

**VILLAGE OF GRAFTON
PLAN COMMISSION MEETING MINUTES**

July 28, 2009

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

Chair Brunnuquell asked that the audience stand for the Pledge of Allegiance.

Board members present: Jim Brunnuquell, Amy Plato, Alfred Schlecht, Carl Harms, Randy Silasiri, Richard Rieck, and Mark Paschke arriving at 6:05 p.m.

Staff/Officials present: Michael A. Rambousek, Director of Planning & Development, Mary Kay Buratto, Planner, and Deborah A Brown, Administrative Secretary II.

MINUTES

Motion by Commissioner Silasiri , seconded by Commissioner Schlecht, to approve the minutes of the June 23, 2009, Plan Commission meeting with one minor change to page No. 2, second line under Christine Groth-1385 North Green Bay Road, should read indoor facility for year round use and not year road use. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

At this time, Chair Brunnuquell asked the Plan Commission if they had any objections in changing the order of the Public Hearings, hearing agenda item#9-first and then to follow with item#13 second, item#10 third, and item#6, fourth.

With no objections, Chair Brunnuquell asked Planner Buratto to read the first statement of Public notice-item#9.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Planner Mary Kay Buratto stated the purpose of the public hearing is to review a request by the Village of Grafton for a map amendment to the Village of Grafton Comprehensive Plan 2035 (Smart Growth Plan), as follows: Modifying the Land Use Plan Map options for the property at 1971 Washington Street, owned by the Village of Grafton, from the current Institutional use designation to a Commercial use designation. The purpose of the amendment is to facilitate the proposed rezoning of the subject property to O-Office district from I-Institutional to support the proposed future use of the property as medical office.

Planner Buratto then informed the Plan Commission members on the background of the request for the Land Use Plan Map amendment by the Village of Grafton. She stated that Mr. John Franceschi, a principal of the P.J.L. Group, is petitioning the Village of Grafton for a Land Use Plan Map amendment to the Comprehensive Plan 2035 and also for a rezoning of the existing Village Hall property from I-Institutional District to O-Office District. The purpose of the Land Use Plan Map amendment and rezoning is to allow the building to be used as a medical office building, taking advantage of the horizontal integration of the new medical economy in Grafton. P.J.L. Group is a family-owned real estate development company specializing in real estate investment, development and management. P.J.L. currently owns nine buildings totaling approximately 145,000 square feet in the City of Mequon.

Planner Buratto further informed the members that John Franceschi, along with his parents Bruno and Shirley Franceschi run the business. P.J.L. Group intends to market the property to physicians, principally those working at Aurora who desire to have their private offices as close to the hospital as possible. They have made an offer to purchase the property and the rezoning petition is a part of the due diligence required as a condition of the sale contract.

Planner Buratto also reminded the members that the original use of the building, prior to Village Hall, was for medical offices and for the property to revert to this type of office use makes sense. Commercial and industrial uses would not be suitable for this location because of the adjacent residential uses. The Comprehensive Plan 2035 includes the statutory requirements for amending the Land Use Plan Map and includes a list of questions and issues for the Plan Commission and Village Board to consider prior to the amendment of the plan. The amendment requirements and list of considerations below is taken directly from the Implementation Element of the Comprehensive Plan 2035.

Chair Brunnquell then opened the meeting up to the public for comment.

There were no public comments and also no comments or concerns from the Plan Commission.

Chair Brunnquell then closed the discussion on this matter.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Planner Buratto stated that the purpose of the public hearing is to review a petition to rezone the property located at 1971 Washington Street, owned by the Village of Grafton and approximately (1.90 acres), from I-Institutional District to O-Office District to accommodate medical offices.

She further stated that since the Village Hall, under the I-Institutional District, was used as an office the re-use of the building as future medical offices seems practical and should have minimal impact on the surrounding area. It is expected that once a tenant is found for the building that the Plan Commission would review any site plan modifications or conditional use requirements associated with the property. If the future use is classified as a permitted use, it may only require review by the Planning and Development Staff.

Chair Brunnquell asked for any comments or concerns from the public.

There were no public comments.

Commission members were then asked for their comments and concerns.

Commission Schlecht asked if the sale of property is dependent on this rezoning.

Chair Brunnquell responded that the rezoning is a required condition of the sale contract.

