

VILLAGE OF GRAFTON

REQUEST FOR VILLAGE BOARD CONSIDERATION

ITEM DESCRIPTION: Review and action on Draft Comprehensive Plan Amendments related to the Seasons at Grafton at 754 Port Washington Road

REPORT PREPARED BY: Jessica Wolff, Community Director Development

REPORT DATE: January 23, 2023

MEETING DATE: February 6, 2023

ADMINISTRATOR'S COMMENTS:

No additional comments to this report
See attached comments

JRT

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Line Item: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: 66.1001
Municipal Code: N/A

BACKGROUND / ANALYSIS:

At the December 20, 2022 Plan Commission meeting, the Plan Commission recommended approval of an amendment to the Village's Comprehensive Plan for a multi-family development at 754 Port Washington Road. The development, known as The Seasons at Grafton, encompasses 45 acres on three parcels that are currently in the Town of Grafton (06-029-06-007.00, 06-029-06-001.00, and 06-029-06-002.00).

The proposed concept plan identifies an apartment complex with 280 market rate apartment units in 14 two story buildings with 20 units each, clubhouse with pool, and dog run. There will be a mix of studio, one bedroom, two bedroom, and three bedroom apartment units. Each unit will have private exterior entrances and there will be attached garages, free standing garages, and surface parking.

This property is currently identified on the Village's Comprehensive Plan Future Land Use Map as "Office." The proposed Comprehensive Plan amendment would change the map designation from "Office" to "Medium Scale Multi-Family Residential" to align with the proposed multi-family development. There are no new text changes since the current Plan now includes the text as approved as part of the Farmstead on Falls amendment.

The review and adoption process for the Seasons Comprehensive Plan Amendment is as follows:

Meeting Required	Date	Status
Plan Commission Concept Plan discussion	October 25, 2022	Completed
Plan Commission public hearing and recommendation on Comprehensive Plan Amendment	December 20, 2022	Completed
Village Board action on Comprehensive Plan Amendment	February 6, 2023	This meeting

STAFF COMMENTS:

Staff supports the requested Future Land Use Map amendment from “Office” to “Medium Scale Multi-Family Residential” to align with the proposed multi-family development. Based on overall density of the proposed development (i.e., 6.2 units per acre), the map designation could be “Small Scale Multi-Family Residential.” However, the size of the proposed buildings (i.e., 20 units per building) require the use of the “Medium Scale Multi-Family Residential.”

The following new information is attached to this report:

- Lumberyard Area Property Values Comparison: There were concerns about negative impacts on property values of homes near the proposed development. This is a table of assessed property values of property near the Lumberyard 1505 redevelopment site which includes apartments from 2015 to 2022 (before and after construction). There was no demonstrated decline in property values in close proximity to the Lumberyard over this period. In fact, residential assessed property values increased an average of 26 percent.
- Developer Statement: This is a statement by Fiduciary Real Estate Development which addresses proposed rental rates, market demand, impact on Village services, estimated school-aged children, and estimated impact fees and property taxes.

ACTION REQUESTED:

Motion to approve the Public Participation Plan for the Comprehensive Plan Amendment.

Motion to approve an ordinance for adoption of the Village of Grafton Comprehensive Plan Amendment related to the Seasons apartment development.

ATTACHMENTS:

- I. [Public Participation Plan](#) and [Village Board Resolution](#)
- II. [Village Board Comprehensive Plan Adoption Ordinance](#)
- III. [Housing Data](#)
- IV. [Lumberyard Area Property Values Comparison](#)
- V. Comprehensive Plan Amendment – [Future Land Use Map](#)
- VI. Comprehensive Plan Amendment – [Full Plan Text](#)
- VII. [Developer Statement](#)
- VIII. [The Seasons Concept Plan](#)
- IX. [The Seasons Renderings](#)