



# Planning and Development Department Development Newsletter

*April 2015*

## **Lumberyard 1505 Planned Unit Development Concept Plan**

The Plan Commission reviewed a concept plan for the Lumberyard 1505 Planned Unit Development. The mixed use project will be broken down into multiple phases. The phase one building will wrap around the northeast corner of the site and will include 72 market rate apartments with underground parking and 10,000 square feet of retail space along Wisconsin Avenue. Retail tenants are to be determined.

The building will be four stories (50 feet) on Wisconsin Avenue and three stories along Beech Street (for reference, the Grafton Hotel is 44 feet tall). Apartment sizes will range in size from 525 to 1,130 square feet and the complex will include an exercise room, and a community room with roof top patio. The project will be back to the Plan Commission for final review in June.

## **Veterans Memorial Park Riverwalk and Canoe Launch**

The Plan Commission approved a site plan for the proposed riverwalk project. Earlier this year, the Village was awarded a grant from the Wisconsin Department of Natural Resources to build a riverwalk and canoe launch in Veterans Memorial Park. The design will be similar to the existing riverwalk south of WIS 60. The 10-foot riverwalk path will begin at the war memorial on 13th Avenue, move down to the river, and extend south of the shelter to connect back to 13th Avenue. The design includes two focal points with wide steps leading down to the Milwaukee River, lighting along the riverwalk, connections to the existing playground, a Lannon stone seating wall, and a canoe/kayak launch. The Village Board will take action on this issue at their May 4 meeting. Village staff hopes to complete construction in 2015.

## **McDonald's**

The Plan Commission passed a motion to reconsider the conditional use permit for a new McDonald's restaurant on WIS 60 on the last remaining lot in Grafton Commons shopping center at the May 26 Plan Commission meeting. New information regarding the land use rules for the Grafton Commons' Planned Unit Development, as approved in 2006, was presented to the Plan Commission which triggered the need for reconsideration.

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