With no other comments or concerns, the discussion on this matter was closed.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Planner Buratto stated the purpose of the public hearing is to review a request by the Village of Grafton, agent for owner Robert Lauer, et al., for a Land Use Plan Map amendment to the Comprehensive Plan 2035, as follows: Modifying the Land Use Plan Map options for the property located at 887 North Green Bay Road from the current residential use designation to a park and recreation designation. Said Land Use Plan Map amendment to facilitate the proposed rezoning of the subject property to PR Park and Recreation District to R-1 Suburban Estate Single Family Residential District to accommodate the future construction of a municipal aquatic center.

Planner Buratto stated that at the previous meeting of June 23, 2009, the Plan Commission reviewed a rezoning request for the property located at 887 North Green Bay Road. Before that property can be rezoned, the Land Use Plan Map portion of the Comprehensive Plan 2035 must be amended.

Chair Brunnquell then opened the discussion to the public.

Sonia DeBlaey-904 North Green Bay Road

She asked when the pool plans would be created and when the pool would be built. She also questioned what assurances the surrounding neighbors would have that the property stay as a park.

Chair Brunnquell responded by stating that the action taken tonight will assure the neighbors that the property will remain as a park and recreation use. He added the current aquatic center has an estimated life of another 15 to 20 years. He also assured her that when plans are brought to the Plan Commission they must go through the normal approval process by the Village.

Hal Thiede-1386 North Green Bay Road

Mr. Thiede stated that he is opposed to this rezoning because of his concerns with traffic and noise.

Chair Brunnquell then asked for the comments and concerns from the Plan Commission members.

With no additional comments or concerns, Chair Brunnquell closed the discussion on this matter.

He then asked the Plan Commission members if they felt comfortable enough with taking action on these public hearing matters item.

It was the consensus of the Plan Commission to move forward with motions on these matters.

Consideration of a map amendment to the Comprehensive Plan 2035, to modify the land use options for the property at 1971 Washington Street, owned by the Village of Grafton, from the current Institutional use designation to a Commercial use designation.

The resolution to amend the Land Use Plan Map of the Comprehensive Plan 2035 for the property located at 1971 Washington Street from an I-Institutional to O-Office designation was offered by Commissioner Paschke.

Motion by Commissioner Rieck, seconded by Commissioner Schlecht to approve a resolution to amend the Land Use Plan Map of the Comprehensive Plan 2035 for the property located at 1971 Washington Street from an Institutional to Commercial designation. Approved unanimously.

Motion by Commissioner Harms, seconded by Commissioner Paschke to recommend Village Board ratification of a resolution to amend the Land Use Plan Map of the Comprehensive Plan 2035 for the property located at 1971 Washington Street from an Institutional to Commercial designation. Approved unanimously.

Consideration of a recommendation to the Village Board of an ordinance to rezone the property located at 1971 Washington Street, owned by Village of Grafton, approximately (1.90 acres) from I-Institutional to O-Office District.

Chair Brunnquell asked for a motion from the Plan Commission.

Motion by Commissioner Schlecht, seconded by Commissioner Silasiri, to recommend Village Board approval of an ordinance to rezone the property at 1971 Washington Street from I-Institutional District to O-Office District designation. Approved unanimously.

Plan Commission moved forward with action on the following agenda items:

Consideration of a Land Use Plan Map amendment to the Comprehensive Plan 2035, to modify the Land Use Plan Map options for the property at 887 North Green Bay Road from the current Residential use designation to a Park and Recreation use designation.

The resolution to amend the Land Use Plan Map of the Comprehensive Plan 2035 for the property located at 887 North Green Bay Road from the current Residential use designation to a Park and Recreation use designation was offered by Commissioner Rieck.

Motion by Commissioner Paschke, seconded by Commissioner Schlecht, to approve a resolution to amend the Land Use Plan Map of the Comprehensive

Plan 2035 for the property at 887 North Green Bay Road from the current Residential use designation to a Park and Recreation use designation. Approved unanimously.

Motion by Commissioner Schlecht, seconded by Commissioner Paschke, to recommend Village Board ratification of a resolution to amend the Land Use Plan Map of the Comprehensive Plan 2035 for the property located at 887 North Green Bay Road from the current Residential use designation to a Park and Recreational use designation. Approved unanimously.

