



# Village of Grantsburg

316 South Brad Street  
Grantsburg, WI 54840

Plan Commission Meeting  
Monday, April 8, 2024 5:30 p.m.

**Village Office Board Room – 316 S. Brad Street**

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Discussion/Action: [Minutes from January 8, 2024](#), Plan Commission meeting
4. Discussion/Action: 5:30 pm Public Hearing – Derry & Pam Peterson, [Conditional Use Permit application](#) to operate a restaurant at 133 State Rd 70 W [Notice Letters B-2](#)
5. 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: March 27, 2024 Village of Grantsburg website [www.villageofgrantsburg.gov](http://www.villageofgrantsburg.gov); Village Office 316 South Brad Street; Community Center 315 S. Robert Street, Grantsburg; Public Library 411 S. Robert Street

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



# Village of Grantsburg

## Plan Commission Meeting

### Monday, January 8, 2024

The Plan Commission for the Village of Grantsburg met on Monday, January 8, 2024, at 5:30 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, DPW John Erickson, Deputy Clerk/Treasurer Allison Longhenry, Greg Marsten-Burnett County Sentinel, Todd Engstrand

**Call to Order** Chairman/President Kucera called the Plan Commission meeting to order at 5:30 p.m. The Pledge of Allegiance was recited.

**Minutes** Motion by Member Blomberg, second by Member Finch to approve the minutes of the October 9, 2023, Plan Commission meeting as presented. Motion passed unanimously.

**5:30 p.m. Public Hearing – Todd Engstrand/Crex Development CUP request**  
Chairman/President Kucera called the Public Hearing to order at 5:30 p.m. C/T Meyer read the Public Hearing Notice. Chairman/President Kucera asked for anyone wishing to speak in favor of the Conditional Use Permit application received from Todd Engstrand/Crex Development for a hardware store at 449 State Rd 70 E. Engstrand informed the Plan Commission he has purchased the Darrell's Hardware Hank business and would like to move it to the mall at 449 State Rd 70 E. The mall is in a B-2 Highway Commercial District and hardware stores are conditional in this district. Chairman/President Kucera asked for anyone wishing to speak against the request. No one spoke. The Public Hearing was closed at 5:37 p.m. **Motion by Trustee Peer, second by Member Blomberg to recommend the Village Board approve a Conditional Use Permit for Todd Engstrand/Crex Development to have a hardware store at 449 State Rd 70 E (parcel 07-131-2-38-19-23-1 01-000-017000). Motion passed unanimously.**

**Adjournment** Motion by Member Myers, second by Ebersold to adjourn the Plan Commission meeting at 5:39 p.m. **Motion passed unanimously.**

Sheila Meyer  
Clerk/Treasurer



*Start here.*

# Village of Grantsburg

316 South Brad Street  
Grantsburg, WI 54840

## CONDITIONAL USE PERMIT APPLICATION FORM

Property Owner

Name: Derry & Pam Peterson  
Address: 20345 Summer Place  
Luck, WI 54853  
Phone: 952-237-5591/651-442-1053

Applicant (if different from Owner)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_



Existing Zoning: B-2  
Existing Use: Restaurant (Currently closed)  
Location of  
Property: 133 State Road 70  
Parcel Identification  
Number(s): PCL 1 CSM#829 V 4 P 60 (TIF 4) (#193398)

Written description of the proposed use (attach additional pages if necessary): Proposed use is to operate business as a drive-in restaurant.

I understand that the application fee of \$300.00 is due at the time of submitting this application. This amount is not refundable if my application is denied.

Signature of Property Owner (required if applicant is different than the owner): *Samela Peterson* Date: 3-19-2024

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Return to: Village of Grantsburg,  
316 South Brad Street  
Grantsburg, Wisconsin 54840

Questions? Please call 715-463-2405.



**For Office Use Only**

Application Fee Paid of \$300.00    Date Application Received: \_\_\_\_\_

Permit Granted on \_\_\_\_\_     Permit Denied on \_\_\_\_\_

**VILLAGE OF GRANTSBURG  
NOTICE OF PUBLIC HEARINGS  
CONDITIONAL USE PERMIT REQUEST**

Take notice that the Plan Commission and the Village Board for the Village of Grantsburg will meet on April 8, 2024, in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin, to consider a conditional use permit application received from Derry and Pam Peterson, owners, to operate a restaurant at 133 State Road 70 W (parcel 07-131-2-38-19-23-2 01-000-014000).

