

VILLAGE OF GRAFTON
PLAN COMMISSION MEETING MINUTES

SEPTEMBER 27, 2016

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, Alan Kletti, Carl Harms, Trustee David Liss, Amy Plato and Mark Paschke

Commissioner excused: Randy Silasiri

Officials/Staff present: Director of Planning and Development Jessica Wolff and Administrative Secretary Deborah A Brown

Others present: News Graphic Reporter Melanie Boyung and other citizens of the Community

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Kletti to approve the August 23, 2016 Plan Commission meeting minutes as presented. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

Statement of Public Notice

Administrative Secretary Deborah Brown stated the purpose of the public hearing is to review and comment on a zoning ordinance amendment to allow columbarium in the I-Institutional District

Director of Planning and Development, Jessica Wolff, reviewed the background on the ordinance amendment to allow columbarium in the I-Institutional District. Staff recommended adding the following new section to the Institutional District and has updated the maximum height from six feet to eight feet.

Chair Brunnuquell opened the public hearing. There were no public or Commission comments.

Consideration for a recommendation to Village Board for a zoning ordinance amendment to allow columbarium in the I-Institutional District

Motion by Commissioner Kletti, 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 "Columbarium, Indoor" as a permitted use and "Columbarium, Outdoor" as a conditional use in the I Institutional Zoning District and create Section 19.03.0310 D. Regulations for Columbarium. Motion carried.

Statement of Public Notice

The purpose of the public hearing is public review and comment on a request to amend a Planned Unit Development (PUD) by Providence Place located at 815 Washington Street

Chair Brunnquell asked that the site plan review be reviewed with the public hearing on the planned unit development amendment if Commission and staff had no problems with that request. It was the consensus to review both under the public hearing. Director Wolff reviewed the site plan and plan of operations with the Commission and public. She stated that the applicant is presenting plans to expand the senior housing development. The proposed addition will include 12 two-bedroom units on two floors and 15 additional underground parking stalls, five additional surface parking stalls, and one new stairwell on the south end of the building. The building materials will match the existing building as well. She noted that the bike/pedestrian path will be rerouted around the southern end of the addition and terminate on Washington Street on the west side of the building; the path will remain open to the public. No additional employees or changes in security are proposed. Construction is estimated to take nine months. Director Wolff also noted that the Village Board will be reviewing the Providence Place, Inc. PILOT Agreement at the October 2016 meeting as well as this consideration to amend the Planned Unit Development (PUD). She further noted that staff supports this amendment as presented.

Representing Providence Place was Ron Spear and from Patera Architects was Nathan Wellman-2601 S. Sunnyslope Road, New Berlin, WI to answer any questions or concerns.

Chair Brunnquell opened the public hearing.

Andrew Schwartz; 1128 Sunset Court, Grafton, WI.

Mr. Schwartz stated that he is representing St. Paul's Lutheran Congregation as chairman. They feel that this proposed addition will be a great for the Grafton Community as well as their congregation. They support the proposed addition.

Commission had no concerns or comments. Chair Brunnquell closed the public hearing on this matter.

Consideration of a Planned Unit Development amendment requested by The Providence Place located at 815 Washington Street

Motion by Trustee Liss, seconded by Commissioner Paschke to recommend to Village Board an ordinance to approve the amendment to the Planned Unit Development (PUD) requested by The Providence Place located at 815 Washington Street as presented. Motion carried.

Review and consideration of a site plan requested by The Providence Place located at 815 Washington Street

The Commission members had no comments or concerns with the site plan as presented with the conditions noted.

Motion by Trustee Liss, seconded by Commissioner Paschke to approve the site plan requested by The Providence Place located at 815 Washington Street subject to the following conditions:

1. Final site plan shall be approved by the Village Engineer.
2. Final location of the new fire hydrant shall be approved by the Fire Chief.
3. Village Board approval of the amended Pedestrian Path Agreement and PILOT Agreement.
4. Any new signage to be reviewed and approved by Planning and Development Staff subject to Chapter 20 Signs.
5. All building code and other Village and State codes pertaining to use of the site will be met.

Motion carried.

Extraterritorial Review

A. Review and consideration of Preliminary Plat for River Bend Estates

Subdivision; 1398 River Bend Road-Town of Grafton

Chair Brunnuell gave a brief overview and background on the River Bend Estates Subdivision. He further explained that the Plan Commission can only make recommendations to the Town Board on extraterritorial matters. Tonight, he stated further, the Plan Commission is merely going on the record with recommendations to the Town Board. The proposed 13-lot town subdivision on River Bend Road in the Town of Grafton is surrounded by Village properties and there improvements. Chair Brunnuell stated further that a lot of consideration and feedback by the Village and Town has been reviewed and we will continue to work with the Town on these matters.

The Commission members held a discussion on Village improvements and how the Town will pay their fair share, and Village Board working on intergovernmental agreements on these type of matters. It was the consensus of the Commission to move forward with these recommendations to the Village Board. Director Wolff also noted that Commissioner Silasiri had sent an email with his concerns with this

Subdivision going forward and the type of transportation and economic matters that need to be answered from the Town on this first. Director Wolff noted that she is strongly opposed to this project.

Bob Tillman, local developer, stated that he feels that the Village Board should exercise their extraterritorial powers on this matter now before any other properties are developed in the future with these types of concerns. The Village should table this matter until a study is done on the full costs of the road improvements and the other expense issues are at hand.

Also from the Town of Grafton Plan Commissioner Robert Wolff was present. He noted that the Town has not heard back from the applicant since the Town of Grafton tabled the item for 30 days, so the Village could have more time to review the plans.

The Commission then moved forward with accepting the Preliminary plat for River Bend Estates Subdivision in the Town of Grafton.

Motion by Trustee Liss, seconded by Commissioner Plato to accept an extraterritorial preliminary plat for River Bend Estates Subdivision at 1398 River Bend Road (Parcel 06-030-03-001.00) as presented. Motion carried.

Motion by Commissioner Paschke seconded by Commissioner Plato to recommend Town of Grafton Plan Commission consideration of the following:

1. Final plat shall include revised intersection design.
2. Final plat shall include revised utility easement language in dedicated rights of way.
3. Add utility easement language to the Town-Developer development agreement.
4. Add a wide shoulder to the Town-Developer development agreement.
5. Change the addresses of properties on the existing north-south portion of River Bend Road to Cheyenne Avenue.
6. Add Developer contribution of park impact fees to be designated for the future Village Park immediately east of River Bend Estates.

Motion carried.

B. John A. Heisler & Janet L. Jensen; 862 Falls Road; Town of Grafton-Variance request to allow to construct a driveway wall structure in the Town road Right-of-Way

Commissioner members reviewed the request to allow construction of a driveway wall structure in the Town road Right-of Way. It was the consensus of the Commission to accept the request.

Old Business/New Business

Director Wolff ask that the Commission members check their calendars for the upcoming November and December 2016 meeting dates.

Adjourn

Motion by Commissioner Kletti, seconded by Commissioner Harms to adjourn the meeting at 6:25 p.m. Motion carried.