



**GRAFTON**  
QUALITY LIFE. NATURALLY.

**Town of Grafton Ordinance No. 2011-01**

**AN ORDINANCE AMENDING  
TITLE 7 - Licensing and Regulation; CHAPTER 7 - Building Construction  
OF THE CODE OF ORDINANCES, TOWN OF GRAFTON, WISCONSIN**

**WHEREAS**, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth; and

**WHEREAS**, a Notice of Public Hearing before the Town Board was duly published in the *Ozaukee Press* on December 30, 2010, and January 6, 2011, as required by Title 9.1.11 of the Code of Ordinances, Town of Grafton, Wisconsin; and

**WHEREAS**, a Public Hearing was held before the Town Board on January 12, 2011, regarding the proposed Amendments to the Town's Code of Ordinances; and

**WHEREAS**, based on the above, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth below.

**NOW, THEREFORE**, the Town Board of the Town of Grafton does hereby ordain as follows:

## **Section 1**

Section **7.7.5.07 Site Plan Approval** of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

- (A) Plan Commission Approval. All applications for building permits for any construction, reconstruction, expansion or conversion, except for one- and two-family residences in residentially zoned districts, buildings in agriculturally zoned districts, and all accessory structures, shall require site plan approval by the Plan Commission.
- (B) Lapse of Site Plan Approval. Except in the case of ~~approved Planned Unit Developments and subject to~~ an extension of time that may be granted by the Plan Commission ~~in for~~ six (6) month increments, ~~(but for no longer than one (1) additional year),~~ no site plan approval shall be valid for a period longer than one (1) year following the date of Plan Commission approval or conditional approval of the Site Plan unless a building permit is issued and construction is has actually begun within that period and is thereafter diligently and continuously pursued to completion.
- (C) Implementation of Site Plan Components. All Site Plan components must be implemented and installed according to the approved Site Plan Application and its associated drawings within one (1) year after the issuance of a building permit, unless granted an extension by Plan Commission.
- (D) Issuance of a Certificate of Occupancy. A Certificate of Occupancy shall not be issued until all Site Plan Components have been implemented and installed according to the approved Site Plan Application and its associated drawings. A temporary Certificate of Occupancy may be granted by the Town Board, in its sole discretion, following a request from the applicant for a temporary Certificate of Occupancy.

Section **7.7.5.08 Planned Unit Development Approval** of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and deleting the language struck out:

### **7.7.5.08 Planned Unit Development Approval**

- (A) Plan Commission and Town Board Approval. All applications for Planned Unit Developments shall require approval by the Plan Commission and Town Board.
- (B) Lapse of Planned Unit Development Approval. Except in the case of an extension of time that may be granted by the Plan Commission for six (6) month increments, no Planned Unit Development approval shall be valid for a period longer than one (1) year following the date of Board of Supervisors approval or conditional approval of the Planned Unit Development, unless a building permit is issued and construction has actually begun within that period and is thereafter diligently and continuously pursued to completion.

(C) Implementation of Planned Unit Development Components. All Planned Unit Development components must be implemented and installed according to the approved Planned Unit Development Application and its associated drawings within one (1) year after the issuance of a building permit.

(D) Issuance of a Certificate of Occupancy. A Certificate of Occupancy shall not be issued until all Planned Unit Development Components have been implemented and installed according to the approved Planned Unit Development Application and its associated drawings. A temporary Certificate of Occupancy may be granted by the Town Board, in its sole discretion, following a request from the applicant for a temporary Certificate of Occupancy.

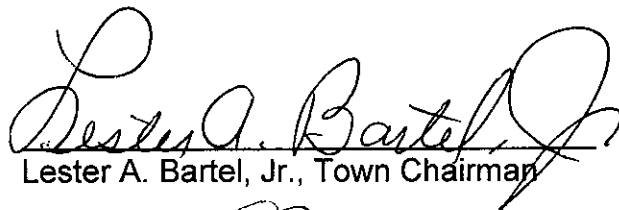
## **Section 2.**

Except as hereinabove specifically modified and amended, the Code of Ordinances, Town of Grafton, Wisconsin, shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

## **Section 4.**

This Ordinance shall take effect and be in full force from and after its passage and publication or posting.

Adopted by the Town Board of the Town of Grafton, Ozaukee County, Wisconsin, at its regularly scheduled meeting on this 12<sup>th</sup> day of January, 2011.



Lester A. Bartel, Jr., Town Chairman



Jessica C. Schmidt, Town Clerk

Posting Date: January 13, 2011