

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

AUGUST 28, 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: Director of Planning and Development Michael A. Rambousek, Building Inspector Tom Johnson, and Village Engineer/Director of Public Works Dave Murphy

MINUTES

Commission Kletti indicated that at the top of page 10 it should indicate that “he visited some, not many” and also that “other stores screened, not screamed”.

Motion made by Commissioner Kletti, seconded by Commissioner Paschke, to approve the July 24, 2012, Plan Commission meeting minutes with the noted change. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

HABITAT FOR HUMANITY CONCEPT REVIEW

Director Rambousek stated that the applicant, Habitat for Humanity – Ozaukee Chapter, is requesting concept review from the Plan Commission. The property is located on the north side of Columbia Road and is currently within the Town of Cedarburg and is also located immediately west of the Sendik’s store (2195 First Avenue). He added that if the Plan Commission is comfortable with this concept, the formal review process will consist of a land use map amendment, annexation, rezoning, and possibly a condition use permit for the 1.01 acre property.

Director Rambousek stated that the project has been reviewed by the Plan Commission over the last several years, but several issues required solution before the Planning and Development Staff, Plan Commission and Village Board were comfortable moving forward with this project.

He added that the property is located in the South Commercial District and the South Commercial District Redevelopment Plan and Village of Grafton Master Land Use Plan 2035 identify goals and objectives to maintain and support a diverse inventory of housing, including affordable housing opportunities. However, those plans also specify a need for orderly development and individual site design and due to the natural resources at or near the property, it has made a design for future development very challenging. It now appears that, based on this latest concept plan, these goals have been met and the Planning and Development Department design issues have been solved.

Director Rambousek stated that the most recent concept plan that has now been provided by Habitat for Humanity indicates one 3-unit structure located at the front portion of the property. They have also provided a second alternative for review that depicts two buildings, one 2-unit building and one 1-unit building also located at the front of the property.

Director Rambousek further mentioned that to accommodate the proposed use, the land use map's designation of the property would need to change from the current Low Density Single Family Residential (.20 to 1 dwelling unit/acre) land use designation to a multi-family designation. Then, once annexed into the Village, the property would automatically be zoned A-3 Agriculture Holding District by default and is proposed to be rezoned to PUD – Plan Unit Development or MFR-1 Medium-Density Multi-Family Residential. To date, the Village's Comprehensive Master Land Use Plan 2035 still designates this site for future single-family development. That designation has been in place for the last 15+ years and the surrounding development as the Village's future blueprint for growth and development. During previous reviews by the Plan Commission, due to the financial challenges of making a single-family home work on the site as indicated by Habitat for Humanity, the Plan Commission has indicated that a two-family structure would be acceptable on the site

Director Rambousek stated that the new concept plan that is proposed includes a single three-unit condominium building on the property. The details of the floor plan of each unit will not be developed until this concept plan is deemed acceptable by the Plan Commission. Architectural plans have not been proposed at this time either, but the project will take a phased approach building one unit at a time, starting with the front unit that is closest to Columbia Road. As mentioned, Habitat for Humanity has also provided a two building alternative that they would also like the Plan Commission to review at this meeting.

Director Rambousek stated that during the past several months, the Planning and Development Staff and Habitat for Humanity have continued to meet and work on a plan that would be acceptable to both parties. From the Planning and Development Staff's perspective, regardless of whether two or three units were proposed or whether it was one or two buildings to be proposed on the site, there was one design principle that Planning and Development Staff consistently upheld in the creation of this plan; the fact that the structure should have a consistent setback with the adjacent property to the west. This allows for proper buffering between the adjacent properties and a design that is consistent with typical single-family type development. Although difficult due to the natural resources that require protection on the site, the last concept plan that has been submitted accomplishes this design requirement. The existing natural resources that exist on the site are located on the west side of the property. These natural resources include wetlands, woodlands, and a drainage swale that leads to Cedar Creek that has been deemed "not navigable" by the Wisconsin Department of Natural Resources (WDNR). However, even with that designation there is a shoreland buffer from Cedar Creek of 75 feet that extends north to the front property line of this property. During the past months the Planning and Development Department explore the possibility of mitigation of the wetlands with the WDNR, but mitigation was not allowed outright and any other alternatives proved to be too timely and/or costly. As a result, the proposed concept plan will abide by a wetland setback that will be determined when the property is annexed into the Village of Grafton. That setback will preserve the wetlands and ensure they will not be damaged during the construction period. Right now, that wetland

setback is proposed at 10 feet, which will meet the local requirements. The wetland area was staked by the Southeastern Wisconsin Regional Planning Commission on August 4, 2009, so the boundary shown on the site plan is still applicable for development review purposes. In addition, most of the woodlands will be preserved and the shoreland area will not be disturbed. One minor comment regarding the design of the site is that the driveway setback is shown at 3 feet. Under PUD - Plan Unit Development zoning, the setback should be adjusted to 4 feet to be consistent with typical "single-family style" development.

