

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

JANUARY 31, 2012

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

Plan Commission members present: Jim Brunnquell, Mark Paschke, Alfred Schlecht, Carl Harms, Richard Rieck, and Randy Silasiri arriving at 6:05 p.m.

Plan Commission member absent: Amy Plato

Staff Present: Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek, Building Inspector Tom Johnson, and Administrative Secretary Deborah A. Brown.

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Schlecht, to approve the December 27, 2011 Plan Commission meeting minutes as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

PROPOSED CERTIFIED SURVEY MAP FOR CONTROL PRODUCTS LOCATED AT 1000 HICKORY STREET

Director of Planning and Development Michael A. Rambousek provided a summary of a proposed lot split submitted by the applicant, Bruce Duncan of Control Products. He stated that Control Products is requesting Plan Commission review and approval of a Certified Survey Map (CSM) for the property located at 1000 Hickory Street. The proposed CSM takes the existing Control Products property and divides it into two different properties. Lot 1 will consist of 187,236 square feet (4.30 acres) and Lot 2 will consist of 147,649 square feet (3.39 acres) and include the Control Products building within its borders. Lot 1 will be shaped as a flag lot and have frontage on both Ninth Avenue and Hickory Street.

It was determined that both Lot 1 and Lot 2 will have sufficient parking spaces for each lot at this time. Control Products has 20 to 25 employees working on the site so the parking lot is large enough to accommodate the current user that if the building is sold to a different user, the Planning and Development Staff will require an expansion of parking to the necessary requirement, if needed.

Director Rambousek stated that he initially consulted with the Wisconsin Department of Natural Resources (WDNR) to determine the environmental quality of the site and the approval of this CSM will be subject to findings of that review. He also made the Plan Commission aware that the applicant will also need to add the zoning of the site on the proposed CSM, which is M-1 Industrial.

Control Products President, Bruce Duncan-1000 Hickory Street, Grafton, WI was present to answer any questions or concerns on the proposed lot split. Mr. Duncan stated that Control Products would like to sell the empty lot once this CSM is approved. He believes that this will make it easier to sell having the property split and taken care of now.

Commissioner Paschke asked if the property would be sold in the future and how would that impact the zoning of the site. He also stated concerns about parking needs.

Commissioner Harms was also concerned about future parking issues for this property.

Director Rambousek responded by stating that when and if the property is sold, the new owners developing the vacant land would have to go through Planning and Development Staff, at which time they would review the use to see if a zoning change would be necessary. The parking needs for the future user would also be reviewed at that time.

Motion by Commissioner Harms, seconded by Commissioner Rieck, to approve the proposed CSM for Control Products located at 1000 Hickory Street subject to the following conditions: 1) final review of the environmental condition of the properties being deemed clear prior to recordation; 2) final review of all natural resources on the site and delineation of these natural resources on the CSM if deemed present on the properties, and 3) the addition of the current M-1 Industrial District classification on the CSM. Approved unanimously.

PROPOSED MINOR SITE PLAN AMENDMENT FOR KAPCO METAL STAMPING LOCATED AT 1046 HICKORY STREET

Director Rambousek stated that the applicant, Kapco Metal Stamping – 1046 Hickory Street, is requesting Plan Commission review and approval of a minor amendment to a site plan for the property, which is zoned M-1 Industrial District. The proposed amendment includes the placement of a bulk Argon gas tank to be located on the east side of the building. He also noted that the new tank will reduce the current rate of truck deliveries of Argon gas to the building of one delivery per day to one truck delivery per month.

Director stated that the installation of the tank would be on the east side of the building, the current curb-cut will be extended by an additional 39 feet and the driveway will be extended in an angular fashion from the garage door to the far edge of the new curb cut. The enlargement of the driveway will allow for safe delivery truck turning radius.

The Argon gas tank is proposed to be located on the south side of the enlarged driveway and will be placed on a concrete slab adjacent to the building wall.

The proposed minor amendment of this current site plan and the location of the Argon gas tank in the side yard (street frontage) is allowed as a permitted use in the Village of Grafton Zoning Code Table 19.03.0902 as a projection, construction, and accessory use as a storage entity and a open off-street loading area with the use of a fence.

Mike J. Staral, Kapco Metal Stamping was present.

Mr. Staral indicated that Director Rambousek did a very good job of explaining the project and would only add that he is working with the Staff on the selection and type of material of the fencing. He also added that the Argon gas tank would be painted to match the facade of the building.

