

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

DECEMBER 14, 2010

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

The Pledge of Allegiance followed.

Commission members present: Jim Brunnquell, Alfred Schlecht, Randy Silasiri, Carl Harms, and Mark Paschke

Members absent: Amy Plato and Richard Rieck

Staff Present: Director of Planning and Development Michael A. Rambousek and Administrative Secretary Deborah A. Brown

Others Present: Jeffrey Hook and Jerad Protaskey-Opus Development Corporation representing Gauthier Biomedical Inc., Bill Gruetzmacher and Dave Schultz–Bridge Inn, LLC

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Paschke, to approve the October 26, 2010, Plan Commission meeting minutes as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah A. Brown stated that the purpose of this public hearing is to review a rezoning petition and conditional use permit request, as part of a full project review, that includes the annexation of the properties at 1333 and 1345 Ulaio Road, submitted by Mike and Stacy Gauthier. The proposed rezoning is from A-3 Agriculture District (zoning upon annexation) to PID-Planned Industrial District. The rezoning will accommodate a 28,000 square foot office and support space on two floors and 30,000 square feet of manufacturing space on the base floor. The business, known as Gauthier Biomedical, designs and manufactures orthopedic surgical instruments and is classified as SIC 3821-Medical Equipment.

Director Rambousek provided background on the Gauthier Biomedical project. He stated that the applicant, Jeff Hook of Opus North Corporation, on behalf of Gauthier Biomedical, Inc., is specifically requesting review of an annexation petition for 10.58 acres (includes two minor WIS 60 remnant segments of right-of-way) currently located in the Town of Grafton become part of the Village of Grafton. The properties that comprise the Gauthier Biomedical site total 425,080 square feet or about 9.8 acres. With the addition of 2 remnant right-of-way parcels not owned

by Gauthier Properties, LLC, this makes up the total of 10.58 acres to be annexed. These properties are located directly across WIS 60 to the south of the former Leeson Building.

Director Rambousek indicated that the project has been initially reviewed by the Architectural Review Board and it is planned to be reviewed one last time on January 13, 2011 to receive final architectural approval. After the December 14, 2010 Plan Commission meeting, the issue of annexation and rezoning will be brought forward to the Village Board in January, 2011, for final consideration. This will mark the final step in the process.

Director Rambousek advised the members that a Certified Survey Map is expected to be submitted for review and consideration. At this point, the CSM is only for the owners' benefit and is not required to commence construction. He added that the long-term plan for the Gauthier site is to create 2 development parcels, one on the east consisting of 5.51 acres and one on the west consisting of 4.29 acres.

Director Rambousek summarized the remaining issues with the project, most of which he indicated were minor. First, the building is setback 69 feet from the WIS 60 right-of-way (property line) with an architectural projection at the northeast building corner setback at 53 feet. The adjacent building to the west has a deeper main setback by about 75 feet. However, that building has parking in its front yard, a design characteristic that the Planning and Development Staff aims to avoid with current development projects on WIS 60. To soften the setbacks and the visual disparity between the two buildings, it is expected that the applicants will use landscaping such as shrubs and trees to diagonally link the two setbacks together. The second issue is that the rear of the building consists of the loading dock area that is comprised primarily of split-faced masonry block. This wall is identified as a temporary exterior wall that would be removed during the expansion of the next phase of the building. As part of this Plan Commission review and approval, the Planning and Development Staff has asked for an abundance of landscaping to be planted along the south property line to screen the dock portion of the building. He added that the dumpster enclosure and metal scrap bins were also originally proposed to be located in the rear of the building near the loading docks. At the request of the Planning and Development Staff the applicant will now relocate these bins inside the building.

Director Rambousek explained that the third issue involves the location of the 2 regular parking spaces and 2 ADA parking spaces proposed to be located beyond the front setback of the building and located within the front yard of the site. As a result, the Planning and Development Staff requests that these spaces be relocated slightly so they are located behind the proposed building setback.

