

CITY OF SAINT CROIX FALLS
BOARD OF ZONING APPEALS MEETING AGENDA

Monday, August 18, 2025

5:00 PM In-Person and Via Zoom

City Hall

710 Hwy 35

St. Croix Falls, WI

1. Call to Order
 - a. Roll Call
2. Approval of Minutes: June 16, 2025
3. Public Hearing: Variance Request from David Lucken and Kathleen Doyle for the Front Yard Setback at 209 S. Adams Street
 - a. Open the Hearing
 - b. Review Variance Request
 - c. Questions from the Board
 - d. Comments/Questions from the Public
 - e. Close Public Hearing
4. New Business:
 - a. Consider Request for a Variance Request from David Lucken and Kathleen Doyle for the Front Yard Setback at 209 S. Adams Street
5. Adjourn

Persons may participate by signing in via Zoom link on the City's website at www.cityofstcroixfalls.com.

Posted: August 13, 2025

CITY OF ST CROIX FALLS
Minutes of the Board of Zoning Appeals Meeting
June 16, 2025 5:00 PM In Person and via Zoom
City Hall, 710 Hwy 35, St. Croix Falls, WI

CALL TO ORDER

Mayor Kirk Anderson called a regular meeting of the City of St. Croix Falls Board of Zoning Appeals to order at 5:05 pm on Monday, June 16, 2025 at City Hall in person and via Zoom, pursuant to due notice. Roll call: Mayor Kirk Anderson, Craig Lien, Mike Donaghue, Jared Lehman, and Pam Stratmoen were present in person. Also present in person: Administrator Ryan Heise and Clerk Sarah Jensen.

APPROVAL OF MINUTES

Stratmoen moved to approve the minutes of May 19, 2025, second by Lehman, voice vote, all voted aye, motion carried.

PUBLIC HEARING

Public Hearing: Variance Request from Walmart Supercenter for an Additional Monument Sign at 2212 Glacier Drive

Lien moved to open the public hearing for the variance request from Walmart Supercenter for an additional monument sign at 2212 Glacier Drive, second by Stratmoen, voice vote, all voted aye, motion carried.

The City of Saint Croix Falls has received a request for a variance from the City's sign regulations for an additional monument sign at 2212 Glacier Drive off Highway 8. They currently have one sign off Glacier Drive. The property is in the B-2 Hwy Commercial District. The applicant, Walmart Supercenter, seeks a variance from Municipal Code 40-1270, which states that businesses are permitted one freestanding sign. Kevin Spurgeon with LK Architecture was present representing Walmart. He shared that the sign would be placed on the Highway 8 entrance/exit of Walmart, outside of the ROW and will meet the City's specified height and area requirements. Walmart stated that the second monument sign is necessary to improve wayfinding and traffic flow on the large commercial site and increase visibility for vehicles approaching from alternate access points.

Public Comments:

None

Lien moved to close the public hearing, second by Stratmoen, voice vote, all voted aye, motion carried.

NEW BUSINESS

Consider Request for a Variance from Walmart Supercenter for an Additional Monument Sign at 2212 Glacier Drive

Lien moved to approve the variance from Walmart Supercenter for an additional monument sign at 2212 Glacier Drive, second by Donaghue, voice vote, all voted aye, motion carried.

ADJOURNMENT

Lien moved to adjourn, second by Stratmoen, voice vote, all voted aye, motion passed at 5:20 pm.

Kirk Anderson, Mayor

Sarah Jensen, City Clerk

MEMORANDUM



710 Highway 35, South
St. Croix Falls, WI 54024
(715) 483-3929 telephone
(715) 483-1618 fax
www.cityofstcroixfalls.com

Date: August 12, 2025

To: Mayor Anderson and Board of Zoning Appeals Members

From: Sarah Jensen, City Clerk

RE: Variance Request from David Lucken and Kathleen Doyle for the Front Yard Setback at 209 S. Adams St

Request Summary:

This memo is submitted for the Board's consideration of a variance request pertaining to the property located at 209 South Adams Street, Saint Croix Falls, Wisconsin. The property owner is seeking relief from the required front yard setback to allow for the construction of a deck off the front entrance.

