

## VILLAGE OF GRAFTON

### PLAN COMMISSION MEETING MINUTES

**JULY 24, 2012**

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

Commission members present: Jim Brunnquell, Al Kletti, Randy Silasiri, Amy Plato, Richard Rieck, Carl Harms, and Mark Paschke

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

#### **MINUTES**

Motion made by Commissioner Kletti, seconded by Commissioner Paschke, to approve the June 26, 2012, Plan Commission meeting minutes as presented. Approved unanimously.

#### **HEAR PERSONS REQUESTING TO BE HEARD**

##### Robert Meier-1967 West Acorn Drive

Mr. Robert Meier inquired on the parcel of land just south of the new Pick 'n Save building regarding whether or not any new development has been proposed on this parcel.

Village Administrator Darrell Hofland responded that no new developments have been proposed at this time.

#### **COMMENCE PUBLIC HEARING**

Chair Brunnquell stated that no action would be taken tonight on the Meijer project at this meeting.

##### Statement of Public Notice

Administrative Secretary Deborah A. Brown stated that the purpose of this 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.

Director of Planning and Development, Michael A. Rambousek presented background on the Meijer project. He stated that the applicant, Mike Klingl of Greenberg-Farrow, on behalf of Meijer, Inc. is requesting approval of a rezoning petition and conditional use permit (CUP) approval for a grocery/department store, typically referred to as a "supercenter", that is over 50,000 square feet in total floor area. Meijer is also proposing to develop a fuel center with an associated convenience store (C-store). The proposed site for this project is located on the east side of Port Washington Road and immediately south of the Home Depot property woodlands.

Director Rambousek summarized the timeline for this project. Following the public hearing for the stated the proposed rezoning and conditional use permit request, the project will be reviewed by the Architectural Review Board meeting on August 23, 2012. Meijer will then return to the Plan Commission on August 28, 2012 for consideration of the conditional use permit and certified survey map along with the recommendation to Village Board for the rezoning petition. Village Board would then consider the rezoning petition on September 4, 2012. If needed, Meijer would then possibly revisit the Architectural Review Board for any final architectural plan approvals on September 13, 2012.

The proposed development site consists of two existing properties. The first property is a small remnant single family property that is 1.81 acres or 78,876 square feet and is zoned A-3 Agriculture Holding District. The second property is 31.42 acres or 1,368,823 square feet and is currently zoned C-4 Freeway Interchange Business District. Both properties are proposed to be consolidated into one new lot of 33.23 acres by Certified Survey Map (CSM) and is requested to be rezoned. The proposed Meijer super center is 191,352 square feet and the proposed C-store is 2,460 square feet. The proposed rezoning requests that the current C-4 Freeway Interchange Business District be changed to PUD – Planned Unit Development to allow the applicant greater flexibility on a site that consists of rolling terrain, wetlands and shoreland at the north end of the property.

The Village of Grafton 2035 Comprehensive Master Land Use Plan designates this property for future commercial/business use as part of the Freeway Interchange Business District. The requested zoning and proposed use that are part of this application are consistent with the designation identified in the Master Land Use Plan.

Director Rambousek stated that the Meijer store will offer grocery and home goods, garden center, and pharmacy with a drive-thru for drop-off and pick-up. The C-store/fuel center will offer multiple fuel options including automobile diesel and alternative fuels. The overall development site also proposes two additional outlots with development by other parties at a future date. Director Rambousek explained that the main entrance for customer traffic will be provided at a signal controlled intersection at Hunters Lane and Port Washington Road. A secondary vehicular ingress/egress is being proposed at the far south end of the property which would also provide the main truck access point. Deliveries for the main store will be received at the

southeast corner of the building at an at-grade loading dock. The trash compactor and cardboard bailer are also located at this corner. Fuel trucks will be proposed to enter the south ingress/egress as well and circulate counter-clockwise through the fuel center site. An average of 32 vendors will sign-in at the truck docks and/or the rear of the store for deliveries each day.

Director Rambousek stated that he toured several Meijer stores both in Michigan and Illinois. He found all the stores to be clean and well stocked with fantastic customer service. He stated that the interior produce department was excellent. He also mentioned that in all the store locations, he felt the need for landscaping improvements, and the architecture was solid but could be improved with further refinement. Regarding the proposed Grafton store, he stated that the main store will have two main entrances to the store. The north entrance vestibule will provide direct access to the "Home" side of the store and the south entrance vestibule will be signed as "Fresh" to direct customers to the grocery side of the store.