He further indicated that the Planning and Development Staff will continue to work on the landscaping plan for the parking lot, base of the building and surrounding grounds including the addition of more parking islands and other landscape enhancements within the parking lot. As a result, the applicant has requested that the final landscaping plan be approved by the Planning and Development Department. Also, the limited access to the site (traffic from I 43 cannot turn left into the site) from the current median composition of WIS 60 has presented a challenge in terms of the overall site design. The option of a relocating the median break was discussed but it was not supported by other area businesses and/or property owners. As a result, on the

original site plan submitted to the Plan Commission the applicant proposed an access road across the front of the future (east) development site. This configuration provides the Gauthier Biomedical site a link to ingress/egress that lines up directly with WIS 60 so all turning maneuvers can be utilized entering and leaving the property. Since the last Plan Commission meeting this design has been improved slightly and now has more of an aesthetic feel to it and is now shown on the Phase I Site Plan. In addition, the access road configuration now allows the Gauthier Biomedical Building to take a more prominent position between the two sites, which is what the building designers wanted anyway because the future development site could become a secondary building for a future Gauthier Biomedical expansion.

Overall, Director Rambousek stated that the applicant has worked very closely with the Staff to reduce the perceived mass of this building with variations in the roof line and the extension or projection of single-story portions of the building to provide a human aspect to the building. Other site improvements have also been made or will be made and part of the final plan submittal to the Planning and Development Staff. Mr. Rambousek indicated that he is very pleased with this project and believes it will make a dramatic visual and economic impact in this location of the Village.

Chair Brunnquell opened the public hearing for public comment.

There were no persons wishing to be heard.

Jeffrey Hook and Jerad Protaskey of Opus Development Corporation were available to answer questions on the project. Mr. Hook indicated that Director Rambousek's verbal report was very accurate and he appreciated all of his help and guidance on this project as well other members of the Village Staff. Mr. Hook also apologized that the owners could not make this meeting because of a prior engagement, but he and Mr. Protaskey would be happy to answer any questions of the public or Plan Commission.

Mr. Hook indicated that out of all of the final details and issues mentioned by Director Rambousek tonight, the project team and the owners had only one differing position and that has to do with the 4 reserved parking spaces they are proposing in front of the proposed building. He stated that they felt these spaces were crucial to the front entrance so visitors could have privileged parking spaces.

Director Rambousek stated that he wanted to make sure the Plan Commission understood that he is not talking about the required building setback; he is talking about the proposed building setback and a design preference that all parking should be located behind that proposed setback.

Commissioner Harms thanked Director Rambousek for that explanation.

Chair Brunnquell asked the Plan Commission members for any comments on this project. Commissioner Schlecht complemented the owners and the architects who designed the project. He thought they are proposing to use the property wisely. He liked the openness of the building with its front windows and he felt the overall design adds dimension to the property. He is very pleased with this project.

Commissioner Harms stated that he had two questions or concerns. First, he questioned the vehicular ingress and egress at the front of the building and the need for the frontage road, which he stated was an improvement to the previous design. Second, he questioned the future signage of the site when the second phase would be built.

Director Rambousek responded that the center median break is the driving point, pardon the pun, for the location of the vehicular ingress and egress. Once this location is established the site plan can begin to be laid out at least in a two-dimensional fashion. The Planning and Development Staff, in conjunction with the Engineering Department, looked at several different alternatives that would allow full turning access in and out of the site. Unfortunately, he could not get support from existing property owners that utilize the current median break for its relocation. In addition, other regulatory factors regarding the required spacing of access points and other median breaks also prevented the relocation.

Director Rambousek responded to Commissioner Harm's second question related to signage. He stated that he anticipates that this building will have its own monument sign in front of the property and added that the manner in which the eastern site is ultimately developed will determine its total signage allotment. He stated that his preference is always to have the least signage possible for a given site, so his expectation would be that there would be one multi-tenant monument sign for the eastern development site. In addition, this type of signage would be the most effective with the proposed frontage road across that property as well. Commissioner Paschke asked for the total number of parcels that were being annexed into the Village.

Director Rambousek indicated that there were four parcels in total; two parcels related to the development and two minor WIS 60 remnant segments of right-of-way that are included in the annexation request.

Commissioner Paschke stated that he agreed with Director Rambousek and felt that 4 parking spaces should be simply relocated behind the building or removed completely. He felt that those parking spaces detract from the building's design. He added that it is a shame that some great work went into the design of the building and a little thing like that is holding back an otherwise stunning building.

Commissioner Silasiri questioned what type of materials were being used and how the Architectural Review Board felt about the building.

Mr. Hook stated that the building consists of masonry and glass and samples have been provided to the Architectural Review Board.

Director Rambousek stated that the Architectural Review Board has received the project positively and will review the project one more time on January 13, 2011.

Chair Brunquell thanked the Plan Commissioners for their comments and explained that action could be taken tonight later in the meeting if the Plan Commission felt comfortable enough with the proposed annexation, rezoning, and conditional use permit. He stated that the first two items would be recommendations to the Village Board and the conditional use item would be a

Plan Commission approval that would be subject to the approval of the annexation and rezoning by the Village Board.

President Brunnuquell thanked Mr. Hook and Mr. Protaskey for their efforts on this great project and addition to the Village. He also mentioned that he was very proud that a local business was making such a positive investment in the community. He stated that this says a lot about the owners and a lot about the people of Grafton.

Chair Brunnuquell closed the public hearing.

COMMENCE PUBLIC HEARING

Statement of Public Notice

Administrative Secretary Deborah A. Brown stated that the purpose of this public hearing is to review a petition for approval of a conditional use permit for 1216 Bridge Street to allow a wet bar on an existing deck that will be serving beverages Monday through Sunday, requested by owners, Bridge Inn LLC.

Director Rambousek explained that the owners of the Bridge Inn are requesting conditional use approval for an exterior “use” expansion of the Bridge Inn patio that includes the installation of a fully operational wet bar which is intended to sell beverage products. The operation of a bar/tavern in the CBD-Central Business District is classified as a conditional use and the addition of an operational wet bar on the patio is considered an expansion of that existing conditional use. Director Rambousek added that on September 22, 2009, the Plan Commission approved a site plan that included the installation of the patio that at the time was proposed to be utilized as a smoking only area with optional dining. Those plans indicated that four to six tables would be installed on the patio, but did not indicate that a wet bar or a television would also be installed in this location. Considering that the patio operates as an outdoor use, those characteristics and operational details would have been very important for the Plan Commission to review on September 22, 2009. Therefore, instead of the site plan review process held before the Plan Commission on that date, the matter should have been addressed as part of a conditional use public hearing and that is why we are hear this evening.

Director Rambousek stated that when the original consideration process occurred, the Community Development Authority also reviewed and approved a facade grant application with architectural plans that proposed to upgrade the exterior of the building with a return to its historic look. In addition, the architecture of the deck/patio to the east side of the building was reviewed at that time. Mr. Rambousek also noted that since the approvals of the project by the Plan Commission and Community Development Authority, there have been additional issues regarding exterior modifications that were made in the field by the owners that did not match the existing plans. However, those issues have now been rectified and the architectural plans have now been deemed acceptable by the Community Development Authority on September 1, 2010.

Director Rambousek also added that since that time, and during the final occupancy review process, a wet bar was discovered to have been installed on the patio. This component was not previously approved by the Plan Commission. In addition, several days later a television was also discovered during the continued review for an occupancy permit. As a result, the Planning

and Development Staff allowed the patio to be given temporary occupancy with a conditional that the wet bar located on the patio could not be utilized until these matter were resolved and reviewed as part of a proper procedural process.

Director Rambousek repeated that the owners are now returning to the Plan Commission to follow the proper consideration process and seek conditional use approval. He further mentioned that he wanted to state one more important aspect of this process to the Plan Commission that is important to understand; that the proposed modification is potentially allowed under the Village of Grafton Zoning Code and specifically the CBD – Central Business District as a conditional use. For the conditional use review of this wet bar/patio area the Plan Commission and Village Staff are obligated to follow Section 19.03.701 of the Village of Grafton Zoning Code regarding the General Standards of Conditional Uses. These standards are primarily related to the proposed uses impact on the surrounding neighborhood. The approval process will involve at least one meeting held before the Plan Commission, and possibly additional meetings, if deemed necessary.

Director Rambousek stated that he would like to discuss the details of the project. The total first floor area of the Bridge Inn (without the patio) is approximately 2,150 square feet. The dimensions and area of the patio is 19.5 feet by 27 feet and 527 square feet, respectively. The dimensions of the wet bar, as currently installed, are 17 feet by 8 feet or 136 square feet. According to the Plan of Operation submitted by the applicant, the hours of operation for the Bridge Inn are Monday through Thursday 2:00 p.m. to 2:00 a.m., Friday 2:00 p.m. to 2:30 a.m., Saturday 10:00 a.m. to 2:30 a.m., and Sunday 10:00 a.m. to 1:30 a.m. The patio wet bar is proposed to serve beverages each day of the week and will be open at 5:00 p.m. on Monday through Friday and 11:00 a.m. on Saturday and Sunday at 11:00 a.m. and will close at 1:00 a.m. each night. Live music is also proposed as an activity that could occur in the patio area. He added that the employees at the Bridge Inn will work during 3 shifts with a maximum of 5 employees for each shift. The patio wet bar is proposed to have 2 shifts with 1 employee for each shift. In terms of security, there will be a mounted video camera inside the main building and one located on the patio. Two security guards will be working on Friday and Saturday nights and special events. The plan of operation also indicates that the maximum number of people allowed on the patio is 40 persons and no food will be served on decks. During warmer months the patio will be enclosed with a framed screening. During the colder months the framing for the screens will be used to enclose the patio with clear plastic panels.

He also indicated the operational wet bar and television are located within in the outdoor patio area and is enclosed by screen panels in the warmer months and clear plastic panels in the colder months. There are also approximately six seating tables located within the patio area a with a large screen television set. These two components of the project are significant because they attract people which can lead to noise issues and/or concerns.

Director Rambousek indicated that as a result of the conditional use criteria the Planning and Development Staff met with members of the surrounding neighborhood on several occasions in an attempt to understand any issues related to the operation of the patio/wet bar. During those meetings the most common concerns expressed by neighbors related to noise, the installation of the wet bar without Village approval, loitering on the site, and whether the design of the structure met the intent of the non-smoking law in terms of its construction. Concerns were also

expressed regarding the State of Wisconsin non-smoking law and its detrimental effect on surrounding neighborhoods because it causes people to loiter as they smoke outside in the neighborhood. Due to most of the concerns being related to noise, the Planning and Development Staff conducted two noise reading tests with a sound-level meter throughout the area. On both testing dates the clear plastic panels surrounding the patio was already installed so an accurate reading for noise generation in the warmer months could not be obtained.

Director Rambousek reviewed the results of the decimal reading in terms of the study of the noise levels. He stated that a 63 decibel reading was representative of normal traffic noise in the area. When he conducted the decimal readings it was between the hours of 7:00 p.m. and 1:30 a.m. and that the Bridge Inn had a live band playing. Based on his findings most areas surrounding the Bridge Inn beyond 100 feet supplied a reading similar to the constant noise of 63 decibels. However, there was one location where he felt noise was an issue and that was directly across Bridge Street to the south. When the front door of the Bridge Inn opened the reading on the sound meter would jump as high 76 decibels. Once the door was closed the reading would drop to the mid-60's, in terms of decibels. Director Rambousek summarized by stating that he believes the bulk of the noise that causes concern with the surrounding neighborhood stems from the opening and closing of the main door of the Bridge Inn.

Director Rambousek stated that he has a number of recommendations regarding this project. First, the Planning and Development Staff is requesting that this front door noise issue be addressed by the owners with the installation of a vestibule. Second, there is a lower level of constant noise that occurs from the patio that should be expected as a typical part of this operation. However, if the patio was reviewed with a bar or television from the beginning it would have been examined from a completely different perspective by the Planning and Development Staff and Plan Commission. Therefore, a time limit for the operation of the wet bar, television and music in the patio should be established and abided by the owners. It is recommended that these hours of operation for the wet bar, television and stereo be 10:00 a.m. to 11:00 p.m. In addition, the owners should work with the Planning and Development Staff to examine further methods of reducing noise from operational and design perspectives for the warmer month and return to the Plan Commission on May 24, 2011. Therefore, the Planning and Development Staff is recommending approval of a temporary conditional use permit until May 24, 2011. During that time additional noise testing will occur and based on the results other alternatives could be considered such as permanently enclosing this portion of the building with better sound proofing materials. In the meantime, additional conditions that are recommended as part of the conditional use permit should go in affect immediately if approved by the Plan Commission.

Chair Brunnquell opened the public hearing for public comment.

Dave Schultz, one of the owners of The Bridge Inn, 1216 Bridge Street, introduced himself to the Plan Commission. He indicated that he and his partners have made major changes to improve the bar and will continue to make improvements that help the bar and the surrounding area. Mr. Schultz then read a prepared statement (copy attached).

