

**AMENDMENTS TO ST. CROIX COUNTY CODE OF ORDINANCES**

**LAND USE AND DEVELOPMENT CHAPTER 17:**

Amend the sections as shown below with underlined additions and strikeout deletions:

**Chapter 17 Zoning Subchapter I**

17.09 DEFINITIONS of the St. Croix County Code of Ordinances is amended to include the following definition. The definition is inserted in alphabetical order and sequentially numbered:

**Contiguous:** Adjacent to or sharing a common boundary.

**Chapter 17 Zoning Subchapter II General Zoning**

17.10(3), of the St. Croix County Code of Ordinances is amended to read as follows:

Within most districts there are listed "permitted uses" and "conditional uses." Permitted uses are uses which are allowed in that district provided that the property owner obtains a permit by showing that the proposed use is listed as a permitted use. Conditional Uses are uses that are allowed only after the County Board of Adjustment reviews the proposed use, holds a public hearing and decides whether to approve, based upon the application of standards found in this subchapter or in § 17.70(5) Subchapter VII.

17.10(4), of the St. Croix County Code of Ordinances is amended to read as follows:

The fact that a use is shown as a permitted use does not always mean that the project may proceed. The Chapter 12 Sanitary code, Chapter 13 Land Division Ch.15, the subdivision code, Ch.18, or other sections of this codechapter may result in a permitted use not being allowed to proceed, depending upon the manner in which those provisions apply.

17.11 DISTRICTS, of the St. Croix County Code of Ordinances is amended to read as follows:

17.11 DISTRICTS. For the purpose of general zoning, there are created ~~87 types of~~ districts and 3 Overlay Districts. All land zoned under this subchapter shall be designated as one of the following types:

- (1) Residence District.
- ~~(2)~~ AG-1 Agricultural District.
- ~~(3)~~ AG-2 Agricultural District
- ~~(4)~~ Rural Residential District.
- ~~(5)~~ Conservancy District.
- ~~(6)~~ Restricted Commercial District.
- ~~(7)~~ Commercial District.
- ~~(8)~~ Industrial District.
- (9) Home Occupations Overlay District.

(10) [Adult Entertainment Overlay District \(AEO\)](#)

(11) [Conservation Design Development Overlay District \(CDD\)](#)

17.13(6) Conditional Uses, of the St. Croix County Code of Ordinances is amended to read as follows:

- (6) CONDITIONAL USES. The following uses may be allowed as a conditional use upon approval by the Board of Adjustment as provided in [§ 17.70subchapter VII](#):

17.14 B.3.,4.,5.,6.,7., and 8., of the St. Croix County Code of Ordinances are amended to read as follows:

3. Any residence lawfully existing as of ~~January 1, 2014 the effective date of this chapter~~ may be continued in residential use and may be exempted from any limitations imposed or authorized under Wisconsin's non-conformities statute 59.69(10) provided they remain residential and meet zoning standards, and all other county ordinance requirements.
4. The rental of principal or secondary residences in existence on a farm as of ~~January 1, 2014the effective date of this section~~ and no longer utilized in the operation of the farm.
5. Minor Home Occupations pursuant to §17.155 which do not impair or limit current or future agricultural use of the farm on which they are performed and which do not engage or employ any persons other than the residents of the principal residence located on the farm. ~~This agricultural accessory use must comply with Wis. Stats 91.01(1).~~
6. Agricultural Entertainment Activities not to exceed 15 calendar days per each 12 months in succession, which may include the incidental preparation and sale of beverages and food. For all such activities planned for or anticipated to have attendance of more than 100 persons during a 24 hour period, an event plan adequately addressing parking, proposed days and hours of operation, ingress and egress permit as determined by appropriate road jurisdiction, sanitation, signage, solid waste management, and other public safety issues shall be filed and approved with a land use permit from the zoning administrator. The applicant shall file the approved land use permit with the appropriate town clerk, servicing fire department, emergency medical service provider, St. Croix Sheriff's Department and any local law enforcement agency for such agricultural entertainment activities, at least 30 days prior to the start of any agricultural entertainment activities in each calendar year. ~~This agricultural accessory use must comply with Wis. Stats 91.01(1).~~
7. Seasonal storage for compensation of recreational equipment and motor vehicles owned by persons other than those persons residing on the premises, but only if fully enclosed in an agricultural accessory structure and ~~compliant with Wis Stats. 91.01(1)Chapter 91 Farmland Preservation standards~~. This shall not include the storage of a dealer's inventory.
8. Farm-related exhibitions, sales or events, including auctions, dairy breakfasts, exhibitions of farm machinery and technology, agricultural association meetings and

similar activities but not to exceed 5 calendar days per calendar year. This agricultural accessory use must comply with Wis. Stats 91.01(1).

