

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

JUNE 26, 2012

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

Commission members present: Jim Brunnuquell, Alan Kletti, Mark Paschke, Richard Rieck, and Carl Harms.

Absent: Randy Silasiri and Amy Plato

Staff Present: Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek, and Administrative Secretary Deborah A Brown.

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Kletti, to approve the May 22, 2012, Plan Commission meeting minutes as presented. Approved unanimously.

Resolution of appreciation to former Plan Commissioner Alfred Schlecht.

After the approval of the minutes, Chair Brunnuquell read and presented the resolution to Dee Schlecht (Al Schlecht's wife) for his many years of municipal service to the Village of Grafton.

Chair Brunnuquell read the following resolution:

WHEREAS, Al Schlecht began his municipal service as a Village Trustee in April, 1973 and served the residents of the Village of Grafton as a Trustee from 1973-1981 and from 1989-1997; and

WHEREAS, during his tenure on the Village Board, Al served on almost every Committee of the Village Board including: Finance, Public Works, Public Safety, Board of Review, Community Activities (Park and Recreation), CATV, Plan Commission and the Joint Town of Grafton-Village of Grafton Ad-Hoc Committee; and

WHEREAS, while on the Village Board, Al was the Trustee representative on the Plan Commission from April, 1978 to April, 1987 and from April, 1991 to April, 1997 when he left the Village Board; and

WHEREAS, from May, 1997 to May, 2012 Al served continuously on the Plan Commission as a citizen member; and

WHEREAS, during these years of service, Al Schlecht always worked to ensure that development within the Village of Grafton was accomplished in a coordinated and harmonious way that would continue to provide the services necessary to provide the "Quality of Life" that the residents of Grafton have come to expect; and

WHEREAS, community service is crucial in this time of limited government resources; and

WHEREAS, during his tenure on both the Village Board and the Plan Commission, Al has always represented the Village of Grafton with the highest degree of professionalism; and

WHEREAS, it is appropriate to recognize the accomplishments and years of service that Al Schlecht has given to the Village of Grafton.

NOW, THEREFORE BE IT RESOLVED, that the Plan Commission of the Village of Grafton does hereby acknowledge with sincere appreciation and gratitude the years of dedicated public service that Al Schlecht has provided to the Village of Grafton.

Resolved this 26th day of June, 2012.

Ms. Schlecht then read a short presentation that Al Schlecht had prepared for the Plan Commission members thanking the Village of Grafton for his opportunity to serve which was very rewarding.

President Brunquell then offered the resolution of appreciation to former Village Trustee and Plan Commission member Alfred (Al) Schlecht.

Motion made by Commission Paschke, seconded by Commission Harms to approve the resolution of appreciation to former Village Trustee and Plan Commission member-Alfred (Al) Schlecht for his many years of dedicated service from 1973 through 2012. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

Chair Brunquell asked the Commission members if they would have any objections to moving agenda item #15 for the review of an extension for a temporary Goodwill Retail and Donation Center donation trailer located at 1715 Wisconsin Avenue first before the public hearing sessions are heard.

The Plan Commission had no objections to amending the agenda.

Review an extension for a temporary Goodwill Retail and Donation Center donation trailer located at 1715 Wisconsin Avenue.

Director Rambousek provided a summary for the request for an extension for a temporary Goodwill Retail and Donation Center donation trailer located currently at 1715 Wisconsin Avenue. He stated that at the May 22, 2012 meeting, the Plan Commission approved a temporary use for a proposed donation trailer in the parking lot of the future site of the Goodwill Retail Store and Donation Center located at 1715 Wisconsin Avenue for the purpose of collecting donated clothing and household items as early stock item. The Plan Commission indicated that the temporary use of the donation trailer was approved until June 29, 2012, and must be removed immediately after that date unless an extension is granted by the Plan Commission at a future meeting. As a result, the applicant Goodwill Industries of Southeastern Wisconsin, Inc. is now seeking an extension of this temporary use until July 27, 2012.

The Planning and Development Department has again reviewed the temporary use description and has found no issues with the proposed operation. In addition, the applicant has done a nice job of fencing off the construction area from the donation trailer and the general public and access to the trailer has been limited to Wisconsin Avenue vehicular ingress/egress only as required by the original Plan Commission approval on May 22, 2012.

Representing Goodwill Industries was (Agent) Renee Bowerman of the Broydrick Group. Ms. Bowerman expressed her thanks to the Plan Commission members for approving the donation trailer last month. It has been a success and they have seen no problems at all with the drop off of donations.

Chair Brunquell asked when the donation trailer would be removed from the site if this extension was approved.

Ms. Bowerman stated that the trailer will be removed from the site just as soon as the doors would be opened for the retail and donation center sometime in August of this year.

Chair Brunquell asked Director Rambousek if this was acceptable and the recommendation for Goodwill Industries to come back on July 24, 2012 could be eliminated from the motion.

Director Rambousek responded by stating that he had no problem with that change due to the cooperation he has received from Ms. Bowerman during the construction period.

