



# Community Development Department

## DEVELOPMENT NEWSLETTER

### *January 2024*

#### **Hotworx Conditional Use Permit**

The Plan Commission approved a conditional use permit for Hotworx, a sauna workout facility, at 1530 Port Washington Road in the former Bentley's Pet Stuff space. The 2,000 square foot floor plan includes nine sauna rooms, open gym space, restrooms, and lobby area. Each sauna room would accommodate up to three people each for virtual fitness classes (e.g. hot yoga). There would be six shifts with up to three employees per shift. Staffed hours of operation would be 9:00am to 8:00pm daily; members would have 24/7 key card access. They expect one delivery per week via box truck. Standard security measures and the existing dumpster will be used. The business intends to open by May 2024.

#### **Short Term Vacation Rental Conditional Use Permit**

The Plan Commission approved a conditional use permit for short term vacation rental (i.e. tourist rooming house) requested by Mike and Ellen Weitzel at 1327 13th Avenue. The house is 1,540 square feet and would accommodate up to six people. State Statutes dictate how short-term vacation rentals are regulated. Rentals of six or fewer days are conditional uses; rentals of 7-30 days are permitted by right. The Weitzels intend to begin rentals immediately.

#### **Harmony Grove Subdivision Rezoning and Preliminary Plat**

The Plan Commission recommended Village Board approval to rezone 887 N. Green Bay Road from PR Parks and Recreation to SF-6 Single Family and approved a preliminary plat for a 12-lot subdivision on a private cul de sac at the site. The subdivision, known as Harmony Grove, will have lots ranging from 7,900 to 15,700 square feet and two stormwater management ponds. There will be two phases with construction beginning this summer.

#### **Dr. David Grisar Office and Commercial Development Concept Plan**

The Plan Commission reviewed a concept plan for an office and commercial development at 985 Port Washington Road. The seven-acre site is located on the west side of Port Washington Road south of Hunters Crossing Condominiums. The proposed development includes two buildings: a 4,580 square foot building for a new dental office for Dr. Grisar and a 9,600 square foot multi-tenant commercial building. The existing home and barn are vacant and would be demolished.

There are no tenants for the multi-tenant building at this time. Access will include a shared driveway on Port Washington Road. A large portion of the site would remain undeveloped due to wetlands and elevation challenges. Dr. Grisar would be relocating to the proposed site and closing his current office at 1515 Wisconsin Avenue.

This project would require multiple approvals and steps including a Comprehensive Plan amendment, annexation, site plan, conditional use, rezoning, certified survey map, and architectural approvals. Dr. Grisar is planning to begin construction on one of the buildings in fall of 2024.

## **Pine Ridge Condominium Development Concept Plan**

The Plan Commission reviewed a concept plan from Robert Tillmann for a condominium development at Columbia Road and Pine Ridge Court. The three-acre site is located along the entrance of the existing Pine Ridge Condominium development and is currently vacant. The proposed development includes four six-unit condominium buildings for a total of 24 units; one building is located on the east side of Pine Ridge Court and three on the west side.

The new condominium development would form a separate condo association from the existing Pine Ridge Condominium development. This project would require multiple approvals and steps including site plan, conditional use, rezoning, certified survey map, and architectural approvals. The development is consistent with the Comprehensive Plan. Mr. Tillmann is planning to begin construction later this year.

## **Architectural Review Board**

The Architectural Review Board approved five new single family homes at the January 10, 2024 meeting.

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