



GRAFTON
QUALITY LIFE. NATURALLY.

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

TUESDAY, JULY 24, 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 June 26, 2012 Plan Commission meeting
4. Hear persons requesting to be heard

5. **Statement of Public Notice**

The purpose of the Public Hearing is to review the following two related components as requested by [Michael Klingl, Greenberg Farrow-agent for Meijer](#) and property owner Highway 60, LLC-Robert Tillmann Trustee.

The first component is for review of a Petition to Rezone a 33.08 acres parcel located south of Target/Home Depot on Port Washington Road and is on the east side of Port Washington Road approximately 1,400 feet south of WIS 60 (Washington Street) requested by Greenberg Farrow (Agent) for Meijer and owned by Highway 60 LLC . The proposed rezoning is from A-3 Agricultural Holding District and C-4 Freeway Interchange Business to PUD Planned Unit Development.

The second component is a request for a Conditional Use Permit to accommodate the construction of 191,352 square foot retail store, identified under SIC 5411 Grocery Stores and a 2,640 square foot convenience store, identified under SIC 9999 Uses not elsewhere classified. A conditional use permit is required pursuant to Village of Grafton zoning code section 19.03.0703 (Q) Retail and Commercial Service Buildings in excess of 50,000 square feet of area, and section 19.03.0403 Non-residential permitted, accessory and conditional uses.

6. Hear all interested persons and their agents
7. Closed discussion of public hearing issue

8. **Statement of Public Notice**

The purpose of the Public Hearing is to review a request for a [Conditional Use Permit to amend a previously approved conditional permit for the property at 1552 Wisconsin Avenue](#), as requested by Dominic and Marlo Balistreri-agents for property owner John Theisen, to

accommodate an auto repair business, identified under SIC 7538 General automotive repair shops. The change in operation of this property requires an amendment to the previously approved conditional use permit as identified under Zoning Code Section 19.02.0210 Existing Conditional Uses.

9. Hear all interested persons and their agents
10. Closed discussion of public hearing issue
11. Consideration of a [recommendation to the Village Board of rezoning petition requested by Greenberg Farrow \(Agent\) for Meijer](#), and owned by Highway 60 LLC for the property located at Port Washington Road south of Target/Home Depot and is on the east side of Port Washington Road approximately 1,400 feet south of WIS 60 (Washington Street) from A-3 Agricultural Holding District and C-4 Freeway Interchange Business to PUD Planned Unit Development to accommodate a 191,352 square foot Super Center and Fuel Center with a Convenience Store of 2,640 square feet
12. Consideration of a request for a [Conditional Use Permit to accommodate the construction of 191,352 square foot retail store, identified under SIC 5411 Grocery Stores](#) and a 2,640 square foot convenience store, identified under SIC 9999 Uses not elsewhere classified. pursuant to Village of Grafton zoning code section 19.03.0703 (Q) Retail and Commercial Service Buildings in excess of 50,000 square feet of area, and section 19.03.0403 Non-residential permitted, accessory and conditional uses
13. Initial review of a [Certified Survey Map for property located at Port Washington Road south of Home Depot, owned by Highway 60 LLC](#)
14. [Consideration of an amendment to a previously approved conditional use permit for the property located at 1552 Wisconsin Avenue](#), as requested by Mario Balistreri and John Theisen to accommodate an auto repair business, identified under SIC 7538 General automotive repair shops as identified under Zoning Code Section 19.02.0210 Existing Conditional Uses.
15. Review and consideration of a [Certified Survey Map for property located at 2221 Washington Street](#), owned and requested by Gauthier Properties LLC
16. Extra-Territorial Review
 - a. Mike-Schmit, 1941 Ulao Parkway, Town of Grafton - Conditional Use Permit/Accessory Structure over 800 square feet
17. Old business
18. New business
19. 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**