



GRAFTON
QUALITY LIFE. NATURALLY.

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

TUESDAY, JUNE 23, 2015 AT 6:00 PM

1. Call to order / Roll call
2. Pledge of Allegiance
3. Approval of the minutes from the May 26, 2015 Plan Commission meeting
4. Hear persons requesting to be heard
5. Statement of Public Notice
The purpose of the public hearing is public review and comment on a rezoning for property located at 1505 Wisconsin Avenue and the addresses listed below, owned by Village of Grafton Community Development Authority, from (CBD) Central Business District among others to Planned Unit Development (PUD) to allow a mixed use development including commercial space and residential apartments to be known as Lumberyard 1505 requested by Shaffer Development LLC
 - 1421 Wisconsin Avenue (10-050-01-13-005)
 - 1435 Wisconsin Avenue (10-090-01-01-002)
 - 1505 Wisconsin Avenue (10-090-01-03-001) and (10-050-01-13-001)
 - 1517 Wisconsin Avenue (10-090-01-07-001)
 - 905-907 Beech Street (10-073-19-03-002)
 - 1001 Beech Street (10-073-19-05-001) and (10-050-01-12-000)
 - 1005 Beech Street (10-050-01-11-001) and (10-073-19-05-002)
 - 1405-1407 11th Avenue (10-073-19-07-001)
 - 1413 11th Avenue (10-050-01-13-003)
 - 1417 11th Avenue (10-050-01-13-002)
6. Hear all interested persons and their agents

7. Close discussion of public hearing
8. Statement of Public Notice
The purpose of the public hearing is public review and comment on a [request by El Lobo, LLC for a conditional use permit \(CUP\)](#) to allow for a sit down restaurant to be located at 1305 Wisconsin Avenue (Parcel 10-060-12-01.001) in the Central Business zoning district (CBD)
9. Hear all interested persons and their agents
10. Close discussion of public hearing
11. Statement of Public Notice
The purpose of the public hearing is public review and comment on a request by Peter Olds for a conditional use permit (CUP) to allow for a tavern to be located at 1317 Wisconsin Avenue (Parcel 10-060-12-09.000) in the Central Business zoning district (CBD)
12. Hear all interested persons and their agents
13. Close discussion of public hearing
14. Statement of Public Notice
The purpose of the public hearing is for public review and comment on an amendment to the Planned Unit Development located at 2070 and 2090 Wisconsin Avenue ([Cornerstone Community Bank](#)) to clarify permitted and conditional uses
15. Hear all interested persons and their agents
16. Close discussion of public hearing
17. Statement of Public Notice
The purpose of the public hearing is for public review and comment on an amendment to the Planned Unit Development located at 4708 Columbia Avenue (Parcel 10-026-04-011.00) (Habitat for Humanity) to clarify permitted and conditional uses
18. Hear all interested persons and their agents
19. Close discussion of public hearing
20. Statement of Public Notice
The purpose of the public hearing is for public review and comment on an amendment to the Planned Unit Development located on Port Washington Road north of Dick's

Sporting Goods (Parcel 10-017-11-007.00) (Patriot Commons multi-tenant retail center) to clarify permitted and conditional uses

21. Hear all interested persons and their agents

22. Close discussion of public hearing

23. Statement of Public Notice

The purpose of the public hearing is public review and comment on an amendment to the Planned Unit Development located at 1953 Wisconsin Avenue ([Village Pointe Commons senior living community](#)) to clarify permitted and conditional uses

24. Hear all interested persons and their agents

25. Close discussion of public hearing

26. Consideration of a recommendation to Village Board on an ordinance amending the Planned Unit Development located at 2070 and 2090 Wisconsin Avenue (Cornerstone Community Bank) to clarify permitted and conditional uses

27. Consideration of a recommendation to Village Board on an ordinance amending the Planned Unit Development located at 4708 Columbia Avenue (Habitat for Humanity) to clarify permitted and conditional uses

28. Consideration of a recommendation to Village Board on an ordinance amending the Planned Unit Development located on Port Washington Road north of Dick's Sporting Goods (Parcel 10-017-11-007.00) (Patriot Commons multi-tenant retail center) to clarify permitted and conditional uses

29. Consideration of a recommendation to Village Board on an ordinance amending the Planned Unit Development located at 1953 Wisconsin Avenue (Village Pointe Commons senior living community) to clarify permitted and conditional uses

30. Consideration of a conditional use permit (CUP) requested by El Lobo, LLC for a sit down restaurant to be located at 1305 Wisconsin Avenue

31. Review and consideration of an expansion of conditional use permit (CUP) requested by Peter Olds to allow a bar, [Martini Pete's](#), to be located at 1317 Wisconsin Avenue

32. Review and consideration of a site plan for a marketing trailer at Village Pointe Commons at 1953 Wisconsin Avenue

33. Review and consideration of a site plan for a building addition [to Master Tool and Mold at 765 11th Avenue](#)

34. Review and consideration of a site plan for a building addition [to Grace Lutheran Church at 715 Sixth Avenue](#)
35. Review and consideration of a Certified Survey Map for property located at 1505 Wisconsin Avenue requested by Shaffer Development, LLC
36. [Consideration of a recommendation to Village Board of an ordinance to rezone property located at 1505 Wisconsin Avenue, owned by Village of Grafton Community Development Authority from \(CBD\) Central Business District among others to \(PUD\) Planned Unit Development to allow for a mixed use redevelopment project including commercial space and residential apartments to be known as Lumberyard 1505 requested by Shaffer Development, LLC](#)
37. [Review and consideration of a site plan for Building A at 1505 Wisconsin Avenue requested by Shaffer Development, LLC](#)
38. EXTRATERRITORIAL REVIEW
 - A. Rick Schmit Rentals, Inc.-1619 East River Road-conditional use permit-Town of Grafton
39. New/Old Business
40. Adjourn

Persons requiring an interpreter or other assistance should contact the Village Clerk's office 72 hours prior to the meeting. Notice is hereby given that a majority of the Village Board or any other board, commission or committee may be present at the meeting to gather information about a subject in which they are interested. This constitutes a meeting of the Village Board and any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting.