

**VILLAGE OF GRAFTON**

**PLAN COMMISSION MEETING MINUTES**

**SEPTEMBER 27, 2011**

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

Plan Commission members present: Jim Brunnuell, Mark Paschke, Alfred Schlecht, Richard Rieck, Amy Plato, and Carl Harms

Absent: Randy Silasiri

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

**MINUTES**

Motion by Commissioner Harms, seconded by Commissioner Schlecht, to approve the August 23, 2011, 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 the purpose of the public hearing is for public review and comment on a proposed amendment to the 2035 Comprehensive (Master) Plan Land Use Map, as requested by Pat Adams-agent for We Energies property owners Paul and Jill Christensen, as follows: Modifying the land use options for a 3.06 acre parcel, to be created from the parcel known as Lot 1, CSM 1785, located at 695 Port Washington Road. The newly created Outlot will be located at the western edge of the property. The proposed land use amendment is from the current Agricultural use designation to an Institutional use designation. The Institutional land use designation only covers the proposed Outlot.

Director of Planning and Development, Michael Rambousek gave background on the applicant, We Energies. He identified that that the proposed amendment to the 2035 Comprehensive (Master Plan Land Use Map), if approved, will provide the basis for the consideration of a possible zoning change to the property to a zoning district that allows this type of electrical infrastructure. Most likely, the future zoning district would be the I-Institutional zoning district.

Director Rambousek informed the Plan Commission members that the 3.06 acre site does not have direct vehicular access to Port Washington Road. As a result, We Energies recently purchased the 29.50 acre property, previously owned by Rick and Joann Schmit, that is directly north of the proposed substation. A portion of the former Schmit site is contiguous to Port Washington Road and will provide service access to the proposed substation site via a temporary easement until River Bend Road (which is proposed to run along the northern edge of the substation site) is extended east to Port Washington Road. The former Schmit site is already located in the Village of Grafton and will remain as it is currently designated under the 2035 Comprehensive Plan (Master Plan Land Use Map) as future Medium Density Residential use.

Director Rambousek stated that the new proposed substation will allow We Energies to reduce power outages in the area, address low voltage concerns, provide for additional load growth to ensure sufficient power to serve the area in the long-term, and provide additional capacity and a bridging source for the retirement of an existing obsolete substation.

Director Rambousek explained that the eastern portion of the property will continue to be used as a single family home and is proposed to remain designated as Agriculture. The owners have submitted a petition of annexation for the entire parcel. If the annexation of this parcel is approved, the applicant will need to apply for rezoning of the area, submit a site plan and apply for a conditional use permit to allow the proposed use.

Director Rambousek noted that the mature woodlands to the east of the proposed substation site will not be impacted by concept plan. He also identified that it appears there is a possible navigable stream that runs through the woodlands. As a result, the applicant will need to work with the Wisconsin Department of Natural Resources to determine the status of this potential stream as well as the presence of any wetland species prior to the review and consideration of a conditional use permit for the site. The proposed access road location will also need to be examined as part of a future review.

Director Rambousek reviewed the substation details. He stated the base of the substation will consist of a material similar to a No. 2 crushed stone. This material, does not meet the typical paved surface requirements for the Village of Grafton; however, it is required as an electrical safety provision. The vertical equipment and panel building will initially be screened by a fence model type known as "no look" fencing. This type of fencing is comprised of steel plating that has cut non-opaque diamond shapes in the plating that are about an inch tall. The fencing becomes opaque when viewed from an angular direction. The fence will include an access gate that will be locked at all times. In addition, razor wire will be located at the top of the "no look" fence panels. The allowance of razor wire under the Village of Grafton Municipal Code and Zoning Code is currently being investigated by the Planning and Development Staff.

Director Rambousek added that the applicant has submitted a concept landscaping plan. The intent is to completely screen the substation site, except for the towers and lighting rod. Staff has reviewed the concept site plan under the required Site Intensity Calculations of the Village of Grafton Zoning Code. We Energies have agreed to landscape the site with 64 evergreen trees and 295 evergreen shrubs. No signage except small safety and/or identification plaques, on the fence, will be used at the site. There will also be a small amount of security lighting and emergency lighting included on site, if needed. Staff is working to obtain further details of this lighting as the review process progresses. Director Rambousek also informed the Plan Commission that all Village of Grafton storm water management requirements will be applicable to this site and the applicant will be required to work with the Village Engineer to address this matter appropriately.

