



**GRAFTON**  
QUALITY LIFE. NATURALLY.

**PLAN COMMISSION MEETING AGENDA  
GRAFTON VILLAGE HALL / 860 BADGER CIRCLE  
VILLAGE BOARD ROOM**

**TUESDAY, JUNE 26, 2012 AT 6:00 PM**

\* This meeting will be considered an informational meeting of the Plan Commission if a quorum is not present.

1. Call to order / Roll call
2. Pledge of Allegiance
3. Approval of the minutes from the May 22, 2012 Plan Commission meeting
4. Resolution of appreciation to former Plan Commissioner Alfred Schlecht
5. Hear persons requesting to be heard

**6. Statement of Public Notice**

The purpose of the public hearing is for review of the following three related components as requested by Pat Adams agent for We Energies and property owners Paul and Jill Christensen and Gale Clapper.

The first component is for an amendment to the 2035 Comprehensive Plan (Master Plan Land Use Map) for property located at 695 Port Washington Road to modify the land use options for a 3.06 acres parcel, to be created from the parcel known as Lot 1, CSM 1785, located at 695 Port Washington Road. The newly created Outlot will be located at the western edge of the property.

The second component for public review is the proposed rezoning of a 3.06 acre parcel that will be created from the parcel known as Lot 1, CSM 1785, located at 695 Port Washington Road. The proposed rezoning is from the anticipated A-3 Agricultural Holding District, at time of annexation, to I Institutional zoning district. Said rezoning is to accommodate the construction of an electric service substation.

The third component for public review is a request for a conditional use permit to accommodate the construction of an electric service substation on the newly created Outlot consisting of 3.06 acres. The proposed use, identified under SIC 4911-Electric Services is allowed as a conditional use permit in the I Institutional zoning district pursuant to Village of Grafton Zoning Code Section 19.03.0606 Permitted/Conditional Uses in Non-Residential zoning Districts.

7. Hear all interested persons and their agents
8. Closed discussion of public hearing issue
9. Consideration of [the adoption of a resolution, as requested by Pat Adams agent for We Energies, to amend the 2035 Comprehensive Plan \(Master Plan Land Use Map\) for property located at 695 Port Washington Road](#), owned by Paul and Jill Christensen, and Gale Clapper, and would be modifying the land use options for a 3.06 acres parcel, to be created from the parcel known as Lot 1, CSM 1785, to create an Outlot to be located at the western edge of the property which is currently Institutional use and Agriculture use designation to an Institutional use designation
10. Consideration of a [recommendation to the Village Board to adoption of a resolution to amend the 2035 Comprehensive Plan \(Master Plan Land Use Map\)](#) for the western portion of the property located at 695 Port Washington Road modifying the land use option for a 3.06 acres parcel from an Institutional use and Agriculture use designation to an Institutional use designation
11. Review and consideration of [annexation Ordinance of 10.082 acre parcel](#), owned by Paul and Jill Christensen and Gale Clapper, located at 695 Port Washington Road and establishing A-3 Agricultural Holding District zoning.
12. Review and consideration of a [Certified Survey Map \(CSM\) for the property located at 695 Port Washington Road](#), owned by Paul and Jill Christensen and Gale Clapper
13. Consideration of [rezoning petition of a 3.06 acre parcel, owned by Paul and Jill Christensen and Gale Clapper](#), as requested by Pat Adams-agent for the property owners and We Energies
14. Consideration of a [request for a conditional use permit, in addition to a site plan, by WE Energies for electric utility substation to be located on the newly created Outlot consisting of 3.06 acres and identified under SIC 4911-Electric Services is allowed as a conditional use permit in the I-Institutional zoning district pursuant to Village of Grafton Zoning Code Section 19.03.0606 Permitted/Conditional Uses in Non-Residential zoning Districts.](#)
15. Review an extension for a temporary [Goodwill Retail and Donation Center donation trailer located at 1715 Wisconsin Avenue](#)
16. Old business
17. New business
18. Adjourn

**IF YOU ARE DISABLED AND HAVE ACCESSIBILITY NEEDS  
OR IF YOU NEED INFORMATION INTERPRETED FOR YOU  
PLEASE NOTIFY THE VILLAGE CLERK AT 375-5300**