

TOWN of ST. CROIX FALLS
Polk County, Wisconsin
PLAN COMMISSION
October 14, 2026, 6:00 pm, TOWN HALL
(Town Hall Facility is Handicap Accessible)
www.townofstcroixfalls.org

Notice is hereby given to the public and news media pursuant to Wisconsin statute that a PLAN COMMISSION MEETING of the Town of St. Croix Falls, Polk County will be held as indicated above for the purpose of transacting such business as indicated on the following agenda. It is also noticed that members of the Town Board may be in attendance at this meeting and there may be a quorum of the Town Board.

AGENDA

1. Call to order, evidence of proper Notice, and Pledge of Allegiance.
2. Roll call and notation of others present.
3. Approval of Agenda.
4. Reading and approval of minutes of meetings: 6/10/2026 _____ Pg. 1
5. Recognition of audience (3 minute time limit – not to exceed 30 min. total).
6. Minor Subdivision – Request to divide Parcel #044-00985-0000, Section 35, into two lots with a new parcel (Lot 1) consisting of 5.31 acres and the remaining 26.25 acres (Lot 2).
Pg. 2-8
 - A. Public Hearing
 - B. Recommendation to town board based on hearing.
7. Consider amending Zoning Ordinance: _____ Pg. 9-15
 - 1. Allow cell towers as a special exception in commercial, industrial, agricultural and transitional districts. (Pg. 9)
 - 2. Remove the requirement for Commercial Design Guidelines for sheds in the commercial district. (Pg. 10-12)
 - 3. Determine if Hotel and Motels should be listed as a permitted use or a special exception use in the commercial district. (Pg. 13-15)
8. Public Comment (3 minute limit – not to exceed 15 min. total).
9. Other Business (limited or no action on these items).
 - A. Chairman or Committee updates; B. Subject matter for next meeting.
10. Adjournment.

Michael Dorsey, Town Chairman
Posted by Janet Krueger, Town Clerk, October 9, 2026

TOWN OF ST. CROIX FALLS PLAN COMMISSION PUBLIC HEARING NOTICE

The Town of St. Croix Falls Plan Commission will hold public hearings at 6:00 p.m. on Wednesday, October 14, 2026, at the Town Hall located at 1305 200th Street, St. Croix Falls, Wisconsin, for the following item(s). 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, October 13, 2026.

- Henry & Deanna Dietmeier, owners are requesting a minor subdivision of parcel #044-00985-0000 consisting of approximately 31.31 acres located at 1265 198th Street in Section 35. The proposed new lot will consist of 5.31 acres and the remaining lot will consist of 26.25 acres. The property is zoned Transitional.

Janet Krueger, Town Clerk

PLAN COMMISSION MEETING, June 10, 2026
(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 6:00 p.m. on Wednesday, June 10, 2026, at the Town Hall. Proper notice was given as the notice was mailed on May 26, 2026, and published in the May 27, 2026, and June 3, 2026, editions of the Inter County Leader. The agenda was posted at the town hall and on the town's website May 29, 2026. The Pledge of Allegiance was said. Present by roll call were Chairman Mike Dorsey, members Jeremy Appel, Dave Berg, Stacy Bergmann, Kevin Rector and Frank Behning. Member Gus Koecher arrived at 6:10 p.m. Members absent were Rick Katzmark. Also present were town clerk Janet Krueger and legal counsel Adam Jarchow. Others present were Michelle Schaefer.

Rector/Berg **moved** to approve the agenda; **motion carried**. Berg/Behning **moved** to approve the October 8, 2025, meeting minutes; **motion carried**.

No public comment was had.

Public Hearing – Commercial Design Plan: Michelle Schaefer, owner Options on 8, Inc. is requesting commercial design plan approval for an accessory structure at 2048 US Highway 8, located on parcel #044-00927-0000. The public hearing opened at 6:03 p.m. The public hearing closed at 6:05 p.m.

Rector/Bergmann **moved** to recommend town board approval of the commercial design plan for an accessory structure at 2048 US Highway 8 with the condition the structure will be a minimum of 20' from the west property line; **motion carried** on a unanimous roll-call, vote, 6-0.