Consideration of a recommendation to the Village Board of an ordinance to rezone the property located at 887 North Green Bay Road, owner Robert Lauer, et al., approximately (3.75 acres) from R-1 Suburban Estate Single Family Residential District to PR Park and Recreation District for the future site a municipal aquatic center.

Chair Brunnquell asked for a motion from the Plan Commission.

Motion by Commissioner Paschke, seconded by Commissioner Silasiri, to recommend Village Board approval of an ordinance to rezone the property located at 877 North Green Bay Road, owner Robert Lauer, et al., approximately 3.75 acres from R-1 Suburban Estate Single Family Residential District to PR Park and Recreation District for the future site of a municipal aquatic center. Approved unanimously.

Chair Brunnquell then asked Planner Buratto to state the next Public Notice item.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Planner Mary Kay Buratto stated the purpose of the public hearing is to review a petition for a conditional use permit for the property located at 2076 First Avenue, owned by Grafton Investments, LLC and approximately 3.08 acres, which is zoned as M-1 Industrial to allow for a sheet metal manufacturing facility use for the company known as Waukesha Metal Products.

Director of Planning and Development, Michael A. Rambousek then presented an in-depth presentation on the background and recent visits he has participated with Waukesha Metal Products. He stated that Mr. Jeff Clark, President of Waukesha Metal Products, was requesting approval of a conditional use permit for SIC 3499 – Sheet Metal Fabricating for the property located at 2076 First Avenue, owned by Grafton Investments, LLC. The 3.08 acre property is zoned M-1 Light Industrial and within that zoning district that proposed use requires conditional review by the Plan Commission. The proposed business will occupy all 42,900 square feet of the building and will be called Waukesha Metal Products TM. Most, if not all, stamping will occur at the company's Sussex, WI location at the parent company called Waukesha Tool & Stamping, LLC.

He further explained that Waukesha Metal Products TM is a contract metal forming company serving numerous industries including automotive, electronic, commercial vehicle, electrical enclosures, aerospace, appliance manufacturers, small engines, point of purchase, medical, defense, industrial power, dental devices, agriculture, telecommunications, and lighting. The operations for First Avenue include all common metal forming processes needed to produce sheet metal components for industries

served. The processes planned at the site include a turret pressing, laser cutting, brake pressing, punch pressing, hydraulic press forming, shearing, resistance welding, robotic welding, hardware insertion, grinding, buffing, polishing, parts washing, packaging, and assembly.

Raw materials will be received in sheet or coil and will be moved through the required manufacturing processes to produce parts to customer specifications. Any product requiring a coating will be sent to an outside processor for finishing. Product and manufacturing engineering, quality control, and other administrative support functions will take place in the facility.

Overall, there will be a minimum of 10 employees with a maximum of 65 working at the company. At start-up the business will have approximately 25 employees on the premises with hours of operation 5:00 a.m. to 10:00 p.m., Monday through Sunday.

Director Rambousek reminded the members that the building located at 2076 First Avenue has been zoned as M-1 Light Industrial for at least the past 30 years. It has been the home of industries like Rexnord, Milwaukee Sign and, recently, Apex Automotive. The proposed use of Waukesha Metal Products TM is simply a continuation of the building's industrial use. However, this continuation of this industrial character, which is allowed by right based on the existing zoning, does come with some concerns due to recent changes to the overall land use make-up of the South Commercial District. For example, in recent years the area has seen a reduction in commercial type of property and an increase in the residential or proposed residential units. Therefore, the relationship between this proposed use and nearby residential uses must be examined carefully to ensure a synergism, or harmony, between the different uses.

Director Rambousek stated that specific aspects of this business that need to be addressed in the review process include noise, odor, traffic, operational issues, and general aesthetics of the building and property. As part of the conditional use review process the Plan Commission must review these aspects of the property.

Director Rambousek stated that the floor plan of the proposed use will include remodeled main offices at the front (west side) of the building and production offices, storage and offices directly to the east of the main offices. The combined area of these two portions of the building is approximately ¼ of the total floor space. North of the office space identified above will exist the first section of industrial floor space. This section will include a tool rack, assembly bench, storage racks, tool boxes, 10 automated brake presses, drill presses, riveters, grinder/finisher, and 5 manual brake presses. This area also indicates a 150 ton (stamping) press, which is the most heavy duty piece of equipment of the premises. The applicant has indicated that this press will be used at a minimum and is only on the premises if the need arises for its use. Large impact stamping or pressing will be done with the 10-plus presses at the Sussex, WI location that are 5 to 6 times larger than the single press at this Grafton site. As a result, the Sussex, WI location will continue to perform the heavy duty stamping and as stated, the Grafton site will not be involved in production stamping, only necessity use.

