

RESOLUTION 51-19
Resolution to Approve Zoning Ordinance Amendment for the Town of St Croix Falls

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

1 WHEREAS, the Town of St. Croix Falls administers their own Zoning Ordinance; and
2

3 WHEREAS, paragraph 3 of Wisconsin Statute Chapter 60.62 relating to town zoning authority, if
4 exercising village powers, reads: "In counties having a county zoning ordinance, no zoning ordinance or
5 amendment of a zoning ordinance may be adopted under this section unless approved by the county
6 board;" and
7

8 WHEREAS the Town of St. Croix Falls adopted Zoning Ordinance No. 1 on August 5, 1965,
9 amended in its entirety on May 12, 1994 and subsequent amendments including the amendment on March
10 20, 2001; January 16, 2008; February 18, 2009; May 20, 2009; October 21, 2009; March 17, 2010; April
11 21, 2010; August 18, 2010; March 16, 2011; April 20, 2011; October 19, 2011; November 16, 2011;
12 August 21, 2013; March 18, 2015; April 15, 2015; March 16, 2016; March 15, 2017; November 15, 2017;
13 June 20, 2018; October 17, 2018; January 16, 2019; March 20, 2019; and
14

15 WHEREAS, the Town Board of the Town of St. Croix Falls passed Resolution 19-36 adopting
16 Ordinance 19-05 amending Zoning Ordinance No. 1 at their October 16, 2019 meeting; and
17

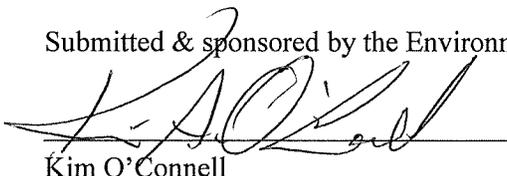
18 WHEREAS, the Town Board of the Town of St. Croix Falls deems it advisable and necessary to
19 amend Zoning Ordinance No. 1, Chapter III- General Zoning, Section B- General Provisions on Height
20 and Area, 2. Amending the minimum square footage for dwellings and creating a minimum square
21 footage for commercial buildings; Chapter V- Sign Regulations, Section K-2 clarifying sign size for
22 integrated shopping centers, and deletion of Section L-2.c. to no longer allow for special exceptions on
23 signs in the commercial district; and change the title "Board of Appeals" to "Board of Adjustments"
24 throughout the entire ordinance; and
25

26 WHEREAS, the Polk County Board of Supervisors must also approve any zoning ordinance
27 amendments for the town; and
28

29 NOW, THEREFORE, BE IT RESOLVED, that the Polk County Board of Supervisors hereby
30 approves Resolution 19-36 adopting Ordinance 19-05 amending Zoning Ordinance No. 1.

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

Submitted & sponsored by the Environmental Services Committee:



Kim O'Connell

Environmental Services Committee Chairperson

Reviewed and Approved As to Form:

Malia T. Malone

Malia T. Malone, Interim County Administrator

Approved as to Form and Execution:

Joseph Loso

Joseph Loso, Interim Corporation Counsel

Legal Impact Note:

At its regular business meeting on December 17, 2019, the Polk County Board of Supervisors adopted the above-entitled resolution, Resolution 51-19: Resolution to approve Zoning Ordinance No. 1 amendment for the Town of St Croix Falls, by a ~~simple majority vote of ___ in favor and ___ against.~~

unanimous voice vote

Dated this 12 day of November, 2019 at Polk County Wisconsin.

SIGNED BY:

Dean Johansen
Dean Johansen, County Board Chairperson

Attest:

Sharon Jorgenson
Sharon Jorgenson, Polk County Clerk

TOWN
Of
ST. CROIX FALLS
Polk County, Wisconsin

Resolution 19-36

**A RESOLUTION ADOPTING ORDINANCE 19-05
AMENDING ZONING ORDINANCE No. 1**

WHEREAS the Town Board of the Town of St. Croix Falls has village powers under Section 60.10(2)(c), Stats., that grants police powers as set forth in Section 61.34(1), Stats., to act for the good order of the Town, for its commercial benefit and for the health, safety, and welfare of the public; and

WHEREAS the Town of St. Croix Falls adopted Zoning Ordinance No. 1 on August 5, 1965, amended in its entirety on May 12, 1994 and subsequent amendments including the amendments on March 20, 2001; January 16, 2008; February 18, 2009; May 20, 2009; October 21, 2009; March 17, 2010; April 21, 2010; August 18, 2010; March 16, 2011; April 20, 2011; October 19, 2011; November 16, 2011; August 21, 2013; March 18, 2015; March 15, 2017; June 20, 2018; October 17, 2018; January 16, 2019; March 20, 2019; and

WHEREAS the Town Board of the Town of St. Croix Falls deems it advisable and necessary to amend Zoning Ordinance No. 1, Chapter III – General Zoning, Section B – General Provisions on Height and Area, 2 amending the minimum square footage for dwellings and creating a minimum square footage for commercial buildings; Chapter V – Sign Regulations, Section K-2 clarifying sign size for integrated shopping centers, and deletion of Section L-2,c to no longer allow for special exceptions on signs in the commercial district; and change the title “Board of Appeals” to “Board of Adjustments” thru out the entire ordinance; and

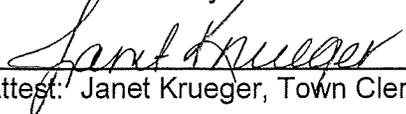
WHEREAS the Plan Commission of the Town of St. Croix Falls held a public hearing on the proposed amendments on October 9, 2019, the first reading of the proposed amendments was had on September 18, 2019, and a second reading was held on October 16, 2019.

