



Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

Plan Commission Meeting
Monday, October 2, 2023 5:00 p.m.

Village Office Board Room – 316 S. Brad Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Discussion/Action: **Minutes** from September 11, 2023, Plan Commission meeting
4. Discussion/Action: **5:00 pm Public Hearing** – Blueberry Rentals, LLC, owner and Mike Janke, applicant, zoning change request for 2 lots at 213 N. Pine St **B-1 Neighbor Letter Neighbor Labels**
5. Discussion/Action: **5:15 pm Public Hearing** – Blueberry Rentals, LLC, owner and Mike Janke, applicant, conditional use permit application for 2 lots at 213 N. Pine St **Campgrounds, mini-warehouses**
6. Adjournment

Prepared by Sheila Meyer, Clerk/Treasurer

****Appearance times/agenda order may change at the discretion of the Committee Chair****

There may be a quorum of the Village Board present, but no Village Board action will be taken.

Posted: September 27, 2023 Village of Grantsburg website www.villageofgrantsburg.gov; Village Office 316 S Brad Street; Community Center 315 S Robert Street; Grantsburg Public Library 415 S. Robert Street

316 South Brad Street, Grantsburg, WI 54840 715/463-2405 Fax: 715/463-5555
Website: www.villageofgrantsburg.gov Email: office@villageofgrantsburg.gov



Village of Grantsburg

Plan Commission Meeting

Monday, September 11, 2023

The Plan Commission for the Village of Grantsburg met on Monday, September 11, 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, Director of Public Works (DPW) John Erickson, Deputy Clerk/Treasurer Allison Longhenry, Trustee Diane Barton, Scott McLain, Alan Kortan, Steve Lee

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 Anderson to approve the minutes of the August 14, 2023, Plan Commission meeting. Motion passed unanimously.

Certified Survey Map approval Scott McLain presented a Certified Survey maps prepared by Steve Lee of Azimuth Surveying. Motion by Member Finch, second by Member Blomberg to recommend the Village Board approve the Certified Survey Maps splitting lots 2, 3, 4, 5, and 6 of the plat of North Gate Phase 1 located on the west side of N. Russell Street as presented. Motion passed unanimously.

5:10 p.m. Public Hearing – Ordinance amendment Chairman/President Kucera called the public hearing to order at 5:10 p.m. C/T Meyer read the Public Hearing Notice and explained the proposed ordinance amendment to change the minimum lot area and width in R-2 Single-Family Residential District (Medium Density). Chairman Kucera asked for anyone wishing to speak in favor of the proposed amendment. No one appeared. Chairman Kucera asked for anyone wishing to speak against the proposed amendment. No one appeared. The Public Hearing was closed at 5:12 p.m. Motion by Member Myers, second by Member Finch to table further discussion to 5:30 p.m. Motion passed unanimously.

5:20 p.m. Public Hearing – Ordinance amendment Chairman/President Kucera called the public hearing to order at 5:20 p.m. C/T Meyer read the Public Hearing Notice and explained the proposed ordinance amendment to add campgrounds as a conditional use in B-1 General Commercial District. Chairman Kucera asked for anyone wishing to speak in favor of the proposed amendment. No one appeared. Chairman Kucera asked for anyone wishing to speak against the proposed amendment. No one appeared. The Public Hearing was closed at 5:23 p.m. Motion by Member Finch, second by Member Ebersold to recommend the Village Board amend B-1 General Commercial District to add

campgrounds as a conditional use. Motion passed unanimously.

5:30 p.m. Public Hearing – Kortan zoning change Chairman/President Kucera called the public hearing to order at 5:30 p.m. C/T Meyer read the Public Hearing Notice. Chairman Kucera asked for anyone wishing to speak in favor of the proposed amendment. Alan Kortan, 653 Linden Street, Grantsburg, WI, spoke in favor of changing the zoning on four (4) lots he owns on Linden Street from R-4 Multiple-Family Residential District to R-2 Single-Family Residential District (Medium Density). Kortan explained his desire to build single-family homes on these lots and possibly split the lots in the future to allow for additional homes. Kortan indicated to split the 148.5-foot lots, he would need the minimum width in R-2 zoning districts to be reduced from the current 80 feet. Chairman Kucera asked for anyone wishing to speak against the proposed amendment. No one appeared. The Public Hearing was closed at 5:37 p.m. The Commission members discussed the prior Ordinance amendment to change the minimum lot area and width in R-2 Single-Family Residential District (Medium Density). **Motion by Member Finch, second by Trustee Peer to recommend the Village Board adjust the minimum width required in R-2 Single-Family Residential District (Medium Density) from 80 feet to 70 feet. Motion carried unanimously.**

