

CITY OF SAINT CROIX FALLS
PLAN COMMISSION MEETING AGENDA

Monday, February 9, 2026

5:30 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: November 17, 2025, Regular Plan Commission Meeting
3. Old Business: None
4. New Business:
 - a. Consider recommendation to the City Council regarding a Certified Survey Map (CSM) submitted by Wal-Mart to combine existing parcels at 2212 Glacier Drive
5. Adjourn

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

Posted: February 5, 2026

CITY OF ST. CROIX FALLS
PLAN COMMISSION MEETING MINUTES
November 17, 2025 at 5:30 P.M.
City Hall, 710 Hwy 35

CALL TO ORDER

Mayor Kirk Anderson called to order a regular meeting of the Saint Croix Falls Plan Commission on Monday, November 17, 2025 at 5:30 pm. Roll call: Commissioners Kirk Anderson, Craig Lien, Mike Donaghue, Jared Lehman, Pam Stratmoen, Jamie Vee, and Nathan Waterworth were present in person. Also present in person: Administrator Ryan Heise and Clerk Sarah Jensen.

APPROVAL OF MINUTES

Lien moved to approve the minutes of the October 20, 2025 Regular Plan Commission Meeting and October 28, 2025 Special Plan Commission Meeting. Second by Lehman. Voice vote: all voted aye. Motion carried.

OLD BUSINESS

Mayor Anderson requested that Agenda Item 3.c. (CUP Request from Paddlefish) be moved to the top of the agenda. Waterworth moved to approve the agenda change, with a second by Stratmoen. A voice vote was taken, and all voted aye. Motion carried.

Consider Recommendation to the City Council for a Conditional Use Permit Request submitted by Paddlefish Properties LLC to allow five (5) elevated, low-impact, “yurt-style lodging” units and a public sculpture walk at 723 Highway 35 South

Paddlefish LLC is proposing a small-scale eco-lodging development consisting of up to five elevated, low-impact yurts on platforms, along with a public sculpture walk connecting to the Ice Age Trail. A public hearing on the request was held on October 20, and a Special Plan Commission meeting on October 28 included a site visit to the proposed location. Potential conditions were discussed, including limiting the project to five yurts, seasonal operations, no tree removal and maintenance of existing vegetative buffers, an on-site septic system subject to Polk County Health Department approval, the use of natural colors and materials with downward-shielded lighting, quiet hours after 10:00 p.m., and construction of the public sculpture walk using sustainable materials integrated into the natural landscape. David Aichinger of Paddlefish Adventures LLC was present. Lien moved to recommend Council approval of the Conditional Use Permit request from Paddlefish Properties LLC to allow five elevated, low-impact “yurt-style” lodging units and a public sculpture walk at 723 Highway 35 South. Stratmoen seconded the motion. Conditions include: no outdoor fires; additional signage indicating property boundaries; no harvesting of firewood; seasonal operation of approximately May through October; no tree removal other than for routine maintenance; Polk County Health Department approval of the septic plan; use of solar and battery power; quiet hours after 10:00 p.m. with no amplified music; and construction of the sculpture walk using sustainable materials and integrated into the landscape. A voice vote was taken, and all voted aye. Motion carried.

Consider Recommendation to City Council Regarding Petition on Impact Seven Zoning Request (Received October 16, 2025)

After further research and consultation with legal counsel, it was determined that the petition should be treated as public comment, and no separate action or agenda item is required.

Consider Recommendation to the City Council for a Rezone Request from Impact Seven for Parcel ID 281-01130-0200 from R-1 and R-2 Residential to R-3 Multiple Family

A public hearing was held on October 20, 2025, regarding the rezoning request submitted by Impact Seven for Parcel ID 281-01130-0200, seeking a change from R-1 and R-2 Residential to R-3 Multiple Family. Attorney

James VandenBergh and Engineer Claire Roth participated via Zoom. Impact Seven representative Carol Keen also joined via Zoom.

Impact Seven's R-3 rezoning request proposes 54 units. They recently submitted alternative, lower-density concept plans of 40-unit and 44-unit layouts that could be developed under the existing R-1/R-2 zoning. It was noted that the R-3 designation would allow a higher density while preserving more existing trees. Keen stated that all units would be market-rate. The Commission discussed placing a cap on the number of units if the R-3 rezoning were approved, and Keen indicated they would be open to such a condition.