No closing public comment.

Future agenda item to discuss commercial design plan for portable storage sheds/structures.

There being no further business, Appel/Rector **moved** to adjourn the meeting; **motion carried** and the meeting was adjourned at 6:13 p.m.

Minutes prepared by Janet Krueger, town clerk.

Minor Subdivision – Henry/Deanna Dietmeier #044-00985-0000:

The northern part of the parcel is commercial; the remaining is transitional. The proposed subdivision meets the 3 acre minimum per parcel in the Transitional District and the area in the Commercial District is not affected by this subdivision.

Minor Subdivision Application*To the Town Board and Planning Commission of the Town of St. Croix Falls, Polk County, Wisconsin*

I, the undersigned, being owner/owner's agent of all the area herein described, hereby request from the Town Board of the Town of St. Croix Falls, approval of the Minor Subdivision under the provisions of the "Subdivision and Community Character Ordinance for the Town of St. Croix Falls, Polk County, Wisconsin."

Owner: *Henry & Deanna Dietmer*
(Signature)

Surveyor: *Mike Erickson*
(Signature)

Name: *Henry & Deanna Dietmer*
Address: *820 Oregon St*
St. Croix Falls WI 54024
(City, Town) (State) (Zip)

Name: *Michael Erickson / Four Seasons Land Surveying*
Address: *848 Willow River Drive*
Hudson, WI 54016
(City, Town) (State) (Zip)

Telephone No.: *651-336-7434*
Email Address: *hdi165@gmail.com*

Telephone No.: *715-377-8006*
Email Address: *mike@fourseasonsurveying.com*

For Town Use Only:

Received By: *J. Krueger*Date Filed: *9-17-2020*Fee Paid: *\$1600 - SB 1022*

More information may be requested by the Planning Commission or Town Board if deemed necessary to properly evaluate your request. The lack of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the procedure, please contact the Town Planner or the Zoning Administrator.

☒ **LEGAL DESCRIPTION OF THE PROPERTY (ATTACH ADDITIONAL SHEETS IF NECESSARY):**

Lot No.	Block No.	Subdivision	or Government Lot # _____ 1/4
			<u><i>NW - NW and SW - NW</i></u>
of Section <u><i>35</i></u> T <u><i>34</i></u> N. R <u><i>18</i></u> W, Town of St. Croix Falls, Wisconsin			
Tax #	Area in Acres	Volume	Page# _____ Polk County Register of Deeds
<u><i>044-00985-000</i></u>	<u><i>31</i></u>	<u><i>Dec. # 946403</i></u>	

☒ **PRESENT IMPROVEMENTS ON THE LAND (DESCRIBE):**

☒ Zoning District <u><i>Transitional</i></u>	Present Use
☒ With this land division, how many acres will remain un-subdivided in this parcel?	
☒ Has there been a previous subdivision, major or minor, on this land before?	
<u><i>No</i></u>	
☒ Date of the Last Subdivision.	
<u><i>N/A</i></u>	

Form No.

	Included (Indicate Included with ☐ or N/A)	Received (For Town Use Only)
☒ General Submission Requirements for all Applications		☒
<i>PART A: The following checklist contains the necessary components that must be identified on the Certificate of Survey; Drainage, Grading and Erosion Control Plans; and Soil Boring test results.</i>		
☒ Survey showing the original lot and proposed lots. Including the following information:		☒
♦ Acres, boundary lines, distances and bearings ♦ Buildable area on created and existing parcels ♦ Identification and location existing structures ♦ Identification of driveway access points and associated culverts ♦ Easements and rights-of-way ♦ Topographic Data. Including the following: - Topography at ten (10) foot contour intervals, unless otherwise stated by the Zoning Administrator. - Identification of slopes greater than 20% ♦ Wetland delineation report and map - Type of wetland identified - Determination of private/public waters ♦ Shoreland classifications - Depict ordinary high water mark - Identify 100-year floodplain elevation - Elevation of groundwater	☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A ☒ N/A	
☒ Information to be provided on separate map:		☒
♦ Drainage Grading, and Erosion Control Plans ♦ Soil Testing for the installation of an on-site septic disposal system - Map identifying soil types and locations of soil borings	☒ N/A ☒ N/A ☒ N/A	
<i>PART B: Inclusions (please clearly check yes or no in the following checklist of items to submit for Planning Commission and Town Board review).</i>		
♦ 12 Copies of Certified Survey Map (See above for information to be included on the Certificate of Survey) ♦ Application Fees ♦ Road plans, if new roads are proposed ♦ Driveway Permit, if required ♦ Wetland delineation to be performed by a professional and maps reviewed by Town's Engineer, if required. ♦ Drainage, Grading and Erosion Control Plans ♦ Soil boring results for all proposed lots not having a residence on the lot (soil test location to be shown on individual lots. ♦ County Surveyors Checklist ♦ Copies of Letters received from any associated or contacted agencies.	Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No	☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒

CERTIFIED SURVEY MAP No. _____

LOCATED IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4
OF SECTION 35, T34N, R18W, TOWN OF ST. CROIX FALLS,
POLK COUNTY, WISCONSIN.

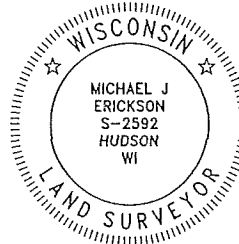
SURVEYOR

MICHAEL ERICKSON
FOUR SEASONS LAND SURVEYING, LLC
848 WILLOW RIVER DRIVE
HUDSON, WI 54016

OWNERS:

HENRY DIETMEIER
DEANNA DIETMEIER
820 OREGON ST
SAINT CROIX FALLS, WI 54024

BEARINGS ARE REFERENCED TO THE EAST - WEST 1/4
LINE, SECTION 35, BEARING S89°06'06"E.
(POLK COUNTY COORDINATE SYSTEM).



NW COR.
SEC. 35
(1" O.D. SURVEY
MARKER FOUND)
S00°45'21"E 710.05'
LOT 1
C.S.M. 2562
VOL. 12, PG. 50, DOC. NO. 573503
(R-S88°08'06"E)

N89°54'46"E 346.32'
460.76'
SOUTH LINE OF
THE NORTH 710.00'
OF THE NW1/4

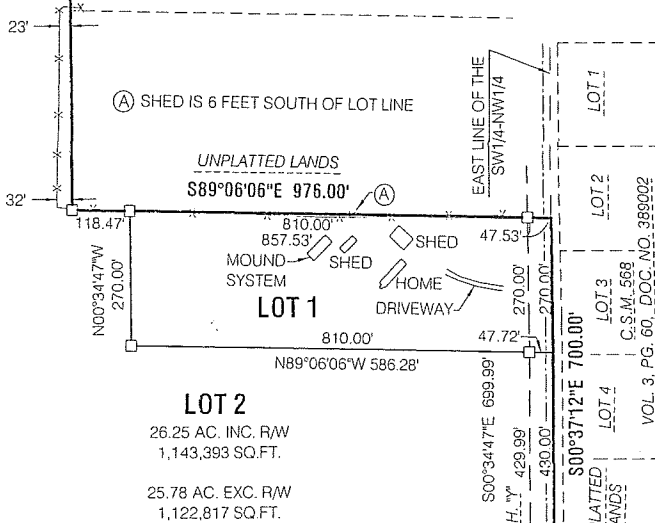
LEGEND

- ⊙ POLK COUNTY SECTION CORNER POSITIONED
FROM COUNTY COORDINATES. POSITION VERIFIED
WITH MONUMENT AS NOTED OR TIES OF RECORD
- 1 1/4" IRON PIPE FOUND
- 3/4" X 18" IRON REBAR SET WEIGHING
1.50 LBS. PER LINEAR FOOT
- (R-XXX) PREVIOUSLY RECORDED DATA
- X— EXISTING FENCELINE

LOT 1 AREA

5.31 AC. INC. R/W
231,477 SQ.FT.
5.02 AC. EXC. R/W
218,623 SQ.FT.

LOT 6
C.S.M. 4472
VOL. 20, PG. 24, DOC. NO. 680552
WEST LINE OF THE NW1/4
N00°45'21"W 1996.74'