Pedestrian walks have been provided from the front of the store west to Port Washington Road and a bike rack has also been included in the front plaza area of the main store. A pharmacy drive-thru will be available at the northwest corner of the store and will be located directly in front of the garden center. Meijer will utilize full-time and part-time employees at this location and will generally use three shifts of employees daily with a maximum number of 62 employees on the site at one time. This store is proposed to be open 24 hours each day and seven days a week for a total of 364 days each year.

The Meijer C-store/fuel center will be located on Port Washington Road south of the main vehicular ingress/egress and in front of the main store. The site will consist of five rows of fuel pumps and 14 non-fuel pump parking spaces. Of the 14 total spaces, one space will be ADA accessible. However, the zoning code requires two ADA spaces and one space must be van accessible so the site plan will need to be amended. In addition, an ice chest, propane exchange cage, tire air dispenser and a vacuum for cars are proposed as well. Seasonal displays are also proposed to the left of the main entrance doors to the C-store and each end of the fuel pump islands are proposed to have seasonal products on display and for sale. All these features will need to be inside the store. He further stated that the site plan and plan of operation will also need to be revised and most of the display and sale of these items are not allowed. Near the store, he explained that only the propane exchange cage, tire air dispenser and vacuum will be allowed. A small area of display/sale will be allowed near the main C-store door entrance. However, there will be no outdoor display or sale items allowed at the fuel pumps or anywhere else of the site.

Director Rambousek added that the proposed landscaping around the C-store and fuel center site has already been reviewed once by the Planning and Development Staff and the applicant has made appropriate changes. This included replacing coniferous trees near Port Washington Road with deciduous trees, shrubs and perennial flowers with bold colors. The proposed C-store/fuel center monument sign is located at the northwest corner of this site and is located in a landscaped bed surrounded by plantings. There is also another landscape bed proposed at the southwest corner of this site. One option that the applicant should consider in screening the fuel pumps is to place the C-store building at the front of the site (Port Washington Road side) and the fuel dispersal area to the rear. This would screen the fuel pumps and related headlights from Hunter Crossing condominium development which is across the street on Port Washington

Road. Direct vehicular ingress/egress will occur from the north via the main site entrance to Port Washington Road. There is also an ingress and egress point at the southeast corner that lead directly into the main parking lot.

Director Rambousek provided background on the Village land use plan. He stated that in 1997 the Village adopted the site analysis and land use plan for I-43/Port Washington Road Corridor-Phase 1. He further stated that in the *Master Land Use Plan*, this particular property was identified for future business/commercial district. Specifically, as a future “C-5 Freeway Interchange Business District” land use, which corresponds directly with the C-4 Freeway Interchange Business District in the Village of Grafton Zoning Code. The property is currently zoned C-4 Freeway Interchange Business District and within that district SIC 5311 Department Store and SIC 5411 Grocery Store are identified as conditional uses. However, the applicant has elected to pursue a rezoning of the site to PUD – Planned Unit Development due to the applicant’s desire to preserve those natural resource features appropriately and the design limitations the preservations of the shoreland/wetlands place on the site. The site also features some rolling terrain that also limits the develop ability of the site and ultimately prevented the building being oriented in a north-south fashion, instead of east-west. He stated that the Planning and Development Staff has recommended that the applicant attempt to meet all of the bulk and area regulations in the C-4 Freeway Interchange Business District using that district as the baseline for the PUD zoning for this project. Based on the initial review of the site plan, it appears that that the only requirement that the applicant will not be able to meet is the amount of parking spaces required for the site. He added that the two outlots are located north of the C-store/fuel center and are 1.22 acres and 6.59 acres, respectively. The Planning and Development Staff is concerned that the lot just north of the C-store/fuel center is too small to attract an appropriate use for that site. As an example, the outlot at Grafton Commons is unable to attract a sit-down restaurant because it is considered to be too small. Generally, an outlot needs to be 1.5 to 2 acres to attract a sit-down restaurant based upon input from area real estate brokers. The size of the other outlot seems acceptable but has challenging dimensions due to the adjacent wetland area.

