

TOWN
Of
ST. CROIX FALLS

Polk County, Wisconsin

Resolution 21-15

**A RESOLUTION GRANTING A SPECIAL EXCEPTION
TO BIG ROCK CREEK LLC TO OPERATE A CAMPGROUND
IN THE TRANSITIONAL DISTRICT**

WHEREAS Josh Hansen, Big Rock Creek LLC filed an application with the Town of St. Croix Falls Zoning Office to operate a campground located at 1674 State Road 87, to be placed on parcel 044-00140-0000 located in the SW ¼ of SE ¼ of Section 6; and parcel 044-00144-0000 located in the NW ¼ of NE ¼ of Section 7, T34N, R18W; and

WHEREAS Chapter III, Section C, 5. Transitional District, f. a campground requires a Special Exception; and

WHEREAS the Plan Commission did conduct a public hearing on the matter and did recommend approval on May 12, 2021, for the special exception with conditions to operate a campground on parcel 044-00140-0000 in the SW ¼ of SE ¼ of Section 6 and parcel 044-00144-0000 in the SW ¼ of NE ¼ Section 7.

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 Big Rock Creek LLC to operate a campground at 1674 State Road 87, located on parcel 044-00140-0000 in the SW ¼ of SE ¼ of Section 6; and parcel 044-00144-0000 in the NW ¼ of NE ¼ of Section 7, T34N, R18W subject to the following conditions:

1. Quiet Time Hours 10:00 p.m. to 7:00 a.m.;
2. Screening along State Road 87 consisting of a five foot berm with four foot pine or spruce trees by end of Summer;
3. There will be a two 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;
4. The special exception shall terminate upon the sale or transfer of ownership of either the parcel of land or the business itself; and
5. The Business must obtain and maintain all proper permits.

And including without limitation the conditions set forth in the zoning ordinance:

1. Minimum camp site of 40 feet by 80 feet;
2. At least two off street parking spaces per camp site(located in the 40' X 80' camp site);
3. Minimum setback of 50 feet from any site to a property line; and

BE IT FURTHER RESOLVED that the campground shall have up to sixty four camp sites; and

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 19th day of May 2021


Attest: Janet Krueger, Town Clerk


Frank Behning, Chairperson

Approved by:

x Roll Call Vote:
4 Yeas; 1 Nays; 0 Absent