17.14 B.11., of the St. Croix County Code of Ordinances is amended to read as follows:

11. One (1) single family farm residence based on a density of one (1) lot per quarter-quarter (1/4-1/4), sited in compliance with the County and town subdivision regulations. The Community Development Department shall determine allowable farm divisions so as to ensure that farms existing as of the effective date of this section shall not be divided in such a manner after the effective date so as to create in excess of the allowable number of lots per quarter-quarter (1/4 - 1/4). Remaining acreage of a farm not constituting a full quarter-quarter (1/4 - 1/4) shall be divided by 40 for parcels zoned AG-1 with the resulting quotient used to determine the number of additional residential units to be allowed, with fractions rounded down to whole numbers.

17.14 C., of the St. Croix County Code of Ordinances is amended to read as follows:

- C. Conditional Uses. The following uses are allowed in the AG-1 district as conditional uses subject to the standards in §17.14(D).  
~~1. The following uses are allowed in the AG-1 district as conditional uses subject to the standards in § 17.14(D):~~

17.14 C.1. and 17.14 C.1.a., of the St. Croix County Code of Ordinances are amended to read as follows:

- ~~1. a.~~ Agricultural Accessory Uses which meet the definition of agricultural accessory use under § 17.09(76), further limited to the following described uses:
  - a. A business, activity or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures or improvements other than those described in § 17.09(6)(a) and that employ no more than four (4) full time employees annually and that does not impair or limit the current or future agricultural use of the farm or other protected farmland.

17.14 C.3., of the St. Croix County Code of Ordinances is amended to read as follows:

3. Transportation, communications, utility or drainage uses not fitting under B.10., above as permitted uses, subject to compliance with Ch. 17, §17.80-17.90 Subchapter VIII.

17.14 D., of the St. Croix County Code of Ordinances is amended to read as follows:

- D. Standards for Conditional Uses in the AG-1 District. In addition to the requirements of Subch. VII §17.70 (7), the Board of Adjustment must find that the following standards are met before approving any conditional use permit for land in the AG-1 District.

17.14 F.2., of the St. Croix County Code of Ordinances is amended to read as follows:

2. Density and Minimum Lot Area: One single-family farm residence based on a density of one (1) lot per quarter-quarter (1/4-1/4) with a minimum lot size of three (3) acres. After reaching maximum density allowed, the remaining farm acreage may only be used

for the permitted and conditional uses set forth in Section B and C above, except that no additional residential uses are allowed.

17.14 F.3.a.3) and 17.14 F.3.a.5), of the St. Croix County Code of Ordinances are amended to read as follows:

- a. Side yard setbacks on each side of buildings:
  - 1) The aggregate width of the side yards for principal buildings shall be not less than 25' and no single side yard shall be less than 10' wide.
  - 2) For lots less than eighty (80) feet in width and of record as of the effective date of this ordinance, the aggregate width of the side yards shall be equivalent to 3" for each foot of the lot width and no single side yard shall be less than 40% of the aggregate width. The buildable width of any lot shall not be reduced to less than 24'.
  - 3) The minimum permitted side yard for an accessory building shall be 5' provided that it is detached from the principal building. When an accessory building is attached to the principal building, it shall be considered to be part of the principal building and the standards under ~~§1) above~~, shall apply.
  - 4) To be considered to be detached, an accessory building shall be separated from all other buildings by a minimum of 10', measured from the edges of each roof overhang.
  - 5) The highway setback regulations set forth in ~~§17.60Subch. VI~~ shall apply to all corner lots.

17.14 F.5., of the St. Croix County Code of Ordinances is amended to read as follows:

5. Rezoning of Property in the AG-1 District to Another Zoning Classification. No land in the AG-1 District shall be rezoned except in accordance with §17.72 ~~(2)0(h)(43)~~ and §91.48, Wis. Stats.

