



Planning and Development Department Development Newsletter

November 2015

Rezoning at 1003-1005 Washington Street/1206-1214 10th Avenue

The Plan Commission recommended Village Board approval of an ordinance to rezone 1003-1005 Washington Street/1206-1214 10th Avenue from C-1 Neighborhood Business to CBD Central Business District. The Central Business District accommodates the existing tenants and allows for more flexibility for future businesses at this site.

Grafton Marketplace Concept Plan

The Plan Commission reviewed a concept plan for a new multi-tenant building called Grafton Marketplace at the outlot on the north side of Meijer's main entrance. The building will be 9,750 square feet with four tenant spaces. This is part of the Meijer Planned Unit Development which uses the C-4 Freeway Interchange Business District as the basis for allowable uses, except that all uses are conditional uses. The applicant has secured two tenants at this time – Hartland Dental and Firehouse Subs. The project will return to the Plan Commission for final review in 2016.

Village of Grafton Bicycle and Pedestrian Plan

The Plan Commission held a public hearing on the draft Village of Grafton Bicycle and Pedestrian Plan. The Plan includes recommendations for bicycle and pedestrian facilities. Priority "quick win" bike recommendations begin with relatively low cost improvements that build upon the Ozaukee Interurban Trail and existing bike lanes to provide basic connectivity across the Village through signage and shared lane markings. Priority pedestrian recommendations include filling in numerous sidewalk gaps and addressing challenging intersections along Washington Street. The Plan Commission will hold a second public hearing and make a recommendation to the Village Board on December 15. The Village Board will reconsider the Plan on December 21.

The Providence Plan Payment in Lieu of Taxes Agreement

The Plan Commission approved an amendment to the 2008 payment in lieu of taxes (PILOT) agreement for The Providence Place. The amendment identifies the procedure for using an arbitrator to determine the value of the property and an appeal process if the arbitrator's decision is unacceptable to either the Village or The Providence Place.

New Makerspace at U.S.S. Liberty Memorial Public Library

A makerspace is a physical location where people gather to share resources and knowledge, work on projects, network, and build. Makerspaces provide technology, tools, and space in a community environment. The U.S.S. Liberty Memorial Public Library has a new makerspace and invites community members and entrepreneurs to learn how to work with technology and make new creations through hands-on exploration.

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