

**TOWN**  
Of  
**ST. CROIX FALLS**

Polk County, Wisconsin

**Resolution 21-09**

**A RESOLUTION GRANTING A SPECIAL EXCEPTION  
TO DANCE OF LIFE ARTS FOR A PROFESSIONAL OFFICE/RETAIL  
IN THE COMMERCIAL DISTRICT**

WHEREAS Julie A. Lehrke, agent, Dance of Life Arts filed an application with the Town of St. Croix Falls Zoning Office for a professional office and retail of wellness products at 1982 US Highway 8, located in the NW ¼ of NW ¼ of Section 35, T34N, R18W, and identified as Tax Parcel No. 044-00978-0000, 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 per Chapter I, Section I, (3) the Plan Commission did conduct a public hearing on the matter and did recommend approval on April 14, 2021, for the special exception with conditions for a professional office/retail in the NW ¼ of NW ¼ of Section 35.

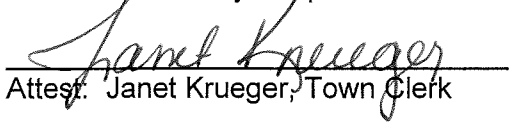
THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, does hereby concur with the Town Plan Commission to grant a special exception to Julie A. Lehrke, Dance of Life Arts for a professional office/retail of wellness products at 1982 US Highway 8, located in the NW ¼ of NW ¼ of Section 35 and identified as tax parcel #044-00978-0000 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;
3. The Business will obey all laws and maintain all proper licenses and permits;
4. A certificate of occupancy shall be obtained from the building inspector before opening; and
5. An inspection to insure compliance of the Commercial Design Guidelines plans previously approved.

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 21<sup>st</sup> day of April 2021

  
Attest: Janet Krueger, Town Clerk

  
Michael Dorsey, Chairperson

Approved by:

x Roll Call Vote:  
5 Yeas; 0 Nays; 0 Abstain; Absent