There were no concerns or comments from the Plan Commission members.

Motion by Commissioner Harms, seconded by Commissioner Paschke, to approve the extension for a temporary Goodwill Retail and Donation Center donation trailer located at 1715 Wisconsin Avenue on the northeast corner of the parking lot subject to the following conditions: 1) all applicable conditions of the May 22, 2012 Plan Commission approval remain in place and 2) the temporary use of a donation trailer is approved until August 28, 2012 or the date of the

opening of the Goodwill Retail and Donation Center, and it must be removed immediately after that date unless an extension is granted by the Plan Commission. Approved unanimously.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah A. Brown stated 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 option 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.

Director Rambousek then reviewed with the Plan Commission the summary of the project and the motions for approvals. He stated that the We Energies Service Substation consideration process is as follows:

- 1) Land Use Map Amendment - 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. This requires Plan Commission approval and Village Board certification by separate resolutions.
- 2) Annexation Petition Request - The annexation petition request (separate report) includes all 10.082 acres of property. This total acreage represents Paul and Jill Christensen (9.75 acres), Gale Clapper (0.082 acres), and public right of way

(0.25 acres). Upon annexation, that total property will come into the Village of Grafton zoned as A-3 Agricultural Holding District and the westerly 3.06 acres, to be used/owned by We Energies for the transmission substation will be requested by the zoning petition to be changed to I-Institutional District. This requires a Plan Commission recommendation to Village Board for its approval.

- 3) Certified Survey Map (CSM) - the proposed CSM creates two new lots from the total 9.83 acre property that includes the 9.75 acre Paul and Jill Christensen property, and the 0.082 acre remnant property currently owned by Gale Clapper. The proposed Lot 1 will consist of 6.77 acres, and as mentioned, will remain as Paul and Jill Christensen's property that will include their existing single family home. This site is proposed to remain designated as Agriculture use as part of the 2035 Comprehensive (Master Plan Land Use Map) and is also proposed to remain zoned as A-3 Agricultural Holding District upon annexation into the Village of Grafton. Lot 2 is proposed to be a 3.06 acre property that will ultimately be owned by We Energies. This requires a Plan Commission recommendation to Village Board.
- 4) Rezoning Petition – The rezoning of the 3.06 acres of the We Energies property from A-3 Agricultural Holding District to I Institutional District. This requires a Plan Commission recommendation to Village Board.
- 5) Conditional Use Permit Request - This proposed use falls under SIC 4911- Electric Services as a conditional use if the property is rezoned to I Institutional District pursuant to Village of Grafton Zoning Code Section 19.03.0606 Permitted/Conditional Uses in Non-Residential zoning Districts. This requires Plan Commission approval.
- 6) Site Plan approval – Review and consideration of the site, equipment arrangement and landscaping plan. Director Rambousek added that the stormwater management plan is pending final review by the Village Engineer. The proposed site plan requires Plan Commission approval.

Chair Brunnuell then asked for any comments or concerns from the public on this matter.

William Grunwald-656 River Bend Road, Town of Grafton

Mr. Grunwald stated that his property borders the western side of the We Energies proposed site. He had dropped off information on valuation guidelines to the Plan Commission and has three 1 acre lots that he would like at some point to sell.

He feels he can't develop these lots if this project goes through because it would devalue his land. He is looking for compensation on his property. He feels that if this substation is approved his property will take a loss of 40 percent on his property value.

Sharon Chrusniak-671 North Port Washington Road, Town of Grafton

Ms. Chursniak stated that she is a Town of Grafton property owner to the south of this site. She also believes that substations close to houses make properties harder to sell and it brings their property values down losing anywhere from 30 to 40 percent on their properties.

She suggested the elected officials should look at different sites before moving forward. Property owners should not have to take such a loss on their property values.

Joan Grunwald-656 River Bend Road, Town of Grafton

Ms. Grunwald stated that she has put her life into her property and feels that this site would bring her property value down so much that the elected officials should not ask these property owners to take that much of a loss on the value of their property. She stated that she and others have done their research as well and feel that this is not a good site choice. She feels it should be located near the commercial area that is drawing the most energy needs. She suggested the elected officials and Plan Commission and We Energies should be looking at sites such as Great Lakes Marine property or the property north of the new Aurora Medical Center.

Chair Brunnuell then asked the representatives from We Energies to take make any comments regarding the site selection.

Present for We Energies was Pat Adams and Kevin Kaari, 333 West Everett Street, Milwaukee, WI 53203

Pat Adams explained that We Energies did look at several sites before choosing this site and that they have also meet with Mr. Grunwald in regards to his landscaping.

Kevin Kaari, We Energies, Major Projects Manager, then reviewed the six items of criteria that they look at when picking a location site. He stated that We Energies looks at proximity to the load center, proximity of the transmission lines, accessibility to all directions-north-south and east-west , land must not be environmental sensitive, willingness by the owner to sell at a reasonable and fair price, and site is acceptable to the community in which it is serving.

