

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

SEPTEMBER 2, 2014

The Plan Commission meeting was called to order at 7:05 p.m. by Chair Jim Brunnuquell. The Pledge of Allegiance followed.

Plan Commissioners present: Village President Jim Brunnuquell, Alan Kletti, Trustee David Liss, Mark Paschke, and Amy Plato

Plan Commissioners excused: Carl Harms and Randy Silasiri

Officials/Staff present: Village Administrator Darrell Hofland, Director of Planning and Development Jessica Wolff, Village Attorney Mike Herbrand, and Administrative Secretary Deborah Brown

HEAR PERSONS REQUESTING TO BE HEARD

None

COMMENCE PUBLIC HEARING

Statement of Public Notice

Ms. Brown stated the purpose of the Public Hearing is for public review and comment on a conditional use permit (CUP) as requested by Kapco, Inc. to allow for a metal stamping facility (SIC #3469 Metal Stampings, Not Elsewhere Classified) for a building expansion to be located at 1000 Badger Circle (Parcel 10-018-15-008.00).

Director Wolff gave a brief background on the applicant's proposed addition to their existing facility at 1000 Badger Circle which includes a request for two conditional use permits for metal stamping and outdoor storage. The addition will include 76,850 square foot building on the north side of the property for manufacturing operations and a new 6,000 square foot outdoor storage area on the northeast corner of the property. New parking areas are proposed on the northwest area of the site and along the east side. The applicant is anticipating 30 deliveries per day via semis and other vehicles. Kapco has three shifts. At maximum capacity in the future, the applicant estimates there will be 152 employees on first shift, 82 on second shift, and 65 on third shift.

Director Wolff also noted that this project went to Architectural Review Board on August 21, 2014 and all plans were approved. She further noted that she has received no comments or concerns from the public. She is recommending the approval on both conditional use permits with conditions.

Chair Brunnuquell then opened discussion to the public. There were no public comments. He then introduced the Kapco representatives. Representing Kapco Inc.

was Amy Bastar and Hani Malek and Kapco's agent Tim Knepprath from MSI General Corporation.

Mr. Malek stated that he would like for the record to reflect a correction on the outdoor storage space which should be at 6,000 square foot and not 9,050 square foot as written in the report. And he also noted that there was a transposing of numbers in the introduction on the total square footage of the new proposed addition as being 76, 850 square foot and not 67,850 square foot. The minute taker so noted the changes.

Mr. Malek also informed the Commission that Kapco only received correspondence from the Village regarding the existing private well located on the current Kapco site as described in the staff report in the last few weeks. He stated further that for the record, abandonment on the private well will be completed and that Kapco has always used the private well for only the purposes of irrigation use. He then proceeded to make a statement for the record: In the interest of being able to move forward with an expansion project that will help our company continue to grow and employ more citizens from our community, Kapco is willing to agree to abandoning our existing well. Recently we looked into what it might take to get the well operable and complaint and have determined it is in the best interests off all to abandon this well. Furthermore, we would like the record to reflect that Kapco's intended use for the well was, and always would have been, for the purposes of contributing to our green initiatives and using the water for irrigation purposes only. The well has not been in use for many years, and to the best of our recollection, it was last used in the early 2000's for 1-2 years for irrigation only. Also, it has been mentioned that Kapco has avoided inspection of the well and compliance with regulations, but Kapco does not have any records/evidence that we had been contacted by any representatives of the Village of Grafton with the exception of the recent 2 months at which time we responded. While we are moving forward with said abandonment, we do not want this action to preclude us from working with the DNR and the Village to obtain approval for a new and complaint well in future years.

He also wanted to comment on the parking request for restricted parking area on Badger Circle. He was not aware of that request and asked that the Village get back with him on who requested that on behalf of Kapco.

Director Wolff clarified that the private well issues at hand were the Utility staff and the Village Engineer findings.

Mr. Knepprath thanked the Commission for holding the special Plan Commission meeting and that holding these meetings has helped with the process moving as early as next week with formal ground breaking ceremony. He stated that he would answer any questions that anyone may have on the project or construction plans of the new addition.

Chair Brunquell then asked if anyone from the public had any additional comments or concerns.

Steve Johnson of Silver Creek Partnership, 20633 Watertown Court, Suite 200, Waukesha, WI

Mr. Johnson stated that he was property owner of the building immediately north of the proposed addition. His concern was with the noise related to the metal stamping operations and potential impact on his tenant. He stated that Cedarburg Pharmaceutical is presently leasing space on that end of the building and he would hate to have them leave if noise or vibration of the metal stamping process was too troublesome. He is not objecting to the project, but wanted to make his concerns known now and possibly work with Kapco on these matters.

Mr. Kneprath responded by stating that the new addition's building materials will be split-face and fluted pre-colored concrete masonry unit (CMU) to match the existing exterior which will reduce noise impacts. Mr. Malek added that Kapco will be happy to address any of Mr. Johnson's concerns and resolve any issues of noise or vibration. He would meet with Mr. Johnson in the near future.