N

W1/4 COR.
SEC. 35
(HARRISON MON.
FOUND)

N89°06'06"W 1320.78'
EAST - WEST 1/4 LINE
UNPLATTED LANDS

E1/4 COR.
SEC. 35

INSTRUMENT DRAFTED BY EMILY ERICKSON
JOB NO: 26-102 DWG: CSM
DRAFTED: 9/15/26 FIELD: 9/15/26



SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP No. _____

LOCATED IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T34N, R18W, TOWN OF ST. CROIX FALLS, POLK COUNTY, WISCONSIN.

SURVEYOR

MICHAEL ERICKSON
FOUR SEASONS LAND SURVEYING, LLC
848 WILLOW RIVER DRIVE
HUDSON, WI 54016

OWNERS:

HENRY DIETMEIER
DEANNA DIETMEIER
820 OREGON ST
SAINT CROIX FALLS, WI 54024

SURVEYOR'S CERTIFICATE

PID #: 044-00985-0000

I, Michael J. Erickson, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Henry & Deanna Dietmeier, I have surveyed, mapped and described the parcel of land which is represented by this Certified Survey Map; that the exterior boundary of the parcel of land surveyed and mapped is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 35, T34N, R18W, Town of St. Croix Falls, Polk County, Wisconsin; described as follows:

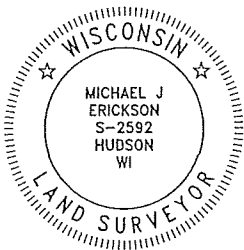
Beginning at the W1/4 Corner of Section 35; thence N00°45'21"W, along the west line of the NW1/4 of said section, 1996.74 feet to the south line of the north 710.00 feet of said NW1/4; thence N89°54'46"E, along said south line, 346.32 feet to the easterly line of a parcel of land recorded in Document Number 330799 at the Polk County Register of Deeds Office; thence S00°45'21"E, along said easterly line, 1302.65 feet to the northerly line of said parcel of land; thence S89°06'06"E, along said northerly line, 976.00 feet to the east line of the SW1/4 of the NW1/4 of said section; thence S00°37'12"E, along said east line, 700.00 feet to the east-west 1/4 line of said section; thence N89°06'06"W, along said east-west 1/4 line, 1320.78 feet to the point of beginning. Described parcel contains 31.56 acres (1,374,870 Sq. Ft.).

Parcel is subject to the right of way of County Trunk Highway "Y" and all other easements, restrictions and covenants of record.

I, also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the current provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of the County of Polk, and the Town of St. Croix Falls Subdivision Ordinance in surveying and mapping same.

Michael J. Erickson, P.L.S. #2592

Date



APPROVED FOR RECORDING THIS _____ DAY OF _____, 2026.

EDWIN C. FLANUM, POLK COUNTY SURVEYOR

Potential Zoning Ordinance Amendments:

7-1. An inquiry was received regarding cell towers in the commercial district. Currently cell towers are only permitted as a special exception in the residential district.

Propose adding the following language to the Commercial, Industrial, Agricultural and Transitional districts as a special exception:

“Microwave relay structures, communication towers, electric power transformers.”

7-2. Do we need the commercial design guidelines for portable storage sheds? *Pg 10-12*

7-3. Currently “Hotel and Motels” are listed as a permitted use and as a special exception use in the Commercial district. Should decide whether the use should be listed either as a permitted use or a special exception use and ordinance should be amended. *Pg. 13-15*

chapter III, Section C- Districts

separated overhead doors with no utilities. No commercial or retail uses other than the original lease of space is permitted. The retail sale of storage, packing and moving supplies by the owner/operator of the mini storage facility is permitted in the facility office area.