Mr. Schultz stated that the issue of the operation of the patio as a conditional use remains the issue to be resolved. He indicated that he believes that the Plan Commission will hear from

several people this evening that appreciate those changes. Some of these people live within a few hundred feet of the Bridge Inn and have no issue with noise. He believes that the bar does not have a noise problem and this issue has been manufactured by a certain few who do not like the use and operation of a bar in the area. He indicated that the Planning and Development Staff recently took noise measurements in the area and the results of that test support his position. He added that he is willing to work with the Planning and Development Staff to help better any situation of concern. They would like to operate the patio as a smoking area with an operational wet bar, television and stereo. He stated that their goal is to enhance the area and help make the downtown a place of interest with responsible clientele that are allowed to have a good time. He is available for any questions and as he indicated he would be happy to listen to any suggestions.

John Ziegler-Sass Accounting 1208 Bridge Street, stated that he has concerns regarding the parking and garbage and not necessarily the conditional use permit request. His accounting firm provides service to 700 clients from December, through May, every year. These clients average 30 to 60 minutes per stay in his office. He is concerned about the availability of parking for his clients.

He also stated that he has a complaint regarding his garbage bins. He displayed pictures of his garbage bins that contain garbage from the Bridge Inn for the last 6 weeks. He stated that the Bridge Inn has been dumping their garbage in his containers illegally. He also has picked-up beer bottles around his property.

Chair Brunnquell stated that the concerns regarding the garbage should not be addressed at the Plan Commission. He suggested that Mr. Ziegler contact the Village Staff regarding the matter.

Tom Habick, 1332 13th Avenue, stated that the improvement on the site looks 110 percent better than before. He is pleased with the improvements and thinks that the current clientele at the Bridge Inn is better than before.

Peter Shepard, 1218 13th Avenue, explained that on 13th Avenue when he started his development, his mind set was to raise the bar of the surrounding neighborhood. When the Bridge Inn first started this improvement it was known to be an outside patio. Now it has turned into an addition onto the bar. He stated that he thinks the owners have not been honest with their intentions of this improvement and have not followed the due process of the Village requirements. He also wanted the Plan Commission members to be aware of the noise problem. He stated that he himself has witnessed a group of people coming out of the bar at 1:15 a.m. one morning being very loud and shouting vulgarities and that is not acceptable to him or his tenants that live in Water Terrace. He is also concerned because the proposed capacity of (40) people for the patio has more than doubled from its original approval. He stated that this is not acceptable. He is outraged over the noise and vulgarities that are being displayed at this location. He wants something done about this matter so his tenants do not have to tolerate this situation any longer.

Matt Zipter, 1308 13th Avenue, stated that he lives approximately 150 to 200 feet from the Bridge Inn. His bedroom is in the front of their home and he hears the traffic from WIS 60 and

the water falling over the dam. As a neighbor, he thinks that the Bridge Inn has improved its appearance in the neighborhood and has no issues with this request.

Sue Hass, 1226 Water Terrace, stated that the issue with the deck is noise. She is recommending that the Plan Commission members deny the conditional use permit for the deck until adequate soundproofing can be done to prevent noise transmission.

She stated that she has experienced the noise first hand since they put on the new deck. She further stated that when people are on the deck watching sporting events on television they are also drinking and are very loud. She stated that when she is in her 2nd floor office behind the green office building on 13th Avenue, she can tell every time the Packers scored a touchdown because of the noise. This is very distracting and it is hard to concentrate. She believes that the Village must make a stand now on this matter. They must set precedence now. She added that by adding an outdoor bar without adequate soundproofing it would be like leaving the front door open all the time.

Nancy Wuenne, 1760 Maple Road, Town of Grafton, stated that, as a smoker, she appreciates what the Bridge Inn has done to accommodate their customers. She thinks that they have done a good job and that the appearance of the bar has improved for the better.

Bill Hass, 1226 Water Terrace, expressed his concerns that the noise must be contained within the (4) walls of the Bridge Inn. He believes that the wet bar should not be open past 11:00 p.m., at the latest.

Patti Zipter, 1308 13th Avenue, stated that she believes that the neighborhood has improved greatly because of the new ownership of the Bridge Inn. She explained that she knew when she moved into the neighborhood that there would be businesses open during late hours. She is not bothered by the noise and stated that anyone who has moved into the area recently should not act surprised that there is some noise due to the businesses in this area.

