

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

JULY 27, 2010

The Plan Commission meeting was called to order at 6:01 p.m. by Chair Jim Brunnquell. The Pledge of Allegiance followed.

Commission members present: Jim Brunnquell, Alfred Schlecht, Amy Plato, and Carl Harms, Richard Rieck, and Randy Silasiri

Members absent: Mark Paschke

Staff Present: Director of Planning and Development, Michael A. Rambousek and Building Inspector, Tom Johnson,

Others Present: Rick Schmit-Schmit Realty and Bruno Franceschi-Franceschi Associates Inc. and the PJJ Group

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Schlecht, to approve the June 22, 2010, Plan Commission meeting minutes as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

REVIEW AND CONSIDERATION OF A SITE PLAN AND MINOR ARCHITECTURAL CHANGES TO THE BUILDING LOCATED AT 1971 WASHINGTON STREET REQUESTED BY FRANCESCHI ASSOCIATES INC. AND THE PJJ GROUP

Director of Planning and Development Michael Rambousek stated the applicant is proposing to add a dumpster with an enclosure that will be located directly behind the southeast corner of the former Village Hall building. Previously this building shared a dumpster with the Village of Grafton Police Department, but now that this building is no longer owned by the Village, it can no longer share a dumpster with the Police Department building. In addition, the applicant is proposing to add a dormer to the front of the building that will only be decorative and not functional. The dormer is proposed to be centered on the front building elevation and is approximately ½ the size in length of the front roof line.

Director Rambousek added that the second item will also require review by the Architectural Review Board on August 5, 2010. He added that the details of the enclosure include cedar posts with cedar siding that will be stained to match the building and two interlocking gates with floor pins. The enclosure will provide room for multiple dumpster bins and will be located in an inconspicuous location.

Director Rambousek further stated that the proposed dormer will be located on the front of the building (north elevation) and will be capped with a hip style roof. The main roof line of the dormer will be perpendicular to the main roof line of the primary structure and will come together at a slightly lower elevation. The white fascia profile that is proposed around the perimeter of the dormer roof will match the fascia color and profile of the main building. In addition, the shingles proposed on the roof of the dormer will exactly match the shingles of the main building roof and the vertical cedar siding will match the main building and the windows at the front of the dormer will be of a similar framing style with spandrel glass.

Director Rambousek indicated that the dormer will only serve as a decorative piece and will not be functional. However, to truly become an effective architectural accent on the building the dormer will need to appear as functional. Therefore, the spandrel glass for the proposed dormer windows will need to perfectly match the tint of the functional windows throughout the main building.

Chair Brunnquell asked Mr. Bruno Franceschi of Franceschi Associates Inc. and the PJL Group if he had anything to add.

Mr. Franceschi stated that they were very proud of the project and indicated that the top of the roof will now become more flat as well. Specifically, this is the almost vertical portion of the peak and now the roof will come together at a more traditional point. He added that they would like to go with an asphalt base to the dumpster enclosure as opposed to concrete.

Chair Brunnquell asked the Plan Commission for any comments on the project.

Commissioner Harms stated that it was a very nice looking project and he was comfortable with it as presented.

Motion Commissioner Harms, seconded by Commissioner Reick, to approve the proposed site plan and minor architectural changes to the building located at 1791 Washington Street as requested by Franceschi Associates Inc. and the PJL Group subject to the all window tints for regular and spandrel glass matching perfectly throughout the building, an asphalt base allowed for the dumpster enclosure and review and approval of the architectural changes by the Architectural Review Board.

