



# Planning and Development Department Development Newsletter

## February 2015

### Village Pointe Commons

The Plan Commission approved the Village Pointe Commons senior housing planned unit development. Located in the South Commercial District on First Avenue, the 14-acre development will include several buildings and facilities, for a total of 227 residential units and approximately 300,000 square feet. Levels of care will range from independent apartments and ranch-style attached homes to assisted living and memory care. The project will go to the Village Board in March for final approval. Construction is planned to begin this spring.

### C-4 Zoning Ordinance Amendment

The Plan Commission held a public hearing to gather input on a proposed Zoning Ordinance amendment that would allow restaurants with drive throughs conditional uses in the C-4 Freeway Interchange Business District. Currently, the Zoning Ordinance does not allow new drive through restaurants in the C-4 zoning district that surrounds the interchange area. The Plan Commission and Village Board will take action on this issue at their March 24 and April 6 meetings respectively.

### McDonald's

The Plan Commission reviewed a concept plan for a new McDonald's restaurant on WIS 60 on the last remaining lot in Grafton Commons shopping center. The project would include a 4,500 square foot quick serve restaurant with dual ordering stations, seating for 68 customers, and an outdoor patio. There would be four shifts with up to 12 employees per shift. Dining room hours would be 5:00 a.m. to 11:00 p.m. and the drive through would be open 24 hours. The restaurant is a custom design to mark McDonald's 60<sup>th</sup> anniversary. The Plan Commission will take this project up again at the March 24 meeting.

### Roller Precision

The Plan Commission approved a conditional use permit for a spindle cartridge repair business at 1055 Spring Street. The owner, John Roller, will be moving his operation from Overland Court to Spring Street and will share the building with Suburban Realty. The business will have up to four employees and will operate Monday through Friday 7:00 a.m. to 5:30 p.m.

### New Businesses

- Pier 1 Imports opened at the Patriot Commons shopping center (984 Port Washington Road).
- Men's Wearhouse opened at the Patriot Commons shopping center (976 Port Washington Road).