



# Planning and Development Department

## Development Newsletter

November 2019

### Sign Ordinance Amendment

The Plan Commission recommended Village Board approval of an amendment to the Sign Ordinance to allow electronic window signs in the C-4 Freeway Interchange Business and C-2 Community Business zoning districts. The amendment was based on a request by Verizon for a new style of electronic window signage at their location at 2512 Washington Street.

### 2020-2024 Park and Open Space Plan Update

The Plan Commission recommended Village Board approval of an update to the Village's Park and Open Space Plan. The Village must update the plan every 5 years to remain eligible for possible Wisconsin DNR grant funding. The last update was done in January of 2014. The plan is intended to be used by the Plan Commission, Parks and Recreation Board, Village Board and staff to guide future decisions regarding parks, activities, and community development. There are no significant policy changes from the 2014 Plan.

### Adapt & Conquer Crossfit Conditional Use Permit

The Plan Commission approved a conditional use permit for Adapt & Conquer Crossfit at 900-E Cheyenne Avenue. The 12,100 square foot gym specializes in functional movements utilizing barbells, pull up bars, and rowing machines. The business will be open daily from 5:00 a.m. to 8:00 p.m. and will have three shifts with two employees per shift. No regular deliveries are anticipated and no special security measures are planned. The owner plans to be open immediately.

### AutoZone Conditional Use Permit and Site Plan

The Plan Commission approved a conditional use permit and site plan for a new AutoZone at 588 Falls Road at the former Taco Bell site. The auto parts and accessories store will be open Monday through Saturday 7:30am to 9:00pm and Sunday from 9:00am to 8:00pm will have two shifts with five employees per shift. The applicant anticipates one delivery per week via semi truck and no special security measures are proposed. The business plans to be open in February 2020.

## **Shady Hollow Subdivision Phase 3 Final Plat**

The Plan Commission recommended Village Board approval of Phase 3 of the Shady Hollow Subdivision at the northeast corner of Shady Lane and Green Bay Road with 18 lots. Street and utility construction will start in December.

## **River Bend Meadows Subdivision Phase 1 Final Plat**

The Plan Commission recommended Village Board approval of Phase 1 of the River Bend Meadows Subdivision on the west side of Port Washington Road south of Falls Road with 35 lots. Street and utility construction are underway.

## **Hunter's Lane Certified Survey Map**

The Plan Commission approved a two lot certified survey map for a property at the northwest corner of Port Washington Road and Hunter's Lane. The certified survey map is intended to create a lot for Woodside Prairie Supportive Housing for autistic adults which the Plan Commission discussed earlier this year. The Woodside Prairie lot is 6.5 acres and lot 2 on Port Washington Road is 7.5 acres. Both lots will continue to be zoned A-2 Agricultural District.

## **Pick n Save Seasonal Outdoor Display Site Plan**

The Plan Commission approved a one-year renewal of a site plan for outdoor seasonal display at Pick n Save at 301 Falls Road. Christmas trees will be displayed in the southwest corner of the parking lot and wreaths and other small holiday decorations will be displayed in the covered customer entrance area. Pick n Save will reapply for site plan approval for outdoor seasonal display in 2020.

## **Zoning Ordinance Update Project**

The Plan Commission requested at the Architectural Review Board review the draft Architectural Standards chapter and provide feedback to the Plan Commission.

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