



Village of Grantsburg

Plan Commission Meeting

Monday, October 2, 2023

The Plan Commission for the Village of Grantsburg met on Monday, October 2, 2023, at 5:00 p.m. in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin.

Present: Chairman/President Terrance Kucera, Trustee Greg Peer, Members Brent Blomberg, Tyler Myers, Natalie Finch, LuAnn Ebersold, Angie Anderson.

Others present: Police Chief Mitch Olson, Deputy Clerk/Treasurer Allison Longhenry, Mike Janke, Pam Davies, Charles Locks, Dennis McKenzie, Greg Marsten-Burnett County Sentinel

Call to Order Chairman/President Kucera called the Plan Commission meeting to order at 5:00 p.m. The Pledge of Allegiance was recited.

Minutes Motion by Member Blomberg, second by Member Finch to approve the minutes of the September 11, 2023, Plan Commission meeting. Motion passed unanimously.

5:00 p.m. Public Hearing – Janke zoning change request Chairman/President Kucera called the public hearing to order at 5:02 p.m. C/T Meyer read the Public Hearing Notice. President/Chairman Kucera explained the Public Hearing process for those in the audience and then asked for anyone wishing to speak in favor of the proposed zoning change.

Mike Janke, applicant, explained he is currently part of Blueberry Rentals, LLC, owner of the parcels, and is aware of the core samples that were done in the past showing a need to dig out and replace large amounts of soil (with an estimated cost of over \$150,000) to ensure a stable enough base to allow construction of permanent dwellings. Janke felt this huge cost made the large lot unbuildable property. Janke further explained his intentions to purchase the two (2) parcels located at 213 N. Pine Street from Blueberry Rentals, LLC, if the zoning change and conditional use permit are granted. He would construct three (3) mini-storage buildings with ten (10) units each and a campground with up to 14 sites. His plan includes placing the mini-storage units along the south edge of the property with a large grass covered berm along the east side and an 8-foot-high commercial grade fence along the east side. This would hide most of the camping units from site. All camping units would have to be newer models. Camping would not be allowed in the winter, but camping units could be left on site.

Chairman Kucera asked for anyone wishing to speak against the proposed zoning change. Charles Locks, 216 N. Pine Street, spoke indicating he is not in favor of having a campground next to his property, but felt the plan presented by Janke was reasonable, although plans don't always end up as planned. Locks spoke of potential problems with having camping sites too close to the river, sandy soils, and additional traffic on Pine Street in front of his garage.

Dennis McKenzie, 111 N. Pine Street asked if the property was clean.

Pam Davies, 216 N. Pine Street, spoke against the zoning change and conditional use permit applications. Davies had concerns with sites so close to the river, the amount of additional

traffic caused by the development, possible noise, and chaos from the campground, and whether the Village would benefit from the taxes generated by a campground vs something like tiny homes, which she would prefer on the property.

Mike Janke asked if he could address the concerns. Janke reported that S E H had prepared the engineering report on the site, which is reported as clean and not contaminated, he would look at moving the campground entrance farther south, as far away from the Locks/Davies garage as possible, and he would have a list of rules similar to the Village's Memory Lake campground.

The Public Hearing was closed at 5:47 p.m.

President/Chairman Kucera asked the Commissioners if they had any further questions for Janke. Member Myers asked about moving the driveway entrance to the south side between the mini-storage units. Janke will look into it. President/Chairman Kucera asked about the estimated rental cost of a campsite with a storage unit and without. Janke indicated he was looking at something like \$3,500 with a storage unit and \$2,500 per site without. President/Chairman Kucera thought the plan would benefit businesses in town and said Janke has been the only one to come forward with a plan for the property. Trustee Peer agreed. **Motion by Trustee Peer, second by Member Finch to recommend the Village Board approve Mike Janke's request to change the zoning from R-4 Multiple-Family Residential to B-1 General Commercial District on two lots located at 213 N. Pine Street (parcels 07-131-2-38-19-14-5 15-546-011100 and 15-811-029000). Motion passed unanimously.**

5:15 p.m. Public Hearing – Janke Conditional Use Permit application

Chairman/President Kucera called the public hearing to order at 6:13 p.m. C/T Meyer read the Public Hearing Notice. Chairman Kucera asked for anyone wishing to speak in favor of the proposed amendment.

Mike Janke spoke saying he had said everything at the previous hearing.

Chairman Kucera asked for anyone wishing to speak against the proposed amendment. No one spoke.

The Public Hearing was closed at 6:15 p.m.

President/Chairman Kucera asked if any Commissioners had questions. Member Blomberg spoke in favor of a definite start and end date for camping and thought having the camping units move out for the winter would help people better see that it was a campground. Member Finch agreed with wanting a start & end date for camping. Janke said he would not allow overnight stays after deer season until April 1st. He will not be plowing snow at the campground or on the north side of the mini-storage units. Trustee Peer asked if the camping units would fit in the storage units. Janke said no, they are planned to be 10' X 20' units. Member Blomberg asked about park models. Janke assured him there would be no park models allowed. **Motion by Member Finch, second by Member Ebersold to recommend the Village Board grant the Condition Use Permit for a campground and mini-storage units to Mike Janke, contingent on him purchasing the properties at 213 N. Pine Street (parcels 07-131-2-38-19-14-5 15-546-011100 and 15-811-029000) and the Village Board approving the zoning change to B-1, with the following conditions: No camping units older than 2010 models, no camping from December 1st to April 1st, no park models, a commercial fence is installed on the east side of the property and the camping sites will be at least 20 feet in from each property line. Motion passed. Member Anderson**

abstained. Janke will look at moving the driveway farther to the south.

Adjournment Motion at 6:38 p.m. by Member Ebersold, second by Member Anderson to adjourn the Plan Commission meeting. Chairman/President Kucera adjourned the meeting.

Sheila Meyer, Clerk/Treasurer