

REGULAR TOWN BOARD MEETING, February 17, 2021

The regular meeting of the Town Board of the Town of St. Croix Falls was called to order by Chairman Frank Behning at 6:05 p.m. on Wednesday, February 17, 2021, at the Town Hall. Proper notice was given as the agenda was posted at the town hall and on the town's website February 12, 2021. The Pledge of Allegiance was said. Present by roll call were Chairman Frank Behning, supervisors Katie Appel, Will Bergmann, Mike Dorsey and Sharon Kelly. Also present were town clerk Janet Krueger, zoning administrator Jim Alt, public works employee Steve Jacobs and legal counsel Adam Jarchow. Others in attendance for portions of the meeting were Joshua Yunker and Alex Gold. Treasurer Maxine Spiess was absent. Appel/Bergmann **moved** to approve the agenda; **motion carried**. Appel/Kelly **moved** to approve the minutes as printed for the January 20, 2021, town board meeting; **motion carried**.

No public comment was had.

Committee, Commission and Employee Reports: The treasurer's report was reviewed. Receipts for the period ending January 31, 2021, amounted to \$842,809.42, cash balance on January 31, 2021, was \$1,204,648.67. Kelly/Bergmann **moved** to receive the treasurer's report; **motion carried**. Mr. Jacobs gave the highway report. Ms. Krueger presented the clerks report. Bergmann/Dorsey **moved** to approve payment of vouchers 21-022 through 21-048 amounting to \$915,448.69; **motion carried** on a unanimous roll-call vote, 5-0. The 2021 year to date budget summaries were reviewed. The building permit/building inspection log was reviewed. Mr. Alt presented the zoning administration report. Supervisor Appel stated the town's bulletin board was looking rough and stated she could get estimates to replace the cork. Chairman Behning stated he has spoken with CBS Squared and they will present a second option for Fairgrounds Road project.

New Business: Mr. Alt presented a request for a minor subdivision from Jeremy Hansen, Big Rock Creek Preserve LLC. Appel/Dorsey **moved** to adopt Resolution 21-03 approving a minor subdivision of parcel 044-00221-0000 with the amendment of "56.48 acres" for the existing acreage; **motion carried** on a unanimous roll-call, vote 5-0.

Resolution 21-03

A RESOLUTION APPROVING A MINOR SUBDIVISION

IN THE TOWN OF ST. CROIX FALLS – Big Rock Creek Preserve LLC Parcel

WHEREAS Jeremy Hansen, Big Rock Creek Preserve LLC, owner of real property in the NW ¼ of SE ¼ of Section 8, T34N, R18W, identified as Tax Parcel No. 044-00221-0000; and

WHEREAS the owner has proposed dividing the current 56.48 acres, more or less, into two parcels, new parcel consisting of 15.53 acres, and the remaining parcel consisting of 40.95 acres, more or less; and

WHEREAS the Plan Commission of the Town of St. Croix Falls held a public hearing on February 10, 2021, and after reviewing the request recommends Town Board approval.

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. 044-00221-0000 into two parcels, the new parcel consisting of 15.53 acres, and the remaining parcel consisting of 40.954 acres, more or less; and

BE IT FURTHER RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, waves the requirement for public road frontage as the parcels will be accessed by a private driveway; and

BE IT FURTHER RESOLVED that the Town Board authorizes a Town Representative to sign the "Polk County Subdivision Ordinance Town Board Check List", 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.

Mr. Alt presented a request for a professional office, health and athletic facility at 2038 US Highway 8. Dorsey/Bergmann **moved** to adopt Resolution 21-04 approving a professional office, health and athletic facility in the commercial district; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 21-04

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO ALEX GOLD TO OPERATE A PROFESSIONAL OFFICE AND A HEALTH & ATHLETIC FACILITY IN THE COMMERCIAL DISTRICT

WHEREAS Alex Gold, owner, filed an application with the Town of St. Croix Falls Zoning Office to operate a professional office and a health and athletic facility at 2038 US Highway 8, located in the NW ¼ of NE ¼ of Section 34, T34N, R18W, and identified as Tax Parcel No. 044-00924-0000, 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 February 10, 2021, for the special exception with conditions to operate a professional office and a health and athletic facility 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 Alex Gold to operate a professional office and a health and athletic facility at 2038 US Highway 8, located in the NW ¼ of NE ¼ of Section 34 and identified as tax parcel #044-00924-0000 subject to the following conditions:

1. The business will be on a one year probationary period during which any complaint will lead to an automatic review of the special exception and/or conditions by the Plan Commission and/or Town Board;
2. The special exception shall terminate upon the sale or transfer of ownership of either the parcel of land or the business itself; and
3. The Business must obtain and maintain all proper 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.

The 2020 Financial Report was presented. Appel/Kelly **moved** to adopt the 2020 Financial Report; **motion carried**. Dorsey/Kelly **moved** to approve Lake Services Unlimited proposal for 2021 lawn maintenance of cutting, trimming and blowing off at seventy dollars (\$70.00) per service and a one-time application of pre-emergence weed control at one hundred five dollars (\$105.00); **motion carried** on a unanimous roll-call vote, 5-0. The first reading was had on the amendment to the zoning ordinance regarding mobile storage containers with minor changes. Discussion was had on the water issues at the town hall. Dorsey/Appel **moved** to approve Comfort Systems proposal for installation of a water softener system in the amount of two thousand six hundred eighty-seven dollars (\$2,687.00) and the replacement of three toilets with TOTO Entrada Elongated ADA toilets in the amount of one thousand six hundred sixty-four dollars (\$1,664.00); **motion carried** on a unanimous roll-call vote, 4-0 with Chairman Behning recusing himself.

There was no closing public comment.

The next town board meeting is scheduled for March 17, 2021, at 6:00 p.m.

There being no further business, Bergmann/Kelly **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 7:43 p.m.

Minutes prepared by Janet Krueger, town clerk.