Director Rambousek noted that the applicant has provided conceptual details regarding the future substation based on a request by the Planning and Development Staff including a conceptual site plan, pictures and basic information on the types of equipment to be provided on the site have been submitted. Ultimately, the substation will consist of a variety of vertical equipment including four H-frame support towers at the western property edge that are 52 feet in height, a lighting protection rod that is 70 feet in height, and an electrical panel building that is about 15 feet in height. Additional details regarding the all of the equipment and structures to be proposed at this site will need to be supplied during the rezoning/conditional use permit/site portion of a future review process.

Present for We Energies was Pat Adams and Kevin Kaari, 333 West Everett Street, Milwaukee, WI 53203.

Kevin Kaari, Major Projects Manager, summarized the project. He divided the presentation into three categories: the Need for the Substation, the Location of the Substation, and the Renderings of the Substation before and after views.

Mr. Kaari explained that the current Pioneer Road Substation is becoming outdated. This substation will be close to 52 years old in 2014. The new substation would service the Village of Grafton, City of Mequon and Town of Grafton. He stated that the new substation would be located approximately one-half mile south of Falls Road, adjacent to existing transmission lines west of Port Washington Road in the Village of Grafton. It would consist of one transformer initially, with provisions for an additional transformer. The American Transmission Company would then loop overhead lines through the new substation and three new feeders will be added. He added that with the new development along near Interstate 43 and Port Washington Road it has been difficult to meet the load concerns. We Energies is looking to keep the reliability of service high for the community. The proposed substation covers the area bounded by CTH C and WIS 32 between Lake Michigan and the Milwaukee River. Mr. Kaari commented that a system change is needed soon. The short-term solutions have been exhausted. We Energies would like to have this substation in-service by September of 2012.

Mr. Karri then presented current site views before the substation and how the site would look like after construction of the substation.

Mr. Kaari also touched on the intent of fully landscaping the north side of the site as well as the south side of the site.

Chair Brunnquell then asked if the public had any comments or concerns.

Sharon Chrusniak-671 N. Port Washington Road

Ms. Chrusniak stated that she is a Town of Grafton property owner to the south of this site. She stated that she has been doing some research on the safety of the substation. She distributed an informational sheet on the electromagnetic field measures of a substation such as the one proposed. She believes that measured electromagnetic fields, such as those produced by substations, have been associated with health effects that the Plan Commission should be aware of. She believes that the nearer they are to a property, the higher the levels of magnetic fields are likely to be inside causing a health risk. She also believes that substations close to houses make properties harder to sell. She asked why We Energies did not look at the Great Lakes Marine property or why We Energies did not just build this new substation on the existing site located on Port Washington Road and Pioneer Road.

Pat Adams responded by stating that they have looked at other properties but this location has the best overall impact with all factors for this proposed substation.

Mr. Kaari also responded regarding that the Great Lakes Marine property was also looked at in this process as well as the Pioneer Station. But all factors added up to selecting the River Bend Road site.

Town of Grafton resident Barb-Hillcrest Road

She distributed a picture of a similar substation which is located in Washington County. She believes that We Energies should be putting more effort in looking at other locations. She feels that the Port Washington Road and Pioneer Road is where this new substation should be located.

Dan Oppeneer-1977 Shasta Avenue

Mr. Oppeneer asked why the question of other locations was not answered properly. Is there an alternative site selected? Did you look at 8 properties or 10 properties, and where were the other properties located?

Mr. Kaari responded by stating the best location going over the other options and properties was the one that has been selected.

Ed Lamb-1915 Shasta Avenue

Mr. Lamb stated that he is a Village of Grafton resident that resides in Falls Crossing Subdivision located on the southwestern corner of Port Washington Road and Falls Road. He added that two Village of Grafton employee's happen to also live in this

subdivision and had knowledge of this item prior to this meeting; however, not one resident of this subdivision was contacted about this public hearing. He would like this item tabled so residents have an opportunity to review the facts on this project.

