

**PLAN COMMISSION
PUBLIC HEARING NOTICE
Town of St. Croix Falls**

The Town of St. Croix Falls Plan Commission will hold public hearings at 6:00 p.m. on Wednesday, June 10, 2026, at the Town Hall located at 1305 200th Street, St. Croix Falls, Wisconsin, for the following items. The applicant or a representative must appear in order for the hearing to take place. Please send any written comments regarding these hearings to Town of St. Croix Falls, 1305 200th Street, St. Croix Falls, WI 54024, or by email to tscf@townofstcroixfallswi.gov by noon on Tuesday, June 9, 2026.

- Michelle Schaefer, owner Options on 8, Inc. is requesting approval of a Commercial Design Plan for an accessory structure at 2048 US Highway 8, located on parcel #044-00927-0000, Section 34.

Janet Krueger, Town Clerk

PLAN COMMISSION MEETING, October 8, 2025
(Draft – Not official until approved)

The regular meeting of the Town Plan Commission for the Town of St. Croix Falls was called to order by Chairman Mike Dorsey at 6:02 p.m. on Wednesday, October 8, 2025, at the Town Hall. Proper notice was given as the notice was published in the September 24, 2025, and October 1, 2025, editions of the Inter County Leader. The agenda was posted at the town hall and on the town's website October 3, 2025. The Pledge of Allegiance was said. Present by roll call were Chairman Mike Dorsey, members Jeremy Appel, Dave Berg, Stacy Bergmann, Rick Katzmark and Frank Behning. Members absent were Gus Koecher and Kevin Rector. Also present were town clerk Janet Krueger, zoning administrator Ben Campbell and legal counsel Adam Jarchow. Others present were Stan and Sue Heiderscheidt, and Michael Markee, Sunrise Land Surveying.

Bergmann/Katzmark **moved** to approve the agenda; **motion carried**.
Katzmark/Behning **moved** to approve the September 10, 2025, meeting minutes; **motion carried**.

No public comment was had.

Public Hearing – Minor Subdivision: James Campeau Jr, owner, is requesting to divide his parcel #044-00410-0000 into two lots with Lot 1 consisting of 3.88 acres and Lot 2 consisting of 5.75 acres. The property is located at 2280 160th Avenue. The public hearing opened at 6:04 p.m. The public hearing closed at 6:09 p.m.

Behning/Bergmann **moved** to recommend town board approval of a the minor subdivision contingent upon the Town Board approving a waiver of the Town's Driveway and Highway Access Ordinance, Section VII, D. – minimum of 200' feet between driveway accesses for the proposed easement; **motion carried** on a unanimous roll-call, vote, 6-0.

Public Hearing – Zoning Map Amendment: Stan and Sue Heiderscheidt, owners, are requesting to rezone their property at 2020 180th Avenue from Agricultural to Transitional. The parcels are #044-00049-0000 and #044-00050-0000. The public hearing opened at 6:13 p.m. The public hearing closed at 6:15 p.m.

Katzmark/Bergmann **moved** to recommend town board approval of the zoning map amendment for parcels #044-00049-0000 and #044-00050-0000 from Agricultural to Transitional; **motion carried** on a unanimous roll-call vote, 6-0.

Closed public comment: Mr. Behning inquired about the new business at 1942 US Highway 8.

There being no further business, Katzmark/Bergmann **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 6:23 p.m.

Minutes prepared by Janet Krueger, town clerk.

Commercial Design Plan:

Michelle Schaefer, owner Options on 8, Inc. intends to add an accessory structure at 2048 US Highway 8 identified as parcel #044-00927-0200. Per the Town's Zoning Ordinance, Chapter III, Section C, 3. 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's Commercial Design Guidelines as set forth in Section F of Chapter III.

Recommendation:

If the commission considers approval the motion should include that the shed will be at least 20 feet from the west property line.

Form No.



Application for Commercial Design Guidelines

To the Town Board and Plan Commission of the Town of St. Croix Falls, Polk County, Wisconsin

Owner: Michelle Selafin
(Signature)

Agent: _____
(Signature)

Name: Options on 8

Name: _____

Address: 2048 US Hwy 8

Address: _____

St Croix Falls WI 54024
(City, Town) (State) (Zip)

(City, Town) (State) (Zip)

Telephone No.: (Home) 715-755-2229

Telephone No.: (Work) _____

(Work) _____ (Mobile) 715-497-8885

(Mobile) _____

E-Mail Address: director@optionstri

E-Mail Address: _____

Steve Roehrs

County.org

Previous Owner's Name

Date Purchased

Adjoining Property Owner's Name: Cross Country Mortgage / Al Nelson

Adjoining Property Owner's Name: _____

2046 US Hwy 8 St Croix Falls WI 54024

Property Address (if not the same as owner's address)

I the undersigned, being owner/owner's agent of all the area herein described, hereby petition the Town Board of the Town Board of the Town of St. Croix Falls for review of the Commercial Design Guidelines.