The title of 17.145, of the St. Croix County Code of Ordinances is amended to read as follows:

17.145 AG-2 AGRICULTURAL-~~2~~ DISTRICT

17.145 B.5., of the St. Croix County Code of Ordinances is amended to read as follows:

5. One (1) single family farm residence based on a density of two (2) lots per ~~quarter-quarter~~ quarter-quarter (1/4-1/4) sited in compliance with the County and town subdivision regulations. The Community Development Department shall determine allowable farm divisions so as to ensure that farms existing as of the effective date of this section shall not be divided in such a manner after the effective date so as to create in excess of the allowable number of lots per ~~quarter-quarter~~ quarter-quarter (1/4 - 1/4). Remaining acreage of a farm not constituting a full ~~quarter-quarter~~ quarter-quarter (1/4 - 1/4) shall be divided by 20 for parcels zoned AG-2 with the resulting quotient used to determine the number of additional residential units to be allowed, with fractions rounded down to whole numbers.

17.145 C., 17.145 C.1., and 17.145 C.2., of the St. Croix County Code of Ordinances are amended to read as follows:

C. Conditional Uses. The following uses are allowed in the AG-2 district as a conditional uses subject to the standards in §17.145(D):

~~1. The following uses are allowed in the AG-2 district as conditional uses subject to the standards in §17.145(D):~~

1. All conditional uses allowed in the AG-1 District under §-17.14.
2. Agricultural accessory uses limited to the following. ~~Subject to other requirements of this ordinance, the following uses which meet the definition of an agricultural accessory use under § 17.09(7):~~

17.145 C.2.b. and 17.145 C.2.c., of the St. Croix County Code of Ordinances are amended to read as follows:

- b. A business activity or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures or improvements other than those described in §17.09(6)(a) and that employs no more than 4 full-time employees annually, and that does not impair or limit the current or future agricultural use of the farm or other protected farmland.

~~c.3) Airstrips subject to the standards in §17.145(-C)-(8) below.~~

17.145 C.3., and 4., of the St. Croix County Code of Ordinances are amended to read as follows:

3. Agriculture-related uses ~~that comply with this section~~ limited to the following. ~~However, the following agriculture-related uses must meet the definition of an agriculture-related use under § 17.09(7):~~
  - a. Plant or livestock genetic laboratories, agriculture-related experimental laboratories.
  - b. Landscape supply or contracting businesses associated with a plant or tree nursery.
  - c. Dead stock hauling services, no portion of which shall be located less than 700 feet from any lot line shared with a property on which a residence is located.
  - d. Sales or storage of agricultural byproducts.
  - e. Stock yards and livestock auction facilities.
  - f. Bio-diesel and ethanol manufacturing facilities.
  - g. Manure processing facilities.
  - h. Biopower facilities for distribution, retail or wholesale sales.
  - i. Airstrips subject to the standards in §17.145(-C)-(8) below.
4. ~~d.~~ Governmental, institutional, religious or non-profit community uses.

17.145 C.7.e., of the St. Croix County Code of Ordinances is amended to read as follows:

e. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

17.145 C.8., of the St. Croix County Code of Ordinances is amended to read as follows:

8. Airstrips, which are not agriculture-related or agriculture-accessory uses. subject to the following procedures and standards:

17.145 D., of the St. Croix County Code of Ordinances is amended to read as follows:

- D. Standards for Conditional Uses in the AG-2 District. In addition to the requirements of Subch. ~~VII~~§17.70(7), the Board of Adjustment must find that the following standards are met before approving any conditional use permit for land in the AG-2 District.

17.145 F.2.,3., and 5., of the St. Croix County Code of Ordinances are amended to read as follows:

2. Density and Minimum Lot Area. One single-family farm residence based on a density of two (2) lots per quarter-quarter (1/4-1/4) with a minimum lot size of three (3) acres. After reaching maximum density allowed, the remaining farm acreage may only be used for the permitted and conditional uses set forth in Section B and C above, except that no additional residential uses are allowed.
3. Setback Requirements. Buildings that are erected, altered or moved to land in the AG-2 District shall be subject to the setbacks prescribed in §§ 17.60(6) and 17.13(4) and (5), subject to the following express requirements imposed in the AG-2 District:
  - a. Side yard setbacks on each side of buildings:
    - 1) The aggregate width of the side yards for the principal building shall not be less than 25' and no single side yard shall be less than 10' wide. The highway setback regulations in Subch. VI shall apply to all corner lots.
    - 2) For lots less than eighty (80) feet wide and of record as of the effective date of this ordinance, the aggregate width of the side yards shall be equivalent to 3" for each foot of the lot width and no single side yard shall be less than 40% of the aggregate width. The buildable width of any lot shall not be reduced to less than 24'.
    - 3) The minimum permitted side yard for an accessory building shall be 5' provided that it is detached from the principal building. When an accessory building is attached to the principal building, it shall be considered to be part of the principal building and the standards under §1) above, shall apply.
    - 4) To be considered detached, an accessory building shall be separated from all other buildings by a minimum of 10', measured from the edges of each roof overhang.