- (18) Non Metallic mining subject to Chapter I.I.10
- (19) One additional single family dwelling when occupied by persons earning a substantial livelihood from the single entity owned farm operation.
- (20) Racetrack or similar uses; provided however, no racetracks or similar uses will be permitted on any parcel unless a racetrack was previously located on that parcel.
- (21) Renting any property, or portion of any property, as a transient lodging. In this section, transient means any person residing for a continuous period of less than seven (7) days in a hotel, motel, or other furnished accommodations available to the public.
- (22) Restaurants, wineries, taverns, brew pubs, or similar establishments.
- (23) Utility installations.

3. COMMERCIAL DISTRICT.

The Commercial district is created to establish and protect locations in which a wide variety of compatible commercial uses may be located. Within this district, residential development, heavy manufacturing and non-retail commercial enterprises are not allowed in the interest of furthering the livelihood of the permitted retail commercial uses and protecting uses from the effects of incompatibility.

- 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.

Development involving aggregate structure area includes any additions plus an existing structure. The value of alterations, additions and repair work shall include the value of all labor and materials.

A significant change of use is any change of use to a use that is not a permitted use.

- b. Permitted Uses. Permitted uses must abide by all Town Zoning Ordinances including a. of the Commercial Zoning District Ordinance. Requests to the Town Zoning Administrator in the Commercial Zoning District shall meet the requirements of Chapter I, Section D, g. (1) through (4). Permitted uses shall be reviewed by the Town Zoning Administrator for verified compliance with ordinances, Town Commercial Design Guidelines, and any applicable regulations from both State and County agencies. If a proposed use will involve the selling of goods for a temporary timeframe and meets all of the requirements of the Temporary Vendor Ordinance then that ordinance will govern the proposed use. The following are permitted uses, provided that the business will be selling goods for these uses that are primarily new items:

- (1) Automotive accessory stores, including service, tires and automotive parts.
- (2) Bakeries.
- (3) Barber or beauty shops.

Chapter III, Section F- Commercial Design Guide lines

location for compatible commercial uses to be located. To integrate such uses along these highways, lands are zoned commercial and the Comprehensive Plan designates these areas for commercial uses.

II. PURPOSE AND INTENT

The Commercial Design Guidelines ("CDG") have been prepared to provide the minimum design criteria for commercial development within the Town of Saint Croix Falls. These guidelines are intended to result in the enhancement of community appearance as well as further the establishment of a sense of place by the following:

- The use of specified high quality building materials.
- Identification and consistent use of design elements which contribute to quality and good design in site planning, architecture, landscaping and signage.
- Creating a consistent, cohesive character within a development that is also compatible to its surroundings.
- Encouraging development that is not dictated by franchise architecture and is punctuated by unique, individualized building design decisions.
- Promoting orderly and logical patterns of commercial development.

High quality design solutions deviating from strict interpretation of guidelines noted herein may be considered for approval by the Town only when the resulting design is one which is determined to be desirable by the Town and enhancing of the community. The Town will encourage the implementation of alternative or innovative practices and may modify these Design Guidelines if equivalent public benefits are provided without adverse impact on the community.

III. APPLICABILITY

The Town Commercial Design Guidelines will be applied to the Commercial Zoning District. Pursuant to Town Zoning Ordinance Chapter III, 3:



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 Town Commercial Design Guidelines including site plan review and shall not be allowed unless reviewed by the Plan Commission and reviewed and approved by the Town Board.

Development involving aggregate structure area includes any additions plus an existing structure. The value of alterations, additions and repair work shall include the value of all labor and materials.

All structural alterations, additions or repairs must comply with the current State of Wisconsin, Department of Commerce Uniform Dwelling Code for residential buildings and the State of Wisconsin, Department of Commerce Building Code for commercial buildings.

All structural alterations, additions or repairs must comply with any current applicable Polk County Ordinances.

A site plan and facility plan ("Site Plan") shall be submitted for each new request to which the ordinances apply. The Site Plan shall be a professionally drawn plan, to scale, showing the minimum elements required by these CDG. The Plan Commission will consider the architecture and design of a building, its arrangements on the lot, landscaping, parking, pedestrian amenities, signage, lighting and other design elements. These standards are intended as a guideline for development of commercial properties. These guidelines shall serve as guidepost for developers in understanding the type of development that is encouraged and what shall be reviewed by the Plan Commission and the Town Board in considering site plan approval. Non-compliance to these guidelines may be grounds for denial of a project. Compliance with these guidelines does not assure or guarantee approval of a project, and does not create any entitlement or right to approval.

