



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