



Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

Plan Commission Meeting Monday, July 13, 2026, 2:00 p.m.

Village Office Board Room – 316 S. Brad Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Discussion/Action: **Public Hearing: Conditional Use Permit (CUP) request from Brock Anderson, owner of 330 Industrial Avenue W, to operate storage unit rentals.**
4. Discussion/Action:
5. Discussion/Action: *Minutes from May 26, 2026, Plan Commission meeting*
6. Adjournment

Prepared by Allison Longhenry, Clerk/Treasurer

****Appearance times/agenda order may change at the discretion of the Committee Chair****

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

Posted: July 10, 2026, Village of Grantsburg website www.villageofgrantsburg.gov, Village Office 316 S. Brad Street, Community Center 315 S. Robert Street, Grantsburg, Public Library 415 S. Robert Street

316 South Brad Street, Grantsburg, WI 54840 (715) 463-2405 Fax: (715) 463-5555
Website: www.villageofgrantsburg.gov Email: office@villageofgrantsburg.gov



VILLAGE OF GRANTSBURG

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

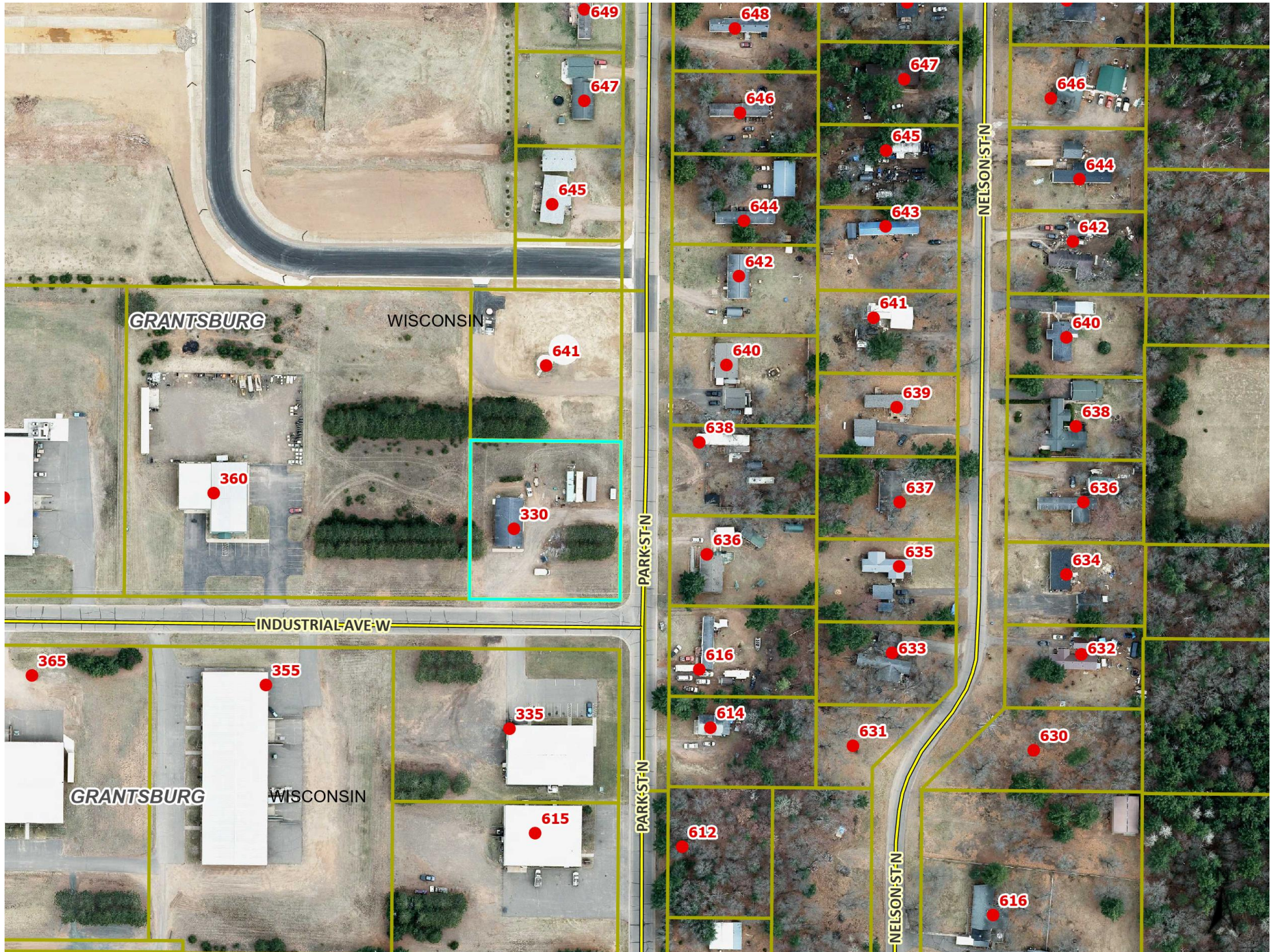
CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER: <i>Brock Anderson</i>	MAILING ADDRESS: <i>23779 County Rd M Grantsburg</i>	TELEPHONE: <i>715-431-0923</i>
PROPERTY ADDRESS: <i>330 Industrial Ave Grantsburg WI</i>		
PARCEL ID #: <i>07-131-2-38-19-11-3 03-000-012000</i>		
EXISTING ZONE: <i>I-1</i>		
EXISTING USE: <i>Prior to my purchase they were used for personal storage (2 containers)</i>		
DESCRIPTION OF PROPOSED USE: <i>Wanting to install more containers for rental purposes as of right now, in the future I plan to use a few of them for my own business equipment storage even if I don't move my business up there in the future. If the request of 5 hinders your decision please choose how many you feel is appropriate for the space. I do plan to paint the containers.</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>Property Owner Signature</i> (required if applicant is different than the owner) <i>Date</i>		
<i>Applicant Signature: Brock Anderson Date 6/23/2026</i>		