Architecturally, the C-store building will aim to match the design of the main store with beige concrete block and brick in the main portion of the building and a tan split-faced block at the base of the building. The front C-store elevation includes a row of clear windows that runs the length of the store and is covered by a blue aluminum awning. The main doors are centered in this area. A revolving window providing payment access during the hours the interior of the C-store is closed is also integrated into the row of windows. Each corner of the building includes a large column that extends outward from the main façade about six inches and also extends about the main roofline about one foot on the front elevation. On the rear elevation these columns are actually two feet lower than the main roofline. The columns on the front also include a blue horizontal accent piece that matches several similar accents throughout the site.

The applicant has been working very closely with the Planning and Development Staff on the site plan for the Meijer store and to date several improvements have already been made. The site plan proposed a total of 683 parking spaces of which 28 spaces are ADA accessible spaces. A total of five of these spaces will need to be van accessible spaces. The Village of Grafton Zoning Code requires 971 total parking spaces for the C-store and the main store so the applicant is 274 spaces short of the required amount. However, the applicant has indicated

that based upon their own data, the 683 parking spaces will be adequate. This is based on a Traffic Impact Analysis report that was recently prepared by Traffic Analysis and Design, Inc.

Director Rambousek also noted that several other site plan improvements will still need to be made prior to the Plan Commission approving the project. These improvements include the possible integration of a bus stop, the extension of the plaza in front of the main store, an adaptive re-use plan or deposit for the post-Meijer use of the building, the further development of a parking lot pod system, larger parking lot islands near the front of the main store, and a public art feature as required for buildings over 50,000 square feet in floor area.

Due to severe grade changes, the C-store will actually be about seven feet lower than the grade of Port Washington Road. In addition, the property to the south of this entire site is significantly higher and as a result a retaining wall will need to be constructed on the southern lot line. The Planning and Development Staff has expressed the need for a natural looking rock outcropping design and the applicant has agreed. The details of this wall will need to be reviewed at the next Plan Commission meeting. The proposed light fixture is also very generic and detracts from the quality of the site. As a result, the Planning and Development Staff has recommended an alternative light fixture that will enhance the aesthetics of the development. The applicant should also consider a Light Emitting Diode (LED) style fixture to help conserve energy. The lighting plan illustrates no concerns with light spillage or glare at this point in time. He also indicated that the proposed architecture for the main building consists of two full glass vestibules at the front for each entrance and then a series of king sized brick. Each entrance also includes a blue awning supported by brick columns. The roofline of the front elevation does a great job with undulation for the entire length of the building. However, the painted brick and the non-traditional stacking of materials to create horizontal sections throughout the elevation is concerning. The addition of windows at the top of the front elevation would help the look of the building as well and provide natural light into the building. The south building elevation includes many of the same materials and also includes the loading docks and trash refuse areas. The Planning and Development Staff would like to see more screening in this area with building materials and landscaping. The building materials are similar to the front elevations, but the roofline and facade are too linear and need to be enhanced. The north elevation includes the outdoor storage area. This area consists of a black wrought iron (aluminum) style fence around the perimeter with a small canopy that extends outward from the building. A framed roof covering then provides shelter over the rest of the outdoor display area. As with the truck docks and refuse area, the Planning and Development Staff would like to see additional screening in this area with landscaping and additional fencing. The building materials are similar to the front elevations, but the roofline and facade are too linear and need to be enhanced with more variation. The rear elevation faces I-43 and utilizes the same masonry materials and color patterns of the other elevations. However, the roof does not undulate in this area like it does on the front building elevation. In addition, the Planning and Development Staff would like to see further enhancement of the architectural design on this elevations and a landscape plan that further enhances this side of the building and recognizes the visual importance of I-43. The Planning and Development Staff will be working with the applicant to revise the architecture of the main store and the C-store. It will be critical to revise the architectural plans for the review and consideration of the Architecture Review Board meeting on August 23, 2012.

Director Rambousek stated that there are other minor issues that need to be addressed as part of this project. First, the applicant will need to provide the Village with an access road (on Outlot 4) to the utility building/lift station located just north of the overall site. Second, the applicant should provide a cross-access easement to the existing Town of Grafton single family home to the south that will develop commercially in the future. In addition, the development agreement will be required to be executed between the applicant and the Village of Grafton for all off-site improvements and all associated fees such as sewer connection fees, interceptor fees, lift station fees, and impact fees. Also, the Village Engineer is currently reviewing the stormwater management plan and ultimately the approval of this project will be subject to his review and approval. The Village Engineer and Utility Director have also provided the following comments on the project: plans and profile will be required for the water main design; plans will be required for the sanitary sewer design; one sampling manhole will need to be installed for each lot; a detail storm sewer design will need to be submitted, and epoxy paint will be required to be used for all pavement lane markings.