As part of a formal plan submittal for this project and a future pre-annexation agreement, the applicant must plan for the following items or improvements: the driveway must be wide enough to accommodate two way traffic and exit directly onto Columbia Road, storm water management requirements must be met at the approval of the Village Engineer, the sidewalk system from First Avenue needs to be extended to and across the frontage of this property, extension water and sanitary sewer service to the property, an engineering calculation will need to be submitted and approved by the Village Engineer for the continued use of the storm water drainage swale ditch, any required improvements to the culvert and catch basin at the south end of the swale (applicant should meet with the Village Engineer), a sanitary and water easement will need to be granted along the north property line, water and sanitary plans will need to be submitted and approved by both the Village Engineer, grading plan will need to be submitted and approved by the Village Engineer, Certified Survey Map (CSM) will need to dedicate 50 feet of right of way from the centerline of Wisconsin Avenue. Architectural plans will also be required to be reviewed by the Architectural Review Board.

Director Rambousek stated that overall the Planning and Development Staff is most comfortable with the first alternative of the concept plan that includes only one building, but Habitat for Humanity would like to discuss the benefits of the second alternative with the Plan Commission. Regardless of the alternative, the concept plan submitted by Habitat for Humanity has taken major strides and the Planning and Development Staff is now comfortable with the project moving forward to the formal review process.

Chair Brunnuell stated that he appreciated the report and stated that this is a culmination of a lot of work at staff level. So he appreciated the work Mike and the Habitat for Humanity group put in to this plan. He then asked if anyone was going to make a presentation on behalf of Habitat for Humanity.

Allan Schupp, 213 Nautica Dr., Port Washington, stated that he is the President of Habitat for Humanity Lakeside, Ozaukee County. He stated that his goal tonight is to be thorough but quick. He stated that he is going to break his presentation down into three major topics: the land; then plan 1, and then plan 2 because the land really makes a big difference. Regarding the particular lot, he stated that the Plan Commission already knows where it is located, just west of Sendiks. It is a long and narrow, heavily wooded lot.

Mr. Schupp stated that some considerations that drove the design is that half the lot is not buildable because of wetland and the drainage swale, so that really constricts what Habitat for Humanity can do. He stated that due to those reasons, the previous owner probably took into account that he would be unable to sell it and that is why he donated it to Habitat for Humanity.

Mr. Schupp stated that to build on this lot one has to remove a lot of the wooded land and that is going to raise the cost of building on the lot. Grading, especially for the first plan with the three units is going to be difficult because they understand that a three unit development like this needs the grading to be at pretty much the same level, so that will be a difficulty. Last, but not least, the sewer issue. We're bringing the development farther to the south end, the sewer line will be longer and much more expensive and indeed require a series of pumps to expel the sewage. So, those are some of the things we're dealing with on this particular lot.

Mr. Schupp stated that originally, Habitat had proposed a three building single family development on the north end of the lot to the Planning and Development Staff. However the Planning and Development Department had some concerns with that so what eventually evolved is a compromise that is very close. This has come down to a number of things, plan 1 and then plan 2. We have to, as the Director of Planning and Development indicated, build three units on the site. With plan 1, the concern is whether we can build it to residential building codes or not. If it turns out that plan 1 needs to be constructed under the commercial building code, then it is unacceptable due to the higher construction costs. He added that another thing with both plans is that unit 3, the northern most unit, needs to have the option if necessary that it could be a single story unit whether it is attached or not because we do not know yet if any of these families have an ADA issue.

Mr. Schupp added that Habitat could build this unit if we can build it over multiple years. Habitat can build a one- unit easily, a two-unit together would be difficult and three-units frankly in one year is beyond our means. So with plan 1 it would have to be built over multiple years and the general idea is to build the southern most unit in 2013, the middle unit in 2015, and unit 3 in 2017. However we will try very hard to build units 1 and 2 in 2013, and add the third unit in 2015. The other problem with plan 1 according to our architect is that all the units would be facing different directions. The southern most unit would be facing south, the middle unit would need to face east, and the northern unit would face north. My understanding from the architect is that the middle unit because of the way it faces would have to be a completely different architectural design than the northern and the southern units, and that would certainly increase our cost. There is also the difficulty with plan 1 of how the units will attach to each other. So those are the considerations with plan 1.

Mr. Schupp then asked the Plan Commission to look closely at plan 2 because he thinks it has major advantages to the Village, Habitat for Humanity and the families involved. For one, it is basically more attractive and would solve the other issues.

Chair Brunnquell then thanked Mr. Schupp for the presentation. He added that he agrees with the request that Director Rambousek brought up earlier to move the second building farther south than west.

Mr. Schupp responded absolutely and it would be just a matter of working with the architect and is not a major issue.

Chair Brunnquell stated that under the context of the PUD obviously we have a lot more flexibility. He stated that he understands the constraints of which Habitat certainly works under and knows tonight that this is just a concept review, but if Habitat is looking for some

feedback he open it up to Plan Commission. He added that his personal feelings are that he could go with either alternative.

Commissioner Kletti how large these homes would be.

