

TOWN
Of
ST. CROIX FALLS

Polk County, Wisconsin

Resolution 19-01

**A RESOLUTION APPROVING COMMERCIAL DESIGN SITE PLAN FOR
1984 US HIGHWAY 8, TAX PARCEL #044-00978-0000, SEC. 35**

WHEREAS Mark Adams submitted a commercial design site plan for his property located at 1984 US Highway 8, located in the NW ¼ of NW ¼ of Section 35, T34N, R18W, and identified as Tax Parcel No. 044-00978-0000, and

WHEREAS Chapter III, Section C, 3. Commercial District, a. All new commercial development and commercial development involving a structural alteration, addition, or repair to a structure that exceeds fifty (50%) percent of the equalized assessed value of the structure over the lifetime of the structure and those that include a significant change of use except when the change of use is in an existing structure, shall be subject to the Town Commercial Design Guidelines including site plan review and shall not be allowed unless approved by the Plan Commission and by the Town Board; and

WHEREAS the Plan Commission did conduct a public hearing on the matter and did recommend approval of the site plan as sketched and proposed on January 9, 2019, with the following additions:

- 1) Construct a five (5) foot wide sidewalk of concrete or similar material from the handicap parking space abutting the parking area and going along the east side of the building;
- 2) The trash container should be properly screened or placed more than fifty feet (50') from the building;
- 3) All the applicants proposed work sketched on the site plan and these two additional items be completed no later than sixty (60) days after winter road restrictions are lifted.

; and

WHEREAS the Plan Commission recommended the existing ground sign should be removed or brought into conformity with the current zoning ordinance restrictions no later March 15, 2019.

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, does hereby concur with the Town Plan Commission and approves the commercial design site plan with the following additions for the property located at 1984 US Highway 8, located in the NW ¼ of NW ¼ of Section 35, T34N, R18W, and identified as Tax Parcel No. 044-00978-0000:

- 1) Construct a five (5) foot wide sidewalk of concrete or similar material from the handicap parking space abutting the parking area and going along the east side of the building;
- 2) The trash container should be properly screened or placed more than fifty feet (50') from the building;
- 3) All the applicants proposed work sketched on the site plan and these two additional items be completed no later than sixty (60) days after winter road restrictions are lifted.

; and

BE IT FURTHER RESOLVED that the existing ground sign should be removed or brought into conformity with the current zoning ordinance restrictions no later than sixty (60) days after winter road restrictions are lifted.

Dated this 16th day of January 2019

/s/Frank Behning, Chairperson

Attest: /s/Janet Krueger, Town Clerk

Approved by:
 x Roll Call Vote:
5_Yeas; 0 Nays; 0 Absent/Abstain