Director Rambousek briefly reviewed the applicant's proposed sign packet. Some revisions have already been made to the proposed signage based on comments by the Planning and Development Staff. Further comments and revisions are expected prior to the next Plan Commission meeting. The proposed signage is as follows:

#### Main Store Signage

One (1) main wall sign with the "Meijer" logo that is internally illuminated and is 410 square feet in size. This sign is individually channeled mounted with acrylic lettering; one (1) wall sign on the rear of the building with the "Meijer" logo that is internally illuminated and is 200 square feet in size. This sign is very similar to the first sign; two (2) entry location identification signs for the grocery and home goods sides of the store. These signs read "fresh" and "home" in white and are 76 square feet and 73 square feet in size, respectively, and are also internally illuminated; (1) pharmacy sign "pharmacy drive up", this sign is 63 square feet in size and is non-illuminated; and (1) "welcome" signs above the two vestibule entry doors. These are a vinyl surface applied signs and are each 14 square feet, and (4) Up to four licensee signs (sub-tenant) signs will flank either side of the two vestibules to identify two to four lease spaces interior to the store. Each would be 40 square feet in size and are generally non-illuminated signs.

#### Convenience Store Signage

Three (3) logo signs on the canopy of the fuel center. Each is 20 square feet in size and is an internally illuminated sign, and (1) convenience store wall sign, which is a box sign with the Meijer logo and four lines of interchangeable letters totaling 25 square feet

#### Main Site Signage

One (1) ground sign is proposed. This sign is an internally illuminated sign totaling 56 square feet and will be a total of 17 feet in height, and (1) gas monument sign (w/price point of gas) is proposed. This sign is also internally illuminated and will be a total of 86 square feet in size ("Meijer" panel 30 square feet/price point cabinet 56 square feet) and will be at a total height of 12 feet tall.

Director Rambousek stated that because the signage is part of a PUD zoning district a master sign program will be required and other past development such as Grafton Commons will be used as a basis. At this point, the proposed signs need to be enhanced architecturally and in some cases, such as the main building sign which is 410 square feet, will be required to be substantially reduced. The Planning and Development Staff will be working with the applicant between now and the next Plan Commission meeting on this issue.

Representing Meijer was Mike Klingl of Greenberg Farrow (Agent)-21 South Evergreen Avenue, Arlington Heights, IL and Mike Flickinger, Meijer's Director of Real Estate-2929 Walker Avenue, Grand Rapids, MI.

Mr. Flickinger gave background on the Meijer company which he stated was a 75 year old conservative family-owned company. He indicated that the current President of the company is the grandson of the original owners. He informed the Plan Commission that Meijer has approximately 200 stores in five states. Meijer also is a community involved business that gives back to its communities. They participate in food charities, schools, the Red Cross and the Salvation Army campaigns. They are very excited to be here in Grafton and will continue to work with the Village and community in the future.

He introduced Mike Klingl of Greenberg Farrow who made a presentation on the project and site plan.

Mr. Klingl reviewed the property site, the mature wetlands, and slope areas with the Commission. He also noted that Outlot 4 will need additional work when developed. He then went over the south property lines, buffer areas, and property function. He also noted that the building would be seating lower than the neighborhood subdivision to the west. He also mentioned that he had the opportunity to review the comments from the Village and the Hunters Crossing Condo Association concerns and made the effort to make the changes on the new site plan which has been updated since the first submittal. The most enhancements that took place were with the landscaping on the west property line at the main entrance and around the C-store. He also noted that inside the Meijer store would be space available for lease up to four additional tenants such as Starbucks, Subway, and banks to mention just a few from other Meijer store locations. He also reviewed all the perspective sketches of northeast to southwest directions from I-43 as well as the southeast to northwest direction from I-43. He also mentioned that they would be looping the water main into the property and sewer would be connected with existing sewer connection with a lift station just north of the proposed property. He also noted that at Hunters Lane would be a traffic signal that would be four lanes extended from the north for the full Port Washington Road frontage of the Meijer development.

Mr. Klingl closed his presentation by reiterating that they will continue to work with the Village on upgrading the architectural plans and providing enhancements to the landscaping and onsite streetscape improvements. He thanked the Village for the positive feedback that he has received and looks forward to working with everyone involved in the process in the future.