Administrator Heise emphasized that no detailed site plan is being approved at this stage; design and layout will be addressed through the General Development Plan and, subsequently, the detailed plan review process. ISG completed a traffic analysis for the Phase 2 Development proposal and concluded that Maple Drive can adequately accommodate the increased traffic volume. Construction is anticipated to begin in Spring 2027, with completion expected in 2028.

Lien moved to recommend to Council approval of the rezoning request from Impact Seven for Parcel ID 281-01130-0200, changing the zoning from R-1 and R-2 Residential to R-3 Multiple Family, with a cap of 40 units, approval of a General Development Plan, and confirmation that the development will be market-rate and taxable. Seconded by Vee. Voice vote: all voted aye. Motion carried.

PUBLIC HEARING

Public Hearing: Conditional Use Permit submitted by Woodrow McBride to operate a U-Haul dealership in the north parking lot of 510 S. Washington Street

The City received a Conditional Use Permit application requesting approval to operate a U-Haul truck and trailer rental business on the north parking lot of 510 S. Washington Street. The property owner, Brian Anderson, has authorized use of the parking area for this purpose. The business will be managed by Woody McBride.

Stratmoen moved to open the Public Hearing. Second by Donaghue. Voice vote: all voted aye. Motion carried. The proposal includes outdoor display and storage of U-Haul trucks and trailers; a 24-hour, contactless, app-based check-in and check-out system utilizing lockboxes mounted on a light utility pole with electrical access; designated customer parking; directional signage; and traffic-flow measures as depicted in the submitted site diagram. The property is zoned B-2 Highway Commercial, which includes highway-oriented and service-based uses. Vehicle rental with outdoor storage requires a CUP under Section 17 of the City Code.

ISG reviewed the request and determined that the proposed U-Haul rental use is generally consistent with the B-2 zoning standards, subject to the following conditions: all signage must comply with City Code; adequate parking for the existing restaurant must be maintained at all times; clear internal circulation and unobstructed emergency access routes must be maintained; outdoor storage must be limited to the designated spaces shown on the approved site plan; and no overnight maintenance or repair activities may occur on-site. With these recommended conditions, the proposed use is considered compatible with and safe for the surrounding area. Commissioners discussed concerns with the location being the gateway to the downtown and the presence of U-Haul trucks as residents and visitors enter the city. Amanda McBride, representing Woody McBride, noted that the trucks would be placed between the carwash building and trees, set back from Washington Street. The Commission discussed the possibility of granting the CUP with a one-year review stipulation.

Comments from the Public:

Shari Steele, 107 N. Washington Street: Expressed concern about the visibility of U-Haul trucks and trailers when entering the City. She noted her support for new businesses but felt that a different location would be more appropriate.

Rhonda Couchigan, 123 S. Washington Street: Stated that she supports new businesses but also believes there is a more suitable location for this use. She commented that the site serves as a corridor to the arts and entertainment district, and in her opinion, U-Haul's corporate branding is not a good fit for the area.

Brian Anderson, 510 S. Washington Street: Stated that he agreed to the use, as it provides a way to utilize space that would otherwise remain unused.

Vee moved to close the Public Hearing. Second by Stratmoen. Voice vote: all voted aye. Motion carried.

NEW BUSINESS

Consider Recommendation to the City Council for a Conditional Use Permit Request submitted by Woodrow McBride to operate a U-Haul dealership in the north parking lot of 510 S. Washington Street

Vee moved to recommend Council approval of the CUP request submitted by Woodrow McBride to operate a U-Haul dealership in the north parking lot of 510 S. Washington Street, with the stipulations that the CUP be reevaluated after one year of operation and that no U-Haul vehicles be parked on the street. The motion died for lack of a second.

Vee then moved to recommend Council approval of the CUP request submitted by Woodrow McBride to operate a U-Haul dealership in the north parking lot of 510 S. Washington Street, with the following stipulations: no on-street parking of U-Haul vehicles; a one-year review of the CUP to determine continuation; and placement of U-Haul vehicles set back beyond the Washington Street sightline. Seconded by Stratmoen. Roll call vote: Lien—no; Donaghue—no; Vee—yes; Waterworth—no; Anderson—yes; Lehman—no; Stratmoen—yes. Motion failed. No recommendation for approval will be forwarded to the Council.