The eastern half, or rear, of the building will consist entirely of manufacturing space. This area will include a laser cutting table, robotic welder, shear, 5 turret press tables, and other ancillary equipment. In addition, the east wall will be the location of a large

compressor and the southeast corner will include two loading dock doors. A majority of the work on-site will be done with the 5 low impact punch or turret presses mentioned above. If noise is generated from within the facility the applicant has indicated that it will come from the 5 turret press tables located in this southern half of the building. In most cases, the thicker the raw material the louder the press and these presses will generally punch raw material that is ¼ inch or less, which is considered a thin raw material. The traffic that this use will be generating will come from the employees, customers, and truck deliveries and pick-up. The delivery and pick-up traffic will be approximately 5 to 8 per day. This traffic will be required to utilize Wisconsin Avenue and then Chateau Drive for the docks. It is possible, based on the arrangement of the site and location of the loading docks, that Chateau Drive may be partially blocked during truck maneuvering. On the site, the north side of the building will house a nitrogen tank and scrap bins and refuse lagers. This site of the building will also include the customer and employee parking lot with (approximately 50 spaces) and the employee entrance to the building located at the west end of the north building elevation. Located in this parking lot on the north side of the building is a damaged accessory storage building that is the size of a small garage. This site should be considered for demolition by the property owner. The main entrance, although more for building form than function, will be located at the center of the west building elevation.

Throughout the submittal and Staff review process, Director Rambousek indicated that the applicant has continued to mention his willingness to be a good neighbor to the area and a responsible business in the community. In addition, he has continued to state that there will be some noise generation, but at a level that should not affect the surrounding area. Noise and public nuisance regulations are located within the Village of Grafton Municipal Code under Section 8.28 and this proposed use would be obligated, by law, to follow those regulations. In addition, Section 19.03.1100 of the Village of Grafton Zoning Code includes other performance standards that this proposed use would be required to follow. These performance standards related specifically to air pollution, contaminants, smoke, fire and explosive hazards, glare, heat and humidity, water quality, odor, radioactivity, and chemical storage. As part of the chemical storage requirement, the applicant will be required to supply Material Safety Data Sheets (MSDS) for all chemicals.

Director Rambousek further stated that the issue of impact on the surrounding area is extremely important to the Planning and Development Staff. In addition, several of the residences in the area have contacted that Planning and Development Staff with questions and concerns regarding this proposal. As a result, the Planning and Development Staff toured the existing Illinois facility and equipment, which will be moving to Grafton. Tours of the Illinois facility occurred on July 20 and 27, 2009, when this facility was fully operational so factual and accurate observations could be made.

He stated the observations made by the Planning and Development Staff included the following: 1) the turret press operation made the most noise, but there was no resultant vibration even when standing next to the tables; once I left the manufacturing floor and went into the office area I could no longer hear the punching of the presses; in addition, the presses were mounted on top of shock absorbers which eliminated any vibration; the noise was not heard outside of the building either; 2) the scrap yard and refuse area was not screened and created an aesthetic issue by detracting from the area; 3) there were no truck deliveries and pick-ups (traffic) over a 4 hour span and production and shipping operating at a high capacity; 4) the grounds around the building were neat and

well kept; 5) there was no odor created by the facility; and, 6) no smoke, debris, or air pollution was created. In addition, the Planning and Development Staff researched any issues with the Environmental Protection Agency, Occupational Health and Safety Administration; and the Wisconsin Department of Natural Resources and there were no issues.

Director Rambousek mentioned that he also took noise readings with a Sound Level Meter at the site on July 27, 2009, and went over his findings which indicated that the noise generated by the use at the Grafton facility will not have a substantial negative impact.

He further informed the members that based upon the observations of the facility tour, the Planning and Development Staff would suggest the following modifications be made to the building/site: 1) an enclosed area by stockade style fence be created to fully screen the trash and scrap area; 2) insulation be considered for areas of the building to reduce machinery noise; 3) the building grounds be cleaned-up and landscaping be maintained; 4) truck pick-up and delivery times be limited to the following: 7:00 a.m. to 8:00 p.m.; 5) any future expansion on the site with operations would require approval by the Planning and Development Staff and possibly the Plan Commission; 6) the outside tanks must be contained appropriately, and 7) dumping of metal debris into dumpsters be limited to the follow: 7:00 a.m. to 8:00 p.m.