Chair Brunquell opened the public hearing for audience comments and questions.

Jim Airaudi-2452 Caribou Lane, Grafton, WI

Mr. Airaudi stated his concerns regarding to the proposed development as far as the increase of noise which is already a concern with the highway traffic noise from I-43. He also questioned who pays for the impact fees, and road improvements.

Mr. Klingl responded that the Meijer will most likely prove to be a buffer from the noise of the freeway traffic because of how the buildings will be laid out.

Director Rambousek responded that the costs of infrastructure improvements are to be paid by the developer of the project.

Tom Arogan-2234 Seminole Street, Grafton, WI

Mr. Arogan stated that he loves the Meijer store and believes it is a step up from the other stores in the area. He stated that they are a “fantastic store”. He also believes that building the Meijer store on this site will help with noise problem from I-43. It will be a buffer in his opinion.

Gayelin Litzel-2476 Caribou Lane, Grafton, WI

Ms. Litzel stated she has a big concern regarding the noise, operating 24 hours, traffic concerns with widening the road, and that 32 deliveries a day is too much. She believes that if the Village approves this project, they would be heading in the wrong direction for Grafton and it makes no sense at all. This project is not needed in this location because it is duplicating many of the services already offered in the area.

Kathleen Schilling-Ozaukee Economic Development-121 West Main Street, Port Washington, WI

Ms. Schilling, former resident of Michigan, stated that she feels this is good for the community. She believes this project will help the Village of Grafton making them the hub of Ozaukee County and pulling in shoppers from Washington County as well as from the north counties. She also commented that this project will keep property taxes low to the residents of Grafton.

She believes in the project and represents the Ozaukee Economic Development group.

Steve McDonnell-2189 Hunters Land-Grafton, WI

Mr. McDonnell stated that he supports this development. He stated that Meijer has an excellent reputation. However, he is concerned about the safety of the children in the surrounding neighborhood because of the increase in traffic. He would like to have the Village revisit the speed limits in his neighborhood because he thinks people are already going too fast through the Hunters Lane area which is being used as a thorough fare. He further stated that he believes the volume of traffic will increase through his neighborhood and hopes the Village and Developers will take extra measures to create a good traffic pattern.

Jim Grant-821 Sixth Avenue-Grafton, WI

Mr. Grant would like to see the developer work with the Village on widening Falls Road which is in desperate need of improvement. He believes that this would be the time to review the costs on that road repair and intersection on Falls Road and Port Washington Road.

Scott Patterson-2391 Hunters Land-Grafton, WI

Mr. Patterson introduced himself as the Director of the Hunters Crossing Condominium Association. He made mention that correspondence had gone out to all the Plan Commission members regarding the concerns of the home owners in Hunters Crossing. He appreciates the introduction on the project by Meijer representatives which did answer a lot of the questions and concerns the Association and home owners had addressed in the letter. He further stated that he just had a few more questions. The first question is in regards to the proposed Garden Center and what would be stored in this area after the seasonal material were done. He doesn't want the look of some of the other business that uses it for storage and not for display. He also had a question in regards to in-ground sprinkling system for the site. Final concern was contacting the Police Department for their input on traffic and crime prevention.

Mr. Patterson indicated that he is opposed to Meijer operating 24 hours.

Meijer representative-Mike Flickinger responded by stating that the garden centers are used just for seasonal sales. After the season is done, materials are not stored in this area. He further commented that presently they do not have an in-ground sprinkling system planned for this project but it is something they can look into.

Mr. Mike Klingl also responded regarding meeting with the Chief of Police. He has met with Chief Wenten about traffic concerns and crime prevention. Chief Wenten has requested that cameras be installed at all the checkout counters along with panic buttons placed at customer service desks and checkout counters as well. He added that these cameras would be fed directly to the Police Department.

Tom Richart-840 Fifth Avenue-Grafton, WI

Mr. Richart introduced himself as member of the Architectural Review Board for the Village of Grafton. He asked what thought process did Meijer use in their design of this building. He would like Meijer to view some of the other buildings recently built in the Village so they follow the Village architectural standards.

Sue Tiegs-1621 Hunters Lane-Grafton, WI

Ms. Tiegs stated that she would like to see a traffic assessment done. Her concern is for the children in her neighborhood.