ADJOURNMENT

Stratmoen moved to adjourn. Second by Donaghue. Voice vote: all voted aye. Motion carried at 7:50 pm.

Kirk Anderson, Mayor

Sarah Jensen, City Clerk

SAINT CROIX FALLS EXECUTIVE SUMMARY

SUBMIT DATE:

SUBMITTED BY:

MEETING DATE:

2/2/26

Ryan Heise

2/9/26

ISSUE:

CSM Approval Application: Combine Walmart Parcels at 2212 Glacier Drive

BACKGROUND:

Request: The Plan Commission is asked to consider approval of a Certified Survey Map (CSM) to consolidate multiple existing parcels into a single parcel for the property located at 2212 Glacier Drive. The application was submitted by Carlson Consulting Engineers, on behalf of Wal-Mart, and the survey was prepared by Riverside Land Surveying, Inc.

The purpose of the CSM is to combine existing legally described parcels into one unified lot, removing interior property lines that were created through prior surveys. No new development, land division, or boundary expansion is proposed as part of this request. The consolidation is intended to simplify the legal description of the property and improve long-term clarity for ownership, permitting, and recordkeeping.

The proposed CSM results in a single parcel consisting of approximately 22.475 acres (979,011 square feet). The map reflects the existing Walmart building, established easements, utilities, stormwater facilities, and access arrangements. All existing easements and restrictions of record are carried forward, and no changes to access, circulation, or infrastructure are proposed.

The applicant indicates that the parcel consolidation does not change zoning, land use, or intensity of development, and the property will remain in compliance with current zoning and City ordinances. The request is administrative in nature and aligns with the City's subdivision regulations and mapping standards.

Staff finds that the CSM meets the applicable requirements for certified survey maps and recommends Plan Commission approval, subject to any standard conditions and final administrative signatures prior to recording with the Polk County Register of Deeds.

BUDGET IMPACT:

NA

APPROVALS:

Submitters Approval Committee Approval Board Approval

RH

RECOMMENDATION:

Approve/Deny: Recommend Council approval of the Certified Survey Map to consolidate existing parcels into one parcel for the Walmart property located at 2212 Glacier Drive, St. Croix Falls, as submitted by Carlson Consulting Engineers, subject to compliance with all applicable City ordinances and required administrative signatures prior to recording.

MOTION:

_____ MADE

_____ SECOND

_____ Approved

_____ Denied



RIVERSIDE LAND SURVEYING LLC

CERTIFIED SURVEY MAPS - SUBDIVISIONS - FLOOD PLAIN AND TOPOGRAPHIC SURVEYS - CONSTRUCTION STAKING - ALTA / NSPS - GPS

December 10, 2025

City of St. Croix Falls
Attn: Sarah Jensen
710 Hwy 35
St. Croix Falls, WI 54024

Certified Survey Map Letter of Application

Subject Property: 2212 Glacier Drive, St. Croix Falls, WI 54024

Enclosed is a Certified Survey Map we completed at the direction of Carlson Consulting Engineers, agent of Wal-Mart, to combine all existing parcels into a single lot per recommendation from the City to Carlson Consulting. The purpose of combining into a single lot is to clean up the legal description and remove any interior property lines that were established from prior surveys. This would conform with current zoning and land use as the property is not being reduced or changing zoning districts.

I've included a self-addressed and stamped envelope to mail the map to the Register of Deeds office after the map has been signed by the City zoning administrator. Please place the 6 CSM sheets into the envelope and mail for recording after it's been signed.

Please feel free to call me with any questions at (715) 241-7500.

