

VILLAGE OF GRANTSBURG

NOTICE OF PUBLIC HEARING

AUGUST 11, 2025

3:30 P.M. & 4:15 P.M.

Take notice that the Plan Commission and the Village Board of the Village of Grantsburg will meet on August 11, 2025, in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin, to consider a conditional use permit application received from The 101 Lofts, LLC. (Tyler Myers & Abby DeWitt) owners, to construct 2-4 residential dwellings on the first floor of 101 W. Madison Avenue (parcel #07-131-2-38-19-14-5 15-810-042000). This parcel is zoned B-1 General Commercial District, and this use is listed as conditional in this zoning district.

The Plan Commission will hold a Public Hearing at 3:30 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 hold a Public Hearing at 4:15 p.m. to hear all interested persons, their agents, or attorneys and will make a decision thereafter.

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

Dated this 1st day of August, 2025.

Sheila Meyer, Clerk/Treasurer



Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

Date: July 29, 2025

From: Sheila Meyer, Clerk/Treasurer

Re: Conditional Use Permit application from
The 101 Lofts, LLC (Tyler Myers & Abby DeWitt)
owners of 101 W. Madison Avenue

Enclosed is a Notice of Public Hearing for a conditional use permit application received from The 101 Lofts, LLC (Tyler Myers & Abby DeWitt), owners, to construct 2-4 residential dwellings on the first floor of 101 W. Madison Avenue (parcel #07-131-2-38-19-14-5 15-810-042000). This parcel is currently zoned B-1 General Commercial District, and residential dwellings located on the first floor are conditional in this district.

You are being sent this notice as the 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

Grantsburg Fire Association
206 S Pine Street
PO Box 308
Grantsburg, WI 54840

NW Wis Electric Co.
104 S Pine St
PO Box 9
Grantsburg, WI 54840

GLK Enterprise Center, LLC
112 S Pine Street
PO. Box 339
Grantsburg, WI 54840

Wolf Tree Wealth Management
100 E Madison Avenue
PO Box 207
Grantsburg, WI 54840

U'Ren Brothers Development
3300 Oakdale Ave N
Robbinsdale, MN 55422

Michael Peck
24750 Borg Road
Grantsburg, WI 54840

The 101 Lofts
101 W Madison Avenue
PO Box 293
Grantsburg, WI 54840

Design Properties, LLC
708 S. Robert St
St. Paul, MN 55107

Southern Crex Spirits, Inc.
22848 W River Rd
Grantsburg, WI 54840

Jokers Bar and Fun Alley, LLC
110 W Madison Avenue
PO Box 98
Grantsburg, WI 54840

Sentinel Publications
114 W Madison Avenue
PO Box 397
Grantsburg, WI 54840



Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

CONDITIONAL USE PERMIT APPLICATION FORM

Property Owner

Name: The 101 Lofts LLC (Tyler Myers & Abby DeWitt)
Address: 101 W Madison Ave
Grantsburg WI 54840
Phone: 715.566.2477

Applicant (if different from Owner)

Name: _____
Address: _____
Phone: _____



Existing Zoning: Commercial B-1
Existing Use: Commercial / Residential (Vacant)
Location of
Property: 101 W Madison Ave
Parcel Identification
Number(s): 07-131-2-38-19-14-5 15-810-042000 (Tax ID 29618)

Written description of the proposed use (attach additional pages if necessary):

Addition of 2-4 Residential dwellings on the first (ground) floor. There will be no Residential dwellings
fronting Madison Avenue. Access to Residential dwellings would be along Pine Street, and possibly along
the alleyway on South side of property. The exact number of dwellings will be determined after
collaboration with a licensed General Contractor. The use of the Commercial space(s) along Madison
Avenue are not yet determined, but these spaces will be isolated from all Residential dwellings.

We plan to construct 1-2 Residential dwellings on the second floor; this CUP was approved in July 2023.

Please see the attached preliminary first floor plan, which includes approximate dwelling sizes.

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): _____ Date: _____

Signature of Applicant: _____ Date: July 24th, 2025

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

Questions? Please call 715-463-2405.