Director Rambousek responded to the traffic study by stating that the recently prepared Traffic Analysis done by Traffic Analysis and Design, Inc. indicated that peak morning hour trip generation is expected to be 320 new trips(180 in/140 out), 815 new trips (400 in/415 out) in the peak evening hour and 1020 new trips (510 in/510 out) for the peak midday hour on the weekend. As a result of that study, several recommendations for improvements to Port Washington Road and the store entrance have been made, such as full signalization and acceleration and deceleration lanes, and the applicant will be required to make those improvements as part of this project. The traffic consultant that authored this report, hired by the Village of Grafton and paid for by the applicant, will be in attendance to go over these improvements in detail. The Planning and Development Staff further recommends a crosswalk to be added across Port Washington Road. The parking lot will consist of asphalt and will be fully curbed with gutter around the perimeter. All landscape islands will have curb as well.

At this time, the Plan Commission members spoke on their comments.

Commissioner Kletti stated that he visited many of the Illinois stores last week. He stated that he was very pleased with what he saw. However, he mentioned that when he first drove up to these stores, they screamed shopping carts. He would like to see some sort of screening of the carts. Another concern was the traffic for Port Washington Road. He thinks that the road should be widened to the Falls Road and Port Washington Road intersection.

Commissioner Harms stated his concerns on snow removal, traffic and safety concerns for the surrounding neighborhoods. He inquired if all the Meijer stores were open 24 hours and if snow was removed from their site or just plowed in piles on site. He also suggested speed bumps through the residential neighborhoods to slow the traffic down.

Commissioner Plato stated she was in favor of the development and loves the building, but has concerns about noise and traffic issues that should be addressed further. She also stated that she feels that Meijer has done a great job on layout of the site especially in helping with screening the site for the Hunters Crossing development.

Commissioner Paschke concurred with the road issues and speed concerns. He also wanted to confirm the retail grocery mix being groceries 60 percent and soft goods 40 percent. He would like to obtain a copy of the traffic study in the next week or so. He stated that he would like to know the LEED (Leadership in Energy and Environmental Design) Certification process and if they bid to local vendors and contractors or do they bring in their own contractors from out of state. He definitely believes in flipping the C-store and also to concentrate efforts on a berm on the east or back side of the site. He also was interested in the building height and parapet wall. He also questioned the mechanical unit on the roof and would like to see renderings with the mechanical units on the roof at the Architectural Review Board meeting next month.

Mr. Flickinger responded by stating that they do bid out locally to try and promote the local businesses. Mr. Klingl also responded by stating that they would be updating all the changes on the renderings for the Architectural Review Board meeting.

Commissioner Silasiri had several questions and concerns. He questioned the rate Meijer is currently growing, how many stores did Meijer plan on opening per year, and how many in the state of Wisconsin. He asked if they have any more store locations being considered with this Grafton site. He would like to see some information regarding the impact this would have on the community. He questioned the latest economic impact study the Village has and would this development support the study results. He also stated that he is all for flipping the C-store but still has concerns about safety, signs, improvements and why the 24 hour operations. He believes that it would not be necessary to have this store open for 24 hours. Mr. Silasiri thinks that Outlot 3 is too small as presented. He wants to see that lot much bigger. He also stated that he believes that the architectural design has a long way to go before it would be ready for approval.

Mr. Flickinger stated that in the 75 years of business they have only closed one store that was not relocated in the same community. On average, the company has built two stores per year and most of their stores have 24 hour operations. There are two stores that do not operate 24

hours but have been approved to operate as 24 hours. He stated that they are a customer service operation and found that there is a need for being open 24 hours.

Village Administrator Darrell Hofland commented on the economic impact study that was done by James Andrew Group. The Village has reviewed the Executive Summary. In addition to Ozaukee County, the Meijer will primarily draw shoppers from the south and west surrounding communities.

Commissioner Rieck concurred with the other members on the traffic and noise concerns but would only support the project if the C-store/gas station was flipped.

Chair Brunnquell presented his final comments. He stated the east elevation will make an impression of Grafton. He would like to see improvements made on that elevation. He stated that he is not in support of the pumps or C-store at all. They also noted that the Village has set of standards that must be followed with all developments. He further noted that the outlot size has to be a required code size. With Outlot 3 it maybe that shared parking needs to be an option. He also looks at the traffic analysis for Falls Road and Port Washington Road concerns. Perhaps a roundabout should be looked at for that intersection. He also stated that this project is consistent with the Village's vision and consistent with the other retail stores and believes that this would be a great addition to the Village, but he would not support the C-store/gas station as part of the project. He also asked on the timeframe of construction for the store.