Sincerely,

Sam Haugen

RECEIVED

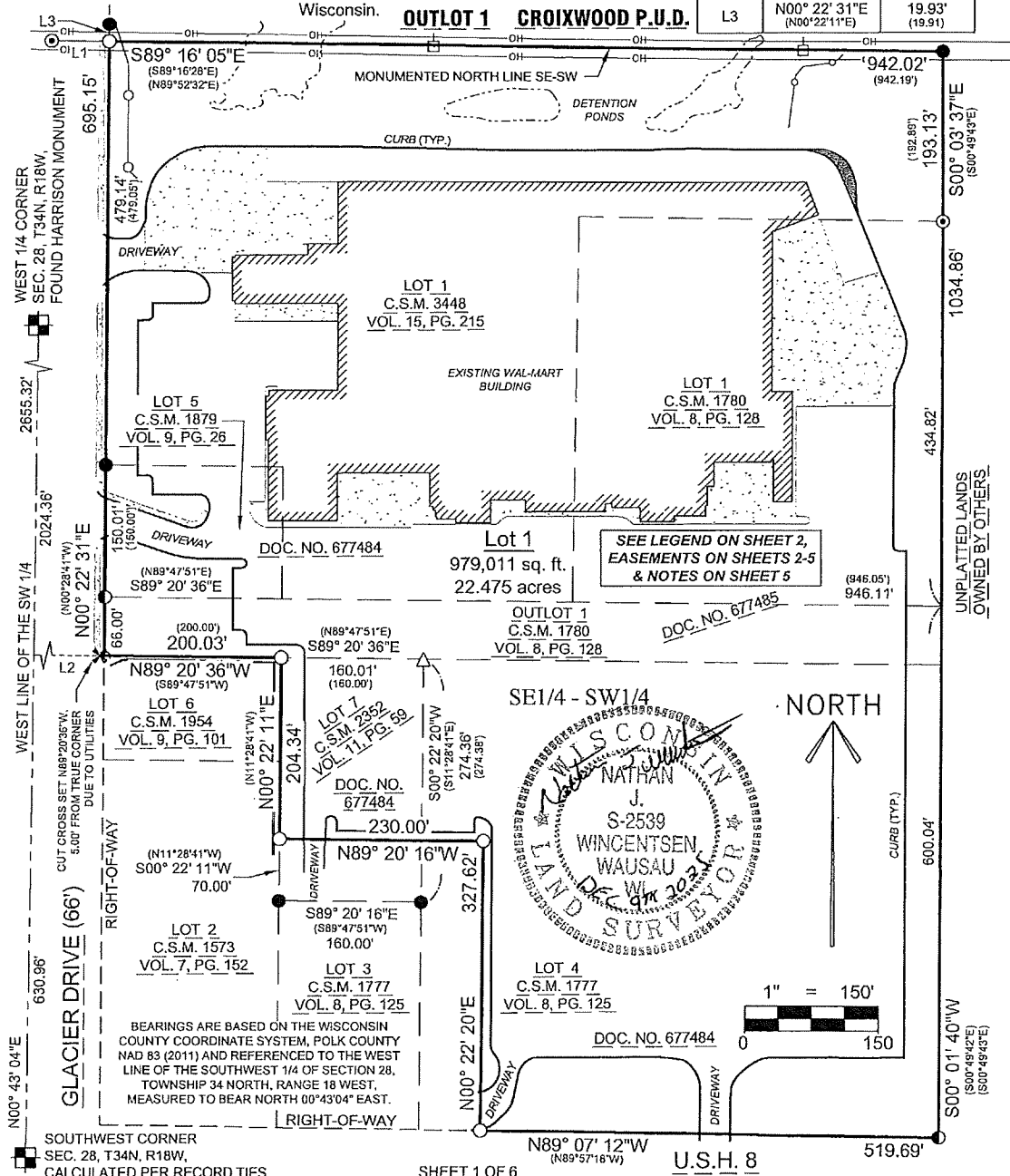
DEC 22 2025

BY: _____

POLK COUNTY CERTIFIED SURVEY MAP

Of the lands described in Document No. 677484 being a part of Lot 4 of Certified Survey Map No. 1777 recorded in Volume 8 of Certified Survey Maps on page 125 as Document No. 525357, a part of Lot 7 of Certified Survey Map No. 2352 recorded in Volume 11 of Certified Survey Maps on page 59 as Document No. 562246, of Lot 5 of Certified Survey Map No. 1879 recorded in Volume 9 of Certified Survey Maps on page 26 as Document No. 531910 and of Lot 1 of Certified Survey Map No. 3448 recorded in Volume 15 of Certified Survey Maps on page 215 as Document No. 617129 and of the lands described in Document No. 677485 being Lot 1 and Outlot 1 of Certified Survey Map No. 1780 recorded in Volume 8 of Certified Survey Maps on page 128 as Document No. 525497, all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 18 West, City of St. Croix Falls, Polk County, Wisconsin.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89° 16' 05"W	66.00'
L2	S89° 20' 36"E	1342.43'
L3	N00° 22' 31"E (N00° 22' 11"E)	19.93' (19.91')



