

FARMLAND PRESERVATION ZONING DISTRICTS
St. Croix County Chapter 17, Subchapter I, Subchapter II, Subchapter VII, and Subchapter VIII
PUBLIC HEARING NOTICE

The St. Croix County Community Development Committee will hold a public hearing on Thursday, February 19, 2015 at 6:00 p.m., or shortly thereafter, at the Hudson Government Center's County Board Room, 1101 Carmichael Road, Hudson, Wisconsin, to consider the following proposed text and zoning map amendments to the St. Croix County Code of Ordinances Land Use and Development, Chapter 17, regulating Farmland Preservation Zoning;

Text Amendments

- 1) Subchapter I, §17.09 Definitions.
- 2) Subchapter II, §17.11 Districts.
- 3) Subchapter II, §17.14 B. Permitted Uses.
- 4) Subchapter II, §17.14 D. & §17.145 D., Standards for Conditional Uses in AG-1 & AG-2.
- 5) Subchapter II, §17.14 F. & §17.145 F., General Limitations Applicable to Both Permitted and Conditionally Permitted Uses in the AG-1 & AG-2 District.
- 6) Subchapter II, §17.14 B. Permitted Uses.
- 7) Subchapter II, §17.145 C. Conditional Uses.
- 8) Subchapter II, §17.21 Conservation Design Development.
- 9) Subchapter VII, §17.70(4) Nonconforming Uses.
- 10) Subchapter VII, §17.72 Amendments.
- 11) Subchapter VIII, §17.85 District Requirements.

Zoning Map Amendments:

The following parcels are not eligible to participate in a certified agricultural zoning district and must be rezoned from AG-1 Agricultural or AG-2 Agricultural to Rural Residential:

Town of Baldwin

002-1028-95-150

Lot 2 of Certified Survey Map Volume 25, Page 5814 located in part of the Northwest Quarter of the Northwest Quarter in Section 14, Township 29 North, Range 16 West.

002-1083-10-001

Lot 1 of Certified Survey Map Volume 25, Page 5899 located in part of the Southwest of the Northeast of Section 33, Township 29 North, Range 16 West.

002-1064-50-100

Lot 2 of Certified Survey Map Volume 12, Page 3480 and the east 240.40 feet of the south 1226.95 feet of the Southwest quarter of the Southwest quarter except CSM Volume 12, Page 3480 all in Section 26, Township 29 North, Range 16 West.

002-1019-50-005

Lot 3 of Certified Survey Map Volume 26, Page 6077 located in part of the Southeast of the Southwest and Southwest of the Southeast Section 9, Township 29 North, Range 16 West.

Town of Erin Prairie

012-1051-50-200

Lot 1 of Certified Survey Map Volume 20, Page 5122 located in the Northeast of the Northwest of Section 23, Township 30, Range 17 West.

012-1055-40-000

A parcel of land located in the Southwest Quarter of the Northwest Quarter described as commencing at the West ¼ corner of said section thence North on the West line of Section 25 for a distance of 866.9 feet to the place of beginning; thence continuing North on the West line of said Section 25 for a distance of 208.71 feet; thence East at right angles to the West line of said Section 25 a distance of 104.35 feet; thence South parallel with the West line of said Section 25 for a distance of 208.71 feet; thence West for a distance of 104.35 feet to the place of beginning.

012-1063-40-000

The West 871 feet of the South 465 feet of the Southwest Quarter of the Southwest Quarter of Section 29, Township 30 North, Range 17 West.

012-1068-30-000

That part of the Southwest Quarter of the Northwest Quarter being the West 351.12 feet of the North 1981.98 of the Northwest Quarter of Section 32, Township 30 North, Range 17 West.

Town of Somerset

032-1030-30-000

A parcel of land in the Northwest Quarter of the Northeast Quarter commencing at a point, which point is from the quarter section corner between Sections 2 and 11 thence South 65 degrees East 9 Chains, 32 Links (615.12'); thence East 4 Chains, 27 Links (281.82'); thence South 2 Chains, 47 Links (163.02'); thence West 3 Chains, 82 Links (252.12'); thence North 12.5 degrees West 2 Chains, 48 Links (163.68') to the place of beginning EXCEPT HWY, all in Section 11, Township 31 North, Range 19 West.

Town of Stanton

036-1081-60-050

That part of the Northwest Quarter of the Northwest Quarter in Section 32, Township 31 North, Range 17 West, EXCEPT as described in Volume 1675, Page 112 of records, and EXCEPT Certified Survey Map Volume 11, Page 3020 and EXCEPT Certified Survey Map Volume 12, Page 3418.

In August 2014, the Community Development Department submitted to the Department of Ag, Trade and Consumer Protection (DATCP) an application for certification of the County Farmland Preservation Zoning Districts, Ag-1 and Ag-2, and town zoning maps for the towns of Baldwin, Cylon, Erin Prairie, Pleasant Valley, Rush River, Stanton and Somerset. DATCP reviewed the maps and zoning district text and required these proposed amendments in order to meet state compliance requirements. The amendments were developed, reviewed by St. Croix County Corporation Counsel and submitted to DATCP for review. In December DATCP approved all the amendments and granted conditional certification of St. Croix County's Farmland Preservation Zoning Ordinance through December 2024, contingent upon County Board approval of the proposed amendments outlined above.

Copies of the proposed text and map amendments, correspondence with DATCP, planning documents, related maps and appendices are available at the Community Development Department, Government Center, Hudson and the Agriculture Service & Education Center, Baldwin. The documents may also be viewed or downloaded from the St. Croix County website at: <http://www.sccwi.us/farmpresplan>.

The committee meeting will start at 6:00 p.m. with the hearing to begin shortly thereafter. County staff will provide a short presentation and answer questions before public comments are heard.

Oral and written comments will be accepted through the end of the hearing.

Comments may also be submitted prior to, or at the hearing; in person, by mail, fax or email to:

Amanda Engesether

1101 Carmichael Rd., Hudson, WI 54016

715-386-4672 or 715-386-4686 Fax

amanda.engesether@co.saint-croix.wi.us or cdd@co.saint-croix.wi.us

In the case of cancellation of this hearing, please call the Community Development Department at 715-386-4680 before 5:00 p.m. on the day of the hearing.

Agnes Ring, Chair
Community Development Committee