

**VILLAGE OF GRAFTON**  
**VILLAGE BOARD MEETING MINUTES**

**JULY 2, 2012**

President Brunnuquell called the Village Board meeting to order at 6:00 p.m. The Pledge of Allegiance followed.

Village Board members present: Jim Grant, Dave Antoine, Sue Meinecke, Dave Liss, Lisa Harbeck, and Jim Brunnuquell

Absent: Richard Rieck

Staff / Officials present: Village Administrator Darrell Hofland, Director of Public Works / Executive Utility Director Dave Murphy, Director of Planning and Development Mike Rambousek, Village Attorney Michael Herbrand, and Deputy Clerk Lisa Oppeneer

**MINUTES**

Motion by Trustee Harbeck, seconded by Trustee Meinecke, to approve the 6-18-2012 Village Board meeting minutes, 6-26-12 Special Village Board meeting minutes, and File the 6-21-2012 Architectural Review Board; 6-20-2012 Parks and Recreation Board; 6-25-2012 Joint Library Board, and 6-26-12 Plan Commission meeting minutes, as presented. Approved unanimously.

**PERSONS REQUESTING TO BE HEARD**

None

**BUSINESS PRESENTED BY THE PRESIDENT**

President Brunnuquell reviewed the materials distributed for Village Board member review.

**RESOLUTIONS/ORDINANCES/ACTION ITEMS**

Collateral Assignment of Grafton Cheyenne Fund Corp Development Agreement with Associated Bank

Motion by Trustee Grant, seconded by Trustee Antoine, to approve the Collateral Assignment of Grafton Cheyenne Fund Corp Development Agreement with Associated Bank, as presented.

Administrator Hofland explained that Associated Bank is the lender for this project. The agreement highlights the expectations and responsibilities if the developer fails to comply with the provisions of the development agreement.

The motion to approve the collateral assignment of Grafton Cheyenne Fund Corp Development with Associated Bank was approved unanimously.

Award Badger Court road construction contract

Motion by Trustee Grant, seconded by Trustee Liss, to award the Badger Court road construction contract to T.P. Concrete Inc., Fredonia, WI, in the amount of \$174,220 with the notice to proceed occurring after the street dedication and water main easements are recorded, as presented.

Director of Public Works / Utility Director Dave Murphy stated that Badger Court is going to be a new road off of Cheyenne Avenue that will facilitate a new office building for Regal Beloit. At this time, the necessary right-of-way has not been secured. Village Attorney Herbrand is in the process of compiling the documents for the street dedications and a water main easement. All parties involved have agreed to the special assessments for the project.

The motion to award the Badger Court road construction contract to T.P. Concrete, Inc., Fredonia, WI, in the amount of \$174,220 with the notice to proceed occurring after the street dedication and water main easements are recorded was approved unanimously.

Pre-annexation Agreement with Paul W. and Jill R. Christensen

Director of Planning and Development Michael Rambousek stated that the Plan Commission reviewed the proposed annexation at their June 26 meeting and are recommending Village Board approval of the annexation and rezoning of a portion of the annexed parcel. The purpose of the rezoning is to facilitate a We Energies substation. This item was previously approved by both the Plan Commission and Village Board; however, due to a discrepancy in property ownership of a portion of the annexed area, the matter was rescinded. All parties involved are in now in agreement.

Mr. Hofland briefly reviewed the three pre-annexation agreements: Pre-annexation agreement with Paul & Jill Christensen, 695 Port Washington Road; Pre-annexation agreement with Wisconsin Electric Power Company, west three acres of 695 Port Washington Road to be used for a We Energies substation and Amended and Restated Pre-annexation agreement with Richard & Joann Schmit, property consists of approximately 29.5 acres located on Port Washington Road.

All involved property owners will be responsible for all future road improvements and any other improvements relating to these properties. The Schmits have agreed to pay 90 percent of the special assessment costs for the future River Bend Road. The Right-Of-Way will be on the Schmit property. The current owners and all successor owners of the adjacent property will pay all associated special assessment costs.

Rick Schmit, 1449 E. Cedar Creek Road, stated that when We Energies purchases his property they will then be responsible for the payment of special assessment costs.

Administrator Hofland responded that it is the intent of the Schmits to agree to the terms of the Pre-annexation agreement contingent upon the sale of their property to We Energies who will then be responsible for the costs.

President Brunnuell commented that numerous studies have been completed on the location of the substation and this seems to be the best fit. The substation will benefit not only Village properties but also planned development within the Town of Grafton. All proper procedures have been followed and he feels comfortable moving forward.