SOUTHWEST CORNER
SEC. 28, T34N, R18W,
CALCULATED PER RECORD TIES

SHEET 1 OF 6

U.S.H. 8



RIVERSIDE LAND SURVEYING LLC

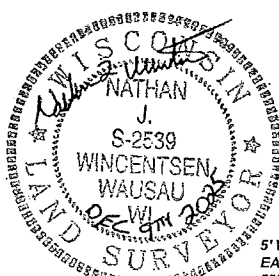
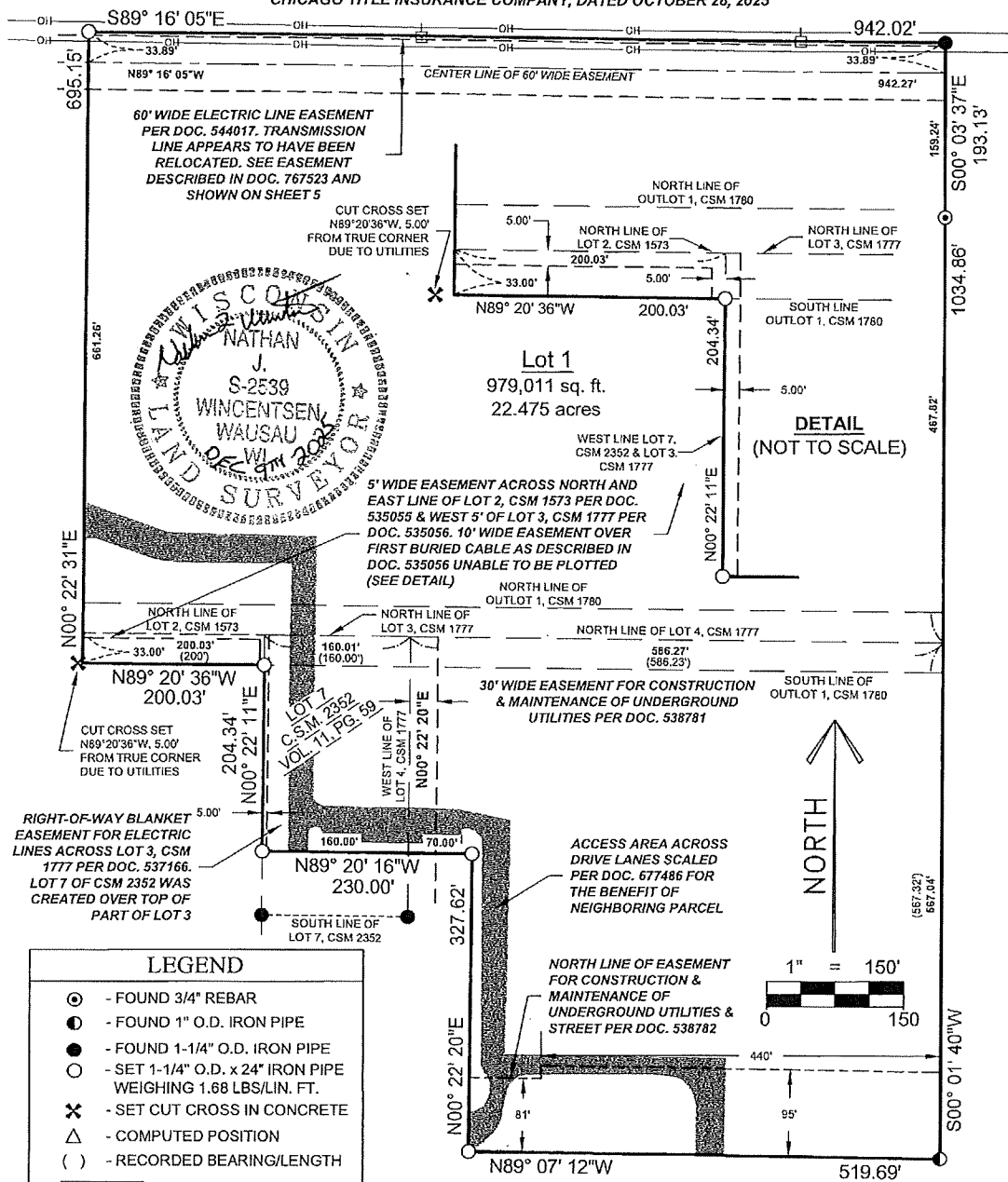
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY S.M.H.	FIELD WORK SEPT. 29, 2025
CHECKED BY N.J.W.	PROJECT NO. 4546
PREPARED FOR: CARLSON CONSULTING ENGINEERS	

