

TOWN
Of
ST. CROIX FALLS

Polk County, Wisconsin

Resolution 21-06

**A RESOLUTION GRANTING A SPECIAL EXCEPTION
TO STORAGE SOLUTIONS LLC TO OPERATE A STORAGE FACILITY
IN THE COMMERCIAL DISTRICT**

WHEREAS Lynne Johnson-Yohnk, agent for Storage Solutions LLC, owner, filed an application with the Town of St. Croix Falls Zoning Office to operate an existing storage facility request outdoor storage of vehicles and boats at 1494 State Road 35N, located in the NW ¼ of Section 24, T34N, R18W and identified as Tax Parcel #044-00579-0100, and

WHEREAS Chapter III, Section C, 3. Commercial District, c. outdoor storage facility requires a Special Exception; and

WHEREAS the previous special exception for the property terminated upon the sale of the property; and

WHEREAS the Plan Commission did conduct a public hearing on the matter and did recommend approval on March 10, 2021, for the special exception with conditions to operate storage facility with outdoor storage of vehicles and boats in the NW ¼ of NW ¼ of Section 24.

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 Storage Solutions LLC to operate a storage facility with outdoor storage of vehicles and boats at 1494 State Road 35N, located in NW ¼ of NW ¼ Section 24 and identified as Tax Parcel #044-00579-0100 subject to the following conditions:

1. Any vehicles stored on the property must not allow any fluids to seep into the ground;
2. All vehicles must be currently registered, insured and licensed;
3. No maintenance or work is allowed on any vehicles at the property;
4. No trucks or cars to be stored outside on the property
5. Any covers for any vehicles must be designed for the vehicle and form fitting;
6. There must be a twenty-four hour contact phone number on the front gate for emergencies or issues;
7. There shall be no storage of items in the vision triangle;
8. The storage container must be removed by October 1, 2022;
9. 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;
10. The special exception shall terminate upon the sale or transfer of ownership of either the parcel of land or the business itself; and
11. 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.

Dated this 17th day of March 2021

/s/Frank Behning, Chairperson

Attest: /s/ Janet Krueger, Town Clerk

Approved by:

x Roll Call Vote:
5_Yeas; __0_Nays; __0_Absent