

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

FEBRUARY 24, 2015

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

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

Plan Commissioners excused: Alan Kletti and Randy Silasiri

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

Chair Brunnuquell suggested that for the Public Hearing items, the related action items (items 17, 18, and 19) be moved up to take action immediately following the public hearing items 5, 8, and 11. The Commission had no objections to the change in the order of agenda items.

MINUTES

Motion by Commissioner Harms, seconded by Trustee Liss to approve the November 25, 2014 Plan Commission meeting minutes with one minor spelling error on page 3 to change "troughs" to "throughs". Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah Brown stated the purpose of the Public Hearing is for public review and comment on amendment to the Village of Grafton Zoning Code Section 19.03.0603 Table of Permitted and Conditional Uses in Nonresidential Zoning Districts to add SIC #7699-Repair Shops and Related Services, Not Elsewhere Classified as a conditional use in the C-1 Neighborhood Business District.

Director Wolff explained that the proposed code amendment is related to John Roller's request for a spindle repair shop. She noted that this particular location is a very unique area in the Village because the zoning does not exactly match the existing uses. At the time the zoning map was prepared, Village officials assumed that this area would redevelop but that has not occurred.

She added that there is a shortage of small affordable spaces for this type of use in the Village so the Village needs to be flexible to support new businesses and also property owners. Staff thinks this type of low impact repair business is appropriate for the Neighborhood Business District.

Chair Brunnuell opened the floor to the public. There were no public comments or concerns. With no other comments, Chair Brunnuell closed the public hearing.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah Brown stated the purpose of the Public Hearing is for public review and comment on a request for a conditional use permit by John Roller to allow for a spindle repair shop (SIC #7699 Repair Shops and Related Service, Not Elsewhere Classified) to be located at 1055 Spring Street.

Director Wolff stated that the applicant, John Roller repairs and rebuilds spindle cartridges for CNC machines. He is currently operating at Oetlinger Precision on Overland Court. Mr. Roller is proposing to move his operation to 1055 Spring Street and would share the building with Suburban Realty. She noted that there would be one shift with up to four employees. Work hours would be Monday through Friday 7:00 a.m. to 5:30 p.m. There would be weekly UPS and truck deliveries and occasional semi trucks will be directed to Oetlinger Precision.

She also stated that she had personally visited Mr. Roller's operation and he turned on all the equipment he uses. The loudest produces a humming noise which will not leave the building. She also added that Mr. Roller uses mineral spirits to clean parts which will be properly stored.

Present was John Roller of Roller Precision and property owner John Tillman.

Village Administrator Darrell Hofland asked if the surrounding residential neighborhoods would be impacted if the overhead doors would be kept open. Mr. Roller explained that he would not have any doors open because the operation requires a clean and temperature-controlled working environment.

There were no public comments. Chair Brunnuell commented that Mr. Roller's operation was extremely quiet and would work well in that location. With no further comments, Chair Brunnuell closed the public hearing.

Consideration of a recommendation to the Village Board to approve an amendment to the Village of Grafton Zoning Code Section 19.03.0603 Table of Permitted and Conditional uses in Nonresidential Zoning Code Districts to add SIC #7699-Repair Shops and Related Services, Not Elsewhere Classified as a conditional use in the C-1 Neighborhood Business District

Motion by Commissioner Paschke, seconded by Commissioner Harms, to recommend approval to Village Board to amend the Village of Grafton Zoning Ordinance Table 19.03.0603 Permitted and Conditional Uses in the Nonresidential Zoning Districts to add "Repair Shops and Related Services, Not Elsewhere Classified " (SIC #7699) as a conditional use in the C-1 zoning district. Motion carried.

Consideration of a conditional use permit requested by John Roller to allow for a spindle repair shop (SIC #7699-Repair Shops and Related Services, Not Elsewhere Classified) at 1055 Spring Street

Motion by Commissioner Paschke, seconded by Commissioner Harms to approve a conditional use permit to allow for a spindle repair shop (SIC #7699- Repair Shops and Related Services, Not Elsewhere Classified) to be located at 1055 Spring Street with the following conditions:

1. Zoning Ordinance amendment to allow SIC #7699-Repair Shops and Related Services, Not Elsewhere Classified as a conditional use in the C-1 zoning district to be approved by the Village Board.
2. Site shall be limited to one shift with up to four employees.
3. Spindle repair use limited to 2,100 square feet of floor area.
4. Provide one bike rack near the entrance of the building.
5. No outdoor storage is permitted.
6. Signage to be approved separately by the Director of Planning and Development.
7. All building code and other Village and State codes pertaining to occupancy of the building will be met.