- 5) The highway setback regulations set forth in [§17.60Subch. VI](#) shall apply to [all](#) corner lots.

5. Rezoning of land in the AG-2 District to another Zoning Classification. No land in the AG-2 District shall be rezoned except in accordance with §17.72(2)0(h)(43) and §91.48, Wis. Stats.

17.15 (6), of the St. Croix County Code of Ordinances is amended to read as follows:

- (6) **CONDITIONAL USES.** The following uses may be allowed within the Rural Residential District as a conditional use upon approval of the Board of Adjustment as provided in [§17.70subchapter VII](#).

The title of 17.155, of the St. Croix County Code of Ordinances is amended to read as follows:

17.155 **HOME OCCUPATION OVERLAY DISTRICT.**

17.155(3)(c), of the St. Croix County Code of Ordinances is amended to read as follows:

- (c) A major home occupation is a home occupation that is authorized as a conditional use by the Board of Adjustment under [§Sections17.70\(5\)-\(8\)](#).

17.155 (7)(e), of the St. Croix County Code of Ordinances is amended to read as follows:

- (e) Revocation. Conditional use permits for a major home occupation, once granted, may be revoked by the Board of Adjustment for cause after hearing before the Board of Adjustment. All such revocations shall be administered in accordance with [§section17.70\(7\)\(c\)5](#) of this [ordinancechapter](#).

17.18 (1)d., of the St. Croix County Code of Ordinances is amended to read as follows:

- d. This district and the uses in the district shall reflect the goals, objectives and policies regarding commercial uses and development in the [St. Croix County Comprehensive Plan, adopted November 5, 2012 and](#) St. Croix County Development Management Plan, adopted March, 2000.

17.18 (3)h., of the St. Croix County Code of Ordinances is amended to read as follows:

- h. Wireless Communication Service and Other Transmission Facilities as specified in [Subchapter VIII](#), §§17.80--17.90.

17.18 (9)cc., of the St. Croix County Code of Ordinances is amended to read as follows:

- cc. Wireless Communication Service and Other Transmission Facilities as specified in [Subchapter VIII](#), §§17.80--17.90.

17.19 (3)f., and 17.19 (9)h., of the St. Croix County Code of Ordinances are amended to read as follows:

- f. Wireless Communication Service and Other Transmission Facilities as specified in [Subchapter VIII](#), §§17.80--17.90.

- h. Wireless Communication Service and Other Transmission Facilities as specified in [Subchapter VIII, §§17.80--17.90.](#)

The title of 17.20, of the St. Croix County Code of Ordinances is amended to read as follows:

17.20 ADULT ENTERTAINMENT OVERLAY (AEO) DISTRICT (AEO).

17.20 (1), of the St. Croix County Code of Ordinances is amended to read as follows:

- (1) Intent. It is the intent of this ~~Ordinance-district~~ to protect the health, safety, general welfare and morals of the residents of St. Croix County, to preserve the quality of family life, to preserve the rural and urban characteristics of its neighborhoods in St. Croix County and to prevent adverse and deleterious effects contributing to the blight and downgrading of neighborhoods. Being mindful of the effects of adult entertainment upon minors and the criminal activity and disruption of public peace associated with such establishments, while also giving due consideration to civil rights of persons partaking in such entertainment, it is the intent of this section to regulate the location of such establishments of adult entertainment. By the enactment of this ordinance, the St. Croix County Board of Supervisors does not intend to give any explicit, implicit or tacit approval or condone any activity relating to adult entertainment.

The title of 17.21, of the St. Croix County Code of Ordinances is amended to read as follows:

17.21 CONSERVATION DESIGN DEVELOPMENT OVERLAY DISTRICT

17.21 (1)(a), of the St. Croix County Code of Ordinances is amended to read as follows:

- (a) To provide for the unified and planned development of clustered, residential uses, ~~outside of the state certified agricultural districts,~~ which are designed and located to reduce the perceived density of development, while still providing privacy for dwellings, and incorporate large areas of permanently protected common open space.

**Chapter 17 Zoning Subchapter VII ADMINISTRATION AND ENFORCEMENT**

The title of 17.70 (4), of the St. Croix County Code of Ordinances is amended to read as follows:

(4) NONCONFORMING USES & STRUCTURES.

