

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

DECEMBER 22, 2009

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

Board members present: Jim Brunnuell, Amy Plato, Alfred Schlecht, Carl Harms, and Mark Paschke.

Absent: Richard Rieck

Staff/Officials present: Michael Rambousek/ Director of Planning and Development, Mary Kay Buratto/Planner, Tom Johnson/Building Inspector.

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Schlecht, to approve the minutes of the November 24, 2009, Plan Commission meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

Mr. Bob Meier, 1967 W. Acorn Dr., addressed the Plan Commission on the status of the Highland Ridge Development. He asked if the Plan Commission had an update on the condominium development that was approved last year. Director Rambousek stated that he was anticipating receiving a proposal from E.J. Plesko in spring, 2010 for a possible change to a different use. When the plans are ready, the project will be brought to the Plan Commission for review.

Mr. Meier also asked how quickly the debris pile on the site could be removed and the site cleaned up. He stated that it looks terrible. Director Rambousek stated that the developer was told the cleanup had to be completed by spring of 2010. President Brunnuell asked Director Rambousek to make sure that the developer is aware that the Village will be firm on this timeframe.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Planner Buratto stated 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.

Director Rambousek added that the Village Attorney is determining whether or not a Certified Survey Map (CSM) will be required for the park in order to rezone the property.

President Brunnuell stated that the only action on this item at this time is a recommendation to rezone the land for future parkland and that no plans for the park were being approved at this meeting. President Brunnuell also stated that at such time as the park is needed, a complete set of plans will be submitted to the Plan Commission for review. He further stated that the designer of the park should work with the Planning and Development Staff to cover all of the items in the staff report.

Chair Brunnuell then opened the meeting up to the public.

Mr. Marko Musich, 1398 River Bend Road, Town of Grafton, stated that he liked the design but knowing that plans can change, he asked that when the final plans were being developed that the Village work with the adjacent neighbors in the Town, including himself, to receive their input. Mr. Musich also asked if a non-profit corporation could be established for the park so that the public could make tax deductible donations for the park. President Brunnuell stated that donations will always be accepted but didn't think that the park could be a part of a non-profit organization.

Mr. Musich asked what events will trigger the development of the park. President Brunnuell stated that the park development would need to be listed in the 5-Year Capital Improvements Program. He also suggested that Mr. Musich contact John Safstrom, Director of Park and Recreation, for updates on the timing of the park.

There were no additional public comments and Chair Brunnuell closed discussion on this matter.

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

Motion by Commissioner Paschke, seconded by Commissioner Harms, to recommend the Village Board approve an ordinance to rezone 10 acres of the property described in the notice of public hearing from A-3 Agricultural Holding District to PR Parks and Recreation to be known as "South Side Park". Approve unanimously.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Planner Buratto stated 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.

President Brunnuell stated that this amendment to the CBD Central Business District has been before the Plan Commission several times over the last five months.

There were no public comments on this matter.

With no other comments or concerns, Chair Brunnuell closed discussion on this matter.

CONSIDERATION OF A RECOMMENDATION TO THE VILLAGE BOARD OF ORDINANCE AMENDING (CBD) CENTRAL BUSINESS DISTRICT ZONING SECTION 19.03.0301(A-H)

Commissioner Plato asked why gas stations and repair shops were eliminated as conditional uses. President Brunnuell explained that these uses were never included in the changes but that the existing gas stations and repair shops will be legal non-conforming uses and may remain in operation legally unless the use lapses for twelve months or more. He further stated that these uses are grandfathered for existing businesses.

Director Rambousek recommended that this ordinance amendment be forwarded to the Village Board for approval.

Motion by Commissioner Silasiri, seconded by Commissioner Harms, to recommend approval of the Ordinance amending the CBD Central Business District. Motion approved 4-1 (A. Plato – nay).

COMMENCE PUBLIC HEARING

Statement of Public Notice

The purpose of the Public Hearing is to review amendments to the C-2 Community Business District to regulate all pawn shops and check cashing stores having to be approved for a conditional use permit

Director Rambousek indicated that staff has added pawnshops and check cashing stores as conditional uses in the CBD and that created restrictions on these new conditional uses. The changes recommended for Section 19.03.0703 (Detailed Standards For Conditional Uses In Non-residential Districts) to ensure that both pawn shops and check cashing stores will be adequately regulated with respect to their location and the public health, safety and welfare.

Mr. John Enright, 2360 Caribou Lane, Grafton, stated that he and his wife had introduced their concerns about the payday loan stores and check cashing stores several months ago. Their work with Habitat for Humanity has allowed them to see directly the effects of these stores, including prohibitively high interest rates and how the inability to make adequate payments against loans has destroyed people's credit rating and increased their financial difficulties.

