



## Community Development Department **DEVELOPMENT NEWSLETTER** *November 2022*

### **Big Lots Conditional Use Permit**

The Plan Commission approved a conditional use permit for a new retail business in the northern portion of the former Pick n Save building. The business, Big Lots, offers furniture, mattresses, home goods, apparel, food items, and other merchandise. The business will occupy 39,065 square feet and will include retail area, warehousing, offices, and restrooms. They will have four shifts with 10 employees per shift. Hours of operation will be 9:00am to 9:00pm daily. They expect three deliveries per week via semi truck. The business plans to be open by summer 2023.

### **The Farmstead on Falls Comprehensive Plan Amendment**

At the August 23, 2022 Plan Commission meeting, the Plan Commission discussed a concept plan for a multi-family development at 912 Port Washington Road. The development, known as the Farmstead on Falls, would include 158 apartments and 14 townhomes on the multi-family site and a 7,000 square foot future multi-tenant building on a separate lot. The next step in the process is amendments to the Village's Comprehensive Plan to allow for the proposed multi-family development. The proposed amendments would include a map change and multiple text changes. At the October 25, 2022 meeting the Plan Commission held a public hearing on the Plan amendment but no action was taken.

In October, staff presented an amendment to the Future Land Use Map to change from "Office" to a new "Large Scale Multi-Family Residential" category with a maximum density of 25 units per acre. In November, the revised Future Land Use Map amendment would change from "Office" to the existing "Medium Scale Multi-Family Residential" category. The proposed text amendment would change the description of the "Medium Scale Multi-Family Residential" category from 15 dwelling units per acre to 20 dwelling units per acre.

The Plan Commission recommended Village Board approval of the Public Participation Plan and the proposed amendments to the Village of Grafton Comprehensive Plan for 2035.

## **2021 Housing Fee and Affordability Reports**

The Plan Commission approved the 2021 Housing Fee Report and Housing Affordability Report. Wisconsin Statute 66.10013 and 66.10014 of the 2017 Wisconsin Act 243 requires all municipalities with populations over 10,000 to prepare housing reports. All information is for calendar year 2021.

## **Architectural Review Board**

The Architectural Review Board approved three new single family homes at the November 9, 2022 meeting.

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