POLK CO. CERTIFIED SURVEY MAP

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EASEMENTS AS SHOWN BASED ON FINDINGS FROM TITLE INSURANCE COMMITMENT NO. CO-15776 REVISION A ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 28, 2025



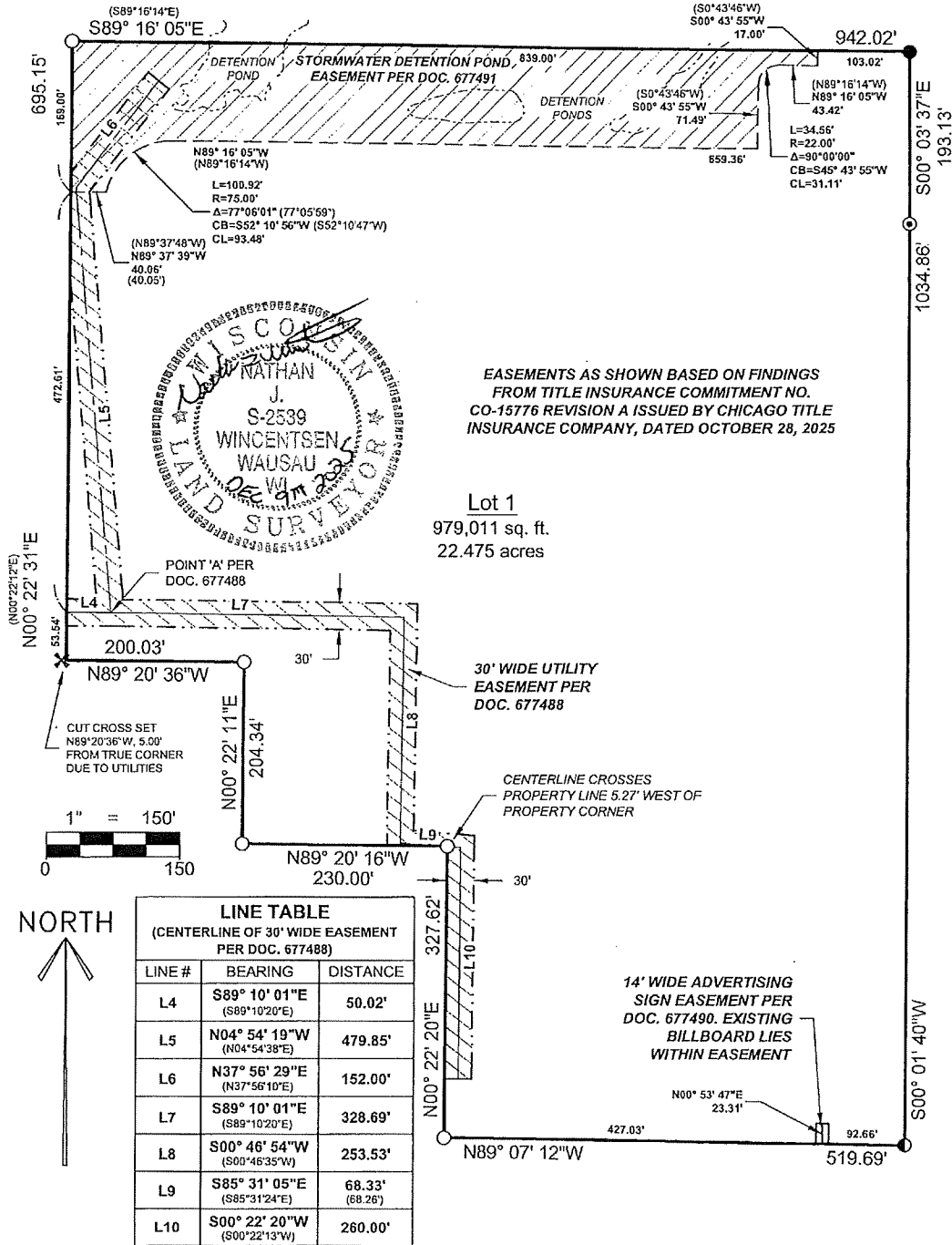
LEGEND	
○	- FOUND 3/4" REBAR
●	- FOUND 1" O.D. IRON PIPE
●	- FOUND 1-1/4" O.D. IRON PIPE
○	- SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
✕	- SET CUT CROSS IN CONCRETE
△	- COMPUTED POSITION
()	- RECORDED BEARING/LENGTH
▭	- CONCRETE
—	- CHAIN LINK FENCE

