

1 RESOLUTION 216 - 2020

2 Resolution to Grant a Zoning District Change & to Amend Zoning District Map for Town of Sterling

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

4 Ladies & Gentleman

5 WHEREAS, Brian & Denise Bosak have petitioned the Polk County Board of Supervisors  
6 requesting that a parcel of real estate be rezoned Small Business Commercial (B-3), thereby  
7 removing said parcel from the Residential-Agricultural 5 (RA-5) District; and

8 WHEREAS, the Town Board of Sterling has not objected to said District Change; and

9 WHEREAS, a public hearing was held on Wednesday, July 22, 2020, at 10:00am, at the Polk  
10 County Government Center by the Environmental Services Committee of the Polk County Board  
11 of Supervisors as required by the provisions of Wisconsin Statute Section 59.69(5)(e) regarding  
12 said District Change; and

13 WHEREAS, at said public hearing two public comments were received with regard to said  
14 proposed Zoning District Change; and

15 WHEREAS, the Environmental Services Committee of the Polk County Board of Supervisors  
16 has reviewed said proposed Zoning District Change, and has recommended that the Polk County  
17 Board of Supervisors grant said proposed change.

18 NOW, THEREFORE, BE IT RESOLVED that the Polk County Board of Supervisors grant the  
19 proposed zoning change upon written approval from the Town of Sterling, and that the zoning of  
20 this property be converted back to Residential Agricultural 5 (RA-5) upon change in ownership.

21 BE IT FURTHER RESOLVED that, pursuant to Wisconsin Statute Section 59.69(5)(e), the Polk  
22 County Board of Supervisors does hereby amend the Polk County Shoreland Protection Zoning  
23 Ordinance to provide that the following described parcel of real estate be removed from the  
24 Residential-Agricultural 5 (RA-5) District and be rezoned to the Small Business Commercial (B-  
25 3): Lot 4 CSM 6351, Vol 29/Pg 15, located in SE ¼ of the SE ¼ of Sec 26/T36N/R19W, Town of  
26 Sterling, parcel #046-00651-0100, 4.04 acres

27 BE IT FURTHER RESOLVED that said district change to be recorded on the Zoning District  
28 map of the Town of Sterling, which is on file in the office of the Polk County Zoning  
29 Administrator pursuant to Section 10.4.1 of the Polk County Shoreland Protection Zoning  
30 Ordinance.

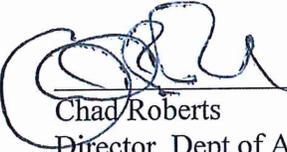
Recommended By:

\_\_\_\_\_  
Kim O'Connell  
Environmental Services Committee Chair

*County Administrator's Note:*

  
\_\_\_\_\_  
Vince Netherland  
County Administrator

*County Fiscal Impact: NO FISCAL IMPACT*

  
\_\_\_\_\_  
Chad Roberts  
Director, Dept of Administration

Approved as to ~~Form and~~ Execution:

  
\_\_\_\_\_  
Malia T. Malone, Corporation Counsel

*Legal Impact Note: N/A*

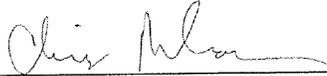
#### Excerpt of Minutes

31 At its regular business meeting on the 15th of September 2020, the Polk County Board of  
32 Supervisors acted upon Resolution No. 26 -2020: Resolution to Grant a Zoning District  
33 Change and to Amend Zoning District Map for the Town of Sterling, by a simple majority vote  
34 of    in favor and    against.

- Adopted by a majority of the members present by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ against.
- Adopted by unanimous voice vote. As part of the Consent Agenda.
- Adopted as amended. See Below.
- Defeated

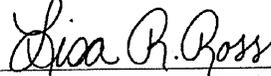
Other: \_\_\_\_\_

SIGNED BY:



Chris Nelson, County Board Chairperson

ATTEST:



Lisa Ross, County Clerk

Executive Summary

If approved, this resolution will change the zoning classification of one parcel of 4.04 acres from Residential Agricultural 5 to Small Business Commercial (B-3). This rezone is compatible with the Polk County Comprehensive Plan, and is supported by the Town of Sterling and Environmental Services Committee.

