

**TOWN  
Of  
ST. CROIX FALLS**

Polk County, Wisconsin

**Resolution 16-14**

**A RESOLUTION APPROVING A MINOR SUBDIVISION  
IN THE TOWN OF ST. CROIX FALLS – WERNER PARCEL**

WHEREAS Rhett Werner and John Werner, owners of real property in the NE ¼ of NW ¼ of Section 25, T34N, R18W, identified as Tax Parcel No. 044-00618-0000, and

WHEREAS the owners have proposed dividing the current 39 acres, more or less, into three parcels, Lot 1 consisting of 2.57 acres, Lot 2 consisting of 1.17 acres and the remaining piece consisting of 35.26 acres, and

WHEREAS the Plan Commission of the Town of St. Croix Falls held a public hearing on May 11, 2016, and after reviewing the request recommends to the Town Board approval conditional upon Polk County approving the rezone of the two smaller parcels.

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, does approve the creation of a minor subdivision from Tax Parcel No. 044-00618-0000 into three parcels, Lot 1 consisting of 2.57 acres, Lot 2 consisting of 1.17 acres and the remaining parcel consisting of 35.26 acres; conditioned upon Polk County Board of Supervisors approving the rezone request for the two newly created lots; and

BE IT FURTHER RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, approves a waiver of the Town's Subdivision Ordinance's public road frontage requirement due to the existence of a private road already serving frontage to the parcels; and

BE IT FURTHER RESOLVED that the Town Board authorizes the Town Chair to sign the "Polk County Subdivision Ordinance Town Board Check List" once the conditions have been met, and

BE IT FURTHER RESOLVED that the Town Board requests the Polk County Land Information Office to review and approve the creation of this minor subdivision, and

BE IT FURTHER RESOLVED that the subdivider provide the Town with a copy of the Certified Survey Map after same has been recorded in the Polk County Register of Deeds Office.

Dated this 18<sup>th</sup> day of May 2016

\_\_\_\_\_  
/s/James H. Beistle, Chairperson

Attest: /s/Janet Krueger, Town Clerk

Approved by:  
\_x\_ Roll Call Vote:  
\_5\_ Yeas; \_0\_ Nays; \_\_\_ Absent/Abstain