Peter Shepard, 1218 13th Avenue, added to his original concerns. He stated that he would like the Plan Commission to require the patio and wet bar to close down at 9:00 p.m. every night. He again expressed his concern that when the weather is nice the plastic panels will come off and the noise will be much louder. He believes that the Bridge Inn must be required to follow due process which they have avoided so far. He believes that if the noise problem is not addressed and solved now, based on the operator's track record, it will continue to be a problem. For his tenant's sake, he is hoping the Plan Commission addresses this matter as soon as possible.

Chair Brunnuell requested input from the Plan Commission members on the proposal. Commissioner Schlecht stated that the Village of Grafton has had similar problems in the past with other establishments in the downtown area. When the Village was forced to handle those establishments because it was left with no other alternatives, it was only then that things changed for the better. He further stated that it really bothers him that there are already issues regarding noise when the front door opens and that there are already complaints of garbage issues from patrons and a conditional use was not even approved yet. He also stated that had he known all the information regarding the operation of this use from the first introduction of this project, he would have reviewed it very differently.

Commissioner Harms expressed concern with the fact that this was introduced to the Plan Commission as a patio for smokers based on a change in State law. It was not introduced to the Plan Commission as a wet bar back then like it is now. He questioned if they applicants are currently operating the wet bar.

Director Rambousek responded that the wet bar has not been allowed to operate since the Village Staff discovered its existence.

Commissioner Silasiri stated that the decimal readings are helpful but agreed that the complete results will not be known until the weather get warmer and the deck is opened. He asked if the television could be set to closed caption which would help with some of the noise generated from that device. He feels that due process should have taken place with this business and is concerned that the applicant disregarded the review process and did not take seriously the need for Plan Commission review. Now, the applicants have put themselves in a challenging position and the Village as well as the Plan Commission has been put in the dark regarding the operations of the business. He believes that compromise and concessions have to be made once and for all and the owners of the bar need to be at the forefront of this situation trying to solve it.

Commissioner Paschke had concerns as to whether or not the smoking area meets the requirements of State law and wants the owners to further examine this issue and show the Plan Commission themselves, at a future date, how they comply with the law. He added that he agrees with Director Rambousek conditions recommended in his report.

Chair Brunnquell believes that the Village Planning and Development Staff should meet with the owners of the Bridge Inn to come up with a plan to solve all of the issues that have been laid out this evening. He stated that it bothers him that none of these improvements or issues were initially brought up by the applicant when the Plan Commission reviewed this item on September 22, 2009. Since this first review did not look at all of the operational aspects of the patio, he believes it would have been reviewed much differently and there would have been a much different outcome.

Chair Brunnquell continued by stating that if something like a vestibule is constructed at the main door entrance to reduce the noise issue additional meetings may need to occur to discuss any necessary easements, land acquisitions, architectural details, etc. He further stated that he believes that the Plan Commission, if consensus is established, should table this item until the Planning and Development Staff can further review the project and sit down with the present owners and come back to the Plan Commission with a plan that will address all the concerns express at the meeting tonight.

With no further comments or concerns, Chair Brunnquell closed the discussion of the public hearing issue.

REVIEW AND RECOMMENDATION TO VILLAGE BOARD FOR THE ANNEXATION OF 10.58 ACRES FROM THE TOWN OF GRAFTON, LOCATED AT 1333 AND 1345 ULAO ROAD AND WIS 60 RIGHT-OF-WAY, SUBMITTED BY OWNERS MIKE AND STACY GAUTHIER

Chair Brunnquell asked if the Plan Commission members were comfortable with going forward with a motion to recommend to the Village Board the approval of the annexation of property located at 1333 and 1345 Ulao Road and WIS 60 right-of-way.

Motion by Commissioner Paschke, seconded by Commissioner Harms, to recommend Village Board approval of the proposed annexation petition that includes 10.58 acres from the Town of Grafton, located at 1333 and 1345 Ulao Road along with two remnant right-of-way parcels also located in the Town of Grafton. Approved unanimously.