As always, the Planning and Development Staff will periodically inspect the site to ensure compliance with the conditional use requirements and the requirements of the approval.

Director Rambousek stated that this is an extremely important project to the Village of Grafton as a community. The Village has made great strides in all areas of development. The one area that has been a challenge to made headway is industrial development and industrial jobs. This project creates a unique and rare opportunity for the Village to create skilled industrial jobs and if the project is respectful of the surrounding area, it should be a fine addition to the community.

Director Rambousek explained that the review process required a public hearing which is being held tonight and if the Plan Commission is comfortable with the review and request for consideration for the approval of the conditional use permit, the Plan Commission may consider this request immediately after the public hearing.

At this time, he then introduced Jeff Clark, President of Waukesha Metal Products. Mr. Clark then gave a short power point presentation on Waukesha Metal Products. He reviewed the company's background of 38 years of experience in providing precision stamping, fabrication and assembled components. He stated that his management group purchased the business in March 2005. They also purchased Parkview Metal Products in Lake Zurich, IL in May of 2009, and will be moving most of the equipment from that operation to the Grafton location. He also noted that the stamping operations are moving to Sussex plant and only the fabrication operations are moving to proposed location in Grafton.

He then gave some background to the facility known as the former Milwaukee Sign Company building. He stated that it is approximately 42,900 square feet and he will be

leasing about 5 acres total. The property is zoned M-1 Industrial and the site is identified as industrial on the Comprehensive Plan 2035.

Mr. Clark also stated that fabrication capabilities in Grafton will include: five Amada Hydraulic turret presses, one 4000 watt laser, several press brakes, robotic welding stations, and a variety of assembly equipment. He added that his company serves automotive, small engine, commercial vehicle, consumer product, electronic control, telecommunications, and aerospace industries.

He also informed the members that he had met with Grafton Square Condominium Board representatives on July 23 and 27, 2009 and also with Chateau Condominium representatives on July 23, 2009, to answer questions and address their concerns.

One of the concerns was noise which he further informed the members on the sheet fabrication being a light industrial use. The process is much quieter than the higher tonnage metal stamping that will occur at the Sussex, WI, location. He stated that the Grafton site will be considered a low volume production process for higher value products.

He also stated the Planning and Development Department was invited to take sound (noise) readings at the Lake Zurich, IL facility, which Mr. Rambousek had mentioned in his presentation. He also added that it is their intent to add insulation to the Grafton facility for energy efficiency with an added benefit of sound dampening.

Regarding traffic, Mr. Clark stated that on average there will be 5 trucks per day of delivery and shipments and typically they will range from about 1 to 8 trucks per day. He added that one company straight truck will be used for local deliveries and will be parked on site in the rear of the building.

Mr. Clark then spoke on the Community benefits that Waukesha Metal Products would offer to the Village.

He stated that his company could offer a total of 65 jobs at full capacity, but will start with 10 initial jobs at start-up and 25 jobs within the first year. He stated that most of the jobs are predominately higher skilled jobs. He mentioned that he had received several resumes from Grafton residents since the announcement. He added that each job will support a family with wages and benefits.

He also made mention that his company would be the best use of this existing underutilized building and his company would then provide much better maintenance of the property.

Mr. Clark then closed his presentation by stating that he and his company participate and contribute as good citizens in the communities we live and work. He thanked the Village of Grafton Planning and Development Staff, Plan Commission members and the Village residents for all their efforts and concerns. He believes that Waukesha Metal Products will be a good fit for the Village and he looks forward to building a good neighborhood relationship with all the surrounding neighbors.

Chair Brunquell then opened the floor to the public for any questions and concerns.

Dennis Miller-2137 First Avenue-Grafton, WI

Mr. Miller apologized for not bringing his slide show. He indicated that his concerns are with the validity of zoning, noise concerns, and the fact that he feels this manufacturing zoning no longer fits in this residential neighborhood in the current time period. He said “don’t tell us there isn’t going to be any noise and asked how the Plan Commission would like to live next to this factory?” He stated that he is opposed to this conditional use permit at the 2076 First Avenue location, but not opposed to placing it somewhere else that is not in his neighborhood. He stated the example of another vacant building across from the Walgreens on Wisconsin Avenue.