Sharon Chrusniak, 671 North Port Washington Road, questioned if We Energies could provide compensation to her as the land owner of the neighboring property for the anticipated decrease in property value as a result of the installation of the substation.

President Brunnuell commented that would be a matter between the property owners and We Energies.

Motion by Trustee Meinecke, seconded by Trustee Antoine, to approve the Pre-annexation Agreement with Paul W. and Jill R. Christensen, as presented. Approved unanimously.

Pre-annexation Agreement with Wisconsin Electric Power Company

Motion by Trustee Meinecke, seconded by Trustee Liss, to approve the Pre-annexation Agreement with Wisconsin Electric Power Company, as presented. Approved unanimously.

Amended and restated Pre-annexation Agreement with Richard J. and Joann K. Schmit

Motion by Trustee Grant, seconded by Trustee Meinecke, to approve the amended and restated Pre-annexation Agreement with Richard J. and Joann K. Schmit, as presented. Approved unanimously.

Item 1 / Report of the Plan Commission

Resolution No. 017, Series 2012, adopting an amendment to the 2035 Comprehensive Plan (Master Plan Land Use Map) for property located at 695 Port Washington Road, owned by Paul and Jill Christensen and Gale Clapper to designate 3.06 acres located at the western edge of the property from the current Agriculture use designation to an Institutional use designation, was offered by Trustee Grant.

Motion by Trustee Liss, seconded by Trustee Antoine, to adopt Resolution No. 017, Series 2012, as presented. Approved unanimously.

Item 2 / Report of the Plan Commission

Motion by Trustee Meinecke, seconded by Trustee Antoine, to approve Ordinance No. 006, Series 2012, approving the annexation of 10.08 acres of property, with a temporary zoning designation of A-3 Agricultural Holding District, that includes a portion of public right of way and 9.83

acres of private property owned by Paul and Jill Christensen and Gale Clapper, located at 695 Port Washington Road in the Town of Grafton, as presented. Approved unanimously.

Item 3 / Report of the Plan Commission

Resolution No. 018, Series 2012, adopting a Certified Survey Map (CSM) for a 10.08 acre property located at 695 Port Washington Road, owned by Paul and Jill Christensen and Gale Clapper that creates two new lots subject to an additional 17 feet of land adjacent to Port Washington Road being assigned for purposes of roadway and utilities by easement or dedication and the final revised CSM to be reviewed and recommended for approval by the Village Engineer, was offered by Trustee Grant.

Motion by Trustee Meinecke, seconded by Trustee Antoine, to adopt Resolution No. 018, Series 2012, as presented. Approved unanimously.

Item 4 / Report of the Plan Commission

Motion by Trustee Antoine, seconded by Trustee Liss, to approve Ordinance No. 007, Series 2012, approving the rezoning of a 3.06 acre parcel, owned by Paul and Jill Christensen and Gale Clapper from the anticipated A-3 Agricultural Holding District at the time of annexation to Institutional District to allow for an electric service substation, as presented. Approved unanimously.

**LICENSES**

Motion by Trustee Antoine, seconded by Trustee Harbeck, to approve the issuance of Operators Licenses, as presented. Approved unanimously.

**DEPARTMENT AND OFFICERS REPORTS**

Director Murphy briefly highlighted the three proposals from the Department of Transportation regarding the future WIS 60 expansion project at the “WIS 60 Corridor Study” meeting. The project is projected to have a start date between 2020-2025. Ultimately, the Village Board would have design approval of the portion of WIS 60 that is located in Grafton. The public information meeting that was held is part of the three year project planning process. Mr. Murphy does not anticipate seeing anything from the WDOT consultants regarding this issue for the next few months.

Trustee Antoine commented this appeared to be a very emotional issue at the recent meeting due to several residents along WIS 60 possibly losing all or a portion of their property for the project.

President Brunnquell commented this project is in the early stages of development and the three proposals are just options at this point. It is likely that other proposals will be brought forward in the future.

Director Murphy informed the Board that he has submitted the revised dam design to the DNR and waiting to hear from them on the design concepts. With a holiday this week. he is hoping to hear something next week.

### **REPORT OF BILLS**

Motion by Trustee Liss, seconded by Trustee Antoine, to approve the payment of Village expenditures in the amount of \$450,239.72, as presented. Approved unanimously.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Trustee Liss commented the first GALA in the Park will be held on July 12.

President Brunnquell commented Giro d’Grafton and Holidaze both went really well. Both events were well attended.

### **ADJOURN**

Motion by Trustee Antoine, seconded by Trustee Meinecke, to adjourn at 6:36 p.m. Approved unanimously.