

REGULAR TOWN BOARD MEETING, May 18, 2022

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, May 18, 2022, at the Town Hall. Proper notice was given as the agenda was posted at the town hall and on the town's website May 13, 2022. The Pledge of Allegiance was said. Present by roll call were 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 Doug Skaug and Kim Jacobson; and Matthew Rockett by phone. Kelly/Appel **moved** to approve the agenda; **motion carried**. Kelly/Bergmann **moved** to approve the minutes as printed for the April 20, 2022, regular 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 April 30, 2022, amounted to \$42,220.68, cash balance on April 30, 2022, was \$369,845.71. Mr. Jacobs gave the highway report. Ms. Krueger presented the clerks report. Appel/Kelly **moved** to approve payment of vouchers #22-106 through #22-132 amounting to \$23,159.31; **motion carried** on a unanimous roll-call vote, 5-0. The 2022 year to date budget summaries were reviewed. The zoning administration logs were reviewed. There were no supervisor reports. Chairman Dorsey gave an update from the Town/Village Cemetery council.

New Business: A special exception request for a non conforming mini storage facility and commercial design site plan for a new mini storage structure at 2145 US Highway 8 was presented. Hall/Kelly **moved** to adopt Resolution 22-15 granting a mini storage facility at 2145 US Highway 8 and adopt Resolution 22-16 approving the commercial design site plan for 2145 US Highway 8 as presented; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 22-15

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO ST. CROIX FALLS STORAGE, LLC TO OPERATE A STORAGE FACILITY IN THE COMMERCIAL DISTRICT

WHEREAS Matthew Rockett, agent for Storage Solutions LLC, owner, filed an application with the Town of St. Croix Falls Zoning Office who have purchased an existing legal nonconforming storage facility and wish to expand the facility with the addition of a new storage building at 2145 US Highway 8, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, T34N, R18W and identified as Tax Parcel #044-00793-0000, and

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

WHEREAS the Plan Commission did conduct a public hearing on the matter and did recommend approval on May 11, 2022, for the special exception with conditions to operate storage facility in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28.

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 St. Croix Falls Storage, LLC to operate a storage facility at 2145 State Road 35N, located in SW ¼ of SE ¼ Section 28 and identified as Tax Parcel #044-00793-0000 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 next twelve months will lead to an automatic review of the special exception 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. No outdoor storage allowed on the property;
5. Fence around the building with a key pad entry required; and
6. No metal storage containers are allowed.

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.

Resolution 22-16

A RESOLUTION APPROVING COMMERCIAL DESIGN SITE PLAN FOR
2145 US HIGHWAY 8, TAX PARCEL #044-00793-0000, SEC. 28

WHEREAS Matthew Rockett, agent, St. Croix Falls Storage, LLC submitted a commercial design site plan for the property located at 2145 US Highway 8, located in the SW ¼ of SE ¼ of Section 28, T34N, R18W, and identified as Tax Parcel No. 044-00793-0000, 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 seventy-five (75%) percent of the equalized assessed value of the structure over a two year period shall be subject to the Town Commercial Design Guidelines as set forth in Section F of this Chapter III including site plan review and shall not be allowed unless recommended by the Plan Commission and approved 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 May 11, 2022.

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 2145 US Highway 8, located in the SW ¼ of SE ¼ Section of 28, T34N, R18W and identified as Tax Parcel No. 044-00793-0000.

A commercial design site plan for a new commercial structure at 1971 US Highway 8 to house arcades was presented. Hall/Bergmann **moved** to adopt Resolution 22-17 approving the commercial design site plan for 1971 US Highway 8 as presented; **motion carried** on a unanimous roll-call vote, 5-0.

Resolution 22-17

A RESOLUTION APPROVING COMMERCIAL DESIGN SITE PLAN FOR
1971 US HIGHWAY 8, TAX PARCEL #044-00714-0000, SEC. 26

WHEREAS Doug Skaug submitted a commercial design site plan for the property located at 1971 US Highway 8, located in the SE ¼ of SW ¼ of Section 26, T34N, R18W, and identified as Tax Parcel No. 044-00714-0000, 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 seventy-five (75%) percent of the equalized assessed value of the structure over a two year period shall be subject to the Town Commercial Design Guidelines as set forth in Section F of this Chapter III including site plan review and shall not be allowed unless recommended by the Plan Commission and approved 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 May 11, 2022.