He identified that he was informed of this meeting late Monday night. He spoke with Director of Planning and Development, Michael Rambousek earlier this morning. He stated he had a lengthy conversation with Director Rambousek and had two main questions for the Plan Commission this evening. First, what will happen to the property between this proposed site and his Falls Crossing Subdivision? Second, what will happen to the proposed park that the Village of Grafton has plans for that would be located on the southern edge of his subdivision? It was his understanding, after talking with Mr. Rambousek, that the property separating his subdivision from this proposed site has been sold to We Energies. This property was previously owned by Rick Schmit and was to be developed as future Medium Density Residential. Will this property sit vacate for a number of years? Will the Village still have plans to put a park up in an empty field? Would you want to put a park with children in the distance of this proposed substation? This is a dangerous area for our children to play. He asked that the Plan Commission table this item this evening

Chair Brunnquell responded by stating that the Comprehensive (Master Land Use Map) Plan 2035 identifies this site of 29.5 acres as residential development. In order for this to change, a land use map amendment would be needed which requires a public hearing. As far as the purchase of this property, he stated that Rick Schmit was in the audience and could speak on the purchase of his property.

Director Rambousek confirmed that the proposed neighborhood park is still in the plans to be constructed in the future.

Chair Brunnquell then asked Mr. Schmit to speak about the purchase of his property by We Energies.

Rick Schmit-Schmit Realty stated that We Energies approached him on the possible purchase of his property located on Port Washington Road just south of the Falls Crossing Subdivision. We Energies asked if he would be willing to sell this property and Mr. Schmit agreed to the possible sale.

Joan Grunwald-656 River Bend Road

Mrs. Grunwald stated that she and her husband own the 30 acres west of the proposed site, off of River Bend Road. She believes the substation location should stay at the current site on Pioneer Road and Port Washington Road. She had some questions on the screening of the substation to the west property line where their property line runs.

Alan Emanuel-1946 Shasta Avenue

Mr. Emanuel concurs with the other residents. He believes that this item should be tabled. He stated that area residents did not have enough time to research and prepare for this issue.

William Grunwald-656 River Bend Road

Mr. Grunwald questioned why there was no real screening shown for the west side of this property site. He has concerns because his property joins this property site. He also realizes that down the road, this site will be accessed by River Bend Road. He would like to know exactly where this entrance would be on River Bend Road and what kind of screening would be done at this entrance.

Dan Betla-1440 River Bend Road

Mr. Betla stated that he lives in the Town of Grafton and has some question on the compatibility this site selection has in regards to the land use map. He believes that the proposed site would create a lot of health issues with our children. The Village of Grafton has already approved a proposed baseball facility to be located on the corner of River Bend Road and Lakefield Road and there are soccer fields directly across the street from this site. The Village has already made plans to build a neighborhood park to be located just south of Falls Crossing Subdivision. All these facilities do not sit well for our children to be surrounded by a substation. He feels there are safety concerns with this location and our children's health should not be jeopardized. He believes that there is no benefit to putting this substation on this proposed site.

Chair Brunnquell responded that the land use map is a long range plan that can be changed when needs change for the community. It offers flexibility along with compatibility for community development. Circumstances change in a community, such as the need for more power, in this case. He stated that amending the land use map has been done many times in the past by the Village of Grafton.

Dave Nestler-2479 Pawnee Drive

Mr. Nestler stated that he lives in Falls Crossing Subdivision and unlike his neighbors, he supports this project. He does work for We Energies but that is not why he is in favor of this substation. He believes that this substation will bring the reliability of power. He further stated that if we are taxing the load capacity already, we need to move forward with this project not to jeopardize our power needs down the road.

Marko Musich-341 N. Port Washington Road

Mr. Music talked about his past relationship with the Village and hopes that when looking into the site plan and other process approvals on this project that the Village should look into possibly screening with a more contemporary screening look. Perhaps decorative screening walls should be used instead of just landscaped trees. He has concerns of screening on the west side of the proposed property.

Jan Hoy-469 Hillcrest Road

Ms. Hoy believes that the increase of power usage is from the commercial businesses and new hospital and she believes that the site should be located near these high usage users. She would also like this item tabled and We Energies should continue to look at other sites before settling on this residential location.

Chair Brunnquell asked for comments from the Plan Commission.

Before the Plan Commission discussion started, Commissioner Plato recused herself from discussion on this item.

Commissioner Harms thanked the public for their comments and concerns. He concluded that it was of the foremost importance to review carefully the screening on all sides of this proposed site. He understands the need for this project and had no objections extending this project for another month to allow the surrounding residents to study this further.

Commissioner Rieck agreed stating that he had no objections to bring this back next month.

Commissioner Paschke concurred. He added that it would be nice to have We Energies present an analysis of the positive and negative aspects of the other sites. He also added that, in his mind, there is no doubt that we must review the screening very closely for the surrounding property owners.