Mr. Schupp stated that they would have to be built by the minimum size allowed by the Village, which is approximately 1300 square feet. He added that he would want to build as small as possible to meet Village building code requirements, but not larger. Affordability is one of the major issues that Habitat for Humanity needs to deal with.

Commission Paschke stated that he thinks the issue is about going with three units in one building is that would have to satisfy the commercial building codes. He stated that has not seen any of the plans yet or the elevations and he wants to make sure they are designed appropriately to Village standards. He added that it a worthwhile project and hopefully will be going ahead.

Mr. Schupp then asked that if the Plan Commission would find the concept of plan 2 acceptable.

Chair Brunnuell stated that he would basically look at a consensus from the Plan Commission. He then asked the Plan Commission if the consensus was to move forward with a two building alternative.

The Plan Commission agreed that the plan 2 alternative was acceptable.

Chair Brunnuell stated that Mr. Schupp could move forward with plan 2 based on the slight modifications talked about either.

Director Rambousek stated that the only thing he would add is the expectation would be that the southern most unit would be the one that would be constructed first as part of the project.

Mr. Schupp stated yes, that could be done.

Chair Brunnuell asked for any public comments.

Bob Meyer, 1967 West Acorn Avenue, stated that he lives near that area and his dad has a condo behind his. He supports Habitat, but with Director Mike and what the other gentleman said, it is unique. He asked if the applicant has gone over the guidelines of what the Village is looking for such as a paved driveway, landscaping, and other requirements. Will there be a condo association and who will manage and control it with funding for snowplowing or landscaping. This is not an individual home, it's basically three homes on one lot.

Director Rambousek stated that those are all good questions that still need to be answered during the formal review.

Chair Brunnuell added that at this point the Plan Commission is just looking at conceptual review.

John Orth, 910 17th Avenue, Grafton, stated that he has been involved in this Habitat project for a long time, but he is speaking as a Village resident. He would like to know why the Plan Commission thinks that this has to be a multi-family building. It seems that a lot of people he has talked to agree that three single family homes, which Habitat could provide a similar layout, would be more attractive to the Village as well as attractive to Habitat. He does not see the need or justification for a duplex in this scenario.

Director Rambousek stated that the answer is simple. Our comprehensive plan helps the Village develop in an orderly fashion. With three separate buildings, there will be a situation where one of the buildings is going to be in the rear yard. Meaning the single family home on the west side with the expectation of having their backyard as a sanctuary, for example, now has a resident or unit in it is backyard to deal with. To Director Mike, that is not an orderly development. The comprehensive plan says single family and the Plan Commission, with an amendment will now be allowing three units on the site with the appropriate buildings and setbacks.

Jim Brunnquell mentioned that he thought that three separate buildings alternative would place the development right in the rear yard of the condominium development to the north and that was a concern of his when he walked the site.

John Orth mentioned he has another plan with three buildings that the Plan Commission has not seen.

Jim Brunnquell asked if he was speaking as a resident or a representative of Habitat of Humanity.

John Orth stated as a resident.

Jim Brunnquell stated that that the plan in front of the Plan Commission tonight is something that has been worked out that will allow Habitat to move forward with a viable project.

Jim Brunnquell indicated he was looking forward to the project returning in the future for formal approval.

REVIEW AND CONSIDERATION OF A SIGN VARIANCE REQUESTED BY OUR SAVIOR LUTHERAN CHURCH LOCATED AT 1332 ARROWHEAD ROAD TO ACCOMMODATE A READER BOARD ADDITION ON THEIR EXISTING POLE SIGN

Director Rambousek stated that the applicant, Our Savior Lutheran Church, located at 1332 Arrowhead Road, is requesting approval of an electronic message reader board sign permit by the Plan Commission as required under Section 20.04.140 - Changeable copy signs and electronic message signs, in the Village of Grafton Municipal Code. The proposed electronic message reader board will be located at the base of the existing monument sign that is located on the CTY V and will consist of multi-colored Light Emitting Diode (LED) bulbs for the purposes of a digital message center for church and school information purposes. The proposed electronic message reader board sign has two sign faces and each face is approximately 14 square feet in area and 7 feet by 2 feet in dimension. The existing monument sign also has two faces and each face is 32 square feet in area and 8 feet by 2 feet in feet in dimension. The addition of this new sign will bring the total area of one sign

face of the entire monument sign to approximately 46 square feet. This total area exceeds the allowable monument sign area for an institutional use by 14 square feet per side (a maximum area of 32 square feet per side is allowable). As a result, the applicant is seeking a variance to allow the maximum sign area for a monument sign to be exceeded by 14 square feet per side.

Director Rambousek added that the total height of the sign is 7 feet, excluding the decorative cross feature, which meets the maximum allowable height of 9 feet for a monument sign. The proposed sign will utilize the existing monument sign setback and is also located 102 feet from the centerline of CTH V. This centerline setback of 102 feet will require a minimum letter and/or character height of 9 inches at all times for each line of text. In addition, for safety purposes the lighting intensity of the LEDs need to be uniform throughout the reader board, there can be no existence of excessive glare and scrolling messages need to have a minimum interval of two seconds.

