



GRAFTON
QUALITY LIFE. NATURALLY.

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

TUESDAY, DECEMBER 22, 2009 AT 6:00 PM

* Amended 12/18/09

* This meeting will be considered an informational meeting of the Plan Commission if a quorum is not present.

1. Call to order / Roll call
2. Pledge of Allegiance
3. Approval of the minutes from the November 24, 2009 Plan Commission meeting
4. Hear persons requesting to be heard
5. Statement of Public Notice
The purpose of the Public Hearing is to review a petition to rezone a twenty acre parcel (10 acres to be rezoned) owned by the Village of Grafton located adjacent to Falls Crossing Subdivision, west of Port Washington Road and south of Falls Road and will be known as "Southside Park approximately (10 acres) from A-3 Agriculture Holding to PR-Park and Recreation District
6. Hear all interested persons and their agents
7. Close discussion of public hearing issue
8. Consideration of a recommendation to the Village Board of an ordinance to rezone property located adjacent to Falls Crossing Subdivision, west of Port Washington Road and will be known as "Southside Park", owned by the Village of Grafton, approximately (10 acres) from A-3 Agriculture Holding to PR-Park and Recreation
9. Statement of Public Notice
The purpose of the Public Hearing is to review amendments to the Village of Grafton Zoning Code. To repeal and recreate the (CBD) Central Business District to incorporate updates to permitted and conditional uses that better reflect the goals and

objectives of the Downtown Redevelopment Plan and to clarify District regulations, as well as the submittal requirements and the process for the preparation of plans for CBD Central Business District development and redevelopment

10. Hear all interested persons and their agents
11. Close discussion of public hearing issue
12. Consideration of a recommendation to the Village Board of ordinance amending (CBD) Central Business District zoning Section 19.03.0301(A-H)
13. Statement of Public Notice
The purpose of the Public Hearing is to review amendments to the C2 Community Business District to regulate all check cashing stores having to be approved for a conditional use permit
14. Hear all interested persons and their agents
15. Close discussion of public hearing issue
16. Consideration of recommendation to the Village Board of an ordinance amending C2 Community Business District to regulate all check cashing stores having to be approved for a conditional use permit
17. Statement of Public Notice
The purpose of the Public Hearing is to review amendments to the (CBD) Central Business District to regulate all Pawn shops having to be approved for a conditional use permit
18. Hear all interested persons and their agents
19. Close discussion of public hearing issue
20. Consideration of recommendation to the Village Board of ordinance amending CBD Central Business District to regulate all Pawn shops having to be approved for a conditional use permit
21. Statement of Public Notice
The purpose of the Public Hearing is to review a rezoning for property located at 1312 Wisconsin Avenue, owned by Village of Grafton, from (CBD) Central Business District to (PUD) Planned Unit Development to allow mixed use development including Retail-Commercial space and Residential apartments
22. Hear all interested persons and their agents
23. Close discussion of public hearing issue

24. Consideration of a recommendation to the Village Board of an ordinance to rezone property located at [1312 Wisconsin Avenue](#), owned by the Village of Grafton, from (CBD) Central Business District to (PUD) Planned Unit Development to allow mixed use development including Retail-commercial space and Residential apartments
25. Review and consideration of site plan approval on property located at 2615 Washington Street to be known as [Water Street Brewery](#)
26. [Planning and Development Department benchmark measurements](#)
27. Old business
28. New business
 - *A. [Extra-territorial review](#) - Town of Cedarburg Certified Survey Map for 30 acre property located 5210 Pleasant Valley Road (Tax Key # 03-002-012-002.00)
 - *B. [Extra-territorial review](#) – Town of Cedarburg Certified Survey Map and rezoning from A-2 Prime Agricultural District to A-1 Agricultural District for 40 acre property located at 5231 Pleasant Valley Road (Tax Key # 03-011-05-000.00)
29. Adjourn

**IF YOU ARE DISABLED AND HAVE ACCESSIBILITY NEEDS
OR IF YOU NEED INFORMATION INTERPRETED FOR YOU
PLEASE NOTIFY THE VILLAGE CLERK AT 375-5300**