From: Environmental Services Committee

Recommendation to full County Board was unanimous on July 22, 2020.



# Polk County Land Information Department

Zoning | Planning | Mapping | Surveyor

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

Vince Netherland, County Administrator  
Bob Kazmierski, Director of Environmental Services  
Office: (715) 485-9279

TO: County Board Supervisors  
FROM: Zoning Administration  
DATE: July 23, 2020  
RE: District Change from Residential-Agricultural-5 to Small Business Commercial (B-3)  
2545 State Hwy 87, Lot 4 CSM 6351, Sec 26/T36N/R19W, Town of Sterling,  
parcel #046-00651-0100, 4.04 acres

On Wednesday, July 22, 2020, Brian & Denise Bosak petitioned the Polk County Environmental Services Committee to rezone 4.04 acres from Residential-Agricultural-5 to Small Business Commercial located on the above captioned property. At the public hearing, comments were received and the Committee recommends the proposed change upon written approval from the Town of Sterling and that the zoning of this property be converted back to Residential Agricultural 5 upon change of ownership. If approved, the following uses will be allowed:

Building footprint up to 20,000 sq ft:

- Appliances Sales & Service
- Antique stores
- Art galleries
- Auto sales & service
- Banks, Credit Unions or other financial institutions
- Barber Shop, Beauty Shop
- Bars/taverns
- Bowling Alleys
- Business & Professional offices or clinics
- Car Washes
- Clothing stores
- Community Center
- Coffee Shop
- Convenience stores
- Day Care Center
- Drug Store or Pharmacy
- Essential Services
- Farm implement - repair & sales
- Feed Mill
- Florist
- Firework Stands
- Fruit and Vegetable Market, Grocery, Meat and Fish Market or other food products store
- Funeral Homes
- Furniture, Office Equipment stores
- Gas stations
- Gyms and exercise facilities
- Hardware and Paint Store
- Indoor Storage Facilities
- Internet Cafe
- Jewelry Store
- Landscaping Sales
- Laundromat
- Liquor Store
- Lumber Yard
- Manufacture or storage in connection with any of the above uses, when clearly incidental to the conduct of the retail business on the premises.
- Marine Sales and service
- Motels/Hotels
- Museums
- Music and musical instrument sales and service
- Pet shop
- Radio, Televisions, and other electronics sales & service
- Real Estate Offices
- Restaurant, Drive-In Food Service, Supper Club, and Catering
- Sporting Goods and Accessories
- Small engine repair
- Truck Stop
- Theater
- Veterinarians
- Video Sales and Rental
- There may be one single-family dwelling unit on the premises, either attached or detached in connection with any of the above use

Conditional Uses:

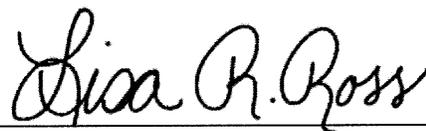
- Airport
- Hospital
- Breweries, Brew-Pubs, Wineries
- Outdoor storage facilities
- Other similar and compatible use as determined by the Environmental Services Committee
- Greater than 20,000 sq ft commercial bldg/uses



**CERTIFIED COPY OF POLK COUNTY RESOLUTION**

STATE OF WISCONSIN    )  
  ) SS  
COUNTY OF POLK        )

I, Lisa R. Ross, County Clerk for Polk County, do hereby certify that the attached hereto and incorporated herein is a full, true and correct copy of Polk County **Resolution No. 26-20: Resolution to Grant a Zoning District Change and to Amend Zoning District Map for Town of Bone Lake** as adopted by the Polk County Board of Supervisors on the 15<sup>th</sup> day of September, 2020.



\_\_\_\_\_  
Lisa R. Ross, Polk County Clerk

9/15/2020

Date