Jerry Kitzerow-2129 First Avenue-Grafton, WI

Mr. Kitzerow is also opposed to this conditional use permit because of his concerns on the impact of the current neighborhood. He was concerned about what codes are being used and if an environmental impact been done. He stated that changes in the overall area have occurred and there has been a definite reduction in commercial and industrial uses now in this area. He also stated that he had issues with compatibility and future expansion of this plant.

Ed Rotek-2076 Chateau Court-Grafton, WI

Mr. Rotek spoke on his concern on the noise testing method. He asked if the Village had their own reader independently calibrated. He stated that the average sound does not make people deaf. You could have your 73 decibels, but if I shot a shotgun off by your ear, you’d feel a little differently about that average. He also expressed and was concerned if acoustical noise was taken into consideration when the study was performed by the Planning and Development Staff. He also asked if employees would have an area to eat inside the plant as well as outside. He also questioned whether they would allow smoking outside the plant and on their own property. He also questioned why the rush to get this done so quickly? He was opposed to the conditional use permit approval.

Dave Eaton-2143 First Avenue-Grafton, WI

Mr. Eaton stated that he feels this will negatively affect the new condominiums (Highland Ridge) once they are built to the north of this site. He is opposed to the approval.

Gloria Eaton-2143 First Avenue-Grafton, WI

Mrs. Eaton had concerns on how it would affect resale value to all the neighbors surrounding this property. She is opposed to the conditional use permit as well.

Gene Hueppechen-2116 Chateau Court-Grafton, WI

Mr. Hueppechen was concerned with the impact of the new residential development (Highland Ridge) to the north as well as noise concerns on the whole neighborhood. He was opposed to the approval of the conditional use permit.

Jerry Petrovic-2131 First Avenue-Grafton, WI

Mr. Petrovic had concerns with having enough parking on site. He stated that this conditional use permit does not fit the character of the current area. Senior housing is primary along with other residential neighbors. How does this use fit in this area? He stated it does not. He is opposing this approval.

Trudy Zarling-2106 Chateau Court-Grafton, WI

Ms. Zarling stated that Village code addresses the adverse impact development has on community. She then read parts of Section 19.03.0701 on the Village of Grafton Zoning Code on adverse impact to an area. She believes that this project has an adverse impact on us and our neighborhood. She further stated that there is no public benefit to us. She stated that she realizes that these are tough times and that people need jobs, but does not mean that we need a factory going right into our neighborhood. She further stated that this zoning is inappropriate for this property and area. The building is obsolete. She also suggested looking at an alternate location to place this business. She felt this would kill the chances for Highland Ridge to be successful.

Chuck Blankenheim-213 Prairie Run-Grafton, WI

Mr. Blankenheim stated that he has worked for Jeff Clark for over 24 years. He stated that they are a good company to work for as well as a good corporate citizen. They have sponsored many organizations around the area. He is full support for the approval of this conditional use permit for Waukesha Metal Products.

Nancy Hunt-Chamber of Commerce-1034 Fifth Avenue-Grafton, WI

Mrs. Hunt stated that she and the Chamber of Commerce welcome all residents and businesses. The business community supports Grafton and adds to the quality of life of the community by adding jobs and sponsoring community events that many in the audience attend. She stated that the Chamber of Commerce recommends the approval of this conditional use permit.

Kathleen Schilling-Ozaukee County Economic Development-121 West Main Street-Port Washington, WI

Ms. Schilling thanked Jeff Clark of Waukesha Metal Products. She stated that manufacturing provides \$2.00 of taxes for every \$1.00 of service. She further stated that manufacturing jobs are export jobs that help to employ additional local businesses. She is excited about this business coming into the community and Ozaukee County when in the current times many communities are losing manufacturing companies and this is a definite plus for everyone.

Todd Luft-EDGE-383 Vista View Drive-Cedarburg, WI

Mr. Luft stated that the Ozaukee County is losing high paying manufacturing skilled jobs every day. He further stated that the Village of Grafton alone has lost Leeson and Tecumseh as major employers in recent times. He also stated that EDGE supports the approval of Waukesha Metal Products for the new jobs, filling a vacant building, and because the use fits with the Land Use Plan Map and the zoning of the property.

