

Ordinance No. 976 (2026)
ORDINANCE AMENDING CHAPTER 15 – ZONING – OF
THE ST. CROIX COUNTY CODE OF ORDINANCES

The County Board of Supervisors of the County of St. Croix does ordain as follows:

SECTION 1: Section 15.805 of the St. Croix County Code of Ordinances is amended to read as follows:

Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.

Data Center, Small Scale: A private onsite data center housed directly within a company's own building or server room. It stores the organization's proprietary IT equipment, including servers, storage drives, and network infrastructure, and is managed internally by the company's own staff. This data center power demand shall be less than 500 kW.

Data Center, Medium Scale: A data center up to 3,000 square feet in size or a power demand of 10 MW or less. These data centers support multiple clients as a colocation facility and may involve bitcoin or cryptocurrency mining.

Data Center, Large Scale: A large-scale data center with a footprint larger than 3,000 square feet or a power demand of more than 10 MW. These facilities have thousands of servers, require advanced cooling systems, and are the primary use of the property.

SECTION 2: Section 15.220 of the St. Croix County Code of Ordinances is amended to add the following:

2. Density and Lots

- a. The number of potential lots that may be created from an existing parcel while it is zoned AG-1 will be calculated by the Land Use Administrator whenever a land division is proposed. The allowable number of parcels shall be calculated by dividing the size of the parcel at adoption of this ordinance by 40. (Example: 60-acre parcel/40=1.5 which rounds up to 2 lots)

SECTION 3: Section 15.221 of the St. Croix County Code of Ordinances is amended to add the following:

2. Density and Lots

- a. The number of potential lots that may be created from an existing parcel while it is zoned AG-2 will be calculated by the Land Use Administrator whenever a land division is proposed. The allowable number of parcels shall be calculated by

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dividing the size of the parcel at adoption of this ordinance by 20. (Example: 30-acre parcel/20=1.5 which rounds up to 2 lots)

SECTION 4: Section 15.285 of the St. Croix County Code of Ordinances is amended to change the following:

15.285.2 Use Table											
Use Category	AG-1	AG-2	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	CON
Retail Sales and Service (> 1000 sf)						PE		PE			
Self-Storage Facility			C	C		C		L			
Data Center, Small Scale	P	P	P	P	P	P	P	P	P	P	P
Notes: P = Permitted L = Land Use Permit required C = Conditional * = Use Regulations apply U = approval determined by Use Regulations A = Accessory Use											

SECTION 5: Section 15.353 of the St. Croix County Code of Ordinances is amended to read as follows:

1. Applicability. Specifically, but not limited by enumeration, the following items meet the definition of junk as defined in Section 15.805:
 - a. Motorized vehicles or motorized equipment of any type, if not currently capable of motorized operation including, but not limited to, cars, vans, trucks, recreation vehicles, watercraft, motor homes, lawn mowers, snow blowers, outboard motors, go-carts, mopeds, scooters, agricultural equipment, and minibikes. Motorized vehicles must also be licensed or have current registration tabs, if they legally need to be licensed to operate.

SECTION 6: Section 15.374 of the St. Croix County Code of Ordinances is created to read as follows:

3. Standards
 - a. The applicant shall maintain the property in a neat and orderly manner.
 - b. Activities are limited to indoor storage of customers' items within partitioned buildings. No manufacturing, retail services, or other business services shall take place on the same lot.
 - c. No outdoor storage shall be permitted.
 - d. All storage buildings must be setback 25 feet from all property lines.
 - e. The applicant shall obtain any other required local, state, or federal permits and approvals.
 - f. No human habitation in self-storage facilities.

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4. Lighting

- a. To minimize glare, all lighting associated with the Self-Storage Facility shall be illuminated downward and shielded away from abutting properties and any public road.

SECTION 7: Section 15.375 of the St. Croix County Code of Ordinances is amended to read as follows:

3. Standards

- a. A short-term rental unit shall only occur within the principal dwelling. Accessory structure use is prohibited.
- b. Adequate onsite parking shall be provided.
- c. Sanitary system shall be sized adequately to accommodate maximum number of occupants as listed.
- d. Approved land use permit number must be included in advertising.
- e. The rental unit shall provide 500 sq. feet of minimum floor area.

SECTION 8: Section 15.390 of the St. Croix County Code of Ordinances is amended to read as follows:

3. Parcels with a principal structure dwelling. No person shall occupy or use one camping unit on a lot/parcel with a principal-structure dwelling for more than 14 nights/days out of a 60-day period. A camping unit can be stored onsite between trips year-round as long as it is not occupied more than allowed above.