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 1971 US Highway 8, located in the SE ¼ of SW ¼ Section of 26, T34N, R18W and identified as Tax Parcel No. 044-00714-0000.

Kelly/Appel **moved** to adopt Resolution 22-18 approving addition operator licenses for the year ending June 30, 2022; **motion carried** on unanimous roll-call vote, 5-0.

Resolution 22-18

A RESOLUTION APPROVING ADDITIONAL OPERATOR LICENSES FOR THE YEAR ENDING JUNE 30, 2022

WHEREAS the individuals listed below have made application to the Town Clerk requesting an operator licenses pursuant to Sections 125.32(2) and 125.68(2) of the Wisconsin Statutes for the year ending June 30, 2022, and

WHEREAS the applications appear to be complete and the required fee has been paid;

THEREFORE BE IT RESOLVED that the Town Board of the Town of St. Croix Falls does approve and grant operator licenses to:

Castanon, Bonnie Marie – 1630 70th Ave, Amery, WI 54001, 2022-62
Coddington, Casey Danielle – 501 8th St #17, Centuria, WI 54824, 2022-63
Jelinek, Ashley JoAnn – 637 Keller Ave S, Amery, WI 54001, 2022-64
Leider, Destiny Renee – 823 247th St, Osceola, WI 54020, 2022-65
Marz, Megann Elizabeth – 500 Pine St. S. Lot 18, Turtle Lake, WI 54889, 2022-66
Points, Katie Jo – 2495 91st Ave, Osceola, WI 54020, 2022-67
Prochaska, Holly Kaitlynn – 1622 State Road 46, Balsam Lake, WI 54810, 2022-68
Ruona, Aidan Gregory – 2228 150th Ave, St. Croix Falls, WI 54024, 2022-69

BE IT FURTHER RESOLVED that the Town Clerk be authorized to issue the licenses as the case may be.

The proposed amendment to the town's "Adoption of Wisconsin Building Codes Ordinance" was discussed. Changes were made and the first reading was had. The proposed amendment to the town's "Temporary Vendor Ordinance" was discussed and the first reading was had. Discussion was had on fees for the vendor permit. Suggestions were five dollars for the 30 day permit and twenty-five dollars for the season (185 days). Appel/Hall **moved** to approve snow plowing at the Town/Village Cemetery; **motion carried**. Appel/Hall **moved** to approve the quote from Boss Equipment in the amount of sixty-two hundred

dollars (\$6,200.00) to install a hydraulic thumb in the town's John Deere backhoe; **motion carried** on a unanimous roll-call vote, 5-0. Two sealed bids were received with offers to purchase the town's Caterpillar No. 12 grader with wing plow in the amounts of \$3,500.00 and \$5,220.00. Appel/Kelly **moved** to accept the higher offer in the amount of \$5,220.00 for the purchase of the Caterpillar No. 12 grader with wing plow; **motion carried** on a unanimous roll-call vote, 5-0. Discussion was had on 2022 road work. The clerk will publish request for bids on proposed road maintenance projects and publish the request for bids on the LRIP project once the substitution has been approved. Legal counsel stated he had received a frontage road agreement from Kwik Trip for a frontage from the Kwik Trip property to the Tryn Johnson property instead of all the way to the Cabin Watch property. Discussion was had. Legal Counsel will work with the City of St. Croix Falls on a Cooperative Boundary Agreement and these items will be placed on next month's agenda for consideration.

No closing public comment was had.

The next regular town board meeting is scheduled for June 15, 2022, at 6:00 p.m. Future agenda items are amendment to the town's "Stop Sign Ordinance" to include designation of "No Parking" areas on town roads.

There being no further business, Bergmann/Kelly **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 7:50 p.m.

Minutes prepared by Janet Krueger, town clerk.