Chairman Kucera asked the if the Commission members had any questions on the zoning change request. The members indicated the Village is in need of housing and were excited to hear of Kortan's plans. **Motion by Member Ebersold, second by Member Anderson to recommend the Village Board approve the request received from Alan and Jennifer Kortan to change the zoning on four (4) parcels (#07-131-2-38-19-11-5 15-085-013000, #15-085-015000, #15-085-016000, and #15-085-017000) located on Linden Street from R-4 Multiple-Family Residential District to R-2 Single-Family Residential District (Medium Density). Motion passed unanimously.**

Adjournment. Motion at 5:47 p.m. by Member Myers, second by Member Finch to adjourn the Plan Commission meeting. Chairman/President Kucera adjourned the meeting.

Sheila Meyer, Clerk/Treasurer



4-color Process

Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

VILLAGE OF GRANTSBURG PLAN COMMISSION NOTICE OF PUBLIC HEARING

October 2, 2023 5:00 p.m.

Take notice that the Plan Commission of the Village of Grantsburg will meet on October 2, 2023, in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin, to consider a zoning change application received from Blueberry Rentals, LLC, owners, and Mike Janke, applicant, for 2 parcels located at 213 N. Pine Street (parcels 07-131-2-38-19-14-5 15-546-011100, and 15-811-029000).

These 2 parcels are currently zoned R-4 Multiple-Family Residential District, and the request is to change the zoning to B-1 General Commercial District. The sale of these properties is contingent upon the successful zoning change request.

The Plan Commission will hold a **Public Hearing on October 2, 2023, at 5:00 p.m.** to hear all interested persons, their agents, or attorneys, and will make a recommendation to the Village Board thereafter.

For additional information, please contact Sheila Meyer, Clerk/Treasurer, 316 S. Brad Street. Phone: 715-463-2405.

Dated this 15th day of September 2023

Sheila Meyer, Clerk/Treasurer

Publish 2 times 9/20 & 9/27, Line legal with Affidavit

Chapter 595. Zoning

Article III. Zoning Districts

§ 595-25. B-1 General Commercial District.

- A. Purpose. The B-1 District is intended to provide an area for the business, financial, professional and commercial needs of the community, especially those which can be most suitably located in a compact and centrally located business district.
- B. Permitted uses. The following are permitted uses in the B-1 District:
- (1) Paint, glass and wallpaper stores.
 - (2) Hardware stores.
 - (3) Department stores, variety stores, and general merchandise stores.
 - (4) General grocery stores, supermarkets, fruit and vegetable stores, delicatessens, meat and fish stores and miscellaneous food stores.
 - (5) Candy, nut or confectionery stores.
 - (6) Dairy products stores, including ice cream stores.
 - (7) Parks.
 - (8) Furniture, home furnishings, floor covering and upholstery shops/stores.
 - (9) Restaurants, lunch rooms and other eating places, except drive-in type establishments.
 - (10) Taverns, bars and other drinking places with permit by the Village Board.
 - (11) Drugstores and pharmacies.
 - (12) Liquor stores.
 - (13) Antique stores and secondhand stores.
 - (14) Sporting goods stores and bicycle shops.
 - (15) Bookstores, not including adult books.
 - (16) Stationery stores.
 - (17) Jewelry and clock stores.
 - (18) Camera and photographic supply stores.
 - (19) Gift, novelty and souvenir shops.
 - (20) Florist shops.
 - (21) Tobacco and smokers' supplies stores.

- (22) News dealers and newsstands.
- (23) Wholesale merchandise establishments, only for retail items listed above; e.g., Subsection **B(18)** would allow wholesale camera sales.
- (24) Banks and other financial institutions.
- (25) Offices of insurance companies, agents, brokers and service representatives.
- (26) Offices of real estate agents, brokers, managers and title companies.
- (27) Miscellaneous business offices.
- (28) Heating and plumbing supplies (provided all material storage is inside a building).
- (29) Retail laundry and dry-cleaning outlets, including coin-operated laundries and dry-cleaning establishments, commonly called laundromats and launderettes, tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments.
- (30) Photographic studios and commercial photography establishments.
- (31) Barbershops, beauty shops and hairdressers.
- (32) Shoe repair shops and shoe shine parlors.
- (33) Trade and contractors' offices (office only).
- (34) Advertising agencies, consumer credit reporting, news agencies, and employment agencies.
- (35) Duplicating, blueprinting, photocopying, addressing, mailing, mailing list and stenographic services; small print shops.
- (36) Computer services.
- (37) Commercial parking lots, parking garages, and parking structures.
- (38) Watch, clock and jewelry repair services.
- (39) Motion-picture theaters, not including drive-in theaters.
- (40) Miscellaneous retail stores.
- (41) Offices/clinics of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists, massage therapists, counselors and chiropractors, but not veterinarians' offices.
- (42) Law offices.
- (43) The offices, meeting places, churches, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other nonprofit membership organizations.
- (44) Engineering and architectural firms or consultants.
- (45) Accounting, auditing and bookkeeping firms or services.
- (46) Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations.
- (47) The offices of governmental agencies and post offices.
- (48) Public transportation passenger stations, taxicab company offices, and taxicab stands, but not vehicle storage lots or garages.