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For Office Use Only

☐ Application Fee Paid of \$300.00 Date Application Received: _____

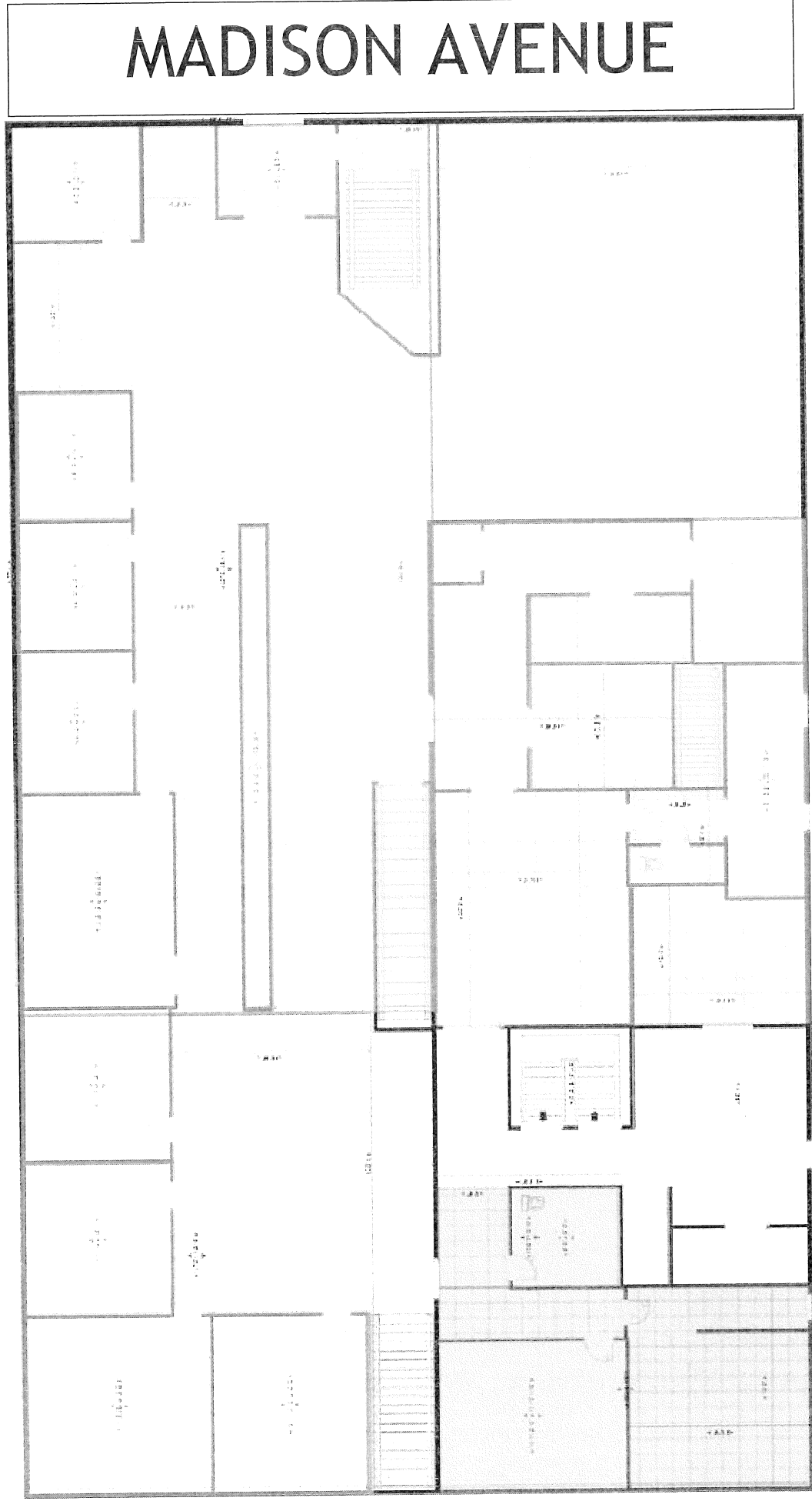
☐ Permit Granted on _____ ☐ Permit Denied on _____

Southwest (Blue) - 1175 SQ FT

Commercial (Green) - 3600 SQ FT

Southeast (Red) - 665 SQ FT

Northeast (Grey) - 1300 SQ FT



PINE STREET

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) (Reserved)^[1]

[1] *Editor's Note: Former Subsection B(21), Tobacco and smokers' supplies stores, was repealed 7-10-2023 by Ord. No. 2023-02.*

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

(16) Undertaking establishments.

(17) 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.

(20) Campgrounds.

[Added 9-11-2023 by Ord. No. 2023-06]

(21) Tattoo parlors.

[Added 7-15-2024 by Ord. No. 2024-02]

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.