

REGULAR TOWN BOARD MEETING, November 17, 2021

The regular meeting of the Town Board of the Town of St. Croix Falls was called to order by Chairman Mike Dorsey at 6:00 p.m. on Wednesday, November 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 November 12, 2021. The Pledge of Allegiance was said. Present by roll call were Chairman Mike Dorsey, supervisors Katie Appel, Will Bergmann, Jeremy Hall and Sharon Kelly. Also present were town clerk Janet Krueger, public works employee Steve Jacobs and legal counsel Adam Jarchow. Others in attendance were Scott Hansen, Tammi Hasselquist, Terri Larson, Wynne Koecher, Josh and Kailee Soderlund and James Beistle. Appel/Bergmann **moved** to approve the agenda; **motion carried**. Kelly/Hall **moved** to approve the minutes as printed for the October 20, 2021, regular town board meeting and October 20, 2021, special 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 October 31, 2021, amounted to \$32,707.12, cash balance on October 31, 2021, was \$410,331.34. The highway report was reviewed. Ms. Krueger presented the clerks report. Kelly/Hall **moved** to approve payment of vouchers 21-257 through 21-278 amounting to \$90,200.46; **motion carried** on a unanimous roll-call vote, 5-0. The 2021 year to date budget summaries were reviewed. The zoning administrations logs were reviewed. There were no supervisor or chairman reports.

New Business: Kelly/Hall **moved** to adopt Resolution 21-45 granting a special exception for manufacturing and retail of log furniture, signs and accessories and chainsaw carving wood sculpture business at 2012 US Highway 8; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 21-45

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO SODERLUNDS WOODMILL INC. FOR RETAIL AND MANUFACTURING LOG FURNITURE, SIGNS AND CHAINSAW CARVING WOOD SCULPTURE IN THE COMMERCIAL DISTRICT

WHEREAS Kevin Seeland seller and Joshua Soderlund, agent, Soderlund's Woodmill Inc., buyer, filed an application with the Town of St. Croix Falls Zoning Office for retail and manufacturing of log furniture, signs and accessories, and chainsaw sculpture at 2012 US Highway 8, located in the NE ¼ of NE ¼ of Section 34, T34N, R18W, and identified as Tax Parcel No. 044-00921-0400, and

WHEREAS per Chapter I, Section I, (3) the Plan Commission did conduct a public hearing on the matter and did recommend approval on November 10, 2021, for the special exception with conditions for retail and manufacturing of log furniture, signs and accessories, and chainsaw sculpture at 2012 US Highway 8 in the NE 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 Kevin Seeland, seller, and Joshua Soderlund, agent, Soderlund's Woodmill Inc., buyer, for retail and manufacturing of log furniture, signs and accessories, and chainsaw sculpture at 2012 US Highway 8, located in the NE ¼ of NE

¼ of Section 34, T34N, R18W, and identified as Tax Parcel No. 044-00921-0400 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.

Kelly/Bergmann **moved** to adopt Resolution 21-46 granting a special exception for transient lodging at 1265 220th Street; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 21-46

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO JULIUS ROSE PROPERTIES, LLC FOR TRANSIENT LODGING IN THE AGRICULTURAL DISTRICT

WHEREAS Emily Koecher-Chelberg, agent, Julius Rose Properties, LLC filed an application with the Town of St. Croix Falls Zoning Office for transient lodging at 1265 220th Street, located in the SE ¼ of NE ¼ of Section 32, T34N, R18W, and identified as Tax Parcel No. 044-00869-0000, and

WHEREAS Chapter III, Section C, 2. Agricultural District, f. (19) transient lodging 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 November 10, 2021, for the special exception with conditions for transient lodging at 1265 220th Street in the SE ¼ of NE ¼ of Section 32.

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 Julius Rose Properties, LLC for transient lodging at 1265 220th Street, located in the SE ¼ of NE ¼ of Section 32 and identified as tax parcel #044-00869-0000 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. There shall be a one (1) year probationary period during which any written complaint 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. All conditions relating to rental of property in Chapter 1, Section I of the zoning ordinance shall apply; and
4. The applicant shall obtain 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/Kelly **moved** to approve the commercial design site plan for 2131 US Highway 8, tax parcel 044-00795-0000; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 21-47

A RESOLUTION APPROVING COMMERCIAL DESIGN SITE PLAN FOR
2131 US HIGHWAY 8, TAX PARCEL #044-00795-0000, SEC. 28

WHEREAS Scott Hansen, agent, Fawn Doe Rosa Inc., submitted a commercial design site plan for the property located at 2131 US Highway 8, located in the SE ¼ of SE ¼ of Section 28, T34N, R18W, and identified as Tax Parcel No. 044-00795-0000, 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 and did recommend approval of the site plan as proposed on November 10, 2021.

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 proposed for the property located at 2131 US Highway 8, located in the SE ¼ Section of 28, T34N, R18W and identified as Tax Parcel No. 044-00795-0000.

A letter drafted for the comprehensive plan survey was reviewed along with a quote for the mailing which included return envelopes. Kelly/Bergmann **moved** to approve the letter, survey and mailing of the survey with return envelopes; **motion carried** on a unanimous roll-call vote, 5-0. Applications for fireworks displays at Big Rock Creek were reviewed. Hall/Kelly **moved** to approve fireworks displays for November 26, 2021, December 4, 2021, December 11, 2021, December 18, 2021, and December 31, 2021, with the display commencing by 10:00 pm; **motion carried**. The clerk presented a request to designate 220th Street in memory of McKinley Erickson. The clerk was asked to obtain more information. Discussion was had on purchasing highway equipment.