In terms of the architectural design of the proposed signage, the electronic message reader board sign needs to be better incorporated into the overall design of the primary sign. For example, the reader board sign could simply be framed with the same materials as the primary sign. The applicant must insure there will be at least 150 square feet of landscaping at the base of this sign. Currently, there is some landscaping at the base of the existing sign but in needs to be improved. The applicant should work with the Planning and Development Staff on these issues.

Director Rambousek recommended a motion to approve a sign variance and electronic message reader board sign permit as requested by Our Savior Lutheran Church located at 1332 Arrowhead Road subject to the following conditions: 1) incorporating the framing of the electronic message reader board sign into the architectural design of the existing primary sign with the final design to be approved by the Director of Planning and Development and 2) adding 150 square feet of new landscaping at the base of the sign with the final design to be approved by the Director of Planning and Development.

Commissioner Harms mentioned asked how the downtown design guidelines comes into play with a sign like this.

Director Rambousek mentioned that the downtown has its own standards that are very specific and this particular sign would fall under the message reader board requirements for institutional type properties.

Commissioner Silasiri asked if this new sign would replace the existing sign.

Director Rambousek indicated that it would replace the manual reader board sign that currently exists and the hope is that it will look like it was always part of the sign.

Motion by Al Kletti, seconded by Richard Rieck, to approve a sign variance and electronic message reader board sign permit as requested by Our Savior Lutheran Church located at 1332 Arrowhead Road subject to the following conditions: 1) incorporating the framing of the electronic message reader board sign into the architectural design of the existing primary sign with the final design to be approved by the Director of Planning and Development and 2)

adding 150 square feet of new landscaping at the base of the sign with the final design to be approved by the Director of Planning and Development. Approved unanimously.

REVIEW AND CONSIDERATION OF A SITE PLAN FOR AN OUTDOOR STORAGE YARD FENCING FOR MID-CITY FOUNDRY LOCATED AT 460 NINTH AVENUE

Director Rambousek indicated that the applicant, Mid-City Foundry, located at 460 Ninth Avenue, is requesting site plan approval for a fencing plan that is designed to contain and provide security for an existing outside storage yard located at the southeast corner of the site. The proposed fencing is a result of recent security issues at the foundry site within the storage yard.

Director Rambousek indicated that the storage yard will continue to provide locations for scrap metal, pallets and other materials and components. The proposed fencing will consist of two 24 feet vehicular gates (located at the western entrance and the eastern exit of the storage yard) and 116 feet of fencing on the south side of the yard and 71 feet of fencing on the east side of the yard. The remaining two sides of the storage yard will be anchored by the main building, which the proposed fencing will tie into. He added that the proposed fence is a chain-link style with a height of 8 feet and barbed wire located above the top railing. As part of this project, a screening plan has not been proposed with synthetic style screening on the chain-link fence or natural screening around the perimeter of the storage yard. In addition, the driveway that leads to the storage yard and the storage yard itself will remain unpaved and will continue to be comprised of grass, dirt and gravel.

Director Rambousek stated that in the past, the Planning and Development Staff has required all outdoor storage areas in the past to be screened and this project should be no different. Screening could be done by chain-link slating, a canvas material draped over the fencing and/or natural landscaping added around the perimeter of the site. The barbed-wire component also needs to be removed from the proposed fencing. In addition, with the review of site plan projects of this type, the Planning and Development Department has almost always recommended that unpaved areas with proposed continued utilization of a given site be improved with pavement and internal curb and gutter. The purpose of this requirement is for aesthetic reasons, reducing erosion and run-off, appropriate stormwater orientation and proper site drainage, and to control dust and impact to neighboring properties. The applicant may request a waiver of this Planning and Development Staff imposed design standard from the Plan Commission.

Chair Brunnuell asked if anyone was here to speak on the applicants behalf.

Derek Costello, Director of Operations of Mid-City Foundry, indicated that he agrees with the report but would like the requirement for paving to be lifted due to the financial difficulty it was cause.

Chair Brunnuell asked if the property would continue to be used in the same fashion as it currently is being used now.

Mr. Costello responded yes and it is not paved now. He indicated that they will respond with all of the other conditions.

Commissioner Paschke asked if stormwater requirements would kick in if the property was paved.

Dave Murphy mentioned that they would not be required.

Commissioner Paschke mentioned that a crushed stone currently exists and he would not have problem with the paving requirement being waived.

Commissioner Plato mentioned that as long as the property was not being expanded-on and it is used as it always has been, she would have no problem with condition number three of the staff report being waived.

Motion to Commissioner Rieck, seconded by Commissioner Plato, to approve a site plan for the fencing of an existing outdoor storage yard for Mid-City Foundry located at 460 Ninth Avenue subject to the following conditions: 1) the outdoor storage area must be fully screened both synthetically and naturally with a final plan to be approved by the Director of Planning and Development; 2) the barbed-wire must be removed from the top of the fence and shall not be utilized anywhere on the site, and 3) outdoor storage height will not be allowed to exceed the height of the screened fencing or natural screening, if applicable.
Approved unanimously.