Mr. Klingl replied that if the approvals are given this year, that construction would take place in 2013 and opening date would be sometime in 2014.

Chair Brunnquell thanked Meijer and the audience for their comments, presentations and concerns. He stated that they will all be helpful in making a decision in the future and he then closed discussion of public hearing.

The Plan Commission members then addressed agenda item #13.

### **INITIAL REVIEW OF A CERTIFIED SURVEY MAP FOR PROPERTY LOCATED AT PORT WASHINGTON ROAD SOUTH OF HOME DEPOT, OWNED BY HIGHWAY 60, LLC**

Director Rambousek presented background on the applicant request for a Certified Survey Map (CSM). He stated that the applicant is proposing a CSM to create for new commercial lots. The first lot will consist of 23.28 acres to be utilized by the Meijer store, Lot 2 will be utilized by the C-store/fuel center and is 1.91 acres, Lot 3 is an outlot that will be made available for future development and is 1.29 acres, and Lot 4 is an outlot that will also be reserved for future development is 5.59 acres. As indicated, this CSM will need to be revised and Lot 3 should be at least 1.5 acres.

A short discussion was held on the request for CSM by the Plan Commission members, and it was the consensus that the item be brought back to the Plan Commission with the change on Lot 3 which should be at least 1.5 acres or more to be consistent with the other Commercial developments along Port Washington Road corridor.

Chair Brunnquell then asked that the other public hearing notice be reviewed.

## **COMMENCE PUBLIC HEARING**

### **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 Mario 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.

Director Rambousek stated that the Plan Commission approved a conditional use permit (CUP) for the new primary occupants of the building located at 1552 Wisconsin Avenue as requested by new building owners John Theisen and Mario Balistreri. This was specifically approved under the "grandfathered clause" for CUP's located in Section 19.02.0210 of the Village of Grafton Zoning Code. In addition, this CUP approval allowed for the anticipated occupancy of a Super Lube, which is a business that primarily changes automobile lubricants very efficiently by drive-thru service. The applicant, Mario Balistreri is before the Plan Commission because the new owner of the building has indicated that Super Lube no longer plans to occupy this premises and the current secondary-tenant, and auto-detailing service, could also be leaving the premises. As a result, the applicant would like to revert back to the original use, a full automotive repair service and car care similar to Plato's Automotive Service, and utilizes the building as a mechanical repair shop for automobiles.

Mr. Balistreri gave a brief background into his type of repair service. He stated that because of the building sitting vacant he thinks his auto repair shop will fit in nicely and bring income in for the property owner.

Director Rambousek added that the proposed CUP application does not include any architectural modifications so the consideration process will not require an Architectural Review Board meeting.

The Planning and Development Staff has no issues with the building reverting back to its original use as long as the use opens for business prior to October 30, 2012, which is a date that is one year from the date that Plato's Automotive Service left the premises permanently. Section 19.02.0210 of the Village of Grafton Zoning Code requires a vacancy of one year or lease by the original use or the continuation of that use "grandfathered clause" is no longer allowable. He further added that the site plan also proposes two ADA parking stalls at the front yard of the property in a potential dangerous area due to the close proximity to the garage doors. These spaces need to be relocated to a safer location that provides the easiest/shortest pedestrian access to the pedestrian entrance of the building. He also indicated that the Planning and Development Staff recommends that any mechanical work being done on automobiles occur only inside the building/garage area. Outdoor storage and/or sale of display items should also be prohibited. This would include products and automobiles.

Director Rambousek then recommended the motion to approve a conditional use permit for Lubes of Wisconsin to accommodate automotive repair service operation (mechanical repair operations only) to be located at 1552 Wisconsin Avenue in the Central Business District

subject to the following conditions: 1) final review and approval of the landscape plan by the Director of Planning and Development, 2) final review and approval of the parking lot paving plan subject to the review and approval of the Director of Planning and Development and the Village Engineer; and must be completed no later than July 1, 2013, 3) all mechanical work being done on automobiles shall occur inside the building/garage area only; 4) outdoor storage and/or sale of display items shall be prohibited including products and automobiles, and 5) the storage of automobiles on site cannot exceed a period of one month.

