



Planning and Development Department Development Newsletter

August 2015

Bestow Services Adult Day Care

The Plan Commission recommended a Zoning Ordinance amendment and approved a conditional use permit for an adult day care at 1930 Wisconsin Avenue (lower level of the Associated Bank building). Bestow Services will offer day time services for individuals with physical and mental disabilities. The business will include a classroom, lounge, computer lab, and other activity rooms. The facility will be open from 8:00 a.m. to 4:30 p.m. Monday through Friday and can accommodate up to 50 clients.

Mud Puppy Spaw Dog Groomer

The Plan Commission approved a conditional use permit for a dog grooming business at 1003 Washington Street at the former Wags N Tails location. In addition to dog grooming the business will include a small retail component for pet-related items. The business will be open from 9:00 a.m. to 5:00 p.m. Monday through Saturday and can accommodate up to 10 pets at once.

Midas Expansion

The Plan Commission approved a site plan for building addition for Midas at 2055 Wisconsin Avenue. The 1,770 square foot addition will be located on the west side of the building and will accommodate three new service bays. The site plan also includes 11 new parking spaces.

Lobo's Place Outdoor Patio

The Plan Commission approved a site plan for Lobo's Place to use a portion of the sidewalk on the east side of the building for outdoor seating. The area will be approximately 20 feet by 15 feet with eight tables for a total of 22 customers. This seating area will be similar to Atlas BBQ with tables, chairs, umbrellas, and a high quality moveable fence.

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 in July and August 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 principle buildings on single family and two-family lots would still be prohibited. Staff will present a revised draft of the Zoning Ordinance amendment in September for Plan Commission consideration.

Rosewood Manor Sign Variance

The Plan Commission reviewed an application for a sign variance to construct a monument sign at Rosewood Manor at 1515 Washington Street. The property is zoned R-3 Urban Single-Family Residential District and is home to a community based residential facility which are allowed in all the Village's residential zoning districts. Monument signs are not permitted in residential zoning districts. The applicant indicated that visitors, vendors, and emergency services have a difficult time finding and accessing the facility given that 16th Avenue is way one in this block and there is no access westbound on WIS 60. In general, the majority of Plan Commission members supported a variance. The applicant will present a revised sign design in September for Plan Commission consideration.

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