I declare that this application (including any accompanying schedule) has been examined by me and to the best of my knowledge and belief it is true, correct, and complete.

Signature of Applicant: Michelle Selafin

Date: 5-6-2026

For Town Use Only: Date Filed: _____

Received By: J Krueger

Comments: _____

Approved on: _____ Denied on: _____

Parcel Number: 044.00927.0000

Parcel Size: _____

Proposed uses: shed addition 10x20'

Proposed number of structures and size of structures: office building and shed

The Town Commercial Design Guidelines include 12 specific elements that are listed below. These 12 elements should be incorporated into the Site Plan. Applications must include detailed descriptions of how each of the elements are addressed in the Site Plan, or discuss why it is not applicable. The Site Plan shall be a professionally drawn plan, to scale, and shall be attached and labeled along with any additional maps, drawings, etc. Applications that are incomplete, do not fully address each element, or lack important details will not be forwarded to the Plan Commission or Town Board for review.

1. Site Design (See element 1 of the Commercial Design Guidelines).
a. Preservation of natural features (Describe here and show on site plan) N/A as is

b. Landscaping Describe here and show on site plan) N/A as is

2. Parking Lots and Access – Describe and show on site plan (See element 2 of the Commercial Design Guidelines).
N/A as is

3. Pedestrian Circulation (See Element 3 of the Commercial Design Guidelines) N/A as is
a. Are sidewalks at least five (5) feet wide? Yes / No
b. Are front of building sidewalks at least ten (10) feet wide? Yes / No
c. Are there handicap parking stalls? Yes / No How Many? _____
Is there bicycle parking? Yes / No

Is there motorcycle parking? Yes / No
Please show the above items on site plan.

4. Materials and Colors – Please describe and show all exterior building material and colors and how the colors and material comply with Element 4 of the Commercial Design Guidelines.

a. Exterior colors and material: Red + white / wood

b. Façade colors and materials: _____

c. Trim color and material: _____

5. Facades and Exterior Walls – Describe the following and how they comply with element 5.

a. Façade depths, heights and uninterrupted length: _____

photos attached

b. Describe façade features (See Commercial Design Element 5b) _____

photos attached

6. Customer Entrances - Describe and show on the site plan customer entrances (See element 6 of the Commercial Design Guidelines).

N/A as is

7. Roofs – Describe roof features (See element 7 of the Commercial Design Guidelines)

shingles Photos included

8. Central Features and Community space.

Does your development cover more than 50,000 square feet of gross floor area? Yes / No No

If No, this section is inapplicable.

If Yes, Describe and show how the requirements of element 8 of the Commercial Design Guidelines have been met: _____

9. Outdoor Storage

a. Describe how you comply with element 9 (a) of the Commercial Design Guidelines: _____

Shed will be located in the back of Building

b. Describe how you comply with element 9 (b) of the Commercial Design Guidelines: _____

Shed will be located more than 50 feet
from street.

c. Describe how you comply with element 9 (c) of the Commercial Design Guidelines: _____

There will be no truck parking, utility meters, HVAC,
or trash collection for the shed.

10. Stormwater Detention Ponds

a. Provide copies of the Storm Water Runoff Plan approved by Polk County or Department of Natural Resources.