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 FEET SUPER CENTER AND FUEL CENTER WITH A CONVENIENCE STORE OF 2,640 SQUARE FEET AND 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

Director Rambousek indicated that the applicant is returning to the Plan Commission from the previous month where a public hearing was held on this item for rezoning consideration and conditional use approval of a building that is 50,000 square feet in floor area for a grocery/department store commonly called a “supercenter”. Regardless of the square footage, if the property remained zoned as a C-4 Freeway Interchange Business District the use would have required conditional use permit approval for the grocery store use itself. In the case of the conditional use permit for the 50,000 square foot building, it means there is design criteria the applicant will need to meet for a building of that size.

Director Rambousek then went over the review process to date by stating that the Plan Commission held a public hearing on July 23, 2012 for the rezoning petition and the conditional use permit. The Architectural Review Board reviewed the architectural plans and approved those plans without the c-store/fuel station on August 23, 2012. Tonight, the Plan Commission is here to potentially consider the conditional use permit, make a recommendation on the rezoning and the certified survey map (CSM) to the Village Board. The rezoning and certified survey map would then go to the Village Board on September 4, 2012 for their consideration. He added that the September 13, 2012 Architectural Review Board meeting will no longer be needed.

Director Rambousek stated that since the last Plan Commission meeting and public hearing Meijer has removed the c-store/fuel center from consideration of the project at the request of the Village President Jim Brunnquell. However there will be an outlot on the CSM where the c-store/fuel station was once located for future development.

Director Rambousek then stated he wanted to go through all of the changes that have been made since the last meeting, give his recommendation, and then turn things over to the applicant to discuss the project and further detail.

Director Rambousek stated that in terms of the parking lot layout there have been some slight changes. For example, the total number of ADA stalls and van accessible stalls have been increased to meet those standards. The total number of parking spaces required in the zoning code is 957 total spaces and the plan shows approximately 681 spaces, which may be adjusted slightly due to the elimination of the c-store/fuel station. He stated that he wanted the Plan Commission to know that the parking count was short but based on the traffic analysis and what Meijer anticipates as a customer base and the Planning and Development Staff's desire for more greenspace on the site, this amount of parking is appropriate.

Director Rambousek stated that there have been some significant architectural design changes that were related to creating horizontal layers or tiers to help reduce the mass of the building and add architectural detail with accent details and awnings. In addition, at the back of the building the Architectural Review Board approved a series of false windows that have been framed with brick and an internal basket weave pattern. Other changes that are now also included on the revised plans include a widening and/or capping the parapet walls on the front elevation, adding an accent brick in areas of previous monotony, the addition of wall lighting in the plaza area, identifying the internal structural components inside the vestibules as a visual architectural component, framing the Meijer wall sign by brick and an internal brick pattern, adding wall sconces to the building, tying together the linear components of the building together with a top, middle, and base section for each elevation, and individually channel mounting all wall signage. On the north elevation a brick base added as a base for the wrought iron fencing (on front elevation as well), the drive-thru canopy should consist of the same material as the front awnings, and the continued linear integration of sections of the elevation. Additional landscaping and screening was also added in this area. The south elevation has also been enhanced with established linear relationships between the horizontal sections of the building. The east elevation, which serves as the rear of the building and is highly visible from I-43, includes the establishment of a horizontal linear relationships between building components, adding accent brick and fake bricked-in windows,

and the framing of the Meijer wall sign. He then mentioned that the rear elevation has also been substantially enhanced with landscaping between the building well and I-43. In addition, the area just north of this elevation will provide a location for public art that will be reviewed by the Public Arts Board at a future date.

Director Rambousek also stated that, as requested, the addition of more roof line and wall undulation on the east and south building elevations has been completed. With all of these changes being made and resolution on the c-store issue he indicated that he is recommending approval of the project this evening.

Director Rambousek indicated that he is recommending that the Plan Commission recommend Village Board approval of a petition to rezone a 33.08 acres of property consisting of a remnant single family property that is 1.81 acres and a 31.42 acre property located south of Target/Home Depot on Port Washington Road and is on the east side of Port Washington Road and approximately 1,400 feet south of WIS 60 (Washington Street) from A-3 Agricultural Holding District and C-4 Freeway Interchange Business, respectively to PUD - Planned Unit Development as requested by Greenberg Farrow (Agent) for Meijer and owned by Highway 60, LLC.