Development of commercial properties is subject to Town Commercial Design Guidelines and should expect a 120 day minimum approval process to allow for community input and review into the design process.

The Site Plan shall be submitted for review contemporaneously with any proposed or required applications for land use or other zoning approvals.

IV. IMPLEMENTATION PROCEDURES

These guidelines and standards are intended to encourage an orderly and logical pattern of commercial development that is easily recognized by local residents and that enhances the Town of St. Croix Falls.

The design issues inherent in commercial development are generally easier to resolve if the full extent of commercial development at a particular location is dealt with as one unified project, rather than split into a number of isolated projects. Although ownership patterns may limit the degree to which large parcels can be assembled, preliminary development plans should contain all contiguous land under the developer's control, including land that use or zoning is not commercial. Cooperative planning between adjacent property owners is encouraged and may, in some cases, be required.

In the event of a conflict or discrepancy between this document and any other Town document, the most restrictive shall apply. Large retail development over ten thousand (10,000) square feet may require increased setbacks and other additional development criteria in addition to the development criteria herein, specific to each development as may be conditioned in site plan approval. In addition, during site plan review, the Town may require certain elements for these standards to be imposed for existing commercial uses when a significant change occurs.

V. APPROVAL PROCESS

The procedure for concept, preliminary and final site plan review shall occur as follows:

- (9) Meet with town staff to review requirements and the concept plan.
- (10) Applicant shall complete and submit a Site Plan along with the Town's completed CDG application and any supplementary materials necessary.

separated overhead doors with no utilities. No commercial or retail uses other than the original lease of space is permitted. The retail sale of storage, packing and moving supplies by the owner/operator of the mini storage facility is permitted in the facility office area.

- (18) Non Metallic mining subject to Chapter I.I.10
- (19) One additional single family dwelling when occupied by persons earning a substantial livelihood from the single entity owned farm operation.
- (20) Racetrack or similar uses; provided however, no racetracks or similar uses will be permitted on any parcel unless a racetrack was previously located on that parcel.
- (21) Renting any property, or portion of any property, as a transient lodging. In this section, transient means any person residing for a continuous period of less than seven (7) days in a hotel, motel, or other furnished accommodations available to the public.
- (22) Restaurants, wineries, taverns, brew pubs, or similar establishments.
- (23) Utility installations.

3. COMMERCIAL DISTRICT.

The Commercial district is created to establish and protect locations in which a wide variety of compatible commercial uses may be located. Within this district, residential development, heavy manufacturing and non-retail commercial enterprises are not allowed in the interest of furthering the livelihood of the permitted retail commercial uses and protecting uses from the effects of incompatibility.

- 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.

Development involving aggregate structure area includes any additions plus an existing structure. The value of alterations, additions and repair work shall include the value of all labor and materials.

A significant change of use is any change of use to a use that is not a permitted use.

- b. **Permitted Uses.** Permitted uses must abide by all Town Zoning Ordinances including a. of the Commercial Zoning District Ordinance. Requests to the Town Zoning Administrator in the Commercial Zoning District shall meet the requirements of Chapter I, Section D, g. (1) through (4). Permitted uses shall be reviewed by the Town Zoning Administrator for verified compliance with ordinances, Town Commercial Design Guidelines, and any applicable regulations from both State and County agencies. If a proposed use will involve the selling of goods for a temporary timeframe and meets all of the requirements of the Temporary Vendor Ordinance then that ordinance will govern the proposed use. The following are permitted uses, provided that the business will be selling goods for these uses that are primarily new items:
 - (1) Automotive accessory stores, including service, tires and automotive parts.
 - (2) Bakeries.
 - (3) Barber or beauty shops.

