



**GRAFTON**  
QUALITY LIFE. NATURALLY.

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

**TUESDAY, JULY 23, 2013 AT 6:00 PM**

\* This meeting will be considered an informational meeting of the Plan Commission if a quorum is not present.

1. Call to order / Roll call
2. Pledge of Allegiance
3. Approval of the minutes from the June 25, 2013 Plan Commission meeting
4. Hear persons requesting to be heard
5. Statement of Public Notice  
The purpose of the public hearing is for the public review and comment of a petition for a conditional use permit (CUP) as requested by John Wirth of Digital Edge of Grafton to allow a copy center use, (SIC #7334-Photocopying and Duplicating) in the CBD Central Business District at the property located at 1310 12<sup>th</sup> Avenue, property owner, Christine Klemp.
6. Hear all interested persons and their agents
7. Closed discussion of public hearing issue
8. Statement of Public Notice  
The purpose of the public hearing is for the public review and comment of a Petition to Rezone 1.522 acres, owned by Ahlers Family Trust, as requested by Kris Aubrey representing Urbanscape Development, LLC. The parcel is located just north of the (Grafton Post Office located at 1817 Highland Drive). The proposed rezoning is from O-Office to a PUD-Planned Unit to allow for a 20 unit assisted living group home facility that is managed by health care professionals, (SIC #8361, Residential Care)
9. Hear all interested person and their agents
10. Closed discussion of public hearing issue

11. Nancy Anderson, [SEWRPC \(Southeastern Wisconsin Regional Planning Commission\)](#) presentation on "A Regional Housing Plan for Southeastern Wisconsin: 2035"
12. Review and consideration of a petition for a conditional use permit (CUP) as requested by [John Wirth of Digital Edge of Grafton](#) to allow a copy center use, (SIC #7334-Photocopying and Duplicating) in the CBD Central Business District at the property located at 1310 12<sup>th</sup> Avenue, property owner, Christine Klemp.
13. Review and consideration [of a Petition to Rezone 1.522 acres, owned by Ahlers Family Trust, as requested by Kris Aubrey representing Urbanscape Development, LLC](#). The parcel is located just north of the (Grafton Post Office located at 1817 Highland Drive). The proposed rezoning is from O-Office to a PUD-Planned Unit to allow for a 20 unit assisted living group home facility that is managed by health care professionals, (SIC #8361, Residential Care)
14. Review and consideration of a request by Kris and Barbara Aubrey for PUD-Planned Unit Development of a 1.522 acre parcel located on Highland Drive (north of the Post Office) property owner Ahler Family Trust to allow for a 20 unit (CBRF)
15. Extra Territorial Review
  - A. Consideration of a petition by Helms Family Trust for approval [of a Certified Survey Map \(CSM\) splitting one 31.72 acre lot into Lot 1 \(3.0 acres\), Lot 2 \(27.15 acres\), and one outlot \(1.57 acres\), located northeast of the Arrowhead Road and Helms Drive intersection, and west of the Union Pacific RR right of way](#)
  - B. Consideration of a petition by Gierach Investment Properties, LLC for approval of a [Certified Survey Map \(CSM\)](#) splitting one 5 acre lot from an existing 78 acre lot in the Town of Grafton, within the Village's ETJ boundary.
16. Old Business/New Business
17. Adjourn

**IF YOU ARE DISABLED AND HAVE ACCESSIBILITY NEEDS  
OR IF YOU NEED INFORMATION INTERPRETED FOR YOU  
PLEASE NOTIFY THE VILLAGE CLERK AT 375-5300**