Director Rambousek also stated he is recommending Plan Commission approve a conditional use permit for a building over 50,000 square feet and a site plan 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 subject to the following conditions: 1) approval of the rezoning of the entire site to PUD – Planning Unit Development by the Village Board; 2) the proposed c-store/fuel station is not part of this approval; 3) approval of the architectural plans for the main store building by the Architectural Review Board; 4) pedestrian lighting added to the plaza area; 5) bicycle racks added to the all lots on the site when they are individually developed; 6) final approval of the landscape plan by the Director of Planning and Development with the added landscaping to the north lot line, south lot line and the southeast corner of the property near the loading docks; 7) the use of natural mulch is required in all landscape planting areas; 8) the plaza area having a designed pattern in the concrete such as “window framing” in the walk areas and stamped brick in the non-walking areas; 9) the main internal vehicular intersections of the site should also consist of stamped concrete that is colored gray colored concrete in both areas; 10) the area just north of the rear elevation will include a location for public art that will be installed by Meijer at a total cost of at least \$20,000 and reviewed by the Public Arts Board prior to installation; 11) the applicant enter into a Planned Sign Program with the Planning and Development Department; 12) a development agreement will 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; 13) final review and approval of the stormwater management plan by the Village Engineer; 14) no outdoor storage will allowed other than at the main building as allowed by the zoning code; 15) the following engineering requirements are required: plans and profile will be required for the water main design; plans will be required for the sanitary sewer design; an access road will be required and will need to be paved to the utility building/lift station; one sampling manhole will need to be installed for each lot; a detail storm sewer design will need to be submitted, and epoxy paint is required to

be used for all pavement lane markings, and 16) a deposit will be made as required for the adaptive re-use of the building.

Chair Brunnuell then asked the representatives of Meijer if they would like to go over the project or had anything to add to the staff report.

Mike Klingl of Greenberg Farrow, (agent) for Meijer, located at 20 South Evergreen Avenue, Arlington Heights, IL indicated that he is here with Mike Flickenger, Director of Development for Meijer, Inc.

Mr. Klingl then showed the Plan Commission the architectural changes that have been made including the details of the horizontal banding, roofline changes, and accent details. He also went over then primary change of the site plan which was the removal of the c-store/fuel station at the request of the Village President and the neighborhood.

Mr. Klingl then went over the revised landscaping plan and the changes to the access drive from Port Washington Road (CTH W) indicating that they have worked with Ozaukee County on an acceptable plan. In addition, there is more landscaping added to the parking lot and the stormwater pond. Additional architectural changes include an added color to the building and more parapet walls and capstones. The outdoor storage area includes a decorative wall on front elevation. He then went over the rear elevation changes with the bricked-in windows and the added pilasters.

Mr. Klingl then went over the signage of the building and the site as shown on the plan and the new lot sizes on the proposed CSM.

Chair Brunnuell then stated two documents have been distributed to the Plan Commission: [Joseph Cincotta, an attorney, stating some concerns](#) and Grafton School District Superintendent Jeff Perchura supporting the project.

Chair Brunnuell then asked the public for any additional comments on this matter.

Nancy Bruno, 2191 Seminole Street, asked about semi-truck traffic and what time they will occur.

Mike Klingl stated that Meijer will direct its trucks to the south drive for entry and exit and regarding the arrival of trucks will be occurring throughout the day, but not at the early hours of morning.

Michelle Corrao, 2474 Caribou Lane, asked why the Village is allowing this to be put in the community when we have all of these services already and had concerns regarding truck traffic down her road.

Chair Brunnuell mentioned that regarding truck traffic the Village can post no truck signage on certain streets and regarding the use this is really a product of the master plan and corridor study that was identified for this area in 1997. The particular use fits the zoning and the conditional use requirements and it is not within the Plan Commissions authority to regulate market forces.

Michelle Corrao then asked if Attorney Cincotta could speak on their behalf.

Chair Brunnquell stated that anyone is welcome to speak.

Attorney Joseph Cincotta, 757 North Broadway, Milwaukee, WI, then spoke regarding the project pursuant to the memorandum he provided to the Plan Commission (see attached).

Chair Brunnquell then asked the applicant if they would like to provide any details of their economic study.

Mr. Flickenger indicated that Meijer is a family run company and their homework indicates that there is room for them in the marketplace and retail works well when it clusters. Our research makes us very comfortable.

Chair Brunnquell indicated that he appreciates what Attorney Cincotta has to say. However, a lot of this was addressed at the public hearing held at the previous meeting. This area is part of an area that has been zoned appropriately or designated by land use since 1997. The Village of Grafton created a TID No. 5 to rebuild the Port Washington Road/WIS 60 intersection to handle the commercial traffic that would be anticipated for this area. We have told Meijer, based on a traffic study that they need to make appropriate improvements to Port Washington Road. We have consulted with the Police Department on safety issues. In addition, the Village issues a community-wide survey and time and again that this type of use is something that the Village's residents have asked for. Economically, this use will have a positive impact on the Village budget. The Village has three specific commercial areas with their own characteristics. This area was planned as a regional shopping area and that has always been its intent. This project as it has been presented and as it has gone through the process is consistent with the Village's planning process. In addition, this applicant has made all appropriate modifications and addressed concerns such as limiting and providing signs for no truck traffic and removing the c-store/fuel station. This is a developer and applicant that has listened to the public and listened to the Plan Commission.

Carl O'Conner, 2115 Stoney Lane, asked what taking the c-store/fuel station out means.

Chair Brunnquell indicated that it means that they have removed that aspect as part of the project at this time.

Director Rambousek stated that if a c-store/fuel station was proposed in the future on that site, the process would start again and a public hearing would be required.