Commissioner Silasiri inquired on the type of gas, if flammable and have all the safety requirements been reviewed and satisfied.

Mr. Staral responded by stating that the Argon tank was nonflammable and meets all safety requirements. They currently have Argon tanks on site but they use much smaller containers in the plant. The proposed Argon gas tank located outside would be directly connected into the plant.

Chair Brunnuell asked about what type of process uses this type of gas.

Mr. Staral indicated that the welding process uses the majority of the Argon gas.

Commissioner Paschke was concerned about the tank height verses the fence height and that the landscaping plan would be able take into consideration Fire Department access.

Director Rambousek responded by stating that the tank is slightly less than eight feet in height and the fencing will be approximately ten feet in height. He added that the landscaping plan will be reviewed by the Fire Department so it would be safe for the access of emergency vehicles.

Commissioner Harms had concerns regarding the current storage area and that it appeared that the materials were piled higher than the current fencing. He supports this project but would like the overall appearance to improve around the storage area with the new fencing and landscaping added.

Director Rambousek indicated that this concern was mentioned in his report and addressed with the applicant.

Mr. Staral stated that they have already cleaned-up that area and lowered the storage materials below the fence line.

Motion by Commissioner Rieck, seconded by Commissioner Silasiri, to approve the minor site plan amendment for Kapco Metal Stamping located at 1046 Hickory Street subject to the following conditions: 1) the tank will be screened with opaque fencing; 2) landscaping will be added for further screening and site enhancement subject to the review and approval of the Planning and Development Department; 3) clean-up and the height reduction of storage in the existing outdoor storage area will be completed, and 4) approval of a permit for the proposed curb-cut by the Village Engineer. Approved unanimously.

INITIAL REVIEW OF A PROPOSED GOODWILL STORE AND DONATION CENTER TO BE LOCATED AT 1715 WISCONSIN AVENUE

Director Rambousek provided background on a proposed Goodwill Store and Donation Center requested by the applicant, Jay Peirick, of Marcus Investments. Mr. Peirick is requesting initial review of a conditional use permit application for a Goodwill Store and Donation Center located at 1715 Wisconsin Avenue in the former Sears store. The building is owned by Continental Properties Company, Inc. and is zoned C-2 Neighborhood Commercial District. The proposed use, identified under SIC 5932 Used Merchandise Store (resale shop) is a conditional use in the C-2 zoning district.

The project will require a public hearing and formal review and consideration by the Plan Commission on February 28, 2012. In addition, a minor architectural plan review by the Architectural Review Board is also required and will occur on February 9, 2012. Director Rambousek added that this new store will include an easily accessible donation drop-off center on the north side of the building. Also, the proposed drop-off area will replace the outdoor storage area that was utilized by the previous tenant. The store will employ 40 to 50 individuals as full-time or part-time workers ranging from managerial positions to customer service opportunities. The Goodwill Store and Donation Center will operate seven days a week with hours being 9:00 a.m. to 9:00 p.m. Monday thru Friday, Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m. A Goodwill delivery truck will deliver items to the store three to five times per week. Minimal courier deliveries are expected to occur. No trucks or vehicles will be left on site except for a delivery truck at the loading dock on the west side of the building as necessitated.

Regarding the proposed architectural modifications, Director Rambousek stated that the proposed Goodwill Store and Donation Center will lease and occupy all 21,400 square feet of the existing building. The front of the store will continue to be located on the east elevation that faces Wisconsin Avenue. Each building elevation will be cleaned and the existing concrete block (CMU) will be painted tan with blue coping at the top of each wall. A series of box wall sconces will shine downward from the top of north, south and west elevations. The front elevation will also include the main pedestrian entrance that will be brought to prominence by protruding sign fascia/canopy comprised of gray colored vertical standing seam metal panels. The canopy is supported by brick columns and will provide coverage over the main store entry. He indicated that he recommends

that an EIFS or stucco finish be used as the primary material for the fascia of the canopy. In addition, the brick columns should include a CMU at each base that matches the building. He stated that the applicant has already agreed to make the EIFS modification.

Director Rambousek stated that the east elevation will also include clear windows on its southern half that will be covered with blue awnings. The elevation will also include blue accent blocks at the top of the wall. The north elevation will include a flat gray canopy supported by two double-post columns on brick bases that will cover two drive lanes for the drop-off donation center. The north elevation will also include sliding glass doors for the employees to access the donation drop-off traffic. The west elevation will include a single loading dock that runs parallel to a compactor along the west wall. The truck dock and compactor will drop gradually to about four feet below grade and will be guarded by a rail but both entities will not be screened from the view of the Ozaukee Interurban Trail. This is an issue the Planning and Development Staff will review with the applicant to address on the site plan prior to the next meeting.

