

**VILLAGE OF DRESSER
PLAN COMMISSION MEETING
WEDNESDAY, JANUARY 24, 2024**

The meeting was called to order by Bryan “Fatboy” Raddatz at 5:30 PM. Roll Call was taken: Bryan “Fatboy” Raddatz, Greg Andrie, Karl Beaupre, Kate Erickson, Sandy Bassett, and Joe Peterson were present. Patty Burandt recused herself from the meeting due to possible conflict of interest. Also, present Jodi A. Gilbert -Clerk, Attorney Paul Mahler, and Mark Burandt – St Croix Falls School Superintendent. No press or other public were in attendance.

Raddatz informed the commission that the minutes from the Plan Commission Meeting October 5 2023 are in your packet. No comments were made.

Consider the Petition to Rezone from the St Croix Falls School District – PID#116-00278-0300 Lot 3 CSM #3203 V14 PG 225 (603569) LOC IN NE SE (OL 19 ASP) from B2 Highway Commercial to R3 One Family Residential District - to have all St Croix Falls School District property zoned the same allowing them to apply for a Conditional Use Permit to operate a Child Care Facility in the current building. Raddatz called for any discussion. Attorney Mahler stated it only makes sense to zone all the property the same. Raddatz asked for any Legal Opinion – Attorney Mahler stated by doing this we are putting things in place legally for what they are currently doing. The current zone of B2 doesn’t allow them to do what they are doing with the property. By rezoning to a R3 zone we can possibly grant them a conditional use permit to operate a child care facility, which is what they are currently doing. Motion Bassett/Beaupre to recommend to the Village Board that they proceed with rezoning PID#116-00278-0300 from the B2 Highway Commercial zone to a R3 One Family Residential Zone. No further discussion took place. All in Favor. Motion Carried.

Public Hearing for a Conditional Use Permit for St Croix Falls School District – PID#116-00278-0300 for the purpose of using the existing building for Child Care Services in a R3-One Family Residential District was held.

- a. Raddatz called to order the Public Hearing and informed the Public and Plan Commission that the Public Hearing would be tape recorded.
- b. Raddatz stated Public Notice - Notice was published as a Class 2 notice in the Osceola Sun, mailed to residents as required, and posted at the Village Office, US Post Office, First National Community Bank, and Dresser Food & Liquor.
- c. Raddatz called for Roll Call. Bryan “Fatboy” Raddatz, Greg Andrie, Karl Beaupre, Kate Erickson, Sandy Bassett, and Joe Peterson. Patty Burandt was Absent. Announcement was made that a quorum is present.
- d. Review took place for the Conditional Use Permit Application from the St Croix Falls School District – PID#116-00278-0300 LOT 3 CSM #3203 V14 PG 225 (603569) LOC IN NE SE (OL 19 ASP). Information was in the packet. Raddatz asked if there were any questions or concerns. Nothing was stated.
- e. Raddatz called for any Public Comments. No comments were made from the public or Burandt from the St Croix Falls School.
- f. Discussion/Decision by the Plan Commission. Raddatz reviewed Municipal Code 17.24(3) Standards. No Conditional use shall be granted by the Plan Commission unless the Commission shall find the following. Attorney Mahler stated that any decision must be contingent upon the

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rezoning of the property. Raddatz read each standard 17.24 (3) (a) thru (g) out loud to the group. The Plan Commission had no concerns regarding the standards. Motion Beaupre/Andrie to approve a Conditional Use Permit for the St Croix Falls School District to use the existing building for Child Care Services in a R3-One Family Residential District - PID#116-00278-0300 LOT 3 CSM #3203 V14 PG 225 (603569) LOC IN NE SE (OL 19 ASP). This motion is contingent upon the rezoning of the property that has been recommended to the Village Board. If the rezoning is approved this Conditional Use Permit can be issued and does not need to come back to the Plan Commission. No other discussion took place. Raddatz called for a vote. All members of the Plan Commission present voted yes. Motion Carried.

g. Raddatz adjourned the public hearing at 5:39 PM.

Initial review of a proposed Certified Survey Map for the St Croix Falls School District Properties was presented to the Plan Commission. Attorney Mahler stated there are 4 lots created on this CSM. Lot #1 is not changing. The questions that had come up about the land between Lot#1 and Lot#2 will be clarified with this new CSM. Josh Yunker reviewed the history and it was an anomaly in the GIS. Also when he did his research there is a rectangle where the road is built owned by the school. The suggestion has been made that the school convey that to the Village to clear that up the right away/road. Mahler continued I hope that the school is OK with that. Burandt stated yes. When you look at the ariel pictures the road goes right thru there. The other thing to clear up with this CSM is the creation of an easement thru Lot #1 for the existing water and sewer mains. I will use this description and a separate document will be created to be signed. Yunker found out that the line for the water main is down the middle of the property. The sewer main runs on the property line. We will get this easement in place and you may need something from the other neighbor (the Stars & Stripes property) especially for the sewer main. Raddatz stated I can make some phone calls and let's do this at the same time. Mahler agreed it makes sense to do it now since we are focusing on this. The school district had the most input on the lines. They have created Lot #4 around the tennis court. Burandt stated this would allow Dresser to acquire this piece of property down the road. Lot#2 will be the new daycare. Mahler asked if anybody at this time had any concerns. It was clarified that the school is OK giving that piece of land to Dresser where West Avenue is. Mahler stated sometimes the streets don't go where the lines are on the map. The next step will be for Yunker to finalize it and get the language to the Village. We will then get that approved and recorded. We first need to get the one lot rezoned – once that is done then we can approve the CSM.

Update/Summarize the next steps for the St Croix Falls School District Child Care Building(s) Project. Burandt stated we are in the design phase right now. With the survey request there is a topographical survey that is needed. That was only just requested and Yunker is working on it. We still may be able to bid this out late March and see where the dollars come in. Topo shouldn't be too bad since the area is flat and there is no snow. They have taken the boring samples. Once we get the bids then we can go from there. Costs have gone up over the past 18 months. If the school board decides to wait at least everything else will be done. Time is on our side.

No other Public Comments were made. No other Plan Commission business was conducted.

Motion Andrie/Peterson to adjourn the meeting at 5:52 PM. All in Favor. Motion Carried.

Jodi A. Gilbert, Clerk/Treasurer

These minutes have not been approved.