



Planning and Development Department Development Newsletter *October 2018*

Pyramax Bank ATM Conditional Use Permit and Site Plan

The Plan Commission approved a conditional use permit and site plan for a drive-up ATM at Pyramax Bank at 1150 Washington Street. The ATM will be located on the northeast corner of the site on the north side of the exit-only drive. The ATM will be available 24/7 365 days a year and will include lighting and security cameras on the machine and on the building. The applicant anticipates a maximum of 10 users per day. Construction will be completed this year.

Grafton Orthodontics Conditional Use Permit and Sign Variance

The Plan Commission approved a conditional use permit for Grafton Orthodontics at 1505 Wisconsin Avenue. Grafton Orthodontics will be moving from their currently location at 101 Falls Road. Grafton Orthodontics will occupy 3,220 square feet in the southern commercial unit on the first floor of the phase 1 Lumberyard 1505 building. The business includes a reception area, open and private treatment areas, offices, labs, staff areas, and storage. Hours of operation will be Monday 7:30am to 6:00pm, Tuesday 7:30am to 5:00pm, Wednesday 6:00am to noon, Thursday 8:30am to 6:00pm and Friday 8:00am to noon; closed Saturday and Sunday. The business will have one shift with up to eight employees and they expect one delivery per day. They plan to be open by December 15, 2018. The Plan Commission denied a variance request by Grafton Orthodontics for a wall sign on the south façade.

Southside Neighborhood Concept Plan

The Plan Commission reviewed a concept plan for a new residential subdivision on the west side of Port Washington Road south of Falls Road. Falls Crossing subdivision is located to the north, Town of Grafton property and I-43 are located to the east, Village-owned land (a 10-acre future park and a vacant 10-acre parcel) to the east, and a We Energies electrical substation and Town residential to the south. The site would total approximately 40 acres on two parcels. The project includes 93 single family lots with a minimum lot size of 8,500 square feet and average lot size of 10,842 square feet.

This property plays a key role in implementation of the Village's long term transportation, water, and sanitary sewer infrastructure. The Plan Commission discussed the zoning district that would be applied to this development, the straight east-west extension of River Bend Road, the water and sanitary sewer main loops, elimination of some of the proposed cul de sacs, the need for a traffic study and coordination with Ozaukee County, and access to the We Energies substation.

Grafton High School Water Utility Access and Maintenance Agreement

The Plan Commission approved an agreement with the Grafton School District for water utility access and maintenance. The Village of Grafton wishes to have easements along all water mains at the High School for required maintenance. The 12-inch water main that runs across the property not only services the High School but also the neighborhood west of Grafton Avenue. The Village Utility staff maintain this water main and perform annual hydrant flushing and valve exercising. Other maintenance and any emergency repair work would also require Utility staff to access the property. In addition, the private water laterals serving the sports fields need annual maintenance to ensure water quality.

Zoning Ordinance Update Project – Key Issues and Public Participation Plan

Director Wolff explained that zoning regulations are one of the primary tools a municipality has for implementation of its Comprehensive Plan and other planning documents. As one of the first steps in the Zoning Ordinance Update Project, staff evaluated the current Zoning Ordinance to identify issues that need to be addressed and changes that should be considered as part of the project. Key issues include definitions, districts and district standards, accessory and temporary uses, land use classifications, landscaping requirements, woodland preservation requirements, state statutes and case law, and previously updated sections to be carried over to the new code.

In addition, Director Wolff noted that the following approaches will be used to gather input from stakeholders throughout the process: Plan Commission meetings, the Village website, in person meetings, workshops, and open houses, the Chamber of Commerce, and local media (e.g., News Graphic and Ozaukee Press).

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