



# Planning and Development Department Development Newsletter

## *January 2019*

### **Midwest Assembly, Distribution & Warehousing**

The Plan Commission approved a conditional use permit for Midwest Assembly, Distribution & Warehousing at 900 North Street. The business will occupy 56,000 square feet in the middle section of the building for general warehousing. Midwest is currently located in West Bend; this will be their second facility. The applicant will be open Monday through Friday 7:00am to 5:00pm. They expect approximately 40 semi deliveries at move in and then two to four per week. There will be up to four employees and they plan to occupy the space as soon as possible.

### **Lumberyard PUD Amendment and Phase 3 Townhomes**

The Plan Commission took several actions related to the phase 3 townhomes project at Lumberyard 1505. First, the Plan Commission recommended Village Board approval of an amendment to the Planned Unit Development zoning for the entire site to clarify what uses will be permitted on which lots in the Lumberyard. Also, the Plan Commission approved a conditional use permit and site plan for a six unit townhouse building to be located on the south side of the south driveway on the former day care lot. The development is a three story townhouse-style building with individual garages totaling 12,176 square feet. All units will be rental units and have individual entrances and two bedrooms. The applicant would like to be completed in February 2020.

### **River Bend Meadows Concept Plan Update**

The Plan Commission reviewed an updated concept plan for the proposed single family subdivision on Port Washington Road south of Falls Road. The Plan Commission reviewed a concept plan for this development in October last year. Since then, the developer has worked closely with staff to address several concerns with the proposed plan. The new plan includes using the R-2 zoning district, eliminating cul de sacs, straightening and extending River Bend Road east to Port Washington Road, and preparing additional information on stormwater management. The number of lots has increased from 93 to 110 with the proposed purchase of 10 acres of Village land to the west (the Village owns another 10 acres for a future park). The developer may be back in February with the preliminary plat.

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