Commissioner Schlecht responded by stating the amendment to the land use map is needed in this situation. He stated that our growth depends on this Power. We need this substation for the growth of our community. He will not accept that the public does not want this in their backyard. He also noted that he thinks that this plan has been studied and we need to move forward for the future needs of the commercial, industrial, and residential areas of the Village of Grafton and the surrounding communities.

Chair Brunnquell thanked the public for their input, concerns, and comments. He further addressed the public by stating that a land use map is a projected plan that changes periodically based on the needs and changes of the community. The Plan Commission determines if the change is compatible with surrounding land use map and is consistent with the master plan for the future growth of the community. It is just that - a plan.

He addressed the concerns of the public regarding the landscaping and screening of the surrounding properties. He stated that the process of approvals would not just end here with the land use map amendment. There are additional steps in the approval processes that must be completed before this project gets off the ground. He wanted the public to know that tonight this is only the first step in the process. As previously identified, the annexation of the parcel, rezoning for the use and a conditional use permit must all be approved.

Chair Brunnquell asked the Plan Commission members if they felt comfortable moving forward with taking action on this item tonight. He stated that he feels very strongly that there is a definite need for this project to move forward. He also asked the members if they had enough adequate and technical information to make a decision at this meeting. As well as if they felt they have received enough information from We Energies on this site to meet the needs of the development and that from the plans

presented that this project offers the proper infrastructure to the Village to supply the surrounding communities with the power needs of the future.

The Plan Commission consensus was to move forward with the resolution for a land use map amendment this evening.

Chair Brunnquell then closed the discussion on the public hearing issue and asked if the Plan Commission would have an objection to moving up the consideration of this request.

The Plan Commission had no objections.

**CONSIDERATION OF A REQUEST BY PAT ADAMS AGENT FOR WE ENERGIES TO AMEND THE 2035 COMPREHENSIVE (MASTER PLAN LAND USE MAP) FOR PROPERTY LOCATED AT 695 PORT WASHINGTON ROAD, OWNED BY PAUL AND JILL CHRISTENSEN, AND WOULD BE MODIFYING THE LAND USE OPTIONS FOR A 3.06 ACRES PARCEL, TO BE CREATED FROM THE PARCEL KNOWN AS LOT 1, CSM 1785, TO CREATE AN OUTLOT TO BE LOCATED AT THE WESTERN EDGE OF THE PROPERTY WHICH IS CURRENTLY AGRICULTURE USE DESIGNATION TO AN INSTITUTIONAL USE DESIGNATION**

Chair Brunnquell reiterated that this project will continue to be a multi-step process which means that after this step of modifying the land use map, We Energies will have to return to the Plan Commission for the various approvals previously identified.

Commissioner Rieck offered the resolution for consideration.

Motion by Commissioner Paschke, seconded by Commissioner Harms to adopt a Plan Commission resolution to amend the 2035 Comprehensive Plan (Master Plan Land Use Map) for the western portion of the property located at 695 Port Washington Road modifying the land use option for a 3.06 acres parcel from an Agriculture designation to an Institutional designation. Approved 4-1 (A. Schlecht-nay, A. Plato-abstain).

Motion by Commissioner Harms, seconded by Commissioner Paschke to recommend Village Board adoption of the certification resolution to amend the 2035 Comprehensive Plan (Master Plan Land Use Map) for the western portion of the property located at 695 Port Washington Road modifying the land use option for a 3.06 acres parcel from an Agriculture designation to an Institutional designation Approved 4-1 (A. Schlecht-nay, A. Plato-abstain).

**COMMENCE PUBLIC HEARING**

**Statement of Public Notice:**

Administrative Secretary Deborah A. Brown stated the purpose of the public hearing is to review and amend a recently adopted ordinance amending Section 19.03.0303 (D) of

the C-2 Community Business District to include the Outdoor Display and Sale of Merchandise and amending Section 19.03.0803 (E) Detailed Standards for Accessory Uses in Nonresidential District regarding Outdoor Storage

Chair Brunquell presented background on the recently adopted ordinance amending Section 19.03.0303 (D) as it refers to including the Outdoor Display and Sale of Merchandise. He explained that the Director of Planning and Development Michael Rambousek has prepared a new version of the ordinance to review with the Commission. He identified that this item is returning to the Plan Commission because the adopted ordinance indicated that pallets would not be allowed as part of an outdoor display area. At the July 26, 2011 Plan Commission meeting, a business owner from the affected area indicated that their understanding was that pallets would be allowed in this area and outdoor display would be limited to 180 cubic feet of outdoor display. The Plan Commission discussed this matter briefly at the August 23, 2011 meeting and determined that the matter should be brought back with the appropriate amended language for a public hearing.