This parcel is zoned B-2 Highway Commercial District, and restaurants are listed as conditional in this zoning district. All existing CUPs cease upon change of owner.

The Plan Commission will hold a Public Hearing at 5:30 p.m. to hear all interested persons, their agents or attorneys and will make a recommendation to the Village Board thereafter.

The Village Board will meet at 6:00 p.m. and will hold a Public Hearing at 6:15 p.m. to hear all interested persons, their agents or attorneys and will make a decision on this request.

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

Dated this 22<sup>nd</sup> day of March 2024.

Sheila Meyer, Clerk/Treasurer

**Publish 2X- LINE LEGAL with Affidavit on March 27<sup>th</sup> and April 3<sup>rd</sup>**



4-color Process

# Village of Grantsburg

316 South Brad Street  
Grantsburg, WI 54840

Date: March 27, 2024

From: Sheila Meyer, Clerk/Treasurer

Re: Conditional Use Permit application  
Derry & Pam Peterson

Enclosed is a Notice of Public Hearing for a conditional use permit application received from Derry & Pam Peterson, owners, to operate a restaurant at 133 State Rd 70 W. (parcel #07-131-2-38-19-23-2 01-000-014000). This parcel is currently zoned B-2 Highway Commercial District, and this use is conditional in this zoning district.

You are being sent this notice as this property 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

SCR RD Funding IV LLC  
902 Carnegie Center Blvd Ste 520  
Princeton, NJ 08540

Mark Harmon  
23688 Soderbeck Rd  
Grantsburg, WI 54840

Pearl Hedlund Family Trust  
11402 North Shore Dr  
Grantsburg, WI 54840

John E. Johnson  
815 S. Pine Street  
Grantsburg, WI 54840

Dennis & Leanne Cook  
36861 Falcon Ave  
North Branch, MN 55056

Frances Clauson  
841 S. Pine Street  
Grantsburg, WI 54840



*Village of Grantsburg, WI  
Wednesday, March 27, 2024*

## Chapter 595. Zoning

### Article III. Zoning Districts

#### § 595-26. B-2 Highway Commercial District.

- A. Purpose. The B-2 Highway Commercial District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic, or which are specifically designated to serve the needs of such traffic.
- B. Permitted uses. The following are permitted uses in the B-2 District:
- (1) Governmental, cultural, and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
  - (2) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per § **595-98**.
  - (3) Breweries.
- C. Conditional uses. The following are conditional uses in the B-2 District:
- (1) Amusement activities.
  - (2) Automobile and truck retail services.
  - (3) Automobile repair and fuel services.
  - (4) Bars and taverns.
  - (5) Gasoline service stations.
  - (6) Gift, novelty and souvenir sales.
  - (7) Hotels, motels and tourist courts.
  - (8) Nightclubs and dance halls.
  - (9) Restaurants.
  - (10) Sales, service and installation of tires, batteries and accessories.
  - (11) Residential dwelling units.
  - (12) Animal hospitals, shelters and kennels.
  - (13) Clinics.
  - (14) Public assembly uses.
  - (15) Commercial recreation facilities.

- (16) Off-season storage facilities.
- (17) Lodges and fraternal buildings.
- (18) Nursing homes.
- (19) Nursery and day-care centers.
- (20) Retirement homes.
- (21) Drive-in food and beverage establishments.
- (22) Drive-banks.
- (23) Drive-in theaters.
- (24) Vehicle sales and service.
- (25) Public parking lots.
- (26) Sewage disposal plants.
- (27) Utilities; 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**.
- (28) Mobile home sales.
- (29) Log stacks area, provided that they are located a minimum of 60 feet from the center of adjacent public road rights-of-way.
- (30) Farm implements sales.
- (31) Other uses listed as either permitted or conditional uses in § **595-25**.
- (32) Other uses similar to or customarily incidental to any of the above uses.

D. Area, height and yard requirements.

- (1) Lot.
  - (a) Building area: 20,000 square feet.
  - (b) Width: minimum 90 feet.
- (2) Building height: maximum 35 feet.
- (3) Yards.
  - (a) Street: minimum 80 feet (may include parking).
  - (b) Rear: minimum 20 feet.
  - (c) Side: minimum 20 feet each side.