Ken Klein-2105 First Avenue-Grafton, WI

Mr. Klein stated that he agrees with the other residents here tonight. "Quality of life, naturally" does seem to fit? This request for this conditional use permit would not lend itself to the current character to this area. He is not against this businesses or jobs to be created, but he does not want this to go forward at this location.

Sue Klein-2105 First Avenue-Grafton, WI

Mrs. Klein stated that she lived across from Metal Mold in Cedarburg, WI for many years and fears this will be the same here in Grafton. She also questioned the lease being a done deal already. She also inquired as to when Waukesha Metal Products plan to move in. She is opposed to this approval as well.

Dick Marshall-2144 Chateau Court-Grafton, WI

Mr. Marshall stated that all these residents here tonight have added tax income to the community and most have served in the military and are veterans of World War II, Korea and Vietnam. We have contributed to our community and our voice should count.

Chair Brunnquell then directed the Commission members to present their comments and concerns. He also asked that all questions and concerns be answered at the end of the comments by the Planning and Development Staff and Mr. Clark.

Commissioner Schlecht

Mr. Schlecht noted that this site in the last few years, there has been deterioration in the upkeep of the building. He also noted that this parcel had been zoned industrial and used for industrial purposes for a significant amount of time before the adjacent condominiums had been constructed. He stated that he believes that this would be an improvement to this site. He also added that if we can come to the table with open minds, there can be some compromise, which is where you don't get everything you want but you don't give up everything you want either.

Commissioner Harms

Mr. Harms had inquired about the 150 ton press for forming being a slow acting press. He asked about the vibration and the noise levels of such equipment. He also inquired about the hours and days of operation.

Commissioner Plato

Ms. Plato inquired about the difference between forming and stamping processes. She also questioned when the debris would be dumped. She then gave a personal experience of her own, on the noise created by dumping into dumpsters at inappropriate times of the day. She was hoping that Waukesha Metal Products would make a conscientious effort on the hours to dump their debris. She then asked for a brief description of the all the manufacturing businesses that had been located at this site and the parking the site had available. She also inquired about the ventilation and the fact would the windows be opened at all times. She also questioned how the exhaust system was in place at this property.

Commissioner Paschke

Mr. Paschke stated that he lives directly across the street from an industrial user. He questioned if any excessive water or sewerage impacts with this project. He also asked if any additional utility upgrades had to be made. He also questioned if there was additional landscaping in the parking or buffer areas.

Commissioner Silasiri

Mr. Silasiri stated that part of our job is to evaluate the benefit a business like Waukesha Metal Products will have to the community. He spoke that while everyone has a different interpretation of what that is, at this moment, he thought this was the right project for this property. He also lives very close to an industrial business.

Commissioner Rieck

Mr. Rieck stated that he felt most concerns had been addressed and that he inquired about the zoning of M-1 Industrial District, what uses could go into that building under that zoning as permitted uses.

Director Rambousek responded by reading some of the uses under that M-1 Industrial zoning that were much more intense than the use proposed tonight.

At this time, Mr. Clark responded to all the concerns and questions that the Plan Commission as well as the residents had addressed.

Mr. Clark first comment was that he cares about the community. He stated that there can be compromise. He stated that he is in business for profit and that he does have to be agile. He further stated that their typical operation is a seven-day workweek. He stated that they do run lean and efficient but that he is willing to say that there is compromise that can happen, and he is willing to take Sunday off the table as a work day.

He stated that there had been some misconception of what was going to take place at the 2076 First Avenue building and he will try and set the fact straight.

He first stated that the hours of operation requested are Monday through Sunday from 5:00 a.m. to 10:00 p.m. As he mentioned prior, he is willing to drop the Sunday and keep it from Monday through Saturday with the same hours of operation.

Secondly, he stated that there would be no late hours dumping debris. All debris would be dumped after 7:00 a.m. and before 8:00 p.m. He also stated that all neighbors will have access to him and the manager on site for any further concerns or questions once the plant is running. He stated this is all part of being a good neighbor.

He also stated that neither he nor his company had received any compensation from the Village nor was he promised any.

As far as the chosen location, he stated that they choose this building because Milwaukee Sign was part of an equity group which is part of Waukesha Metal Products. They have signed a lease for (2) years with another (5) year additional option to lease. The lease is very lucrative for a start-up business.