Director Rambousek stated that Staff has provided a new ordinance with the appropriate modifications for the Plan Commission to review.

Based on the Plan Commission discussion regarding the issue of vending machines, he has added language that addresses this issue by requiring Plan Commission approval for all vending machines along with appropriate placement and screening standards.

Director Rambousek highlighted the new language in the Ordinance, as identified below:

For retail uses only, except as provided herein, the outdoor display of retail merchandise in the C-2 District shall include ice storage or vending boxes, pallets, and/or vending machines subject to the review and approval of the Plan Commission based on, but not limited to, criteria such as aesthetic appeal, relationship to the architecture of the primary structure, general placement/location, traffic and safety issues, operational aspects, and maintenance. The Plan Commission may approve or deny any request for this type of display pursuant to its powers and duties as established by the zoning code. Point-of-purchase displays or merchandise occupying no more than a total of one-hundred and eighty (180) cubic feet may be placed within ten (10) feet of the front entrance to the premise. Any such display shall be neatly stacked and maintained at all times with no signage or advertisement other than a sign indicating the price and item at a size no more than 2 square feet. Unmaintained or unorganized areas that include but are not limited to loose debris, torn and damaged bags, boxes or containers of merchandise, used shipping materials such as shrink wrap, cardboard or packing slips shall be deemed in violation of this section and subject to possible penalty. Additionally, propane tanks may be stored outside the premises in locked, metal enclosures which are inaccessible to the general public without the assistance of an employee. Said propane

enclosure to meet the requirements of National Fire Protection Association (NFPA) 58. Such enclosures shall be painted in a neutral color or a color that blends with the architectural materials of the building, shall be located within ten (10) feet of the principal structure, and shall occupy a space of no greater than two-hundred (200) cubic feet. Exempt from this section are farmers markets, greenhouses and other temporary uses identified in Section 19.03.0804 of the Village of Grafton Zoning Code and as reviewed and approved by the Plan Commission and other allowable uses and ancillary uses identified in the Village of Grafton Zoning Code.

Chair Brunnquell opened the discussion to the public for comments or concerns.

Sharyn Kalies of Ozaukee Ace Hardware-1818 Wisconsin Avenue-Grafton, WI  
Mrs. Kalies spoke of always working with the Village and again would like to see consistency with the regulations. She will continue to improve the look of their store front by keeping the appearance nice and clean. She did ask for clarification on her approved greenhouse and flower cart. She would like to know that with this new ordinance they are still able to put up their greenhouse and flower cart. She questioned if they would need to return annually for approval.

Director Rambousek responded that their greenhouse and flower cart would be grandfathered, as part of the site plan approval. As long as they continue to put up the greenhouse and flower cart every year, they will be okay and it will be allowed. However, if they decide not to put it up in years to come, then they will have to come back to the Plan Commission.

The Plan Commission held a brief discussion regarding taking out the vending machine and boxes wording and asked Director Rambousek to revise the ordinance language. The rest of the language was agreeable to the Plan Commission.

Chair Brunnquell summarized by stating that the Village has invested in the infrastructure of the South Commercial District and has tracked the business practices in this district to have a common and a consistent look throughout this district. It is the intent of the Plan Commission to meet the need of following these practices through our zoning codes and making the appropriate modifications as needed.

He requested that Director Rambousek take the feedback from the Plan Commission and revise the ordinance and bring it back to the Commission to take action at the next Plan Commission meeting.

Chair Brunnquell closed the discussion of the public hearing issue and no action was taken on this item.

**REVIEW AND CONSIDERATION OF A REQUEST FOR A CERTIFIED SURVEY MAP OF PROPERTY LOCATED AT 1770 WISCONSIN AVENUE, OWNED BY 1750 PROPERTY, LLC**

Director Rambousek indicated that the applicants and Twin City Plaza owners, John and Irene Bruecker, are proposing a Certified Survey Map (CSM) to allow enough space for the NAPA building addition to meet the required 15 feet side yard in the C-2 Neighborhood Business District. The proposed addition currently encroaches over the southern property line. Without this lot line modification, the building addition cannot be constructed. In addition, the CSM (although this is not a requirement of the NAPA conditional use permit) addresses the issue of irregular shape lots and cross access easements between each property.