Relevant Zoning Regulations:

In accordance with Section 40-255 of the City's Zoning Code, properties located within the R-2 Residential District are required to maintain a minimum front yard setback of 30 feet for the principal building.

Justification Provided by Applicant

The applicant states that the variance is necessary to:

- Provide sufficient access for emergency medical services (EMS) to the residence.

Considerations for the Board

In reviewing this request, the Board may consider the following, in accordance with local zoning regulations:

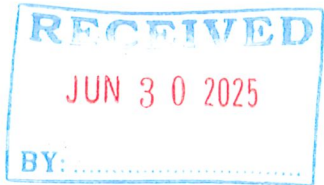
- Whether the conditions of the property present a unique situation not shared by surrounding parcels.
- Whether the requested variance is the minimum necessary to achieve reasonable use of the property.
- Whether granting the variance would have a negative impact on the character of the neighborhood or adjacent properties.
- Whether the proposed structure conforms to the spirit and intent of the zoning code.

Staff notes the following:

- There are no known objections from adjacent property owners at the time of writing.

Conclusion:

The Zoning Board of Appeals is tasked to review the variance request and make a determination based on the criteria outlined. The Board's decision should consider whether the proposed variance would cause unnecessary hardship, align with the purpose of the zoning ordinance, and be consistent with the enforcement of city code.



CITY OF ST CROIX FALLS
VARIANCE APPLICATION

Date Filed: 6-30-25

\$200.00 Fee paid: ck 3476 #200-

Owner/Agent

Name: David Locker + Kathleen Doyle

Mailing Address: 209 S. Adams Street

Phone #: 715-557-2087 715-501-8496

Property/Site

Legal Description: _____

Parcel ID#: 281- _____ Lot Area/Dimensions: _____

Zoning District: _____ Current Use/Improvement: _____

List any prior petition for appeal, variance or conditional use None None

Description of nonconforming structures & uses on property None

Terms of Ordinance (requirement & Section #) 30 ft setback

Variance Requested: 14x10 or 12x10 Ratio entrance to home

Address the variance criteria (attach additional pages if needed)

Unnecessary Hardship is present because: EMS into house. stop only 4 ft wide not get quarry stop only

Compliance with Code is prevented by unique features of this property 4 ft wide, quarry stop only

A Variance will not be contrary to the public interest because... Enhance the looks of the street.