REVIEW AND CONSIDERATION OF A MINOR LAND DIVISION FOR PROPERTY LOCATED AT 1537 12TH AVENUE, OWNED BY GIERACH INVESTMENTS PEROPERTIES, LLC AND REQUESTED BY RICH GIERACH FOR A CERTIFIED SURVEY MAP (CSM)

Director Rambousek stated that Rich Gierach of Gierach Investment Properties, LLC, is requesting approval of a Certified Survey Map (CSM) that would subdivide the existing parcel located at 1537 12th Avenue into two new lots. The property is zoned R-3 Urban Single Family Residential District and within that district the minimal lot width is 55 feet and the minimal lot area is 7,000 square feet. The CSM proposes Lot 1 and Lot 2 to be approximately 68 feet wide at the front building setback line and 9,007 and 9,144 square feet in area, respectively. The proposed Lot 1 will retain the existing home on site and provides the necessary setbacks for the

primary structure, accessory structure(s) and driveway. The proposed Lot 2 provides a building envelope that illustrates the necessary setbacks.

Director Rambousek added that the issue regarding the required setbacks has been resolved and the CSM before the Plan Commission is correct now that the zoning of each property identified. He added that since the proposed CSM does not include any public right-of-way, Village-owned land or Village-related easements Village Board review and consideration is not required as part of this process.

Director Rambousek stated that there are some mature trees on the property and Mr. Gierach will need to be mindful of any natural resource preservation requirements.

Chair Brunnquell asked Mr. Gierach if he had anything to add.

Mr. Gierach responded no.

Chair Brunnquell asked the Plan Commission for any comments on the project.

Commissioner Schlecht asked if the new property would be a single-family home.

Director Rambousek stated that the zoning of the property would require a single-family home.

Chair Brunnquell asked that due to the setback issue being resolve if that could be removed from a potential motion.

Director Rambousek stated yes.

Motion by Commissioner Schlecht, seconded by Commissioner Plato, to approve the minor land division as a CSM for property located at 1537 12th Avenue creating two new lots, owned by Gierach Investment Properties as presented with the zoning of each property identified on the CSM. Approved unanimously.

REVIEW AND CONSIDERATION FOR A SIGN VARIANCE FOR THE WISCONSIN VETERINARY REFERRAL CENTER LOCATED AT THE SCHMIT PAVILION, 1351-1381 PORT WASHINGTON ROAD, FOR A SIGN PANEL TO BE ADDED TO THE CURRENT BAYMONT INN AND SUITES MONUMENT SIGN

Director Rambousek stated that Rick Schmit, owner of the multi-tenant Schmit Pavilion, located at 1351-1381 Port Washington Road, is requesting a sign variance to allow a sign panel to be added to the existing Baymont Inn & Suites monument sign for Wisconsin Veterinary Referral Center. The Wisconsin Veterinary Referral Service is located as a tenant in the southernmost Schmit Pavilion building and because it is open 24 hours and provides emergency services it is requesting this additional signage so the seekers of immediate animal/pet care can find the center quickly. He added that under Section 20.04.075(C)(2) of the Village of Grafton Municipal Code regarding signage requirements in the C-4 Freeway Interchange District, buildings on internal lots are allowed only one monument sign. As a result, the south Schmit Pavilion building, as a building on an internal lot, is allowed a monument sign with a sign panel for each tenant. The building is also allowed one wall sign for each tenant space.

Director Rambousek continued to state that the Wisconsin Veterinary Referral Center has a wall sign above their tenant space and a sign panel on the Schmit Pavilion monument sign located at the Port Washington Road. An additional monument sign for the building, or in this case the tenant, requires a variance to be granted by the Plan Commission under Section 20.04.160 Village of Grafton Municipal Code. Specifically, under this section, the Plan Commission may, in its judgment, waive or vary the provisions of this sign code where it would further the public interest. Therefore, two variances would be required. First, the size of the proposed sign is larger than the required area by 5 square feet. Second, would be for the allowance of an additional monument sign for the Wisconsin Veterinary Referral Center. As a condition of any approval, he stated that final landscaping around the sign should be reviewed by the Director of Planning and Development and the background color of the sign should consist of an off-white variety.

Director Rambousek finished by clarifying that the Baymont Inn and Suites monument sign is actually on the Schmit Pavilion property as allowed by a private easement agreement.

Chair Brunnquell asked Mr. Schmit if he had any comments to add.

Mr. Schmit stated that the reason for the sign is so people can find the referral center immediately in the case of an emergency. He stated that the owners of the referral center indicated that this sign would help resolve that concern. Finally, he added that there is already a lot of landscaping around the sign.