Director Rambousek informed the Plan Commission that the proposed CSM consists of a two page graphic document that creates four new lots. Lot 1 is proposed to be 86,777 square feet (1.992 acres) and is occupied by a multi-level building whose primary tenant is Associated Bank. Lot 2 is the Ozaukee Ace Hardware building property and is proposed to be 106,490 square feet (2.445 acres). Lot 3 is proposed to be 98,631 square feet (2.264 acres) and is occupied with the Twin City Plaza multi-tenant building that includes NAPA. Finally, Lot 4 is currently occupied by a vacant building and is 83,172 square feet (1.909 acres). Each of these lots is owned by John and Irene Bruckner.

Director Rambousek stated that the proposed change for the NAPA addition occurs with the adjustment of the lot line between Lot 2 and Lot 3. In addition, the previous lot line that divides Lot 3 and Lot 4 was irregular in shape because it was delineated to provide each lot proper access to the primary Wisconsin Avenue entrance. The proposed CSM completely straightens this lot line, removes the lots irregular shape and provides cross access between each of the four proposed lots.

Director Rambousek identified that property owners, John and Irene Bruecker-7020 North Fairchild Circle, Fox Point, WI, were present if there were any questions from the Plan Commission.

Director Rambousek indicated that the Planning and Development Staff and the Village Engineer are recommending that the cross access easements that will allow access to the sites primary entrances be created as separate easement documents for each lot. The proposed CSM should then reference each of these easement documents near each lot. In addition, the CSM should graphically identify the two primary access points into the Twin City Plaza site and a primary access lane throughout the site.

Director Rambousek stated that the current zoning of the lots, C-2 Neighborhood Business District, needs to be referenced on the CSM.

Chair Brunnuell thanked the Brueckers for working so closely with the Planning and Development Department and for continuing to improve the South Commercial District with continual improvements on their property.

The Plan Commission had no concerns or comments on this item.

Motion by Commissioner Harms, seconded by Commissioner Rieck, to approve the proposed Certified Survey Map (CSM) of property located at 1770 Wisconsin Avenue, owned by 1750 Property, LLC, subject to the following conditions: 1) the creation and recording of individual easement documents for each lot; 2) each primary access point into the Twin City Plaza site and a primary access lane throughout the site should be graphically identified on the CSM; 3) the addition of the current zoning referenced on the CSM, and 4) final review by the Village Engineer and Director of Planning and Development. Approved unanimously.

**REVIEW AND CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE PERMIT AMENDMENT BY JOHN AND IRENE BRUECKER AND NAPA AUTO PARTS LCOATED AT 1770 WISCONSIN AVENUE TO ALLOW FOR CONSTRUCTION OF A BUILDING ADDITION ON THE SOUTEAST CORNER OF THE CURRENT LOCATION OF NAPA**

Director Rambousek indicated that the Plan Commission reviewed this item at the August, Plan Commission meeting. The applicants are returning to the Plan Commission for consideration of the amendment to an existing conditional use permit for an auto supply store in area No. 4 of the middle building comprising Twin City Plaza at 1750 Wisconsin Avenue. Currently, NAPA occupies 4,660 square feet of as an auto supply store SIC 5531 in this space and is proposing to construct a 3,500 square feet addition to be located at the southeast corner of their building. If this addition is approved by the Plan Commission, it will bring the total amount of floor occupied by NAPA to 8,160 square feet.

Director Rambousek that with the approval of the CSM, the conditional use permit request may move forward. He stated that this addition will require the review of the Architectural Review Board for this portion of the project. All sides of this addition are comprised of the same painted concrete block material that matches the existing building in each location of the addition. The north elevation also includes the new truck loading dock and stairway with hand rail. As part of the permitting process, the Grafton Fire Department will need to ensure that the rear fire lane on the property remains unencumbered at all times. It appears that the fire lane remains clear with a typical truck of 48 feet in length at the dock. The top of the addition wall will receive the same coping treatment as the existing building.

Present was Kevin Stanton, manager of Grafton NAPA Auto Parts.

Chair Brunnquell asked if the Plan Commission had any comments or concerns.

The consensus of the Plan Commission was that they would move forward to approve the conditional use permit and would request that the Planning and Development Staff work closely with the property owner, John Bruecker, to restore the old pole sign and perhaps even have the electrical restored to the sign.

