

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

MARCH 27, 2012

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

Plan Commission members present: Jim Brunnquell, Mark Paschke, Amy Plato, Alfred Schlecht, and Carl Harms

Absent: Richard Rieck and Randy Silasiri

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 Schlecht, to approve the February 28, 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 CASCO agent for O'Reilly Auto Parts for property located at 1965 Wisconsin Avenue, owned by E.L.K. II, LLC to accommodate a retail automotive parts store to be located in the C-2 Commercial Business District pursuant to Zoning Code Section 19.03.0603 Permitted and Conditional Uses in non-residential zoning districts

Director of Planning and Development, Michael A. Rambousek summarized the public hearing item. He stated that they would occupy approximately 7,582 square feet of the existing 21,800 square feet multi-tenant building known as Oak Street Commons and their tenant space would be at the north end of the building formerly occupied by Hobby Town and Big Apple Bagel (which will be relocating within this building as well) and have signed a ten year lease with the property owner. There will be Family Video taking over the family Blockbuster space which leaves only approximately 2,000 square feet unoccupied space left to lease. The property is zoned C-2 Neighborhood Business and SIC 5531 is classified as an auto supply store in this district.

Director Rambousek also stated that they will also need to go before the Architectural Review Board on April 12, 2012 for review on the outside façade improvements which include the installation of a new store front system on the east elevation of the building. This will include new clear windows and tinted windows.

Director Rambousek noted that as with other auto parts stores in the Village of Grafton, the Planning and Development Staff is recommending a restriction that prevents major mechanical work from being performed on customer vehicles located in the parking lot by store employees or customers. Outdoor storage should also be prohibited by the tenant for these reasons as well.

Director Rambousek recommended that this conditional use permit be approved with the following conditions: 1) review and approval of the proposed architectural changes by the Architectural Review Board, 2) outdoor storage will not be allowed for this tenant, and 3) no major mechanical work on vehicles will be allowed in the parking lot by store employees or customers.

Chair Brunnquell asked if the representative for this matter wanted to add anything.

Present for O'Reilly's Auto Parts was Mark Wold - 6610 West Broadway Avenue, Brooklyn Park, MN 55428. Mr. Wold stated that Mr. Rambousek had reviewed the project very well and he had nothing further to add.

There were no public comments.

The Plan Commission held a brief discussion on the project.

Commissioner Paschke would like to see the whole building complex on the elevation drawings showing when it goes to the Architectural Review Board.

Commissioner Schlecht asked what timeline the store has for opening.

Mr. Wold replied that he was looking at July or August, 2012.

Chair Brunnquell thanked Mr. Wold for bringing this project forward and he felt it was a nice fit in the C-2 District. He then asked if the Commission members felt comfortable enough to move forward with a motion to approve.

The Plan Commission consensus was to move forward with the approval later in the meeting.

Review and consideration of a conditional use permit requested by CASCO agent for O'Reilly Auto Parts for property located at 1965 Wisconsin Avenue, owned by E.L.K. II, LLC to accommodate an automotive parts store located in the C-2 Commercial Business District

Motion by Commissioner Harms, seconded by Commissioner Paschke, to approve a conditional use permit for O'Reilly Auto Parts to be located at 1965 Wisconsin Avenue to operate an auto supply store SIC 5531 in 7,582 square feet of floor area located at the north end of the building subject to the following conditions: 1) review and approval of the proposed architectural changes by the Architectural Review Board; 2) outdoor storage will not be allowed for this tenant; and, 3) no major mechanical work on vehicles will be allowed in the parking lot by store employees or customers. Approved unanimously.

Review and consideration of minor site plan amendment for First Bank Financial Centre to be located on the northwest corner of Washington Street (WIS 60) and Dakota Drive zoned as PUD (Planned Unit Development) to accommodate an approved financial institution

Director Rambousek explained that the applicant, First Bank Financial Centre, is requesting an amendment from the Plan Commission and the Architectural Review Board for a slight change to the approved site plan and a modification to the approved building architecture. He noted that this 2.58 acres property is located in front of the Aurora Medical Center site and west of Dakota Drive at 1278 Ulao Road (WIS 60) and was recently approved for annexation by the Village Board. In addition, the property was rezoned from A-3 Agricultural Holding District to C-4 Freeway Interchange Business District and the proposed bank received approval of a conditional use permit for SIC 6022 State commercial banks with driveway thru facility. These approvals occurred in August and September, 2011.

Since that time, Director Rambousek indicated that the applicant has decided to reduce the size of the building from the approved 4,800 square feet footprint to a 3,800 square feet footprint. The reduction in building size comes from the rear depth of the building and ultimately this change adds slightly more green space to the site. Other than those items, no significant modifications are proposed to the site. However, the approved architectural plans for the building have been modified greatly and the new plans will require Architectural Review Board review and consideration. The applicant has supplied a set of concept plans so these changes can be viewed by the Plan Commission.

Director Rambousek also informed the Plan Commission that First Bank Financial Centre will be returning to Architectural Review Board on April 12, 2012. He then summarized the changes that have been made to the proposed building. He also noted that both the applicant and the architect have been very open minded and helpful in working with the Planning Staff on all the changes that have been made.

Director Rambousek added that the main architectural feature of the previously approved building design is a barrel-shaped roof that runs north to south. This feature has now been removed and replaced with a regular gable roof that runs the length of the building in the same north-south linear fashion, but it now covers a wider area than

the barrel-shaped roof. Keep in mind, there are still portions of the building that will be covered by a flat roof. The Planning and Development Staff plans to direct the Architectural Review Board's focus toward the enhancement of the gable roof faces, the flat roof lines around the perimeter of the building, the patio areas in front of north and south building elevations, and other minor architectural accent and details. Other than those concerns, the proposed architectural modifications and building size reduction are acceptable to the Planning and Development Staff as indicated by the concept plans submitted by the applicant.

