



# Village of Grantsburg

316 South Brad Street  
Grantsburg, WI 54840

## Plan Commission Meeting

Monday, October 11, 2021 5:00 p.m.

316 Brad Street South – Village Office Building/Board Room

## AGENDA

1. Call to order
2. Pledge of Allegiance
3. 5:00 p.m. Public Hearing to consider a **Conditional Use Permit Application** from Roger Norenberg, owner and Aaron Sakaria/Fresh Industries, Ltd., applicant for manufacturing, warehousing and storage at 509 N. Oak Street, Grantsburg WI (parcels 07-131-2-38-19-14-2 01-000-028000 and 01-000-027000)
4. Discussion/Action: Recommendation to Village Board on Conditional Use Permit Application
5. Discussion/Action: **2021 Minutes from September 13<sup>th</sup>** Plan Commission meeting
6. Adjournment

Prepared by Sheila Meyer, Clerk/Treasurer

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

**Posted: October 7, 2021 Village of Grantsburg website [www.grantsburgwi.com](http://www.grantsburgwi.com); Village Office 316 SBrad Street; Community Center 315 SRobert Street; Post Office 201 N Pine Street**

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



I understand that the application fee of \$125.00 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): Wm A. [Signature]

Date: 09/16/21

Signature of Applicant: [Signature]

Date: 09/16/21

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 \$125.00      Date Application Received: \_\_\_\_\_

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

# **VILLAGE OF GRANTSBURG**

## **NOTICE OF PUBLIC HEARINGS**

**OCTOBER 11, 2021**  
**5:00 P.M. AND 6:15 P.M.**

Take notice that the Plan Commission of the Village of Grantsburg will meet on October 11, 2021 at 5:00 p.m. at the Village Office, 316 S. Brad Street, Grantsburg, Wisconsin to consider a conditional use permit application received from Roger Norenberg, owner and Aaron Sakaria/Fresh Industries Ltd, applicant, for manufacturing, warehousing and storage at 509 N. Oak Street, Grantsburg, WI (parcels 07-131-2-38-19-14-2 01-000-028000 and 01-000-027000).

This parcel is zoned I-1 Industrial District. The proposed use is conditional in this zoning district. **The Plan Commission will hold a Public Hearing to hear all interested persons, their agents or attorneys on October 11, 2021 at 5:00 p.m. and will make a recommendation to the Village Board thereafter.**

**The Village Board will then meet at 6 p.m., 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 24<sup>th</sup> day of September 2021.

Sheila Meyer, Clerk/Treasurer

**Publish 2X- LINE LEGAL on 9/29/21 and 10/6/21**



# Village of Grantsburg

316 South Brad Street  
Grantsburg, WI 54840

Date: October 1, 2021

To: Burnett County Housing Authority, Gerald & Judy Clark, Daniel Shadis, Julie Pfluger, Katie Tendrup, William Bursaw, Torry Dahlberg, Lisa Mackyol, Jacqueline Finch, Jerilyn Smith, James & Nancy Halvorson, Roger Rehbein, Lee Moyer, Cecilia McKinney, Cindy Stewart, Matthew & Amy Chadwick, Phillip & Macy Petrowitz, Shane & Natalie Finch, Samuel & Michelle Campeau, Wesley Bearheart, Parker Hannifin Corp.

From: Sheila Meyer  
Clerk/Treasurer

Re: Conditional Use Permit Request (see attached Notice)

The Village of Grantsburg has received a conditional use permit request from Roger Norenberg, owner and Aaron Sakaria/Fresh Industries Ltd, applicant, for manufacturing, warehousing and storage at 509 N. Oak Street, Grantsburg, WI 54840. This parcel is zoned I-1 Industrial District and these uses are listed as conditional in this zoning district.

The Village's Plan Commission will meet regarding this request on Monday, October 11, 2021 at 5:00 p.m. The Plan Commission will hold a Public Hearing at 5:00 p.m. and will then make a recommendation to the Village Board. The Village Board will meet at 6:00 p.m. on October 11, 2021, will hold a Public Hearing at 6:15 p.m. and will then make a decision on this request.

If you have any questions, please give me a call at 715/463-2405.

If you are unable to make these meetings, but have comments on this request, please email them to [clerk@grantsburgwi.net](mailto:clerk@grantsburgwi.net) and I will make sure the Plan Commission and the Village Board receive them.