- (4) Banks and financial institutions.
- (5) Book and stationery stores.
- (6) Cabinet/fixture assembly shop with retail showroom.
- (7) Camera and photographic shops
- (8) Clothing and dry goods stores.
- (9) Coin operated laundry establishments.
- (10) Drugstores and pharmacies.
- (11) Electrical, household appliance, radio, television and computer sales and services.
- (12) Equipment rental.
- (13) Fabric stores.
- (14) Farm implement, machinery, and services.
- (15) Florist shops.
- (16) Food and convenience shops.
- (17) Furniture and flooring stores.
- (18) Gift and boutiques.
- (19) Gasoline stations primarily used by residents and the traveling public operating automobiles as defined in Section 340.01 (4) of the Wisconsin Statutes.
- (20) Greenhouse when the primary use is the direct selling of retail goods and items to the public.
- (21) Hardware, home improvement, and paint stores.
- (22) Hotels and motels.
- (23) Indoor roller rinks, indoor ice skating rinks and bowling alleys.
- (24) Interior decorating stores and shops.
- (25) Grocery stores and supermarkets.
- (26) Jewelry stores.
- (27) Health and athletic clubs, including such uses as tennis, racquetball, basketball, swimming, running tracks and exercise rooms.
- (28) Libraries and museums.
- (29) Liquor stores which are for off-sale only.
- (30) Marine sales and service
- (31) Medical and dental facilities and medical supply stores.
- (32) Mini Golf/Go-Karts/Arcades
- (33) Municipal buildings.
- (34) Museum
- (35) Music stores.
- (36) Office equipment and office supply stores.
- (37) Offices, including both business and professional.
- (38) Optical and eyewear stores.
- (39) Pet shops.
- (40) Photo and art galleries.
- (41) Picture framing and picture stores.
- (42) Restaurants and eating establishments and those having an on-sale liquor license.
- (43) Shoe stores and shoe repair.
- (44) Sporting goods and athletic shops/Indoor gun range or archery range.
- (45) Theaters, excluding outdoor or drive-in facilities.
- (46) Travel agencies.
- (47) Veterinarian clinics.
- (48) Wild Life Educational Park

- c. **Special Exceptions.** The following are Special Exceptions to which Chapter 1, Section I shall apply.
- (1) Permitted uses with aggregate structure area over 10,000 square feet.
 - (2) Changes of use in a non-conforming structure or property. This provision shall not apply if the principal structure involved is legal non-conforming due to the required setback from a highway right of way, as long as the structure meets the setback from the centerline of the road.
 - (3) Selling merchandise that is primarily second hand, used, or consignment.
 - (4) Antique store.
 - (5) Brewery/Brew pub/Winery
 - (6) Car washes
 - (7) Non residential day care
 - (8) Feed mill
 - (9) Fireworks stand
 - (10) Funeral home
 - (11) Heliport
 - (12) Kennels, when located not less than three hundred (300) feet from any lot line shared with premises devoted to residential use.
 - (13) Laundromat
 - (14) Light manufacturing/distribution/and warehousing.
 - (15) Mini Storage. A series of bays, no wider than twenty (20) feet, no longer than forty (40) feet, connected to each other with common walls and separated overhead doors with no utilities. No commercial or retail uses other than the original lease of space is permitted. The retail sale of storage, packing and moving supplies by the owner/operator of the mini storage facility is permitted in the facility office area.
 - (16) **Motel/hotel**
 - (17) Motor Vehicle Dealership
 - (18) Outdoor Storage facility
 - (19) Retail of storage sheds, mobile homes, manufactured homes, and modular homes provided a permanent structure for retail sales, and business shall be located on the property.
 - (20) Ski resort
 - (21) Small engine repair
 - (22) Tattoo shop
 - (23) Truck stop
 - (24) Any other uses similar in character to the permitted or special exception uses in the commercial district provided a permanent structure for the retail sales and business be located on the property.

Application requirements. In the case of any commercial application a site plan and facility plan shall be submitted for each new request. Significant changes to any existing commercial use will require site plans and facility plans as part of the application.

Supplemental design and improvements standards for commercial special exception:

- (a) Minimum road right-of-way shall be sixty-six (66) feet unless the right-of-way pre-exists adoption of this ordinance. In this case, the Plan