

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

August 27, 2013

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

Plan Commission members present: Jim Brunnuquell, Mark Paschke, Carl Harms, Randy Silasiri, and Amy Plato

Absent: Alan Kletti, Richard Rieck, and Mark Paschke

Staff Present: Village Administrator Darrell Hofland, and Administrative Secretary Deborah Brown

Others present: Michael Eberle of ARO Eberle Architects

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Plato to approve the July 23, 2013 Plan Commission meeting minutes as presented. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

Review and consideration of a site plan requested by Cedarburg Pharmaceuticals located at 870 Badger Circle for the additional parking spaces to be located on the north side of building

Village Administrator Darrell Hofland gave an update and background on the request of approval on a site plan for Cedarburg Pharmaceutical located at 870 Badger Circle. The applicant is seeking to add an additional 16 spaces to the north side of the site for a total of 56. New spaces are to be divided into one area of 5 spaces and one area of 11 spaces. The proposed site plan includes four new arborvitae trees to be placed adjacent to the northern side of the new parking area, to augment the existing trees on the site; as well as a new ADA accessible parking space.

Present from Cedarburg Pharmaceuticals was Michael Eberle-Architect of ARO Eberle Architects -116 King Street, Suite 202, Madison, WI

Mr. Hofland also reviewed Village Staff's recommended conditions of approval with the Commission members.

There was a short discussion on moving back the 3 foot tall shrubs that will be planted along the northerly parking lot and an existing tree will be also relocated to an area outside of the stormwater easement.

Mr. Michael Eberle stated that he and his client have no issue with the conditions that the Village Staff has recommended.

Motion by Commissioner Harms, seconded by Commissioner Silasiri to approve a major Site Plan amendment allowing the construction of 16 new parking spaces along the northern edge of the existing parking lot at Cedarburg Pharmaceutical, located at 870 Badger Circle, subject to the following conditions:

- 1) concrete curb is not required for the new parking areas;
- 2) the parking layout shall be revised to show three ADA accessible parking spaces, with one space van accessible;
- 3) the parking layout shall be revised to provide a minimum 13 foot width (9 foot parking space plus 4 foot access aisle) for two of the spaces (they may share the 4 foot access aisle), and a minimum 16 foot width (9 foot space plus 7 foot access aisle) for one van accessible parking space;
- 4) existing trees to the north of the proposed 5 space parking area shall be deemed sufficient to meet landscaping requirements in this area; and
- 5) minimum 3 foot tall shrubs shall be added to the north of the seven center parking spaces in the 11 space parking area, in lieu of the four proposed arborvitae trees.

Motion carried.

Old Business/New Business

None

ADJOURN

Motion by Commissioner Silasiri, seconded by Commissioner Plato, to adjourn the meeting at 6:07 p.m. Motion carried.