SHEET 2 OF 6

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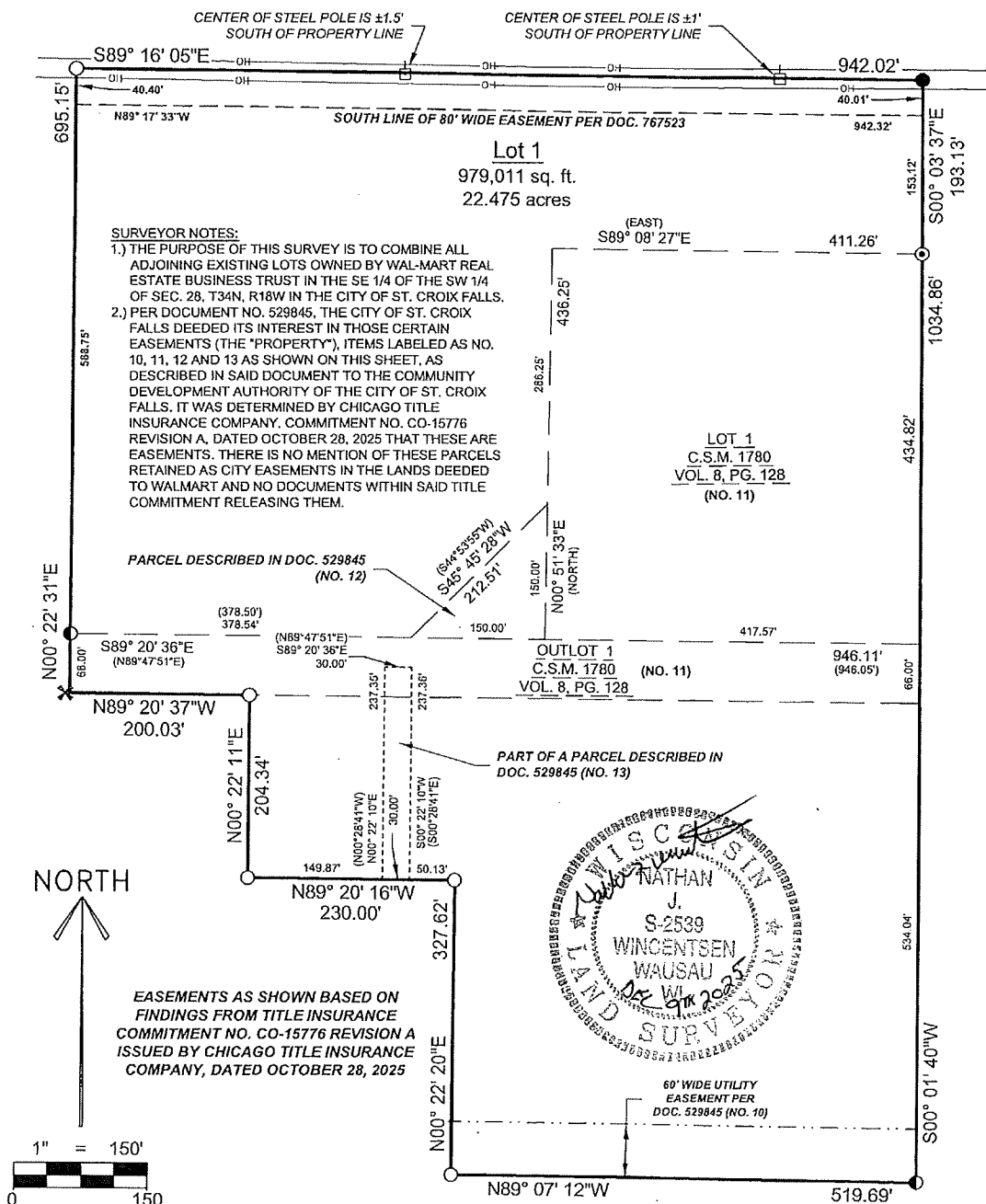


