



Planning and Development Department Development Newsletter

July 2015

Minimum Landscape Surface Ratio in the Business Park Zoning District

The Plan Commission approved an amendment to the Zoning Ordinance to change the landscape surface (i.e., greenspace) ratio from 45% to 35% in the Business Park (BP) Zoning District. This amendment will increase the development potential on properties zoned BP while still ensuring adequate greenspace for stormwater infiltration and aesthetic purposes. In addition, 35 percent is more in keeping with the existing greenspace ratio requirements in the Village's other office and industrial districts.

Number of Buildings on a Zoning Lot

Currently, the Village's Zoning Ordinance prohibits multiple principle buildings on one lot except within Planned Unit Developments. The Plan Commission discussed a Zoning Ordinance amendment to allow multiple principle buildings on a lot in multi-family and nonresidential zoning districts (e.g., commercial and industrial) through Plan Commission review and approval. Multiple principles buildings on single family and two-family lots would still be prohibited. Staff will present a revised draft of the Zoning Ordinance amendment in August for Plan Commission consideration.

Pace Industries Electronic Message Board

The Plan Commission reviewed a proposal from Pace Industries for a new sign with an electronic message board. The Plan Commission directed staff and the applicant to revise the design and present it again in August.

Calibre Parking Lot Addition

The Plan Commission approved a site plan for a parking lot addition for Calibre at 2395 Dakota Drive. The parking lot would expand from 38 spaces to 148 spaces. The business is not adding any new employees, rather they are trying to avoid the need for employees to park on Dakota Drive.

Public Hearing Notice Mailing Polices

The Village's currently sends out public hearing notices for conditional use permits and rezonings via certified mail. Each letter costs \$6.74; this is a significant cost to applicants and a drain on staff time. The Plan Commission approved a recommendation to the Village Board to send public hearing notices via first class mail.

Transient Street Merchant Polices

The Plan Commission approved a recommendation to require site plan review for properties containing three or more transient street merchants, such as food trucks. The site plan review process will allow the Village to ensure the safety and overall wellbeing of customers and residents.

Village of Grafton Comprehensive Plan for 2035

The Village's current Comprehensive Plan was adopted in 2009. The purpose of the Plan is to identify a long range vision (20+ years) for the community and guide growth, development, redevelopment, and preservation. The Plan addresses a wide range of issues including land use, natural resources, transportation, economic development, utilities, and intergovernmental cooperation. The Plan Commission discussed the need to review several topics including housing mix, development of the Port Washington Road corridor, new industrial development, and the vision statement. The Plan Commission will discuss this project at a future meeting.

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