SECTION 9: Section 15.396 of the St. Croix County Code of Ordinances is created to read as follows:

Pursuant to Wis. Stat. § 59.69(4), St. Croix County enacts the following moratorium: Notwithstanding any other provision in this Ch. 15, there shall be a moratorium on the receipt of applications and the granting of all permits or approvals for the placement or construction of medium and large data centers. The purpose of the moratorium is to allow St. Croix County time to research the possible environmental, economic, public health, safety, and general welfare effects of data centers and establish consistent zoning and regulatory standards to be applied to data centers in St. Croix County and to allow the Community Development Committee to conduct hearings and make recommendations to the County Board regarding amendments to this or other county ordinances. The moratorium shall be in effect for a period of twelve (12) months from the date this ordinance is published (*i.e.* its effective date) or until the County Board adopts amendments to this ordinance or rescinds this moratorium, or both. The moratorium enacted in this Section 15.396 is not intended to be, and does not, constitute a “development moratorium” as that term is defined in

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Wis. Stat. § 66.1002(1)(b).

SECTION 10: Section 15.420 of the St. Croix County Code of Ordinances is amended to read as follows:

1. *Applicability*

a. This section applies to the following zoning districts:

1. *Residential (R-3 only), Commercial (C-1, C-2, C-3), and Industrial (I-1 and I-2)*
2. *Conditional uses listed in §15.285 in the Residential R-1 and R-2 Districts.*

SECTION 11: Section 15.710 of the St. Croix County Code of Ordinances is amended to read as follows:

4. ~~Conditional Uses:~~ CDC shall be responsible for hearing all conditional use permit applications submitted to the Department and the following shall apply to conditional use permits:

~~a. Application for a conditional use permit. Any use listed as a conditional use in this chapter shall be permitted only after an application has been submitted and an appropriate application fee paid to the land use administrator and a conditional use permit has been granted by the Community Development Committee.~~

~~b. Standards applicable to all conditional uses. In reviewing a conditional use permit, the Committee shall evaluate the effect of the proposed use upon the following criteria:~~

- ~~a. The maintenance of safe and healthful conditions.~~
- ~~b. The prevention and control of water pollution including sedimentation.~~
- ~~c. Existing topographic and drainage features and vegetative cover on the site.~~
- ~~d. The location of the site with respect to environmental corridors.~~
- ~~e. The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.~~
- ~~f. The location of the site with respect to existing and future access roads.~~
- ~~g. The need of the proposed use in that location.~~
- ~~h. Its compatibility with uses on adjacent land.~~
- ~~i. The amount of septic waste to be generated and the adequacy of the proposed disposal system.~~
- ~~j. Location factors that:~~
 - ~~i. Domestic uses shall be generally preferred.~~
 - ~~ii. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source; and~~
 - ~~iii. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.~~

5. ~~Conditions attached to conditional use permit. Upon consideration of the factors listed above, the Community Development Committee shall attach such conditions, in addition to those required~~

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elsewhere in this chapter as are necessary to further the purposes of this Chapter. Violations of any of these conditions shall be deemed a violation of this Chapter and result in immediate revocation of the conditional use permit. Such conditions may include, without limitation of a specific enumeration: increased setbacks and yards; specific sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operational control; sureties; bonding; deed restrictions; and type of construction. To secure information upon which to base its determination, the committee may require the applicant to furnish, in addition to the information required for a conditional use permit, the following information:

a. A plan of the area showing contours, soil types, ordinary high water marks, groundwater conditions, bedrock, slope and vegetative cover.

b. Location of buildings, parking areas, traffic access, driveways, walkways, piers, open space and landscaping.

c. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

d. Specifications for areas of proposed filling and grading.

e. Other pertinent information necessary to determine if the proposed use meets the requirements of this article.

6. Notice and public hearing. Before passing upon an application for a conditional use permit, the committee shall hold a public hearing. Notice of such public hearing, specifying the time, place, and matters to come before the Community Development Committee shall be given as a class 2 notice under Wis. Stats. Ch. 985.

7. Recording. When a conditional use permit is approved, an appropriate record shall be made of the land use and structures permitted and such permit shall be applicable solely to the structures, use and property so described.

8. Expiration. Conditional use permits for construction, alteration or removal of structures shall expire 12 months from their date of issuance if no building activity has begun within such time.