Director Rambousek concluded his review by stating that the site plan proposes to keep all of the existing 80 parking spaces that include six ADA parking spaces, which more than meets the requirement of four ADA stalls. He also stated that he will be working with the applicant on the landscaping plan and this will be a condition of the approval. There is no outside storage or refuse containment areas proposed on the site as these matters will all be handled within the building. He noted that there is a compactor located in the loading dock that will need to be screened as part of the loading dock screening. The applicant will also be required to discuss the proposed surveillance system details with Police Department prior to the next meeting. The Planning and Development Department will also expect that a sign plan for a wall sign, monument sign, donation center sign, and directional signage will be submitted for review at the next Plan Commission meeting for the conditional use public hearing.

Jay Perick of Marcus Investments, 100 E Wisconsin Avenue #1030, Milwaukee, WI 53150, stated that he is representing Goodwill Industries on the project and was available to answer any questions.

Commissioner Schlecht thought that all donations should only be dropped off during the hours of store operation. He also spoke on the site as a good choice in the South Commercial District for this type of store but wants to make sure security and the site will maintain a clean and inviting appearance.

Mr. Perick indicated that they will only allow donations to be dropped off during the regular store hours.

Chair Brunnuell thanked the applicant for their efforts on moving this project forward at this location and feels it will be a nice fit for the South Commercial District.

CONCEPTUAL REVIEW OF A PROPOSED PLANNED UNIT DEVELOPMENT-PUD AMENDMENT TO HIGHLAND RIDGE REGARDING THE MULTI-FAMILY HOUSING COMPONENTS OF THE PROJECT

Director Rambousek gave an in depth summary of the proposed Planned Unit Development – PUD Amendment to the Highland Ridge/Pick 'n Save PUD. He stated that the applicant, MSP Development Company, Inc. (MSP), is seeking conceptual review of a possible amendment to the Highland Ridge/Pick 'n Save PUD that was approved by the Village Board on April 7, 2008 for the primary developer, Oak Street #1, LLC, also commonly referred to as E.J. Plesko & Associates, Inc (EJPA).

Director Rambousek stated that the approved PUD consists of two major components for retail/commercial and multi-family residential development. Specifically, the retail/commercial component of the PUD includes a 61,000 square foot Pick 'n Save grocery store with 11,400 square feet of additional multi-tenant retail/commercial space. The multi-family residential development component, called Highland Ridge, was to be constructed by a partner of EJPA called Residential Homes of America (RHA). The Highland Ridge component of the PUD consists of a site plan depicting 65 townhomes attached as part of 13 buildings and 71 condominiums in four apartment style buildings. The approved PUD site plan details a true neighborhood layout with a central park, pedestrian sidewalks, extensive landscaping/streetscaping, and a curvilinear road structure and hierarchy. The total number of multi-family residential units approved for Highland Ridge is 136 units.

Director Rambousek noted that the commercial component of the approved PUD has been constructed; however, the multi-family residential site of approximately 12.9 acres remains undeveloped and vacant at this point in time. He explained that MSP, the current applicant, would ultimately like to receive approval for an amendment to the multi-family residential development component of the Highland Ridge/Pick 'n Save PUD.

Director Rambousek stated that MSP is proposing an amendment to include 192 total multi-family residential units on approximately 9.5 acres on the site adjacent to the south of the Pick 'n Save and north of Oak Street. In addition, a vacant site of 3.4 acres south of Oak Street (extension) that was once part of the RHA plan is proposed to remain vacant at this time and under the ownership of EJPA for the time being. It is expected that an amendment for that area will be brought forward to the Plan Commission in the future as well. He further noted that the density on the approximate 9.5 acre site is approximately 20.2 units per acre which is almost double that of the RHA approved project density of 10.5 units per acre.

Director Rambousek stated that the MSP amendment proposes 72 multi-family units in three buildings on the east end of the site will function as regular rental apartments. Regarding these three buildings, the site plan indicates a 29 unit building, a 31 unit building, and a 12 unit building. He added that MSP has indicated that they are in the process of applying for the Wisconsin Housing and Economic Development Administration (WHEDA) Section 42 tax credit program for 60 of the 72 total units for

the three buildings. This program will slightly lower the rental cost of these units for the tenant. MSP has also indicated that the 12 unit building will provide market rate rents.