Burnett County Housing Authority  
PO Box 41  
Webster, WI 54893

Gerald & Judy Clark  
511 N. Park Street  
Grantsburg, WI 54840

Daniel Shadis  
509 N. Park Street  
Grantsburg, WI 54840

Julie Pfluger  
413 N. Park Street  
Grantsburg, WI 54840

Katie Tendrup  
418 N. Park Street  
Grantsburg, WI 54840

William Bursaw  
412 N. Park Street  
Grantsburg, WI 54840

Jacqueline Finch  
231 W. Harrison Ave  
Grantsburg, WI 54840

Jerilyn Smith  
422 N. Oak Street  
Grantsburg, WI 54840

James & Nancy Halvorson  
508 N. Oak Street  
Grantsburg, WI 54840

Roger Rehbein  
520 N. Oak Street  
Grantsburg, WI 54840

Lee Moyer  
13033 State Rd 70  
Grantsburg, WI 54840

Cecilia McKinney  
538 N. Oak Street  
Grantsburg, WI 54840

Parker Hannifin Corp.  
533 N. Oak Street  
Grantsburg, WI 54840

Cindy Stewart  
122 W. Harrison Ave.  
Grantsburg, WI 54840

Wesley Bearheart  
137 W. Benson Ave.  
Grantsburg, WI 54840

Matthew & Amy Chadwick  
121 W. Harrison Ave.  
Grantsburg, WI 54840

Phillip & Macy Petrowitz  
405 N. Oak Street  
Grantsburg, WI 54840

Shane & Natalie Finch  
404 N. Oak Street  
Grantsburg, WI 54840

Samuel & Michelle Campeau  
218 W. Anderson Ave.  
Grantsburg, WI 54840

Torry Dahlberg  
400 N. Part Street  
Grantsburg, WI 54840

Lisa Mackyol  
401 N. Park Street  
Grantsburg, WI 54840

## Chapter 595. Zoning

### Article III. Zoning Districts

#### § 595-28. I-1 Industrial District.

- A. Purpose. The I-1 District is intended to provide an area for manufacturing, marketing, and industrial and agribusiness activities not located in a planned B-3 business setting. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas, or which would create or tend to create conditions of public or private nuisance, hazard, or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.
- B. Permitted uses. The following uses are permitted uses in the I-1 District:
- (1) Building construction contractors.
  - (2) Food locker plants.
  - (3) Offices.
  - (4) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per § **595-98**.
- C. Conditional uses. The following are conditional uses pursuant to Article **V** within the I-1 District. Such use shall be subject to the consideration of the Village Board and Plan Commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards, or other factors.
- (1) Manufacturing establishments, usually described as factories, mills or plants, in which raw materials are transformed into finished products, and establishments engaged in assembling component parts of manufactured products.
  - (2) Other industrial or commercial activities which possess the special problem characteristics described above relating to the creation of hazards or nuisance conditions.
  - (3) The outdoor storage of industrial products, machinery, equipment, or other materials, provided that such storage is enclosed by a suitable fence or other manner of screening.
  - (4) Railroads, including rights-of-way, railroad yards, and structures normally incident to the operation of railroads, including station houses, platforms, and signal towers, but not including warehouses owned by companies other than railroad companies or road terminal companies.
  - (5) Wholesale establishments and warehouses.
  - (6) Highway passenger and motor freight transportation.
  - (7) Light industry and service uses.
    - (a) Automotive body repair.



- (b) Automotive upholstery.
  - (c) Cleaning, pressing, and dyeing.
  - (d) Commercial bakeries.
  - (e) Commercial greenhouses.
  - (f) Distributors.
  - (g) Printing and publishing.
  - (h) Trade and contractors' facilities.
  - (i) Painting services.
  - (j) Retail sales and service facilities such as retail and surplus outlet stores, and restaurants and food service facilities when established in conjunction with a permitted manufacturing or processing facility.
  - (k) Recreation vehicle, boat and miscellaneous storage.
- (8) Public facilities and uses.
- (a) Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
  - (b) Schools and churches.
  - (c) Airports, airstrips and landing fields.
- (9) Agriculture-related industry and service uses.
- (a) Production of natural and processed cheese.
  - (b) Production of shortening, table oils, margarine and other edible fats and oils.
  - (c) Production of condensed and evaporated milk.
  - (d) Wet milling of corn.
  - (e) Production of creamery butter.
  - (f) Drying and dehydrating fruits and vegetables.
  - (g) Preparation of feeds for animal and fowl.
  - (h) Pea vineries.
  - (i) Creameries and dairies.
  - (j) Production of flour and other grain mill products; blending and preparing of flour.
  - (k) Fluid milk processing.
  - (l) Production of frozen fruits, fruit juices, vegetables and other specialties.
  - (m) Fruit and vegetable sauces and seasoning, and salad dressing preparation.
  - (n) Poultry and small game dressing and packing, provided that all operations are conducted within an enclosed building.
  - (o) Production of sausages and other meat products.
  - (p) Corn shelling, hay baling and threshing services.

