

# TOWN of ST. CROIX FALLS

Polk County, Wisconsin

## Resolution 22-06

### A RESOLUTION AMENDING 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 a special exception was granted on May 19, 2021, to operate a campground at 1674 State Road 87 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 with conditions by Resolution 21-15; and

WHEREAS Josh Hansen, Big Rock Creek LLC has filed an application to amend the number of campsites to include an additional 46 to be placed on parcel 044-00140-0000 located in the SW ¼ of SE ¼ of Section 6, T34N, R18W; and

WHEREAS the Plan Commission did conduct a public hearing on the matter and did recommend approval on March 7, 2022, of the additional 46 campsites to be located on parcel 044-00140-0000 in the SW ¼ of SE ¼ of Section 6.

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 an additional 46 campsites on parcel 044-00140-0000 in the SW ¼ of SE ¼ of Section 6, T34N, R18W subject to the following conditions:

1. Quiet time hours 10:00 pm to 7:00 am
2. No permanent structures are to be placed on campsites (example but not limited to: porches, gazebos, decks) provided however, a deck that is twenty-five feet by twenty-five feet (25' X 25') and no more than two feet (2") off the ground may be placed on a total of five campsites of the new forty six sites identified in Phase Three area shown on the attached map;
3. Screening along State Road 87 consisting of a five foot berm with four foot pine or spruce trees by September 30, 2022 (a six month extension from Resolution 21-15 deadline);
4. Two year probationary period for Phase Three 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;
5. Two year probationary period for Phases One and Two originally approved on May 19, 2021, shall start over upon the commencement of Phases One and Two;
6. The campground special exception shall terminate upon the sale or transfer of the ownership of either the parcel of land or the business itself; and
7. The business must obtain and maintain all proper permits by November 30, 2022 (a six month extension from Resolution 21-15 deadline).

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 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 by November 30, 2022; 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 16<sup>th</sup> day of March 2022

Janet Krueger  
Attest: Janet Krueger, Town Clerk

Michael Dorsey  
Michael Dorsey, Chairperson

Approved by:

x Roll Call Vote:  
3 Yeas; 0 Nays; 2 Absent