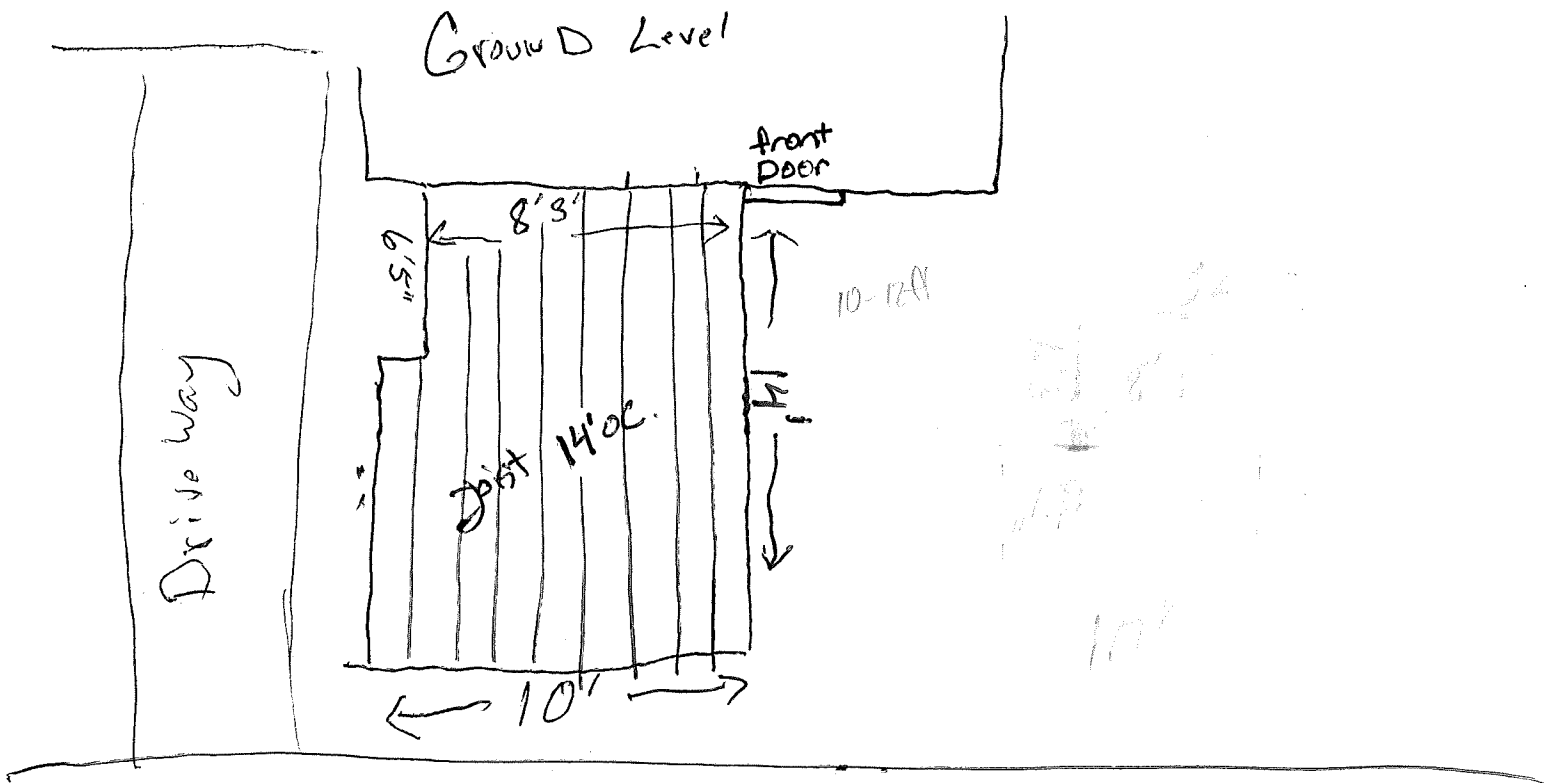
Attach construction plans detailing:

- Property Lines
- Wetlands
- Vegetation removal proposed
- Utilities, roadways & easements
- Dimensions/locations of existing and proposed structures
- Any construction related to your request

I Certify that the information I have provided in this application is true and accurate.

Signed: Kathleen Doyle

Date: 6-30-25



S. ADAMS Street

There was previously a 4-foot stoop at the front door of the property. That has been removed. The owners would like to replace the stoop with a 14 x 10 foot or 12 x 10 foot deck.

The owners had a medical situation recently where EMS workers were unable to bring a gurney through the front door due to the entrance not being long enough.

CITY OF ST. CROIX FALLS
PUBLIC HEARING
VARIANCE REQUEST
August 18, 2025, 5:00 PM
BOARD OF ZONING APPEALS MEETING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of St. Croix Falls Board of Zoning Appeals on Monday, August 18, 2025, at 5:00 pm at City Hall, 710 Hwy 35 South, St. Croix Falls, Wisconsin, to consider a variance request of Municipal Code 40-255 from David Lucken and Kathleen Doyle regarding the front yard setback at 209 S. Adams Street:

LOT 1 BLK 28, AND S 25 FT OF VAC ST ADJ TO THE S LN OF LOT 1, City of St. Croix Falls, Polk County, Wisconsin
Parcel No. 281-00589-0000; 0.24 Acres

The application can be reviewed by request at City Hall.

Persons wishing to appear at the hearing may do so in person or by attorney. Written statements may be filed with the Board of Zoning Appeals, 710 Hwy 35 South, St. Croix Falls, WI 54024, until 4:30 pm on August 15, 2025.

Signed: Sarah Jensen, City Clerk
715-483-3929, extension 2
clerk@cityofstcroixfalls.com

Dated: July 22, 2025

Published: July 30, 2025

