



Planning and Development Department Development Newsletter

January 2016

Zoning Ordinance Amendment

The Plan Commission recommended approval of a Zoning Ordinance amendment to allow dental offices as a conditional use in the C-4 Freeway Interchange Business District. Adding “Offices and Clinics of Dentists” (SIC #8021) as a conditional use in the C-4 district would allow the developer of the Grafton Marketplace multi-tenant center (Meijer Outlot 3) to lease building space for a dental clinic with the proper approvals. This project will be back before the Plan Commission in the coming months.

Outdoor Display Regulations

The Zoning Ordinance regulates the amount of outdoor display allowed in the C-2 Community Business zoning district (mainly the South Commercial District). Outdoor displays are allowed a maximum of one-hundred and eighty (180) cubic feet of merchandise within ten (10) feet of the front entrance to the business. The ordinance does not regulate the type of merchandise displayed.

Sendik’s requested that the Plan Commission reevaluate the amount of outdoor display allowed since outdoor display is an important part of their customer experience. The Plan Commission directed staff to prepare a Zoning Ordinance amendment which would separate general merchandise displays and seasonal merchandise displays. This issue will be back before the Plan Commission for their review and consideration.

Chapter 22 Shoreland-Wetland Zoning Amendments

The Village’s Shoreland-Wetland Zoning Ordinance is required to be amended as a result of the State adoption of 2013 Act 80. The changes adopted by Act 80 requires municipalities to enact code amendments in the following areas: creation of setbacks from the water, the repeal of certain restrictions for nonconforming structures and uses, the creation of vegetative buffer zones, additional requirements to annexed areas, and the creation of definitions including principal buildings, shorelands, and shoreland setback areas. The Plan Commission recommended approval of the amendments to the Village Board. The Village Board will take action on February 1, 2016.

Comprehensive Plan Update Project

The Plan Commission recommended approval of a contract with Vandewalle & Associates to the Village Board. The Planning and Development Department distributed a request for proposals for assistance with an amendment to the 2009 Village of Grafton Comprehensive Plan. The Department received proposals from Graef and Vandewalle & Associates. The Vandewalle & Associates proposal included a stronger, more experienced team and better value for the cost.

The Comprehensive Plan update project will focus on the Village's housing mix policy, the Port Washington Road corridor, and the Planned Land Use Map. The project will include a variety of engagement opportunities with residents, property owners, and business owners. Village staff will be reaching out to stakeholders in the coming months. If you or your business is interested in being involved in shaping the future of Grafton, please contact Jessica Wolff at (262) 375-5303 or jwolff@village.grafton.wi.us.

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