(49) Telephone and telegraph offices.

(50) Day-care centers; public and private schools.

(51) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per § **595-98**.

(52) Breweries.

(53) Uses customarily incident to any of the above uses.

C. Conditional uses. The following are permitted as conditional uses in the B-1 District, provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances, and provided that where operations necessary or incident to the proper performance of these services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the Village Board with regard to such matters.

(1) Miscellaneous repair shops and related services.

(2) Garment pressing establishments, hand laundries, or hat cleaning and blocking establishments.

(3) Establishments engaged in the publishing and printing of newspapers, periodicals or books.

(4) Farm supplies, wholesale trade.

(5) Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers.

(6) Stores for the sale and installation of tires, batteries, mufflers or other automotive accessories.

(7) Gasoline service stations; provided, further, that all gasoline pumps, storage tanks and accessory equipment must be located at least 30 feet from any existing or officially proposed street line.

(8) Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes or campers.

(9) Establishments engaged in the daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers.

(10) Establishments for the washing, cleaning or polishing of automobiles, including self-service car washes.

(11) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc.

(12) Farm implement sales.

(13) **Mini-warehouses.**

(14) Outdoor sports facilities or beer gardens at licensed premises (see § **330-20** of Chapter **330**, Intoxicating Liquor and Fermented Malt Beverages, of this Code).

(15) **Campgrounds**

(16) Animal hospitals; pet shops (excluding kennels).

(17) Undertaking establishments.

Public facilities and uses, including governmental, cultural, and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.

(18) Siting and construction of any new mobile service support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per § **595-98**.

(19) Residential dwellings located on the first (ground) floor, provided that there is no residential area fronting the primary street and residential dwellings are located on the second floor.

D. Lot, yard and building requirements.

(1) Lot frontage: minimum 60 feet.

(2) Lot area: minimum 6,000 square feet.

(3) Principal building.

(a) Front yard, minimum: none.

(b) Side yard, minimum: 10 feet if side yard is necessary to be compatible with neighborhood; otherwise none.

(c) Rear yard, minimum: 25 feet if rear yard is necessary to be compatible with neighborhood; otherwise none.

Note: Preexisting structures may be nonconforming. In blocks in the business districts which are already developed, the dimensional requirements of this chapter can be modified if in the opinion of the Zoning Board of Appeals such action would be in keeping with the purpose of this chapter where a practical difficulty or hardship would result from a literal enforcement of the requirements.

(4) Building height: maximum 45 feet.

(5) Percent of lot coverage: maximum 90%.

(6) Alley setback: minimum 15 feet.

E. Other development regulations.

(1) A site development plan, prepared in accordance with § **595-115**, shall be submitted before a permit can be granted for any expanded or new use in this district.

(2) No outdoor storage of any material shall be permitted in this district except within enclosed containers or properly screened, as determined by the Village Board.

(3) No lighting shall be permitted which would glare from this district onto any street right-of-way or onto any adjacent property.



4-color Process

Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

Date: September 22, 2023

From: Sheila Meyer, Clerk/Treasurer

Re: Rezone request and Conditional Use Permit request

Enclosed is a Notice of Public Hearing for a rezone request received from Blueberry Rentals, LLC, owners, and Mike Janke, applicant, for 2 parcels located at 213 N. Pine Street (parcels 07-131-2-38-19-14-5 15-546-011100 and 15-811-029000) in the Village of Grantsburg. These parcels are currently zoned R-4 Multiple-Family Residential District, and the request is to change the zoning to B-1 General Commercial District.

If this request is granted, a Conditional Use Permit application has also been received for the same parcels listed above to construct a campground and mini-warehouses (storage units). These uses are conditional in the B-1 General Commercial District.

