



Community Development Department

DEVELOPMENT NEWSLETTER

November 2024

Grafton Self Storage Car Storage Conditional Use Permit

The Plan Commission approved a conditional use permit to use the remaining vacant portion of the self storage building at 550 Beech Street for auto storage (Indoor Storage and Warehousing). Aerogel, which received conditional use permit approval in September is no longer moving forward. The new 28,000 square foot area will accommodate 37 passenger-sized vehicles for a total of 72 parking spaces. The car storage space will be closed off from the self storage space and a new overhead door on the north side of the building and a new driveway on Bridge Street will be added to serve this area. The car storage hours of operation will be 8:00am to 8:00pm daily. There are security cameras throughout the building and access controls at all entrances. The applicant will make this change immediately following approvals.

Brecarlo's Creperie & Café Conditional Use Permit

The Plan Commission approved a conditional use permit for a new restaurant at 1102 Beech Street in the former Osowski Tax & Accounting space. The 665 square foot Brecarlo's Creperie & Café will offer crepes, sandwiches, salads, and non-alcoholic beverages and be focused on carry out orders. The floor plan includes limited customer seating, food preparation areas, storage, and a restroom. There will be one shift with up to three employees. Hours of operation will be Wednesday through Saturday 7:00am to 3:00pm. They expect weekly deliveries via box truck. Standard security measures will be used. The applicant intends to be open by spring 2025.

Casey Key Pub Conditional Use Permit

The Plan Commission approved a conditional use permit for a new bar at 1315 Wisconsin Avenue in the former Martini Pete's space. The 1,900 square foot Casey Key Pub will offer cocktails, hold wine/beer/liquor tastings, reserve space for private parties, and have occasional live music. The floor plan includes seating, bar area, office/storage, and restrooms. There will be up to three shifts with up to three employees. Hours of operation will be Sunday to Thursday 11:00am to 2:00am and Friday and Saturday 11:00am to 2:30am. They expect weekly deliveries via box truck. Standard security measures will be used. The applicant intends to be open as soon as possible following approvals.

Hummel Pro NA Conditional Use Permit

The Plan Commission approved a conditional use permit for a clothing and sporting goods design, screen printing, and embroidery business at 1046 Hickory Street. Hummel Pro NA will operate in a portion of the existing Kapco manufacturing facility in this building. The 29,750 square foot floor plan includes an office area, warehousing, and shipping/receiving. There would be two shifts with up to 30 employees. Hours of operation will be 6:00am to 11:00pm daily. They expect daily deliveries via semi truck and box truck. Standard security measures will be used. The applicant intends to be open as soon as possible following approvals.

Pub 60 Conditional Use Permit

The Plan Commission approved a conditional use permit for a new pizza restaurant at 1185 Port Washington Road inside the Citgo gas station. The 517 square foot restaurant will serve pre-made pizza and beverages including beer. The floor plan includes seating and food preparation area; restrooms are shared with the gas station. There will be two shifts with one employee. Hours of operation will be Monday to Friday 5:00am to 10:00pm and Saturday and Sunday 6:00am to 10:00pm. They expect bi-weekly deliveries via box truck and van. Standard security measures will be used. The applicant intends to be open in January 2025.

Alati Salt and Light Experience Building Addition Site Plan

The Plan Commission approved a site plan for a building addition at 1012 12th Avenue for a new spa known as Alati Salt and Light Experience. The business offers salt therapy, red light therapy, and infrared sauna experiences for overall endurance and wellness of clients of all ages. The proposed project includes a 480 square foot addition on the northeast side of the building. The floor plan includes treatment rooms, registration, waiting area, restrooms, office area, and a roof top deck. There will be one shift with one employee. Hours of operation will be Wednesday to Sunday 10:00am to 6:00pm. They expect weekly deliveries via box truck. Standard security measures will be used. The applicant is planning to begin construction in December 2024 and be completed by early 2025.

Parker John's BBQ & Pizza Restaurant Rezoning, Certified Survey Map, Conditional Use Permit, and Site Plan

The Plan Commission recommended Village Board approval of rezoning to RMU Regional Mixed Use and approved a conditional use permit, site plan, and certified survey map for Parker John's BBQ & Pizza restaurant at the northwest corner of Port Washington Road and Hunter's Lane. The 7.55-acre site is currently vacant and will be divided to create a 2.36-acre lot for Parker John's. The access driveway will be located on Hunter's Lane and will would be sidewalk connections to Port Washington Road and Hunter's Lane.

