

REGULAR TOWN BOARD MEETING, July 15, 2020

The regular meeting of the Town Board of the Town of St. Croix Falls was called to order by Chairman Frank Behning at 6:00 p.m. on Wednesday, July 15, 2020, at the Town Hall. Proper notice was given as the agenda was posted at the town hall and on the town's website July 10, 2020. The Pledge of Allegiance was said. Present by roll call were Chairman Frank Behning, supervisors Will Bergmann, Katie Appel, Mike Dorsey and Sharon Kelly. Also present were town deputy clerk Hayley Helms, treasurer Maxine Spiess, public works employee Steve Jacobs, zoning administrator Jim Alt, legal counsel Adam Jarchow and in the audience Allen Nelson. Dorsey/Bergmann **moved** to approve the agenda; **motion carried**. Bergmann/Kelly **moved** to approve the minutes as printed for the June 17, 2020, town board meeting; **motion carried**. No public comment was had.

Committee, Commission and Employee Reports: Ms. Spiess gave the treasurer's report. Receipts for the period ending June 30, 2020, amounted to \$4,095.47, cash balance on June 30, 2020, was \$301,448.49. Appel/Kelly **moved** to receive the treasurer's report; **motion carried**. Mr. Jacobs gave the highway report. Mr. Jacobs discussed how current road work was going and that River Road and 120th need asphalt patching. Kelly/Bergmann **moved** to approve getting River Road and 120th patched using American Asphalt amounting to \$5,000; **motion carried** on a unanimous roll call vote, 5-0. Dorsey/Kelly **moved** to approve payment of vouchers 20-160 through 20-195 amounting to \$105,565.56; **motion carried** on a unanimous roll-call vote, 5-0. The 2020 year to date budget summaries were reviewed. The building permit/building inspection log was reviewed. Jim Alt gave an update on zoning issues and the zoning administration report was reviewed.

New Business: The commercial design and site plan was reviewed for 13xx 200th Street. Dorsey/Bergmann **moved** to adopt Resolution 20-14 approving the commercial design and site plan for 13xx 200th Street; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 20-14

A RESOLUTION APPROVING COMMERCIAL DESIGN SITE PLAN FOR 13XX 200th STREET, TAX PARCEL #044-00707-0000, SEC. 26

WHEREAS Angel Gutha, Marine & Auto Interior Solutions, submitted a commercial design site plan for her property located at 13XX 200th Street, located in the SW ¼ of SW ¼ of Section 26, T34N, R18W, and identified as Tax Parcel No. 044-00707-0000, 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 June 10, 2020, and did recommend approval of the site plan as sketched and proposed on July 8, 2020.

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 as sketched and proposed for the property located at 13XX 200th Street, located in the SW ¼ of SW ¼ of Section 26, T34N, R18W, and identified as Tax Parcel No. 044-00707-0000.

Dorsey/Kelly **moved** to adopt Resolution 20-15 approving a special exception for a professional office at 2046 US Highway 8; **motion carried** on a unanimous roll call vote, 5-0.

Resolution 20-15

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO ALLEN NELSON, A&J NELSON LLC FOR A PROFESSIONAL OFFICE IN THE COMMERCIAL DISTRICT

WHEREAS Allen Nelson, A&J Nelson LLC filed an application with the Town of St. Croix Falls Zoning Office for a professional office at 2046 US Highway 8, located in the NW ¼ of NE ¼ of Section 34, T34N, R18W, and identified as Tax Parcel No. 044-00928-0000, and

WHEREAS Chapter III, Section C, 3. Commercial District, c. (2) changes of use in non-conforming structures or property requires a Special Exception; and

WHEREAS the Plan Commission did conduct a public hearing on the matter and did recommend approval on July 15, 2020, for the special exception with conditions for a professional office in the NW ¼ of NE ¼ of Section 34.

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 to grant a special exception to Allen Nelson, A&J Nelson LLC for a professional office at 2046 US Highway 8, located in the NW ¼ of NE ¼ of Section 34 and identified as tax parcel #044-00928-0000 subject to the following conditions:

1. The special exception shall terminate upon the sale or transfer of ownership of either the parcel of land or the business itself;
2. Any formal complaint lodged against the use in the first year of operation will lead to an automatic review of the Special Exception and/or conditions by the Plan Commission and/or Town Board at the next possible meeting; and
3. The Business will obey all laws and maintain all proper licenses and permits.

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

Bergmann/Dorsey **moved** to adopt Resolution 20-16 approving a rezone parcel #044-00012-0100 and #044-00017-0000 to transitional from agricultural; **motion carried** on a unanimous roll call vote, 5-0.

Resolution 20-16

A RESOLUTION APPROVING A CHANGE IN THE TOWN OF ST. CROIX FALLS ZONING MAP

WHEREAS, Jeff and Sue Handlos, owner of real property in the Town of St. Croix Falls, has requested a change in the Town's zoning map for their property identified as parcel #044-00012-0100 located in the SW ¼ of NW ¼, Section 1 and parcel #044-00017-0000 located in the NW ¼ of SW ¼, Section 1 in the Town of St. Croix Falls, and

WHEREAS, the Plan Commission of the Town of St. Croix Falls after reviewing the change request and holding a public hearing at a plan commission meeting on July 8, 2020, recommends to the Town Board to approve the rezone and petition the Polk County Board of Supervisors to approve the requested change.

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, requests the Polk County Board of Supervisors to change the Town's zoning map as follows:

From AGRICULTURAL to TRANSITIONAL for parcel #044-00012-0100 located in the SW ¼ of NW ¼ and parcel #044-00017-0000 located in the NW ¼ of SW ¼, Section 1, T34N, R18W.

Kelly/Appel **moved** to adopt Resolution 20-17 approving an additional operator license; **motion carried** on a unanimous roll call vote, 5-0.

Resolution 20-17

A RESOLUTION APPROVING ADDITIONAL OPERATOR LICENSE FOR THE YEAR ENDING JUNE 30, 2021

WHEREAS the individual listed below has made application to the Town Clerk requesting an operator's license pursuant to Sections 125.32(2) and 125.68(2) of the Wisconsin Statutes for the year ending June 30, 2021, and

WHEREAS the applications appear to be complete and the required fee has been paid;

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls does approve and grant operator's licenses to:

Klink, Roxanne Kay 2998 Logging Creek Trail, Grantsburg, WI 54840, 2021-45

BE IT FURTHER RESOLVED that the Town Clerk be authorized to issue the licenses as the case may be.

Supervisor Dorsey discussed holding a Farmer's Market where the old town hall used to sit. Board consensus was to move forward with the farmer's market.

No closing public comment was had.

Chairman Behning read the call for closed session. Appel/Kelly **moved** to adjourn to closed session at 7:04 p.m. per Wisconsin Statute 19.85 (1) (c) for an annual employee performance review; **motion carried** on a unanimous roll-call vote, 5-0.

The Town Board reconvened in open session at 8:06 p.m. with the board members and legal counsel present.

The board announced a benefit adjustment was approved for a town employee.

The next town board meeting is scheduled for August 19, 2020, at 6:00 p.m.

There being no further business, Appel/Bergmann **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 8:09 p.m.

Minutes prepared by Hayley Helms, deputy town clerk and Sharon Kelly, supervisor.