Director Rambousek indicated that the west side of the development site includes a three-wing senior campus building on the west side of the site consisting of a memory care wing (36 units), an assisted living care wing (36 units) and a senior independent living wing (48 units) for a total of 120 units. The portion of the project entails a single phased development of senior housing campus that will provide a continuum of care and allow the residents to age in one location. All components of this project are proposed to be constructed simultaneously. The project will feature approximately 46 underground parking stalls as well as additional surface parking spaces. MSP has indicated that the 48 unit independent living wing will also be included in the application for the WHEDA Section 42 tax credit program. Director Rambousek stated that the Planning and Development Staff is mentioning the WHEDA Section 42 tax credit program for informational purposes only and the Plan Commission does not have any legal jurisdiction to regulate this component of the project.

Director Rambousek stated that the approval process for an amendment to an approved PUD in this case will be considered a major amendment because the intensity of use and gross residential density has been increased as indicated in Section 19.07.0208 (18)(c)(2) of the Village of Grafton Zoning. He indicated that the next step would be to hold a meeting for Public Hearing before the Plan Commission. Then future Architectural Review Board meetings, Plan Commission meetings, and Village Board meetings will need to be involved in the review and consideration of the project. He stated that this project remains at a very conceptual stage but the intent of this meeting is to gain feedback from the Plan Commission on the proposed amendment and site plan to determine if the Plan Commission is comfortable with the proposed amendment moving forward.

Regarding the conceptual plans that have been submitted, Director Rambousek stated that the site plan indicates the extension of Oak Street as a private road from Wisconsin Avenue to First Avenue. This road will need to be designed and constructed to the appropriate Village of Grafton standards including street lighting and sidewalk requirements. This also means that the proposed median in Oak Street will need to be removed and appropriate street grades at intersections will also need to be examined. The proposed Oak Street also provides direct access to the senior campus housing on the west end of the site and the apartment buildings on the east side. The parking lots of both sites will need to be constructed with curb and gutter to the appropriate standards.

Director Rambousek stated that he is recommending a decrease in the overall density of the proposed amendment so it is closer to the density of the original PUD approval. He also stated he would prefer a less conventional design or rectangular site design and would like to work with the applicant on creating a more aesthetic development landscape. He also recommends a reduction in impervious surfaces on the site plan where possible.

Architecturally, Director Rambousek indicated that he would recommend that the unit size of each apartment building be reduced to approximately 24 units each. This modification will reduce the buildings to a mass and scale that is more appropriate for this area, especially considering the height of the building grade relative to the rest of the South Commercial District. The Planning and Development Staff will continue to review the architecture with the applicant in an attempt to compartmentalize and reduce the scale of the buildings. At this point a landscaping and lighting plan has not been submitted as part of this review, but the Planning and Development Staff will continue to work with the applicant to enhance these plans. He also added that a stormwater management pond is located on the east side of the site and will require further review by the Village Engineer. Finally, the applicant will also be required to provide several studies to the Plan Commission as part of this review such as a market study for the project and a study that analyzes the impact on the Police and Fire Departments (for the senior campus component).

Director Rambousek in final comments stated that Staff will continue to work with the applicant to enhance the plans for a possible public hearing on the PUD amendment. However, it is the opinion of the Planning and Development Staff that the density needs to be reduced in a manner that more closely represents the approved PUD and the design of the site needs to be dramatically enhanced.

Jacob Klein representing MSP Development Company-7201 Walker Street #20 St. Louis, MN introduced himself and stated that he was on hand to answer all questions and concerns.

Mr. Klein gave a brief presentation on MSP Development Company and its past and present projects in southeastern Wisconsin. He stated that MSP is a long-term owner and they are a leader in Wisconsin for special care housing needs. He thanked Director Rambousek for the detail in outlining this project. He also noted that this concept plan was taken from a recent project which was built in West Allis. He also explained that there are two components of the project, which consist of a senior care campus and multi-family units. He explained that the senior campus would consist of 48 elderly apartment style units, 36 assisted living units and 36 memory care units. The multi-family residential phase would consist of three apartment buildings totaling 71 units and one managers unit. All of the buildings would utilize brick and stone, bay windows and first floor direct access to outside for these units. All buildings would also consist of underground parking and some above ground parking. MSP Real Estate owns all their developments for at least 15 years and has an excellent management company which thoroughly screens their potential tenants. The tenant screening process includes the running of credit scores, review of prior rental histories and tenants must meet the income qualifications, which is three times the amount of rent. MSP currently employs approximately 400 people.