- (q) Grist mill services.
- (r) Horticultural services.
- (s) Canning of fruits, vegetables, preserves, jams and jellies.
- (t) Canning of specialty foods.
- (u) Grain elevators and bulk storage of feed grains.
- (v) Fertilizer production, sales, storage, mixing and blending.
- (w) Sales or maintenance of farm implements and related equipment.
- (x) Animal hospitals, shelters and kennels.
- (y) Veterinarian services.
- (z) Sawmills.

(10) Wind energy systems per § 595-97.

(11) 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.

D. Prohibited uses. The following are prohibited uses in the I-1 District:

- (1) Specifically excluded from this designation and expressly prohibited is any use or business which is dangerous or which would create a public nuisance.
- (2) All residential uses are expressly prohibited.
- (3) Also specifically excluded and expressly prohibited is any use or business involving the wrecking of automobiles, junkyards, scrap yards, garbage removal or the slaughter of animals or poultry.

E. Lot, yard and building requirements.

- (1) Lot frontage: no minimum.
- (2) Lot area: minimum 15,000 square feet.
- (3) Front yard: minimum 50 feet.
- (4) Side yards: minimum 20 feet. See Subsection F, Required buffer strips.
- (5) Rear yard: minimum 20 feet. See Subsection F, Required buffer strips.
- (6) Building height: maximum 60 feet.
- (7) Percentage of lot coverage: maximum 70%.

F. Required buffer strips. Where an industrial district abuts a residential district, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than 40 feet in width as measured at right angles to said lot line. Plant materials at least six feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the residential district shall be planted in the exterior 25 feet abutting the residential district. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the residential district shall be attractively maintained. Fencing may be used in lieu of planting materials to provide said screening. The fencing shall be not less than four nor more than eight feet in height and shall be of such materials as to effectively screen the industrial area. The exterior 25 feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior 15 feet may be devoted to parking of vehicles.



# Village of Grantsburg

## Plan Commission Meeting

### Monday, September 13, 2021

The Plan Commission for the Village of Grantsburg met on Monday, September 13, 2021 at 5:00 p.m. at the Village Office, 316 S. Brad Street, Grantsburg, Wisconsin.

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

Others present: Deputy Clerk/Treasurer Allison Longhenry, Greg Marston-Burnett County Sentinel, Marivel Harmon

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

**Minutes** Motion by Member Ebersold, second by Member Finch to approve the minutes from the July 12, 2021 Plan Commission meeting as presented. Motion passed unanimously.

**5:10 p.m. Public Hearing to consider a Conditional Use Permit (CUP) application received from Mark Harmon, owner, and Marivel Harmon, applicant, for a proposed restaurant with banquet room on a portion of a parcel located on State Road 70.** President Kucera called the Public Hearing to order at 5:10 p.m. Clerk/Treasurer Meyer read the Public Hearing Notice. President Kucera asked for anyone wishing to speak in favor of the CUP application. Marivel Harmon, applicant, explained she would move the existing business, Fired Up Bistro-675 State Rd 70, to the new location. President Kucera asked for anyone wishing to speak in opposition to the CUP application. No one spoke in opposition. The Public Hearing was closed at 5:20 p.m.

**Motion by Member Myers, second by Member Barenz to recommend the Village Board approve the Condition Use Permit application submitted by Mark Harmon, owner, and Marivel Harmon, applicant, for a restaurant with banquet room on a portion of parcel #07-131-2-38-19-23-2 01-000-015001 located on State Road 70. Motion passed unanimously.**

**Adjournment.** Chairman Kucera adjourned the Plan Commission meeting at 5:27 p.m.

Sheila Meyer  
Clerk/Treasurer