Carol Schnieder, 1074 Ulaio Parkway, stated that we need to think less as individuals and more collectively. The development for the community has been positive. If anyone lives across the street did they know about the zoning before they purchased the property. If not, maybe they should have. She did not want to offend anyone with that comment. But, the Village has done a wonderful job with developing the community.

Derek Klienberg, 840 Fox Tail Lane, asked how the traffic pattern would impact Falls Road.

Dave Murphy indicated that the Village hired a traffic consultant, John Bieberwitz, who is here this evening.

Mr. Bieberwitz stated that based on the study 20 percent of the traffic for Meijer would come from the south. There would be some improvements in that area such as an east bound right turn lane would be added to Falls Road, a south bound right turn lane and a bypass lane north bound and some improvements at the intersection to handle existing and future traffic.

Scott Patterson, 2309 Hunters Lane, is glad the issue of traffic has come-up and is concerned about traffic specifically on Hunter's Lane.

Chair Brunnquell indicated that at the appropriate time we can do a traffic study and we can also work with the Police Department on enforcement.

Dave Murphy indicated that this is an issue that could be placed on the Board of Public Safety and the Board of Public Works in the future.

Stan Himelhoff indicated that he is the president of Hunter's Crossing Association stated that he has been part of this review process from the beginning. He thinks it is too big for the site; he is concerned with noise and concerned with lighting. He is concerned about the 24 hour operation. He mentioned that Mike Klingl and Meijer have been very receptive with their requests such as added landscaping. His most major opposition has been to the c-store/fuel station and he mentioned that immediately to Meijer. He also called Mr. Brunnquell to tell him about his adamant opposition to the c-store/fuel station and Mr. Brunnquell then expressed that to Meijer. So, he hopes that through his urging and mostly Mr. Brunnquell's that it resulted in the removal of the c-store/fuel station by Meijer. He is concerned that this could come back. He wants to know if any language can be added to prevent this use permanently. He also added that at the Architectural Review Board meeting he was not allowed to speak on this matter.

Shela Zapetti, 2482 Caribou Lane, asked why a 24 hour operation is needed.

Chair Brunnquell stated that it comes down to the business model and the applicant should address this again as it did earlier.

Mike Flickenger indicated that it is part of their business model for all of their supercenter stores. This is something that the founding fathers have always believed-in, being available for the customer, when the customer needs us.

Pam King, 1430 Autobon Court, indicated she is the Executive Director of the Grafton Area Chamber of Commerce. She stated that she has spoken with some in the audience regarding research and she wanted to let them know that the manager at Shopko who is very familiar with Meijer and he indicated they are not in direct competition with Meijer so he did not express concern with this project. As far as other businesses, when there is a hot topic they seemed to get flooded with calls, in this case she has not received one call. She wanted to let the Plan Commission and audience know that the business community has not taken a position against this project when in the past with other big box stores in the early commercial development of the east side they have expressed concern. She believes retail breeds retail.

Chair Brunnquell then asked for Plan Commission comments on this matter.

Commissioner Harms indicated that this area was once a farm owned by Art Hadler and has been pleased with how it is developed. He has been very pleased with the way Meijer has acted and specifically pleased with the removal of the c-store/fuel station and would like to give the applicant kudos for listening. He will remain concerned about the traffic issue but these issues have worked out in the past with traffic improvements that have been made.

Commissioner Kletti indicated that he remembers Art Hadler. He mentioned that he traveled to Chicago to review other Meijer stores and when he compares them he is very pleased with our design. He believes it will be an enhancement and it is not in a tax incremental financing district. He will support it.

Commissioner Plato wanted to thank Meijer for keeping her updated on the project. She wanted to thank Meijer for listening to the community and taking the extra steps with them, not everyone does that.

Commissioner Paschke that Grafton has a Master Plan in place and they have followed that Master Plan. The applicant has cooperated with us fully and worked with us on all design issues. Traffic is important and improvements will be made immediately and as other issues evolve those issues will be examined as well.

Commissioner Silasiri indicated that he also lives in the neighborhood near this project. He mentioned that he understands that some residents have been very compassionate. He then went over the Plan Commission criteria for conditional use approval and stated that they use that criterion for every project of this type that they review. He mentioned that they already indicated that they will not ask for a c-store/fuel center to be approved this time. He is concerned about the 24 hour use of the store, but the more he listens to the applicant as they indicate it is for the people who need to shop at this time. He added that they will not make money at this time so it is to accommodate people for medicine, clothes, food, etc. He is concerned about speeding in his neighborhood already and he wants the neighborhood to go to the Public Safety Committee. He understands the passion regarding this project, but he thinks it will be a good thing for the Village.

Commissioner Rieck stated that he is glad that Meijer has worked with the neighborhood. He stated that there was a misunderstanding and he wanted the focus at the Architectural Review Board to remain on the architecture. He added that Stan could have certainly talked.

Director Rambousek stated that was correct and he was sorry for the misunderstanding as well.