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, does approve Ordinance 19-05 amending Zoning Ordinance No. 1; Chapter III, B, 2; Chapter V, K, 2 and L,2,c; and changing “Board of Appeals” to “Board of Adjustments” thru out the entire zoning ordinance; and

BE IT FURTHER RESOLVED that the Town Board of the Town of St. Croix Falls hereby petitions the Polk County Board of Supervisors to concur and ratify the amendments; and

BE IT FURTHER RESOLVED that Ordinance 19-05 become effective upon passage and publication and/or posting according to Wisconsin State Statute and approval of Polk County Board of Supervisors.

Dated this 16th day of October 2019


Attest: Janet Krueger, Town Clerk


Frank Behning, Chairperson

Approved by:

x Roll Call Vote:
5 Yeas; _0_ Nays; _0_ Absent/Abstain

TOWN
Of
ST. CROIX FALLS
Polk County, Wisconsin

**AMENDING ZONING ORDINANCE No. 1 ENTITLED "TOWN ZONING ORDINANCE"
ORDINANCE 19-05**

Section 1: Purpose

The purpose of this ordinance is to amend Chapter III – General Zoning, Section B – General Provision on Height and Area, 2 to read as follows:

Hereafter, every dwelling erected in the town shall provide ~~not less than~~ **a minimum four hundred (400)** ~~eight hundred (800)~~ square feet and a minimum width of said home shall be ~~twenty-four (24)~~ feet. The square footage to be measured using the area of the first floor and all additional floors. The basement can be included if it has an entrance directly accessible to the outside, or least one (1) window that is not over four (4) feet above the basement floor. **Every Principal Commercial Structure erected in the town shall be a minimum eight hundred (800) square feet.**

And

Amend Chapter V – Sign Regulations and Restrictions, Section K – Integrated Shopping Center, 2 to read as follows:

One ground sign for shopping center identification with the height limitation of twenty-five (25) feet is permitted. If the shopping center is on a corner, either one (1) corner sign or two (2) signs, one on each street is permitted. If two (2) signs are installed, they must be placed at least two hundred (200) feet from the lot corner at the intersection. The area of such sign shall not exceed **the greater of** one hundred (100) square feet per facing **or have more than twenty-five (25) square feet per business in the integrated shopping center**, with a maximum of two (2) facings. No sign shall be closer than twenty (20) feet to a property line unless the adjacent property is a residential, transition, agricultural or conservancy district in which case the sign shall be set back five hundred (500) feet and no sign shall be placed between the highway and the frontage road.

Amend Chapter V – Sign Regulations and Restrictions, Section L – District Regulations, 2 – Commercial District, with the deletion of:

~~e. **Special Exceptions** An affected party may apply for a special exception to allow additional signs per parcel or to allow for signs larger in square feet than the ordinance allows for on premise signs. The special exception will follow the procedure outlined for other special exceptions in this ordinance. Any other request for relief from any other portion of this chapter will be made as a variance request to the Town Board of Appeals.~~

And

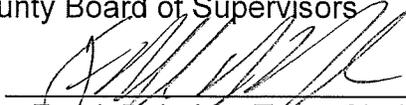
Change the "Board of Appeals" with "Board of Adjustments" in the following locations:
Chapter I, Section C, 5
Chapter I, Section D, 2c, 2d, & 2g(1)(c)

Chapter I, Section F, 2b
Chapter I, Section G, 4a
Chapter I Section H title; 1; 2a, b, c & d; 3; 4a, b & f
Chapter I, Section I, 5
Chapter I, Section K, 1
Chapter I, Section M, 6a & b
Chapter II Board of Adjustments definition and in Variance definition
Chapter V, Section B, 4a & b
Chapter VI, Section C, 14
and any other location where the word Board of Appeals may exist and was missed.

Section 2: Effective Date

This ordinance shall take effect from and after its passage, Polk County Board of Supervisors approval and legal publication.

Adopted on October 16, 2019, by Resolution 19-36



Frank Behning, Town Chair

Attested: 
Janet Krueger, Town Clerk

Posted on October 18, 2019, at the following locations:
Wayne's Cafe
Lampert's
Town Hall

Published in the Inter-County Leader on October 30, 2019.

CERTIFIED COPY OF POLK COUNTY RESOLUTION

STATE OF WISCONSIN

COUNTY OF POLK

I Sharon E. Jorgenson, Polk County Clerk do hereby certify that the attached hereto and incorporated herein is a full, true and correct copy of Resolution No. 51-19: Resolution to Approve Zoning Ordinance Amendment for the Town of St Croix Falls adopted by the Polk County Board of Supervisors at its regular business meeting held on November 12, 2019.



Sharon E. Jorgenson

Sharon E. Jorgenson, Polk County Clerk

Date

11/12/19