

TOWN OF GRAFTON
PLAN COMMISSION - OFFICIAL MINUTES
JANUARY 4, 2017- 7:00 PM

Grafton Town Hall - 1230 11th Ave., Grafton, WI, 53024

I. CALL TO ORDER

1. ACTION: Chairman Bartel called the meeting to order at 7:00pm.

***PRESENT:** Chairman Lester A. Bartel, Jr., Commissioner Bob Wolf, Commissioner Dan Lyons, Commissioner Heisler, Commissioner Dan Vogel, Commissioner Julia McNally, Commissioner Dale Wolf

***ABSENT:**

***OTHERS PRESENT:** Clerk / Planner Amanda Schaefer, Engineer Kevin Kimmes, Building Inspector Rick Fellenz, Attorney Sara MacCarthy

II. VERIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW

1. ACTION: Clerk/Planner Schaefer confirmed compliance with the Open Meetings Law.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

IV. ADOPTION OF AGENDA

A. ACTION: Commissioner B. Wolf moved to adopt the agenda, seconded by Commissioner D. Wolf. Motion carried 7-0.

V. REVIEW AND APPROVE MINUTES FROM PREVIOUS MEETING

A. ACTION: Commissioner McNally moved to approve the minutes from the previous meeting as corrected, seconded by Commissioner B. Wolf. Motion carried 7-0.

VI. PUBLIC HEARINGS

A. NONE

VII. RESIDENT CORRESPONDENCE/PERSONS WISHING TO BE HEARD

A. NONE

VIII. OLD BUSINESS:

A. Discussion and possible action regarding the Town of Grafton's Future Vision

- a. Clerk/Planner Schaefer gave an overview of the Staff Report for tonight's discussion.
- b. Discussion continued about 3,000sf for minimum sf for R-1, as well as requirements for other districts
- c. Discussion included information shared from the Future Land Use Plan Advisory Committee's meetings this past summer
- d. Commissioner McNally asked about a potential mechanism for homes less than 3,000 in R-1
- e. Terry Lutz was concerned about property values of R-1 properties if smaller homes were allowed
- f. Erosion on the bluffs was discussed
- g. Building Inspector Fellenz noted that sometimes property owners inquire about the minimum square footage in R-1
- h. Pre-existing, non-conforming situations in the R-1 District were discussed
- i. The route of Zoning Board of Appeals was discussed – that is a difficult process and should not be part of the decision (assuming a variance can be granted)
- j. Discussion continued about conformance, improvements to pre-existing conditions, and changes to a District that have been in place for many years
- k. The residents in the audience noted that they like it the way it is; let's not change anything in R-1
- l. Marko Musich suggested that the Plan Commission not overthink this in an effort to be "fair"; this will characterize the Town if the minimums change; it is fair and honorable to be fair, but there still is an existing context and fabric to follow

- m. Chairman Bartel noted that Grafton has always been a place for everyone – high income, lower income, etc.
- n. Chairman Bartel shared that there is never the intent to be exclusive
- o. Mike Sherman shared the idea that there needs to be assurances
- p. Discussion continued about excluding potential residents with high minimum square footages
- q. Attempting to determine the next market is difficult; however, the fear that low-income housing comes in is possibly an unwarranted fear
- r. Commissioner Heisler talked about maximum or minimum lot coverage; setting a minimum or maximum square footage is too difficult – please take a look at this
- s. The transition from R-1 to R-2 to R-3 was assumed to be gradual
- t. The area of the R-Tr District was discussed; there was a suggestion to stop the District at Falls Road
- u. The Plan Commission decided to keep the R-Tr District proposed map the same as previously shown and not change the boundary
- v. Discussion continued about RCDO and whether or not this is still desirable in the Town
- w. RCDO was a trend years ago, but perhaps there is a different way to address open space preservation and unique environmental features
- x. **RCDO will likely only be able to be applied to R-1 and R-2 Districts; it will not be allowed in the R-3 or R-Tr Districts; however, both ways will be shown for the next meeting.**
- y. **Staff will bring text forward again in February for final review and possible ability to move forward with an ordinance**
- z. **ACTION: NO ACTION TAKEN.**

IX. NEW BUSINESS:

- A. **Discussion and possible action regarding a Final Town Plat Petition by Hillcrest Builders, 1398 River Bend Road, Tax Key #06-030-03-001.00**
 - a. Engineer Kimmes provided a brief report to the Plan Commission; the item needs to be tabled.
 - b. **ACTION: Commissioner Lyons moved to table the Hillcrest Final Plat Petition until February, seconded by Commissioner B. Wolf. Motion carried 7-0.**

X. TOWN STAFF UPDATES

- A. Town Planner: **None**
- B. Town Engineer: **The Shared Driveway offering was briefly discussed by Engineer Kimmes.**
- C. Town Building Inspector: **None**
- D. **Chairman Bartel shared thoughts about Steve Wilkinson who recently passed away; his selfless dedication to the Town of Grafton was immeasurable. He will be greatly missed.**

XI. ADJOURN

- 1. **ACTION: Commissioner Heisler moved to adjourn, seconded by Commissioner B. Wolf. Motion carried 7-0.**

Respectfully Submitted,
Amanda L. Schaefer, Clerk