b. Describe detention pond landscaping: N/A

c. Describe any features: _____

11. Park and Recreation Dedication

For Clerk / Zoning Administrator to Determine: _____ Required _____ Not Required

12. Developer's Agreement

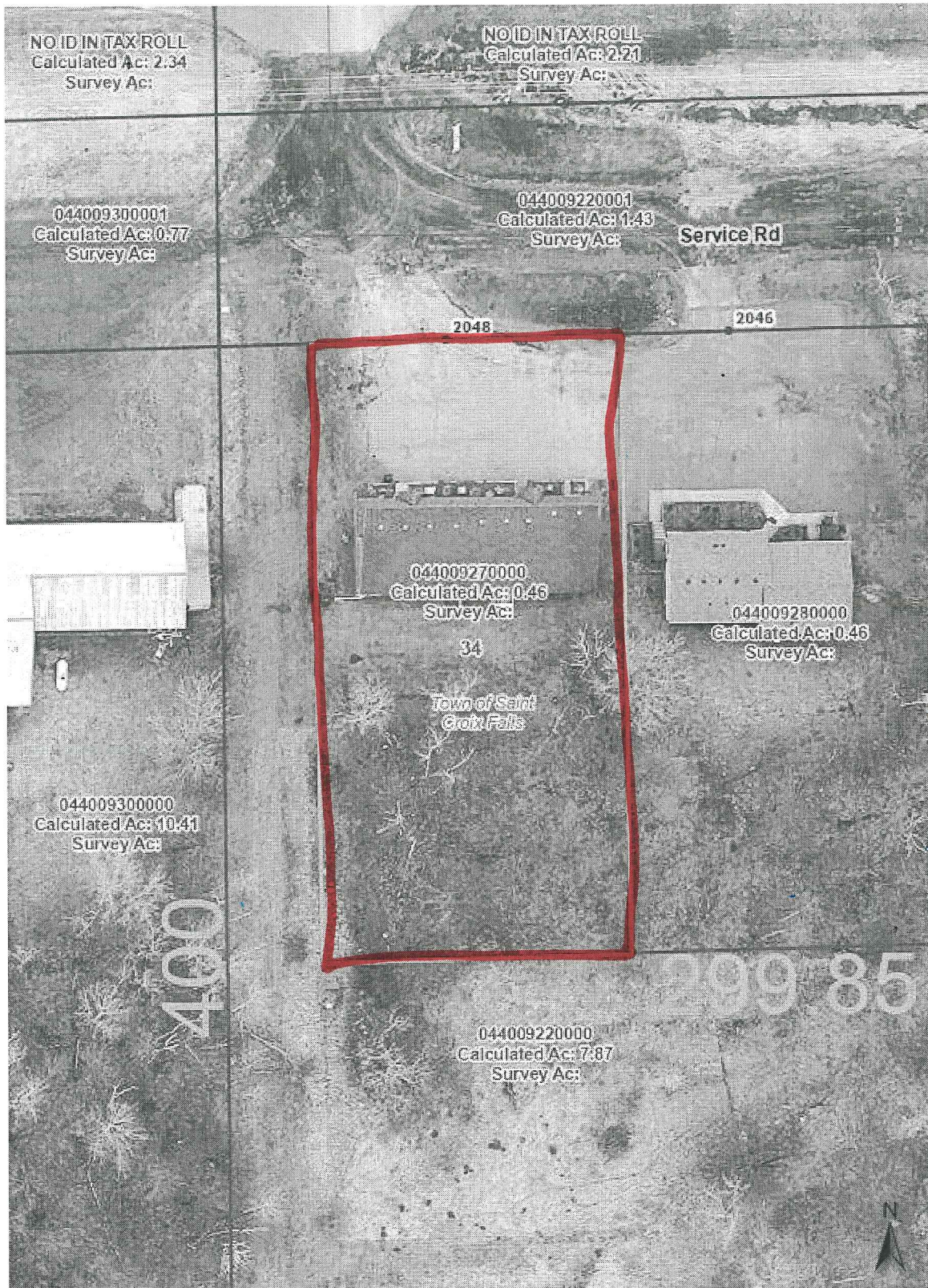
N/A

d. Developer's Agreement (See Form)

