



November 12, 2018

Plan Commission Meeting/Hearing

The Plan Commission met on Monday, November 12, 2018 @ 5:00 p.m. at 316 S. Brad Street, Grantsburg, Wisconsin.

The Plan Commission Meeting/Hearing was called to order at 5:00 p.m. by Village President, Larry Ebersold.

Roll Call

Present: Village President, Larry Ebersold
Village Trustee, Greg Peer
Member, Jim Evrard
Member, Joe Sturdevant
Member, Brent Blomberg
Member, Dennis Allaman (arrived at 5:15 p.m.)

Absent: Member, Linda Anderson

Others: Village Clerk, Patty Bjorklund
Grantsburg Hockey Association President, McKenna Marek (arrived at 5:07 p.m.)
Village Trustee, Diane Barton

Village President, Ebersold noted that the Grantsburg Hockey Association made a request for a zoning change of R-2 to B-1 for a parcel located at 500 South Robert Street. The Parcel ID is: 07-131-2-38-19-14-5 15-385-046000. He asked the Commission if they had reviewed their packets and understood the reasoning for the zoning change. He noted that they were selling the property and wished to change the zoning for ease of sale. McKenna Marek noted that the sale of the property would be easier if zoning were changed. Currently with the R-2 zoning, the options of use there are more restricted. She mentioned that the R-2 zoning was a grandfathered use of that property. There are 3 potential buyers of the property and without the change to zoning, the sale will not happen. Member, Sturdevant had looked at the uses under B-1 Zoning, and that made him hesitant to make the change due to the area in which the building and property are located. McKenna stated that the Hockey Association would like to sell the property rather than have the bank take ownership of the property. Current amount owed on the property is just over \$189,000. Village President, Ebersold asked McKenna what the buyers wish to do with the property. The 1st interested individual would like to put in a Sports Recreational Facility. The 2nd interested individual would like to put in a construction machinery storage facility and the 3rd individual would like to make the space mini storage and is the most promising sale. McKenna wanted to reiterate the fact that with the size of the building, it encumbers the sale based on the zoning. Her hope is that if the zoning changes, it would open the possibility for more business being brought into the community. Member, Sturdevant had concerns that with the location and zoning, the possibility of someone putting something less desirable could be put into that space. Member, Evrard inquired if the neighbors were contacted. Village Clerk, Bjorklund presented the list of adjoining owners that had been contacted and who were made aware of the request. McKenna felt that that speaks to the fact that they did not have a problem with this change. She also conveyed the fact that Sterling Bank has patiently been working with the Hockey Association during this time. They are waiting on the outcome of the zoning so that they know how to proceed. She foresees the property being sold and made into a mini storage facility if zoning is changed to B-1. The association is a non-profit organization and the sale would be for what's owed on the property only. Village President, Ebersold thought changes to the uses mentioned for the space are more suitable on the north side of the village, not where the building is currently located.



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Village President, Ebersold moved, seconded by Member, Sturdevant, to make no changes to the existing zoning for 500 South Robert Street.

Ayes: Ebersold, Allaman, Blomberg, Evrard, Sturdevant
Nays: Peer
Motion to approve: Carried

Village Trustee, Peer moved, seconded by Member, Sturdevant to adjourn the Plan Commission Meeting/Hearing at 5:30 p.m.

Submitted by:

Patty Bjorklund – WCMC, CMC, CMTW
Village Clerk, Deputy-Treasurer
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