SHEET 4 OF 6

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SHEET 5 OF 6

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY S.M.H.	FIELD WORK SEPT. 29, 2025
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I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and combined a part of Lot 4 of Certified Survey Map No. 1777 recorded in Volume 8 of Certified Survey Maps on page 125 as Document No. 525357, a part of Lot 7 of Certified Survey Map No. 2352 recorded in Volume 11 of Certified Survey Maps on page 59 as Document No. 562246, Lot 1 and Outlot 1 of Certified Survey Map No. 1780 recorded in Volume 8 of Certified Survey Maps on page 128 as Document No. 525497, Lot 5 of Certified Survey Map No. 1879 recorded in Volume 9 of Certified Survey Maps on page 26 as Document No. 531910 and Lot 1 of Certified Survey Map No. 3448 recorded in Volume 15 of Certified Survey Maps on page 215 as Document No. 617129, all located in part of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 18 West, City of St. Croix Falls, Polk County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 28; Thence North 00°43'04" East along the West line of said Southwest 1/4, 630.96 feet; Thence South 89°20'36" East, 1342.43 feet to the East right-of-way line of Glacier Drive and the point of beginning; Thence North 00°22'31" East along said East right-of-way line, 695.15 feet to the Northwest corner of said Lot 1 of Certified Survey Map No. 3448; Thence South 89°16'05" East along the monumented North line of said Southeast 1/4 of the Southwest 1/4, 942.02 feet to the Northeast corner of said Lot 1; Thence South 00°03'37" East along the East line of said Lot 1, 193.13 feet to the Northeast corner of said Lot 1 of Certified Survey Map No. 1780; Thence South 00°01'40" West along said East line of said Lot 1 and Outlot 1 of Certified Survey Map No. 1780 and the East line of said Lot 4 of Certified Survey Map No. 1777, 1034.86 feet to the North right-of-way line of US Highway 8; Thence North 89°07'12" West along said North right-of-way line, 519.69 feet to the East line of a parcel of land described in Document No. 677484; Thence North 00°22'20" East along said East line, 327.62 feet to the South line of a parcel of land described in said Document No. 677484; Thence North 89°20'16" West along said South line, 230.00 feet to the West line of said Lot 7 of Certified Survey Map No. 2352; Thence North 00°22'11" East along said West line, 204.34 feet to the South line of said Outlot 1 of Certified Survey Map No. 1780; Thence North 89°20'36" West along said South line, 200.03 feet to the point of beginning.

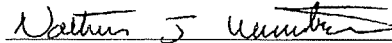
The above described parcel of land contains 979,011 square feet or 22.475 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 60' wide utility easement per Doc. 544017, a 5' wide utility easement per Doc. 535055 & 535056, a 10' wide utility easement per Doc. 535056, a 30' wide construction & maintenance easement per Doc. 538781, a blanket utility easement per Doc. 537166, ingress/egress easement per Doc. 677486, a construction and maintenance easement per Doc. 538782; a 12' wide utility easement per Doc. 707404, an 80' wide gas easement per Doc. 320620, an 80' wide utility easement per Doc. 679561 an 80' wide encroachment agreement per Doc. 679562, an encroachment agreement area per Doc. 530431, a stormwater detention pond easement per Doc. 677491, a 30' wide utility easement per Doc. 677488, a 14' wide advertising sign easement per Doc. 677490, an 80' wide utility easement per Doc. 767523, a 60' wide utility easement and blanket easements per Doc. 529845;

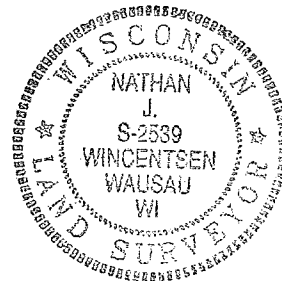
That I have made this survey, division and map thereof at the direction of Carlson Consulting Engineers, Inc, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Polk County in Surveying, Mapping and combining the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 9TH day of DECEMBER 2025


 Riverside Land Surveying LLC
 Nathan J. Wincentsen
 P.L.S. No. 2539



CITY OF ST. CROIX FALLS
 Reviewed and approved for recording under the terms of the City of St. Croix Falls Land Division Regulations.

By _____ Date _____
 Zoning Administrator

SHEET 6 OF 6

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY S.M.H.	FIELD WORK SEPT. 29, 2025
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