Representing First Bank Financial Centre was David Sutton - 155 West Wisconsin Avenue, Oconomowoc, WI 53066 and Brandpoint Design was Mike Parnon - 18350 Coach House Court, Brookfield, WI.

Limited discussion was held and the Plan Commission moved forward with a motion.

Commissioner Paschke stated that he felt the revised design was headed in the right direction.

Motion by Commissioner Harms, seconded by Commissioner Paschke, to approve a minor site plan amendment to the previously approved First Bank Financial Centre building to be located on the northwest corner of Washington Street (WIS 60) and Dakota Drive subject to final review and approval of the architectural plans by the Architectural Review Board. Approved unanimously.

Review and consideration of a site plan for a temporary seasonal greenhouse of Stein Garden and Gifts to be located in the northeastern section of the Pick 'n Save parking lot at 1827 Wisconsin Avenue

Director Rambousek introduced the Stein's Garden and Gift proposed site plan. He stated that the applicant is requesting site plan approval by the Plan Commission for the seasonal use of a greenhouse to be placed in front of the Pick 'n Save Store located at 1827 Wisconsin Avenue. This seasonal use of a greenhouse by Stein Garden and Gifts is called *Stein Just Plants* would be allowed for the first week in April until the end of July, annually. Stein has received permission from Roundy's Supermarket, Inc. to locate and operate the greenhouse on the site.

Director Rambousek noted that the property is zoned C-2 Neighborhood Business District and within that district this type of temporary use is allowed. Section 19.03.0804 (A) of the Village of Grafton Municipal Zoning Code allows for temporary outdoor sales in most zoning districts of the Village, including the C-2 Neighborhood Business District subject to several criterion that includes: location, parking, visibility, hours of operation, trash and debris, written consent of the property owner, signage and lighting, and period of operation. He then recommended that the site plan be approved with the following conditions: 1) there shall be no outside storage/display allowed outside of the greenhouse site fence enclosure; 2) a slow zone shall be created at the front of the greenhouse center with the installation of cautions signs indicating a "slow" zone; 3) the

applicant will need to establish a plan to ensure the immediate return of customer carts so they are not standing unattended in the parking lot; 4) the applicant will be required to reduce the number of pole banners by two sets (four banners); 5) the applicant will be required to provide “before and after” pictures of the site, and 6) any damage to the concrete or other areas of the proposed site will be required to be repaired by the applicant

Chair Brunnquell asked if the applicant had any comments.

Present for Stein’s Garden and Gifts was Bryan Linstroth - 5400 S. 27th Street, Milwaukee, WI 53221

Mr. Linstroth stated that Director Rambousek summarized the project well and that just added that their opening target date would be sometime in May 2012.

Director Rambousek added that water and power will be supplied to the greenhouse center on the Pick ‘n Save site by a specific source yet to be determined. The Planning and Development Department will also review the location of this infrastructure and how it impacts traffic safety in the parking lot.

Mr. Linstroth stated that they have talked with Pick ‘n Save and they will now be obtaining water from the sprinkler credit meter already located on site.

Tom Johnson, Building Inspector noted that the Fire Department should review the plans as well and that if a generator is used on the site that it meet all grounding requirements and all that electrical permits will need to be pulled.

Commissioner Schlecht had questioned the parking lot requirements being taken up by Steins Garden and Gifts, and how it would affect Pick ‘n Save required parking spaces.

Director Rambousek stated that this was an excellent question and that the number of required parking spaces for Pick ‘n Save was not in jeopardy.

Motion by Commissioner Schlecht, seconded by Commissioner Harms, to approve the site plan approval by the Plan Commission for the seasonal use of a greenhouse at the Pick ‘n Save parking lot at 1827 Wisconsin Avenue subject to the following conditions: 1) there shall be no outside storage/display allowed outside of the greenhouse site fence enclosure; 2) a slow zone shall be created at the front of the greenhouse center with the installation of cautions signs indicating a “slow” zone; 3) the applicant will need to establish a plan to ensure the immediate return of customer carts so they are not standing unattended in the parking lot; 4) the applicant will be required to reduce the number of pole banners by two sets (four banners); 5) the applicant will be required to provide “before and after” pictures of the site, and 6) any damage to the concrete

or other areas of the proposed site will be required to be repaired by the applicant. Approved unanimously.

Initial review and discussion of a proposed ordinance restricting donation boxes

Director Rambousek reviewed a proposed ordinance restricting donation boxes. He asked that the Plan Commission take some time to review the ordinance and come back with their comments and concerns. He stated that the ordinance would be written as unattended donation boxes. They would be prohibited in all zoning districts except for properties that are zoned I–Institutional or any existing place of group assembly, place of worship, and non-for-profit entity who, as part of their mission, aims to help those in need and is classified as permitted, conditional or legal non-conforming use. In those cases where unattended donation boxes are allowed, the following requirements shall be adhered to by the owner and/or operator of the unattended donation boxes:

He then reviewed the proposed ordinance requirements for the Plan Commission

The Plan Commission would like to see a list of non-complying customers before anything is approved.

Chair Brunnquell asked if the language was taken from other municipal ordinance.

Director Rambousek responded that it was taken from both other municipal ordinances and language the Planning and Development Staff developed.

Commissioner Paschke stated that he would like to see language added that states that donation box privileges could possibly be revoked as another penalty for the failure to comply with these standards.

OLD BUSINESS/ NEW BUSINESS

None

ADJOURN

Motion by Commissioner Paschke, seconded by Commissioner Plato, to adjourn the meeting at 6:30 p.m. Approved unanimously.