

Community Development Department

12/19/2014

Scott Karel
Environmental Analysis & Review Specialist
Land Management Section
2811 Agriculture Drive
Madison, WI 53708

Scott Karel,

This letter is in response to the certification requirements listed in your letter dated September 15, 2014. All of the following comments have been reviewed and corrected as seen fit by our St. Croix County Corporation Counsel. I will follow your numerically organized text comments in an effort to address all your mentioned concerns regarding the zoning ordinance.

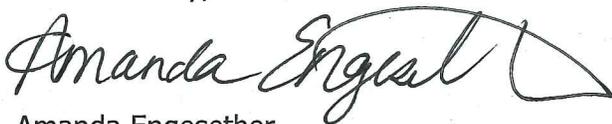
Text:

1. The term *contiguous* has been added to our definitions in §17.09 per Admin rule ATCP 49.01(6).
2. The list of districts (17.11) has been updated to include both AG-1 and AG-2 as well as clarify those districts designated as Overlay Districts.
3. St. Croix County recently updated and reviewed our livestock operations and will continue to allow them as a permitted use vs. a conditional use.
4. 17.14(B)(3) has been amended by inserting the **January 1, 2014** date and deleting the previous, "effective date of this chapter." I amended 17.14(B)(4) to read the same.
5. 17.14(B)(5)-The county will continue to list the agricultural accessory separately and therefore has inserted the required s. 91.01(1) language.
6. 17.14(B)(6)- The county will continue to list the agricultural accessory separately and therefore has inserted the required s. 91.01(1) language.
7. 17.14(B)(7)- "Chapter 91 standards" has been deleted and replaced with s. 91.01(1).
8. 17.14(B)(8)- The county will continue to list the agricultural accessory separately and therefore has inserted the required s. 91.01(1) language.
9. The cross reference is no longer needed per Corporation Counsel revisions.
10. Your areas of concern highlighted in numbers **10 and 11** have all been amended to clarify that **all** the following conditional uses are allowed in the districts as conditional uses subject to the standards of §§ 17.14(D) and 17.145(D). Sections 17.14(D) and 17.145(D) list those requirements of s. 91.46(5) and 91.46(4).
12. 17.14(F)(5) has been cited correctly with 17.72(2)(h)(4).
13. The language from 91.46(6)(e) has been added to 17.145(C)(7).
14. Language has been added to clarify the intent of 17.145(C)(8). See also the insertion of 17.145(C)(2)(c) and 17.145(C)(3)(i) The correction to 17.145(C) states they must meet 17.145(D) which includes the standards of 91.46(4).
15. 17.145(F)(5) has been cited correctly with 17.72(2)(h)(4).
16. 17.21(1)(a) has been amended to state that these conservation designed developments are not allowed in the state certified agricultural districts.

17. Our Corporation Counsel has reviewed 17.70(4)(a)(4) has been revised in order to be compliant with s. 59.69(10m).
18. An amendment was added, 17.72(2)(h)(3), to incorporate the missing reporting requirements from s. 91.48(2).
19. 17.85(2)(b)(2) has been amended to include the requirement of s. 91.46(4) for those areas within the certified AG-1 & AG-2 districts.

All comments related to the GIS Data and PDF map have been corrected, mapped accordingly, and uploaded to your ftp site. Please note you will not find any restricted commercial or adult entertainment overlay districts as they do not exist within the certified zoning districts, towns, or submitted data. If you have further questions regarding text amendments, the data set or pdf maps, please do not hesitate to contact me directly at 715-386-4672 or Amanda.engesether@co.saint-croix.wi.us.

Most Sincerely,



Amanda Engesether
Senior Planner

Attachments:

Revised Chapter 17, Subchapters I, II, VII, and VIII

CC: Scott Cox, Corporation Counsel