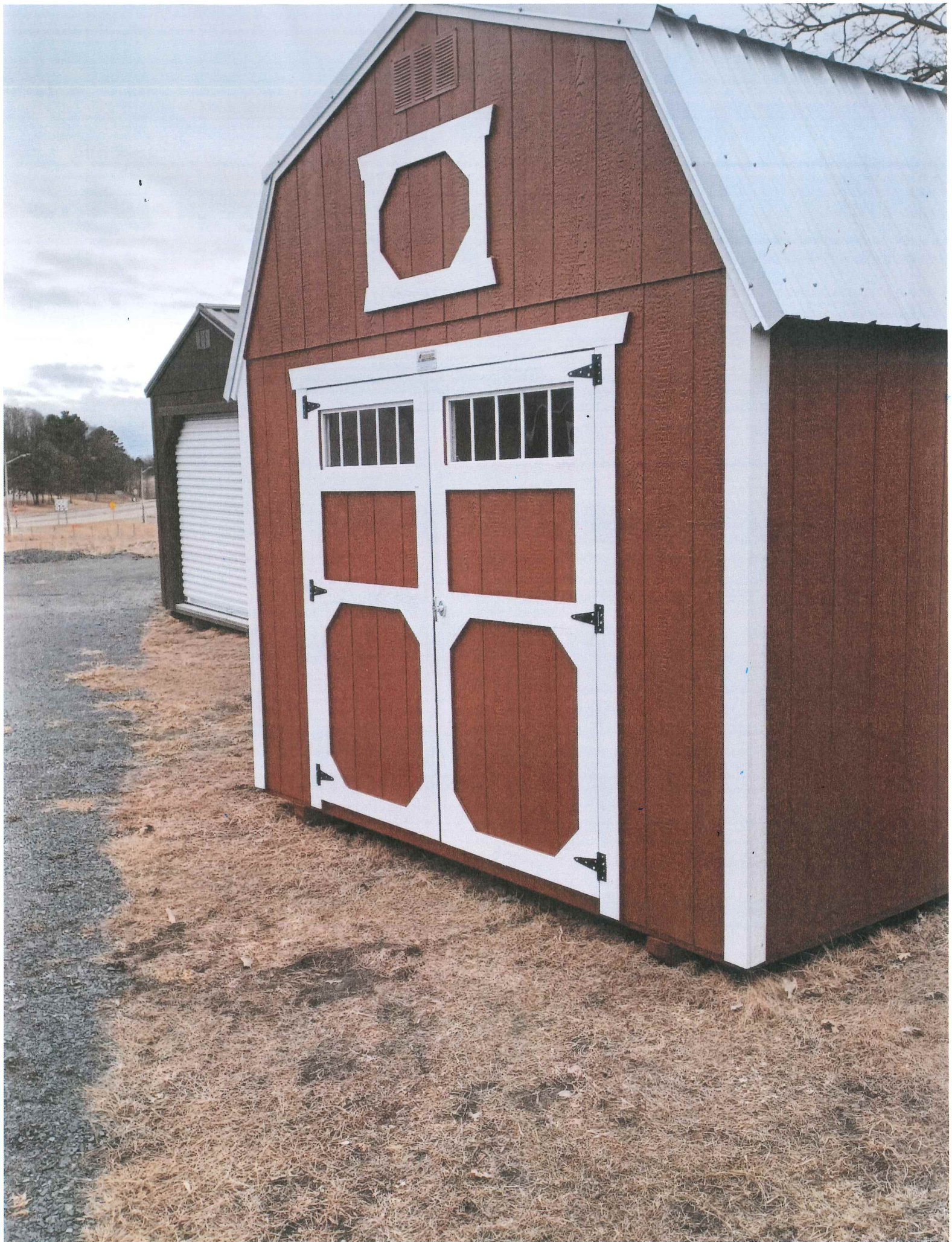
N/A



Polk County, WI



- Polk County Information Center
- Post Offices
- Schools
- Town Hall
- City or Village Hall
- Lakes and Rivers
- Rivers and Streams
- Sections
- Parcel Dimensions
- Parcels
- Parcel Numbers
- Towns
- Public Lands**
- City or Village Lands
- Conservancy Lands
- Federal Lands
- County Lands
- State Lands
- Town Lands
- School District Lands
- Addresses
- US Highway Shield
- US Highways
- WI State Highway Shield
- State Highways
- Highway On Off Ramp
- County Road Shield
- County Roads
- Town Roads
- City and Village Roads
- Public Access Roads
- Private Roads
- Private Driveways
- WI Rustic Road Shield
- WI Rustic Road
- TwpRgGrdweb
- Regional Counties**
- MN
- WI









