

**TOWN  
Of  
ST. CROIX FALLS**

Polk County, Wisconsin

**Resolution 17-16**

**A RESOLUTION GRANTING A SPECIAL EXCEPTION  
TO JOEL AND SARAH FUERST TO OPERATE A  
TRANSIENT LODGING IN THE RESIDENTIAL DISTRICT**

WHEREAS Joel and Sarah Fuerst, owners, filed an application with the Town of St. Croix Falls Zoning Office to operate transient lodging at 1385A Bay View Drive, located in the NW ¼ of the NW ¼ of Section 25, T34N, R18W, and identified as Tax Parcel No. 044-00637-0200, and

WHEREAS Chapter III, Section C, 1. Residential District, g. (3) requires a special exception for renting any property or portion of property as transient lodging; and

WHEREAS Chapter I, Section 4 requires the Town Plan Commission hold a public hearing and make recommendation to the Town Board, and

WHEREAS a public hearing was held on March 8, 2017; and

WHEREAS the Plan Commission recommends the Town Board deny the special exception request to allow transient lodging in the NW ¼ of Section 25 due to the noise it will create for neighboring properties and the proposed use is contrary to the Comprehensive Plan.

BE IT RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, after review of the public hearing documents and the Plan Commission's recommendation does hereby grant a special exception to Joel and Sarah Fuerst to operate transient lodging at 1385A Bay View Drive, located in the NW ¼ Section 25, T34N, R18W, and identified as tax parcel No. 044-00637-0200 with the following conditions:

1. No more than one (1) group of renters consisting of no more than six (6) people are allowed to stay at the property;
2. Quiet hours between 10:00 p.m. and 7:00 a.m. shall be followed;
3. Property address will be clearly marked off private road and at property and all property boundaries will be clearly marked;
4. Property owners 24 hour contact information shall be provided to other property owners in the area;
5. Property owner shall report any known citations relating to the property or renters to the town zoning administrator;
6. Special exception will automatically be revoked upon issuance of any citation to renters and/or property owners;
7. There will be a two year probationary period from approval during which any complaint will trigger a review of the permit and/or conditions by the Plan Commission and/or Town Board;
8. The special exception shall terminate upon the sale or transfer of ownership of either the parcel of land or the business itself.

BE IT FURTHER RESOLVED that this special exception is conditioned on the applicants obtaining the necessary and required permits, if any, from Polk County; various agencies of the State of Wisconsin; and various agencies of the Federal Government; and

BE IT FURTHER RESOLVED that this special exception must be exercised by application for the necessary permits within twelve (12) months of the date of this Resolution.

Dated this 19th day of April 2017

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/s/Frank Behning, Chairperson

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Attest: /s/Janet Krueger, Town Clerk

Approved by:

\_\_\_\_\_  
x Roll Call Vote:  
\_4\_ Yeas; \_1\_ Nays; \_0\_ Absent/Abstain