SECTION 12: Section 15.715 of the St. Croix County Code of Ordinances is amended to read as follows:

4. Powers and Duties. The Board of Adjustment shall hear:

a. Administrative Appeals. Where it is alleged, there is error in any order, requirement, decision or determination made by an administrative official or committee in the enforcement or administration of this chapter.

b. Variances. The Board shall authorize upon application, in specific cases, such variances from the terms of this Chapter as shall not be contrary to the public interest, where owing to special conditions, a literal enforcement of this chapter will result in an unnecessary burden.

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1. In the issuance of a variance, the spirit of the ordinance shall be observed, and substantial justice done. No variance shall have the effect of granting or increasing any use of property, which is prohibited in that zoning district by this chapter.
2. Variances do not expire but remain with the property.

c. Conditional Use Permits. The Board of Adjustment shall be responsible for hearing all conditional use permit applications submitted to the Department and the following shall apply to conditional use permits:

1. Application for a conditional use permit. Any use listed as a conditional use in this chapter shall be permitted only after an application has been submitted and an appropriate application fee paid to the land use administrator and a conditional use permit has been granted by the Board of Adjustment.

2. Standards applicable to all conditional uses. In reviewing a conditional use permit, the Board of Adjustment shall evaluate the effect of the proposed use upon the following criteria:

a. The maintenance of safe and healthful conditions.

b. The prevention and control of water pollution including sedimentation.

c. Existing topographic and drainage features and vegetative cover on the site.

d. The location of the site with respect to environmental corridors.

e. The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.

f. The location of the site with respect to existing and future access roads.

g. The need of the proposed use in that location.

h. Its compatibility with uses on adjacent land.

i. The amount of septic waste to be generated and the adequacy of the proposed disposal system.

j. Location factors that:

i. Domestic uses shall be generally preferred.

ii. Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source; and

iii. Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

3. Conditions attached to conditional use permit. Upon consideration of the factors listed above, the Board of Adjustment shall attach such conditions, in addition to those required elsewhere in this chapter as are necessary to further the purposes of this Chapter. Violations of any of these conditions shall be deemed a violation of this Chapter and result in immediate revocation of the conditional use permit. Such conditions may include, without limitation of a specific enumeration: increased setbacks and yards; specific sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operational control; sureties; bonding; deed restrictions; and type of construction. To

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secure information upon which to base its determination, the board may require the applicant to furnish, in addition to the information required for a conditional use permit, the following information:

- a. A plan of the area showing contours, soil types, ordinary high-water marks, groundwater conditions, bedrock, slope and vegetative cover.
- b. Location of buildings, parking areas, traffic access, driveways, walkways, piers, open space and landscaping.
- c. Plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.
- d. Specifications for areas of proposed filling and grading.
- e. Other pertinent information necessary to determine if the proposed use meets the requirements of this article.

4. Expiration. Conditional use permits for construction, alteration or removal of structures shall expire 12 months from their date of issuance if no building activity has begun within such time.

d. Application/review process/procedure.

1. An application to the Board of Adjustment shall include all of the required submittal information listed above.
2. Notice of public hearing. Before acting upon an application, the board of adjustment shall hold a public hearing within a reasonable time. Notice of such public hearing, specifying the time, place, and matters to come before the board of adjustment, shall be given as a Class 2 notice under Wis. Stats. Ch. 985, and notice shall be mailed to the appropriate district office of the department of natural resources, when applicable, at least ten days prior to the hearing, as well as to all property owners within 300 feet of the site under consideration.
3. Decisions/Recording. An appropriate record shall be made of any decision made by the board of adjustment. A decision regarding the application appeal shall be made as soon as practical and within a reasonable timeframe. The board of adjustment shall state in writing the grounds for their decision and shall state the specific facts which are the basis of the board determination. All decisions may be reviewed by a court of competent jurisdiction.

SECTION 13: This ordinance amendment shall also incorporate the proposed Town of Hammond zoning map as the official zoning map of the Town of Hammond.

SECTION 14: This ordinance shall be effective upon passage and publication as provided in Wis. Stat. § 59.14.

SECTION 15: This ordinance shall not be codified.



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Community Development Committee Recommended

MOVER: Dani Erickson

SECONDER: Diana Delaney

AYES: Scott Counter, Diana Delaney, Dani Erickson, Kerry Reis, Bob Swanepoel

EXCUSED: None

St. Croix County Board of Supervisors Action:

This Ordinance was ENACTED by the St. Croix County Board of Supervisors on September 1, 2026:

Bob Feidler, County Board Chair

Christine Hines, County Clerk