17.70 (4)(a)4., of the St. Croix County Code of Ordinances is amended to read as follows:

- 4. a. Damaged or destroyed nonconforming structures may be restored to the size, location and use that they had immediately before the damage or destruction occurred, without limitation as to the costs of repair reconstruction, or improvement, if all of the following apply:
  - 1) A Land Use Permit per §17.70(3) is required.
  - 2) The nonconforming structure was damaged or destroyed after March 2, 2006.

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3) The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold or infestation.

4) A land owner has demonstrated by a permit application and approval the scope, nature and extent of the damage done as well as the dimensions of the damaged structure and proposed restoration.

5) Repair and reconstruction are limited to that part of a structure and its specific improvements which were actually damaged and similar building materials are employed.

6) Repair and reconstruction are in compliance with applicable provisions of this ordinance and other County, State and Federal requirements.

b. The size of a structure shall be allowed to be larger than the size it was immediately before the damage or destruction, if necessary for the structure to comply with applicable County, State or Federal requirements.

4. If any structure containing a nonconforming use is destroyed or damaged by any means to an extent of 50% or more of its market value, it shall not be reconstructed except in conformity with the provisions of this chapter.

17.70 (5)(a), of the St. Croix County Code of Ordinances is amended to read as follows:

(a) Authorization and Composition. The County Board Chairman shall appoint a Board of Adjustment consisting of 3-5 members and 2 alternates. All appointments shall be subject to confirmation by the County Board.

17.70 (7)(g), and (h), of the St. Croix County Code of Ordinances are amended to read as follows:

(g) Special Procedures for Conditional Uses in the Agricultural Districts (AG-1 & AG-2).

1. The following special procedures and standards apply to all conditional use applications involving lands in the AG-1 and AG-2 Districts.
2. The Wisconsin Department of Agriculture, Trade and Consumer Protection shall be notified of all such applications by sending the Department a copy of the hearing notice published for the application and of the disposition of all such applications by sending the Department a copy of the Board of Adjustment's written decision.

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~~(h) Special Procedures for Rezoning in the Agricultural Districts (A1 & A2).~~

~~31. Decisions on rezones of land from the Agricultural Districts to conservancy, residential, commercial or industrial districts by the Zoning Committee, the County Board and the affected town board shall be governed by the standards of §91.48, Wis. Stats. These standards shall be read into the record of the meeting of the Committee, the County Board and the Town Board before votes may be taken to approve of a rezone and either the report accompanying the County Board ordinance and the Town Board Resolution of approval or the ordinance and resolutions themselves shall contain findings that the rezone will meet the standards listed below:~~

~~(a) The land is better suited for a use not allowed in the Farmland Preservation Zoning District.~~

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- ~~(b) The rezoning is consistent with any applicable comprehensive plan, (St. Croix County's Comprehensive Plan and its respective town comprehensive plan).~~
- ~~(c) The rezoning is substantially consistent with the St. Croix County Farmland Preservation Plan.~~
- ~~(d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted agricultural use.~~
- ~~(e) There are adequate public facilities to serve the proposed and potential land use changes that would be enabled by the rezoning.~~
- ~~(f) The burdens on the local governments for providing the needed services to the proposed and potential land use changes that would be enabled by the rezoning are reasonable.~~
- ~~(g) The development will not cause unreasonable air or water pollution, soil erosion, or adversely affect natural areas of aesthetic or ecological value to the community.~~
- ~~(h) The soil productivity rating has been considered in the location of the area proposed for rezoning.~~

17.72 (h), of the St. Croix County Code of Ordinances is amended to read as follows:

(h) Special Provisions, Procedures and Standards Applicable to Amendments to the Zoning Map Removing Lands from the Agricultural District(s) (AG-1 & AG-2).

1. The following special procedures and standards apply to all petitions to rezone land out of the Agricultural District(s) (AG-1 & AG-2).
2. The Wisconsin Department of Agriculture, Trade and Consumer Protection shall be notified of all such petitions by sending the Department a copy of the Committee's hearing notice on the petition and of the disposition of all such petitions by sending the Department a copy of the proceedings of any County Board meeting that involves a vote on ordinance amendments involving rezones from the Agricultural District(s) or a recording of a receipt of town board resolutions on such amendments.
- 2.3. St. Croix County shall by March 1 of each year provide a report and map to the Department of Agriculture, Trade, and Consumer Protection clearly identifying the number of acres that have been rezoned out of the certified farmland preservation zoning district(s) during the previous year.
- 3.4. Decisions on rezones of land from the Agricultural District(s) (AG-1 & AG-2) to residential, commercial, or industrial districts by the Committee, the County Board and the affected town board shall be governed by the standards of §91.48, Wis. Stats. These standards shall be read into the record of the meeting of the Committee, the County Board and the town board before votes may be taken to approve of a rezone and either the report accompanying the County Board ordinance and the Town Board Resolution of approval or the ordinance and resolutions themselves shall contain findings that the rezone will meet standards listed below:
  - a. The land is better suited for a use not allowed in the Farmland Preservation Zoning District.

