiliated organizations (collectively, "Goodwill") and Goodwill has not executed an agreement with the Village of Grafton, the terms of which include, but are not necessarily limited to, adequate provision for public facilities and avoidance of the potential for adverse impact on the surrounding area. Approved unanimously.

Review and consideration of a preliminary subdivision plat requested by Peter Renner of Innovate, LLC located at the northwest corner of Falls Road and 16th Avenue to be named Tree House Subdivision

Director Rambousek then summarized the project of the Tree House Subdivision and stated that Renner Architects is requesting review and consideration of a preliminary plat for four single family residential lots called Tree House Subdivision to be located at the northwest corner of Falls Road and 16th Avenue. On August 1, 2011, the Village Board approved a petition to rezone this property from R-E Rural Estate Single Family Residential to the R-2 Single Family Residential district after receiving a recommendation of approval from the Plan Commission on July 26, 2011.

At that meeting, the Plan Commission also reviewed a concept plat for this proposed subdivision and indicated that prior to approval of the preliminary plat by the Plan Commission the Village Engineer would need to review an acceptable stormwater management plan, an erosion control plan, and other specific items pertaining to a development agreement for the property such as the installation of street trees, street lighting, sewer and water mains, and road repairs. The Village Engineer has reviewed these items and has indicated that the applicant can move forward with the development of the first lot of the subdivision. However, a comprehensive development agreement that incorporates each lot of the subdivision will need to be reviewed and found acceptable by the Village Engineer prior to final plat approval, or Certified Survey Map (CSM) approval in lieu of a final plat, by the Plan Commission.

Director Rambousek indicated that at this point the preliminary plat shows four lots, but this could increase to five total lots in the future as shown on the concept plat that was reviewed by the Plan Commission on July 26, 2011. He indicated that the Village of

Grafton Subdivision Code requires the preliminary plat and the final platting instrument, in this case a CSM, to match. Since the initial CSM is anticipated to be four lots, the preliminary plat is also four lots at this point. Ultimately, the developer will be seeking approval of five total lots on this site.

Director Rambousek pointed out that the lots included in this preliminary plat request are located between the east bank of the Milwaukee River and 16th Avenue north of Falls Road. In its current vacant state, this property consists of a vacant 3.37 acres that includes some natural resources such as steep slopes, heavy woodlands, shoreland, and floodplain. He also noted that Mr. Renner has cleared out a lot of the dead brush and trees on this property since the last meeting.

Director Rambousek stated that each step regarding the rezoning of the property has now been completed. The project will now require review and consideration of the preliminary plat and CSM by the Plan Commission. In addition, the Architectural Review Board has already reviewed and approved the architectural plan for the proposed single family home for Lot 1 and will be required to review each primary structure (home) proposed for the remaining three lots.

He stated that the future single family homes on the site, the Architectural Review Board review process will aim to ensure a variety of design among homes in this subdivision. This standard means there will be an expectation that each home will have variety in exterior design, color and in the application of construction materials.

Director Rambousek also added that the preliminary plat meets all applicable subdivision requirements, is well designed and should fit in nicely with the neighborhood. The applicant has satisfied the Village Engineer's concerns regarding a stormwater management and a development agreement that includes a street tree requirements, street lighting requirements, sewer, water, repair of the road, and erosion control has been approved. Therefore, because Lot 1 is already an existing lot of record in the Village of Grafton a single family home can be constructed on the site after the approval of the preliminary plat at this meeting. However, for any additional single family homes to be constructed on Lots 2 through 4, the CSM will need to be approved by the Plan Commission with along with a stormwater management plan and development agreement that covers Lots 2 through 4. Additional requirements in this more extensive development agreement will include the same requirements as the Lot 1 development agreement and any other applicable agreements. It is also possible that the development agreement could include the fifth lot in anticipation of all platting phases. Director Rambousek ended his report by stating that this subdivision will also be subject to all applicable Village of Grafton impact fees and all sanitary laterals are to be private and the home owner will be responsible for the cost of the lateral to the sanitary main.

Present was Peter Renner of Innovate, LLC-643 E. Erie Street, Milwaukee, WI 53202.

Mr. Renner had no other additional comments on this matter, but that he would like to build a total of two homes in the near future. He stated that the first lot would be built on in the spring of 2012.

Motion by Commissioner Rieck, seconded by Commissioner Harms, to approve the preliminary plat for Tree House subdivision subject to the following conditions: 1) submittal of a stormwater management plan (prior to the approval of the CSM) to be approved for Lots 2 through 4 by the Village Engineer; 2) submittal of a development agreement for Lots 2 through 4 that includes the street tree requirements, street lighting requirements, sewer, water, and repair of the road, to be approved by the Village Engineer; 3) submittal of an erosion control plan to the Village Engineer prior to any site construction on Lots 2 through Four; 4) approval of the primary structure on each lot by the Architectural Review Board taking into account the need for commonality in type, but a differentiation in style and/or architectural details; 5) payment of all applicable impact and infrastructure connection fees, and 6) review of the impact on the natural resources prior to construction on each lot by the Director of Planning and Development. Approved unanimously.

OLD BUSINESS/ NEW BUSINESS

None

ADJOURN

Motion by Commissioner Paschke, seconded by Commissioner Silasiri, to adjourn the meeting at 6:32 p.m. Approved unanimously.