The restaurant will be similar to the existing Park John's in Sheboygan and serve a full menu include BBQ, pizza, salads, mac and cheese, and alcoholic beverages. The development includes an 8,275 square foot two story building for a new sit-down restaurant, 1,830 square foot outdoor dining patio, 94-space parking lot, smokers and fire wood storage, and a dumpster enclosure. The restaurant includes a bar area, dining area, restrooms, game room, waiting area/host station, kitchen, office, and storage on the first floor and dining area, private dining area, storage, mechanical room, and restrooms on the second floor. There will be two shifts with up to 30 employees. Hours of operation will be Monday through Saturday 11:00am to 9:00pm and Sunday 11:00am to 8:00pm. They expect five deliveries per week via box truck and van. Standard security measures will be used. The applicant is planning to begin construction in March 2025 and be completed by October 2025.

Farmstead on Falls Apartment Development Rezoning, Conditional Use Permit, and Site Plan

The Plan Commission recommended Village Board approval of a PUD Planned Unit Development zoning and approved a conditional use permit and site plan for the Farmstead on Falls apartment development at 1160 Falls Road. The property was annexed into the Village in 2023 and the Village granted the necessary development approvals. The PUD zoning and conditional use permit have expired due to lack of activity and the site plan must be reapproved based on proposed changes. The Plan Commission granted signage variances which are still active.

The applicant is now ready to move forward with construction. There are no changes to the number of apartments, sidewalks on Port Washington Road and Falls Road, or the overall layout of the site. Approved changes to the development include:

- Removing the underground parking entrances on the south side of the building and adding an entrance/exit on the northeast side of the building.
- Removing the underground parking beneath the main parking lot and adding underground parking areas on the northwest and west sides of the building outside of the building footprint.
- Exchanging portions of the stone exterior building materials for fiber cement siding, changing the balcony railing style, and changing the accent roof style.
- Removing duplicative pedestrian paths.

The 8.6-acre site will include one building with 301,000 square feet with 172 luxury rental apartments on four floors with underground and surface parking. There will be a mix of studio, one bedroom, and two bedroom apartment units. The parking level includes a trash and recycling room and the building will be sprinkled. Site amenities include a pool with sundeck, outdoor grilling stations, community rooms, fitness center, car care station, tenant storage, recreational path, and fenced dog park with shelter. There is also a decorative "pump house" at the western stormwater pond. The commercial outlot on Port Washington Road is reserved for a future multi-tenant building. That site will be reviewed separately at time of development.

Access will include one driveway on Falls Road for the apartment building and one access drive that will wrap around the east and north sides of the site from Falls Road to Port Washington Road and provide access to the future commercial building. There will be sidewalks on Falls Road and Port Washington Road and interior walking paths. There are no changes to the Traffic Impact Analysis completed in 2022. The Village still plans to construct the traffic signal at Falls and Port Washington Roads in spring 2025. The applicant is planning to begin construction in April 2025 and be completed by October 2026.

Goldfinger Studios Rezoning

The Plan Commission recommended Village Board approval of a PUD Planned Unit Development zoning for reuse of the Rostad Aluminum site at 1411 6th Avenue. The proposed development, known as Goldfinger Studios, includes reusing the existing building for 5 to 12 owner-occupied condo units for a variety of commercial, maker space, and storage uses. Possible uses include woodworking, pottery studio, metalsmith studio, painting studio, massage therapy, fitness center, sports clinic, alternative medicine, event space, and classic car storage. Each condo will have an exterior access. Minimal deliveries are expected. Hours will vary by user. Standard security measures will be used. The applicant is working on improvements to some of the condo units and entire building could be occupied next year.

The Glen at Stonewall Farms Final Plat Addendum No. 4

The Plan Commission recommended Village Board approval of final plat addendum number 4 (i.e., phase five) of The Glen at Stonewall Farms condominiums with three 2-unit buildings south of Rose Street.

2023 Housing Fee and Affordability Reports

The Plan Commission approved the 2023 Housing Fee Report and Housing Affordability Report. Wisconsin Statute 66.10013 and 66.10014 of the 2017 Wisconsin Act 243 requires all municipalities with populations over 10,000 to prepare housing reports. All information is for calendar year 2023.

Architectural Review Board

The Architectural Review Board approved 15 single family homes, a residential garage addition, the Alati building addition, and the Parker Johns building at the November 13, 2024 meeting.

Community Development Department
860 Badger Circle
Grafton, WI 53024
(262) 375-5303
jwolff@villageofgrafftonwi.gov