Motion carried.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah Brown stated the purpose of the Public Hearing is for public review and comment on a petition to amend the Planned Unit Development (PUD) located at 1953 Wisconsin Avenue (Parcel 10-025-06-009.00) as requested by Aaron Matter representing Capri Communities to allow for a senior living community (Village Pointe Commons).

Director Wolff reviewed the recent changes to the project. The number of units has increased from 202 to 227 with 20 of the additional units are located in a new fourth floor at the assisted living building. The overall height of this building remains the same since the new floor will replace what was nearly a story of exposed foundation. The main entrance was redesigned to accommodate emergency vehicles. The development now includes an aquatic center on the parking floor of Phase 2 of the independent living building. This facility will primarily serve Village Pointe Commons' residents but the applicant is working with the Grafton Senior Center on the possibility of scheduled programs for the public. The casetta layout has changed from a loop drive to a

hammerhead and the floor plan has changed to a rectangular shape. A dog exercise area has been added to the southeast corner of the site. The applicant has also provide a summary of their market study which indicates there is consideration demand for this project. She also noted that Architectural Review Board granted approval this month with conditions.

Representing Village Pointe Commons was Aaron Matter of Capri Communities and Eric Harrmann of AG Architects. Village Pointe Commons representatives gave a short video presentation of the development and noted that they anticipate construction to start sometime in spring of 2015.

Chair Brunnquell then open the discussion to the public for comments and concerns.

Brian Nelson-owner of 101 Falls Road property known as West Falls Center, LLC.

Mr. Nelson questioned the number of parking stalls for the entire project and that he was is very supportive of this project.

Mr. Matter responded by stating that total of underground parking was 110 spaces and the outside parking total was approximately 123 spaces.

Tom Richart-840 Fifth Avenue-Grafton, WI

Mr. Richart had concerns on the parking availability and asked if parking demand at shift change was considered. He also asked if the private roads were wide enough to accommodate cars parking along the side of the drives. He also had concerns that the original plans had proposed four elevators in the Independent Living/RCAC building and the final plans that went to the Architectural Review Board were only showing two elevators.

Mr. Matter responded to both concerns and stated that the width of the roads are approximately 28 feet and that with the changes in the Independent Living apartment building and the connection to the Independent Living Commons building, the elevators were scaled down to two.

Bob Meier-1967 West Acorn Drive-Grafton, WI

Mr. Meier asked that for public record he would like the final grades and height of the proposed buildings. He is still concerned about the appearance and height of the west elevation of the independent apartment building and managing the grade change on the site. He felt the building could be 65 to 70 feet tall. Mr. Harrmann indicated that the building is approximately 60 feet tall at the peak.

Commissioner Paschke asked if the sidewalks on the west and east side of the Commons entrance could be extended to the driveway. Mr. Matter stated that the sidewalks are intended for drop-off and pick-up for the residents and visitors to the building. The center sidewalk would be used to access the parking lot on the north side of the site.

Commissioner Plato noted that the paving plan indicated slopes of 6.5 percent and asked if the project would be ADA compliant (maximum 5 percent grade change). The applicant's engineer noted that the site would be ADA compliant.

Chair Jim Brunnuell asked Director Wolff if the Fire Department is satisfied with all service drives. Director Wolff responded that the Fire Chief has reviewed the final site plan and is satisfied with access to all the buildings being proposed. Chair Brunnuell also questioned the sidewalk into Pick 'n Save and where it formally connects to the proposed Village Pointe Commons. He asked if there an existing sidewalk already at the shopping center parking lot area. Director Wolff answered that there is an existing sidewalk on the south property line of the retail center's parking lot which would join the Village Pointe Commons sidewalk.

Discussion took place by the Commission members and consensus to add language to condition #2 to include the review and approval by the Planner on any architectural changes to HVAC selection and exhaust fan system changes and remove condition #8 regarding widening the sidewalk connection to Pick 'n Save to accommodate golf carts.