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- b. The rezoning is consistent with any applicable comprehensive plan (St. Croix County's Comprehensive Plan and its respective town comprehensive plan).
- c. The rezoning is substantially consistent with the St. Croix County Farmland Preservation Plan
- d. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted agricultural use.
- e. There ~~will be~~ are adequate public facilities to serve the proposed and potential land use changes that would be enabled by the rezoning.
- f. The burdens on the local government for providing the needed services to the proposed and potential land use changes that would be enabled by the rezoning are reasonable.
- g. The development will not cause unreasonable air or water pollution, soil erosion, or adverse effects on valued natural areas.
- h. The soil productivity rating has been considered in the location of the area proposed for rezoning.

**Chapter 17 Zoning Subchapter VIII Wireless Communication Service and Other Transmission Facilities:**

17.82 (1)(a) and 17.82 (3)(b), of the St. Croix County Code of Ordinances is amended to read as follows:

- (a) Any transmission facility for which a permit has been issued prior to August 28, 1997 shall not be required to meet the requirements of this subchapter exceeding those in effect at the time the permit was granted, ~~§section-17.88~~, and:
- (b) Any transmission facility for which a permit has been issued prior to the effective date of this subchapter and after August 28, 1997 shall not be required to meet the requirements of this subchapter exceeding those in effect at the time the permit was granted, ~~§section-17.88~~, and:

17.85 (1)(a), 17.85 (1)2.(b), of the St. Croix County Code of Ordinances are amended to read as follows:

(a) The following are permitted with a county land use permit from the Zoning Administrator issued under this subchapter and ~~§section-17.70(3)~~:

(b) The following may be permitted with a conditional use permit issued under this subchapter and ~~§section-17.70(7)~~:

17.85(2)(a), and 17.85(2)2.(b), of the St. Croix County Code of Ordinances are amended to read as follows:

(a) The following are permitted with a county land use permit from the Zoning Administrator issued under this subchapter and ~~§section-17.70(3)~~:

(b) The following may be permitted with a conditional use permit issued under this subchapter and ~~§section-17.70(7)~~:

17.85 (2)(b)2.(a), of the St. Croix County Code of Ordinances is amended to read as follows:

- (a) Those facilities locating within the state certified AG-1 and AG-2 districts are subject to Wis. Stats 91.46(4).

17.85 (3)(a), of the St. Croix County Code of Ordinances is amended to read as follows:

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(a) The following are permitted with a conditional use permit issued under this subchapter and [§section-17.70\(7\)](#):

17.85 (4)(a), of the St. Croix County Code of Ordinances is amended to read as follows:

(a) With a conditional use permit issued under this subchapter and [§section-17.70\(7\)](#), an antenna or generator attached to an existing tower or structure and not extending more than 20 feet above the highest point of the tower or structure and where the total height of the addition would not increase the maximum height to over 200 feet.

17.87 (2), (3), and (4), of the St. Croix County Code of Ordinances is amended to read as follows:

(2) County Land Use Permits. Any stealth facility or the addition of an antenna or generator to an existing structure permitted under this subchapter may be authorized by the Zoning Administrator, as indicated above, upon the submission and approval of a properly completed application and the fee for a county land use permit under this section and [§section-17.70\(3\)](#). A county land use permit may be issued by the Zoning Administrator, but may not be issued by a deputy zoning administrator. The Zoning Administrator shall not issue such a county land use permit prior to ten days after mailing notice of the application to the town in which the transmission facility is proposed to be built.

(3) Conditional Use Permits. Any other transmission facility requires a conditional use permit under this subchapter authorized by the Board of Adjustment upon the submission and approval of a properly completed application for a conditional use under this section and [§section-17.70\(7\)](#) and the fee.

(4) Applications. In addition to the application requirements of [§section-17.70\(3\)](#) or [§section-17.70\(7\)](#), any application for a county land use permit or conditional use permit for a new transmission facility shall include the following information. Applications for land use permits may omit (b) 4 below.