Mr. Grunwald explained that on his property, We Energies is willing to plant a berm which will help with the site of the substation. He feels that the berm is on his property and he should be compensated for that land portion.

Pat Adams did explain that We Energies has met with Mr. Grunwald on the landscaping matter.

Chair Brunnquell asked the Plan Commission members if they had any further comments.

Commissioner Kletti stated that he feels that there is a definite need for this substation and mentioned that there is a substation near Mueller's Funeral Home in the Village of Grafton which is near residential homes. Those homes are not affected by that substation and there have been no reported issues from that. He believes that We Energies has done their homework on this site and he is in favor of it moving forward.

Commissioner Harms expressed that the valuation guidelines handed out quoted figures of 10 to 30 percent of loss on property value and property owners are stating 40 percent. He feels that it is subjective and believes that the need of this substation is not in question. He lives near high power lines and he feels his property value is assessed too high. He stated further that We Energies has done their homework and research and he is looking at the whole picture. The substation will not only benefit the Village of Grafton but also the Town of Grafton and other communities to the south and north of the site.

Commissioner Rieck agreed with Commissioner Harms. He further stated that he appreciates the residents' feelings but believes that the Village must move forward on this project for needs of the community.

With no further comments or concerns, Chair Brunnquell then closed the public hearing item.

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.

Commissioner Rieck offered the resolution for the amendment of the 2035 Comprehensive Plan (Master Land Use Map) for the property located at 695 Port Washington Road, owned by Paul and Jill Christensen and Gale Clapper.

Motion by Commissioner Kletti, seconded by Commissioner Harms, to adopt the resolution to amend the 2035 Comprehensive Plan (Master Land Use Map) for property located at 695 Port Washington Road, owned by Paul and Jill Christensen and Gale Clapper, for a 3.06 acres parcel to be created from the parcel known as Lot 1, CSM 1785, from an Agriculture use designation to an Institutional use designation. Approved unanimously.

Consideration of a recommendation to the Village Board to adopt a resolution which certifies the Plan Commission amendment of 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 acre parcel from an Institutional use and Agriculture use designation to an Institutional use designation.

Motion made by Commissioner Harms, seconded by Commissioner Paschke, to recommend to the Village Board to adopt a resolution which certifies the Plan Commission amendment of 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 acre parcel from an Institutional use and Agriculture use designation to an Institutional use designation. Approved unanimously.

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.

Motion by Commissioner Harms, seconded by Commissioner Rieck, to recommend Village Board adoption of an ordinance to annex 10.082 acres of property located near, or at, 695 Port Washington Road in the Town of Grafton as requested by Paul and Jill Christensen and Gale Clapper. Approved unanimously.

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.

Motion by Commissioner Kletti, seconded by Commissioner Harms, to recommend Village Board approval of a Certified Survey Map (CSM) for the property located at 695 Port Washington Road, owned by Paul and Jill Christensen and Gale Clapper that creates to new lots subject to an additional 17 feet of public right of way being added to Port Washington Road on the CSM and the final version of the CSM to be reviewed and approved by Village Engineer. Approved unanimously.

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.

Motion by Commissioner Rieck, seconded by Commissioner Paschke, to recommend Village Board adoption of an ordinance rezoning 3.06 acres of property (western portion) located at 695 Port Washington Road from A-3 Agricultural Holding District to I Institutional District.

Approved unanimously.

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 District pursuant to Village of Grafton Zoning Code Section 19.03.0606 Permitted/Conditional Uses in Non-Residential zoning Districts.

Director Rambousek asked that the motion not include the landscaping to be approved by Director of Planning and Development because he would not have jurisdiction over the Town of Grafton property to the west of this site. The applicant needs to create a screening plan for that property.

Chair Brunnquell asked Ms. Adams is she was comfortable with that modification regarding the landscaping plan.

Ms. Adams replied that she has already been completed a plan for that property.

Motion by Commissioner Harms, seconded by Commissioner Kletti, to approve a conditional use permit, in addition to a site plan, to accommodate the construction of an electric service substation on the newly created lot consisting of 3.06 acres for the proposed use of SIC 4911-Electric Services subject to the following conditions: 1) the applicant developing a final landscaping plan for the property to the west of the proposed substation; 2) Village Board certification of the land use map amendment, approval of the annexation ordinance, approval of an ordinance to rezone to I Institutional District and adoption of a resolution to approve a CSM, and 3) the stormwater management plan approved by the Village Engineer. Approved unanimously.

Chair Brunnquell thanked everyone for their comments, concerns and their time. Overall, he explained that this public improvement will benefit not only the Village of Grafton but also the Town of Grafton. Moving forward on this project will be in the best interest of the all communities involved in the electrical upgrade of service to many locations in Ozaukee County.

OLD BUSINESS/NEW BUSINESS

None

ADJOURN

Motion by Commissioner Kletti, seconded by Commissioner Paschke, to adjourn the meeting at 6:45 p.m. Approved unanimously.