With no other comments or concerns from the public or the Commission, Chair Brunnuell closed the public hearing. He asked if the Commission was comfortable with moving forward with action on this item. Commission was ready to take action.

Consideration of a recommendation to Village Board on a petition requested by Capri Communities to amend the Planned Unit Development and approve the site plan located at 1953 Wisconsin Avenue (Parcel 10-025-06-009.00) to allow for a senior living community to be known as Village Pointe Commons

Motion by Commissioner Plato, seconded by Commissioner Harms to recommend Village Board approval on a petition requested by Capri Communities to amend the Planned Unit Development (PUD) located at 1953 Wisconsin Avenue (Parcel 10-025-06-009.00) to allow for senior living community to be known as Village Pointe Commons. Motion carried.

Motion by Commissioner Harms, seconded by Trustee Liss to approve of a site plan of the Planned Unit Development (PUD) located at 1953 Wisconsin Avenue (Parcel 10-025-06-009.00) to allowing a senior living community to be known as Village Pointe Commons senior housing development at 1953 Wisconsin Avenue (former Highland Ridge development) as requested by Capri Communities with the following conditions:

1. Final landscaping plan to be approved by the Director of Planning and Development.
2. Final building elevations, which may include mechanical/air intake grilles per the approval by Architectural Review Board, to be approved by the Director of Planning and Development following final selection of HVAC system.
3. Final lighting plan to be approved by the Director of Planning and Development.

4. Final grading, utility, and stormwater management plans to be approved by the Village Engineer.
5. Final fire safety measures to be approved by the Fire Chief.
6. Submit a traffic control plan for approval by the Village Engineer, including speed tables, stop signs, no parking signs, and 15 mile per hour speed limit signs.
7. Provide one bike rack near the entrances of the Commons and the Aquatic Center.
8. Review and approval of private street names by the Street Naming Commission.
9. Signage to be approved separately by the Director of Planning and Development.
10. Consistent with the Fair Housing Act, not less than 80 percent of occupied units in the development shall be occupied by at least one person who is age 55 years or older.
11. All building code and other Village and State codes pertaining to occupancy of the building will be met.

Motion carried.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah Brown stated the purpose of the Public Hearing is for public review and comment on an amendment to the Village of Grafton Zoning Code Section 19.03.0603 Table of Permitted and Conditional Uses in Nonresidential Zoning District to add "Eating places with drive through facilities" as a conditional use in the C-4 Freeway Interchange Business District.

Director Wolff gave summary of the amendment to the Village Zoning Code Section 19.03.0603. She stated that for over a decade, the Village's zoning ordinance has not allowed new drive through restaurants in the C-4 zoning district that surrounds the interchange area. This policy was intended to protect the character of the area and encourage retail rather than services uses. However, times change, and staff thinks that with careful regulation, restaurants with drive through can be part of the interchange area. She reviewed the two key standards related to the size of the development and the distance from another drive through restaurant. First, it must be part of a Planned Unit Development with a minimum of 150,000 square feet of retail, office or hospitality uses. Second, it must be at least 1,500 feet from another drive through. There are also design and traffic safety standards.

She noted that the Dairy Queen is grandfathered as an existing drive through business and that Starbucks is a different land use category (Drinking place with drive through facility) so these new rules would not apply.

Chair Brunnuell opened this item up for public discussion.

Mary Meyer representing McDonald's Warrenville, IL

Ms. Meyer's expressed her appreciation to the Village and staff that have worked for many years with her corporation in coming up with a C-4 Freeway Exchange District Plan that would be successful in keeping true the vision of Grafton and accommodate the changing development needs of this area.

Bob Meier-1967 West Acorn Drive, Grafton, WI.

Has been in the Village for over 31 years. He is opposed to this project because he feels the Village would be taking a step backwards in the C-4 district. He remembers when Mr. Roffers was doing the planning for the Village and when the Village established the C-4 district. He feels that the Village has done a good job with upholding the C-4 standards and implementing the plan. But this project in his opinion is lowering our standards in this district.

Rick Schmit- Schmit Realty-121 12th Avenue, Grafton, WI

Mr. Schmit believes that the language should be changed for the existing drive throughs. He feels it is not fair to existing businesses down the road when development may change on their site.