Chair Brunnquell asked Mr. Bruecker if he was comfortable with working on the sign issue with the Planning and Development Department.

Mr. Bruecker replied that he would like to work with the Planning and Development Department on this issue.

Motion by Commissioner Plato, seconded by Commissioner Rieck, to approve a conditional use permit amendment submitted by property owners John and Irene Bruecker and NAPA Auto Parts NAPA Auto Parts located at 1770 Wisconsin Avenue to allow a building addition on the southeast corner of the current location of NAPA subject to the following conditions: 1) approval of a CSM creates the proper side yard standard for the building addition; 2) review and consideration of the building addition by the Architectural Review Board; 3) review of proper fire lane requirements by the Grafton Fire Department, and 4) the installation of a multi-tenant monument sign at the front of the Twin City Plaza site that identifies all tenants. Approved unanimously.

**REVIEW AND CONSIDERATION OF A REQUEST FOR A CONDITIONAL USE PERMIT BY PAUL SEUL AGENT FOR LUBES OF WISCONSIN TO ACCOMMODATE A LIGHT AUTOMOTIVE OPERATION KNOWN AS SUPER LUBE TO BE LOCATED AT 1552 WISCONSIN AVENUE IN THE CENTRAL BUSINESS DISTRICT**

Commissioner Plato recused herself from discussion on this item.

Director Rambousek provided background on this request for a conditional use permit. He stated that the agent, Paul Seul of Monches Construction Company is returning to the Plan Commission for consideration of a conditional use permit for a Super Lube oil change facility to be located at 1552 Wisconsin Avenue. This property is zoned CBD Central Business District and the site is classified as an existing conditional use under Section 19.02.0210 of the Village of Grafton Zoning Code.

This item was initially reviewed at the August 23, 2011 Plan Commission meeting. The Plan Commission and the Planning Development Staff requested changes to add more greenspace to the site, restore the building architecture closer to its original state, and to address the ingress/egress issue on Wisconsin Avenue. The revised architectural plans address both the Wisconsin Avenue and Broad Street facades with architectural upgrades, the most major of which is the restoration of the original building brick. In addition, the west and east building elevations will see a return of the original double-hung type windows, an updated front entry with new door and transom window, new decorative gooseneck lamp wall sconces, restoration of the tile coping along the top of the parapet wall elevations on each side, new overhead doors on the east, west, and south side of the building, new soffit, and new "fancy cut" diamond asphalt shingles that are historically representative of the buildings era. The decorative awning on the west elevation will be "faced" with siding and will provide the mounting area for the Super Lube sign that will hang perpendicular from this location. The remaining portions of the

building consist of concrete block which will be repainted. He also indicated that the Planning and Development Staff has also worked with the applicant on upgrading the overall site with full paving, new greenspace areas that were formally gravel, landscaping, and maintenance of the existing screening around the perimeter of the property. These paving improvements will include curb and gutter in areas that do not involve the sheet flow of stormwater and/or automobile ingress and egress.

Director Rambousek stated that it was his feeling that with the modifications requested by the Planning and Development Staff will result in a project that will make a very positive visual impact in this area of the downtown. He informed the Plan Commission that this item will go to the Community Development Authority on October 5, 2011, for review of a facade grant for this project.

Director Rambousek noted that Commissioner Paschke has worked with many facade grant applicants in the past and will be working with the Planning and Development Staff on this project as well.

Present was Jeremy Hartline of Monches Construction Company-N60 W14361 Kaul Avenue-Menomonee Falls, WI 53051.

Mr. Hartline gave a very brief overview on the historical site as well as the new proposed Super Lube. He stated that they have made the modifications requested by the Planning and Development Department and will continue to work with on preserving the historical look of this site.

Chair Brunnquell thanked Mr. Harline for working with the Planning and Development Department on this project to insure the quality of this historical site.

Motion by Commissioner Rieck, seconded by Commissioner Schlecht, to approve a conditional use permit for Lubes of Wisconsin to accommodate a light automotive operation known as Super Lube to be located at 1552 Wisconsin Avenue in the Central Business District subject to final review and approval of the architectural plans by the Architectural Review Board or Community Development Authority (for a facade grant) and final review and approval of the landscape plan by the Planning and Development Staff. Approved 5-0 (A. Plato-abstain).