Kelly/Bergmann **moved** to recess the town board meeting to hold the 2022 budget hearing and special town meeting; **motion carried** and the meeting recessed at 6:59 pm.

The town board reconvened at 7:14 pm and discussion continued on purchasing highway equipment. Hall/Kelly **moved** to purchase a 315SL tractor backhoe in the amount of ninety-nine thousand dollars (\$99,000.00); **motion failed** on a roll-call vote 3-2 (Nays: Bergmann, Kelly, Appel; Yeas: Hall, Dorsey). Kelly/Appel **moved** to approve the purchase of a tractor backhoe in an amount up to one hundred twenty-five thousand dollars (\$125,000.00) contingent upon Chairman Dorsey's and Supervisor Bergmann's determination that the equipment is the best fit for the town; **motion carried** on a unanimous roll-call vote, 5-0. Appel/Hall **moved** to purchase a trailer in the amount of twenty-two thousand dollars (\$22,000.00); **motion carried** on a unanimous roll-call vote, 5-0. Kelly/Hall **moved** to approve the signing of a purchase agreement for a new Mack dump truck; **motion carried** on a unanimous roll-call vote, 5-0. Appel/Bergmann **moved** to approve the Universal package as discussed in an amount not to exceed one

hundred thirty-five thousand dollars (\$135,000.00); **motion carried** on a unanimous roll-call vote, 5-0.

Appel/Kelly **moved** to adopt Resolution 21-48 certifying the 2021 tax levy to be collected in 2022; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 21-48

A RESOLUTION CERTIFYING THE 2021 TAX LEVY

TO BE COLLECTED IN 2022 IN THE TOWN OF ST. CROIX FALLS

WHEREAS, on November 17, 2021, pursuant to Wis.Stats. 60.10(1)(a) the electors of the Town of St. Croix Falls at a special Town meeting did approve a tax levy for the Town in the amount of \$504,253.00 to be collected in 2022;

THEREFORE BE IT RESOLVED, that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, does hereby certify the Town of St. Croix Falls 2021 tax levy to be collected in 2022 in the amount of \$504,253.00.

Kelly/Bergmann **moved** to approve Resolution 21-49 adopting the 2022 Budget for the Town of St. Croix Falls; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 21-49

A RESOLUTION ADOPTING THE 2022 BUDGET FOR THE TOWN OF ST. CROIX FALLS

WHEREAS, the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, did propose a budget for the Calendar Year 2022, and

WHEREAS, on November 17, 2021, there was a public hearing on the proposed budget as required by Wis.Stats. 65.90.

THEREFORE BE IT RESOLVED, that the Town Board of the Town of St. Croix Falls, Polk County, Wisconsin, does hereby adopt the 2022 budget for the Town of St. Croix Falls in the amount of \$677,877.00 for revenues and \$677,877.00 for expenditures and reserves.

BE IT FURTHER RESOLVED that hereby follows the 2022 Budget Summary for the Town:

	2021 Budget	Proposed 2022 Budget
Revenues:		
Taxes:		
General Property Taxes		
Levy	\$ 498,175.00	\$ 504,250.00
Other Taxes	\$ 20,780.00	\$ 20,788.00
Special Assessments	\$ 0.00	\$ 0.00
Intergovernmental Revenues	\$ 117,099.00	\$ 119,279.00
Licenses & Permits	\$ 9,070.00	\$ 25,570.00
Fines, Penalties & Forfeitures	\$ 0.00	\$ 0.00
Public Charges for Services	\$ 200.00	\$ 240.00
Intergovernmental Charges for Services	\$ 1,000.00	\$ 1,000.00
Miscellaneous Revenue	\$ 7,650.00	\$ 6,750.00
REVENUES	\$ 653,974.00	\$ 677,877.00
Funds from the General Fund	\$	\$
TOTAL REVENUES	\$ 653,974.00	\$ 677,877.00
Expenditures:		
General Government	\$ 126,431.00	\$ 131,640.00

Public Safety	\$ 67,995.00	\$ 86,065.00
Public Works (Highway)	\$ 402,048.00	\$ 425,672.00
Health & Human Services	\$ 3,600.00	\$ 3,600.00
Culture, Recreation & Education	\$ 6,000.00	\$ 7,400.00
Conservation & Development	\$ 34,400.00	\$ 5,000.00
Capital Outlay	\$ 3,000.00	\$ 8,000.00
Other Financing Uses & Refunds	\$ 500.00	\$ 500.00
TOTAL EXPENDITURES	\$ 643,974.00	\$ 667,877.00
Reserve for Contingencies	\$ 10,000.00	\$ 10,000.00
Reserve for Capital Purchases	\$ 0.00	\$ 0.00
Reserve for Hwy Equipment	\$ 0.00	\$ 0.00
TOTAL EXPENDITURES & RESERVES	\$ 653,974.00	\$ 677,877.00

There was no closing public comment.

The next regular town board meeting is scheduled for December 15, 2021, at 6:00 p.m.
Agenda items to be considered: hourly increase for part-time highway help.

There being no further business, Hall/Bergmann **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 8:14 p.m.

Minutes prepared by Janet Krueger, town clerk.