Commissioner Paschke noted that he would like the amendment to be fair for all property owners and thinks there should be a way to be equitable in wording of this ordinance change.

Chair Jim Brunnquell noted that the Village has always encourage retail development in the C-4 area. The Village has worked extremely hard for years to find a fair and equitable plan for the C-4 area. How can the Village accommodate the need for change without compromising the existing development in this area? With this particular site, it is difficult due to size and limited access. It has been extremely important to the Village to not have a cookie cutter development in the C-4 District. The Village has made a significant effort to recruit a unique restaurant for this site without success.

Commissioner Plato commented that the Plan Commission has always been concerned about the quality of development on this site as it is the entry to the Village.

Commissioner Harms stated that he remembers the Plan Commission felt strongly about drive throughs in the C-4 area but also knows that times change. He will keep an open mind when reviewing this item in the future.

With no other comments or concerns from the public or the Commission, Chair Brunnquell closed the public hearing.

Discussion of an amendment to the Village of Grafton Zoning Code Section 19.03.0603 Table of Permitted and Conditional Uses in Nonresidential Zoning Districts add "Eating place with drive through facilities" as a condition use in the C-4 Freeway Interchange Business District

No further comments or concerns.

Review a concept plan as requested by Continental Grafton LLC to allow for a McDonald's restaurant with drive through facilities to be located on the north side of Washington Street (WIS 60) west of I-43 (Parcel 10-020-06-011-00)

Director Wolff then introduced the concept plan for a 4,500 square foot quick serve restaurant on WIS 60 on the last remaining lot at Grafton Commons. She stated that the applicant is proposing a drive through with dual ordering stations, seating for 68 customers, and an outdoor patio. She added that there will be four shifts with up to 12 employees per shift and the dining room hours will be 5:00 a.m. to 11:00 p.m. and drive through will be open 24 hours a day. She noted that this particular project is a custom design for McDonald's 60th anniversary. She also added that the Kilian Management Services who operates the McDonald's on Falls Road would also operate this location.

She explained that the purpose of the meeting tonight is to get feedback from the Plan Commission. They will be back in March for site plan and conditional use permit review if the Commission decides to move forward with the C-4 zoning code amendment. The Architectural Review Board has seen the project and given initial feedback. They will be back to the Board in April for a final look and approval.

Chair Brunquell explained that there would be no formal action taken on this item tonight. It is just for informational purposes only.

Present for McDonald's was Mary Meyer and Al Daniels from Oak Brook, IL. Also present was Haag Muller Inc-Architect Stephen Jeske-101 E Grand Avenue, Port Washington, WI

The Commission members then reviewed the site plan and held a discussion on having the applicant take more time on getting the south elevation landscaping more pronounced.

Chair Brunquell complimented the applicant on working with the Village on this project for some time now. He stated that the building is very unique and fits very well in this location but would like the Planning and Development staff and applicant to work more on the landscaping of this site. He would like to see a more dramatic landscape feature on the southeast side of the site. He would also like to see landscaping specimens that add greenery in the winter months.

Commissioner Paschke commented on the unique design of the building and would like to see the changing materials break up the north and south elevations.

Consideration of a recommendation to the Village Board to approve an amendment to the Village of Grafton Sewer Service Area Plan for property on Columbia Road (Parcel 10-026-03-033.00)

Director Wolff noted that the proposed area to be added to the Grafton sanitary sewer service area encompasses approximately three acres and is located on the north side of Columbia Road on both sides of Pine Ridge Court's entrance from Columbia Road. She stated that staff supports this amendment which will allow the property access to sanitary sewer service sooner than if it remained in the Cedarburg service area since the City of Cedarburg does not have sewer pipes in the area and has no plans to expand its system to this area in the near future. However, at this time, the Village has not received a development proposal for this site. The City of Cedarburg adopted a similar resolution at its City Council meeting on January 12, 2015.

Commissioner's had no comments or concerns.

Motion by Commissioner Harms, seconded by Trustee Liss to recommend approval to Village Board to amend the Village of Grafton Sewer Service Area Plan for property on Columbia Road (Parcel 10-026-03-033.00).
Motion carried.

Old/New Business

None

ADJOURN

Motion by Commissioner Harms, seconded by Commissioner Paschke to adjourn the meeting at 7:19 p.m. Motion carried.