



Planning and Development Department Development Newsletter

February 2019

Grafton Self-Storage Conditional Use Permit Amendment

In May 2018, the Plan Commission approved a conditional use permit for a self-storage mini warehousing development at the former Vishay Cera-Mite site on Beech Street for a 131,200 square foot building with approximately 420 climate controlled individual self-storage units. At their February meeting, the Plan Commission approved an amendment to the conditional use permit to reduce the area of self-storage units to 63,000 square feet with 295 units and convert the northern third of the building (24,000 square feet) to general warehousing for a single user. There are no other changes to the plan of operation.

Green Bay Road Townhomes Concept Plan and Rezoning

The Plan Commission reviewed a concept plan for a townhome style development to be located at the southeast corner of Green Bay Road and Hickory Street. The 2.3 acre site is currently undeveloped and contains a small area of wetlands. The proposed development would include three buildings with six units in each for a total of 18 dwelling units. Each unit would have an individual two car tandem garage with private front door access. A total of 40 additional surface parking stalls will be available.

The Plan Commission also recommended Village Board approval to rezone the site from R-2 Single Family Residential to MFR-1 Medium Density Multiple-Family Residential to accommodate the future proposed townhome development. The project will need to come back to the Plan Commission for site plan and conditional use permit review. Construction is planned for 2019.

9th Avenue Apartments Certified Survey Map

The Plan Commission approved a two-lot certified survey map at the northeast corner of 9th Avenue and Hickory Street at the site of a proposed future apartment development. The developer is dividing the land to be used for the apartment development from excess land that will be retained by the current property owner. The apartment lot will be 3.17 acres and the remnant lot to the north will be 1.12 acres. The land is currently zoned MFR-1 Medium Density Multiple-Family Residential. The project will need to come back to the Plan Commission for site plan and conditional use permit review.

River Bend Meadows Subdivision

The Plan Commission took the following actions related to the River Bend Meadows subdivision located on Port Washington Road south of Falls Road:

- Recommended Village Board approval of the annexation of 753 Port Washington Road as part of the new subdivision. The property, which is currently in the Town of Grafton, will be combined with other adjacent properties currently in the Village to create the development.
- Recommend Village Board approval of a two-lot certified survey map in preparation for the new subdivision. The certified survey map encompasses approximately 60 acres and will create two main lots and one outlot to separate Village parkland from the land to be developed.
- Recommend Village Board approval to rezone the land associated with the subdivision from A-3 Agricultural to R-2 Single Family Residential and PR Park and Recreation.
- Approve the preliminary plat for the 110-lot subdivision. The proposed subdivision will include four outlots for stormwater management and will be divided into four phases. The Plan Commission has final review authority for preliminary plats. Following preliminary plat approval, the applicant would submit for final plat review for Phase 1 which would go to the Village Board for final approval. Site work for Phase 1 is expected to begin this spring.
- Recommend Village Board approval of an offer to purchase 10 acres of surplus Village land by Neumann Development, Inc. as part of the subdivision.

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