Mr. Enright thanked the Plan Commission for introducing the amendment to the zoning ordinance and urged them to recommend approval of these changes. He also thanked the Planning and Development Staff for putting together a very comprehensive ordinance.

With no other comments or concerns, Chair Brunnuell closed discussion on this matter.

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

Commissioner Harms asked if the Village Attorney had reviewed the proposed amendments and he was assured by Director Rambousek that he did.

Commissioner Schlecht asked why these same criteria, such as loitering, do not apply to other potentially problematic uses. Director Rambousek stated that other areas of the Municipal Code handle those issues.

Chair Brunnquell agreed and stated that those regulations are already in place.

Motion by Commissioner Plato seconded by Commissioner Paschke, to recommend adoption of the Ordinance creating Section 19.03.0703(S) Pawn Shops and Check Cashing Stores of the Grafton Municipal Code to allow check cashing stores as a conditional use in the C-2 Community Business District only. Approved unanimously.

COMMENCE PUBLIC HEARING

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

Chair Brunnquell stated that the Plan Commission will only be acting on the rezoning aspect of this project this evening.

Director Rambousek introduced this item and stated that the details of the project continue to be worked out and will return to the Plan Commission.

Paul Rushing, a partner with the group redeveloping the Grafton Hotel site, expressed his excitement for the project and indicated he looks forward to working with the Village on fine tuning the details of the project.

Director Rambousek stated that the Community Development Authority will be reviewing this project at their January 6, 2010 meeting and then the item will return to the Plan Commission.

There were no public comments.

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

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

Commissioner Harms informed the Plan Commission and the developer that he has received many positive comments about the redevelopment of the Grafton Hotel.

Motion by Commissioner Paschke, seconded by Commissioner Plato, to recommend Village Board approval of an Ordinance rezoning the property located at 1312 Wisconsin Avenue from CBD Central Business District to PUD Planned Unit Development to allow retail commercial space and residential apartments. Approved unanimously.

REVIEW AND CONSIDERATION OF SITE PLAN APPROVAL ON PROPERTY LOCATED AT 2615 WASHINGTON STREET TO BE KNOWN AS WATER STREET BREWERY

Director Rambousek presented the site plans for the development of the Grafton Water Street Brewery restaurant to be located in the Gateway of Grafton development, east of I-43 and south of Washington Street. He reminded the Plan Commission that a restaurant has always been anticipated for this site. The architectural plans for the Water Street Brewery were reviewed by the Architectural Review Board on December 10, 2009. The project was approved with minor modifications. Director Rambousek also stated that the restaurant will include a full micro-brewery.

Mr. Robert Schmidt, owner, and Mr. Steve Wellenstein, architect from Uihlein Wilson Architects, spoke briefly on behalf of the project.

Commissioner Paschke indicated that he will abstain from voting because he worked as an architect on this project.

The Plan Commission had positive comments on the building design and were pleased to see the creative use of the many design elements and materials.

Commissioner Plato congratulated the applicant on the great job they did on the footprint of the building given the many site constraints. She stated that she has worked on the engineering for the site for eight years prior to this project and was pleased they were able to maximize the available space.

Commissioner Schlecht applauded the applicant for thinking “outside the box” and giving Grafton something that is unique to Wisconsin.

Commissioner Harms questioned how storm water will be managed from the site and Director Rambousek responded that there was an adopted storm water management plan for the site already approved.

Motion by Commissioner Harms, seconded by Commissioner Plato, to approve the site plan for Water Street Brewery to be located at 2615 Washington Street subject to the following conditions: 1) the conditions of approval by the Architectural Review Board on December 10, 2009; 2) additional information must be added to the site plan including floodplain lines, dimensions, setbacks, and occupancy counts and, 3) the applicant must work with the Plan and Development Staff on final landscaping plans and signage specifications. Motion approved 4-0 (M. Paschke-abstain).

BENCHMARK MEASUREMENTS

The Plan Commission reviewed the 2009 benchmark report through November 30, 2009.

OLD BUSINESS

None

NEW BUSINESS

- *A. Extra-territorial review - Town of Cedarburg Certified Survey Map (CSM) 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 (CSM) 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)

By consensus, the Plan Commission has no issues with the two CSM's, but commented that the applicant should work with the Village Engineer to determine the proper right-of-way that should be reserved or dedicated on Pleasant Valley Road.

Director Rambousek mentioned that this would be Planner Buratto's last meeting as a regular employee to the Village of Grafton and thanked her for her service to the Village. He added that she would be missed in this capacity.

Chair Brunnuell mentioned that it was his expectation that Planner Buratto would return in some capacity with the Village.

Each of the Plan Commissioners congratulated her for her service.

ADJOURN

Motion by Commissioner Plato, seconded by Commissioner Harms, to adjourn at 7:24 p.m. Approved unanimously.