Comments were then taken from the Commission members. Trustee Liss asked if the addition would block the solar panels to the northeast at the Family Enrichment Center. Mr. Kneprath explained that there would be 75 feet from the end of the new addition to the solar panels. They should not be obstructed in any way. Commissioner Paschke noted that the existing outdoor storage had some tanks and was questioning how high the storage wall would be in comparison with the existing tanks. Mr. Kneprath indicated that the proposed outdoor storage walls are 12 feet tall and the tank height was around 8 foot.

With no other comments, Chair Brunquell closed the public hearing.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Ms. Brown stated the purpose of the Public Hearing is for public review and comment on a conditional use permit (CUP) requested by Kapco, Inc. to allow for outdoor storage to be located at 1000 Badger Circle (Parcel 10-018-15-008.00).

The Commission reviewed the request on the conditional use permit to allow for the outdoor storage at the Kapco Inc. location at 1000 Badger Circle. There were no public comments or concerns.

Chair Brunquell asked the Commission if they were comfortable moving forward later in the meeting with both conditional use permits as presented with the conditions so noted. The Commission was in consensus to move forward. Chair Brunquell then closed the open discussion of public hearing.

Review and consideration of a Resolution for a Certified Survey Map (CSM) for two parcels owned by Kacmarcik Family LLC located at 1000 Badger Circle and the property is just north of existing building

Director Wolff briefed the Commission on the certified survey map (CSM) which is to combine adjacent lots at their headquarter building at 1000 Badger Circle to accommodate their proposed building expansion. The CSM will combine the 5.6 acre lot and the 3.4 acre lot, both owned by Kapco, Inc. She stated that the Village Engineer has reviewed the CSM and determined that the CSM meets all requirements of Title 18, the Village Subdivision Ordinance.

There were no comments or concerns. Commissioner Kletti then offered the resolution for the Certified Survey Map (CSM) for two parcels owned by Kacmarcik Family LLC located at 1000 Badger Circle.

Motion by Commissioner Liss, seconded by Commissioner Plato to adopt a resolution for the Certified Survey Map to combine two parcels located at 1000 Badger Circle. Motion carried.

Review and consideration of a site plan request by Kapco Inc. Located at 1000 Badger Circle for a building expansion to the north

Director Wolff recapped the conditions of the site plan with the Commission. They then moved forward with approval.

Motion by Commissioner Kletti, seconded by Commissioner Liss to approve a site plan for an addition to Kapco, Inc. at 1000 Badger Circle with the following conditions:

1. Revise the site plan to abandon the existing water lateral on Badger Circle at the main or add a fire hydrant in the right of way as approved by the Village Engineer.
2. Revise all sheets of the site plan to identify 35 parking spaces on the east side of the site and 16 "Future Parking" spaces on the northwest corner of the site.
3. Revise the photometric plan to meet a minimum of 1.0 foot candle in all parking and outdoor storage areas.
4. All building code and other Village and State codes pertaining to occupancy of the building will be met. Motion carried.

Consideration of two conditional use permits (CUP) requested by Kapco Inc. to allow for metal stamping plant (SIC #3469 Metal Stampings, Not Elsewhere Classified) and outdoor storage for a building expansion to be located at 1000 Badger Circle (Parcel 10-018-15-008.00)

Chair Brunnquell asked if there were any further comments or concerns. There were none and Commission moved forward with the two condition use permits.

Motion by Commissioner Paschke, seconded by Commissioner Plato to approve a conditional use permit to allow for a metal stamping plant (SIC #3469 Metal Stampings, Not Elsewhere Classified) to be located at 1000 Badger Circle with the following conditions:

1. Site shall be limited to three shifts with up to 152 employees per shift.
2. Manufacturing use limited to 76,850 square feet of floor area.
3. Properly abandon the non-compliant private well on the property prior to the start of construction for the addition. The property shall utilize the Village's public water system for all water needs and is restricted from installing a new private well from 2014 forward.
4. The Director of Planning and Development shall re-evaluate the parking situation no later than 24 months following occupancy of the addition to ensure that provided parking is meeting the needs of the operation and the requirements of the Village's Zoning Ordinance.
5. Provide one bike rack near the entrance of the building.
6. Applicant shall use existing dumpster.
7. Signage to be approved separately by the Director of Planning and Development.
8. All building code and other Village and State codes pertaining to occupancy of the building will be met.

Motion carried.

Motion by Commissioner Kletti, seconded by Commissioner Paschke to approve a conditional use permit to allow for outdoor storage to be located at 1000 Badger Circle with the following conditions:

1. Outdoor storage use limited to 6,000 square feet of floor area.
2. All materials shall be neatly stored completely within the confines of both the existing approved area and proposed outdoor storage areas and not above the height of the proposed walls.
3. All building code and other Village and State codes will be met.

Motion carried.

Mr. Malek questioned the process of the existing private well use or its abandonment. Attorney Herbrand suggested that Kapco could request an amendment to the conditional use permit if they wanted to move forward with a private well in the future.

In response to Mr. Malek's request for information about the parking restrictions on Badger Circle, Village Administrator noted that Sean Becker from K-Nation requested the restricted parking area on Badger Circle to allow for easier semi truck access to the property at May 12, 2013 Public Safety Commission meeting.

Old Business

None

New Business

None

ADJOURN

Motion by Commissioner Paschke, seconded by Commissioner Plato to adjourn the meeting at 7:34 p.m. Motion carried.