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VILLAGE OF GRANTSBURG

316 S. Brad Street
Grantsburg, WI 54840
715-463-2405
FAX 715-463-5555
office@villageofgrantsburg.gov

CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER: <i>Crex Development</i>	MAILING ADDRESS: <i>2849 210th St. Luck, WI 54853</i>	TELEPHONE: <i>715-554-1135</i>
APPLICANT (IF DIFFERENT FROM OWNER):	MAILING ADDRESS:	TELEPHONE:
PROPERTY ADDRESS: <i>824 Gateway St, Grantsburg</i>		
PARCEL ID #: <i>07-131-2-38-19-23-1 01-000-017000</i>		
EXISTING ZONE: R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ B-1 ☐ B-2 ☒ B-3 ☐ I-1 ☐ A-1 ☐ A-2 ☐ PUD ☐		
EXISTING USE: <i>Convention Center</i>		
DESCRIPTION OF PROPOSED USE: <i>Liquor Store</i>		
I/We understand that the application fee of \$300.00 is due at the time of submitting this application. This amount is not refundable if my/our application is denied.		
<i>[Signature]</i> _____ Property Owner Signature (required if applicant is different than the owner)		<i>11-3-25</i> _____ Date
<i>[Signature]</i> _____ Applicant Signature		<i>11-3-25</i> _____ Date

For Office Use Only

DATE APPLICATION RECEIVED: *10/5/25* DATE FEE PAID: *11/5/25*
DATE PERMIT GRANTED: _____ DATE PERMIT DENIED: _____



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.
- (33) Tattoo parlors.
[Added 7-15-2024 by Ord. No. 2024-02]

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.

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.

VILLAGE OF GRANTSBURG

NOTICE OF PUBLIC HEARING

**DECEMBER 1, 2025, AT 4:00 P.M. &
DECEMBER 8, 2025, AT 4:15 P.M.**

Take notice that the Plan Commission and the Village Board of the Village of Grantsburg will meet on December 1, 2025, in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin, to consider a conditional use permit application received from Crex Development Corporation (Todd Engstrand) owner, to operate a liquor store at 824 Gateway Street (parcel #07-131-2-38-19-23-1 01-000-017000). This parcel is zoned B-2 Highway Commercial District, and this use is listed as conditional in this zoning district.

The Plan Commission will hold a Public Hearing on December 1, 2025, at 4:00 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 on December 8, 2025, 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 Allison Longhenry, Village Deputy Clerk/Treasurer, at 316 S. Brad Street. Phone: 715-463-2405

Dated this 14th day of November, 2025.

Allison Longhenry, Deputy Clerk/Treasurer



Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

Date: November 14, 2025

From: Allison Longhenry, Deputy Clerk/Treasurer

Re: Conditional Use Permit application from
Crex Development Corporation (Todd Engstrand)
owners of 824 Gateway Street

Enclosed is a Notice of Public Hearing for a conditional use permit application received from Crex Development Corporation (Todd Engstrand), owner, to operate a liquor store at 824 Gateway Street (parcel #07-131-2-38-19-23-1 01-000-017000). This parcel is currently zoned B-2 Highway Commercial District, and liquor stores 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

Michael Conrow
463 State Rd 70 E
Grantsburg, WI 54840

Grantsburg School District
Attn: Superintendent Watt
480 James Ave E
Grantsburg, WI 54840

Scott Witte
135 S Grey Ave
Rush City, MN 55069

Burnett Properties LLC
8111 Oakview Dr N
Maple Grove, MN 55369