

RESOLUTION 3 - 2017

Resolution to Grant a Zoning District Change & to Amend Zoning District Map for Town of Apple River

TO THE HONORABLE BOARD OF SUPERVISORS OF THE COUNTY OF POLK WISCONSIN:

1. WHEREAS, Janean Gegen has petitioned the Polk County Board of Supervisors
2. requesting that a parcel of real estate be rezoned General Business and Commercial (B-1) District, thereby removing said parcel from the Agricultural 10 District (A-1); and
3. WHEREAS, the Town Board of Apple River has not objected to said District Change; and
4. WHEREAS, a public hearing was held on Wednesday, January 4, 2017, at 9:15am, at the Polk
5. County Government Center by the Environmental Services Committee of the Polk County Board of Supervisors as required by the provisions of Wisconsin Statute Section 59.69 (5) (e) regarding said District Change; and
6. WHEREAS, at said public hearing objections were filed with regard to said proposed Zoning
7. District Change; and
8. WHEREAS, the Environmental Services Committee of the Polk County Board of Supervisors has reviewed said proposed Zoning District Change, and has recommended that the Polk County Board of Supervisors grant said proposed change.
9. NOW, THEREFORE, BE IT RESOLVED that the Polk County Board of Supervisors grants the
10. proposed zoning change.
11. BE IT FURTHER RESOLVED that, pursuant to Wisconsin Statute Section 59.69(5)(e), the Polk
12. County Board of Supervisors does hereby amend the Polk County Comprehensive Land Use
13. Ordinance to provide that the following described parcel of real estate be removed from the
14. A-1 District and be rezoned to the B-1 District:
15. Commencing at the southeast corner of Section 29/T34N/R16W, thence due north 187', thence west along the north right-of-way line of US Hwy 8, 475' to Point of Beginning (POB), thence 300' due north, thence 717.51' west, parallel to north right-of-way line of US Hwy 8 thence 300' due south thence 717.51' east along north right-of-way line of US Highway 8 to POB. (4.94 acres)
16. BE IT FURTHER RESOLVED that said district change to be recorded on the Zoning District map
17. of the Town Apple River, which is on file in the office of the Polk County Zoning Administrator
18. pursuant to Section II (2) of the Polk County Comprehensive Land Use Ordinance.

Funding Amount & Source: Not applicable
Finance Committee Recommendation: Not applicable
Effective Date: Upon Passage & Publication

Submitted & sponsored by the Environmental Services Committee:

Brian Gilman
Liz Dent
Dale Wood

Craig Moriah
James S. Edgell

Review By County Administrator:

- Recommended
- Not Recommended
- Reviewed Only

Dana Frey
Dana Frey, County Administrator

Review By Corporation Counsel:

- Approved As to Form
- Recommended
- Not Recommended
- Reviewed Only

Jeffrey B. Fuge
Jeffrey B. Fuge, Corporation Counsel

At its regular business meeting on Tuesday, January 17, 2017, the Polk County Board of Supervisors adopted the above-entitled resolution, Resolution 3 -17: Resolution to Grant a Zoning District Change and to Amend Zoning District Map for the Town of Apple River, by a simple majority vote of 11 in favor and 1 against. (3 absent) voice

Dated this 17th day of January, 2017 at Polk County Wisconsin.

Dean Johansen
~~William Johnson IV~~, County Board Chairperson
Dean Johansen,

Attest: Sharon Jorgenson
Sharon Jorgenson, Polk County Clerk

Polk County Land Information Department



Zoning | Planning | Mapping | Surveyor

100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810

Phone (715) 485-9279
Fax (715) 485-9246

Sara McCurdy, Director

TO: County Board Supervisors
FROM: Zoning Administration
DATE: January 4, 2017
RE: District Change from Agricultural 10 District (A-1) to General Business and Commercial (B-1)
Part of Lot 5, CSM #562, V3 PG 54, Sec 29/T34N/R16W, Town of Apple River,
Parcel #004-00818-0000, 4.94 acres

On Wednesday, January 4, 2017, Janean Gegen petitioned the Polk County Environmental Services Committee to rezone 4.94 acres from A-1 to B-1 located on the above captioned property. At the public hearing, objections were filed and the committee recommends the proposed change. If the County Board approves the district change, the following uses will be allowed:

- | | | |
|---|---|---|
| 1) Appliances Sales and Service | 22) Fruit and Vegetable Market, Grocery, Meat and Fish Market or other food products store | 37) Motels/Hotels |
| 2) Antique stores | 23) Funeral Homes | 38) Museums |
| 3) Art Galleries | 24) Furniture, Office Equipment stores | 39) Music and musical instrument sales and service |
| 4) Auto Sales and Service | 25) Gas stations | 40) Pet shop |
| 5) Banks, Credit Unions or other financial institutions | 26) Gyms and exercise facilities | 41) Radio, Televisions, and other electronics sales & service |
| 6) Barber Shop, Beauty Shop | 27) Hardware and Paint Store | 42) Real Estate Offices |
| 7) Bars/taverns | 28) Indoor Storage Facilities | 43) Restaurant, Drive-In Food Service, Supper Club, and Catering |
| 8) Bowling Alleys | 29) Internet Cafe | 44) Sporting Goods and Accessories |
| 9) Business & Professional offices or clinics | 30) Jewelry Store | 45) Small engine repair |
| 10) Car Washes | 31) Landscaping Sales | 46) Truck Stop |
| 11) Clothing stores | 32) Laundromat | 47) Theater |
| 12) Community Center | 33) Liquor Store | 48) Veterinarians |
| 13) Coffee Shop | 34) Lumber Yard | 49) Video Sales and Rental |
| 14) Convenience stores | 35) Manufacture or storage in connection with any of the above uses, when clearly incidental to the conduct of the retail business on the premises. | 50) There may be one single-family dwelling unit on the premises, either attached or detached in connection with any of the above uses. |
| 15) Day Care Center | 36) Marine Sales and service | |
| 16) Drug Store or Pharmacy | | |
| 17) Essential Services | | |
| 18) Farm implement - repair & sales | | |
| 19) Feed Mill | | |
| 20) Florist | | |
| 21) Firework Stands | | |

CONDITIONAL USES

- | | | | |
|-------------|-----------------------------------|-------------------------------|--|
| 1) Airport | 3) Breweries, Brew-Pubs, Wineries | 4) Outdoor Storage facilities | 5) Other similar and compatible use as determined by the Board of Adjustment |
| 2) Hospital | | | |