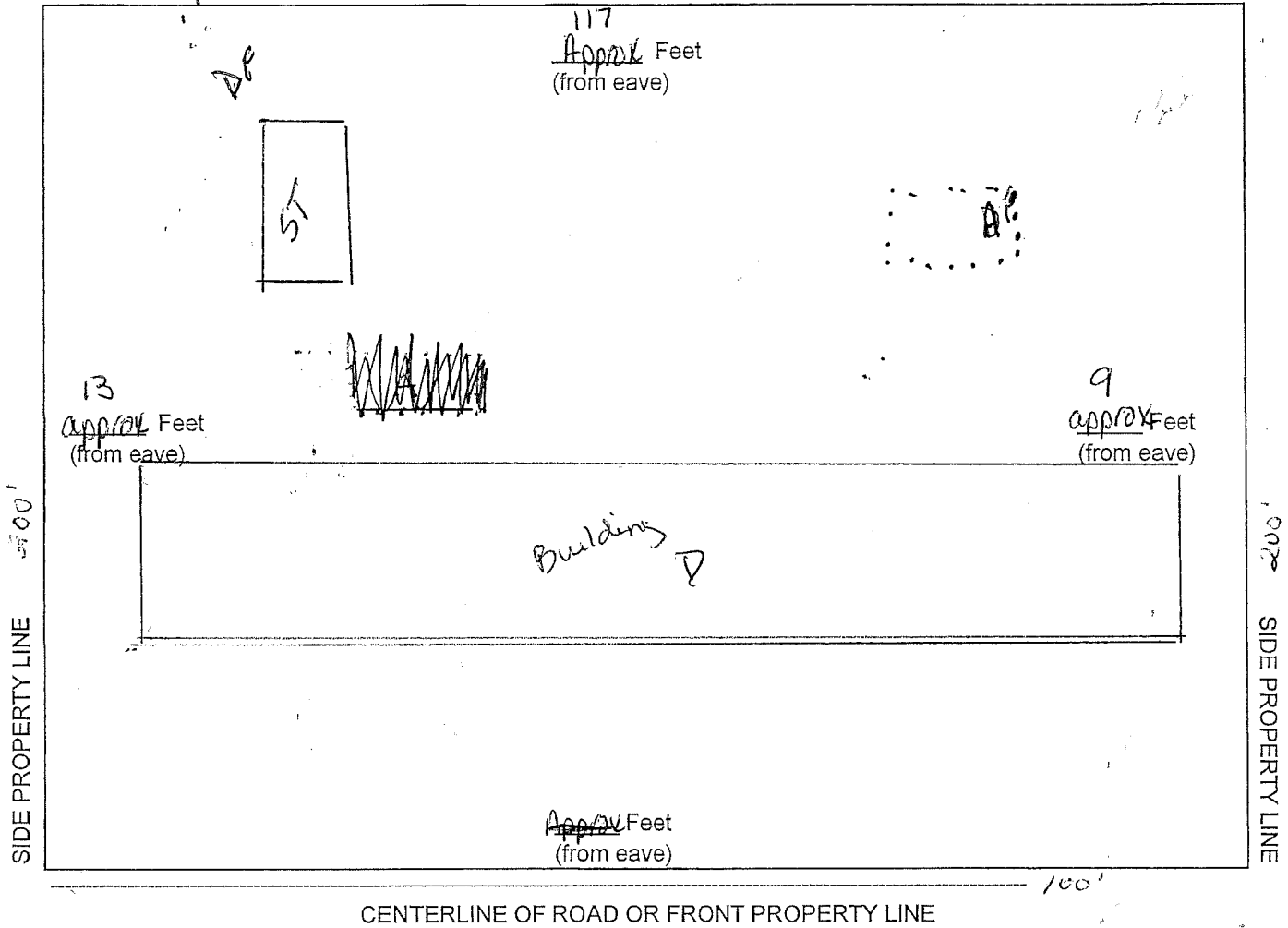


Put a "X" next to the type of road your driveway is off of:

Private Road _____ Town Road _____ County Road _____ US / State Highway X

LOT LAYOUT

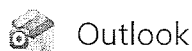
NORMAL HIGH WATER LINE OR REAR LOT LINE 100'



Show location **ALL EXISTING STRUCTURES** in **SOLID LINES**

Show dimensions, location and setbacks of **PROPOSED STRUCTURE** in **DOTTED LINES**

Indicate: "D" dwelling, "A" accessory building, "ST" septic tank, "DF" drain field



Outlook

RE: Commercial Design & Land Use App

From Michelle Schaeffer <director@optionstricounty.org>
Date Fri 5/8/2026 10:29 AM
To tscf townofstcroixfallswi.gov <tscf@townofstcroixfallswi.gov>

Hi Janet, Yes the shed will be approximately 26' from the west property line. Do I need to do anything else?

Michelle J. Schaefer

Options on 8, Inc
Executive Director
(715) 755-2229 Work
(715) 497-8885 Mobile
director@optionstricounty.org
2048 US Hwy 8
St Croix Falls WI 54024
optionstricounty.org

From: tscf townofstcroixfallswi.gov <tscf@townofstcroixfallswi.gov>
Sent: Thursday, May 7, 2026 9:54 AM
To: Michelle Schaeffer <director@optionstricounty.org>
Subject: Commercial Design & Land Use App

Good Morning Michelle,

I am reviewing your applications and noticed you had written 200' between the building and the side property lines. From measuring off the Polk County website it appears the structure on the property is much closer to the side property lines. I have written the approximate measurements on the site plan. It appears from the measurements that the building is legal nonconforming at the minimum side yard is 20 feet. The new accessory structure will have to be at least 20 feet from the side yard to the West. Can you verify the actual distance from the west side property line you plan to place the shed?

Thanks.

Janet Krueger

Janet Krueger
Town Clerk/Town Treasurer
715-483-1851