Dave Murphy stated that he takes the traffic issue very serious as the Village Engineer/Director of Public Works. He said he would work with the residents once Meijer opens to study the traffic issues. He added that he would like to make Falls Road four lanes, but the funding is not there, but they will be making some improvements.

Chair Brunnquell mentioned that he appreciated everyone's input in the project. He stated that the Plan Commission treats everyone equally and equitably and is glad everyone offered input. He stated that this leads to a sense of trust between the developer and the community. He also stated that the community survey was very important in this process and encouraged everyone to complete one when they receive one in the future.

Motion by Commissioner Reick, seconded by Commissioner Plato, to recommend Village Board approval of a petition to rezone a 33.08 acres of property consisting of a remnant single family property that is 1.81 acres and a 31.42 acre property located south of Target/Home Depot on Port Washington Road and is on the east side of Port Washington Road and approximately 1,400 feet south of WIS 60 (Washington Street) from A-3 Agricultural Holding District and C-4 Freeway Interchange Business, respectively to PUD - Planned Unit Development as requested by Greenberg Farrow (Agent) for Meijer and owned by Highway 60, LLC. Approved unanimously.

Motion by Commissioner Harms, seconded by Commission Kletti, to approve a conditional use permit for a building over 50,000 square feet and a site plan 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 subject to the following conditions: 1) approval of the rezoning of the entire site to PUD – Planning Unit Development by the Village Board; 2) the proposed c-store/fuel station is not part of this approval; 3) approval of the architectural plans for the main store building by the Architectural Review Board; 4) pedestrian lighting added to the plaza area as well as the back of the building; 5) bicycle racks added to the all lots on the site when they are individually developed; 6) final approval of the landscape plan by the Director of Planning and Development with the added landscaping to the north lot line, south lot line and the southeast corner of the property near the loading docks; 7) the use of natural mulch is required in all landscape planting areas; 8) the plaza area having a designed pattern in the concrete such as “window framing” in the walk areas and stamped brick in the non-walking areas; 9) the main internal vehicular intersections of the site should also consist of stamped concrete that is colored gray colored concrete in both areas; 10) the area just north of the rear elevation will include a location for public art that will be installed by Meijer at a total cost of at least \$20,000 and reviewed by the Public Arts Board prior to installation; 11) the applicant enter into a Planned Sign Program with the Planning and Development Department; 12) a development agreement will 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; 13) final review and approval of the stormwater management plan by the Village Engineer; 14) no outdoor storage will allowed other than at the main building as allowed by the zoning code; 15) the following engineering requirements are required: plans and profile will be required for the water main design; plans will be required for the sanitary sewer design; an access road will be required and will need to be paved to the utility building/lift station; one sampling manhole will

need to be installed for each lot; a detail storm sewer design will need to be submitted, and epoxy paint is required to be used for all pavement lane markings, and 16) a deposit will be made as required for the adaptive re-use of the building. Approved unanimously.

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

Director Rambousek indicated that the applicant is proposing a CSM to create for new commercial lots. The first lot will consist of 23.70 acres to be utilized by the Meijer store, Lot 2 is 1.29 acres, Lot 3 is 1.50 acres, and Lot 4 is 6.59 acres. As part of this CSM, the applicant will need to provide the Village of Grafton with an access road (on Lot 4) to the utility building/lift station located on the northeast corner 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.

Chair Brunnquell asked the applicant if they were comfortable with this language.

Mike Klingl indicated that they would like the language to indicate that the cross-access easement agreement would need to be acceptable to all parties and that the paving would be temporary and a future agreed upon easement location would be acceptable to all parties and that would be stated in a development agreement.

Motion by Commission Paschke, seconded by Commission Plato, to recommend Village Board approval subject to the applicant providing the Village of Grafton with a paved temporary access road (on Lot 4) to the utility building/lift station located on the northeast corner of the overall site with a permanent access easement to be determined by both parties in the future and the applicant providing a cross-access easement to the existing Town of Grafton single family home to the south that will develop commercially in the future that is agreeable to all parties. Approved unanimously.

DISCUSSION AND REVIEW OF PROPOSED TRANSIENT STREET MERCHANT ORDINANCE FOR THE VILLAGE OF GRAFTON

Director Rambousek stated that for the sake of time he will not go over this report in detail, but mentioned that this version is much better than the previous version that the Plan Commission had reviewed last year. He added that he will be providing a copy to the Chamber of Commerce to seek their input. He then asked that if any Plan Commission have any comments or concerns that they please call him prior to the planned public hearing for this item.

EXTRATERRITORIAL REVIEW - RICHARD AND ELIZABETH WIELAND-1030 LAKESHORE ROAD-GUESTHOUSE ADDITION-T/O GRAFTON

There were no concerns on this matter and the Plan Commission approved this item by consensus.

OLD BUSINESS

Director Rambousek stated that the Oetlinger Precision has requested that they be given another 180 days regarding the Plan Commission approval for their expansion project. Director Rambousek indicated that he has no issues.

NEW BUSINESS

None

ADJORN

Motion by Commissioner Rieck, seconded by Commissioner Harms, to adjourn the meeting at 8:19 p.m. Approved unanimously.