



August 13, 2018

## Plan Commission Meeting

The Plan Commission met on Monday, August 13, 2018 @ 5:00 p.m. at 316 S. Brad Street, Grantsburg, Wisconsin for the purpose of its meeting and Public Hearing.

The Plan Commission Meeting was called to order at 5:00 p.m. by Village President, Larry Ebersold.

### Roll Call

Present: Village President, Larry Ebersold  
Member, Dennis Allaman  
Member, Linda Anderson  
Member, Brent Blomberg  
Member, Jim Evrard  
Member, Joe Sturdevant

Absent: Member, Greg Peer

Others: Village Clerk, Patty Bjorklund  
Village Trustee, Diane Barton  
Village Trustee, Caylin Muehlberg  
Ben Seume  
Rick Roeser, Northwest Regional Planning  
John Richards, Grantsburg Industrial Development Corporation  
Dan Penzkover – Engineer, S.E.H  
Bryan Cunningham – Engineer, S.E.H.

Chairman, Ebersold opened the Plan Commission Meeting. Discussion took place regarding Ben Seume's request to combine his lot with a portion of his neighboring lot. It would be Lot 4 and Lot 5 that he would be combining on his property (Lot 4). A Certified Survey Map was done by Wagner Surveying. Mr. Seume paid the \$125 fee + \$25 additional fee per lot as required by Village of Grantsburg Ordinance.

***Member Allaman moved, seconded by Member Anderson, to recommend to the full board to approve Mr. Seume's request to combine his lot 4 with a portion of Lot 5 (neighboring lot). The request will be done by Certified Survey Map.***

Ayes: Ebersold, Allaman, Anderson, Blomberg, Evrard, Sturdevant  
Nays: NONE  
Motion to approve: Carried

The Public Hearing was opened at 5:15 p.m. Discussion took place regarding a Conditional Use Request from Northwest Regional Planning Commission for Parcel ID: 07-131-2-38-19-11-3 03-000-013100 which is zoned I-1 Industrial for a Business Enterprise Center. The Enterprise Center will be the 2<sup>nd</sup> Enterprise Center located at the Industrial Park. The building is 17,500' and will be built on Lot 8 and Lot 9 in the Industrial Park. S.E.H. Engineer's, Dan Penzkover and Bryan Cunningham noted that the Stormwater and Erosion Controls meet all requirements on the property. Dan stated that the ponds are on private property and a maintenance agreement will be put into place with the Village of Grantsburg. The building will be occupied by Victrex and McNally Industries. The building will be a taxable entity. Enterprise Center #1 was opened in 2012.



August 13, 2018

## Plan Commission Meeting

Wisconsin Housing & Urban Development (HUD) approved Victrex going into the new building, which would be Enterprise #2. McNally Industries needs to move in there as well. Per government contract, the facility has to have at least a 100' buffer. The building will be situated appropriately on Lot 8 and Lot 9 for this requirement. The lease would be a 6-year lease with the option to purchase at that time. Grantsburg Industrial Development Corporation (GIDC) representative, John Richards noted that they loaned the lot to Northwest Regional Planning Commission. The funds will revert back to them once sold. He stated that there are 2 lots left in the Industrial Park that GIDC currently owns. Victrex and McNally Industries are working with Northwest Regional Planning for this building. Rick Roeser also noted that the building does meet the setback requirements by Village of Grantsburg Ordinance. Member, Sturdevant asked about fence height. Rick stated the fence will be 8'. Member, Anderson asked if the building and businesses there offer more employment. Rick stated that with the opening of the new Enterprise Center in combination with the previous Enterprise Center, there will be several jobs that will open up because of the move. McNally Industries is just running out of room and they need to fulfill the contracts that are opening up. This will undoubtedly create more jobs there he stated. He is hopeful to have the building operational by February 1, 2019. Member, Blomberg asked Clerk, Bjorklund if there were any objections that she had received regarding the request for Enterprise Center #2 by way of a Conditional Use Permit by Northwest Regional Planning Commission. She stated there had been none.

***Member Allaman moved, seconded by Member Evrard to recommend to the Village Board at their August 13, 2018 Regular Board Meeting approval of the creation of Enterprise Center #2 in the Industrial Park with the building to be completed early 2019.***

Ayes: Ebersold, Allaman, Anderson, Blomberg, Evrard, Sturdevant  
Nays: NONE  
Motion to approve: Carried

***Member Sturdevant moved, seconded by Member Anderson to adjourn the Plan Commission Meeting at 5:38 p.m.***

Ayes: Ebersold, Allaman, Anderson, Blomberg, Evrard, Sturdevant  
Nays: NONE  
Motion to approve: Carried

Submitted by:

Patty Bjorklund – WCMC, CMC, CMTW  
Village Clerk, Deputy-Treasurer  
August 13, 2018