CONSIDERATION OF A RECOMMENDATION TO THE VILLAGE BOARD OF REZONING PETITION AND CONDITIONAL USE PERMIT REQUESTED BY SAID OWNERS, MIKE AND STACY GAUTHIER, FOR THE PROPERTY LOCATED AT 1333 AND 1345 ULAO ROAD FROM A-3 AGRICULTURE DISTRICT TO PID-PLANNED INDUSTRIAL DISTRICT TO ACCOMMODATE A 28,000 SQUARE FEET OF OFFICE AND SUPPORT SPACE ON TWO FLOORS AND 30,000 SQUARE FEET OF MANUFACTURING SPACE ON THE BASE FLOOR KNOWN AS GAUTHIER BIOMEDICAL WHICH DESIGNS AND MANUFACTURES ORTHOPEDIC SURGICAL INSTRUMENTS AND IS CLASSIFIED AS SIC 3821-MEDICAL EQUIPMENT

Motion by Commissioner Harms, seconded by Commissioner Paschke, to recommend Village Board approval of a petition to rezone the properties located at 1333 and 1345 Ulao Road from A-3 Agriculture District to PID Planned Industrial District to accommodate a 28,000 square feet of office and support space on two floors and 30,000 square feet of manufacturing space, contingent upon the recorded annexation of the properties. Approved unanimously.

Motion by Commissioner Paschke, seconded by Commissioner Schlecht, to approve a conditional use permit for the properties located at 1333 and 1345 Ulao Road subject to the following conditions: 1) approval of the annexation and rezoning of the property to PID Planned Industrial District; 2) approval of the architectural plans by the Architectural Review Board; 3) a small landscape design feature such as a hedgerow, shrubs or small trees planted at the front of the west side yard with the purpose of making a setback transition from the existing building adjacent to the west; 4) additional landscaping being added to the parking lot and landscaping and screening planted along the southern lot line to screen the loading docks with the final landscape plan being approved by the Director of Planning and Development; 5) grading the property at the southeast corner to fix the existing flooding that occurs in that area; 6) approval of the stormwater management plan by the Village Engineer; 7) all parking must be located behind the front building setback; 8) all improvements within public right-of-way must be approved by the Village Engineer; 9) the extension of a water main from WIS 60 south into the property must be approved by the Village Engineer; 10) a monitoring manhole must be installed as part of the sanitary sewer system subject

to the approval of the Utility Director; 11) final signage to approved by the Director of Planning and Development, and 12) all applicable impact fees must be paid within the allotted timeframe as part of the permitting process. Approved unanimously.

Chair Brunnquell thanked Mr. Hook and Mr. Protaskey for their dedication to this project and the outstanding design. He is very much looking forward to this project.

CONSIDERATION OF A CONDITIONAL USE PERMIT REQUESTED BY BRIDGE INN, LLC LOCATED AT 1216 BRIDGE TO ALLOW A WET BAR TO THE EXISTING DECK THAT WILL BE SERVING BEVERAGES MONDAY THROUGH SUNDAY

Chair Brunnquell asked the Plan Commission if there was a consensus to table this agenda item until the Planning and Development Staff could re-examine this conditional use permit request and meet further with the owners of the Bridge Inn on this matter.

Motion by Commissioner Schlecht, seconded by Commissioner Harms, to table this matter to allow the Planning and Development Staff to work with the applicant to solve the issues presented at this meeting. Approved unanimously.

INITIAL DISCUSSION ON OUTSIDE STORAGE ORDINANCE IN SOUTH COMMERCIAL DISTRICT

Director Rambousek reviewed a draft outside storage ordinance for the South Commercial District. He stated the recently some South Commercial District businesses have approached the Planning and Development Staff asking that consistent regulations be created for outside display and storage in the South Commercial District. As a result, the Planning and Development Staff has developed a draft ordinance for the C-2 Community Business District, which is the primary retail zoning classification in the South Commercial area. Staff is suggesting that the review of this issue be taken in two different parts. The first meeting by the Plan Commission would involve outdoor retail display and the second would involve outdoor storage. He also informed the Plan Commission members that at the January 25, 2011, meeting Part II regarding the Outdoor display and Sale of Merchandise will be reviewed. He added that this item is for informational purposes only.

Planning and Development benchmark measurements

The benchmark report was reviewed by the Plan Commission members. Director Rambousek also informed the members that they will see the new format for benchmarks in February, 2011.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURN

Motion by Commissioner Paschke, seconded by Commissioner Harms, to adjourn the meeting at 8:05 p.m. Approved unanimously.