Director Rambousek stated that he agreed that there is landscaping already in place but had concerns about two issues; damage of landscaping during construction and the proportion of landscaping to the sign height now that the sign is proposed to be larger. He added that he would not draw a conclusion on those issues until the sign is constructed.

Mr. Schmit agreed.

Mr. Rambousek added that he wanted to be clear that he only supported the sign because this helps provide better visibility for an emergency destination and the Plan Commission should only consider this variance in that regard.

Chair Brunnquell asked the Plan Commission for any comments on the project.

Commissioner Schlecht stated that his only concern is the precedence that it could set; otherwise, he is supportive of the sign.

Chair Brunnquell asked if the motion could be modified to state the Plan Commission is allowing the variance due based on the tenant being an emergency use and the sign would be required to be removed if the use of this tenant space changes.

Director Rambousek indicated that this was acceptable.

The Plan Commission was in consensus to move forward with a motion to consider the matter as Chair Brunnquell suggested.

Motion by Commissioner Harms, seconded by Commissioner Plato, to approve a temporary sign variance for the Wisconsin Veterinary Referral Center sign panel to be located at 1415 Port Washington Road as a second monument sign and part of the current monument sign for the Baymont Inn & Suites at a size of 41 square feet per sign face subject to the final landscaping being reviewed by the Director of Planning and Development, the background color of the sign consisting of an off-white variety and the Wisconsin Veterinary Referral Center sign panel being removed and the monument sign being returned to its original state if the use of this tenant space changes. Approved unanimously.

REVIEW OF THE TOWN OF GRAFTON WIS 32/CTH V MASTER PLAN UPDATE

Director Rambousek mentioned that the Plan Commission has a copy of the Town of Grafton WIS 32/CTH V Master Plan Update included in their packet. Since the beginning of this year, the Town of Grafton has been working on creating a plan for this corridor section of their community. He stated that the Town Planning Staff has included the Village of Grafton Planning and Development Staff in the creation process of the plan document. Specifically, the Village of Grafton was included in four different meetings regarding the plan and several telephone conference calls as well. He also added that the Town of Grafton Plan Commission will be holding a public hearing of this plan on August 4, 2010, and he will be in attendance at this meeting.

Director Rambousek reviewed the details of the plan with the Plan Commission.

Mr. Bill Hass, 1226 Water Terrace, questioned why the Town and Village would focus on this area when it might take business away from the downtown.

Chair Brunnquell stated that this is a Town of Grafton initiated plan that the Village is reviewing as part of the extra-territorial process. He added that the downtown is a distinct area from the area on this plan and felt that the future uses would be more regional in nature.

Director Rambousek indicated that this area will more than likely develop on its own and there should be a plan in place to guide uniform and organized development in that area. He stated that a lack of a plan could actually hurt the Grafton area in many different ways.

Director Rambousek suggested for sake of consistency that the Plan Commission review this area later this year and also adopt it as part of its master plan for the Village.

Motion by Commissioner Harms, seconded by Commissioner Plato, to extraterritorially approve the Town of Grafton WIS 32/CTH V Master Plan Update conditioned upon revision to all plan maps to reflect the extension of Cedar Creek Road between CTH O and CTH W (Port Washington Road). Approved unanimously.

PLANNING AND DEVELOPMENT DEPARTMENT BENCHMARK MEASUREMENTS:

The benchmark report was reviewed by the Plan Commission members.

OLD BUSINESS

None

NEW BUSINESS

Present results of the Downtown Vision 2025 workshop (June 12, 2010).

Director Rambousek requested that this item be tabled until the next Plan Commission meeting.

Motion by Commissioner Schlecht, seconded by Commissioner Plato, to table the presentation of the results of the Downtown Vision 2025 workshop until the next Plan Commission meeting. Approved unanimously.

ADJOURN

Motion by Commissioner Plato, seconded by Commissioner Harms, to adjourn the meeting at 6:57 p.m. Approved unanimously.