



Planning and Development Department Development Newsletter

June 2015

Lumberyard 1505 Planned Unit Development

The Plan Commission recommended approval of the final Planned Unit Development for the Lumberyard 1505 project. The mixed use development 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. There will also be an outdoor patio that will connect with a new public gathering space in the former 11th Avenue right-of-way. The Village will work with a landscape architecture firm to design the plaza this year with construction in 2016. The Village Board will take action on the Planned Unit Development in July and construction is expected to begin this fall.

Lobo's Place Mexican Restaurant

The Plan Commission approved a conditional use permit for a Mexican restaurant at 1305 Wisconsin Avenue in the former Heart of Grafton Family Restaurant space adjacent to the Grafton Pub and Bowl. The owner is the former manager of La Chimenea in Saukville. The restaurant will provide dine in and carry out service and will be open seven days a week. The business expects to be open in July.

Martini Pete's Expansion

The Plan Commission approved an amendment to a conditional use permit for Martini Pete's at 1317 Wisconsin Avenue (the original conditional use was approved in January 2014). The business has been very successful and will expand into the former Merle Norman space adjacent to the existing location. The new area will be used for tastings, private parties, and live music and will be open in July.

Grace Lutheran Church Expansion

The Plan Commission approved a site plan for two additions at Grace Lutheran Church at 715 Sixth Avenue. The additions include a 6,740 square foot area for offices, classrooms, and restrooms on the south side of the existing building and a 1,060 square foot kitchen on the northwest side of the building. There are no changes to the worship space. Construction is expected to begin in September and extend through winter 2016.

Master Tool and Mold Expansion

The Plan Commission approved a site plan for an addition at Master Tool and Mold at 765 11th Avenue. The 3,000 square foot addition with one overhead door will be located on the south façade to accommodate a crane to move materials.

Village Pointe Commons Marketing Trailer

The Plan Commission approved a site plan for a marketing trailer for the Village Pointe Commons senior living development to provide information to potential residents. The trailer will be located on the south side of Oak Street and will be open in early July.

Planned Unit Development Amendments

The Plan Commission recommended approval of the following previously adopted Planned Unit Developments to clarify permitted and conditional uses: Cornerstone Community Bank, Habitat for Humanity Ozaukee, Patriot Commons multi-tenant center, and Village Pointe Commons senior living community. This was a procedural issue; there were no changes to the previous approvals for these projects.

McDonald's

The Board of Zoning Appeals decided that the Board does not have the legal authority to make a determination on Continental Grafton, LLC's request that one of the conditions of approval of the Plan Commission's March 24, 2015 conditional use permit is invalid and that the Village be ordered to issue a building permit for the construction of a WIS 60 McDonald's.

Planning and Development Department
860 Badger Circle
Grafton, WI 53024
(262) 375-5303
jwolff@village.grafton.wi.us