Commissioner Schlecht commented that he is unhappy with the amended design of this plan and the proposed PUD amendment and will not support it now or in the future. The original approved plan, which the Plan Commission spent a great amount of time on

helping to create, provided a neighborhood feel and sense of community. He added that the original PUD is what was approved and is what should be developed on this site.

Commissioner Rieck also supported Commissioner Schlecht statement. The proposed plan is not what should be developed on this site.

Commissioner Silasiri commented that in these economic times and conditions, in general, he felt that the Plan Commission has not been provided with enough data and information on this project regarding the impact on Village of Grafton services. He would like to know the impact of the elderly housing campus on Police and Fire Department services, specifically. He stated that he is undecided on the concept plan at this time and could not make a decision on the proposal without more information.

Commissioner Paschke commented that he likes the flavor of the previous neighborhood with the curvilinear roads and overall development landscape. He stated that this plan does not include the property south of the proposed Oak Street so it is now a smaller site with twice the density. He also felt that there was no connection with the individual buildings and there was no flow of community with the proposed plan and would like them to revisit the density issue and the appearance of buildings to meet the currently approved plan. He also noted that he did not like the fact that this leaves a 3.4 acre parcel vacant that will ultimately be used at some point for another multi-family project. This new plan is way too dense as it is currently proposed.

Commissioner Harms stated that he agrees with the comments of the other Plan Commission members. He stated that he is not in favor of this amendment and is not in favor of supporting any plan that does not include all of the original acreage.

Chair Brunnquell summarized the comments of the Plan Commission by stating that there are several concerns regarding this conceptual plan that need to be examined and revisited by the applicant. These concerns are as follows: 1) all of the land from the approved PUD needs to be included in any proposed amendment; 2) this concept plan lost the community feel and sense of character that was a critical part of the originally approved plan, and 3) the approved PUD plan meets all the criteria that the Plan Commission supports including the long-term ownership and this plan does not meet those needs. Therefore, it is the consensus of the Plan Commission that this proposed amendment as presented in concept cannot be supported.

Chair Brunnquell thanked Mr. Klein for his time and efforts in preparing for the presentation of the amendment.

Chair Brunnquell asked if there were any public comments regarding this matter.

Robert Tillmann-1055 Spring Street, Grafton, WI

Robert Tillmann questioned if the zoning for the proposed development amendment was in place. It was his understanding that the Village previously approved zoning for a

multi-family development; however, it was approved for condominiums or owner-occupied units and not rental units. Mr. Tillmann also stated that he thinks the plans should include the 3.4 acre parcel south of the proposed amended development site. He commented that he thinks this area will be developed as multi-family in the future. It is his understanding that the Village of Grafton has limited the number of multi-family residences to be developed within the Village limits. He added that the Village should not endorse this plan because it is not what was approved originally. He questioned the studies that must be done and who will pay for those studies.

Steve Cary-Cary Inc.-1324 12th Avenue, Grafton, WI

Mr. Cary stated that he prefers the original plan and thinks that the Village should be patient to develop this site. He stated that he believes that the economy and housing markets will turn around. For the long-term planning of the Village, he believes that the Plan Commission should not approve this amendment or concept plan.

Robert Meier-1967 W. Acorn Drive, Grafton, WI.

Mr. Meier stated that the scale of this new plan is not at all appealing. He asked that the Village look closely at the elevation levels of the proposed plan and the actual grades of the property. In his opinion, the Plan Commission must look at the current status of the senior housing market. For example, the St. Paul senior housing project is currently 70 percent vacant because the elderly cannot sell their homes to move to that complex. He believes that the community feel of the approved plan has been removed with the new plan and the proposed density is too much for the site as it is twice the amount of the approved plan.

Chair Brunnquell reminded the Plan Commission, Mr. Klein and the public that there would be a joint meeting with the Village Board and Community Development Authority on this matter tomorrow night.

PLANNING AND DEVELOPMENT DEPARTMENT PERFORMANCE MEASUREMENTS

The performance measurements for the entire year of 2011 were reviewed by the Plan Commission. Director Rambousek commented that he was very pleased with the amount of industrial projects that occurred in 2011.

OLD BUSINESS/ NEW BUSINESS

None

ADJOURN

Motion by Commissioner Rieck, seconded by Commissioner Paschke, to adjourn the meeting at 7:30 p.m. Approved unanimously.