He also informed the Plan Commission members that there is no paging system in their plant. They communicate by other methods within the building. He also noted that there will be a lunch inside the building, and that there is no smoking allowed inside as well. However, their employee's can smoke outside on their property. There is currently an area with picnic tables where the employee's can take their breaks outside.

As far as the Environmental Impact matter, that was not involved with his lease. He also noted that any landscaping improvements made to the property would be the property owner's responsibility.

Mr. Clark also stated that if action was taken tonight, it was Waukesha Metal Products hopes to be up and operating by November of 2009. They would start the moving process in late September of 2009.

At this time, Mr. Clark thanked all who were involved in this process and the local residents for taking the time out of their day to come express their concerns. He hoped

that with Director Rambousek's presentation along with his background presentation on Waukesha Metal Products, have answered all of the questions.

Chair Brunnquell

Mr. Brunnquell stated his closing comments on this matter by stated that Plan Commission looks at how is success is measured. Highland Ridge had their project because they were aware of the new South Commercial District Plan. South Commercial District is on the rebound due to the plan and this site was looked at, and it was agreed it would continue to be a manufacturing site.

He stated as a conditional use permit, it has to be compatible. We needed to prove to ourselves that we understood the use. We did our due diligence. Questions have been answered and this use is respectful. Rarely do we review a project as thoroughly as we have this one. This was done for the residents.

Chair Brunnquell then stated that he appreciated the attendance and feedback.

There being no additional comments or questions the discussion on this matter was closed.

Chair Brunnquell then asked the Plan Commission members if they felt comfortable enough to take action on this item tonight.

With a very brief discussion, it was the consensus of the Plan Commission members to move forward with a motion to approve this conditional use permit request.

Consideration of a Conditional Use Permit for property located at 2076 First Avenue (former Milwaukee Sign Company building) owned by Grafton Investments, LLC, approximately 3.08 acres zoned as M-1 Industrial to allow for a sheet metal manufacturing facility for a company known as Waukesha Metal Products

Motion by Commissioner Harms, seconded by Commissioner Rieck to approve a conditional use for SIC 3499 – Sheet Metal Fabricating for the property located at 2076 First Avenue on 3.08 acres (area defined by the lease) subject to the following conditions: 1) a enclosed yard by stockade style fence be created to fully screen the trash and debris area; 2) insulation be considered for areas of the building; 3) the building grounds be cleaned-up and landscaping be added and maintained; 4) truck pick-up and delivery times be limited to the following: 7:00 a.m. to 8:00 p.m.; 5) any future expansion on the site with operations would require approval by the Planning and Development Staff and possibly the Plan Commission; 6) the outside tanks must be contained appropriately, 7) dumping of metal debris into dumpsters be limited to the follow: 7:00 a.m. to 8:00 p.m., 8) Operations of plant would be Monday through Saturday, 5:00 a.m. to 10:00 pm., and landscaping plan would be worked out with the Planning staff.
Approved unanimously.

BENCHMARK MEASUREMENTS

The Plan Commission then reviewed with Director Rambousek the 2009 benchmark report through June 30, 2009.

OLD BUSINESS

Commissioner Schlecht questioned when the temporary (Pick 'n Save) pole sign would be replaced with the new permanent one.

Director Rambousek stated that he has contacted the party responsible for that replacement but has not heard back from them. He stated that they have been nonresponsive in getting back with him. He will continue to make another attempt to contact them and update the members at the next meeting.

Bob Meier-1967 West Acorn Drive also questioned the Pick 'n Save sign. He also questioned when the first unit of Condominiums in Highland Ridge Residential project would be moving forward.

Director Rambousek stated that a building permit has been pulled for the first unit and he verified with Tom Johnson, Village Building Inspector on the time limit they have for building after a permit has been pulled. Mr. Johnson responded stating they have two years from time of permit pulled.

NEW BUSINESS

Discussion on recent request to remove check cashing stores from zoning code.

Director Rambousek spoke to the members on a recent request by a resident on the concern of restricting the number of check cashing stores in the Village of Grafton. He further stated that he would be putting together a report in the near future for the Plan Commission to review.

With no further business, Chair Brunnquell asked that a motion be entertain to adjourn.

ADJOURN

Motion by Commissioner Harms, seconded by Commissioner Silasiri, to adjourn at 9:50 p.m. Approved unanimously.