Chair Brunnuell then opened the public hearing to audience.

Scott Orten of Orten Properties LLC-1520-1522 Wisconsin Avenue

Mr. Orten questioned whether the detailing business would remain at that location.

Mr. Balistreri responded by stating that the detailing business would remain at this location.

The Plan Commission held a short discussion on the concern to establish a date of completion on the pavement of the parking lot and the landscaping. It was the consensus to follow the recommendation by Director Rambousek to have it be one year from now. They discussed and agreed on the July 1, 2013 date.

Chair Brunnuell closed discussion of public hearing issue.

The Plan Commission then went forward with the motion to approve the conditional use permit requested by Mario Balistreri.

**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.**

Motion Commissioner Paschke, seconded by Commissioner Harms, to approve a conditional use permit for Lubes of Wisconsin to accommodate automotive repair service operation (mechanical repair operations only) to be located at 1552 Wisconsin Avenue in the Central Business District subject to the following conditions: 1) final review and approval of the landscape plan by the Director of Planning and Development, 2) final review and approval of the parking lot paving plan subject to the review and approval of the Director of Planning and Development and the Village Engineer; and must be completed no later than July 1, 2013, 3) all mechanical work being done on automobiles shall occur inside the building/garage area only; 4) outdoor storage and/or sale of display items shall be prohibited including products and automobiles, and 5) the storage of automobiles on site cannot exceed a period of one month. Approved unanimously.

**REVIEW AND CONSIDERATION OF A CERTIFIED SURVEY MAP FOR PROPERTY LOCATED AT 2221 WASHINGTON STREET, OWNED AND REQUESTED BY GAUTHIER PROPERTIES, LLC**

Director Rambousek reviewed a request for approval of a Certified Survey Map. He stated that the applicant, John Mann of Mannedge Consulting, LLC (Agent) for Michael Gauthier of Gauthier Biomedical Company is requesting Plan Commission review and approval of a Certified Survey Map (CSM) for the property located at 2221 Washington Street. The proposed CSM creates a new Lot 1 that consists 426,809 square feet or 9.7982 acres and will provide the site for the new Gauthier Biomedical building of 80,897 square feet with room for additional expansion of the building. They are zoned PID-Planned Industrial District.

The CSM does not include the dedication of any right of way or public property so the Plan Commission will be the only entity involved in the consideration.

He further stated that the Planning and Development Department has reviewed the CSM and requested that two changes be made to the document. Both modifications have been made and Director Rambousek recommended the approval of the CSM as presented.

There were no comments or concerns by the Plan Commission.

Motion by Commissioner Harms, seconded by Commissioner Kletti, to approve the proposed CSM for Gauthier Properties, LLC located at 2221 Washington Street as presented. Approved unanimously.

**CONSIDERATION OF A RECOMMENDATION TO THE VILLAGE BOARD OF REZONING PETITION REQUESTED BY GREENBERG FARROW (AGENT) FOR MEIJER, FROM A-3 AGRICULTURAL HOLDING DISTRICT AND C-4 FREEWAY INTERCHANGE BUSINESS TO PUD-PLANNED UNIT DISTRICT TO ACCOMMODATE A 191,352 SQUARE FEET SUPER CENTER AND FUEL CENTER WITH A CONVENIENCE STORE OF 2,640 SQUARE FEET**

Chair Brunnquell requested that both Meijer agenda items be tabled.

Motion by Commissioner Paschke, seconded by Commissioner Rieck, to table the recommendation to the Village Board of rezoning petition requested by Greenberg Farrow (Agent) for Meijer, and said owners, 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 District to accommodate a 191,352 square feet Super Center and Fuel Center with a convenience store of 2,640 square feet. Approved unanimously.

**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**

Motion by Commissioner Rieck, seconded by Commissioner Harms, to table the approval of the planned unit development for the property located at Port Washington Road 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 use subject. Approved unanimously.

**EXTRA-TERRITORIAL REVIEW**

Mike Schmit, 1941 Ulao Parkway, Town of Grafton-Conditional Use Permit/Accessory Structure over 800 square feet

The Plan Commission, by consensus, reviewed and accepted the extraterritorial project from the Town of Grafton.

**OLD BUSINESS/NEW BUSINESS**

None

**ADJOURN**

Motion by Commissioner Plato, seconded by Commissioner Silasiri, to adjourn the meeting at 8:25 p.m. Approved unanimously.