**REVIEW AND CONSIDERATION OF A SIGN VARIANCE REQUESTED BY APPLETON SIGN COMPANY FOR A SPECIAL READER BOARD SIGN TO BE LOCATED AT FIRST BANK FINANCIAL SITE ON ULAO ROAD AT THE NORTHWEST CORNER OF WASHINGTON STREET AND DAKOTA DRIVE**

Director Rambousek presented background on the First Bank Financial Centre sign variance request. He stated that they are returning to the Plan Commission seeking a sign variance and special reader board permit as required under 20.04.140 Changeable Copy and Electronic Message Signs. The variance is required because the proposed reader board sign does not comply with the maximum character height and the

allowance of more than two lines of text. He informed the members that the site is zoned PUD Planned Unit Development, so there are no specific requirements regarding standard monument signage. However, Staff relies on the most appropriate regular zoning district. In this case, Director Rambousek stated that the district is the C-4 Freeway Interchange Business District. Under the sign requirements for this district, a monument sign is required to be setback at least 25 feet and shall not exceed 36 square feet in area on one side and 72 square feet in total area for any one premises (both sides), the sign shall be a monument (not pole) sign, and the sign height shall not exceed 10 feet.

Director Rambousek stated that under these regulations, the overall height of the sign exceeds the "applied" guidelines of the C-4 Freeway Interchange Business District by 11.25 feet, the overall sign area by 70.5 square feet and the setback by 10 feet. He added that it is the recommendation of the Planning and Development Staff that the sign be reduced in size and in height but the setback is acceptable as proposed.

Director Rambousek stated further that it would seem appropriate that the sign receive a total reduction of 30 percent in height and area. Using this percentage as the basis for reduction, a more appropriate sign height would be approximately 15 feet and the total sign area would be 75 square feet. Keep in mind, that the message reader board cannot exceed 50 percent of the total sign face. The key to redesigning the sign at this new size will be to ensure the Golden Mean of 1.618 is retained between the sign height and width. Therefore, it is possible that the recommended height and total area might be exceeded slightly, but by no more than 5 percent.

Director Rambousek stated that the Planning and Development Staff has no issues with the requested variances for the proposed message reader board regarding maximum character height and the allowance of more than two lines of text. The architectural design, the proposed sign is of high quality. However, he does recommend two minor modifications. First, the base of the sign should consist of a combination of the block and brick material in a way that is used on the primary building. Second, the Planning and Development Staff would prefer that the "24 HOUR ATM" text be removed and used on a separate direction sign located near the drive entrance to the site.

Representing First Bank Financial Center was Mark McCune-155 West Wisconsin Avenue-Oconomowoc, WI. Mr. McCune spoke on the difficulty of the placement of this monument sign, given the location on the site. He stated that on the northwest corner of the site there is a 10 foot retaining wall that runs along the property and the fact that there is a very small window to put the sign on this site. He stated that there are many obstructed views. He added that he was comfortable with the parameters proposed for the sign.

There was a brief discussion on the site and the workable height and signage area. Mr. McCune had no problem with removing the 24 hour ATM phrasing on the monument sign.

Motion by Commissioner Rieck, seconded by Commissioner Paschke, to approve a special reader board permit and variances to allow multiple lines and sizes of text to be located at the First Bank Financial Centre site on WIS 60 at the northwest corner of Washington Street and Dakota Drive subject to the following conditions: 1) the height of the sign shall be reduced to not exceed 15.5 feet and the total sign area shall be reduced to not exceed 81 square feet with final dimensions to be consistent with the Golden Mean proportions; 2) the base of the sign being modified with the base masonry materials to match the building, and 3) the "24 HOUR ATM" text be removed and used on a separate direction sign located near the drive entrance to the site. Approved unanimously.

### **EXTRATERRITORIAL REVIEW**

#### Holton Brothers, Inc. Contractors-Terminal Road-Town of Grafton

The Plan Commission members reviewed the Holton Brothers Inc. new facility in the Town of Grafton. The facility will be located on Terminal Road. It was the consensus that this extraterritorial review item was acceptable.

### **PLANNING AND DEVELOPMENT DEPARTMENT PERFORMANCE MEASUREMENTS**

The performance measurements were reviewed by the Plan Commission.

### **OLD BUSINESS/NEW BUSINESS**

None.

### **ADJOURN**

Motion by Commissioner Plato, seconded by Commissioner Harms, to adjourn the meeting at 8:15 p.m. Approved unanimously.