For Office Use Only

DATE APPLICATION RECIEVED: _____ DATE FEE PAID: _____
DATE PERMIT GRANTED: _____ DATE PERMIT DENIED: _____

SUBJECT TO VILLAGE ORDINANCE §595 CONDITIONAL USES



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GRANTSBURG

WISCONSIN

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PARK-ST-N

INDUSTRIAL-AVE-W

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GRANTSBURG

WISCONSIN

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PARK-ST-N

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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

NOTICE OF PUBLIC HEARING

JULY 13, 2026, AT 2:00 P.M. & 4:15 P.M.

Take notice that the Plan Commission and the Village Board of the Village of Grantsburg will meet on July 13, 2026, in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin, to consider a conditional use permit application received from Brock Anderson, owner, to rent storage sheds at 330 Industrial Avenue West (parcel #07-131-2-38-19-11-3 03-000-012000). This parcel is zoned I-1 Industrial District, and this use is listed as conditional in this zoning district.

The Plan Commission will hold a Public Hearing on July 13, 2026, at 2:00 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 July 13, 2026, 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 Clerk/Treasurer, at 316 S. Brad Street. Phone: 715-463-2405

Dated this 26th day of June, 2026.

Allison Longhenry, Clerk/Treasurer



Start here.

Village of Grantsburg

316 South Brad Street
Grantsburg, WI 54840

Date: June 26, 2026

From: Allison Longhenry, Clerk/Treasurer

Re: Conditional Use Permit application from
Brock Adnerson, owner, of 330 Industrial Avenue West.

Enclosed is a Notice of Public Hearing for a conditional use permit application received from Brock Anderson, owner, to operate storage rentals at 330 Industrial Avenue West (parcel #07-131-2-38-19-11-3 03-000-012000). This parcel is currently zoned I-1 Industrial District, and this use is 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

Millenium Property Enterprises
PO Box 504
Grantsburg, WI 54840

Grantsburg Telcom
PO Box 447
Grantsburg, WI 54840

Shad Cook
640 Park St N
Grantsburg, WI 54840

Vicki Huber
638 Park St N
Grantsburg, WI 54840

Randy Lindberg
636 Park St N
Grantsburg, WI 54840

Perry & Helen Mason
616 Park St N
Grantsburg, WI 54840



Village of Grantsburg

Plan Commission Meeting

Tuesday, May 26, 2026

The Plan Commission for the Village of Grantsburg met on Tuesday, May 26, 2026, at 5:00p.m. in the Village Board Room, 316 S. Brad Street, Grantsburg, Wisconsin.

Present: Chairman/President Rick Lindberg, Trustee Diane Barton, Members Brent Blomberg, Tyler Myers, LuAnn Ebersold, and Angie Anderson

Absent: Member Natalie Finch

Others present: Steve Lee, Azimuth Surveying

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

Certified Survey Map - PLM Developments, LOT N Russell Street. Steve Lee reviewed the CSM included in the packet to divide a parcel of land along Russell Street North into three smaller lots. He indicated the area noted as out lot 1 is a utility easement that will be dedicated to the public. He also reviewed that lots 22, 23, and 24 will all have street frontage and utility access along Russell Street North. Members asked if the CSM was intended to form more saleable lots. Steve indicated the lots are planned to be sold and seem more desirable than the existing smaller lots along Russell Street North. The members had no further questions.

Motion by Member Myers, second by Member Ebersold, to recommend the Village Board approve the Certified Survey Map submitted by PLM Developments to split parcel #07-131-2-38-19-15-1 01-000-012001 into three lots; LOT 22 will include parcel #07-131-2-38-19-15-5 15-948-012100, LOT 23 to include parcel #07-131-2-38-19-15-5 15-948-013200 to maintain access to utilities. Motion passed unanimously.

Minutes Motion by Member Blomberg, second by Member Myers to approve the minutes of the March 5th, 2026, Plan Commission meeting to include a correction removing the additional word 'meeting'. Motion passed unanimously.

Adjournment The meeting was adjourned at 5:14 p.m.

Allison Longhenry
Clerk/Treasurer