You are being sent this notice as these parcels may be near or adjacent to property that you own.

If you have any questions, please contact me at 715-463-2405.

Thank you.

Enclosure: Notice of Public Hearing
Parcel Map

Water Phoenix Holdings, LLC
2650 University Ave W Apt 111
St. Paul, MN 55114

Pamela Davies
216 N. Pine St
Grantsburg, WI 54840

Leonard Chute
PO Box 352
Grantsburg, WI 54840

Josh Prusinski
13130 Assembly Rd
Grantsburg, WI 54840

Blueberry Rentals, LLC
PO Box 507
Grantsburg, WI 54840

Sarah & Christian Ogilvie
6440 Tanagers Point
Excelsior, MN 55331

Janet Wicklund
PO Box 63
Grantsburg, WI 54840

Dennys Downtown Lanes
PO Box 553
Grantsburg, WI 54840

Scott & Michelle Erickson
31871 Lakeway Dr NE
Cambridge, MN 55008

Scott & Clarice Olson
28724 Glader Blvd
Lindstrom, MN 55045

Community Bank
PO Box 457
Grantsburg, WI 54840

Brask Fossum Janke Post 185
PO Box 215
Grantsburg, WI 54840

JGI Property, LLC
23138 S. Williams Rd
Grantsburg, WI 54840

Jokers Bar and Fun Alley, LLC
PO Box 98
Grantsburg, WI 54840

Sentinel Publications
PO Box 397
Grantsburg, WI 54840

Michael & Carol Alderman
11525 North Shore Drive
Grantsburg, WSI 54840

Grantsburg Senior Citizen
118 W. Madison Ave
Grantsburg, WI 54840

SMV Realty, LLC
PO Box 39
Grantsburg, WI 54840

Laura Knotts-Johnson
24759 Larson Rd
Grantsburg, WI 54840

Harlan & Vonda Prine
PO Box 38
Grantsburg, WI 54840

Richard & Teilla Sandgren
8645 Olsen Rd
Webster, WI 54893

Indianhead Credit Union
PO Box 100
Spooner, WI 54801

Frandray Enterprises, LLC
13016 Carl Berg Rd
Grantsburg, WI 54840

Mike Janke
22848 West River Rd
Grantsburg,, WI 54840



4-color Process

Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

VILLAGE OF GRANTSBURG NOTICE OF PUBLIC HEARING

October 2, 2023

Take notice that the Plan Commission of the Village of Grantsburg will meet on October 2, 2023, in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin, to consider a conditional use permit application received from Blueberry Rentals, LLC, owners, and Mike Janke, applicant, to construct a campground and mini-warehouses on the parcels at 213 N. Pine Street (parcel 07-131-2-38-19-14-5 15-546-011100 and 15-811-029000).

These parcels are zoned B-1 General Commercial District, and campgrounds and mini-warehouses are listed as conditional in this zoning district. The sale of this property is contingent upon receiving a conditional use permit to allow a campground and mini-warehouses.

The Plan Commission will hold a **Public Hearing on October 2, 2023, at 5:15 p.m.** to hear all interested persons, their agents, or attorneys, and will make a recommendation to the Village Board thereafter.

For additional information please contact Sheila Meyer, Clerk/Treasurer, 316 S. Brad Street. Phone: 715-463-2405

Dated this 15th day of September 2023

Sheila Meyer, Clerk/Treasurer

Publish 2 times 9/20 & 9/27, Line legal with Affidavit

§ 547-20 **Public or private campgrounds.**

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

- A. The campground is approved by the Department of Health Services.
- B. A land use permit for the campground is issued by the Zoning Administrator.
- C. The character of the river system and the elevation of the campground are such that a seventy-two-hour warning of an impending flood can be given to all campground occupants.
- D. There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- E. This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated, by the officials identified in Subsection **D**, to remain in compliance with all applicable regulations, including those of the State Department of Health Services and all other applicable regulations.
- F. Only camping units are allowed.
- G. The camping units may not occupy any site in the campground for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.
- H. All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit for a period not to exceed 180 days and shall ensure compliance with all the provisions of this section.
- I. The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.
- J. All camping units that remain in place for more than 180 consecutive days must meet the applicable requirements in either Article **III** or **IV** for the floodplain district in which the structure is located.

- K. The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued.
- L. All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells, shall be properly anchored and placed at or floodproofed to the flood protection elevation.

MINI-STORAGE/WAREHOUSE STRUCTURE

A structure where self-contained sections thereof are rented for storage purposes, typically serving residential and small business clients.